



COMMITTEE ON DESIGN

Department of Planning and Development

1234 W Randolph

Near West Side / 27th Ward / Ald. Burnett

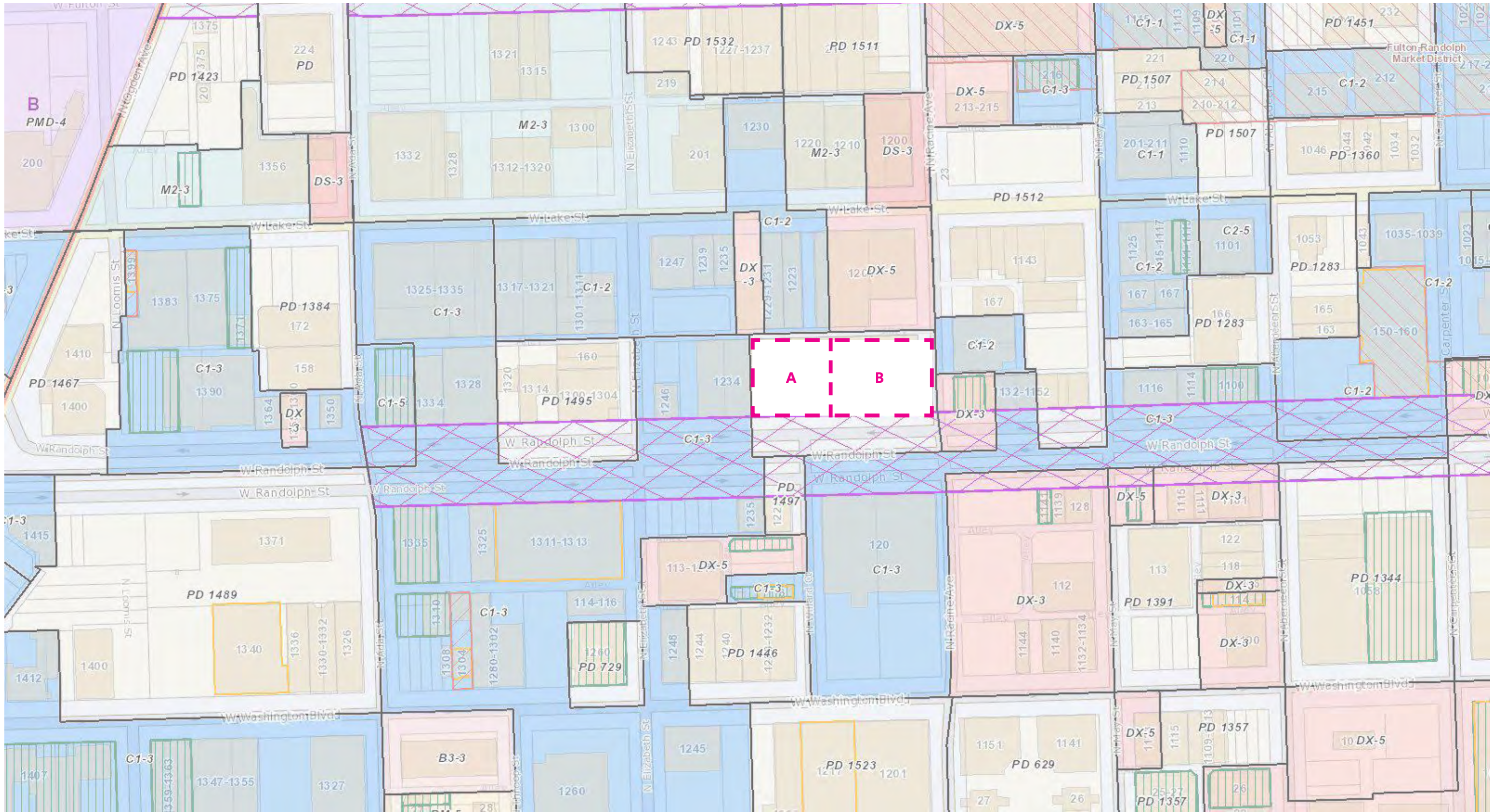
Developer : 1234 West Randolph Developer LLC

Designer: SCB

Attorneys: Acosta Ezgur

October 12, 2022

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Surrounding Context

1. 160 N Elizabeth - 27 Stories 293'
2. 1201 W Washington - 19 Stories 213'
3. 210 N Aberdeen - 13 Stories 238'
4. 1000 W Carroll - 18 Stories 345'
5. 1150 W Lake - 29 Stories 330'
6. 160 N Morgan - 32 Stories 380'
7. 906 W Randolph - 43 Stories 495'
8. 1201 W Fulton Market - 34 Stories 414'
9. 1111 W Carroll & 315 N May - 18 Stories 330'
10. 360 N Green - 18 Stories 399'
11. 330 N Green St - 20 Stories 267'
12. 166 N Aberdeen - 20 Stories 220'
13. 19 N May St. - 18 Stories 240'
14. 1230 W Washington - 9 Stories 128'
15. 1200 W Carroll - 14 Stories 227'



