



City of Chicago



SO2013-9419

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/11/2013
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17898 at 200-242 W Randolph St and 151-169 N Franklin St
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 Wells Street; West Couch Place and North Franklin Street;
to those of Business Planned Development.

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

BUSINESS-PLANNED DEVELOPMENT NO. _____
PLAN OF DEVELOPMENT
BULK REGULATIONS AND DATA TABLE

Gross Site Area, 92,635 square feet = Net Site Area, 58,413 square feet + Area Remaining in Public Way, 34,222 square feet

Net Site Area (sf)	58,413
Sub-Area A	34,062
Sub-Area B	24,351
Maximum Floor Area Ratio (FAR)	18.07
Sub-Area A	25.81
Sub-Area B	7.24
Maximum Floor Area (sf)	1,055,523
Sub-Area A	879,116
Sub-Area B	176,407
Maximum Site Coverage	Per Site Plans
Maximum Number of Off-Street Parking Spaces	539
Sub-Area A	34
Sub-Area B	510
Minimum Number of Off-Street Loading Berths	4 @ 10'x25'
Sub-Area A	4 @ 10'x25'
Sub-Area B	0
Maximum Building Height (feet)	
Sub-Area A	600
Sub-Area B	100

Applicants: 151 Franklin, LLC and UGP-200 West Randolph LLC
Addresses: 200-240 West Randolph Street and 151-169 North Franklin Street
Introduced Date: December 11, 2013
Plan Commission: April 23, 2014

BUSINESS PLANNED DEVELOPMENT NO. _____

PLAN OF DEVELOPMENT

STATEMENTS

1. The area delineated herein as Business Planned Development Number _____, (“Planned Development”) consists of approximately 58,413 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”). For purposes of this Planned Development, the Property consists of two sub-areas, delineated on the Sub-Area Map attached hereto as Sub-Area A and Sub-Area B. The “Applicant” for purposes of this Planned Development with respect to Sub-Area A, is 151 Franklin LLC, with the authorization of the owner of Sub-Area A, Urban Growth Property Limited Partnership. The Applicant for purposes of this Planned Development with respect to Sub-Area B, UGP – 200 West Randolph LLC, is the owner of Sub-Area B.
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 Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, 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 Department of Transportation on behalf of the Applicant or its successors, assign or grantees and approval by the City Council.

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 Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in

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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 the Department of Transportation.

4. This Plan of Development consists of these 15 Statements, the attached Bulk Regulations and Data Table, and the following exhibits and plans attached hereto (the "Plans") prepared by John Ronan Architects and dated April 23, 2014: an Existing Land Use Map, an Existing Zoning Map, a Planned Development Boundary, Property Line, and Sub Area Map, Sub Area A Site Plan, Sub Area B Site Plan, Sub Area A Second Level Terrace Plan, Sub Area A Landscape and Green Roof Plan, Sub Area B Landscape Plan, Sub Area A West Elevation and Sub Area A South Elevation, Sub Area A East Elevation and Sub Area A North Elevation, Sub Area B South Elevation and Sub Area B East Elevation, Sub Area B North Elevation and Sub Area B West Elevation, Sub Area A Lower-level Planting Terrace Bonus Plan, Sub Area A Upper-level Setback Bonus Plan, Sub Area A Green Roof Bonus Plan, and Sub Area A Underground Parking Bonus Plan. Full-sized copies of the Site Plans, Landscape Plans, and Building Elevations for both Sub Area A and Sub Area B are on file with the Department of Planning and Development. 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 thereto, 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. In each of the following Sub-Areas, the following uses shall be permitted in this Planned Development:

Sub-Area A: Office; cultural exhibits and libraries; day care; colleges and universities; artist work or sales space; building maintenance services; business equipment sales and service; business support services; rooftop urban farm; communication service establishments; financial services; medical service; personal service; consumer repair or laundry service; general retail sales, food and beverage retail sales, eating and drinking establishments, and accessory parking.

Sub-Area B: Food and beverage retail sales, eating and drinking establishments, general retail sales, vehicle leasing, non-accessory parking, and accessory parking.

The following uses shall be prohibited in each of the Sub-Areas of this Planned Development: Hotels.

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 the Department of Housing and Economic Development. Off-Premise signs are prohibited within the boundary of the Planned Development.

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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 site 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 Floor Area Ratio identified in the Bulk Regulations and Data Table has been determined using a Net Site Area of 58,413 square feet and a base FAR of 16.00. The improvements to be constructed on the Property will utilize the following series of FAR bonuses:

Description	F.A.R.
Base FAR:	16.00
Underground Parking:	0.49
Upper-Level Setbacks:	0.94
Green Roof:	0.43
Lower-Level Planting Terrace:	<u>0.16</u>
 Total FAR:	 18.02

The calculation of the additional Floor Area Ratio obtained through the series of proposed amenities is as follows:

Upper-Level Setbacks

$$\text{Bonus F.A.R.} = 0.4 \times \text{sum of setback areas on each floor} / \text{lot area}$$

$$0.4 \times 136,985 / 58,413 \text{ sf} = 0.94$$

Green Roof

$$\text{Bonus F.A.R.} = (\text{area of roof landscaping in excess of 50\% of net roof area} / \text{lot area}) \times .030 \times \text{Base F.A.R.}$$

$$(5,217 \text{ sf} / 58,413 \text{ sf}) \times 0.30 \times 16 = 0.43$$

Underground Parking

$$\text{Bonus F.A.R.} = (\# \text{ of spaces} \times 350) / \text{lot area} \times 0.15 \times \text{Base F.A.R.}$$

$$(34 \times 350) / 58,413 \times 0.15 \times 16 = 0.49$$

Lower-Level Planting Terrace

$$\text{Bonus F.A.R.} = (\text{area of terrace devoted to landscaping} / \text{lot area}) \times 1.0 \times \text{Base F.A.R.}$$

$$(540 \text{ sf} / 58,413 \text{ sf}) \times 1.0 \times 16.0 = 0.16$$

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Although all of the above Floor Area Bonuses are expressed in terms of total Floor Area Ratio, they are derived from design features of Sub Area A, and are to be applied only to Sub Area A.

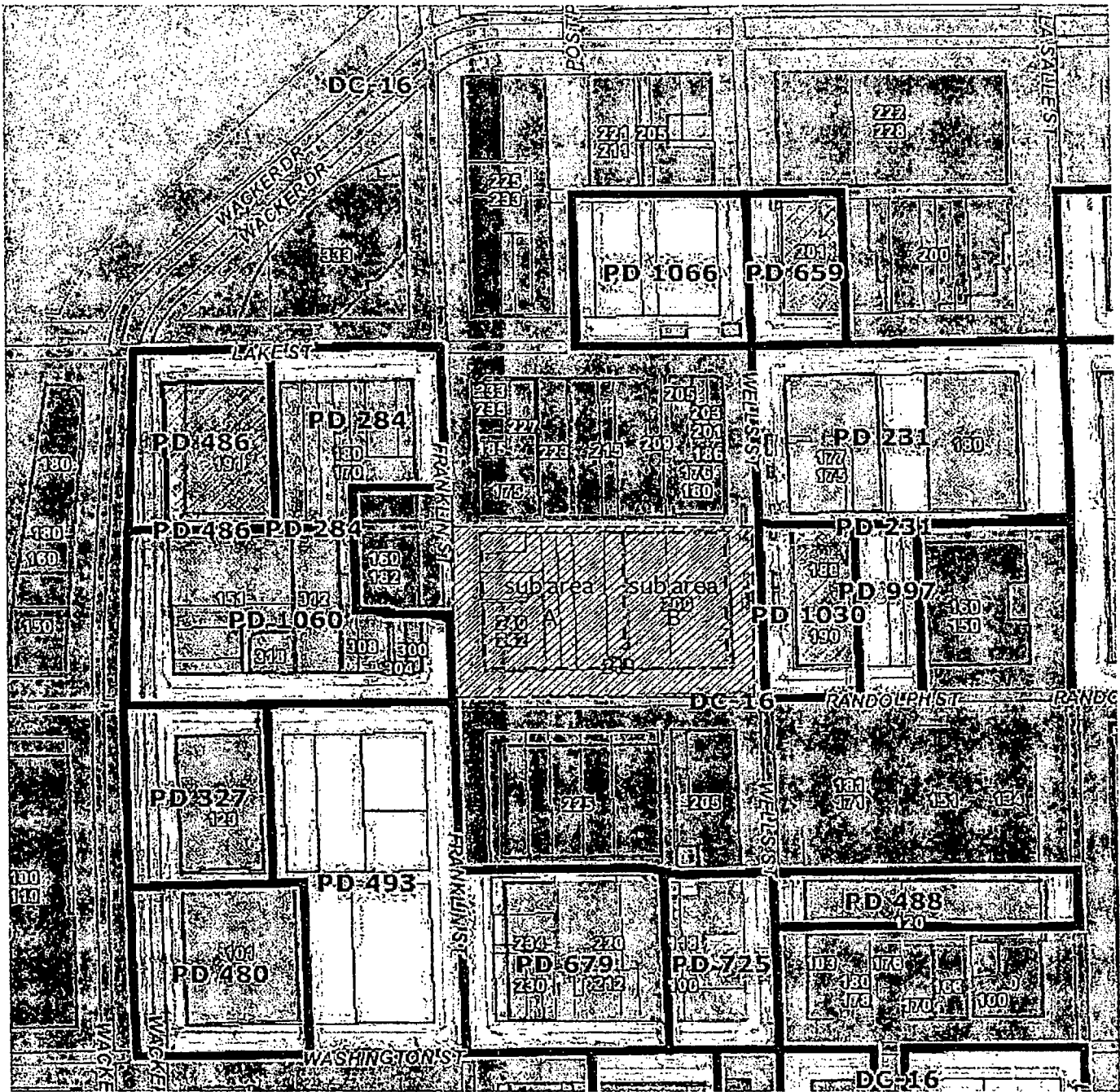
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the 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. The improvements on the property, including the on-site exterior landscaping, as well as the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed, and maintained in substantial conformance with the Site Plan and the Landscape Plan. In addition, parkway trees shall be planted and maintained in accordance with the Parkway Tree Planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. 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, Environment 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 Applicants acknowledge 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 building to be located in Sub-Area A will be LEED Silver certified and include a green roof covering 69% of the Net Roof Area of the building within Sub-Area A, which is currently estimated to equate to

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approximately 19,038 square feet of roof area. The green wall depicted in the Plans will consist of a trellis system and will be designed to mature to 65% coverage. The Applicant will consult with the Chicago Botanic Gardens and Morton Arboretum to identify appropriate planting materials.

