



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

1340 W Washington Blvd

**Near West Side / 27<sup>th</sup> Ward / Ald. Burnett**

**Chicago Journeyman Plumber Local 130, UA and Chicago Title and Trust Company**

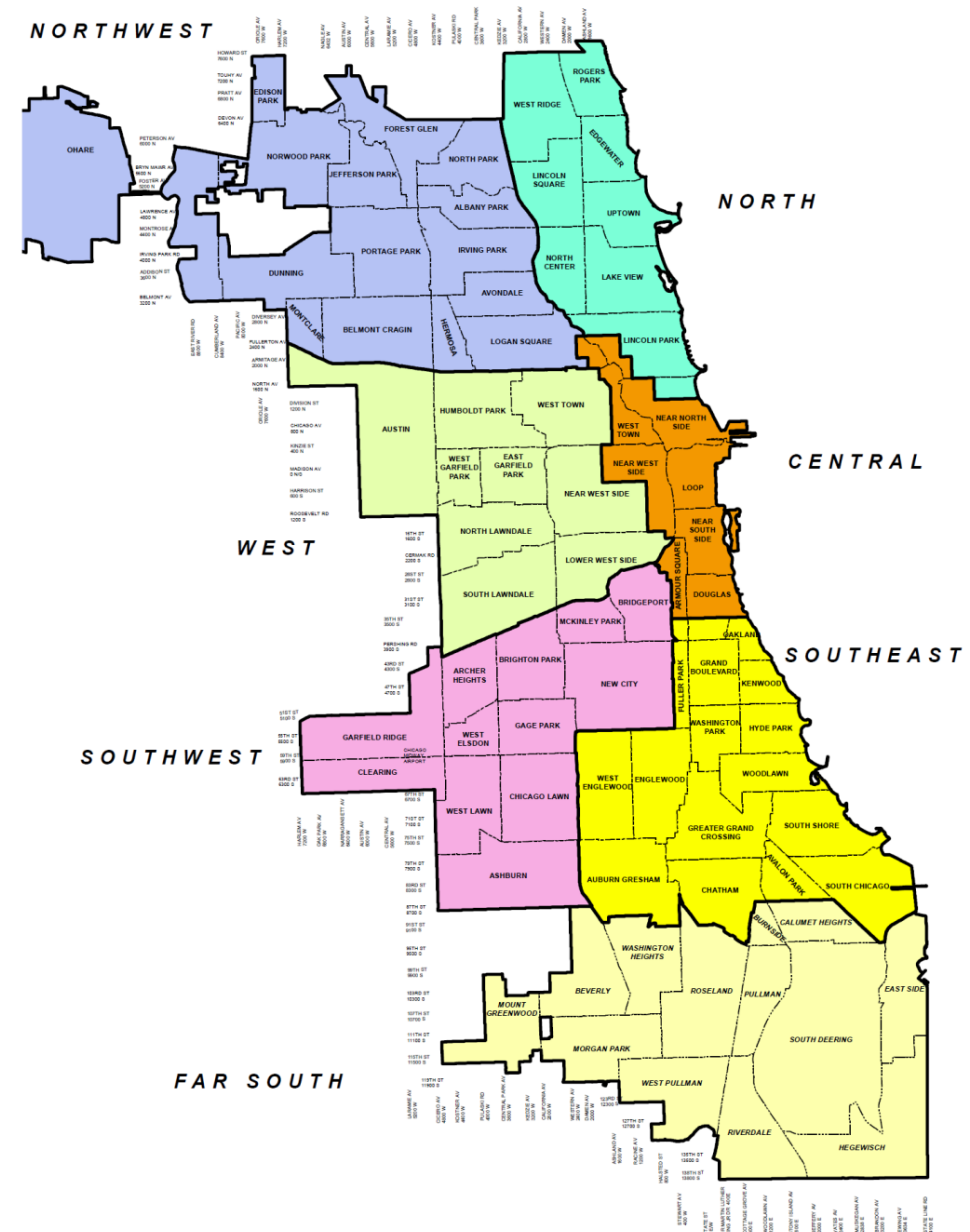
**OKW Architects, INC.**

DECEMBER 17, 2020

# Community Area Snap Shot

## COMMUNITY AREA INFORMATION:

- Locate Site and Community Area on Key Map
- Provide Demographic Data  
<https://www.cmap.illinois.gov/data/community-snapshots>
- Provide Neighborhood + Cultural/Historic Context
- Provide Relevant Land Use Data
- Additional 1-2 Slide(s) Allowed with Photos if Helpful as Visuals

