



CHICAGO PLAN COMMISSION

1229 W Randolph St – Planned Development

Near West Side / 27th Ward / Ald. Burnett Thor 1229 West Randolph LLC Juan Gabriel Moreno Architects (JGMA) DLA Piper

MARCH 18, 2021



The Applicant requests a rezoning of the subject property from the C1-3 Neighborhood Commercial District to the DX-5 Downtown Mixed-Use District then to a Planned Development;

To permit the construction of a 9-story, 120' tall mixed-use building with commercial use on the ground floor and office use on the floors above. The new building will contain approximately 26,470 square feet and six bicycle parking spaces.

Community Area Snap Shot

Demographic Data: Near West Side

GENERAL POPULATION CHARACTERISTICS, 2014-2018

	Near West Side
Total Population	62,733
Total Households	28,208
Average Household Size	2.2
% Population Change, 2000-10	18.2
% Population Change, 2010-18	14.3
% Population Change, 2000-18	35.1

HOUSEHOLD SIZE, 2014-2018

	Near \	Vest Side
	Count	Percent
1 Person Household	13,040	46.2
2 People Household	9,242	32.8
3 People Household	3,199	11.3
4 or More People Household	2,727	9.7

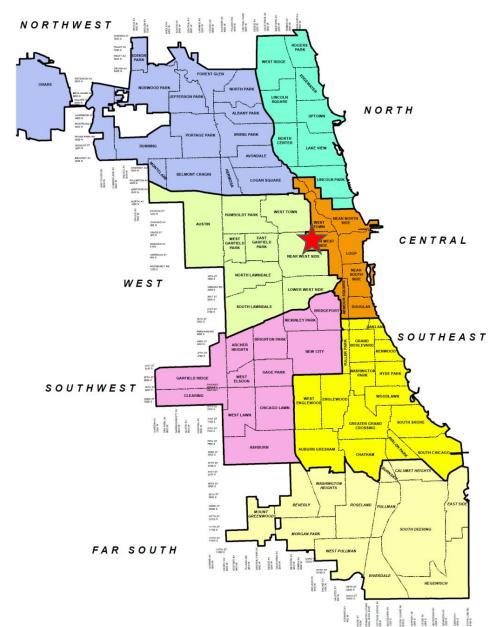
EMPLOYMENT OF NEAR WEST SIDE RESIDENTS, 2017*

By Industry Sector	Count	Percent
Professional	5,328	18.3
Health Care	3,774	12.9
Finance	3,010	10.3
Education	2,556	8.8
Administration	2,252	7.7
By Employment Location		
Outside of Chicago	8,632	29.6
The Loop	8,318	28.5
Near West Side	3,829	13.1
Near North Side	3,189	10.9
West Town	562	1.9

EMPLO	YMENTI	N NE	AR WI	EST SI	DE,
				20	17*

By Industry Sector	Count	Percent
Health Care	23,215	18.5
Professional	17,501	14.0
Finance	16,298	13.0
Administration	13,863	11.1
Accommodation and Food Service	9,893	7.9
By Residence Location		
Outside of Chicago	61,294	48.9
Lake View	4,349	3.5
West Town	4,094	3.3
Near West Side	3,829	3.1
Near North Side	3,513	2.8

Source: U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program (2017). *Excludes locations outside of the CMAP region.



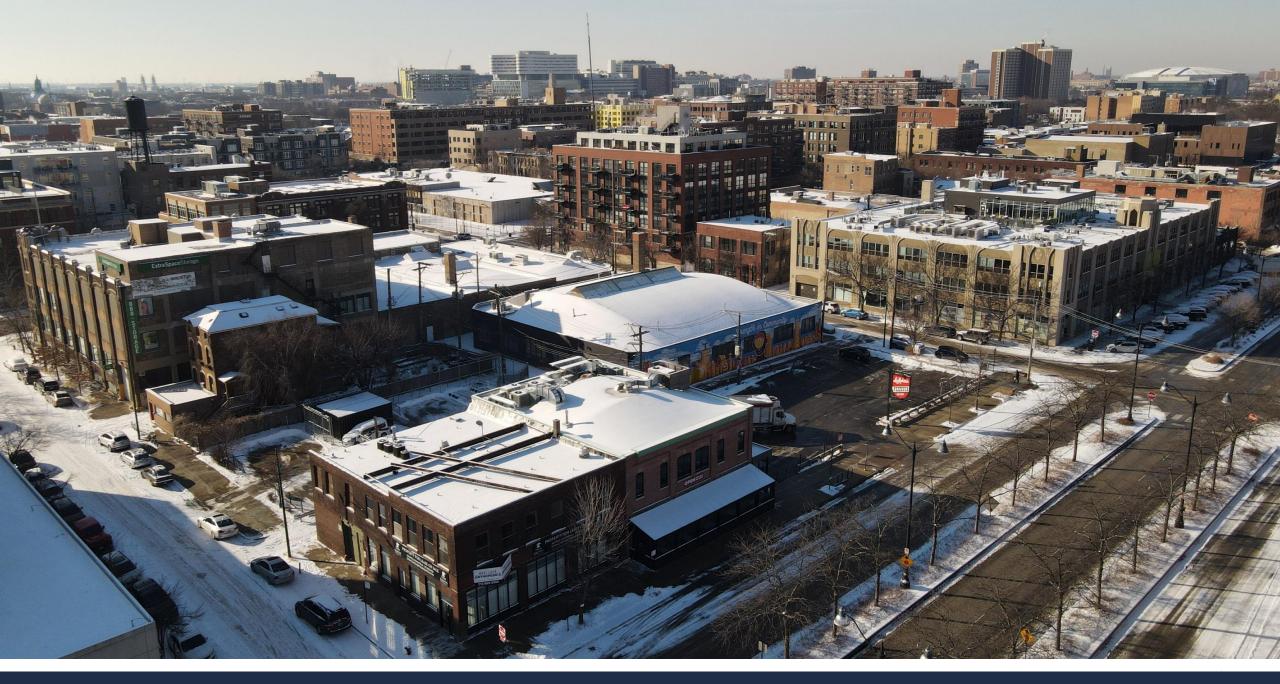
source: https://www.cmap.illinois.gov/data/community-snapshots