- Proposed
- Approved
- Under Construction

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Site Context Plan

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Context Aerial

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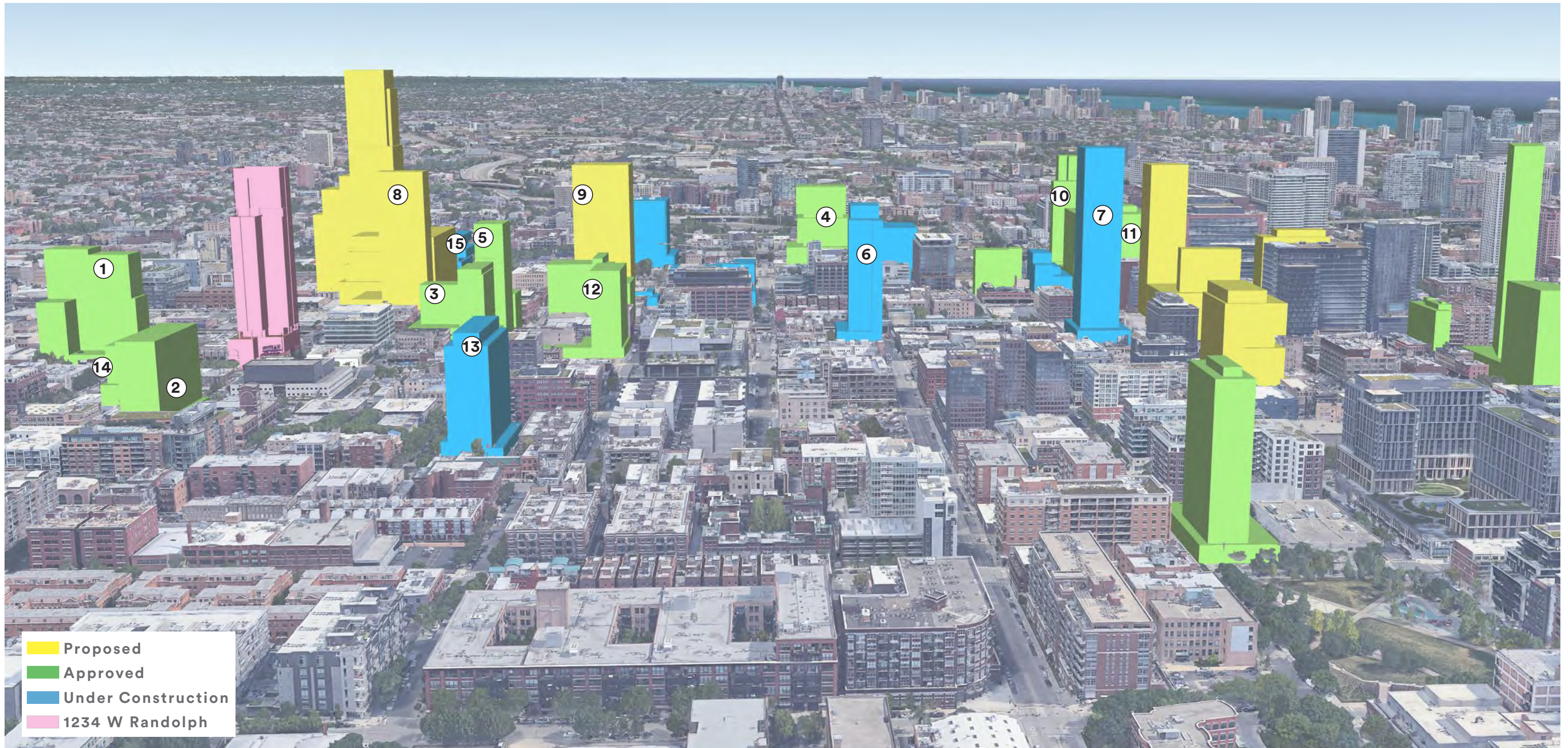