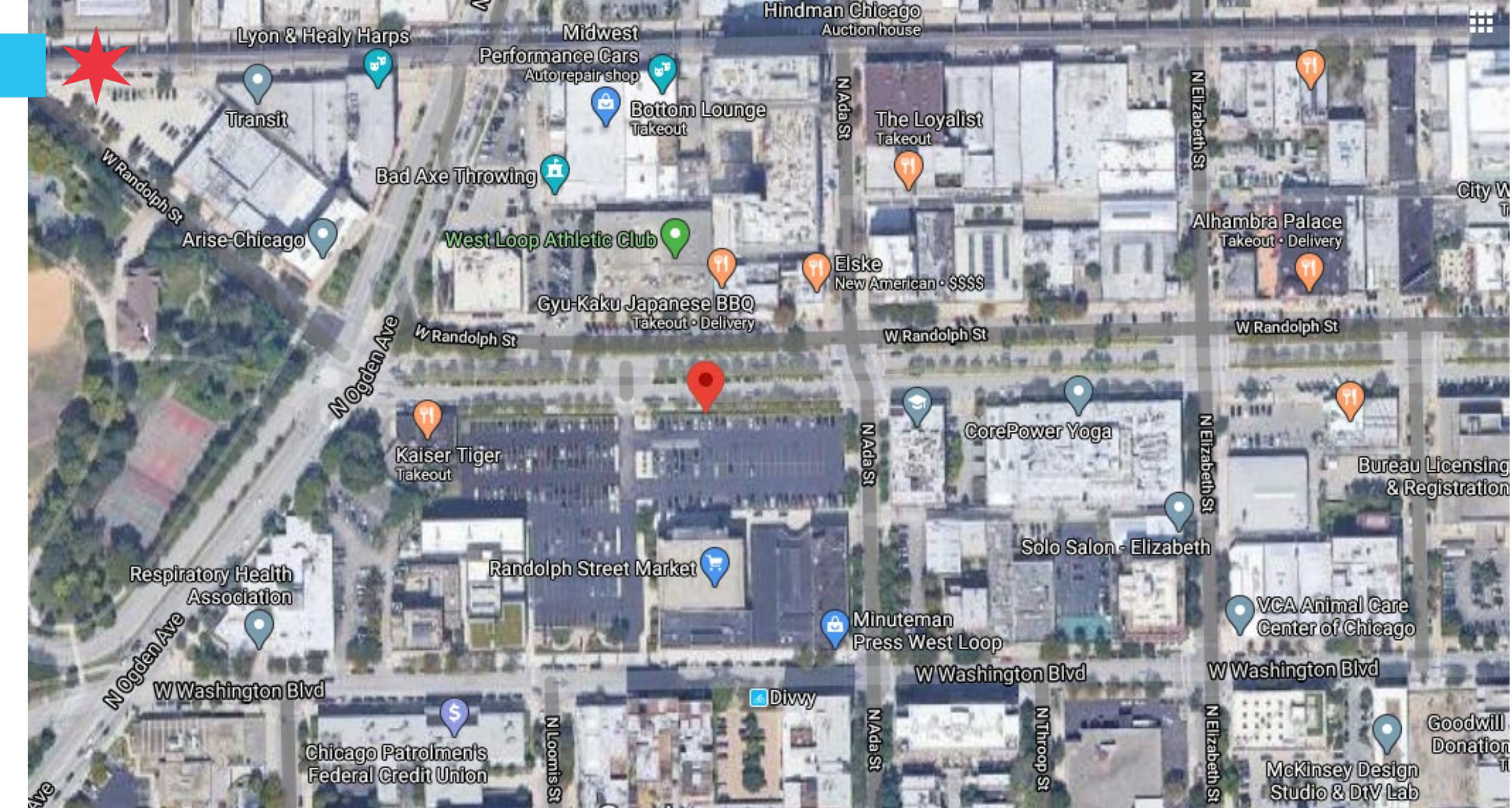




# PROJECT DESCRIPTION

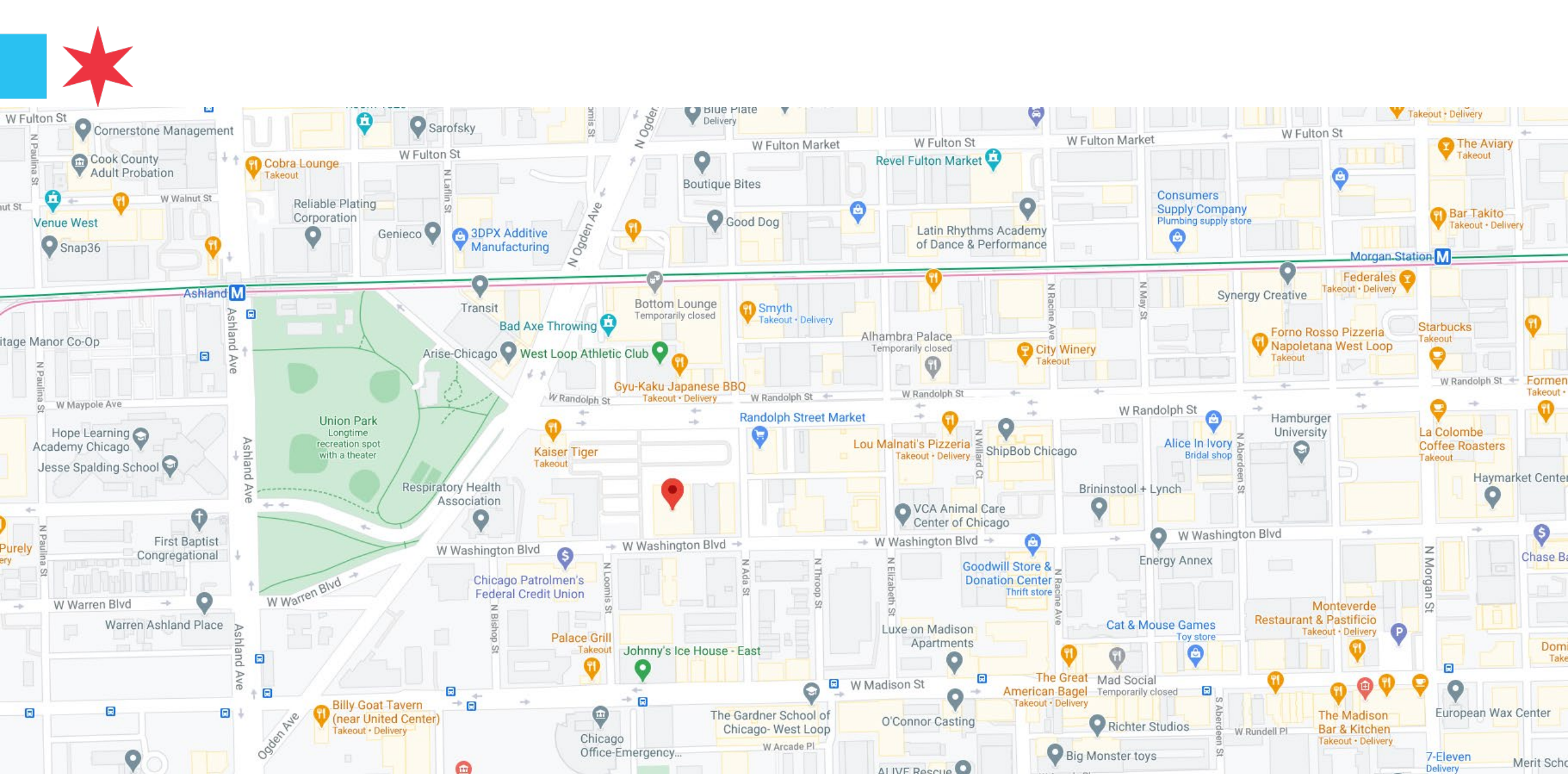
The Applicant requests a rezoning of the subject property from the C1-3 Neighborhood Commercial District to the DX-3 Downtown Mixed-Use District then to a Planned Development;