Community Area Snap Shot

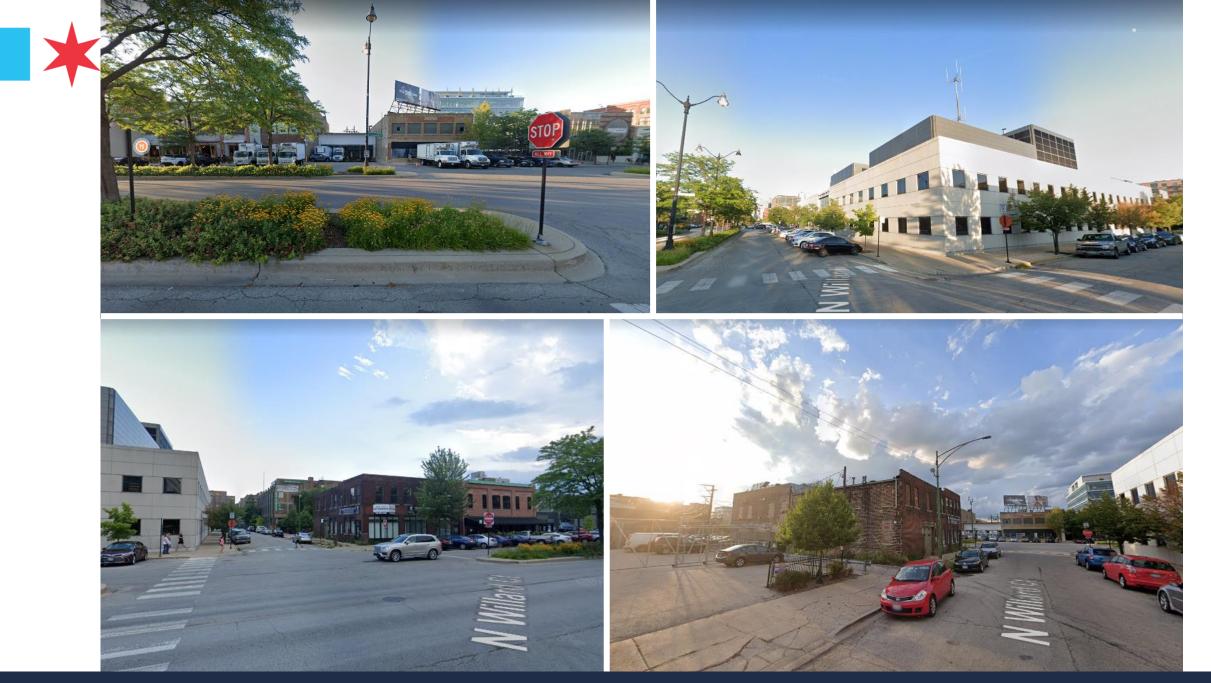




SITE CONTEXT (LOOKING EAST)

