



**PROPOSED
DEVELOPMENT / PROJECT
QUESTIONNAIRE**

<i>Please return completed questionnaire to:</i>	
Matt Letourneau, Development Committee Chairperson Email: Matt@neighborsofwestloop.com	
42nd Ward Representative	Nick Sickler Email: Nick@neighborsofwestloop.com
27th Ward Representative	Lena Elias-Bluett Email: Lena@neighborsofwestloop.com
25th Ward Representative	Matt Letourneau Email: Matt@neighborsofwestloop.com
28th Ward Representative	May Toy Email: May@neighborsofwestloop.com
<i>Completed by:</i>	Katie Jahnke Dale
<i>Date Completed:</i>	December 10, 2018

PROJECT INFORMATION & CONTACTS	
<i>Project Name:</i>	1123 West Randolph
<i>Project Address:</i>	1121-1125 West Randolph / 129-137 North May
<i>Owner/Developer(s):</i>	1123 West Randolph LLC / Matt Ferrino & Jon Morgan / 350 North Clark Street, Suite 500, Chicago, IL 60654 / (708) 704-8480 / matt.ferrino@gmail.com
<i>Architect(s):</i>	HKS Architects / 125 S. Clark, Suite 1100, Chicago, IL 60603
<i>Attorney(s):</i>	DLA Piper LLP / 444 W. Lake Street, Suite 900, Chicago, IL 60606 / Katie Jahnke (312) 36-2153 / Liz Butler (312) 521-2856
<i>Contractor(s):</i>	
<i>Consultant(s):</i>	N/A
<i>Main Contact:</i>	Jon Morgan / (312) 361-3141 jon@interrarealty.com

<p><i>Are there any other projects/properties within the Neighbors of the West Loop boundaries* that the Owner/Developer(s) has a financial interest? If so, please list names & addresses:</i></p> <p><i>* Chicago River to the east, Grand Avenue to the north, Ogden & Ashland to the west, 290 Expressway to the south</i></p>
No

Are you seeking a rezoning, but not under a Planned Development ?	Yes
➤ If Yes, do you plan to submit the development under a Type-1 Application? (Chicago Zoning Code 17-13-0301)	Yes
➤ If the answer to the above bullet point is "No", will you consider submitting the development under a Type-1 Application?	N/A
Do you plan to apply for the Neighborhood Opportunity Bonus ? ➤ If yes, please provide details	No

CURRENT SITE DESCRIPTION			
<i>Current Zoning + <u>Floor Area Ratio</u> (FAR):</i>	DX-3 Downtown Mixed-Use District (3.0)	<i>Site Control of property?</i>	Yes
<i><u>Tax Increment Financing</u> (TIF) District, if applicable:</i>	No	<i>Within a <u>Planned Manufacturing District</u> (PMD)?</i>	No
<i>Current Owner:</i>	1123 W Randolph LLC		
<i>Current Use:</i>	Surface parking		

<i>Under the current zoning + FAR listed above, what is the tallest (measured ground to roof in feet) and highest (measured by either FAR or # of floors) structure you could build on the site?</i>
No limit
<i>Please describe the existing conditions of the site (attach site/area context photos):</i>
Surface parking

DEVELOPMENT PROPOSAL	
<i>Pre-Bonus FAR:</i>	3.0
<i>Proposed Zoning + FAR:</i>	DX-5 Downtown Mixed-Used District (Type 1) / 5.0
<i>Proposed Use:</i>	Commercial and rental units
<i>Are you seeking a zoning change?</i>	Yes
<i>Are you seeking a PD/PD Amendment?</i>	No
<i> Elective or Mandatory?</i>	N/A
<i>PD/PD Amendment trigger:</i>	
<i>List all bonuses:</i>	N/A
<i>New construction or rehab?</i>	New construction
<i>Number of buildings:</i>	One
<i>Land cost or value?</i>	
<i>Approximate project budget?</i>	TBD

Building #1	Answer or N/A		Answer or N/A
Height (to roof/parapet):	74'-8"	# Stories:	6
Height (to mech./penthouse):		# Hotel Units:	
Retail (ft ²):	3,756 sq.ft.	# Condo Units:	
Restaurant (ft ²):		# Rental Units:	9
Banquet/ballroom (ft ²):		# Studio Units:	
Office (ft ²):		Avg. ft ² of Studio Unit:	
Manufacturing (ft ²):		# Convertible/Jr. 1Bd Units:	
Warehouse (ft ²):		Avg. ft ² of Convertible Unit:	
Green space (ft ²):		# 1 Bedroom Units:	
Dedicated dog run/area (ft ²):		Avg. ft ² of 1 Bedroom Unit:	
Parking (total ft ²):		# 2 Bedroom Units:	
# Parking spaces (total):	0	Avg. ft ² of 2 Bedroom Unit:	
# Deeded Parking spaces:		# 3 Bedroom Units:	
# Rental Parking spaces:		Avg. ft ² of 3 Bedroom Unit:	
# Public Parking spaces:	0	Avg. cost/ft ² – Rental units:	
# Loading Berths:		Avg. cost/ft ² – Condo units:	