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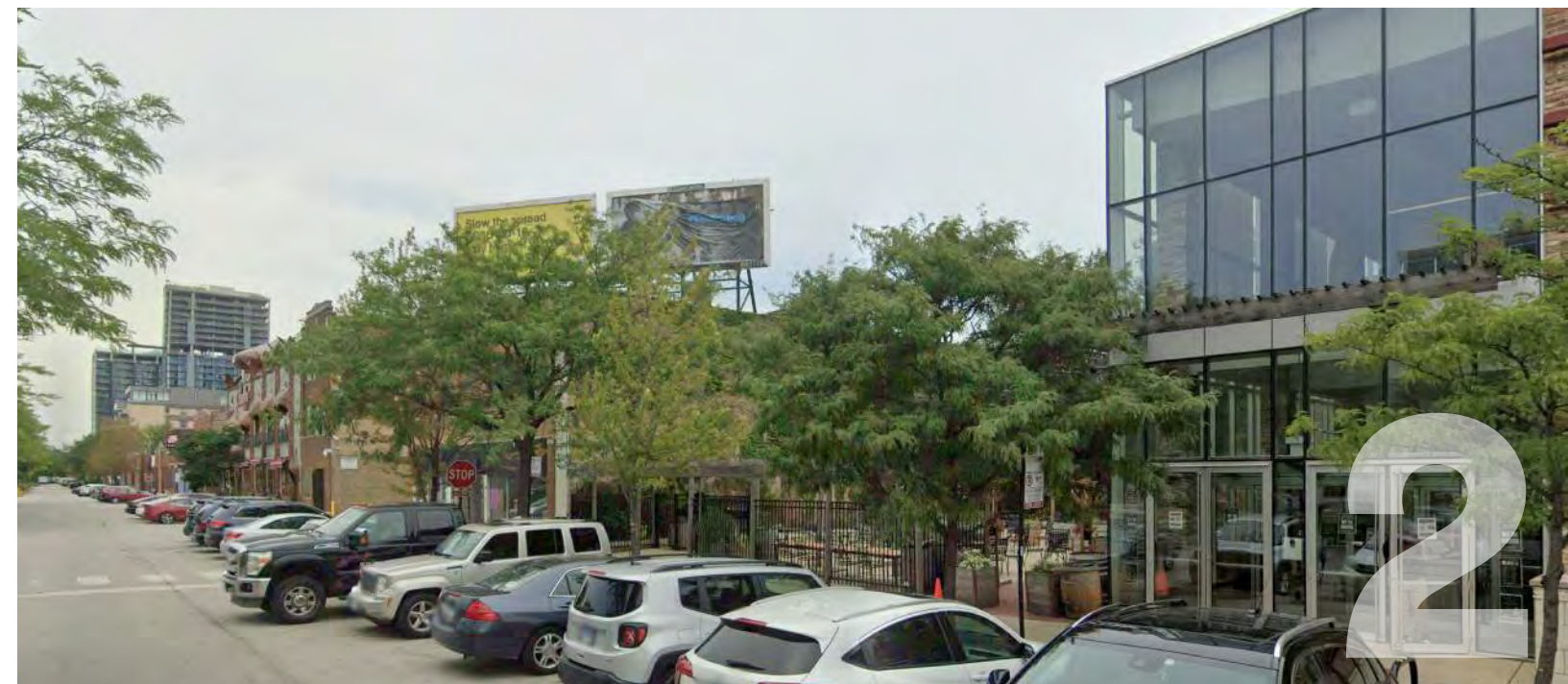
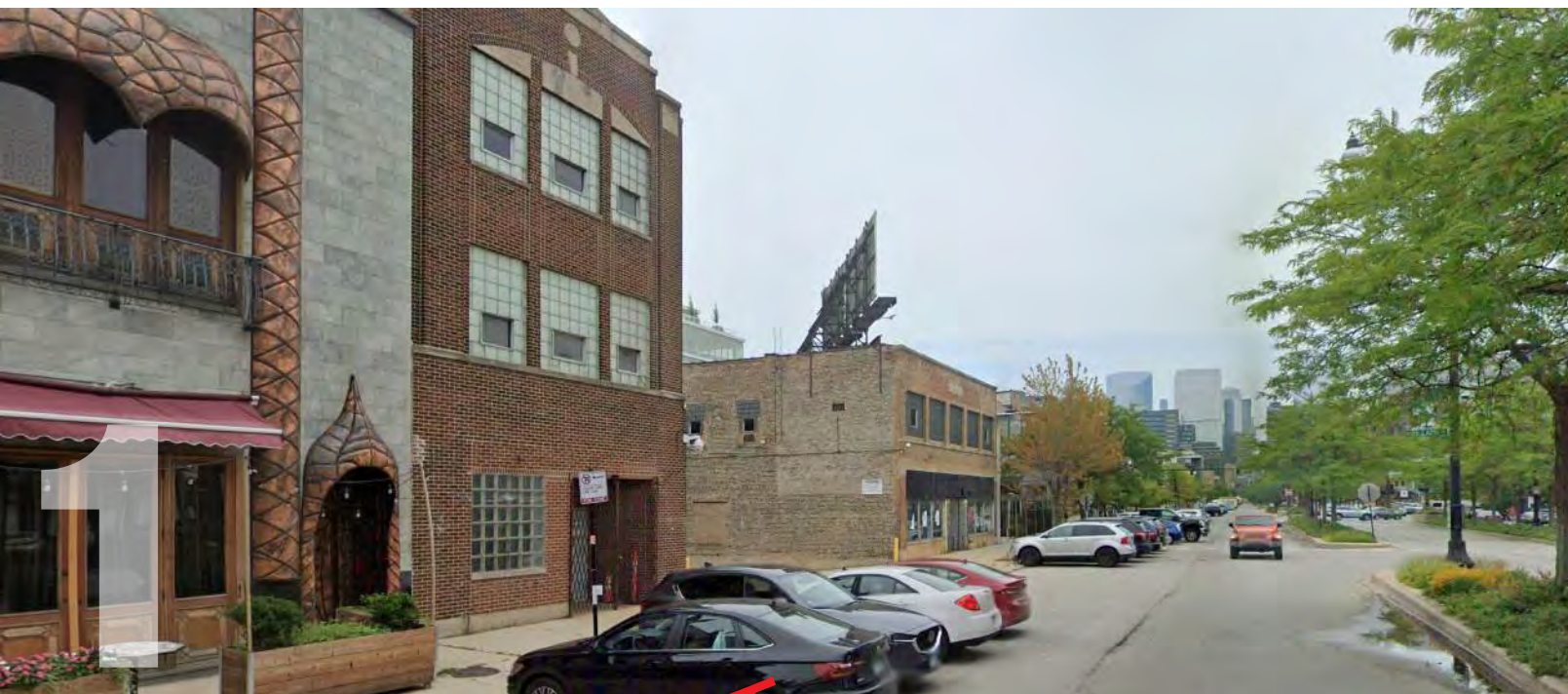
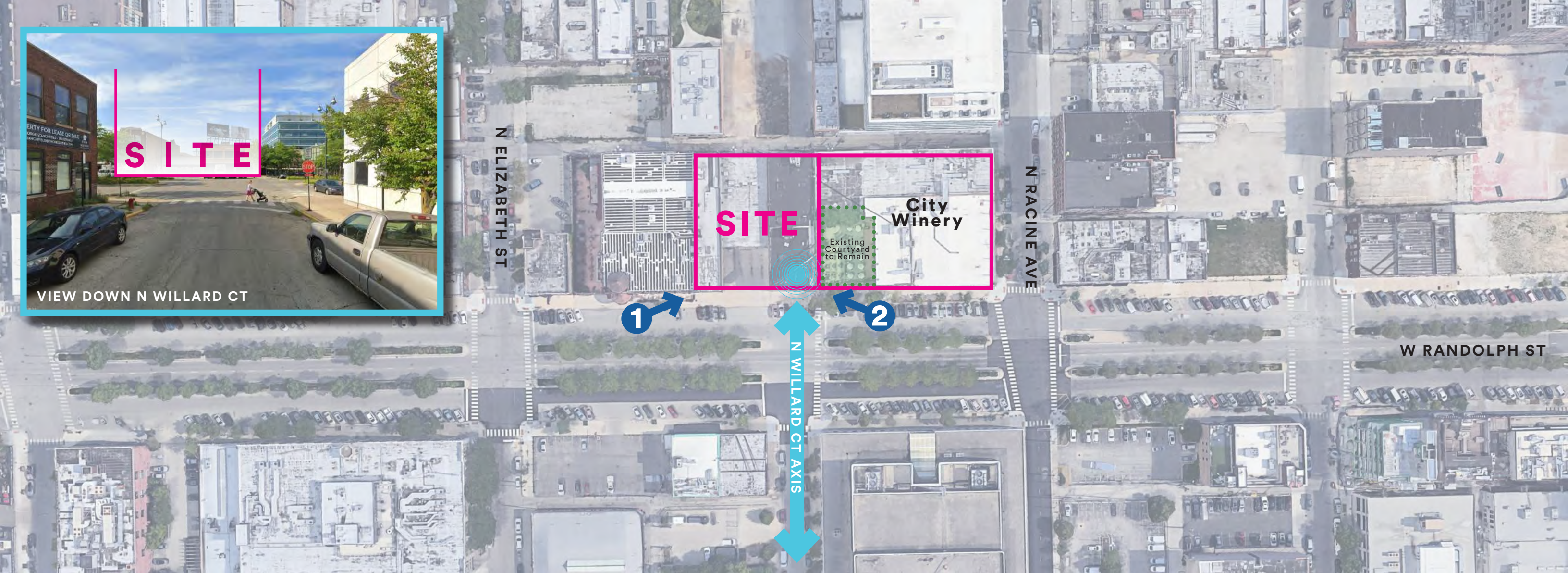
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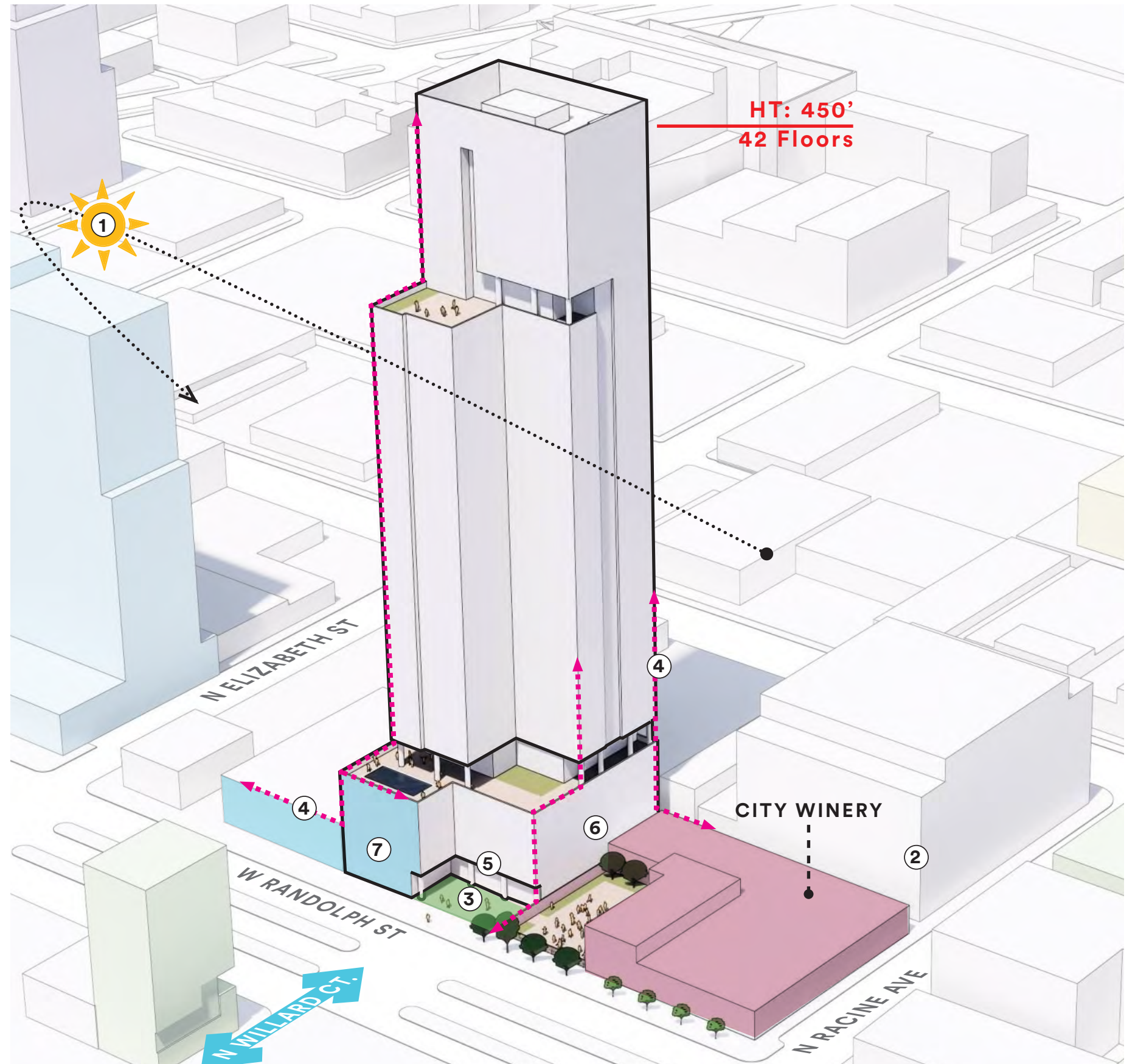
VIEW DOWN N WILLARD CT



