

PD 1239

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

January 5, 2024

Michael Klingl
JSD
1400 E. Touhy Ave., Suite 215
Des Plaines, IL 60018

Re: PD 1239, Subarea A, Proposed Sweetgreen signage at 151 N Franklin St.

Dear Mr. Klingl:

In response to your recent request, please be advised that the subject property is located within Subarea A of Planned Development Number 1239 ("PD 1239"). Sweetgreen is seeking to lease ground floor space within the existing building and install three signs totaling 185 SF on the West and South Elevations, as shown on the attached exhibits.

Subarea A has a net site area of 34,062 SF and based on the Planned Development's underlying DC zoning district, it is allowed a maximum total sign area of 800 SF, pursuant to Section 17-12-1003-A of the Zoning Ordinance.

According to our records, and as identified below, the building and Subarea A contains a total of 233 SF of existing signage. The total does not include the 156 SF CNA high-rise sign, since high-rise sign areas do not count towards the maximum total sign area permitted, pursuant to Section 17-12-1005-D (11) of the Zoning Ordinance.

Permit no.	Sign reads	Size (SF)
100710142	CNA	23
100710145	CNA	51
100710137	CNA (High-rise sign)	156
100714829	Hinshaw	2
100714830	CNA Center	4
100796589	Left Coast	38
100796599	Left Coast	25
100832955	Francois Frankie	12
100832953	Francois Frankie	78

While we are unaware of any specific prohibitions, a complete sign permit application for each of the three proposed signs is required to ensure compliance with the Zoning Ordinance and PD 1239. Sign permit applications are also reviewed by other Depts. to ensure compliance with all applicable regulations and codes.

Sincerely,



Patrick Murphey
Zoning Administrator

PM:tm
C: Main file

WEST ELEVATION



WEST ELEVATION - PROPOSED SIGNAGE
SCALE: 1/8" = 1'-0"

PROPOSED REPRESENTATION IS NOT TO SCALE AND PROPORTIONS MAY VARY FROM ACTUAL SIZING



EXISTING CONDITIONS
SCALE: NTS

JONES SIGN
Your Vision. Accomplished.
A HORTONWORTH COMPANY

JOB #: 291069_R1
DATE: 11.30.2023
DESIGNER: JED
SALES REP: M. BJORKLUND
PROJ MGR: S. KOSTKA

REQUIRED:

FIELD SURVEY PAINT COLOR FONTS
 VECTOR ARTWORK CLIENT PMS COLOR ENGINEERING

OTHER:

LANDLORD APPROVAL _____ DATE _____

CLIENT APPROVAL _____ DATE _____

sweetgreen

SWEETGREEN
151 N FRANKLIN ST
CHICAGO, IL 60606

SHEET NUMBER
4.0

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SOUTH ELEVATION



SOUTH ELEVATION - PROPOSED SIGNAGE
SCALE: 3/16" = 1'-0"

PROPOSED REPRESENTATION IS NOT TO SCALE AND PROPORTIONS MAY VARY FROM ACTUAL SIZING

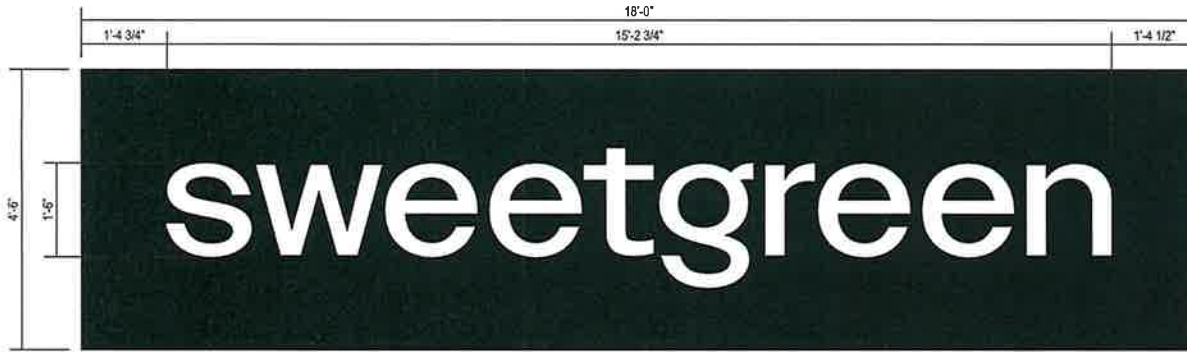


EXISTING CONDITIONS
SCALE: NTS

JONES SIGN Your Vision. Accomplished. <small>A MORTENSON COMPANY</small>	JOB #: 291069_R1 DATE: 11.30.2023 DESIGNER: JED SALES REP: M. BJORKLUND PROJ MGR: S. KOSTKA	REQUIRED: <input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING OTHER:	LANDLORD APPROVAL _____ DATE _____ CLIENT APPROVAL _____ DATE _____	sweetgreen	SWEETGREEN 151 N FRANKLIN ST CHICAGO, IL 60606	SHEET NUMBER 5.0
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WS.1 FACE LIT LOW PROFILE (3" DEEP) LETTERS ON BACKER PAN - EXTERIOR (QTY 2)