15. Unless substantial construction of the improvements depicted within Sub-Area B and within Sub-Area A has commenced within three (3) years following adoption of this Planned Development, this Planned Development ordinance shall lapse, and the Commissioner of the Department of Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to the DC-16 Downtown Core District.

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Existing Zoning Map

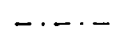
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Subject Property



Planned Development Boundary



Property Line

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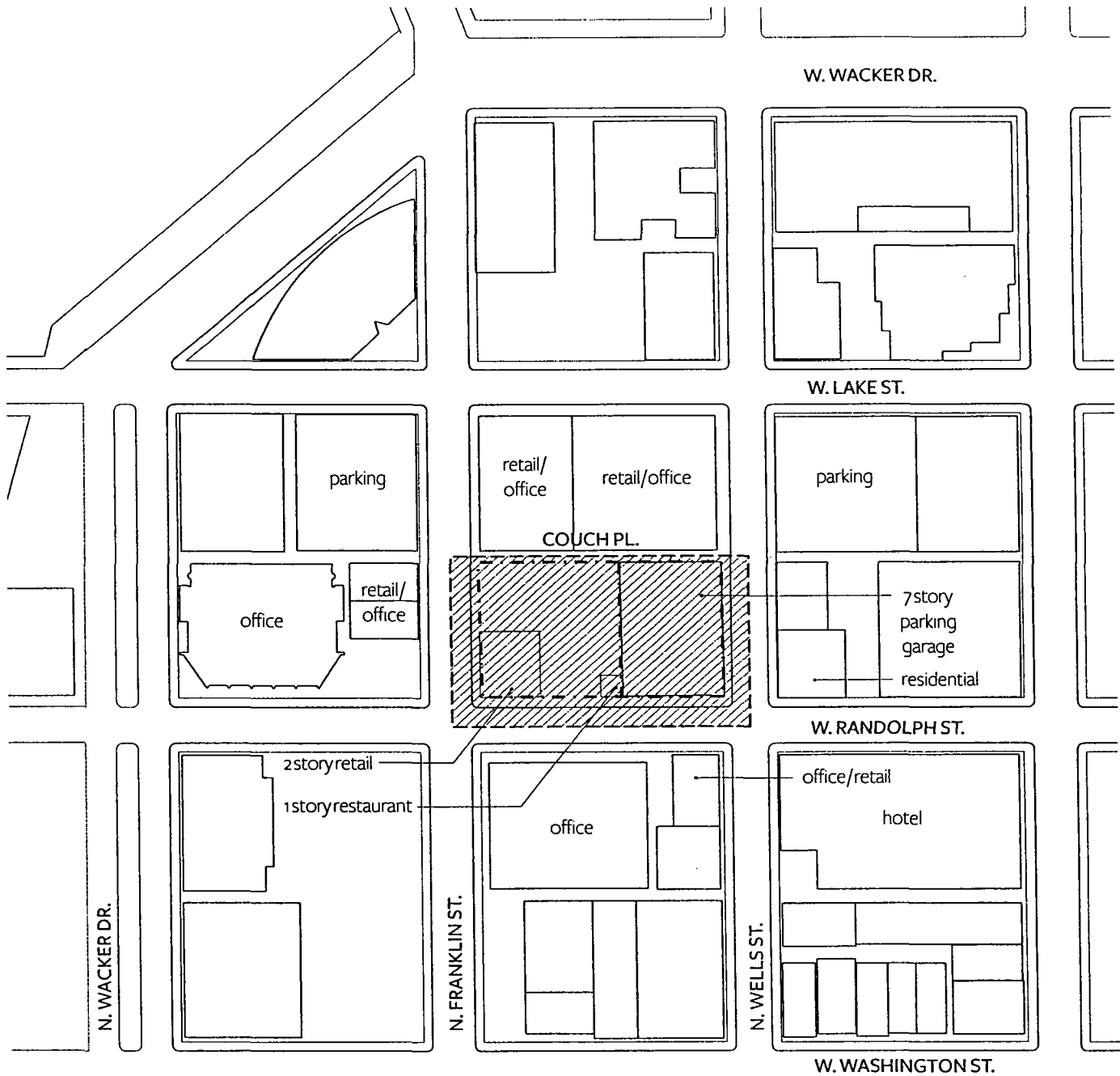


151 N FRANKLIN

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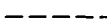

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Existing Land Use Map

Scale: 1" = 200'-0"



-  Subject Property
-  Planned Development Boundary
-  Property Line

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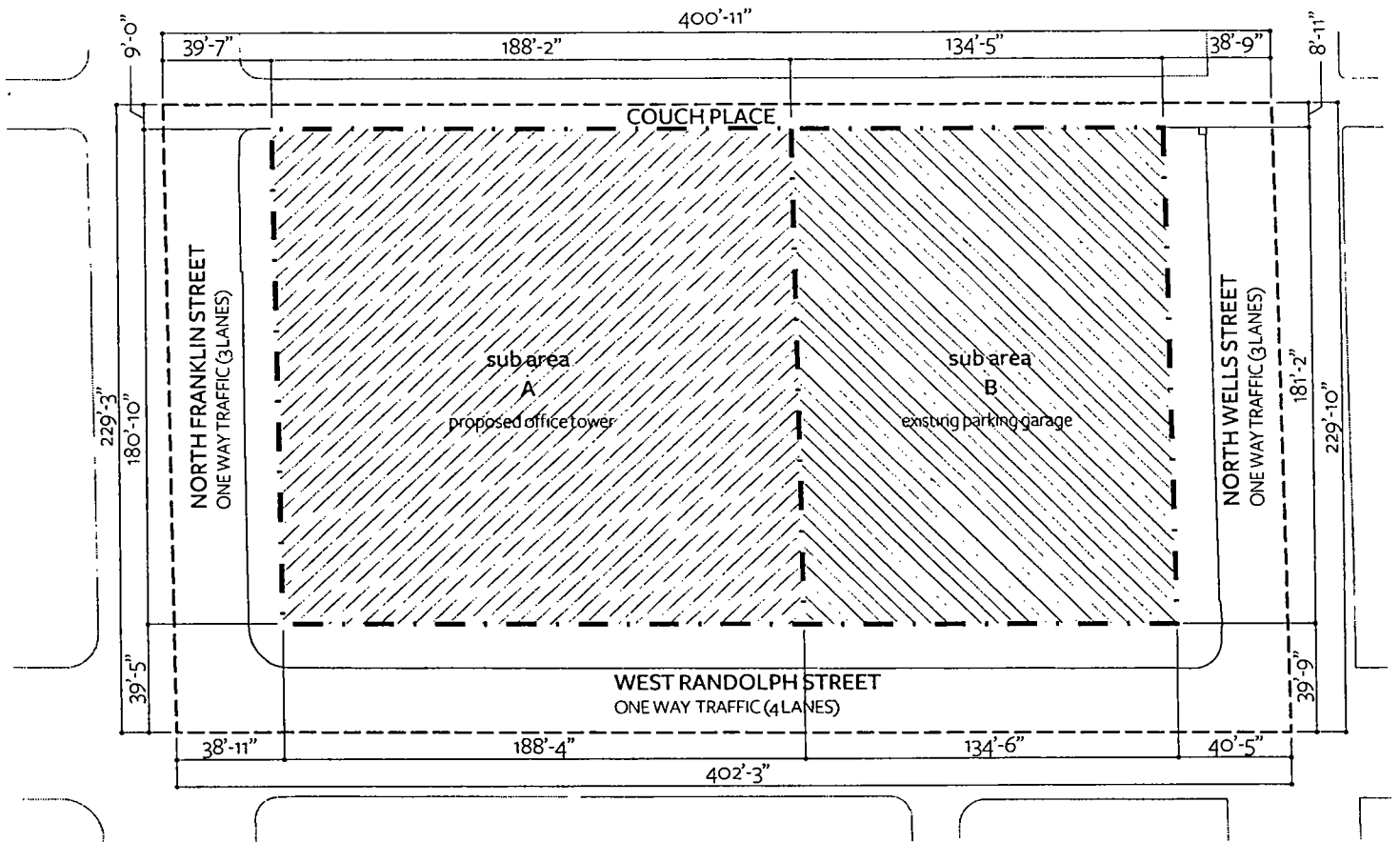


151 N FRANKLIN

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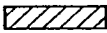
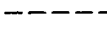



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Planned Development Boundary,
Property Line and Sub Area Map
Scale: 1/64" = 1'-0"