To permit the construction of a 7-story parking structure containing 502 total vehicular parking spaces, 24 bike parking spaces, and approximately 14,500 square feet of retail space.



# SITE CONTEXT & ZONING PLAN

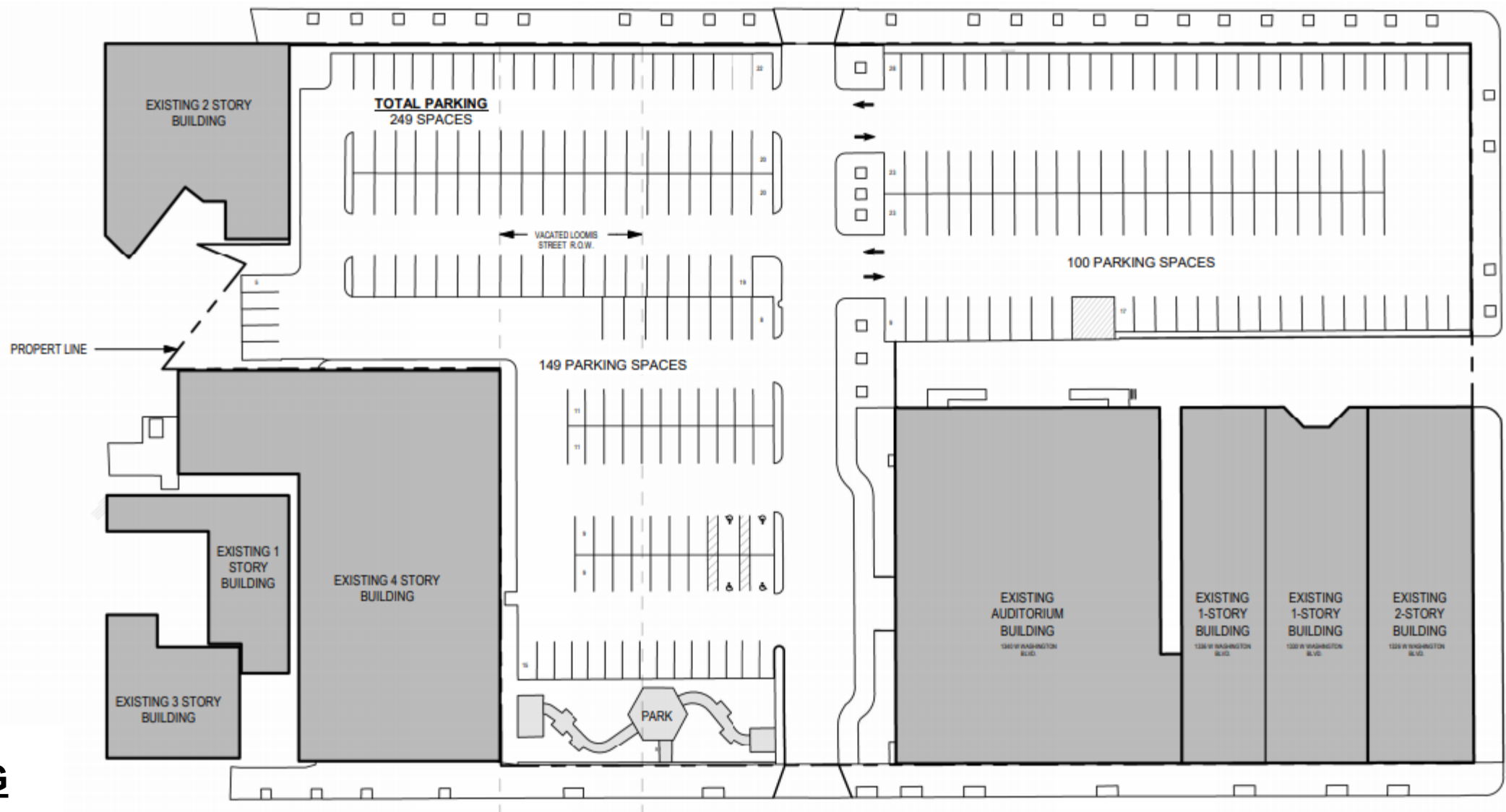




# PEDESTRIAN AND CTA CONNECTION



W. RANDOLPH



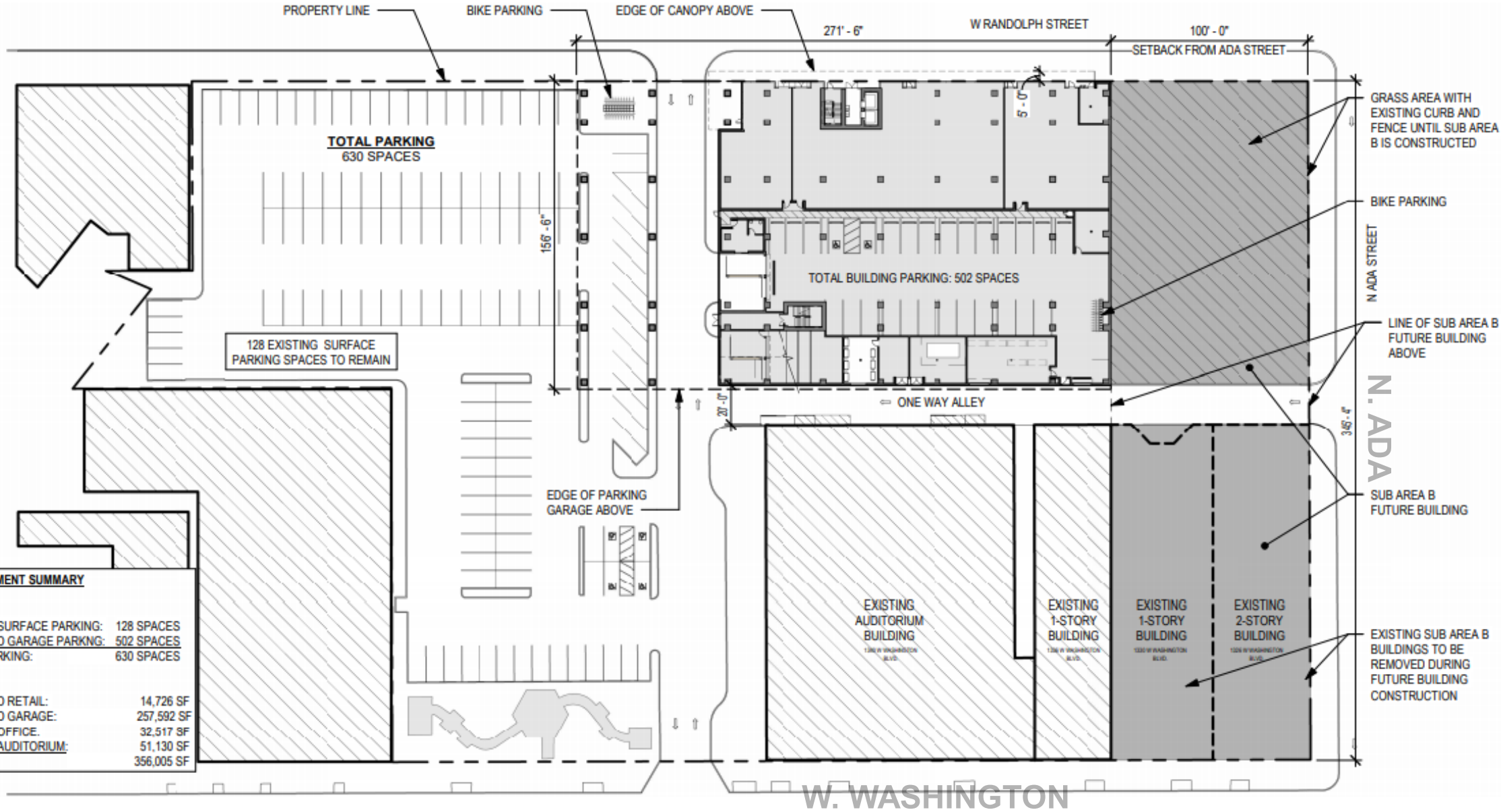
N. ADA