Site Context

West Loop Design Guidelines

1. Designed as Thin Tower to Allow More Air, Light & Views
2. Parking Garage & Loading Accessed from Alley
3. Ensure Public Access to High Quality Open Space
4. Use a Stepped Approach to Building Design in Order to Transition Between Surrounding Lower Scale Buildings
5. Encourage High Quality and Urban Oriented Architecture That Activates the Ground Level with Quality Entrances, Design Character & Canopies
6. Side Yard Facades Treated with Same High Quality Materials as Street Fronting Facades
7. Buildings Should be Aligned with Neighboring Buildings, Abutting the Sidewalk and Close to One Another



MASSING

Scheme Summary



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AERIAL VIEW LOOKING NORTHWEST



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AERIAL VIEW LOOKING NORTHEAST



STREET VIEW LOOKING NORTH

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STREET LEVEL VIEW LOOKING WEST



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STREET LEVEL VIEW LOOKING WEST

1234 West Randolph / Chicago, IL / AZUR / GOLUB / 5006.162 / 10.12.2022



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STREET LEVEL VIEW LOOKING EAST

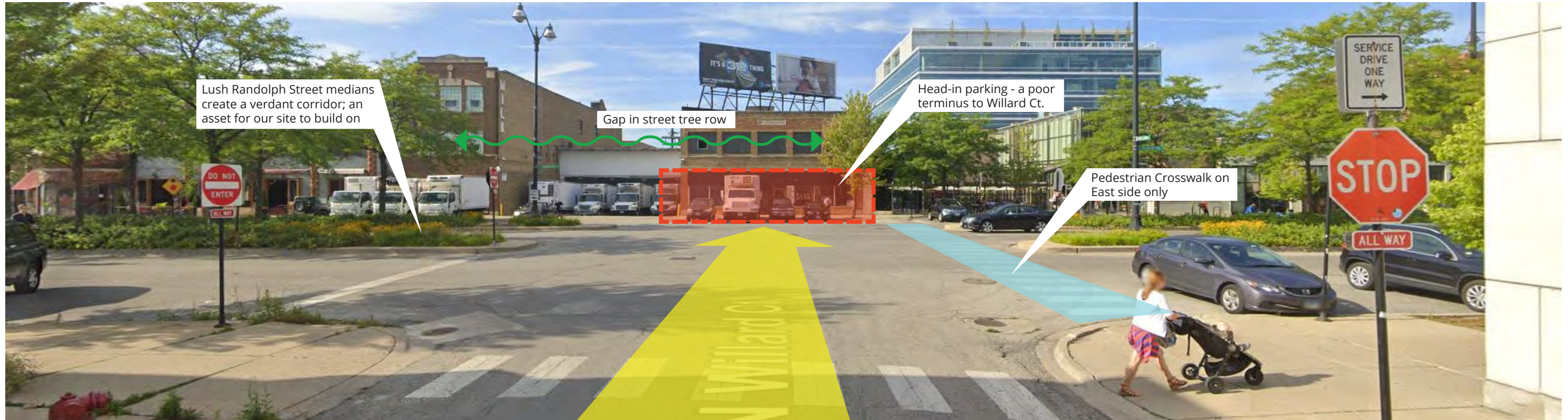


0' 15' 30'

Street Level Plan

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SITE ANALYSIS



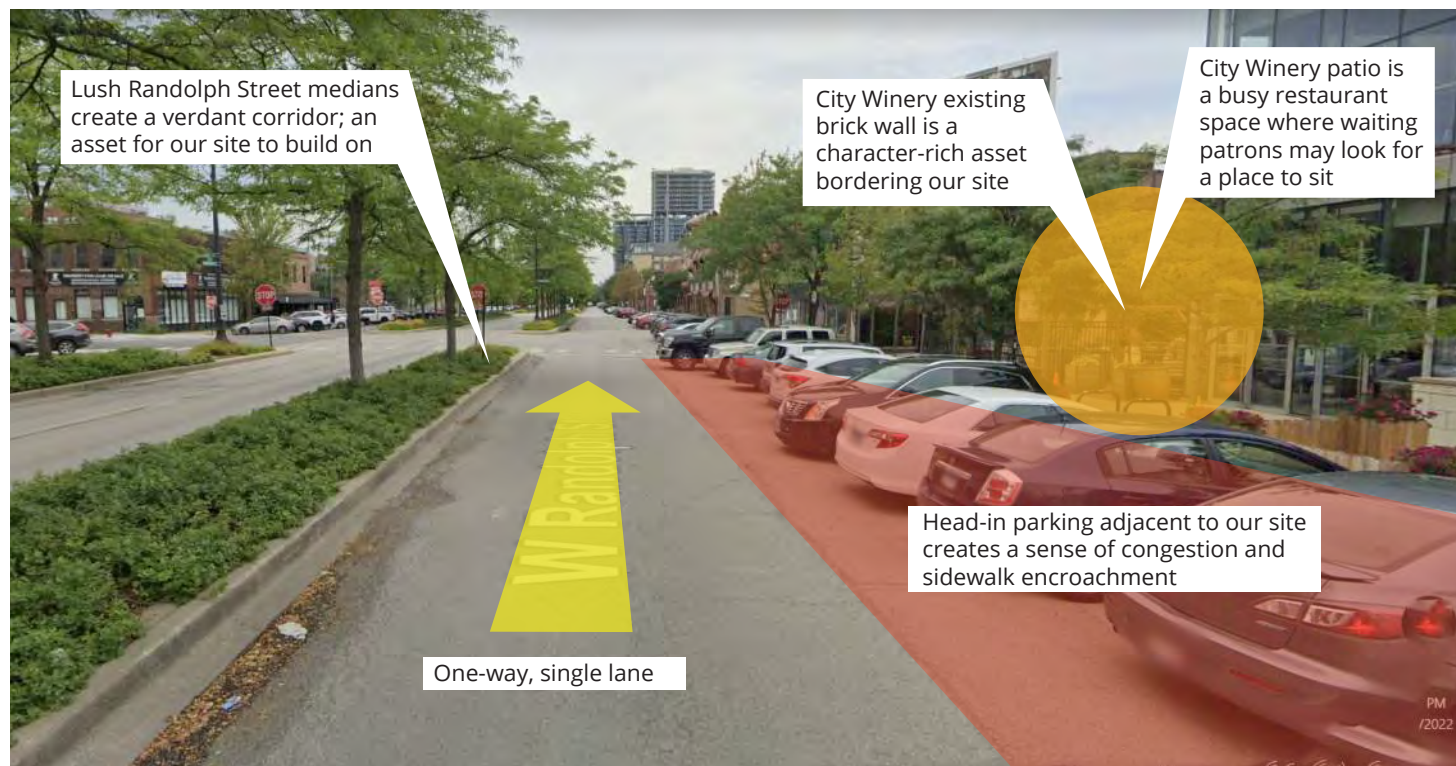
Lush Randolph Street medians create a verdant corridor; an asset for our site to build on

Gap in street tree row

Head-in parking - a poor terminus to Willard Ct.

Pedestrian Crosswalk on East side only

VIEW FROM WILLARD CT.



Lush Randolph Street medians create a verdant corridor; an asset for our site to build on

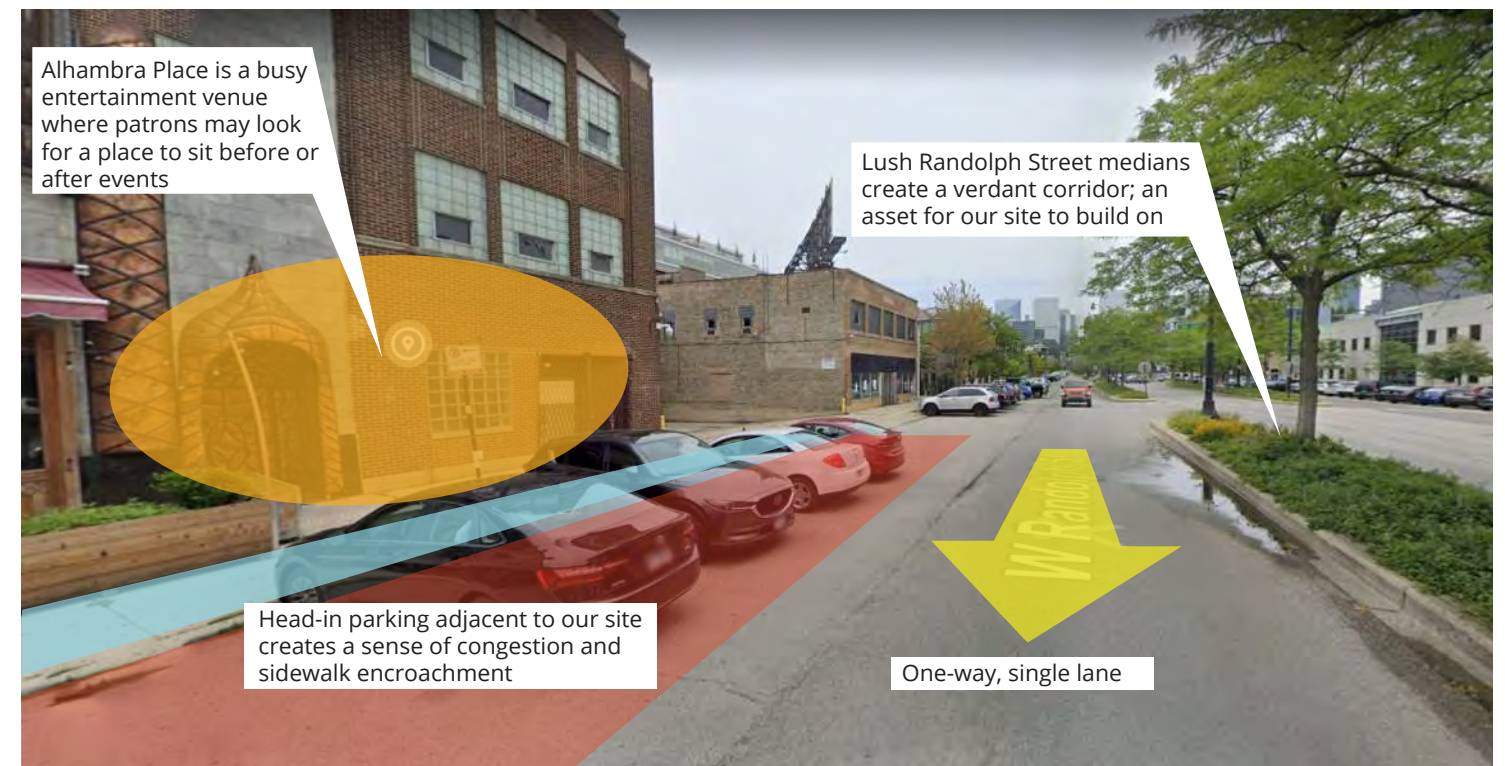
City Winery existing brick wall is a character-rich asset bordering our site