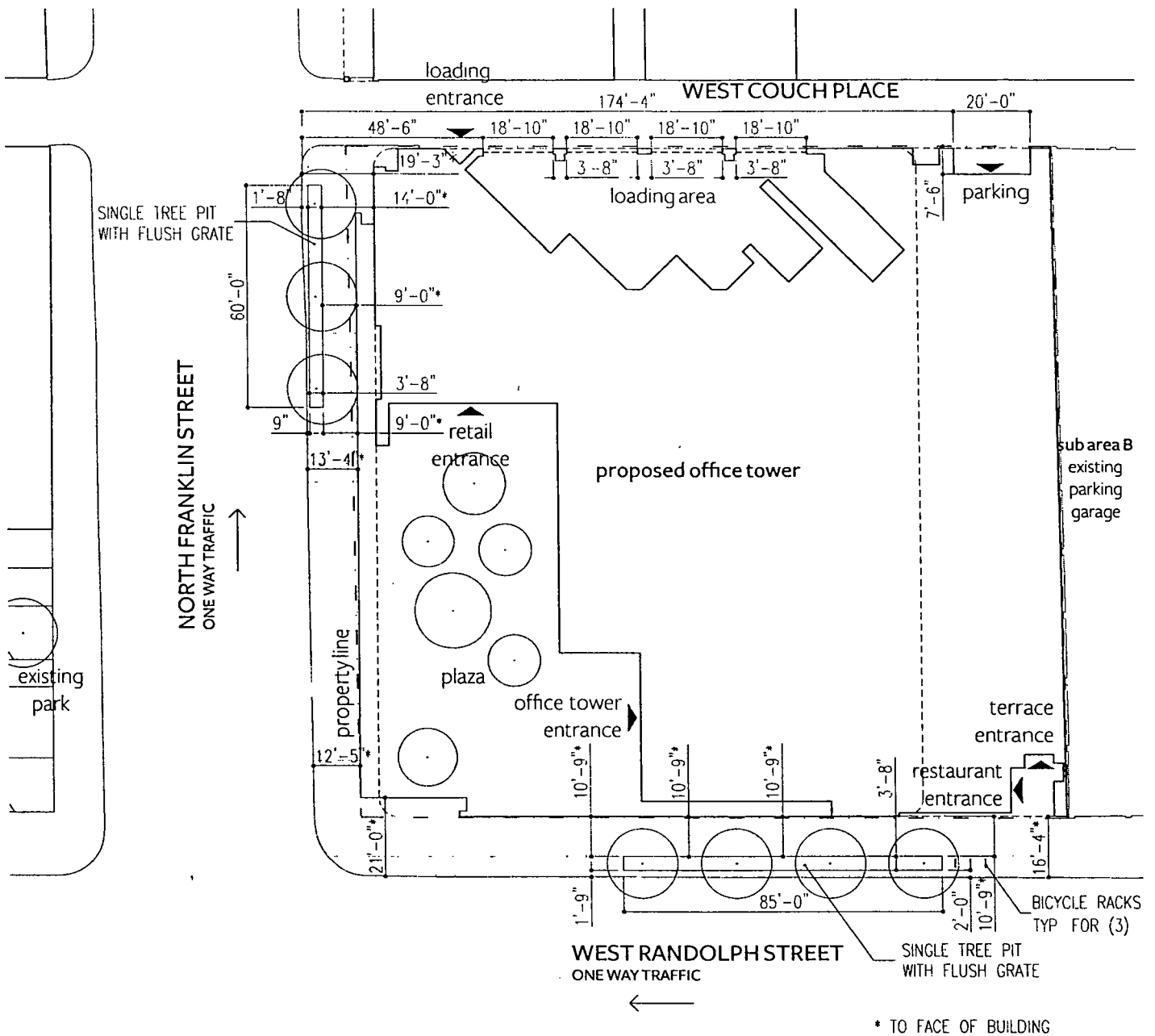
-  Subject Property
-  Planned Development Boundary
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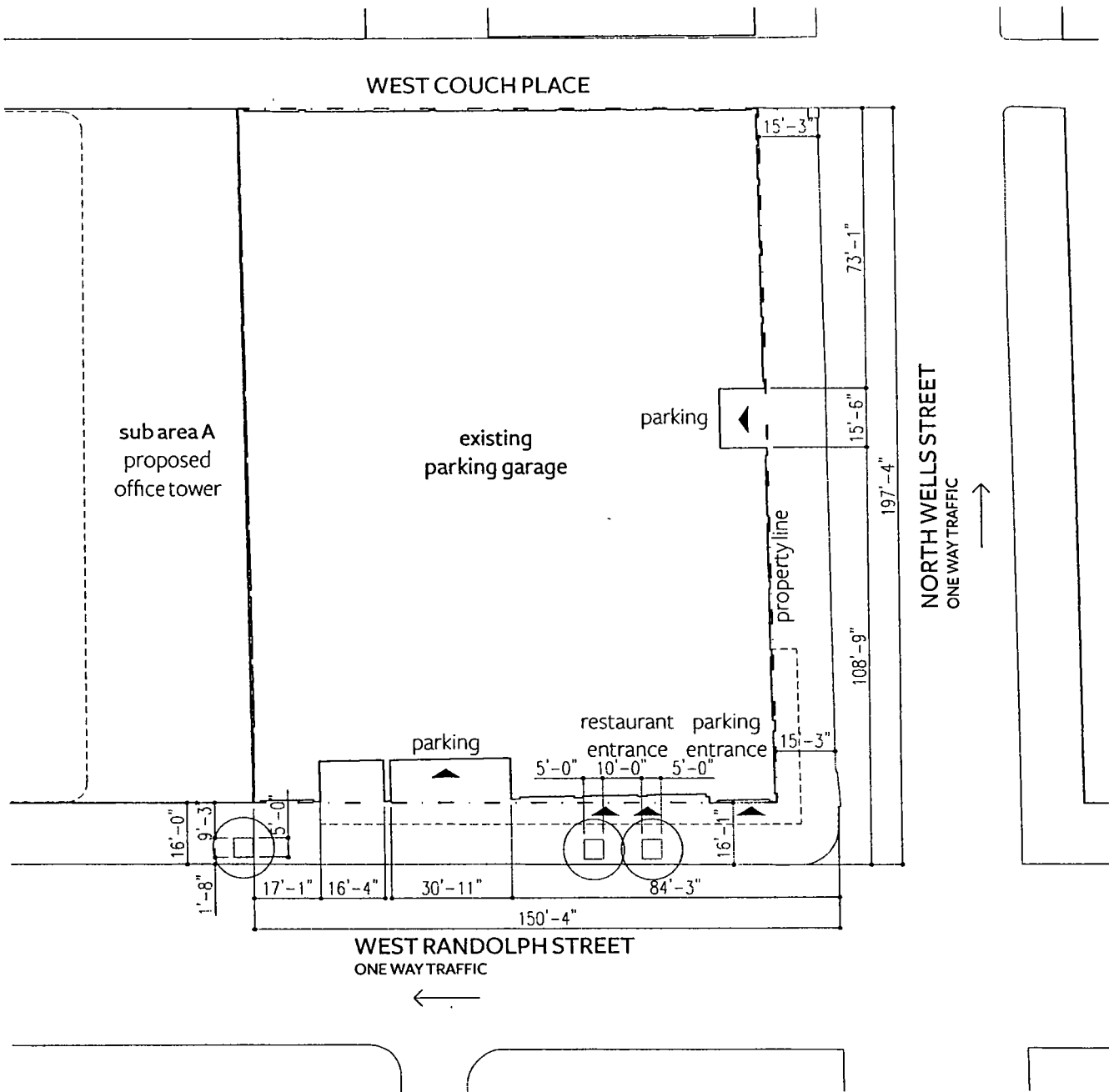


Sub Area A Site Plan
 Proposed Office Tower
 Scale: 1" = 40'-0"

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Sub Area B Site Plan
Existing Parking Garage
Scale: 1" = 40'-0"