**EXISTING**

# SITE PROGRAMMATIC PLAN



# W. RANDOLPH



## PROPOSED

**DEVELOPMENT SUMMARY**

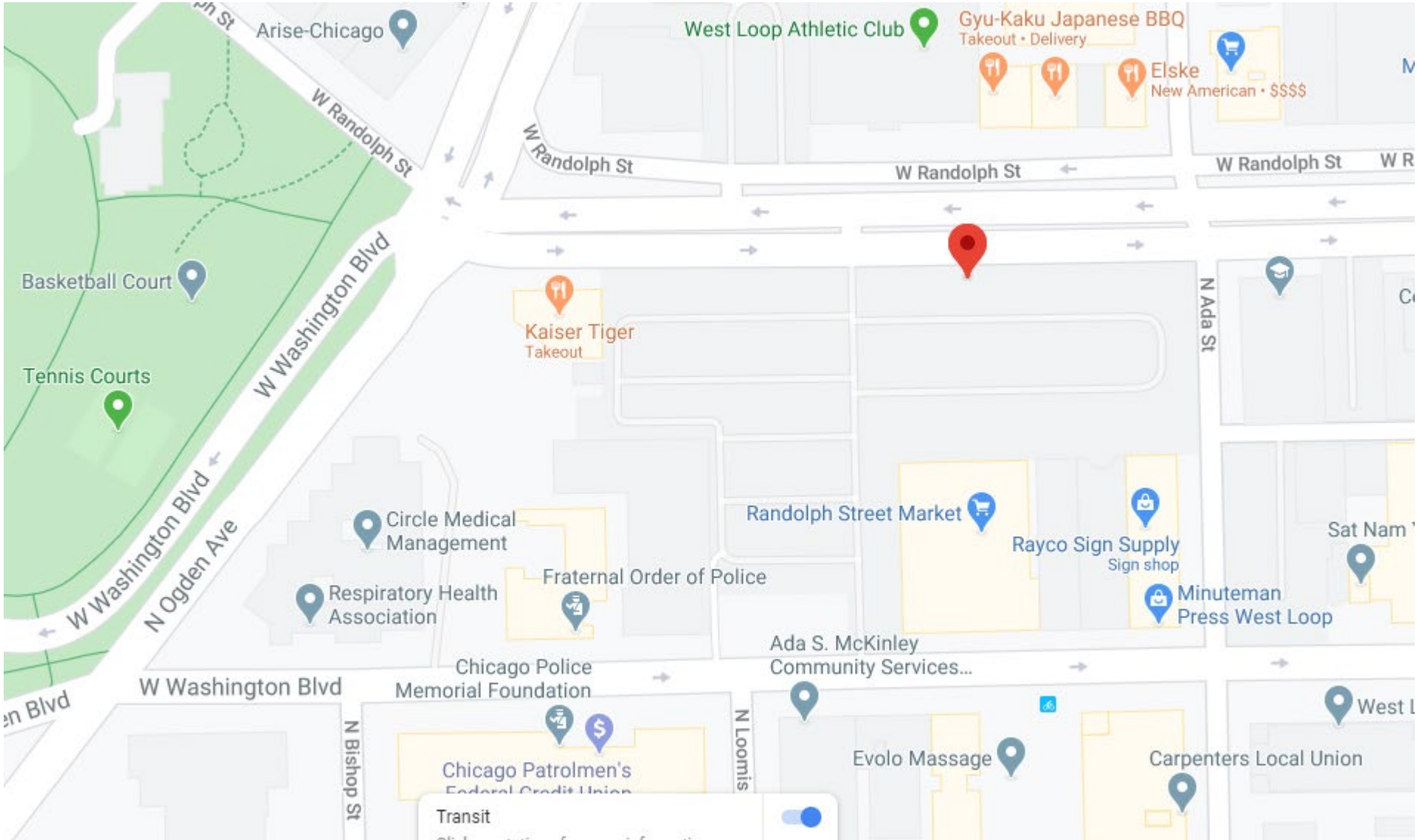
PARKING	
EXISTING SURFACE PARKING:	128 SPACES
PROPOSED GARAGE PARKING:	502 SPACES
<b>TOTAL PARKING:</b>	<b>630 SPACES</b>

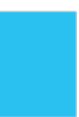
USE	
PROPOSED RETAIL:	14,726 SF
PROPOSED GARAGE:	257,592 SF
EXISTING OFFICE:	32,517 SF
EXISTING AUDITORIUM:	51,130 SF
<b>TOTAL:</b>	<b>356,005 SF</b>