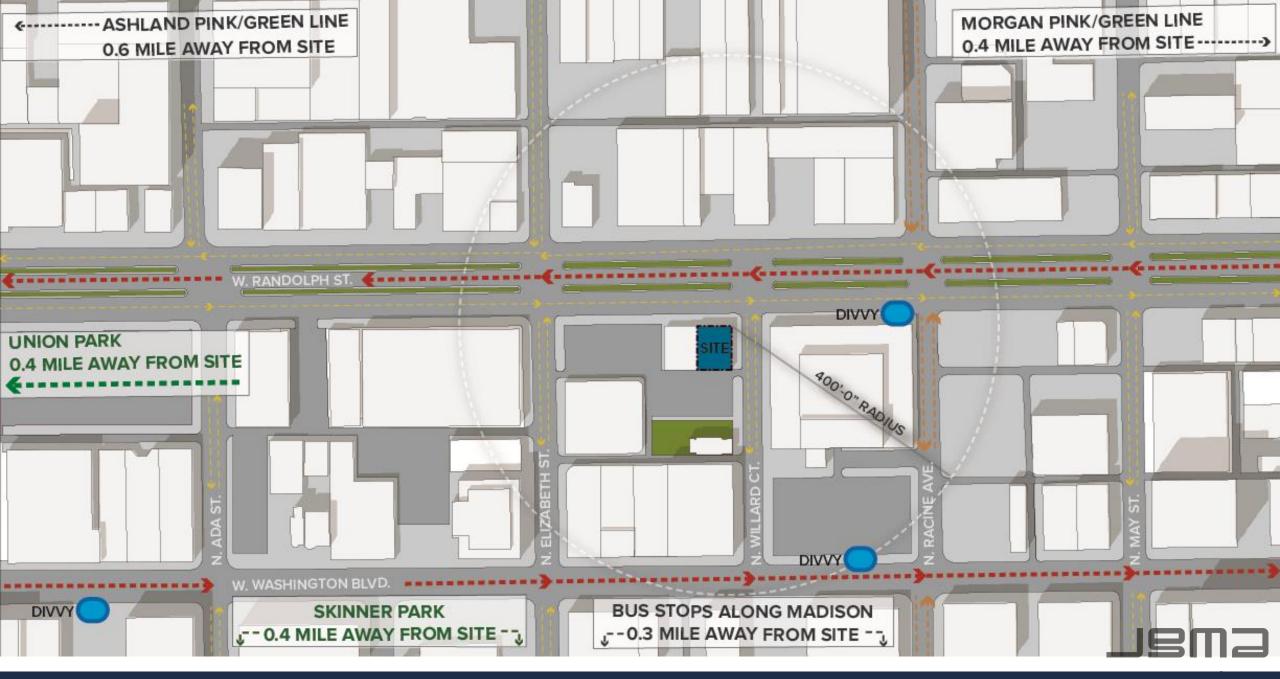


SITE CONTEXT (LOOKING SOUTHWEST)



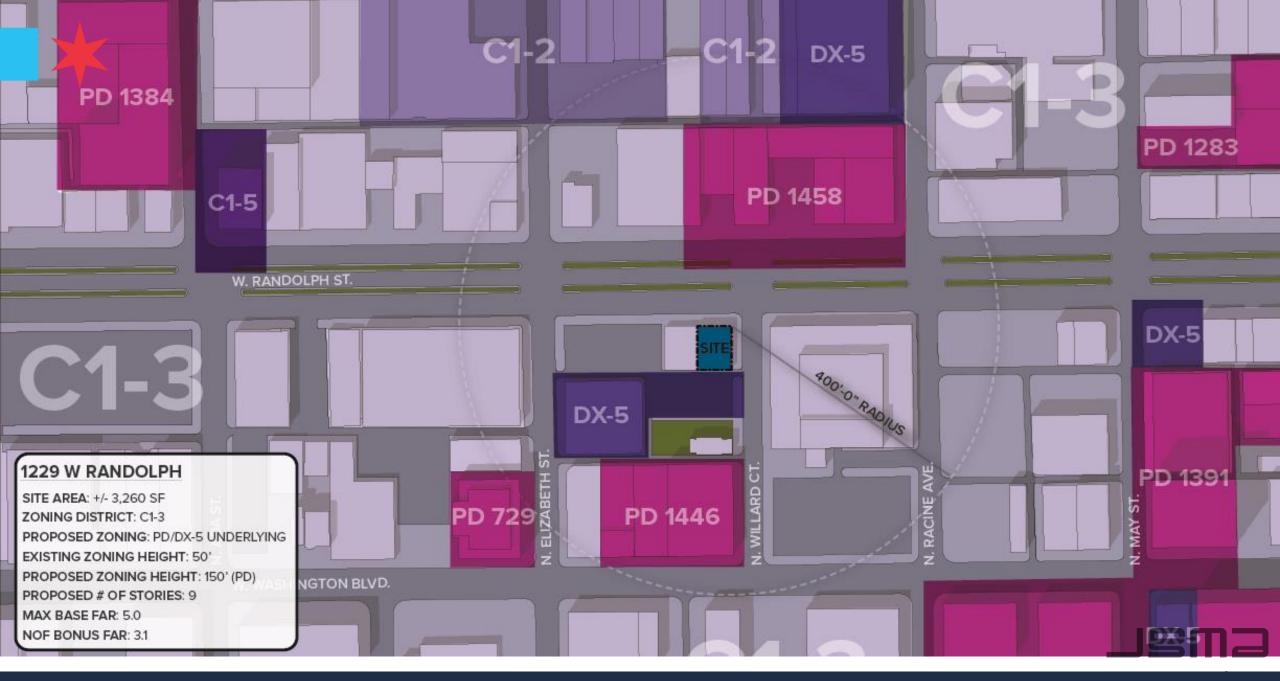
ADJACENT SITE CONTEXT

SITE CONTEXT PLAN





SITE CONTEXT PLAN



SITE CONTEXT PLAN



TRANSPORTATION, TRAFFIC, AND PARKING



Ward 27- Alderman Walter Burnett, Jr.