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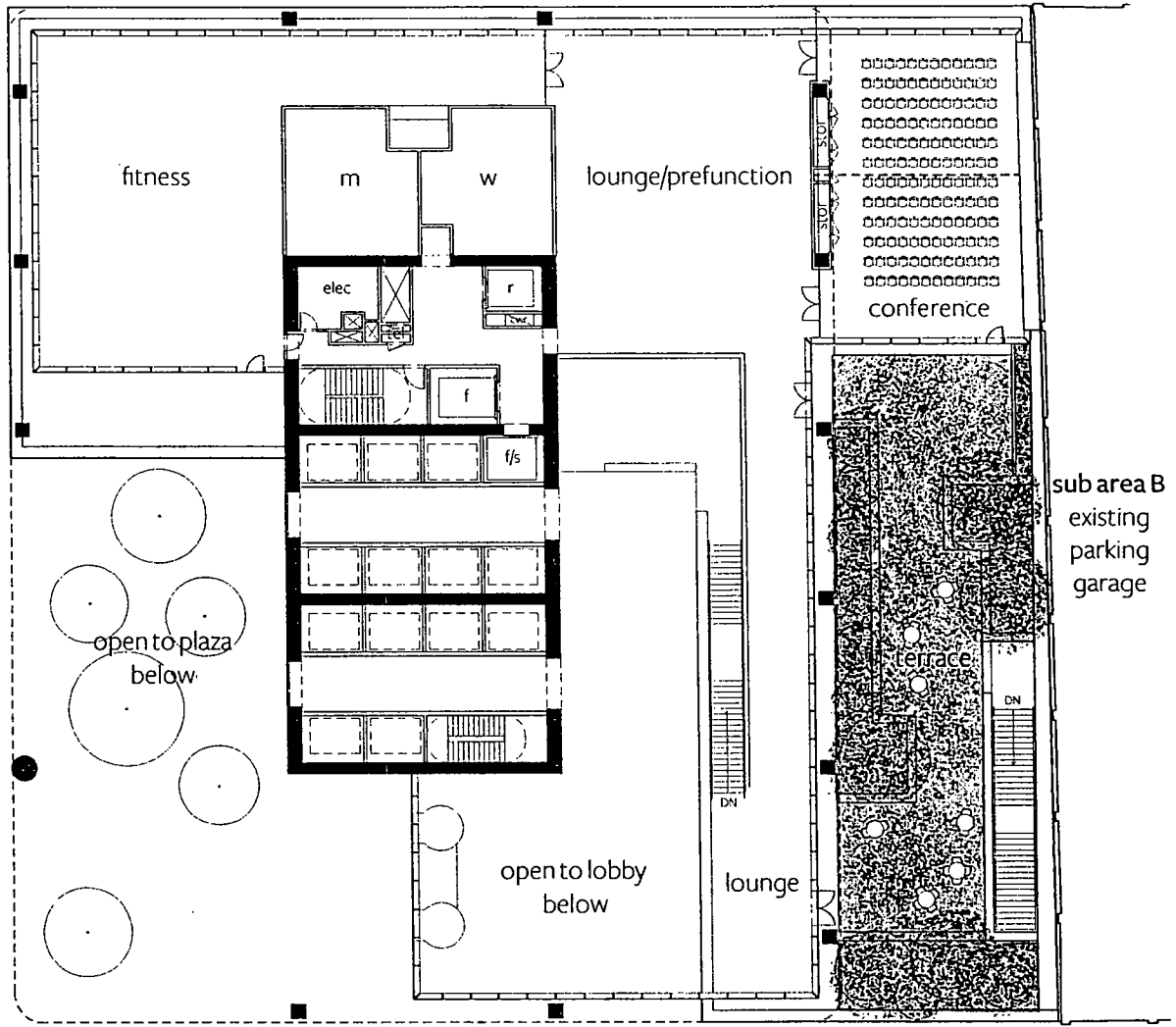


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WEST COUCH PLACE

NORTH FRANKLIN STREET



WEST RANDOLPH STREET

Sub Area A Second Level Terrace Plan
Proposed Office Tower



Scale: 1/32" = 1'-0"

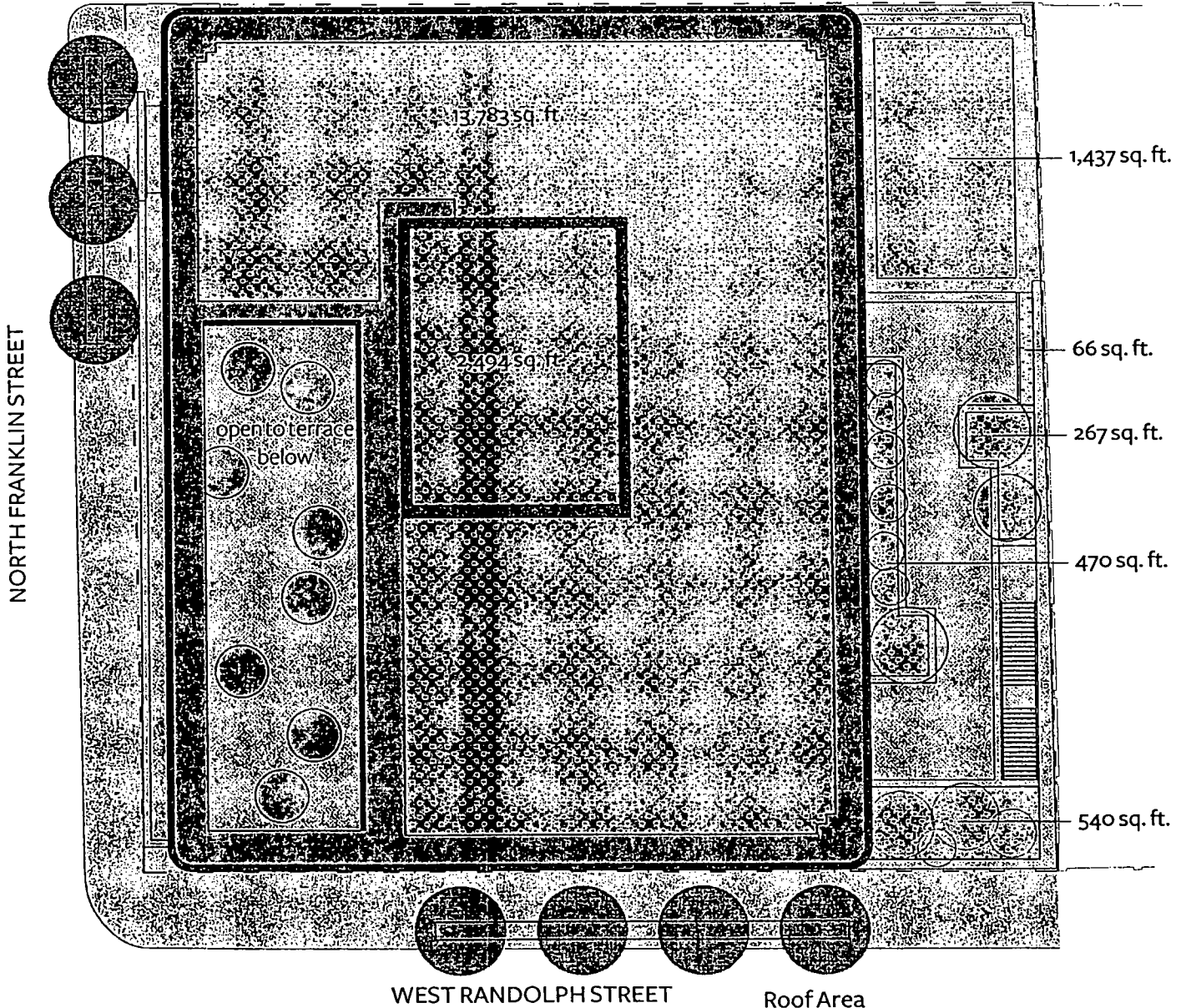
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WEST COUCH PLACE



Sub Area A Landscape and Green Roof Plan
Proposed Office Tower
 Scale: 1/32" = 1'-0"



$$\begin{aligned} \text{Bonus FAR} &= (\text{Area of Green Roof} > 50\% \text{ Net Roof Area}) / \text{Lot Area} * 0.3 * \text{Base FAR} \\ &= (5,217) / 58,413 * 0.3 * 16 \\ &= 0.43 \text{ FAR} \end{aligned}$$




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Roof Area

Overall Area	32,704 sq. ft.
Overall Net Roof Area	27,679 sq. ft.
Total Green	19,057 sq. ft.
% Green	69%

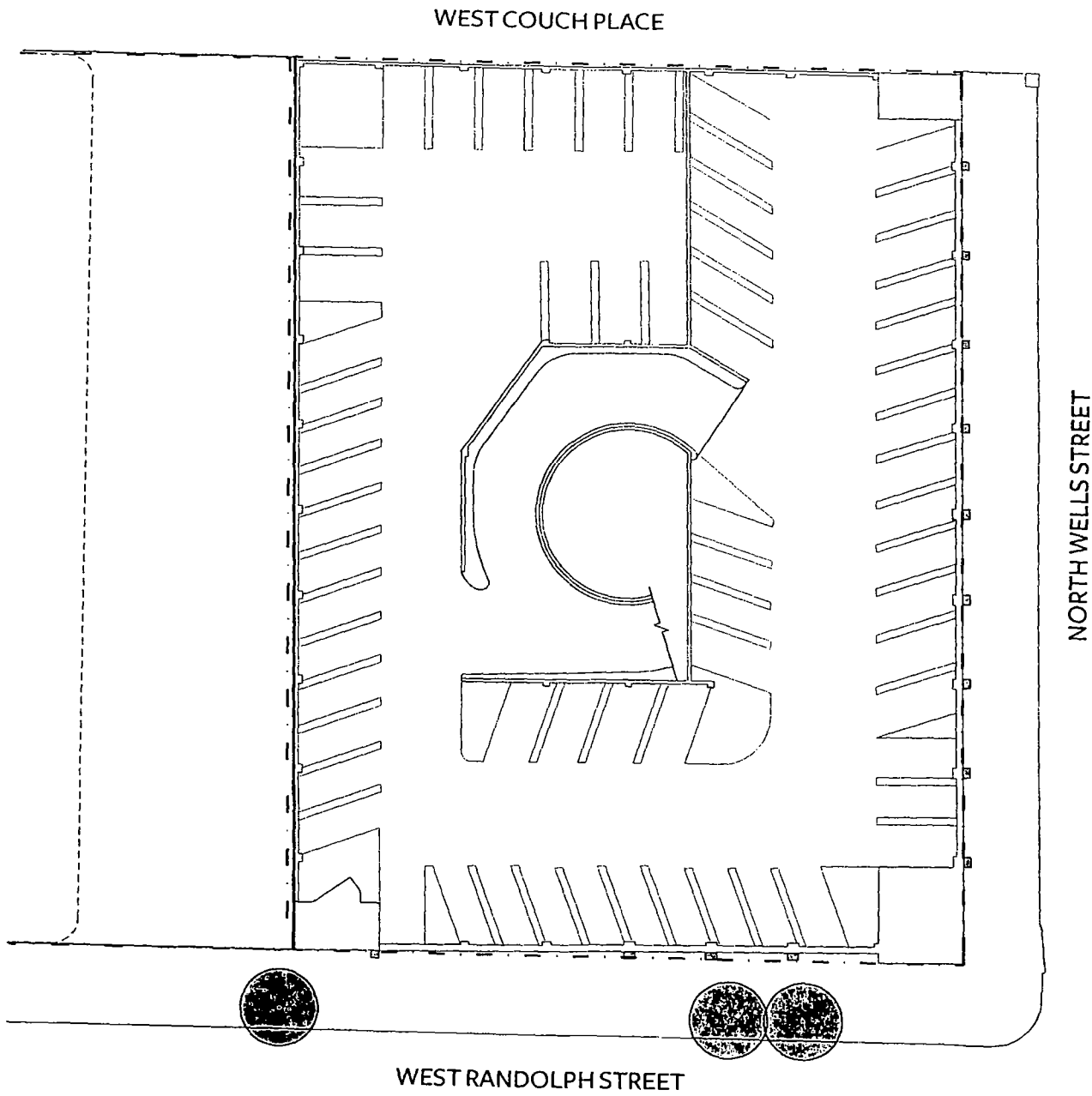
Key

-  proposed shade street tree
-  green roof
-  excluded from overall net roof area