City Winery patio is a busy restaurant space where waiting patrons may look for a place to sit

Head-in parking adjacent to our site creates a sense of congestion and sidewalk encroachment

One-way, single lane

VIEW LOOKING WEST ON RANDOLPH



Alhambra Place is a busy entertainment venue where patrons may look for a place to sit before or after events

Lush Randolph Street medians create a verdant corridor; an asset for our site to build on

Head-in parking adjacent to our site creates a sense of congestion and sidewalk encroachment

One-way, single lane

VIEW LOOKING EAST ON RANDOLPH

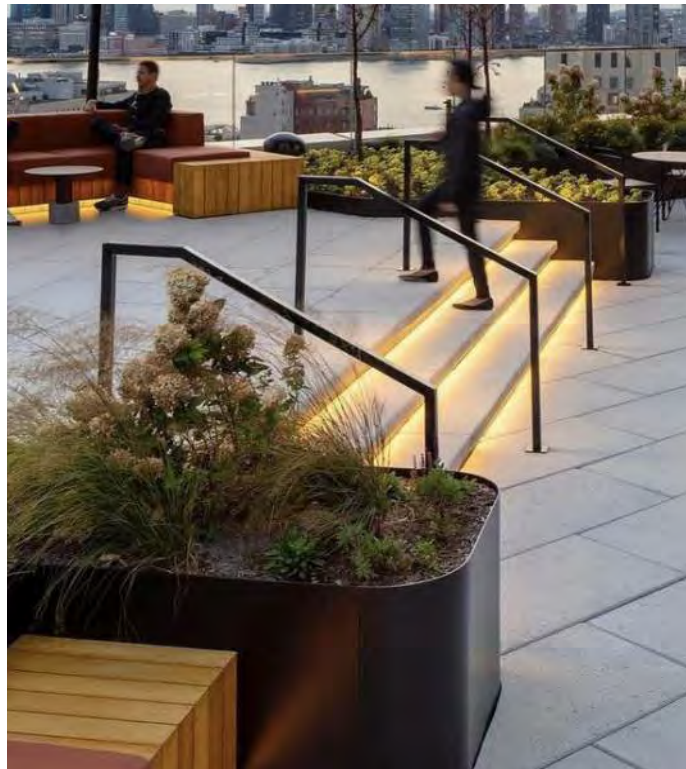
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GROUND FLOOR PLAN