# SITE PROGRAMMATIC PLAN





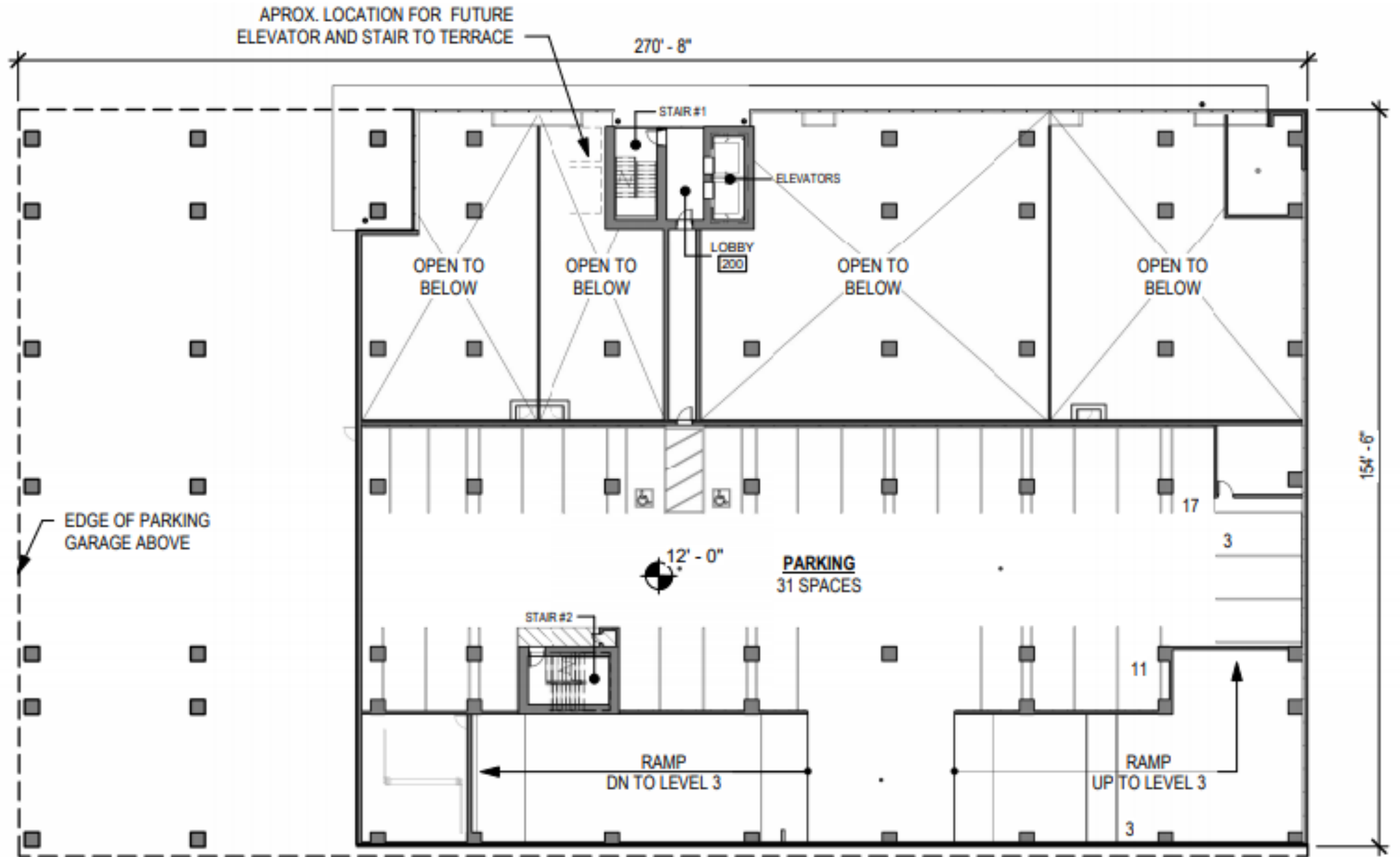
# ADJACENT SITE CONTEXT



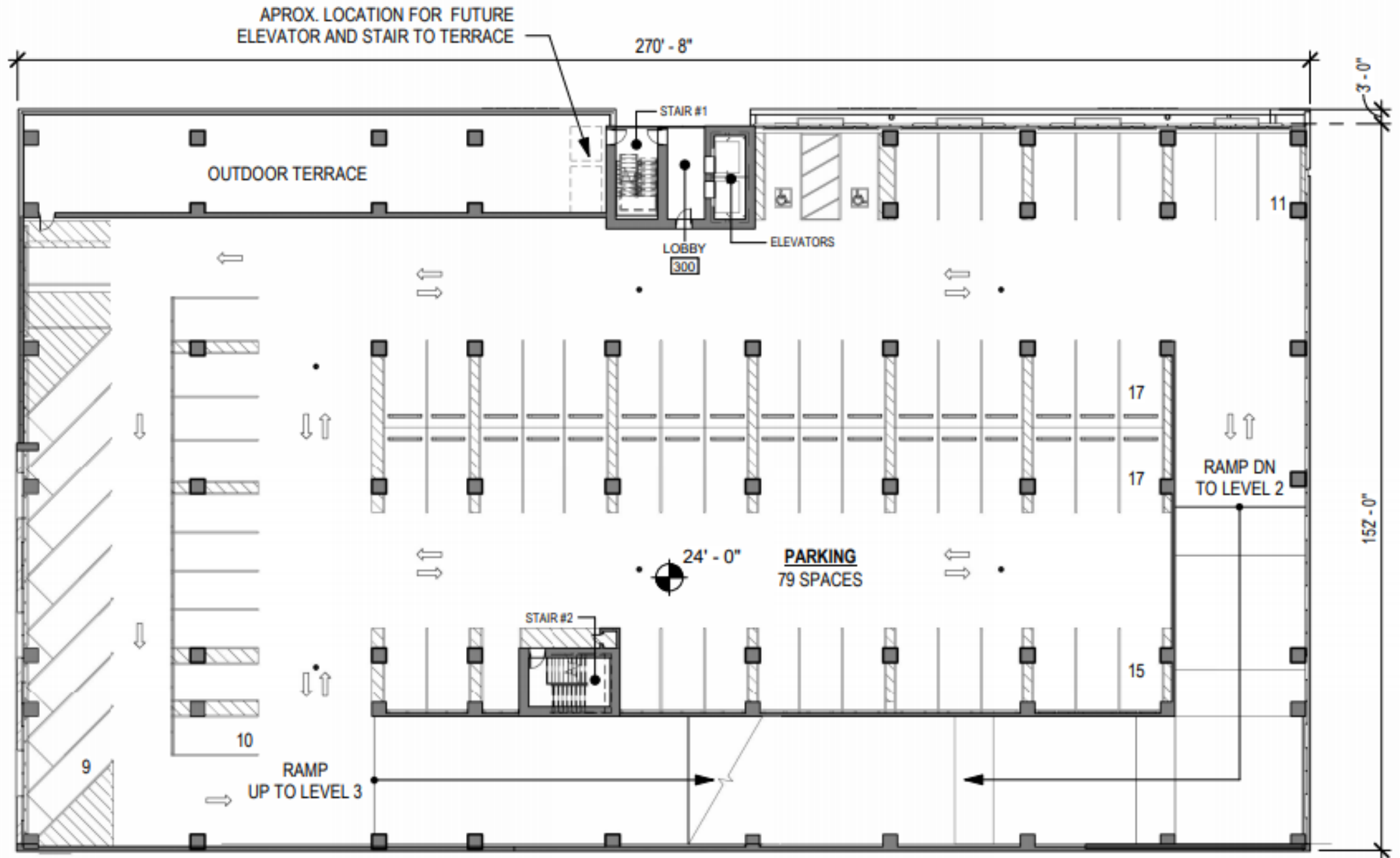
ADJACENT SITE CONTEXT