- Date of PD Filing: January 27, 2021
- Community Meetings:
 - WLCO 1/5/2021
 - NOWL 1/11/2021
 - WCA 1/20/2021
 - Community-wide meeting 2/11/2021



WEST LOOP DESIGN GUIDELINES

Planning Context

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	WEST	LOOP
DESIGN	GUIDE	LINES



Fulton Market Innovation District Plan <mark>Updat</mark>



WEST LOOP DESIGN GUIDELINES

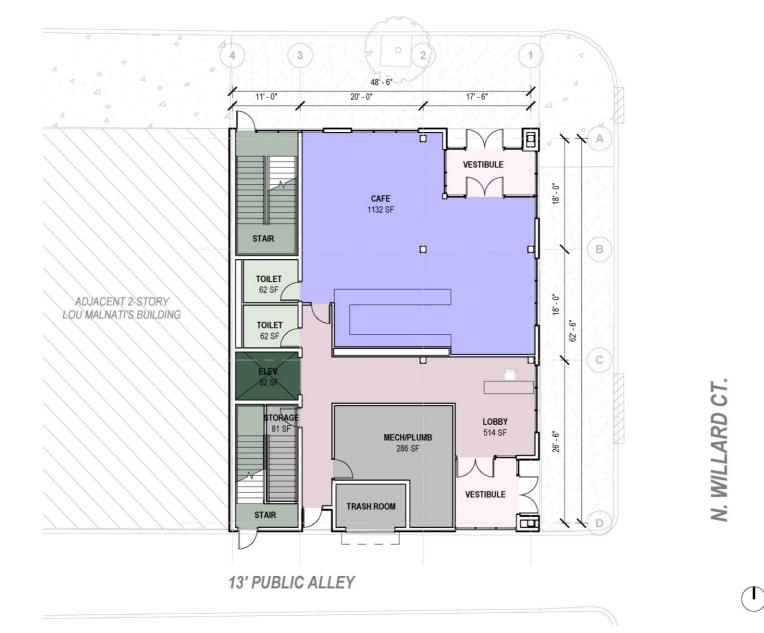
- Published September 2017
- Chicago Department of Planning & Development
- The WLDG "builds upon previous planning efforts to ensure that the West Loop continues to build on the central area characteristics of an employment, transportation, cultural and residential center for the city; while maintaining the urban character and scale that has made it so attractive."

FULTON MARKET INNOVATION DISTRICT

- Published July 2014, updated February 2021
 - Chicago Department of Planning & Development
- The FMID "identifies a vision to preserve existing jobs while accommodating private sector investments that reinforce the area's expanding role as an innovation-driven employment center."
- The FMID plan includes a formal land use plan, design guidelines, infrastructure/streetscape projects & historic preservation, among others.

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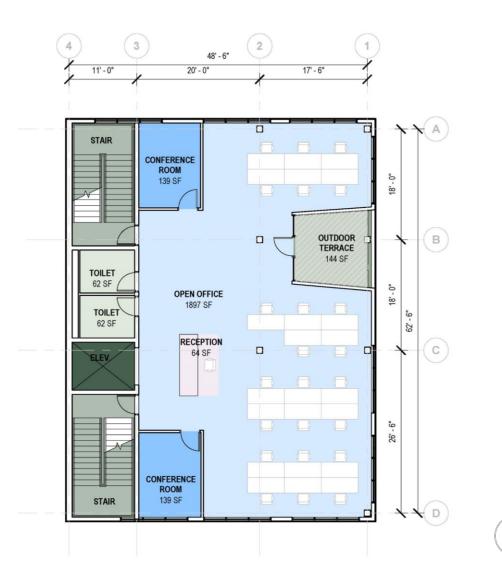
W. RANDOLPH ST.