Landscape Floor Plan

PRECEDENT IMAGES - OVERALL CHARACTER



HARDSCAPE AND LIGHTING PALETTE



PLANTING PALETTE

STREET TREES



New Horizon Elm



Kentucky Coffeetree

PLAZA TREE



Heritage River Birch



GROUNDPLANE



Early Spring



Mid Spring



Late Spring



Mid - Late Spring



Mid - Late Summer



Spring - Summer



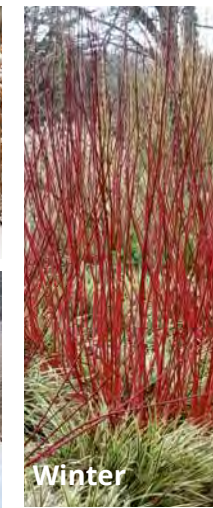
Mid Summer



Late Summer - Fall



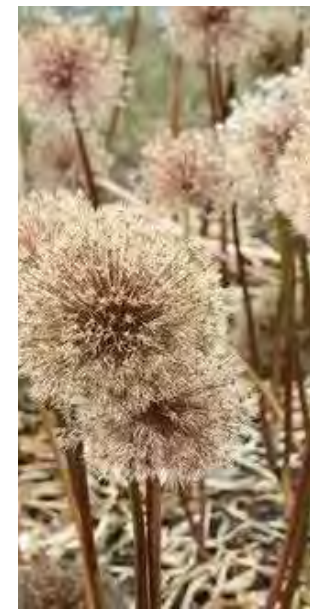
Winter



Winter



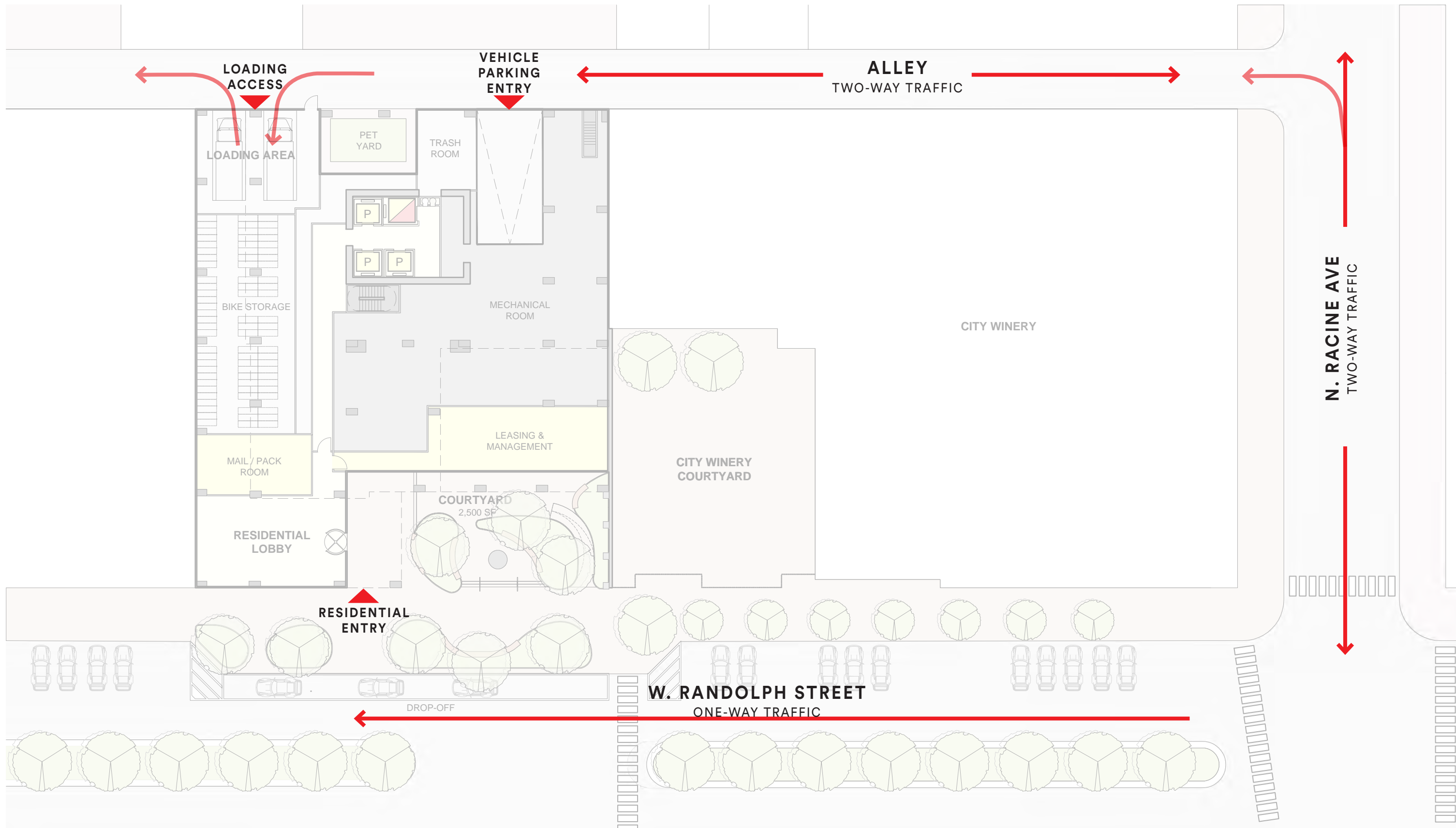
Late Summer - Winter



Cheyenne Sky Switchgrass, Smooth Hydrangea,

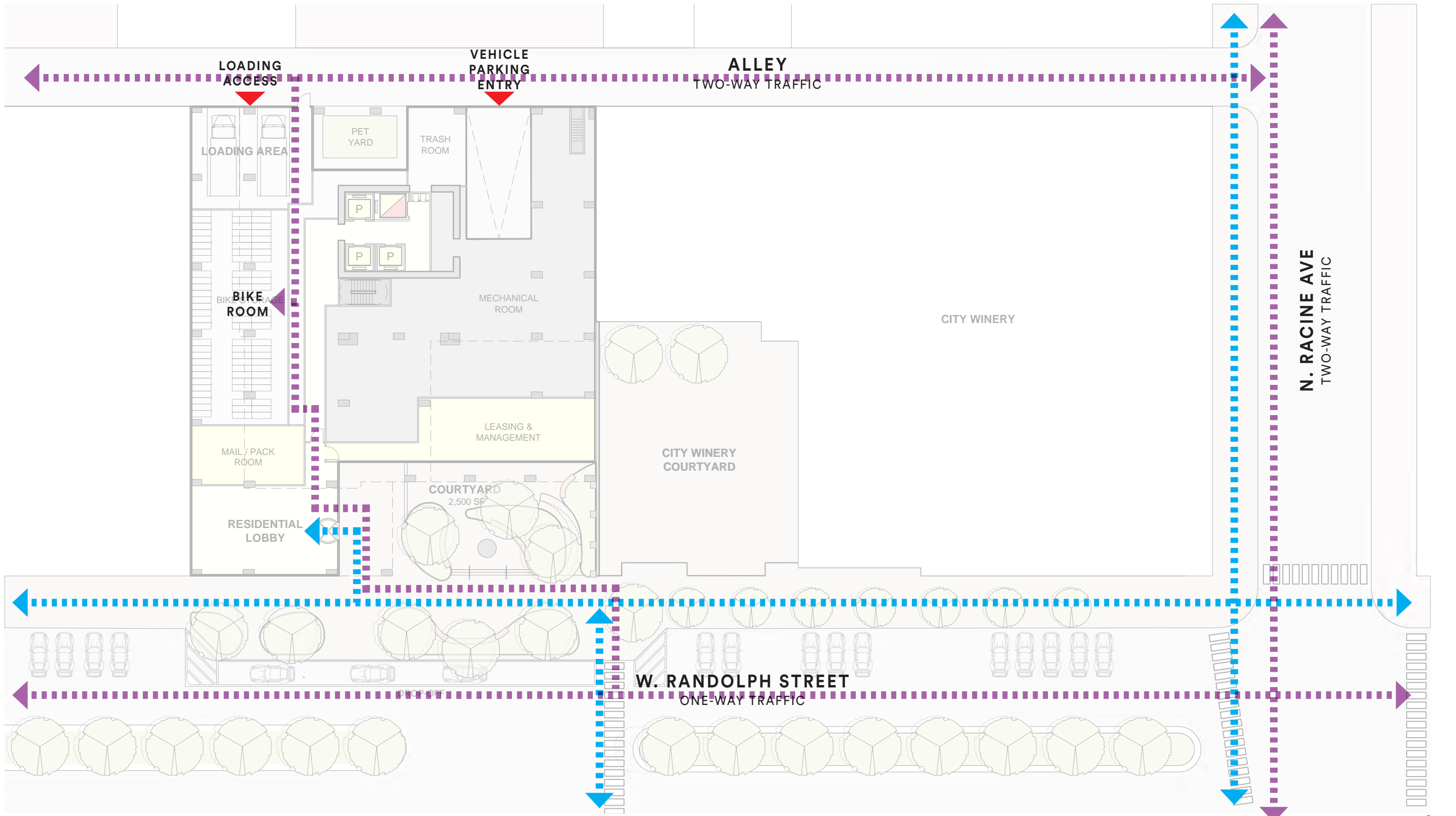
Prairie Dropseed, Bradbury Monarda, Summer Beauty

Planting Palette



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Vehicular and Loading Access Plan

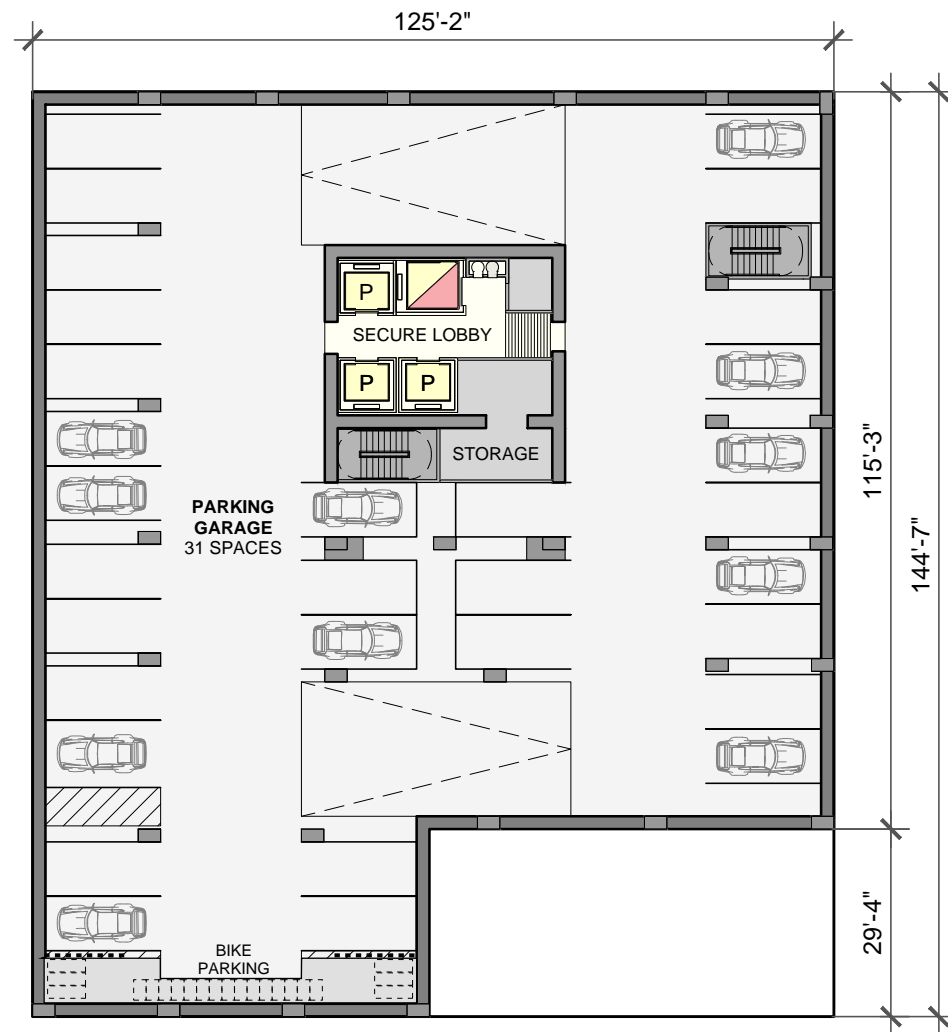


■■■■■ PEDESTRIAN ROUTES
■■■■■ BIKE ROUTES

0' 15' 30'

