



City of Chicago



SO2015-4174

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/20/2015
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-F at 130 N Franklin St - App No. 18381
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the DC-16 Downtown Core District symbols and indications as shown on Map 1-F in the area bounded by:

West Randolph Street; North Franklin Street; West Washington Street; a line 161.70 west of and parallel to North Franklin Street; the public alley next south of and parallel to West Randolph Street; the public alley next west of and parallel to North Franklin Street;

to those of a Business Planned Development.

SECTION 2. This Ordinance shall be in force and effect from and after its passage and publication.

Applicant: 130 North Franklin Development, LLC
Address: 130 North Franklin, Chicago, IL 60601
Introduced: May 20, 2015
Plan Commission: TBD

BUSINESS PLANNED DEVELOPMENT NO. _____
BULK REGULATIONS AND DATA TABLE

Gross Site Area (sf):	99,856.69 SF (2.29 acres)
Area of Public Rights-of-Way (sf):	34,474.69 SF (0.79 acres)
Net Site Area (sf):	65,382 SF (1.50 acres)
Maximum Floor Area Ratio:	20.502
Minimum Accessory Off-Street Parking Spaces:	0
Maximum Total Off-Street Parking Spaces:	190
Minimum Off-Street Loading Spaces:	4 (10' x 25')
Maximum Building Height:	730'0"
Minimum Setbacks:	In substantial conformance with Plans

Applicant: 130 North Franklin Development, LLC
Address: 130 North Franklin, Chicago, IL 60601
Introduced: May 20, 2015

BUSINESS PLANNED DEVELOPMENT NO. _____
PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number TBD, ("Planned Development") consists of approximately 65,382 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). Tishman Speyer Development, L.L.C. is the "Applicant" for this planned development with the authorization of the owner of the Property.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance (the "Zoning Ordinance"), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Chicago Department of Transportation ("CDOT") on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Department of Planning and Development ("DPD") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

All work proposed in the public way must be designed and constructed in accordance with CDOT Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by CDOT.

4. This Plan of Development consists of these 15 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by Krueck + Sexton and

Applicant: 130 North Franklin Development, LLC
Address: 130 North Franklin, Chicago, Illinois 60606
Introduced: May 20, 2015
Plan Commission: August 20, 2015

dated August 20, 2015 (the "Plans"): an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Property and Boundary Line Map; a Site Plan; a Landscape Plan; a Green Roof Plan; an FAR Bonus Site Plan; a FAR Bonus Worksheet and Building Elevations (North, South, East and West). In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses are permitted in the area delineated herein as a Business Planned Development: Colleges & Universities, excluding any student housing; Postal Service; Business Support Services; Eating and Drinking Establishments (all); Financial Service; Food and Beverage Retail Sales; Office; Personal Service; General Retail Sales; Accessory Parking; and related, incidental and accessory uses.
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of DPD. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a Net Site Area of 65,382 square feet and a base FAR of 16.0, and additional FAR for proposed FAR bonuses as follows:

<u>Description</u>	<u>FAR</u>
Base FAR:	16.00
Plaza Bonus:	2.531
Sidewalk Widening Bonus:	1.971
Total FAR:	20.502

9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by DPD. The fee, as determined

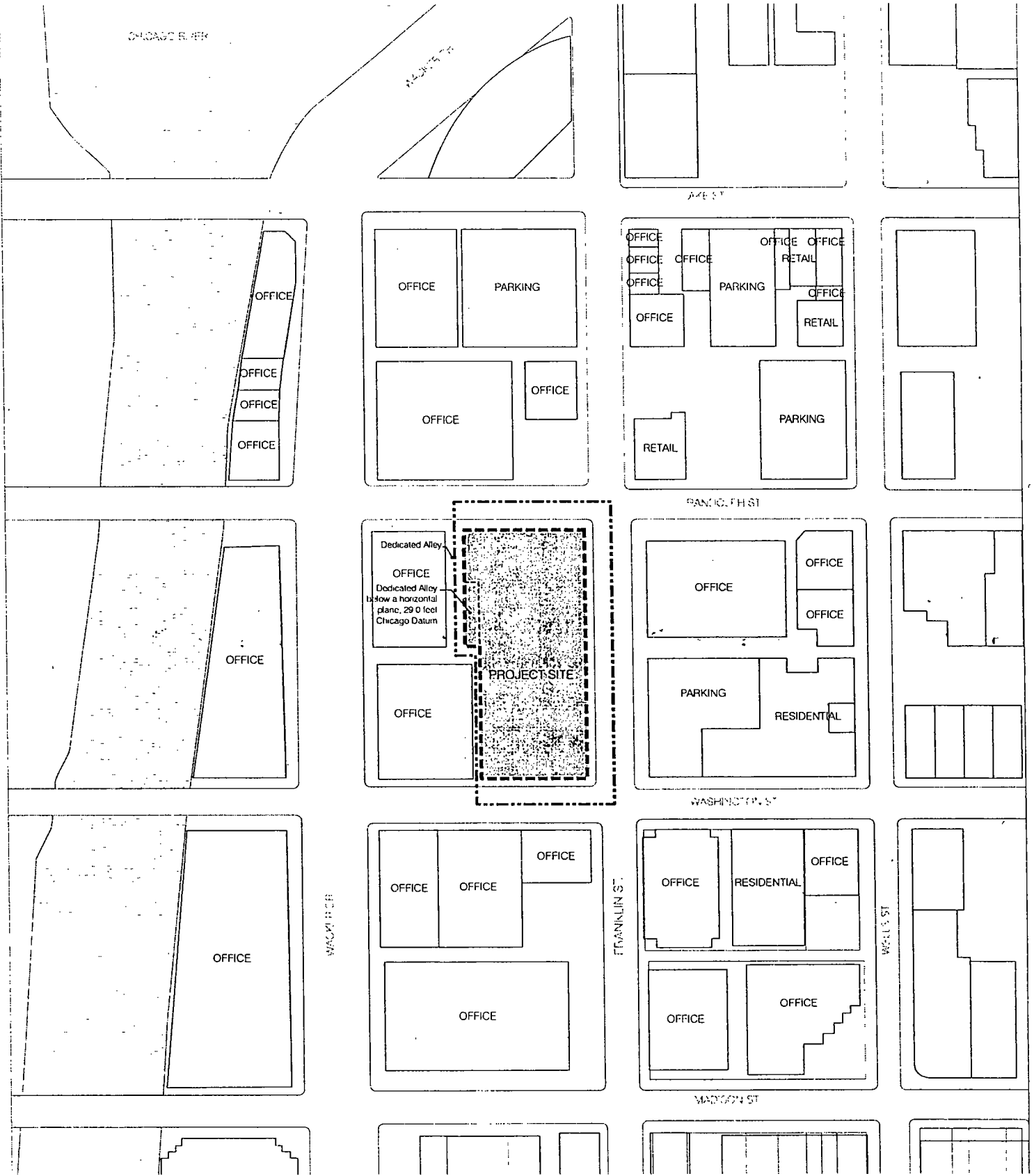
Applicant: 130 North Franklin Development, LLC
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 Introduced: May 20, 2015
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by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.

10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall achieve LEED Silver certification and provide 11,081 square feet of green roof.
15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a Zoning Map Amendment to rezone the property to the DC-16 Downtown Core District.


Applicant: 130 North Franklin Development, LLC
Address: 130 North Franklin, Chicago, Illinois 60606
Introduced: May 20, 2015
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EXISTING LAND-USE MAP



PD Boundary Line
 Property Line
 Dedicated Alley Below 29' CCD

Gross Site Area	99,856.69 SF (2.29 acres)
Area of Public Rights-of-Way	34,474.69 SF (0.79 acres)
Net Site Area	65,382 SF (1.50 acres)

NOT TO SCALE 
 0 50 100 200

Applicant 130 North Franklin Development, LLC
 Address 130 N Franklin Street, Chicago, IL 60606
 Date Introduced May 20, 2015
 Plan Commission August 20, 2015