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Sub Area B Landscape Plan
 Existing Parking Garage
 Scale: 1/32" = 1'-0"

Key

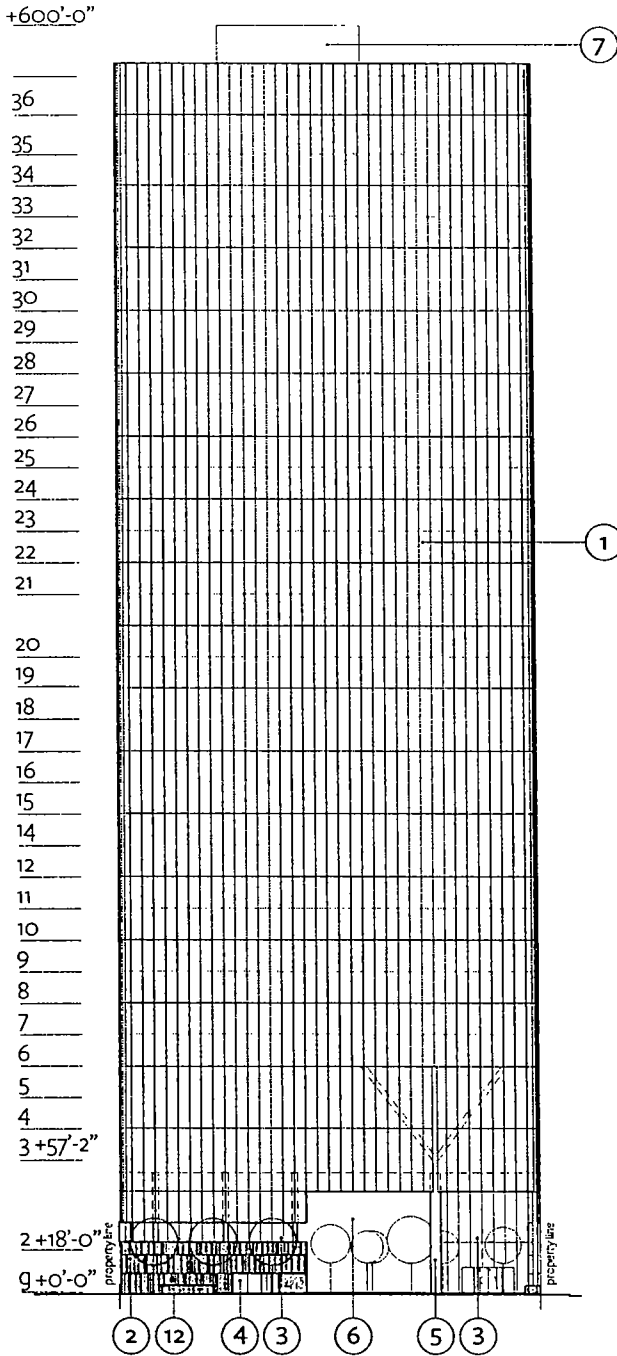
 existing street tree

 planter

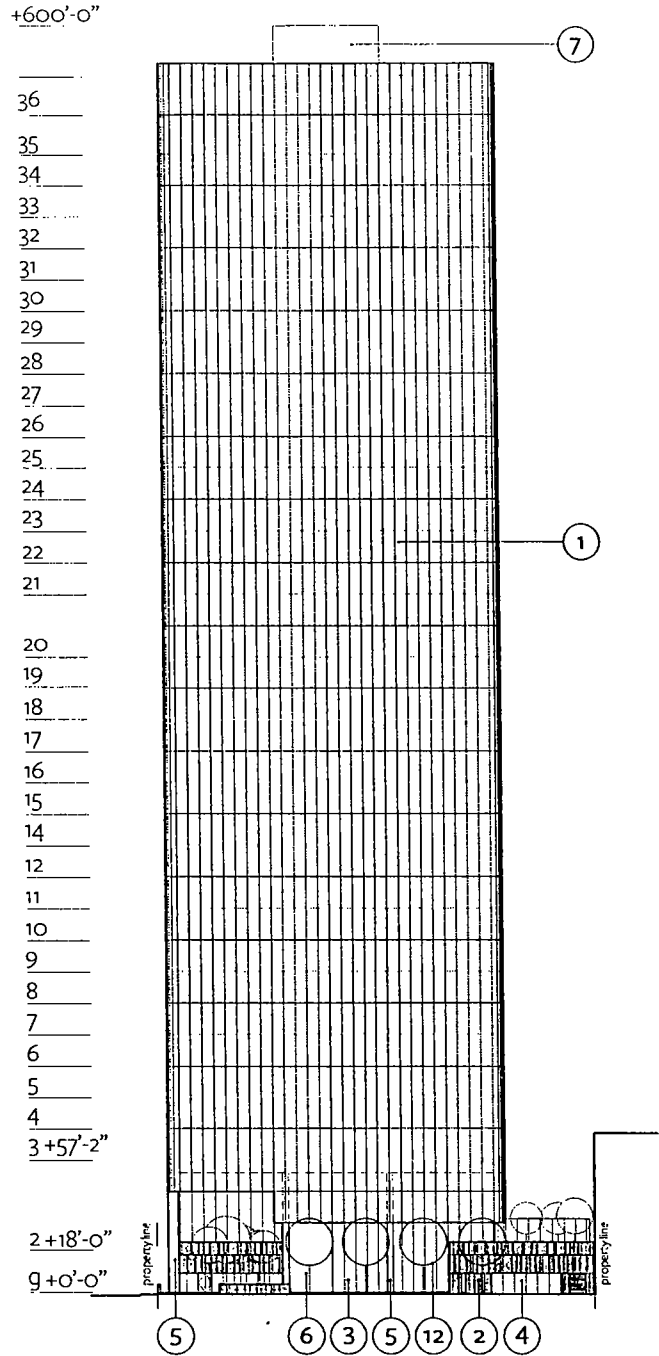
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Sub Area A West Elevation Scale: 1" = 80'-0"



Sub Area A South Elevation Scale: 1" = 80'-0"

Keynote Legend

- | | |
|---|--|
| ① aluminum framed curtain wall with insulated low-e glass | ⑦ aluminum composite panel clad elevator overrun |
| ② natural stone cladding | ⑧ masonry |
| ③ fin-supported glass wall | ⑨ scheduled doors |
| ④ glazed storefront | ⑩ metal overhead door |
| ⑤ stainless steel clad column | ⑪ mechanical louvers |
| ⑥ opaque glass cladding | ⑫ street trees |

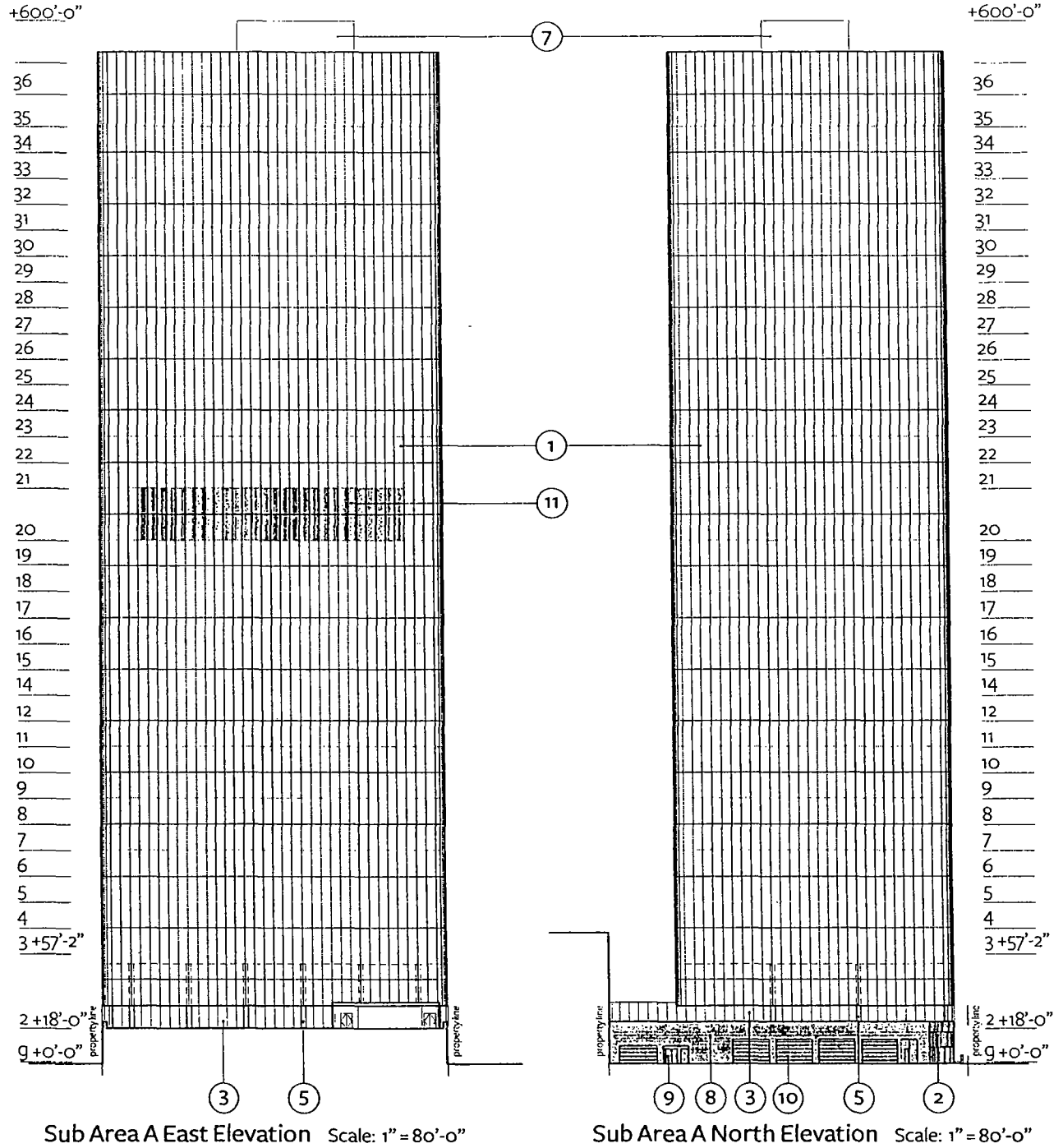
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Sub Area A East Elevation Scale: 1" = 80'-0"