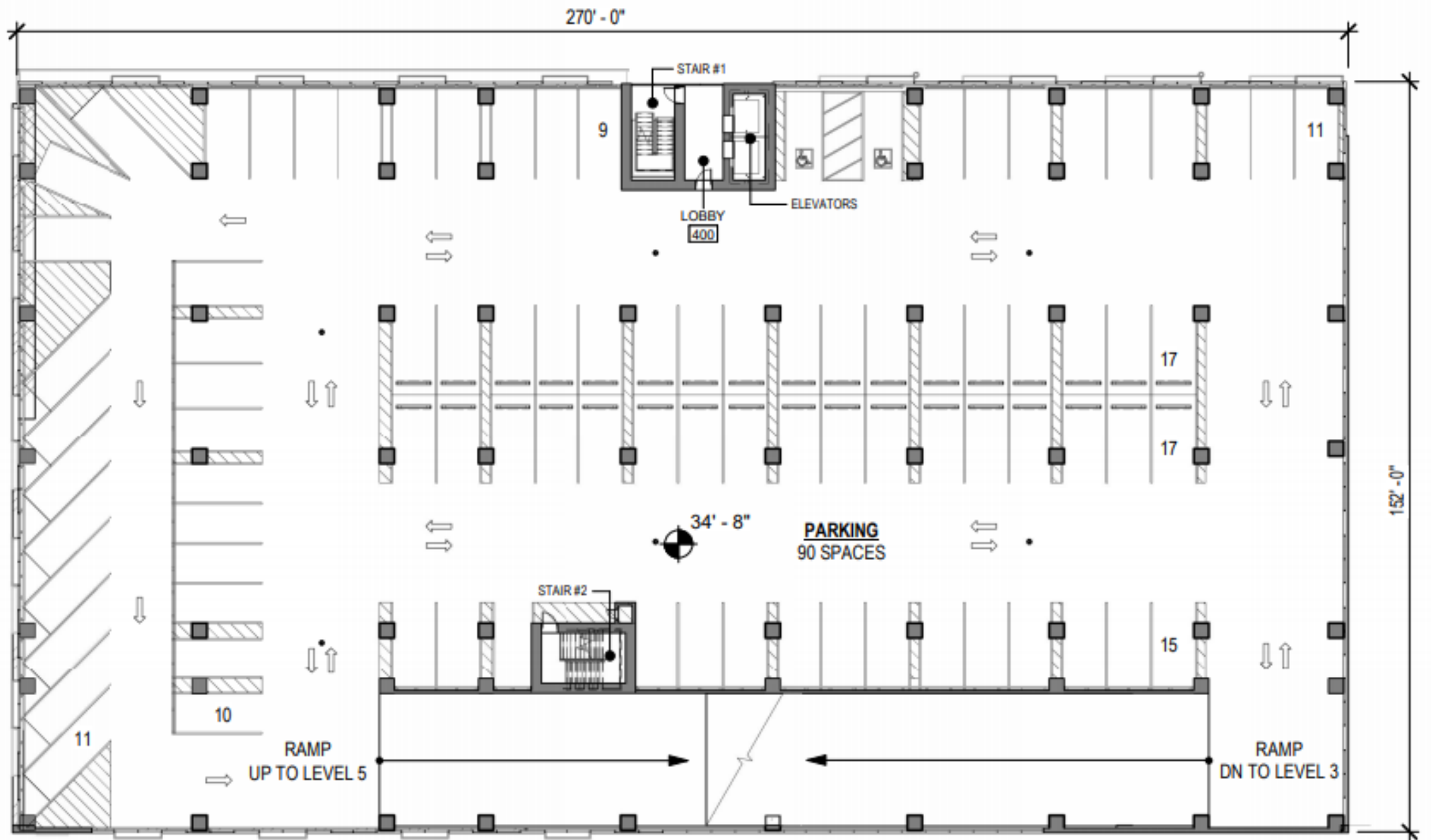
SITE + GROUND FLOOR PLAN



2<sup>nd</sup> FLOOR PLAN



3<sup>rd</sup> FLOOR PLAN



TYPICAL FLOOR PLAN (LEVELS 4-6)