KRUECK ■ SEXTON
 221 West Erie Street, Chicago, IL

PROPERTY LINE AND PLANNED DEVELOPMENT BOUNDARY MAP



PD Boundary Line
 Property Line
 Dedicated Alley Below 29' CCD

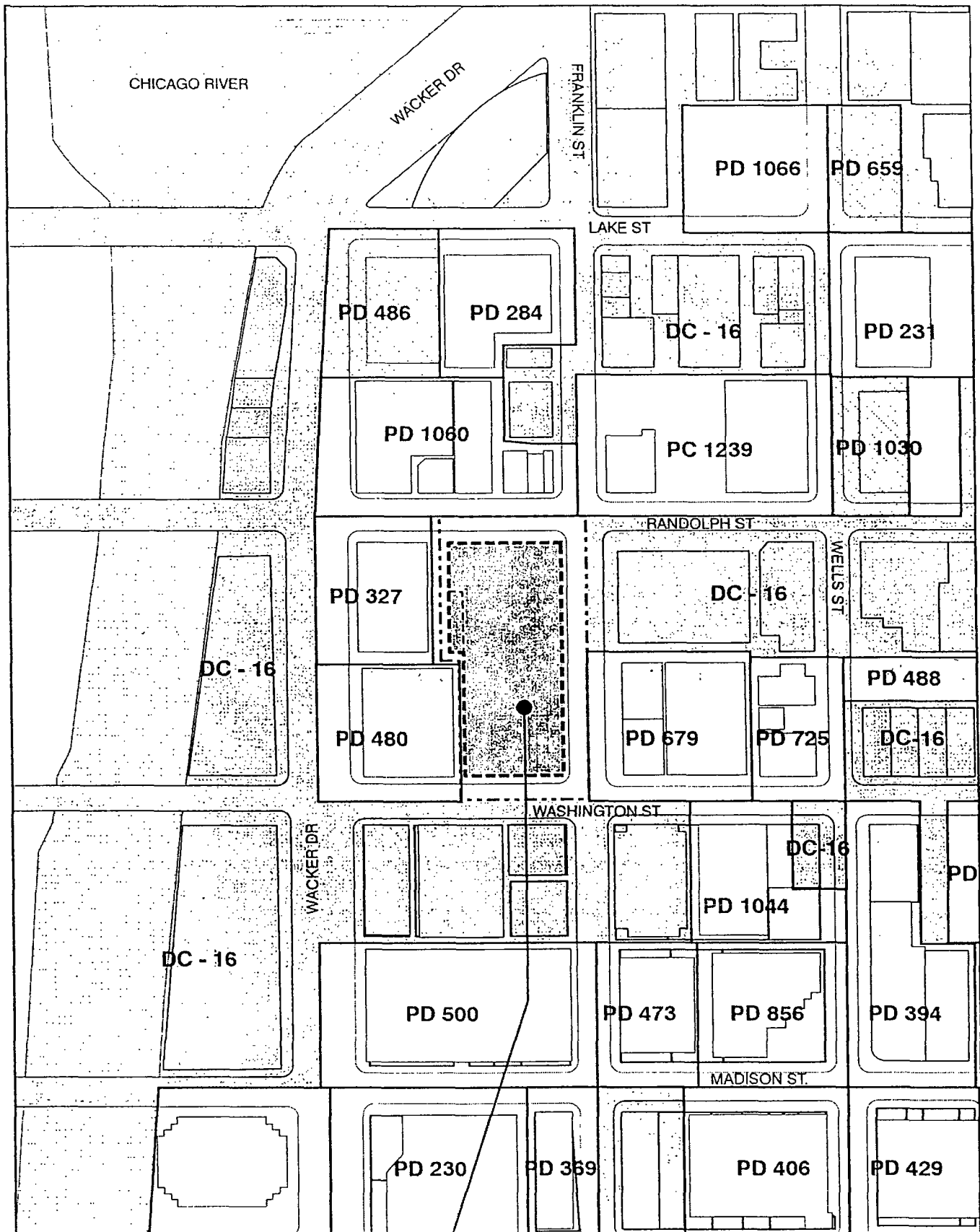
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EXISTING ZONING MAP



PD Boundary Line
 Property Line
 Dedicated Alley Below 29' CCD

PROJECT SITE

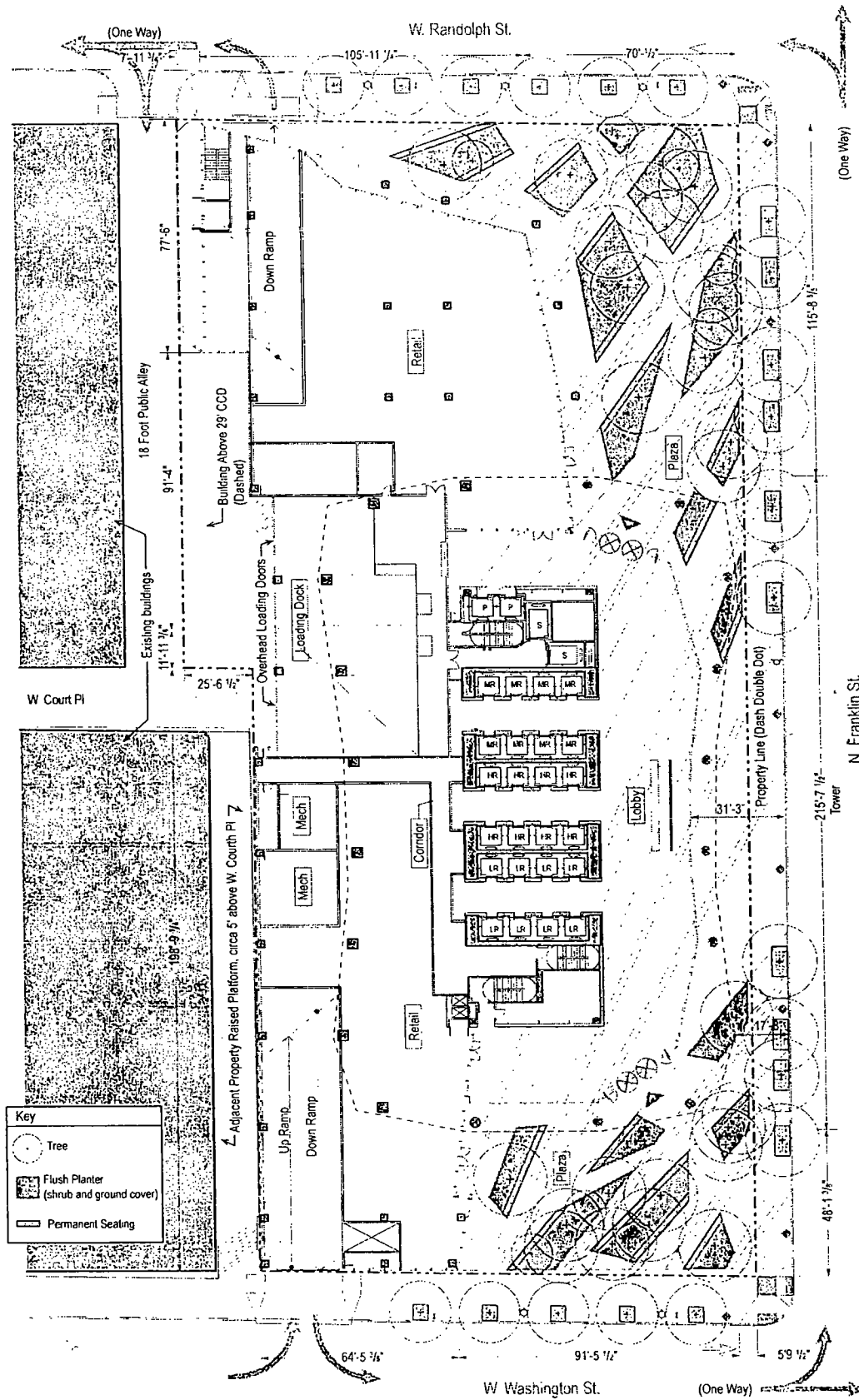
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SITE PLAN

FINAL FOR PUBLICATION

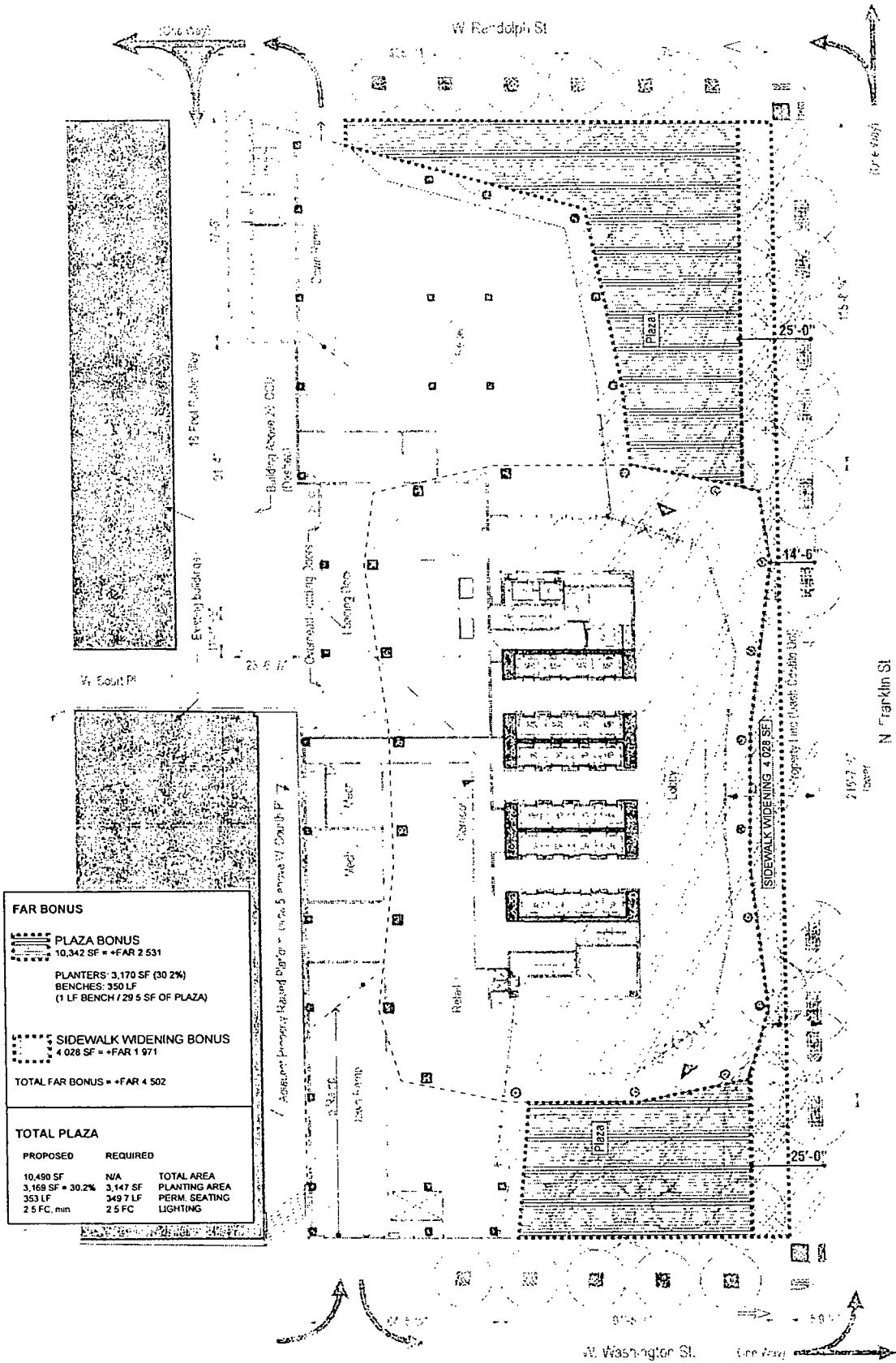


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FAR BONUS



Applicant: 130 North Franklin Development, LLC
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LANDSCAPE PLAN