Sub Area A North Elevation Scale: 1" = 80'-0"

Keynote Legend

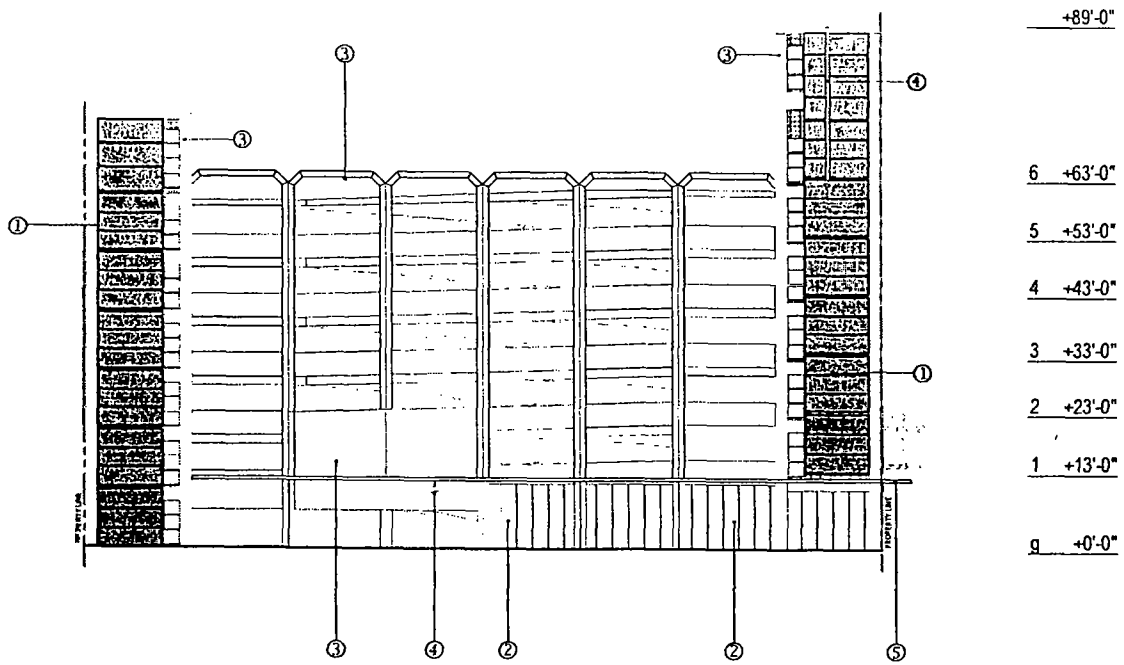
- ① aluminum framed curtain wall with insulated low-e glass
- ② natural stone cladding
- ③ fin-supported glass wall
- ④ glazed storefront
- ⑤ stainless steel clad column
- ⑥ opaque glass cladding
- ⑦ aluminum composite panel clad elevator overrun
- ⑧ masonry
- ⑨ scheduled doors
- ⑩ metal overhead door
- ⑪ mechanical louvers
- ⑫ street trees

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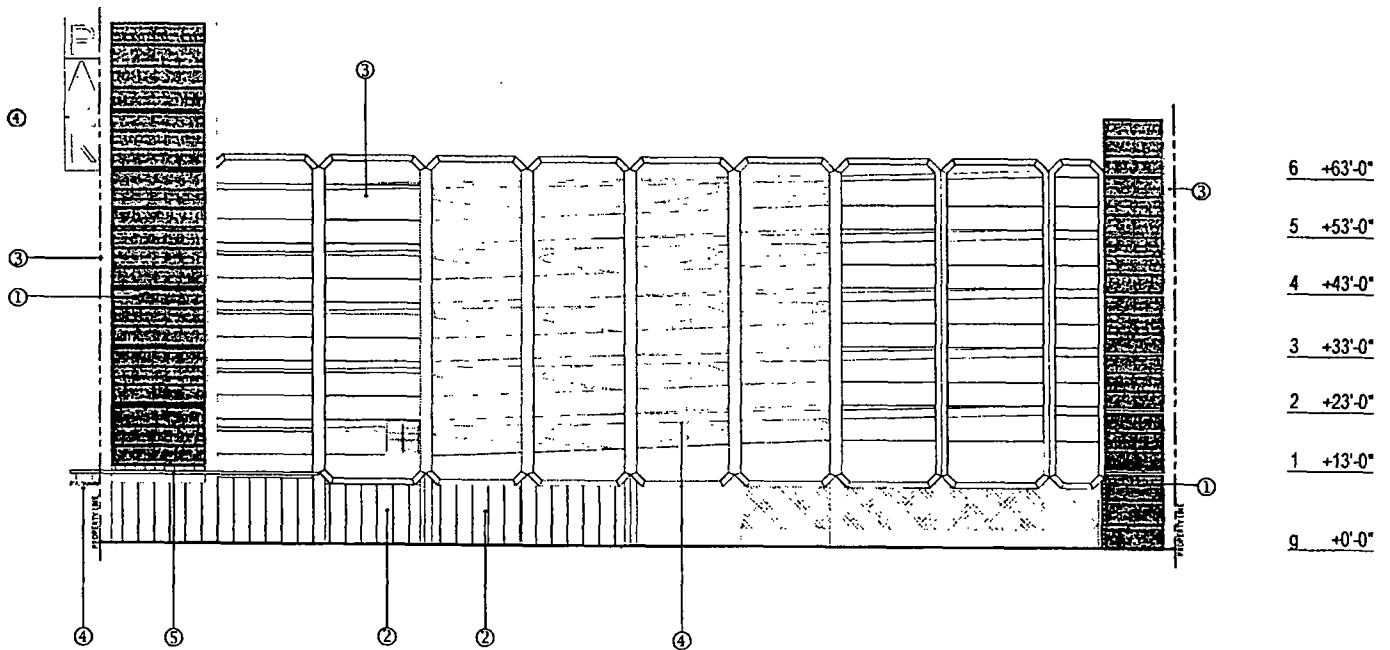
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Sub Area B South Elevation (scale : 9/256" = 1')



Sub Area B East Elevation (scale : 9/256" = 1')

Keynote Legend

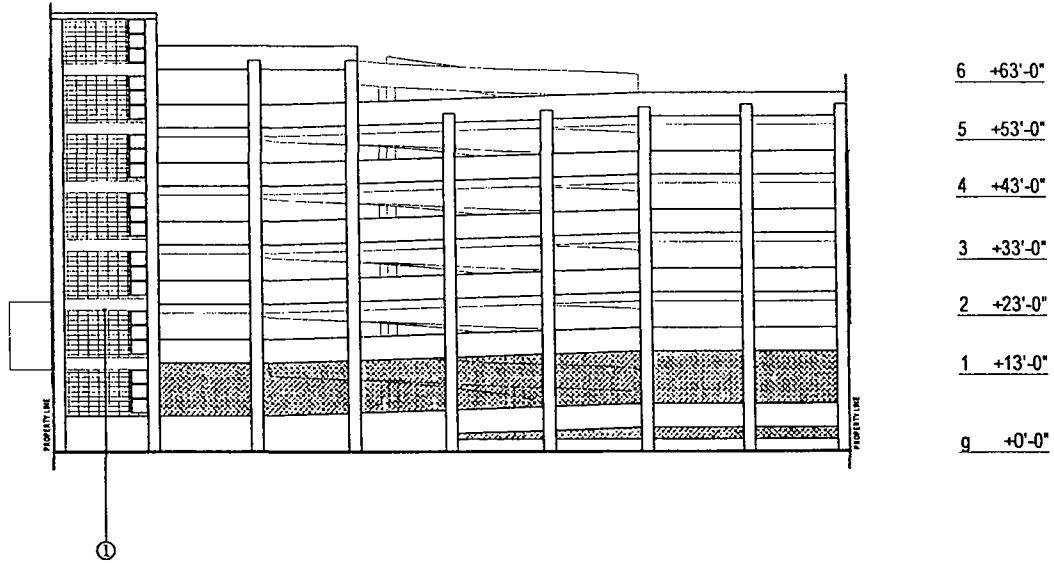
- ① aluminum composite panels
- ② tenant finishes to remain
- ③ patch and paint existing
- ④ existing signage to remain
- ⑤ patch and paint existing canopy