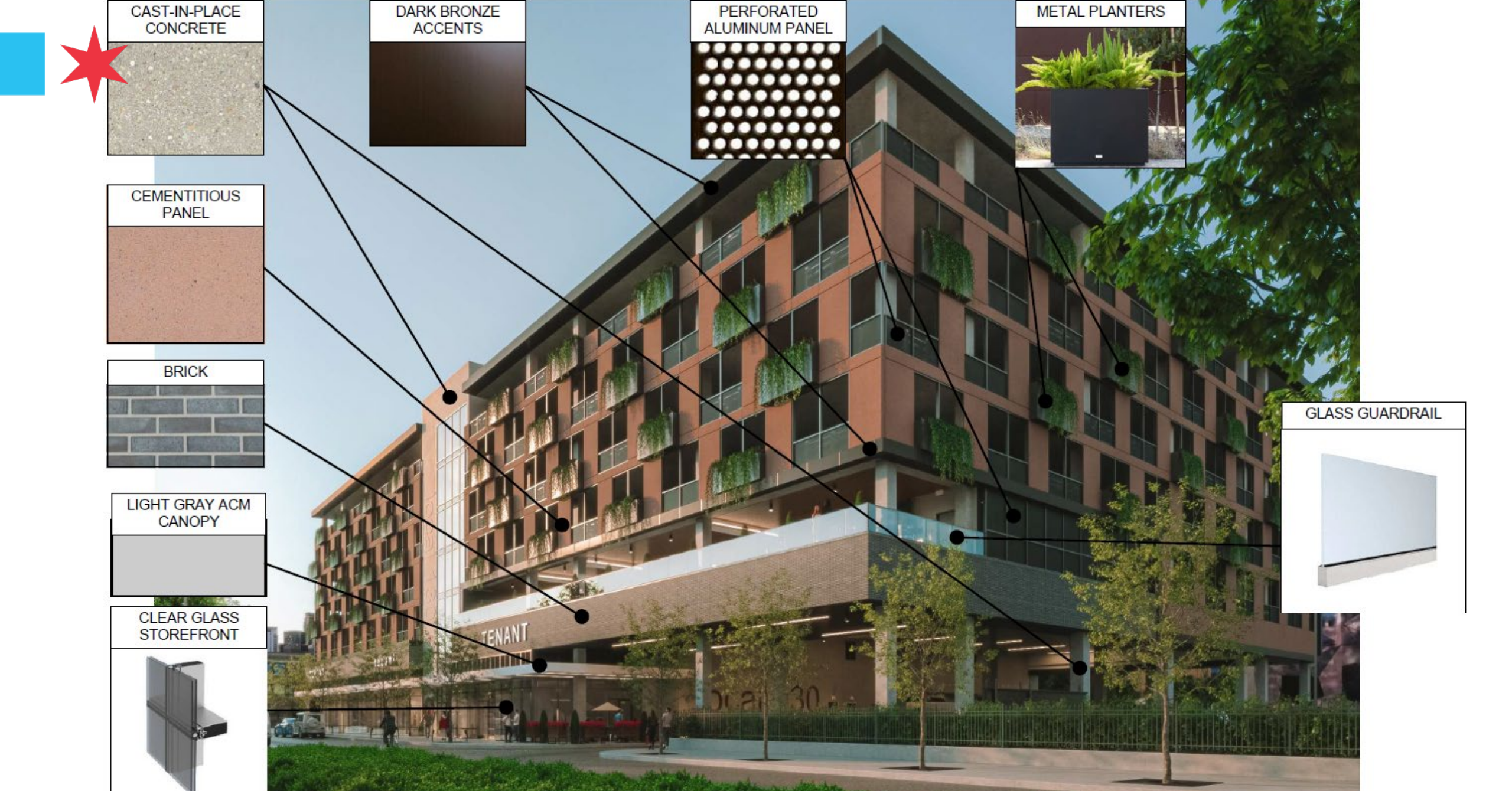
RENDERING WITH AERIAL CONTEXT

RANDOLPH STREET LOOKING SOUTH EAST



RENDERING





CAST-IN-PLACE  
CONCRETE



DARK BRONZE  
ACCENTS



PERFORATED  
ALUMINUM PANEL



METAL PLANTERS



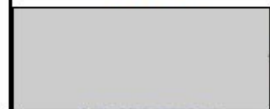
CEMENTITIOUS  
PANEL



BRICK



LIGHT GRAY ACM  
CANOPY



CLEAR GLASS  
STOREFRONT



GLASS GUARDRAIL



# MATERIALS PALETTE

VIEW FROM ADJACENT BUILDING  
LOOKING NORTH EAST



RENDERING

RANDOLPH STREET AND ADA STREET  
LOOKING SOUTH WEST



RENDERING



RENDERING – W RANDOLPH LOOKING EAST (EXISTING)



RENDERING – W RANDOLPH LOOKING EAST (PROPOSED)



# DPD Recommendations

DPD has concluded that **this proposal is appropriate for this site and supports this development** for the following reasons:

- ❖ Compliant with Uses, Bulk, Density, and Intensity (per 17-8-0901), as evidenced by the density, use, and building height;
- ❖ Compliant with Transportation, Traffic Circulation, and Parking (per 17-8-0904-A), as evidenced by the proposed programming of the circulation of pedestrians, cyclists, and motor vehicles;
- ❖ Compliant with Parking (per 17-8-0904-C), as evidenced by breaking up large parking lots with buildings and landscaping;
- ❖ Compliant with Parking in “D” districts (per 17-8-0904-D), as evidenced by lining active uses for a minimum depth of 20 feet for any portion of a multi-level parking garage not located below grade