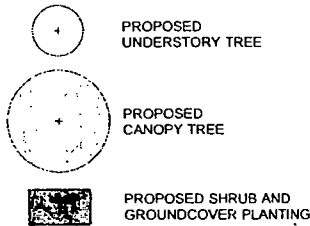
TOTAL PLAZA

PROPOSED	REQUIRED	TOTAL AREA
10,490 SF	N/A	PLANTING AREA
3,169 SF = 30.2%	3,147 SF	PERM SEATING
353 LF	349.7 LF	LIGHTING
2.5 FC, min	2.5 FC	

OVERALL TREE COUNT

PROPOSED CANOPY TREES	46
PROPOSED UNDERSTORY TREES	11
TOTAL PROPOSED	57

PLANTING LEGEND

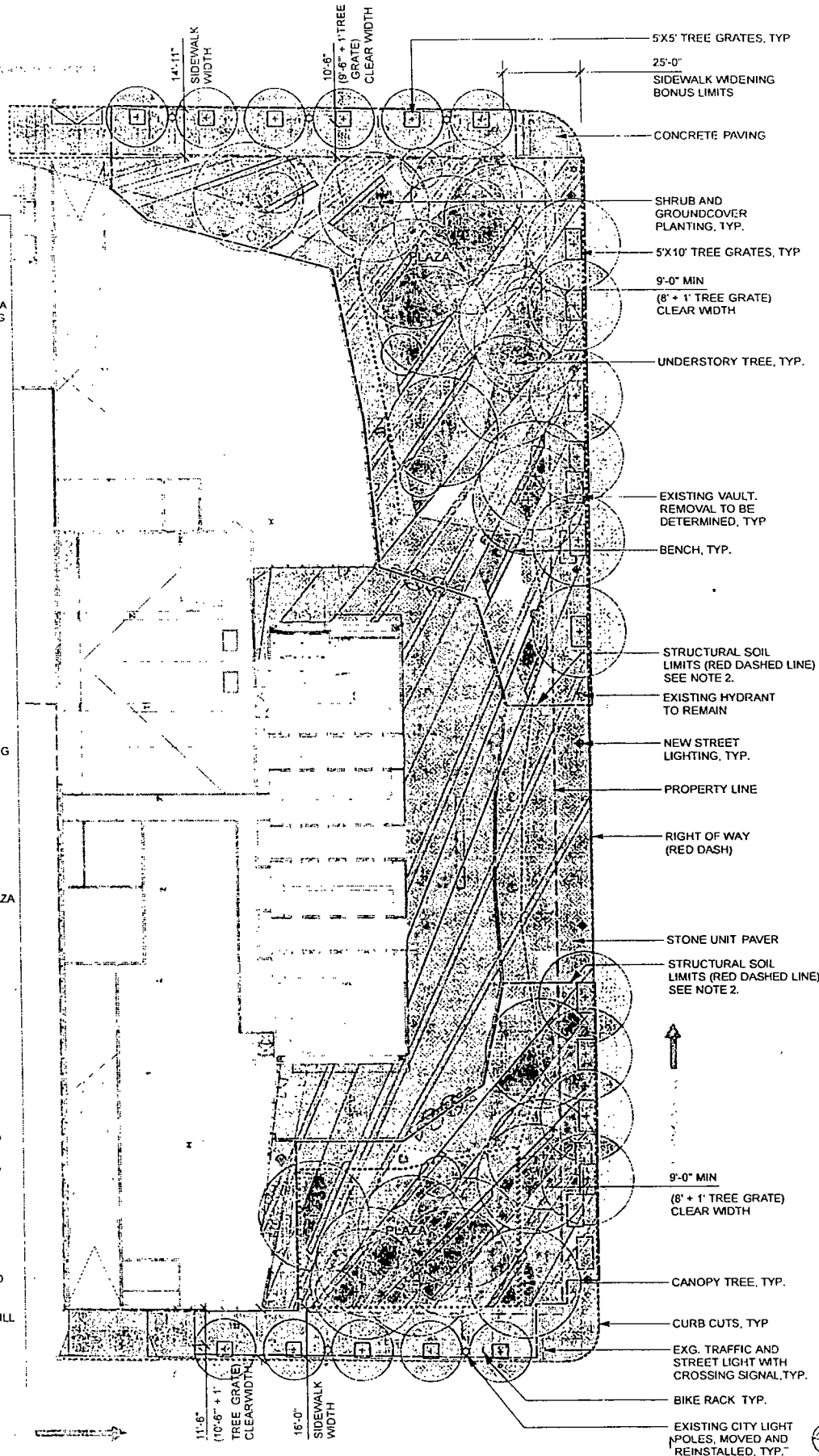


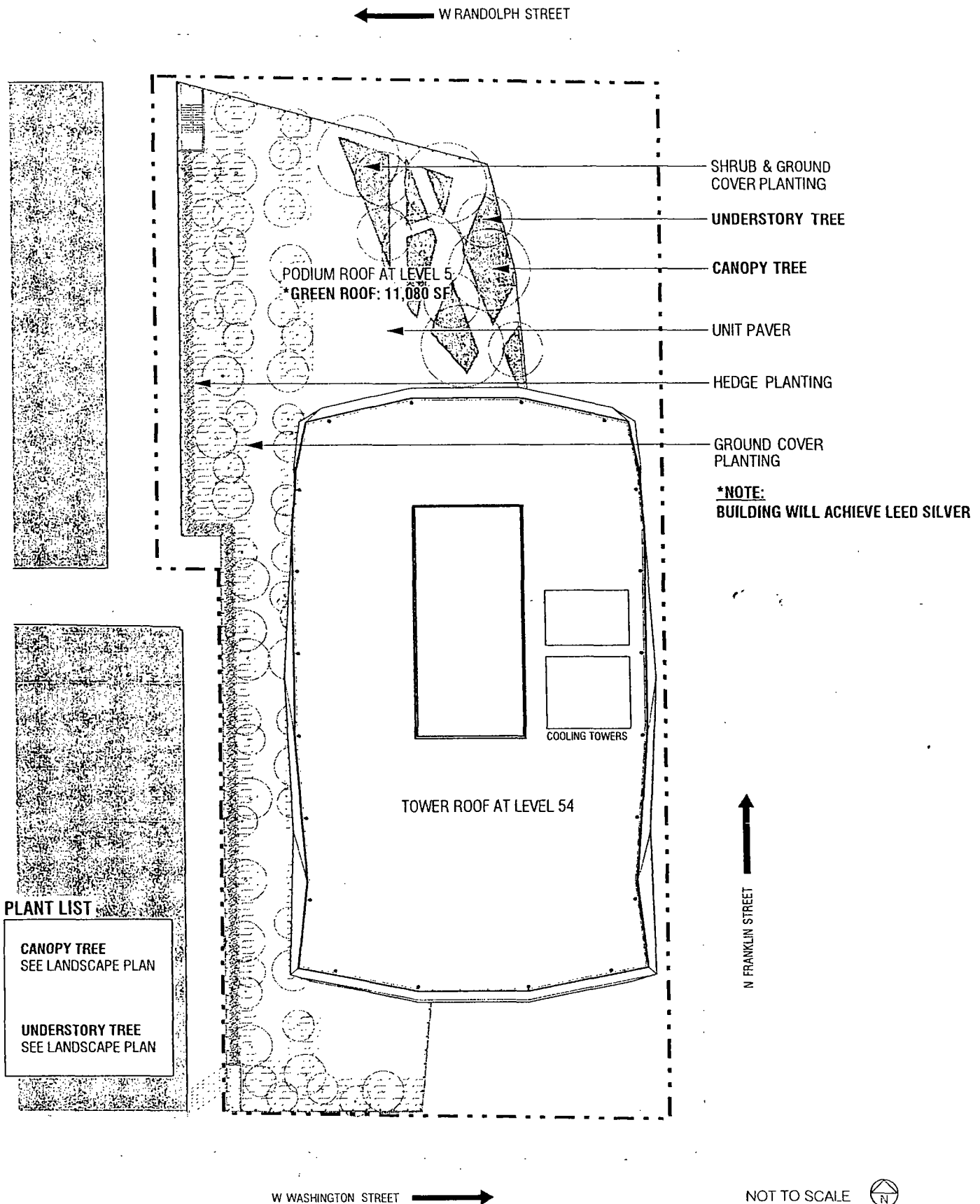
PLANT LIST

- CANOPY TREE**
 SPECIES TO BE CONSIDERED
Ulmus americana (HYBRID ELMS)
Ginkgo biloba (GINKGO)
Gleditsia triacanthos (HONEYLOCUST)
Gymnocladus dioica (KENTUCKY COFFEETREE)
 SPECIES TO BE CONSIDERED ONLY IN PLAZA
Platanus x acerifolia (LONDON PLANE TREE)
Quercus bicolor (SWAMP WHITE OAK)
Quercus macrocarpa (BURR OAK)
Liriodendron tulipifera (TULIP TREE)
Liquidambar styraciflua (SWEETGUM)
- UNDERSTORY TREE**
 SPECIES TO BE CONSIDERED
Acer ginnala (AMUR MAPLE)
Amelanchier lanceolata (SERVICEBERRY)
Cercis canadensis (EASTERN REDBUD)
Betula nigra (RIVER BIRCH - multistem)
Carpinus caroliniana (AMERICAN HORNBEAM)
Cornus florida (FLOWERING DOGWOOD)
Syringa reticulata (JAPANESE TREE LILAC)