SITE + GROUND FLOOR PLAN (SCALE: 3/32" = 1'-0")

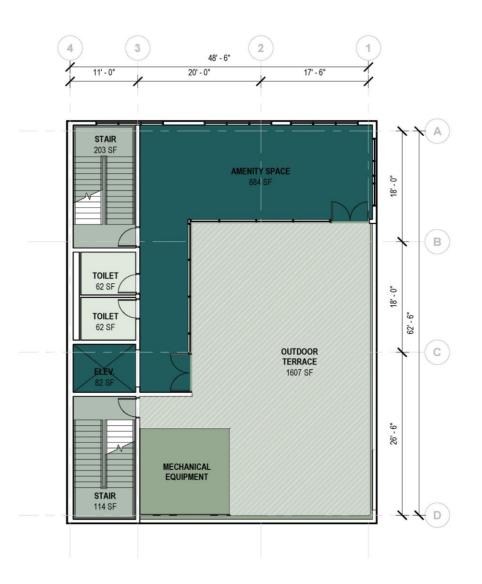




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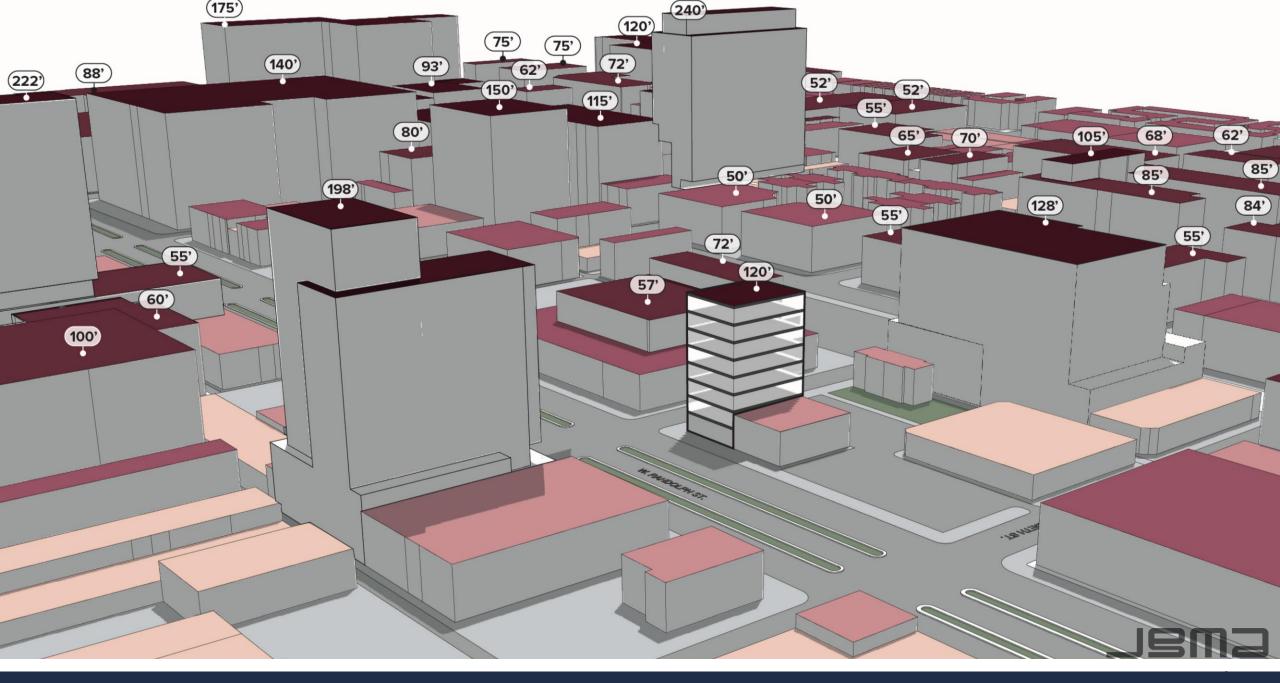
TYPICAL FLOOR PLANS (SCALE: 3/32" = 1'-0")

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ROOF PLAN (SCALE: 3/32" = 1'-0")



AERIAL VIEW (LOOKING SOUTHEAST)