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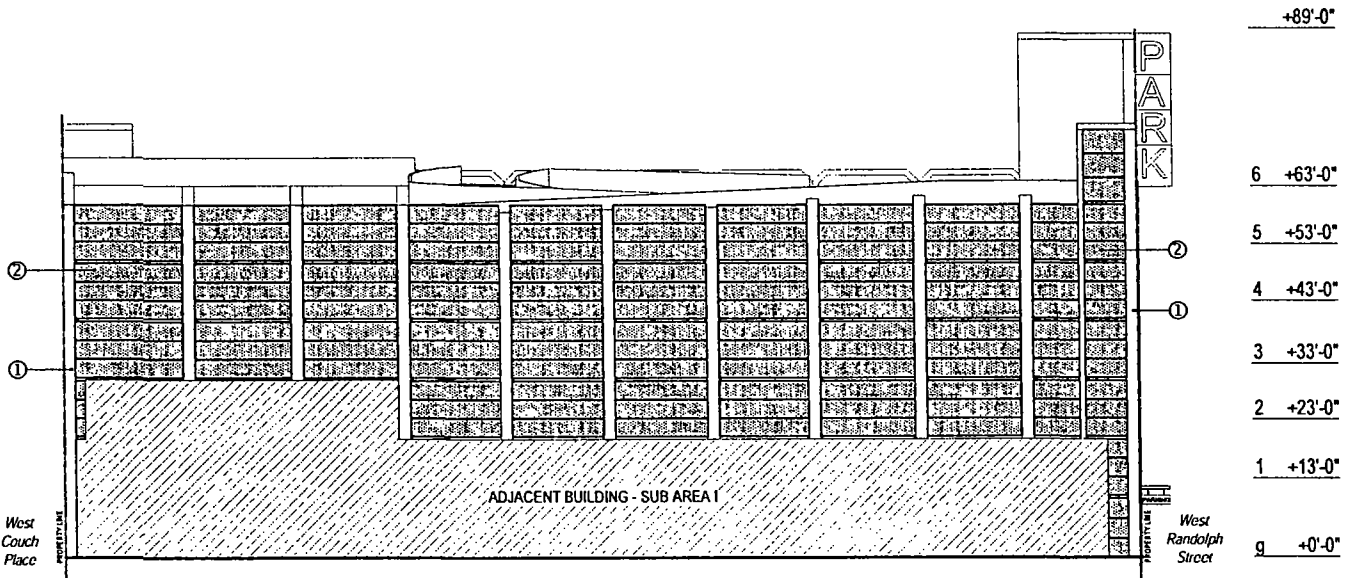


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Sub Area B North Elevation (scale : 9/256" = 1')



Sub Area B West Elevation (scale : 9/256" = 1')

Keynote Legend

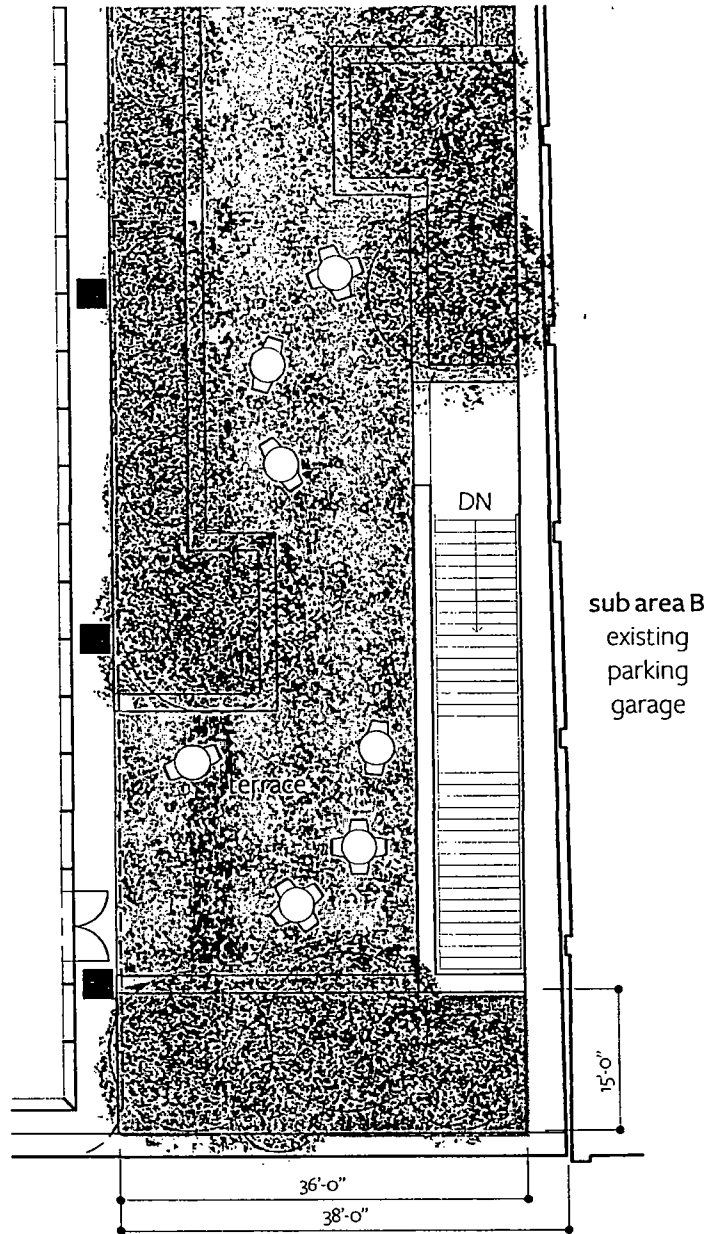
- ① patch and paint existing
- ② aluminum composite panel

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Sub Area A Lower-Level Planting Terrace
 Bonus Plan
 Proposed Office Tower
 Scale: 1/16" = 1'-0"



Lower-Level Planting Terrace Area

Planter Interior Area 540 sq.ft.

$$\begin{aligned} \text{Bonus FAR} &= (\text{Planter Interior Area} / \text{Lot Area}) * 1.0 * \text{Base FAR} \\ &= (540 / 58,413) * 1.0 * 16.0 \\ &= 0.15 \end{aligned}$$

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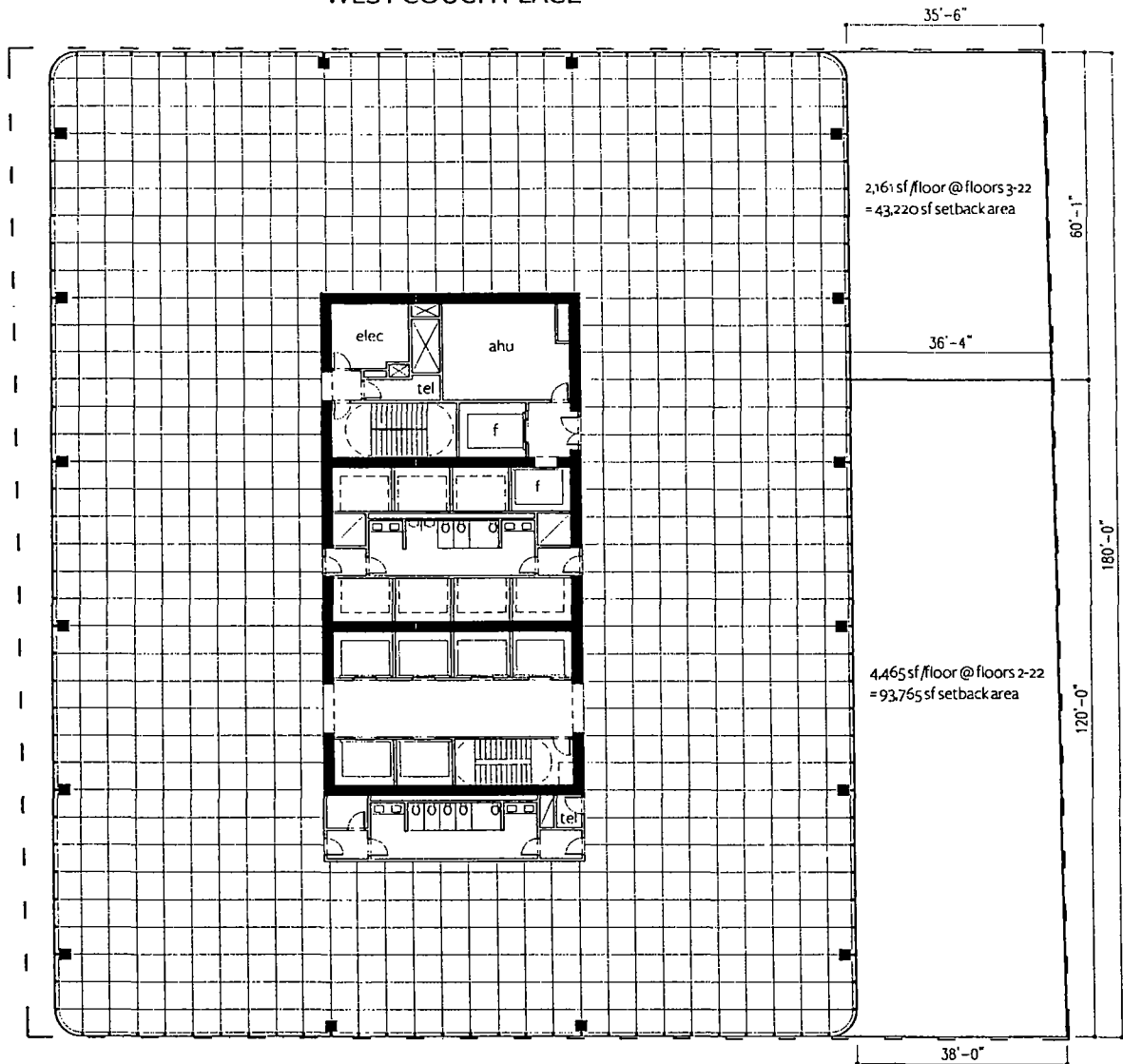