CANOPY TREE CALIPER:
 TREE CALIPER FOR PLAZA CANOPY TREES AND N FRANKLIN TREES IN TREE GRATES = 6-8"
 TREE CALIPER FOR W WASHINGTON ST AND W RANDOLPH ST. = 4-4.5"

- NOTES**
 1. ALL PLANTINGS SHOWN ON PLAN ARE PROPOSED, NO EXISTING PLANTINGS TO REMAIN
 2. STRUCTURAL SOILS AREAS INDICATED ON THE PLAN REPRESENT A CONTINUOUS VOLUME UNDER PAVING. OPEN PLAZA PLANTERS WITHIN THE DEFINED AREA WILL HAVE HORTICULTURAL SOILS
 3. BOTH PERMANENT AND TEMPORARY SEATING TO BE PROVIDED IN PLAZA





PLANT LIST

CANOPY TREE
SEE LANDSCAPE PLAN

UNDERSTORY TREE
SEE LANDSCAPE PLAN

ELEVATIONS

FINAL FOR PUBLICATION

HEIGHT = 730'-0"
BOTTOM OF TOP FLOOR JOIST

PROPERTY LINE

PROPERTY LINE

ALL VISION GLASS
CURTAINWALL WITH
SPANDREL

STAINLESS STEEL
COLUMN COVER

GLASS
CURTAINWALL
PARTIALLY FRITTED
TO SCREEN CARS

① EAST ELEVATION

ALL VISION GLASS
CURTAINWALL WITH
SPANDREL

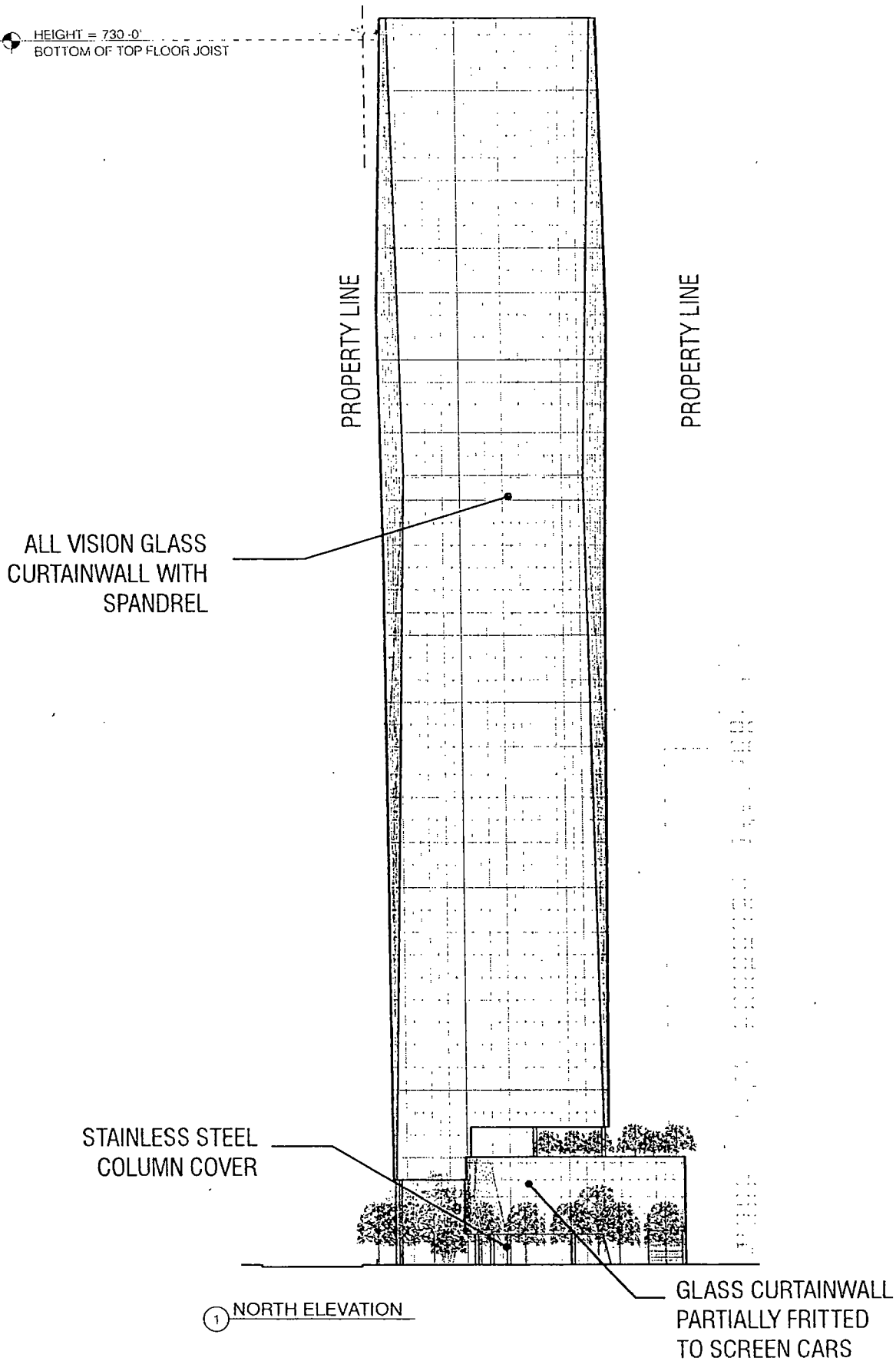
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Date Introduced May 20, 2015
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221 West Erie Street, Chicago, IL

ELEVATIONS

HEIGHT = 730'-0"
BOTTOM OF TOP FLOOR JOIST



① NORTH ELEVATION

NOT TO SCALE

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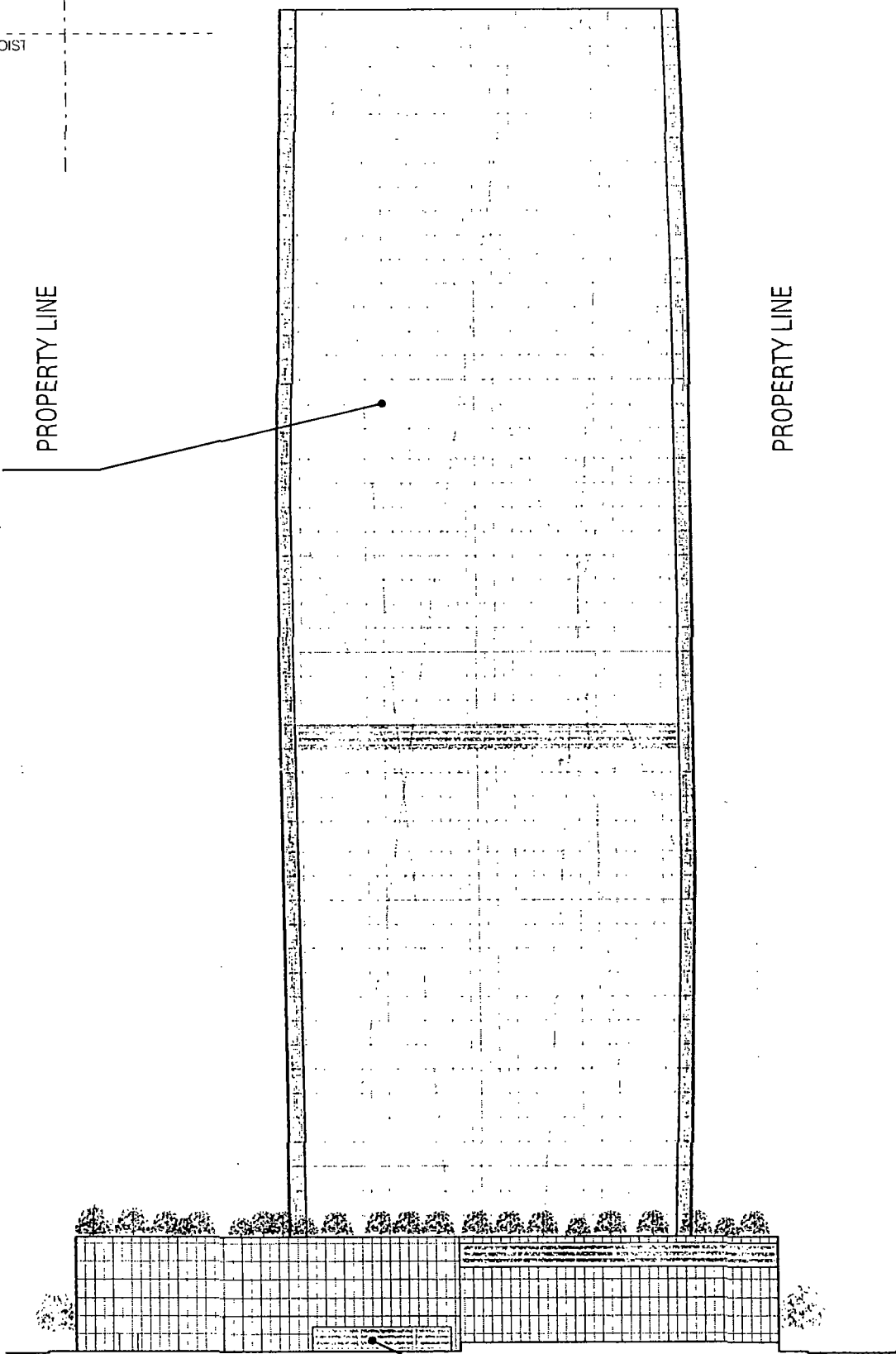
ELEVATIONS