Pedestrian Routes / Connectivity Plan

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TYPICAL PARKING

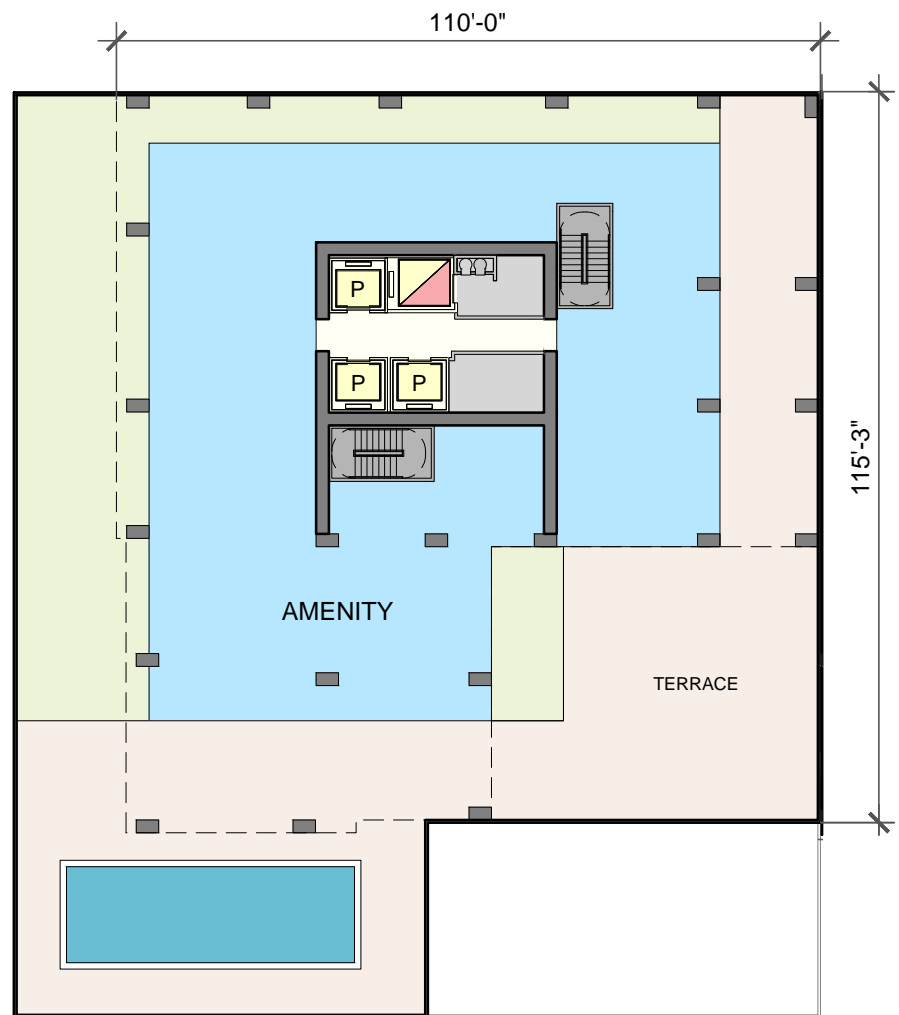
LEVELS 2-5
31 SPACES / FLOOR

BIKE PARKING

308 TOTAL BIKE SPACES
200 BIKE SPACES AT GROUND FLOOR
108 BIKE SPACES IN PARKING GARAGE
27 BIKE SPACES / FLOOR

Parking Plan

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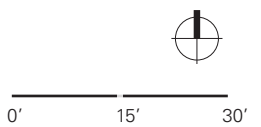
PODIUM AMENITY

LEVEL 6



TYPICAL RESIDENTIAL

LEVELS 7-33
12 UNITS / FLOOR



Residential / Podium Amenity Plan

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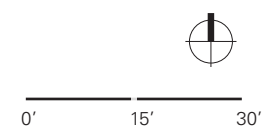
UPPER AMENITY
 LEVEL 35
 6 UNITS / FLOOR

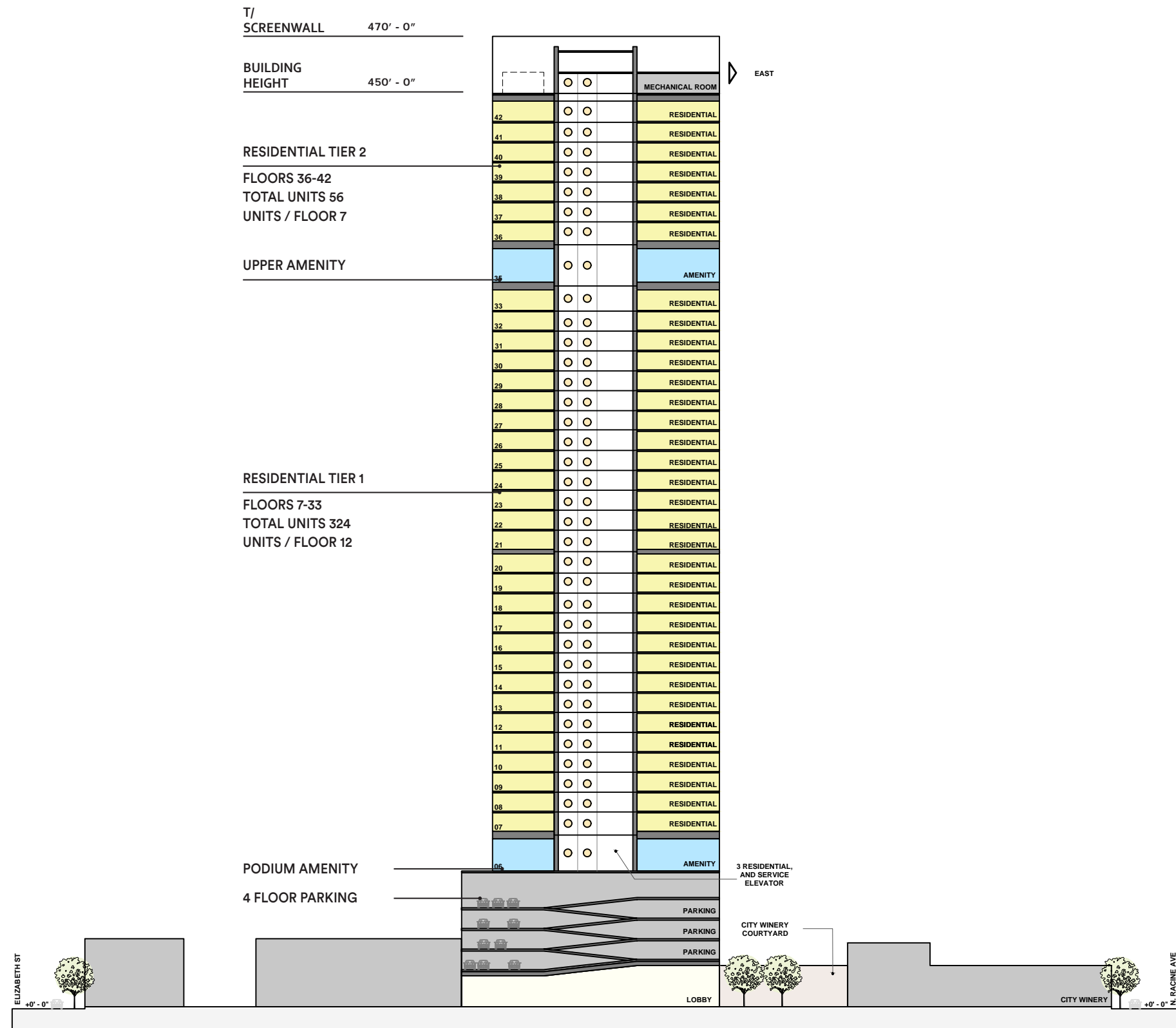


RESIDENTIAL TIER 2
 LEVELS 36-42
 8 UNITS / FLOOR

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Residential / Upper Amenity Plan





Section

0' 30' 60'

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T/ SCREENWALL	470' - 0"
BUILDING HEIGHT	450' - 0"

ARCHITECTURAL GLASS, METAL & TERRACOTTA PANEL SYSTEM AT MECHANICAL ENCLOSURE.