BUILDING ELEVATION - NORTH

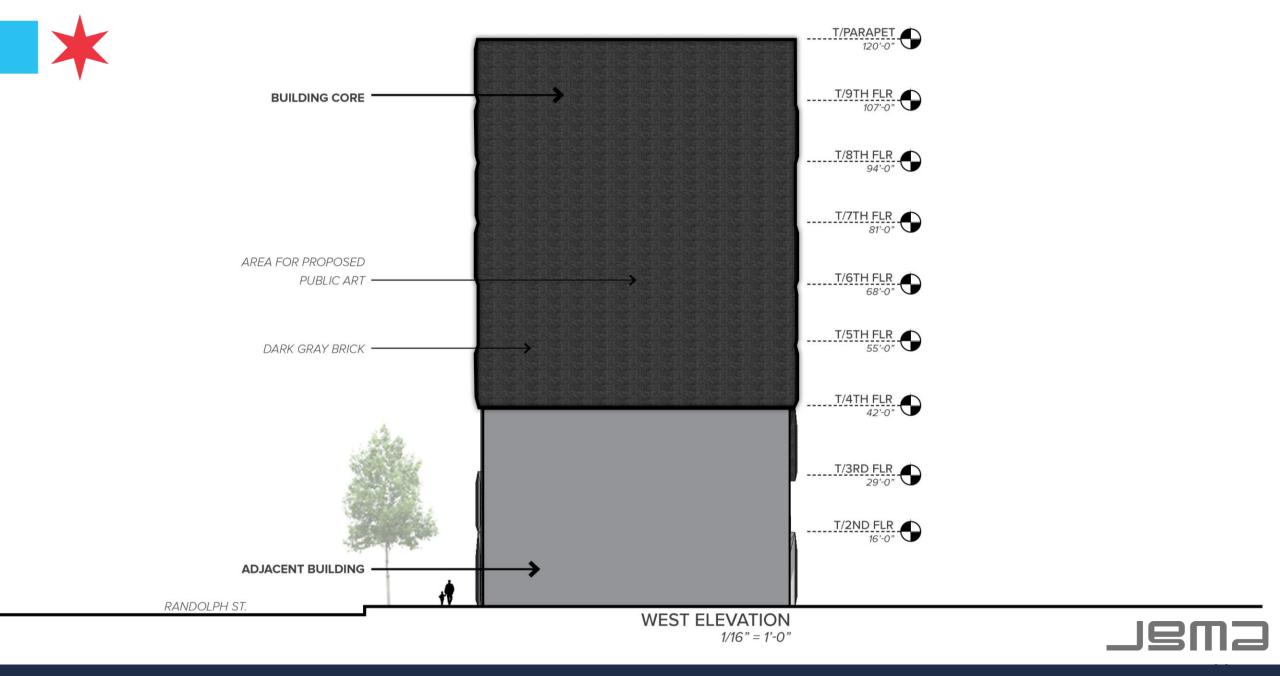


BUILDING ELEVATION - EAST



BUILDING ELEVATION - SOUTH

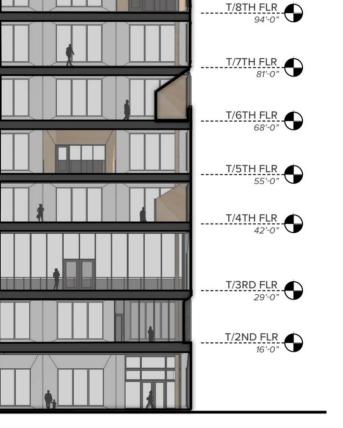




BUILDING ELEVATION - WEST

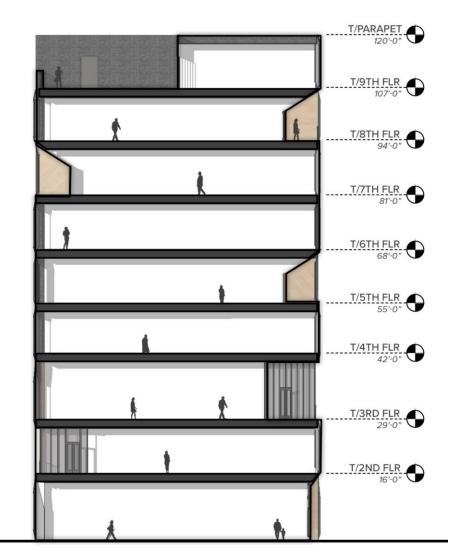
BUILDING SECTIONS

NORTH SECTION



120'-0"

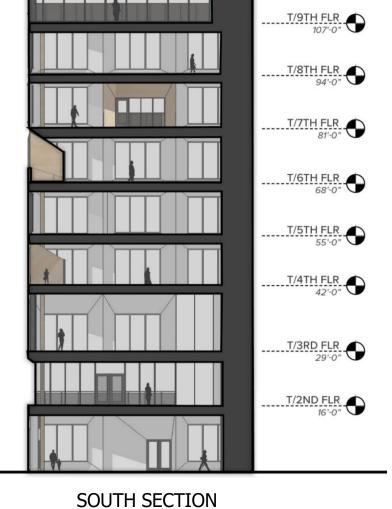
T/9TH FLR 107'-0"



EAST SECTION

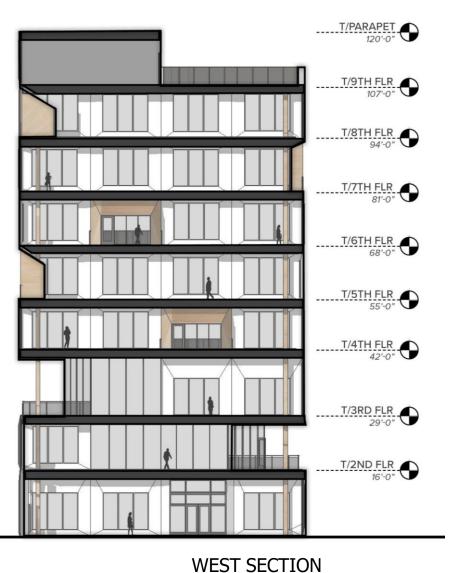


BUILDING SECTIONS - WEST (SCALE: 1/16" = 1'-0")