HEIGHT = 730'-0"
BOTTOM OF TOP FLOOR JOIST

ALL VISION GLASS
CURTAINWALL WITH
SPANDREL

PROPERTY LINE

PROPERTY LINE



1 WEST ELEVATION

METAL OVERHEAD
DOORS

NOT TO SCALE

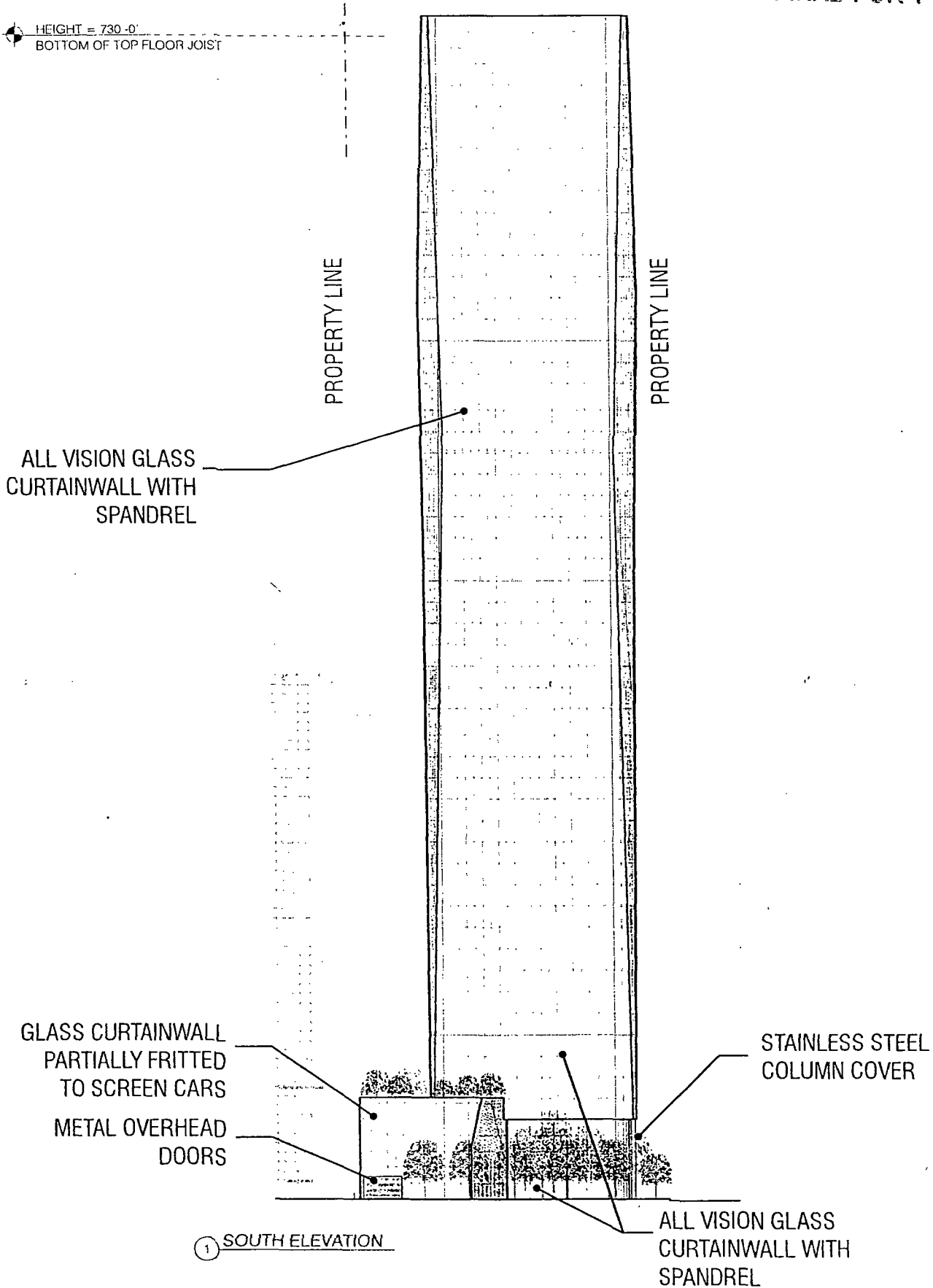
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221 West Erie Street, Chicago, IL

ELEVATIONS

FINAL FOR PUBLICATION

HEIGHT = 730'-0"
BOTTOM OF TOP FLOOR JOIST



① SOUTH ELEVATION

NOT TO SCALE

Applicant 130 North Franklin Development, LLC
 Address 130 N Franklin Street, Chicago, IL 60606
 Date Introduced: May 20, 2015
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CITY OF CHICAGO
 DEPARTMENT OF PLANNING AND DEVELOPMENT
 BUREAU OF ZONING AND LAND USE
 APPLICATION FOR ZONING BONUS REVIEW

WORKSHEET: FAR BONUS CALCULATION

Property Address: 130 North Franklin Zoning District: DC-16

ON-SITE BONUSES

Amenity	Amenity area (in sq.ft.)	Lot area (in sq.ft.)	Premium Factor	Base FAR	FAR Bonus calculated	FAR Bonus Cap compare with
Formula:	A	B	C	D	(A/B) • C • D	
Affordable Housing – On-Site			4	(1)		1.00 (-5) 1.75 (-7) 2.50 (-10) 3.60 (-12) 4.80 (-16)
Public Plaza and Pocket Park	10,342	65,382	1	16	2.531	6
Chicago Riverwalk			1			–
Winter Garden			1			3
Through-Block Connection (Indoor)			0.66			–
Through-Block Connection (Outdoor)			1			–
Sidewalk Widening	4,028	65,382	2	16	1.971	–
Arcade			1.25			2
Water Feature			0.3			1
Upper-Level Setbacks (-7 & -10 Districts)			0.3			1
Upper-Level Setbacks (-12 & -16 Districts)			0.4			25% of D
Lower-Level Planting Terrace			1			–
Green Roofs			0.3			2
Underground Parking (Levels -1 & -2)			0.15			30% of D
Underground Parking (Level -3 or lower)			0.2			30% of D
Underground Loading			0.15			30% of D
Parking Concealed by Occupiable Space			0.4			25% of D

Total FAR Bonus On-Site Improvements		4.502
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OFF-SITE BONUSES

Calculation of Financial Contribution

Formula: Cash contribution for 1 sq.ft of FAR bonus = 0.8 x median cost of 1 sq. ft. of buildable floor area

Amenity	Bonused Square Feet Desired	Discount Factor	median cost of 1 sqft. of buildable floor area (in \$): See City Survey of Land Cost	Base FAR	Financial Contribution
Formula: A B C D E=A*B*C					
Off-Site Park or Riverwalk		0.8			
Street Lighting and Landscaping		0.8			
Transit Station Improvements		0.8			
Pedway Improvements		0.8			
Adopt-A-Landmark		0.8			
Affordable Housing		0.8			
Education		0.8			

Totals					
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Comparison to FAR Bonus Cap

Amenity	Total Bonused Square Feet Desired	Lot Area (in sq. ft.)	Base FAR	FAR Bonus calculated	FAR Bonus Cap:
Formula: F G H I = (F/G) * H Compare with					
Off-Site Park or Riverwalk					20% of H
Street Lighting and Landscaping					20% of H
Transit Station Improvements					20% of H
Pedway Improvements					20% of H
Adopt-A-Landmark					20% of H
Affordable Housing					20% of H (-5) 25% of H (-7, -10) 30% of H (-12, -16)
Education					25% of H (-10) 30% of H (-12, -16)

If FAR Bonus calculated exceeds FAR Bonus Cap, the effective FAR Bonus for Off-Site Improvements is equal to the FAR Bonus Cap

Summary

Base FAR	16.0
FAR Bonus for On-Site Improvements	4.502
FAR Bonus for Off-Site Improvements	N/A
Total FAR	20.502
Total Financial Contribution	N/A

Maximum Floor Area with Base FAR	1,046,112
Floor Area with FAR Bonus On-Site Improvements	294,350
Floor Area with FAR Bonus Off-Site Improvements	N/A
Total Maximum Floor Area	1,340,462



18381
FINAL

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

TO: Alderman Daniel S. Solis
Chairman, City Council Committee on Zoning

FROM: Andrew J. Mooney
Andrew J. Mooney
Secretary
Chicago Plan Commission

DATE: August 21, 2015

RE: Proposed Business Planned Development for property generally located at 130 North Franklin Street.