Building #2	Answer or N/A		Answer or N/A
Height (to roof/parapet):		# Stories:	
Height (to mech./penthouse):		# Hotel Units:	
Retail (ft ²):		# Condo Units:	
Restaurant (ft ²):		# Rental Units:	
Banquet/ballroom (ft ²):		# Studio Units:	
Office (ft ²):		Avg. ft ² of Studio Unit:	
Manufacturing (ft ²):		# Convertible/Jr. 1Bd Units:	
Warehouse (ft ²):		Avg. ft ² of Convertible Unit:	
Green space (ft ²):		# 1 Bedroom Units:	
Dedicated dog run/area (ft ²):		Avg. ft ² of 1 Bedroom Unit:	
Parking (total ft ²):		# 2 Bedroom Units:	
# Parking spaces (total):		Avg. ft ² of 2 Bedroom Unit:	
# Deeded Parking spaces:		# 3 Bedroom Units:	
# Rental Parking spaces:		Avg. ft ² of 3 Bedroom Unit:	
# Public Parking spaces:		Avg. cost/ft ² – Rental units:	
# Loading Berths:		Avg. cost/ft ² – Condo units:	

Building/Site Design	
Structure Type:	Brick
Exterior Surfaces:	TBD
Garage Height:	N/A
Parking Entrance/Exit:	N/A
Delivery Location:	Off alley
Setbacks (ground & upper level):	N/A
LEED Certification type:	TBD
Green/sustainable features:	TBD
Project Amenities:	Bicycle parking will be provided
Streetscaping:	Per CDOT requirements
Public green/open space:	N/A
Signage:	TBD
Exterior Lighting:	TBD

West Loop Design Guidelines	
<i>Please complete and attach the West Loop Design Guidelines Checklist.</i>	
➤ <i>Please highlight elements of your project that adhere to the Design Guidelines:</i>	Design excellence, provide first floor height consistent with the rest of the block, active ground level use, entrances are easily identifiable, balconies are integrated into façade, all frontage sides of building are treated with high quality materials, sustainable design, secure bicycle storage,
➤ <i>Please identify any Design Guidelines that the project does not observe (and explain why):</i>	

Additional Information	
<p>Any encroachments into the public right of way:</p> <p>➤ If Yes, please describe:</p>	N/A
<p>Seeking Financial Assistance from the City?</p> <p>➤ If Yes, please select all that apply:</p> <p><input type="checkbox"/> TIF assistance</p> <p><input type="checkbox"/> Land write down or negotiated sale</p> <p><input type="checkbox"/> Class L</p> <p><input type="checkbox"/> County Tax Abatement Program (ie., Class 6 - Industrial or 7 - Commercial)</p> <p><input type="checkbox"/> Other</p>	No N/A
<p>Have you met with the Chicago Department of Planning and Development (DPD) regarding the project?</p> <p>➤ If Yes, DPD contact person:</p> <p>➤ If Yes, date of last meeting:</p>	Yes Anna Robles October 2018
<p>Have you met with any other Chicago City Department/Agencies regarding the proposal?</p> <p>➤ If Yes, please list name(s) & title(s):</p>	No
<p>Regarding this project, have you meet with any other community organizations?</p> <p>➤ If Yes, please list organization(s)</p> <p>➤ If Yes, did any organization approve the project?</p> <p>➤ Did any organization raise any issues or changes requested? If so, please list issues/changes.</p>	Yes WCA, WLCO TBD
<p>Have you conducted a traffic study?</p> <p>➤ If Yes, list date of study and attach</p> <p>➤ If No, do you have plans to do so?</p>	No
<p>Have you conducted an airflow study?</p> <p>➤ If Yes, list date of study and attach</p> <p>➤ If No, do you have plans to do so?</p>	No

<i>Have you conducted a shade study?</i> ➤ <i>If Yes, list date of study and attach</i> ➤ <i>If No, do you have plans to do so?</i>	No
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<i>What is the proposed schedule for the project (i.e. next steps, planning commission, ideal break ground, time from ground breaking to completion, etc.)?</i>
Introduced Type-1 Zoning Application October 2018, Building permit Spring 2019.

<i>May we post/publish the answers provided here on our website?</i>
Yes

<i>Please advise if there is any reason why the information provided in this questionnaire cannot be distributed to the community.</i>

***Please email this completed questionnaire to the
NOWL Development Committee Chairperson listed on Page 1.***