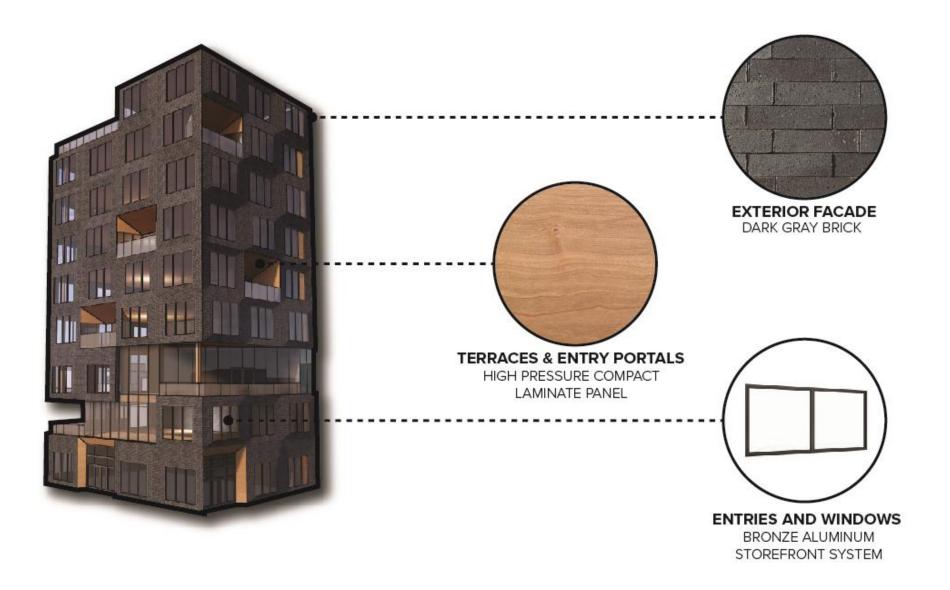
T/PARAPET 120'-0"





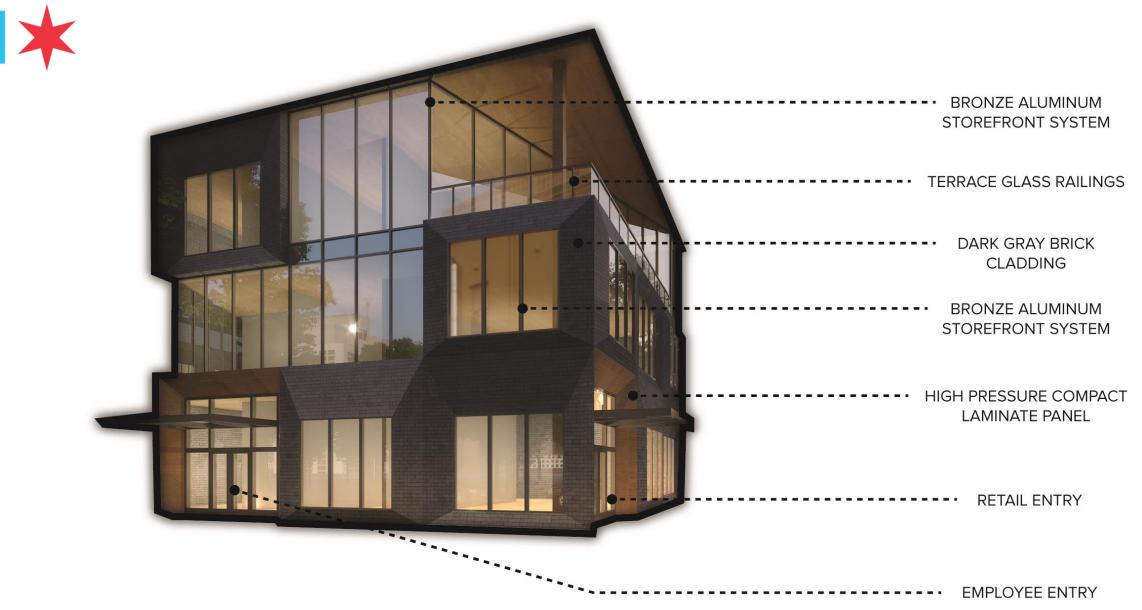








BUILDING MATERIALS





BUILDING MATERIALS











the the



★ Economic and Community Benefit

Total Investment: \$8,000,000

Construction Jobs: 100

Permanent Jobs: 125

Bonus Payment: \$235,034.56

- \$23,503.46 to each of the Local Impact and Adopt-a-Landmark Funds
- \$188,027.65 to Neighborhoods Opportunity Fund

Developer has committed to the following M/WBE goals

- Mayoral Executive Order goals of 26% MBE / 6% WBE / 50% City residents
- JV with minority contractor