On August 20, 2015, the Chicago Plan Commission recommended approval of the proposed planned development submitted by 130 North Franklin Development, LLC. A copy of the proposed planned development is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning hearing.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, bureau of Planning and Zoning recommendation and a copy of the Resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-5777.

cc: Steve Valenziano
PD Master File (Original PD, copy of memo)

130 N. Franklin Street
Proposed Business Planned Development

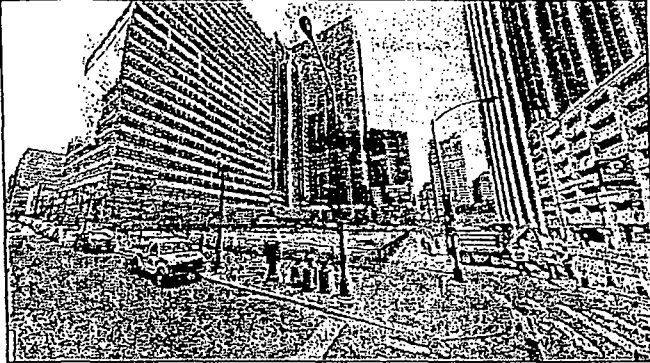


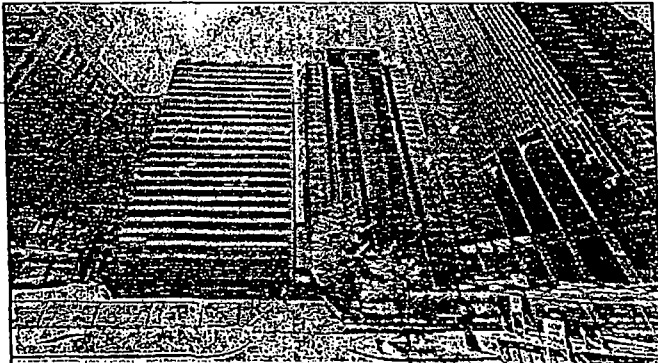
Chicago Plan Commission
August 20, 2015

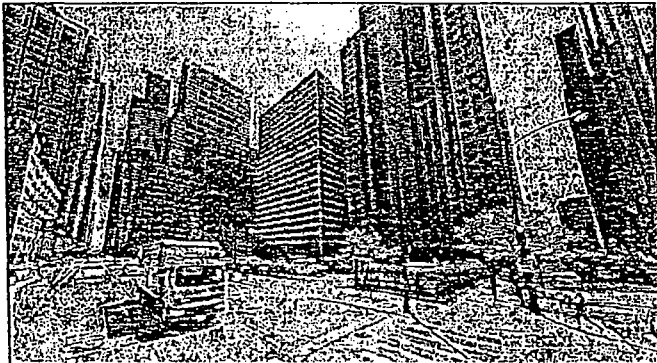
CHICAGO PLAN COMMISSION

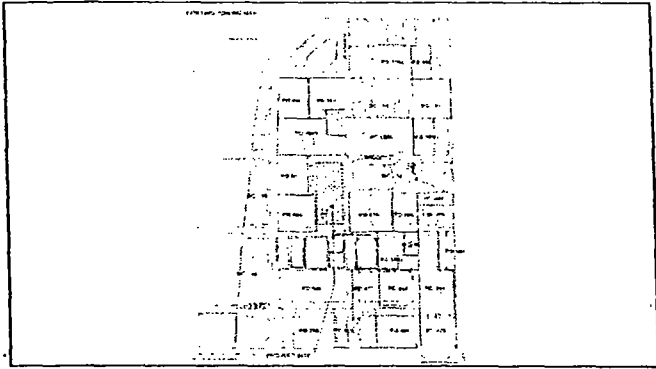
130 NORTH FRANKLIN

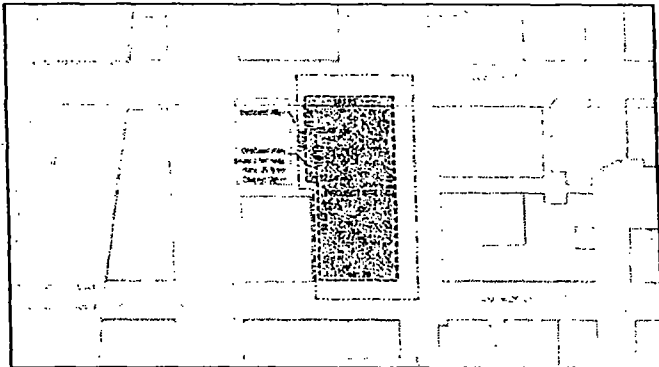


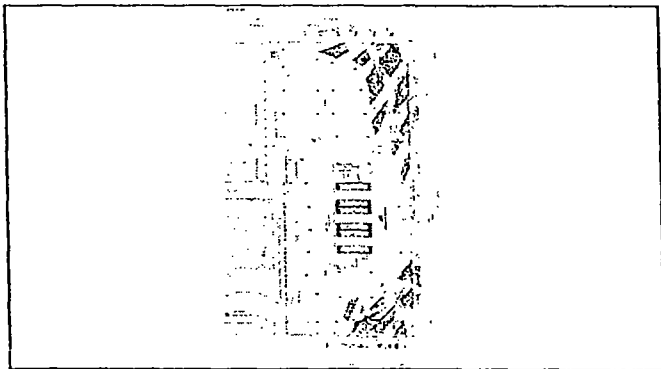


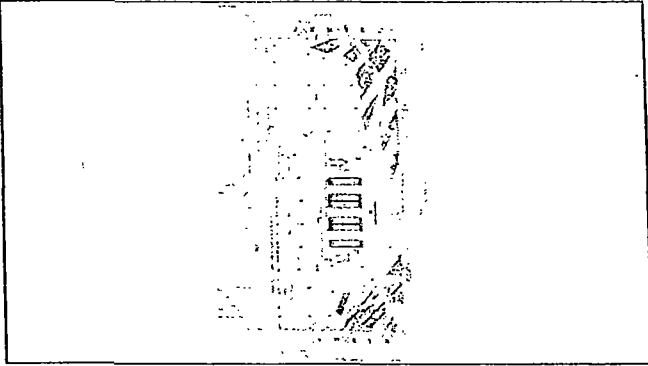


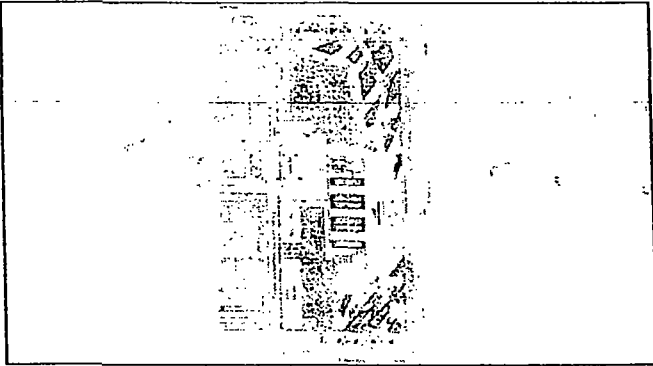


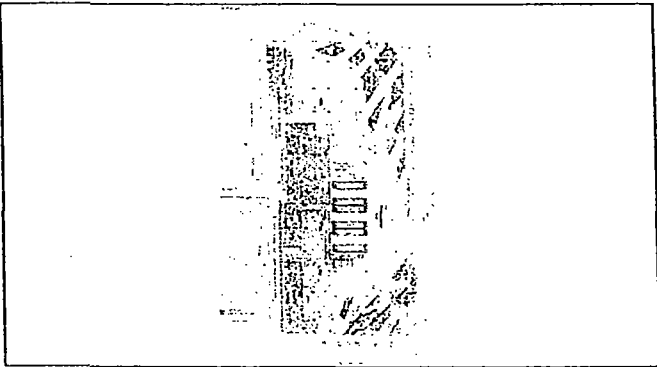


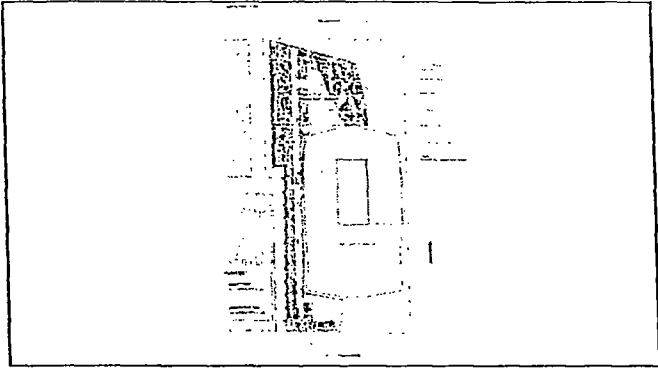


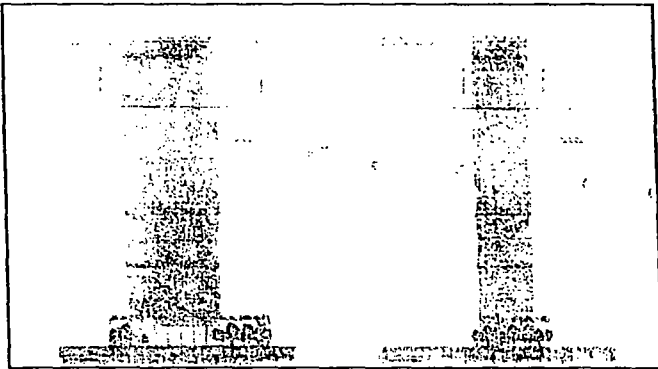


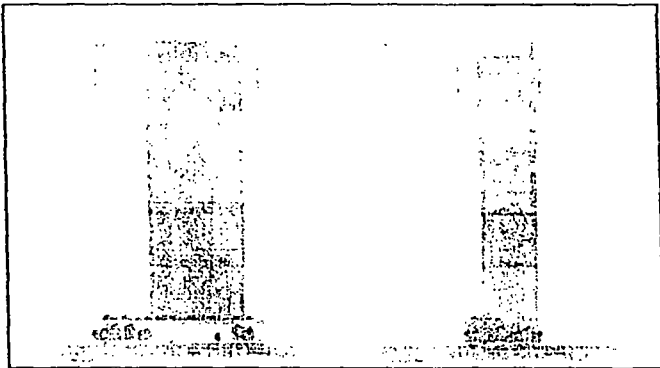


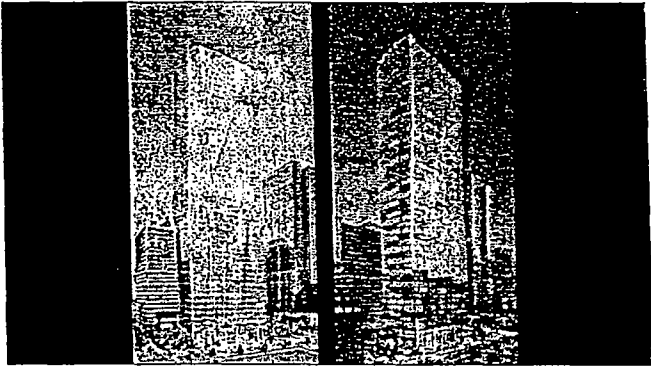


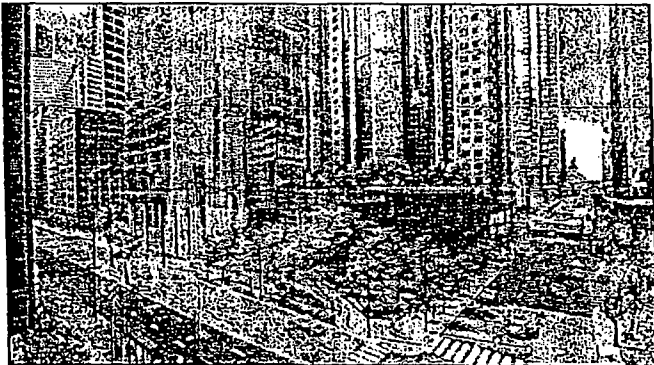


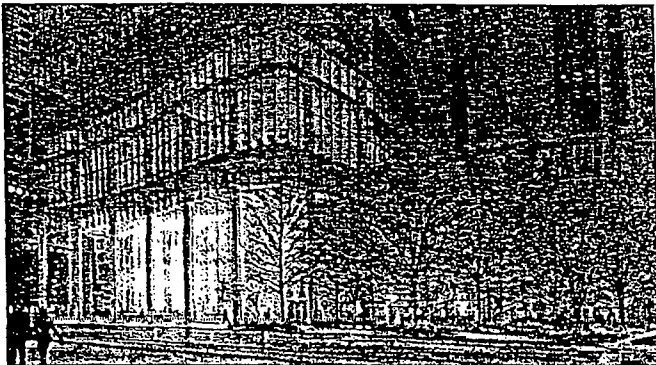


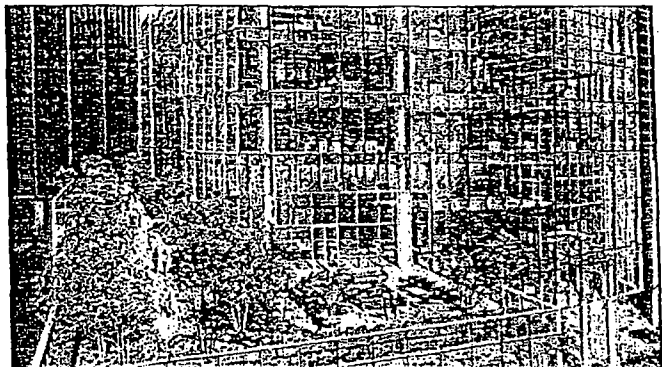


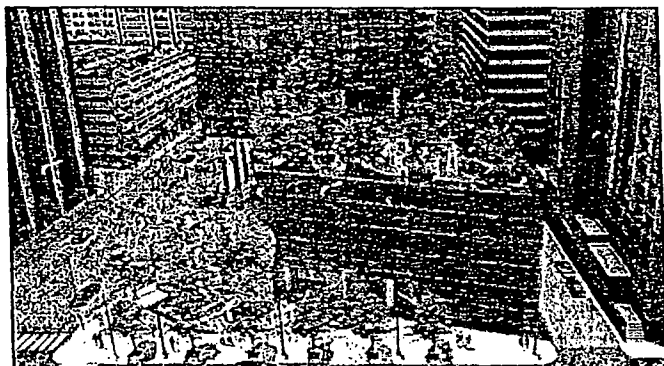












CHICAGO PLAN COMMISSION
130 NORTH FRANKLIN

**REPORT
to the
CHICAGO PLAN COMMISSION
from the
DEPARTMENT OF PLANNING AND DEVELOPMENT
AUGUST 20, 2015**

FOR APPROVAL: PROPOSED BUSINESS PLANNED DEVELOPMENT

APPLICANT: 130 NORTH FRANKLIN DEVELOPMENT, LLC

LOCATION: 130 NORTH FRANKLIN STREET

Pursuant to the provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the Department of Planning and Development hereby submits this report and recommendation regarding a proposed Business Planned Development for your review and recommendation to the Chicago City Council. The application for the amendment to the Zoning Ordinance was introduced into the City Council on May 20, 2015. Proper legal notice of the public hearing on the application was published in the Chicago Sun-Times on August 5, 2015. The Applicant was separately notified of this hearing.

The Applicant, 130 North Franklin Development, LLC, is seeking approval for a Business Planned Development on property currently zoned DC-16 (Downtown Core District). The Applicant intends to construct a new approximately 54-story office building with ground floor commercial space and parking on an approximately 65,382 square foot site. Integral to the project is the creation of an approximately 15,000 square foot ground level public plaza that will include significant landscaping, seating and lighting. The Applicant is proposing to maintain the property's existing underlying zoning prior to establishing this proposed Business Planned Development. This development is being submitted by the Applicant as a mandatory Planned Development, pursuant to Section 17-8-0512-B, which states that Planned Development review and approval is required when the proposal involves a non-residential building exceeding 600' in height in a DC-16 (Downtown Core District) zoning district.

BACKGROUND

The site is owned by entities owned and controlled by Henry Crown and Company. Henry Crown and Company has given its consent to the filing of this Application by the Applicant. The site formerly was improved with the Butter and Egg building. It is currently partially improved with a parking lot.

SITE AND AREA DESCRIPTION

The subject property is located at 130 North Franklin Street in the western portion of the Loop Community Area of Chicago. The subject property is currently zoned DC-16 (Downtown Core District) and includes a total of 65,382 square feet of net site area. It is bounded by North Franklin Street on the east, a public alley and private property on the west, West Randolph Street on the north and West Washington Street on the south. An

additional public alley exists on the west side of the site too, up to 29' above the Chicago City Datum.