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WEST COUCH PLACE

NORTH FRANKLIN STREET



WEST RANDOLPH STREET

Sub Area A Upper-Level Setbacks Bonus Plan
Proposed Office Tower

Scale: 1/32" = 1'-0"



Upper-Level Setback Area

Northeast Setback Area	43,220 sq. ft.
Southeast Setback Area	93,765 sq. ft.
Total Setback Area	136,985 sq. ft.

$$\begin{aligned} \text{Bonus FAR} &= (0.4 * \text{Total Setback Area}) / \text{Lot Area} \\ &= (0.4 * 136,985) / 58,413 \\ &= 0.94 \end{aligned}$$

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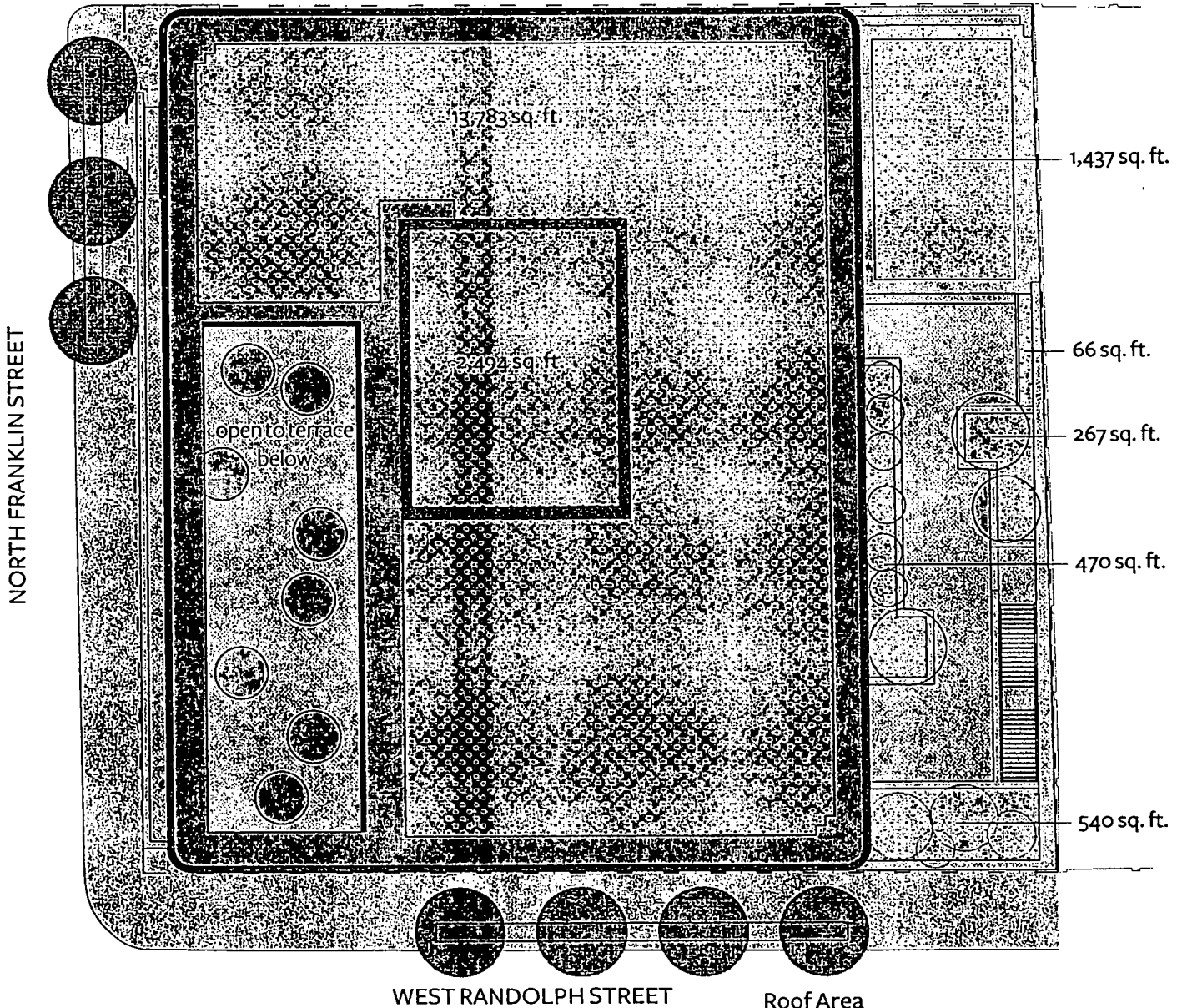
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WEST COUCH PLACE



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 Scale: 1/32" = 1'-0"



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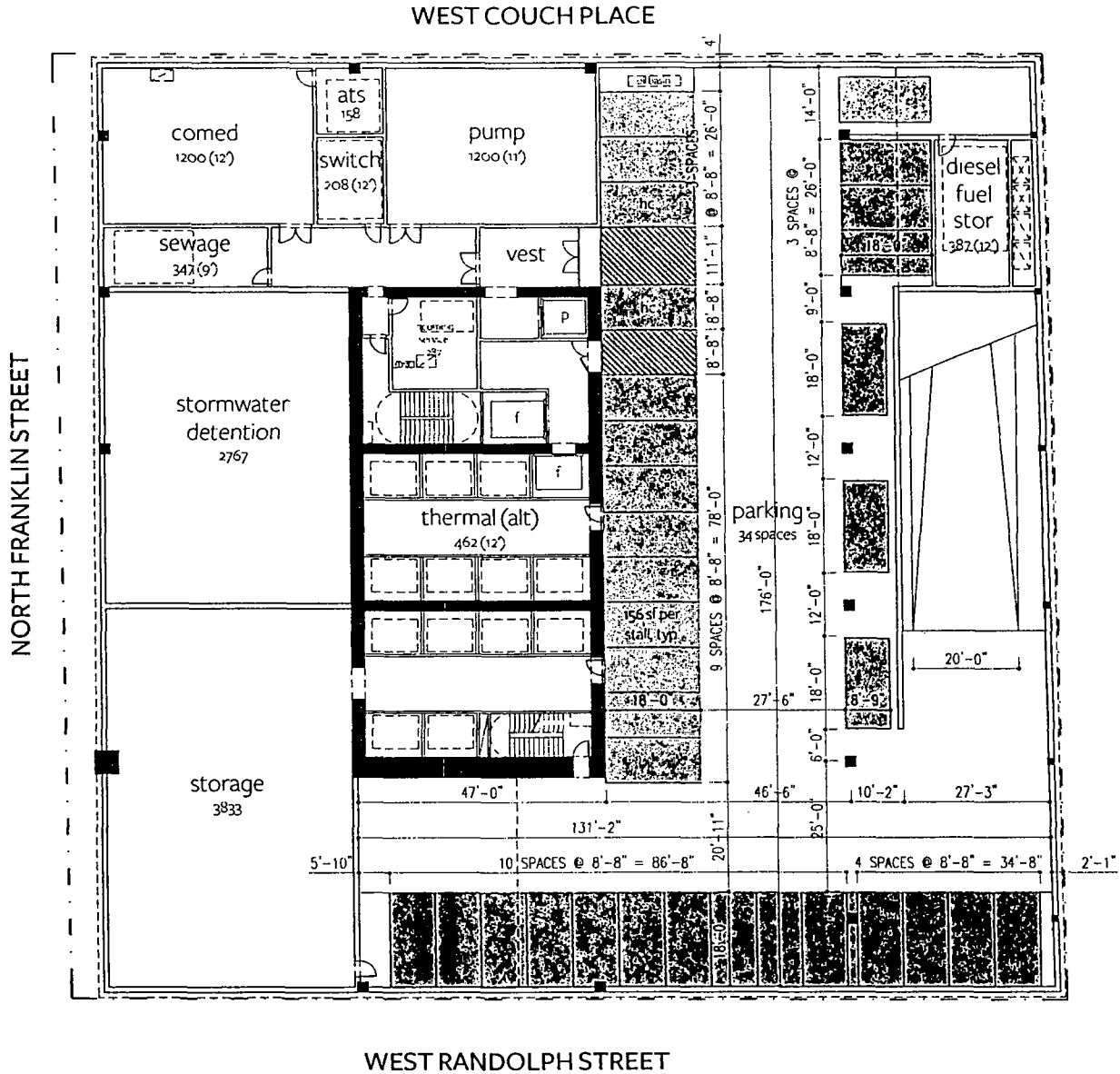
Roof Area

Overall Area	32,704 sq. ft.
Overall Net Roof Area	27,679 sq. ft.
Total Green	19,057 sq. ft.
% Green	69%

Key

-  proposed shade street tree
-  green roof
-  excluded from overall net roof area





Sub Area A Underground Parking Bonus Plan
 Proposed Office Tower
 Scale: 1/32" = 1'-0"

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