X Sustainable Development Policy

Compliance Options	Point	ts Required		Sustainable Strategies Menu																															
			Health				Energy						Store	water				Lands	capes		Green	Roofs	Wat	ler			Tra	nsportat	ion			Solid Waste	Work Force	wild	life
		-8			_	Choos	e one		Chaos	eone	Ľ	hoose one									Choos	e one	Choose	one										Choose	one
Compliance Paths	Starting Points	Number of Optional Points Required Now Construction / Substantia Rehab / Moderale Reh	1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (5%)	2.3 ExeedEnergy Code (10%)	2.4 Exeed Energy Code (25%)	2.5 Exeed Energy Code (41%)	2.6 Onsite Renewable Energy (3%)	2.7 Onsite Renewable Energy (5%)	3.1 Exceed Stormwater Ordinance by 25%	3.2 Exceed Stormwater Ordinance by 30%	3.3 100% Stormwater Infiltration	3.4 Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buildings	3.6 100-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Lands capes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	5.1 Green Roof 50-100%	5.2 Green Roof 100%	6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)	7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Changer Readiness	7.7 CTA Digtal Displays	3.1 30% Waste Diversion	8.2 Workforce Development	9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)
Options Without Certification			40				40	-			40										4.0		40						40						40
All Options Available	0	100/50/25	40	30	20	30	40	50	10	20	10	20	40	D	5	D	5	D	0	20	10	20	10	20	5	0	0	0	10	0	D	10	10	0	10
Options With Certification LEED Platinum	95	5/0/0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	6	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	6	NA	10	6	10
LEED Gold	90	10/0/0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	6	5	NA	6	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
LEED Silver	80	20/0/0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	6	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 4-Globes	90	10/0/0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 3-Globes	80	20/0/0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 2-Globes	70	30/0/0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10
Living Building Challenge	100	0/0/0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	NA	NA	10	5	NA	NA	10	5	10
Living Building Challenge Petal	90	10/0/0	40	NA	20	30	40	50	NA	NA	10	20	40	5	5	5	5	NA	5	20	10	20	10	20	NA	5	NA	NA	10	5	5	10	10	5	10
Enterprise Green Communities*	80	20/0/0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	NA	NA	10	5	5	10	10	5	10
PassiveHouse	70	30/0/0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10

*only available to affordable housing projects funded by DPD's Housing Bureau

Planned Development Projects (PD) - New Construction	100 points required
TIF Funded Development Projects (TIF) - New Construction*	100 points required
DPD Housing, Multi-family (>5 units) Projects (DPD-H MF) - New Construction	100 points required
PD, TIF, DPD-H MF and Class L - Renovation Projects*	
Moderate Renovation Projects	25 points required
Substantial Renovation Projects	50 points required

"does not apply to TIF assistance of less than \$1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and SBIF programs)

Moderate Renovation Projects = projects including partial or minor upgrades to building systems and minor repairs to the exterior envelope Substantial Renovation Projects = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope

- Achieve Energy Star
- Exceed Energy Code
- Indoor Water Use Reduction
- 80% Waste Diversion
- Bike Parking
- Tree Planting



The City of Chicago Stormwater Management Ordinance requires any development that disturbs greater than 15,000sf of land and/or create 7,500 of impervious cover to comply with the Ordinance regulations. The proposed project is under these thresholds for regulation of stormwater management, and for this reason will not be required to provide stormwater detention. The project will provide a direct sewer connection to an adjacent City sewer for stormwater run-off.

PD Recommendations

Based on that analysis, DPD has concluded that this proposal is appropriate for this site and supports this development for the following reasons:

- Promotes economically beneficial development patterns that are compatible with the character of the existing neighborhood (per 17-8-0103), as evidenced by the design of the project, and the fact that the proposed uses are in context with the character of the adjacent properties and also meet the needs of the immediate community;
- Promotes unified planning and development (per 17-8-0102), as evidenced through the project design which coordinates commercial use on the ground floor which activates the street. The proposed project will provide adequate access to pedestrian and bicycle users;
- All sides and areas of the buildings that are visible to the public are to be treated with materials, finishes, and architectural details that are of high-quality and appropriate for use on primary public-right-of-way-facing façade (per 17-8-0904-A, 1-4), as evidenced through the information contained within this report, the proposed material is to be a combination of steel, concrete, glass, and brick as shown on the elevations in the exhibits for this planned development, and the corresponding proposal renderings

DPD Recommendations

- Creates safe and attractive walkways and pedestrian routes (per 17-8-0905-A, 1), as evidenced by streetscape improvements along North Willard Court.
- Creates primary entrances at the sidewalk level that are obvious to pedestrians by forming a significant focal element of the building, providing building identity and presence on the street (per 17-8-0905-B, 2), as evidenced by the recessed entryways lines with compact laminate panel.





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Thor 1229 West Randolph LLC

Juan Gabriel Moreno Architects (JGMA)

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