The immediate area surrounding the site is also generally zoned DC-16 (Downtown Core District) as well as various planned developments. This immediate area includes a variety of generally commercial uses, including large scale office towers as well restaurants and other retail uses at ground level in a variety of building types. A few residential buildings exist in this broader area as well.

The site is extremely well served by a variety of existing public transit resources as well as planned ones. The Chicago Transit Authority's (CTA) Washington/Wells Station, serving the Brown, Orange, Purple and Pink Lines is located approximately 500' to the southeast. Metra's Ogilve Transportation Center is located just a few blocks west of the subject site. Chicago Union Station is located slightly further southwest of the site, serving additional Metra patrons as well as Amtrak patrons. Existing CTA bus service in the area includes the following busses: Sedgwick (#37); Madison (#20); Blue Island (#60); Milwaukee (#56); and, Streeterville/Taylor (#157). In addition, the City of Chicago with the CTA is currently constructing the Loop Link Bus Rapid Transit (BRT) system which will provide dedicated bus service through the heart of the Loop. The BRT route includes West Washington Street at the subject site as the westbound leg of the system. Finally, the subject site is well served by existing bike infrastructure and will benefit from additional planned bike infrastructure.

The site is not located within the Lake Michigan and Chicago Lakefront Protection District or a Chicago Landmark District. The property is located within the LaSalle Central Tax Increment Financing District.

PROJECT DESCRIPTION

The project consists of the construction of an approximately 54-story commercial building that will include office space (approximately 1,300,000 square feet), ground floor commercial space (14,000 square feet), parking (190 spaces maximum) and related uses. The project is planned to include a significant outdoor public plaza and widened sidewalk area. Construction is anticipated to commence in the Spring of 2016 and be completed by 2018.

DESIGN

The proposed building essentially consists of an approximately 54-story structure generally in the center of the site surrounded by a four-story base located to the north, south and west. The total height of the structure is proposed to be approximately 730'. The first floor includes approximately 14,000 square feet of ground floor commercial space on both the northern and southern areas of the site as well as building lobby space. Floors two thru four include parking and some mechanical space. Floor five includes office space and access to the Upper Plaza level, which is an approximately 20,000 square foot private outdoor plaza with significant landscaping and seating. Floors six thru 53 will include office

space. As will be detailed below, the proposed building mass is setback significantly from the street as the project includes a significant outdoor public plaza at grade level.

The materials proposed for the project include an all glass curtainwall system on all sides of the building, including the tower portion and four-story base. The curtain-wall system is tapered in spots up the tower giving the building a sleek look. At the base of the tower, along the east elevation, three-story columns will help define the entrance and integrate the building into the public plaza.

The material callouts on the exhibits highlight the proposed materials on all of the building's elevations.

LANDSCAPING

The project will fully comply with the Chicago Landscape Ordinance while creating a public outdoor plaza that extends the entire block between West Randolph Street and West Washington Street, along North Franklin Street. The project will contain an approximate total of 46 canopy trees, 11 understory trees, ground-level landscaping, 349 linear feet of public seating and will be approximately 15,000 square feet in total size. The surface of the plaza will contain various stone materials in an angled pattern oriented towards the building.