ARCHITECTURAL GLASS, METAL & TERRACOTTA PANEL SYSTEM.

METAL AND GLASS WINDOW WALL SYSTEM

AMENITY	66' - 3"
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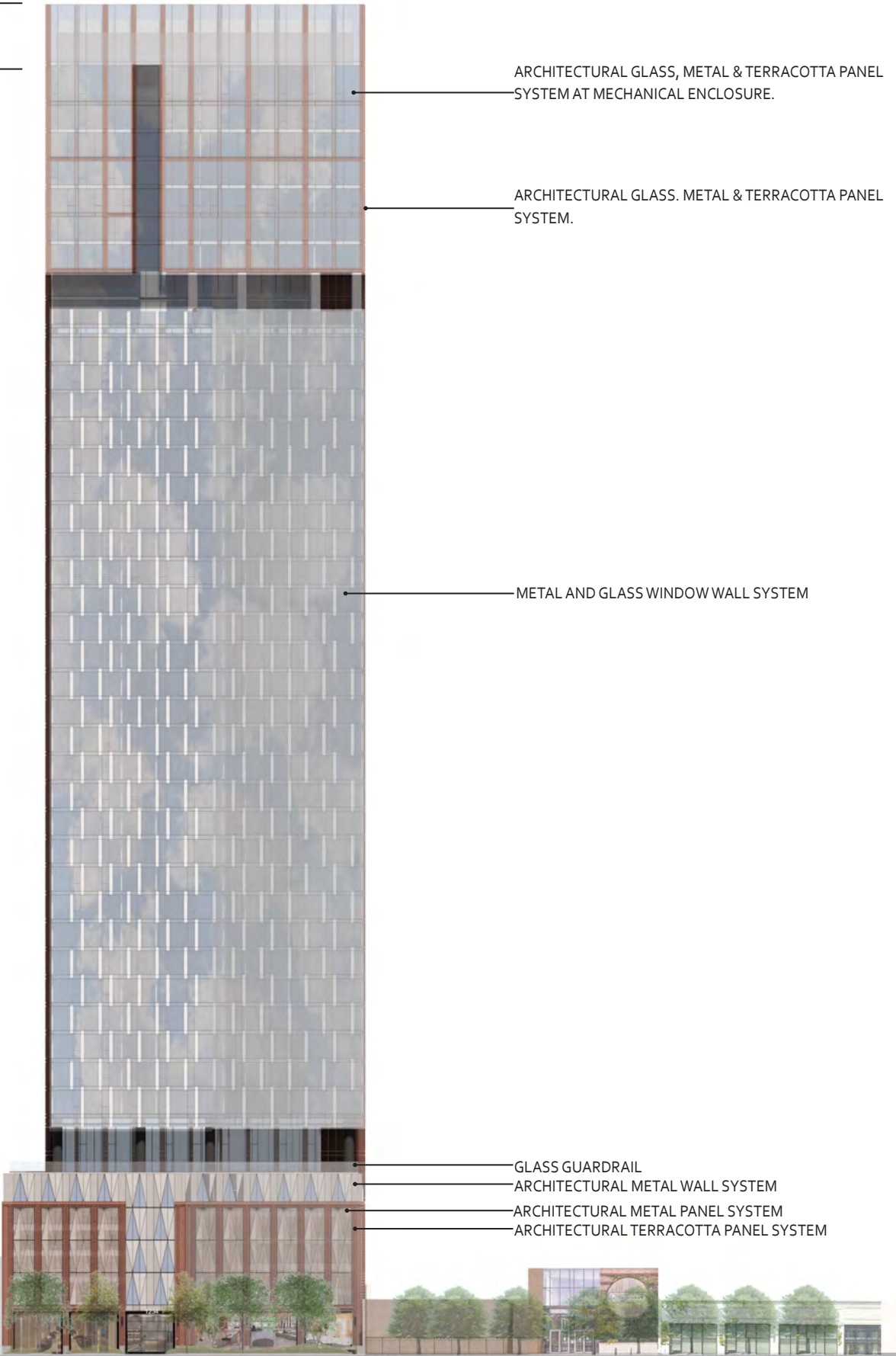
GLASS GUARDRAIL

BRICK WALL SYSTEM

NORTH ELEVATION

Elevations

T/ SCREENWALL	470' - 0"
BUILDING HEIGHT	450' - 0"



AMENITY 66' - 3"

SOUTH ELEVATION

Elevations

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T/ SCREENWALL 470' - 0"
BUILDING HEIGHT 450' - 0"

470' - 0" T/ SCREENWALL
450' - 0" BUILDING HEIGHT

ARCHITECTURAL GLASS, METAL & TERRACOTTA PANEL SYSTEM AT MECHANICAL ENCLOSURE.
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METAL AND GLASS WINDOW WALL SYSTEM

AMENITY 66' - 3"

66' - 3" AMENITY

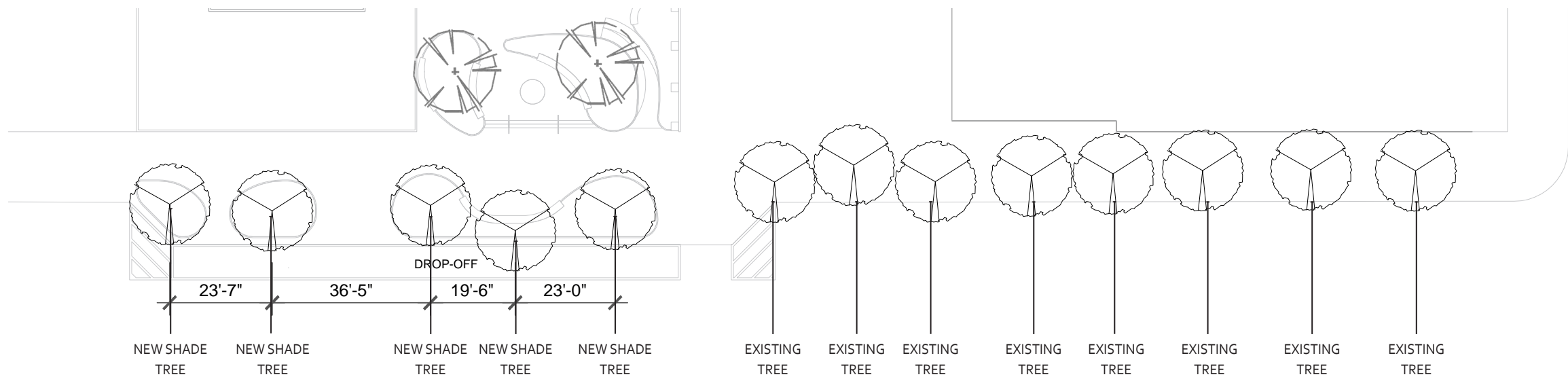
GLASS GUARDRAIL
ARCHITECTURAL METAL WALL SYSTEM
ARCHITECTURAL METAL PANEL SYSTEM
ARCHITECTURAL BRICK WALL SYSTEM
ARCHITECTURAL TERRACOTTA PANEL SYSTEM

WEST ELEVATION

EAST ELEVATION

Elevations

DRAFT



An aerial photograph of a modern skyscraper at dusk. The building is illuminated from within, and its glass facade reflects the twilight sky. The surrounding city is visible, with other buildings and streets. The text "THANK YOU!" is overlaid in large, white, sans-serif font across the center of the image.

THANK YOU!