ACCESS/CIRCULATION

Vehicular access to the building, both in and out, will be achieved via West Washington Street, which is one-way westbound. An additional exit-only is planned along West Randolph Street. A maximum of 190 parking spaces will be allowed on site as part of the project. Loading will be performed entirely on the west side of the building via the public alley and will incorporate space for four berths in an enclosed loading dock space. Each berth will measure 10' by 25'.

As both West Washington Street and West Randolph Streets are Mobility Streets under the Chicago Zoning Ordinance, a minimum of 14' sidewalk width will be maintained on both streets. The vast majority of the sidewalk widths along West Washington Street and West Randolph Street will be far larger than 14', as they will blend in with the public plaza. The Franklin Street sidewalk will effectively be widened along the entire block as it too blends in with the plaza.

SUSTAINABILITY

The Applicant will provide approximately 11,080 square feet of green roof and will achieve LEED Silver certification. The project will also comply with the Storm Water Management Ordinance, implementing best practices in all storm water management. The Green Roof Plan included as an exhibit to this report highlights the locations of the green roofs on the fifth floor of the building.

BULK/USE/DENSITY

The proposed maximum Floor Area Ratio (FAR) for this Business Planned Development will be approximately 20.5. This includes the base FAR for the underlying zoning of DC-16 (Downtown Core District) of 16.0 plus approximately 2.5 additional FAR that the Applicant is seeking via the Plaza Bonus and approximately 1.9 additional FAR under the Sidewalk-Widening Bonus, under the Chicago Zoning Ordinance. The attached bulk table as well as the FAR Bonus Plan Exhibit details the zoning controls and calculation of the bonuses proposed for the project.

The following uses are proposed to be allowed under this planned development: office, retail sales, eating and drinking establishments, parking and accessory uses.

RECOMMENDATION

The Department of Planning and Development has reviewed the project materials submitted by the Applicant and compared this proposal to existing development in the community. The area around this project consists generally of DC-16 (Downtown Core District) zoning districts and similar planned developments and the proposal represents an opportunity to construct a compatible commercial/office development project along North Franklin Street in Chicago's Loop Community Area.

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

1. The project meets the purpose and criteria set forth in Chapter 17-8 of the Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety or welfare. Specifically, this project meets the following provisions of Chapter 17-8:
 - a. Promotes pedestrian interest, safety and comfort by creating safe and attractive walkways and pedestrian routes and by emphasizing building entries through architecture and design (per 17-8-0905-A), as evidenced by the project's incorporation of widened sidewalks and the significant building entrance;
 - b. Upper-story setbacks should be used to reduce the apparent mass and bulk of tall buildings (per 17-8-0907-B) as evidenced by the proposal's incorporation of a significant setback on both West Washington Street and West Randolph Street at the fifth floor to accommodate the tower;
 - c. Reinforces desirable urban features found within the surrounding area, such as siting patterns, massing arrangements and streetscape characteristics (per 17-8-0906-A), as evidenced by the project's height, mass and site design blending in with the surrounding office buildings in the Loop community area;

- d. Provides adequate, inviting, usable and accessible open space for workers, visitors and residents, provides a sense of place associated with the development and provides substantial landscaping of the open areas (per 17-8-0909-A), as evidenced by the incorporation of a 15,000 square foot street level public plaza on the site;
 - e. Conserves non-renewable energy and scarce materials (per 17-8-0908-A) as evidenced by the project's goal of LEED Silver certification;
 - f. All sides and areas of the buildings that are visible to the public are treated with materials, finishes and architectural details that are of high-quality and appropriate for use on primary street-facing façade (17-8-0907-A-4), as evidenced through the material callouts in this report and on the elevations.
2. The site lies within the boundaries of the Central Area Action Plan, which was adopted by the Chicago Plan Commission on August 20, 2009. The project is completely consistent with the Central Loop Sub-district of the Central Area Plan which calls for new office structures that help reinforce the dense walkable core of the downtown area and build upon Chicago's and the region's vast transit resources.
 3. The public infrastructure facilities and city services will be adequate to serve the proposed development at the time of occupancy. The proposed project has been reviewed by the Mayor's Office for People with Disabilities and the Department of Transportation and all requested changes have been made. Copies of this application have been circulated to other City departments and agencies and no comments have been received which have not been addressed in the application.
 4. The project will comply with the requirements for access in case of fire and other emergencies.

Based on the foregoing, it is the recommendation of the Department of Planning and Development that this application for a Residential Business Planned Development be approved and that the recommendation to the City Council Committee on Zoning, Landmarks and Building Standards be "Passage Recommended".

Bureau of Zoning and Land Use
Department of Planning and Development



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

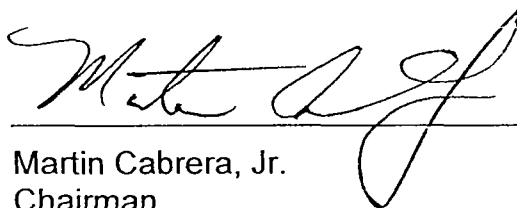
**BUSINESS PLANNED DEVELOPMENT
130 NORTH FRANKLIN STREET**

RESOLUTION

- WHEREAS,** the Applicant, 130 North Franklin Development, LLC, has submitted an application seeking approval for a Business Planned Development on an approximately 65,382 square foot property currently zoned DC-16 (Downtown Core District); and,
- WHEREAS,** the Applicant intends to construct a 53-story building with office space and ground floor commercial space utilizing the Plaza Bonus and Sidewalk-Widening Bonus provisions of the Chicago Zoning Ordinance; and,
- WHEREAS,** the Applicant's request to rezone the property was introduced to the City Council on May 20, 2015; and,
- WHEREAS,** proper legal notice of the hearing before the Plan Commission was published in the Chicago Sun-Times on August 5, 2015. The Applicant was separately notified of this hearing and the proposed zoning application was considered at a public hearing by this Plan Commission on August 20, 2015; and,
- WHEREAS,** the Plan Commission has reviewed the application with respect to the provisions of the Zoning Ordinance and finds that the proposal will be consistent with said provisions; and
- WHEREAS,** the Department of Planning and Development recommended approval of the application, with the recommendation and explanation contained in the written report dated August 20, 2015, a copy of which is attached hereto and made a part hereof; and,
- WHEREAS,** the Plan Commission has fully reviewed the application and all informational submissions associated with the proposed amendment, the report and recommendation of the Commissioner of the Department of Planning and Development and all other testimony presented at the public hearing held on August 20, 2015, giving consideration to the Zoning Ordinance;

NOW, THEREFORE, BE IT RESOLVED BY THE CHICAGO PLAN COMMISSION:

1. THAT the final application dated May 20, 2015, be approved as being in conformance with the provisions, terms and conditions of the corresponding zoning application; and,
2. THAT this Plan Commission recommends approval to the City Council Committee on Zoning, Landmarks and Building Standards of the final zoning application dated May 20, 2015; and,
3. THAT the above-stated recitals to this resolution together with the report of the Commissioner of the Department of Planning and Development be adopted as the findings of fact of the Plan Commission regarding this zoning map amendment application.



Martin Cabrera, Jr.
Chairman
Chicago Plan Commission

BPD No. _____
Approved: August 20, 2015

#18381
INTRO DATE
MAY 20, 2015

RECEIVED

MAY 26 2015

CITY OF CHICAGO

Initial: Rehmssey/W

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

RECEIVED

AUG 20 2015

Initial: Ford W

1. ADDRESS of the property Applicant is seeking to rezone:
130 North Franklin Street, Chicago, Illinois 60606

2. Ward Number that property is located in: 42nd Ward

3. APPLICANT 130 North Franklin Development, L.L.C.
ADDRESS 45 Rockefeller Plaza
CITY New York STATE NY ZIP CODE 10111
PHONE 312-669-8106 CONTACT PERSON Patrick Kearney

4. Is the applicant the owner of the property? YES _____ NO X
If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the applicant to proceed.
OWNER Henry Crown & Company d/b/a CC Industries
ADDRESS 222 North LaSalle Street
CITY Chicago STATE IL ZIP CODE 60601
PHONE 312-750-6576 CONTACT PERSON Michael Bialas

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:
ATTORNEY Richard F. Klawiter & Katie Jahnke Dale - DLA Piper LLP (US)
ADDRESS 203 N. LaSalle Street, Suite 1900
CITY Chicago STATE IL ZIP CODE 60601
PHONE (312) 368-7243 / -2153 FAX (312) 630-7337
EMAIL richard.klawiter@dlapiper.com / katie.dale@dlapiper.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements:
See attached Economic Disclosure Statements
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7. On what date did the owner acquire legal title to the subject property? Various dates between 1948 and 1980
8. Has the present owner previously rezoned this property? If yes, when? Yes, November 2004
9. Present Zoning District DC-16 Downtown Core District
Proposed Zoning District Business Planned Development
10. Lot size in square feet (or dimensions) +/- 65,382 square feet
11. Current Use of the Property Surface parking and vacant land
12. Reason for rezoning the property To allow for construction of a 53-story building containing approximately 1,363,360 square feet of office space; 14,000 square feet of retail and 140 accessory and non-accessory parking spaces and accessory and incidental uses.
13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)
The Applicant requests a rezoning of the subject property from the DC-16 Downtown Core District and to Business Planned Development to allow for construction of a 53-story building containing approximately 1,363,360 square feet of office space; 14,000 square feet of retail and 140 accessory and non-accessory parking spaces and accessory and incidental uses.
14. On May 14th, 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See fact Sheet for more information)
YES _____ NO X _____