OVERALL SQUARE FOOTAGE: 81



FRONT VIEW
SCALE: 1/2" = 1'-0"



SIDE VIEW
SCALE: 1/2" = 1'-0"



NIGHT VIEW
SCALE: NTS

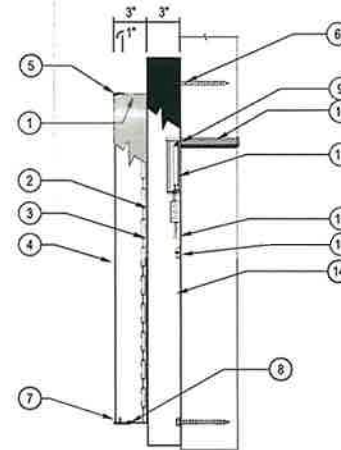
SPECIFICATIONS:

- .040" X 3" PRE-FINISHED WHITE ALUMINUM COIL (WHITE INSIDE) (SEAMS IN CORNERS OR TOP)
- ACM BACKS / LETTER LOCKED TO RETURNS
- WHITE LED'S
- 3/16" ACRYLIC
- 1" WHITE TRIM CAP
- MOUNTING HARDWARE TO SUIT FIELD CONDITIONS
- #8 - 1/2" PAN HEAD SCREWS (NO MORE THAN 24" APART)
- 1/4" DIA WEEP HOLES W/ .063" DRAIN HOLE COVER
- 7/8" ELECTRICAL HOLE / 1/2" COUPLER WITH FLEXIBLE CONDUIT TO POWER SUPPLY BOX (IN MIDDLE OF LETTER UNLESS NOTED OTHERWISE). INSTALLER TO FOLLOW LOCAL CODE.
- TOGGLE SWITCH / MOUNT TO TOGGLE FRONT TO BACK
- LED POWER SUPPLY MOUNTED INSIDE BACKER PAN
- 15 FT. MIN. WHIP LENGTH. IF PRIMARY ELECTRIC IS LOCATED WITHIN 6 FT. OF THE POWER SUPPLY BOX, ELECTRIC TO BE CONNECTED BY INSTALLERS, INSTALLER TO FOLLOW LOCAL CODE.
- RIGID CONDUIT THROUGH WALL WITH 1/2" - 1" STUB BEYOND INSIDE WALL. 15 FT. MINIMUM WHIP LENGTH FOR LOW VOLTAGE WIRE.
- FABRICATED ALUMINUM PAN BACKER P-1

COLORS / FINISHES:

P-1 MP TO MATCH PMS 3308, SATIN FINISH

- NOTES:
- ETL STICKER TO BE PLACED ON BOTTOM OF SIGN, VISIBLE FROM GROUND

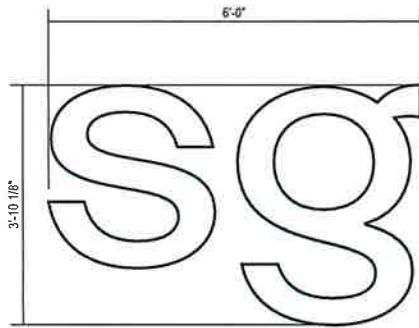


CROSS SECTION VIEW
SCALE: NTS

JONES SIGN Your Vision. Accomplished. <small>A MOORETRAK COMPANY</small>	JOB #: 291069_R1 DATE: 11.30.2023 DESIGNER: JED SALES REP: M. BJORKLUND PROJ MGR: S. KOSTKA	REQUIRED: <input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING OTHER:	LANDLORD APPROVAL _____ DATE _____ CLIENT APPROVAL _____ DATE _____		SWEETGREEN 151 N FRANKLIN ST CHICAGO, IL 60606	SHEET NUMBER <h1 style="font-size: 2em;">6.0</h1>
	<p>This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.</p>					

WS.2 FACE LIT LOW PROFILE (3" DEEP) LETTERS - EXTERIOR (QTY 1)

OVERALL SQUARE FOOTAGE: 23.06



FRONT VIEW
SCALE: 1/2" = 1'-0"



SIDE VIEW
SCALE: 1/2" = 1'-0"



NIGHT VIEW
SCALE: NTS

SPECIFICATIONS:

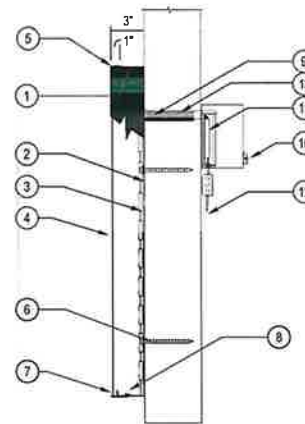
1. .040" X 3" PRE-FINISHED **WHITE** ALUMINUM COIL (WHITE INSIDE) (SEAMS IN CORNERS OR TOP) **P-1**
2. ACM BACKS / LETTER LOCKED TO RETURNS
3. WHITE LED'S
4. 3/16" ACRYLIC
5. 1" **WHITE** TRIM CAP **P-1**
6. MOUNTING HARDWARE TO SUIT FIELD CONDITIONS
7. #8 - 1/2" PAN HEAD SCREWS (NO MORE THAN 24" APART)
8. 1/4" DIA. WEEP HOLES W/ .063" DRAIN HOLE COVER
9. 7/8" ELECTRICAL HOLE / 1/2" COUPLER WITH FLEXIBLE CONDUIT TO POWER SUPPLY BOX (IN MIDDLE OF LETTER UNLESS NOTED OTHERWISE), INSTALLER TO FOLLOW LOCAL CODE.
10. TOGGLE SWITCH / MOUNT TO TOGGLE FRONT TO BACK
11. LED POWER SUPPLY MOUNTED TO ETL ENCLOSURE
12. 15 FT. MIN. WHIP LENGTH, IF PRIMARY ELECTRIC IS LOCATED WITHIN 6 FT. OF THE POWER SUPPLY BOX, ELECTRIC TO BE CONNECTED BY INSTALLERS, INSTALLER TO FOLLOW LOCAL CODE.
13. RIGID CONDUIT THROUGH WALL WITH 1/2" - 1" STUB BEYOND INSIDE WALL. 15 FT. MINIMUM WHIP LENGTH FOR LOW VOLTAGE WIRE.

NOTES:

1. ETL STICKER TO BE PLACED ON BOTTOM OF SIGN, VISIBLE FROM GROUND
2. REUSE MOUNTING HOLES FROM PREVIOUS SIGN

COLORS / FINISHES:

P-1 MP TO MATCH PMS 3308, SATIN FINISH



CROSS SECTION VIEW
SCALE: NTS

<p>JONES SIGN Your Vision. Accomplished. <small>A HERTZBERN COMPANY</small></p>	JOB #: 291069_R1 DATE: 11.30.2023 DESIGNER: JED SALES REP: M. BJORKLUND PROJ MGR: S. KOSTKA	REQUIRED: <input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR/ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING OTHER: <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	LANDLORD APPROVAL _____ DATE _____ CLIENT APPROVAL _____ DATE _____	<p>sweetgreen 151 N FRANKLIN ST CHICAGO, IL 60606</p>	SHEET NUMBER <h1>7.0</h1>
	THIS IS AN ORIGINAL, UNPUBLISHED DRAWING BY JONES SIGN CO., INC. IT IS FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY JONES SIGN. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION, NOR IS IT TO BE USED, REPRODUCED, COPIED OR EXHIBITED IN ANY MANNER. USE OF THIS DESIGN OR THE SALIENT ELEMENTS OF THIS DESIGN IN ANY SIGN DONE BY ANY OTHER COMPANY, WITHOUT THE EXPRESS WRITTEN PERMISSION OF JONES SIGN, IS FORBIDDEN BY LAW AND CARRIES A CIVIL FORTIURE OF UP TO 25% OF THE PURCHASE PRICE OF THE SIGN. JONES SIGN WILL ENDEAVOR TO CLOSELY MATCH COLORS, INCLUDING PMS, WHERE SPECIFIED. WE CANNOT GUARANTEE EXACT MATCHES DUE TO VARYING COMPATIBILITY OF SURFACE MATERIALS AND PAINTS USED. ALL SIZES AND DIMENSIONS ARE ILLUSTRATED FOR CLIENT'S CONCEPTION OF PROJECT AND ARE NOT TO BE UNDERSTOOD AS BEING EXACT SIZE OR EXACT SCALE.				



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

September 13, 2017

Mariah F. DiGrino
DLA Piper LLP
444 W. Lake Street, Suite 900
Chicago, IL 60606-0089

**Re: Administrative Relief request for Planned Development No. 1239
Subarea A, 151 N. Franklin Street**

Dear Ms. DiGrino:

Please be advised that your request for a minor change to Planned Development No. 1239 ("PD 1239"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1239.

Your client and the owner of all of the property within Sub area A of PD 1239, 151 Franklin LLC, is seeking administrative relief to allow for the following modifications to the building currently under construction at 151 N. Franklin St.:

- As shown on the revised Site Plan, a small niche at the northwest corner was removed, three trees along Franklin St. were relocated further south to accommodate existing requirements, a small window pocket along Franklin St. was removed, a small setback at the Randolph St. restaurant space was removed so the building wall is now flush, the terrace entrance stair was slightly reconfigured to make it more accessible, and four bike racks rather than the two previously shown will be installed along Randolph St.
- As shown on the revised Green Roof Plan, the green roof was reconfigured to correspond to the updated plans. The green roof bonus calculations have not changed.
- As shown on the Basement Level Plan, the underground parking was slightly refined to accommodate mechanical areas and exit stairs. The number of underground parking spaces (34) and the bonus calculations have not changed.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. It is our understanding that your client will submit a revision to the existing permit upon receipt of this letter.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 1239, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



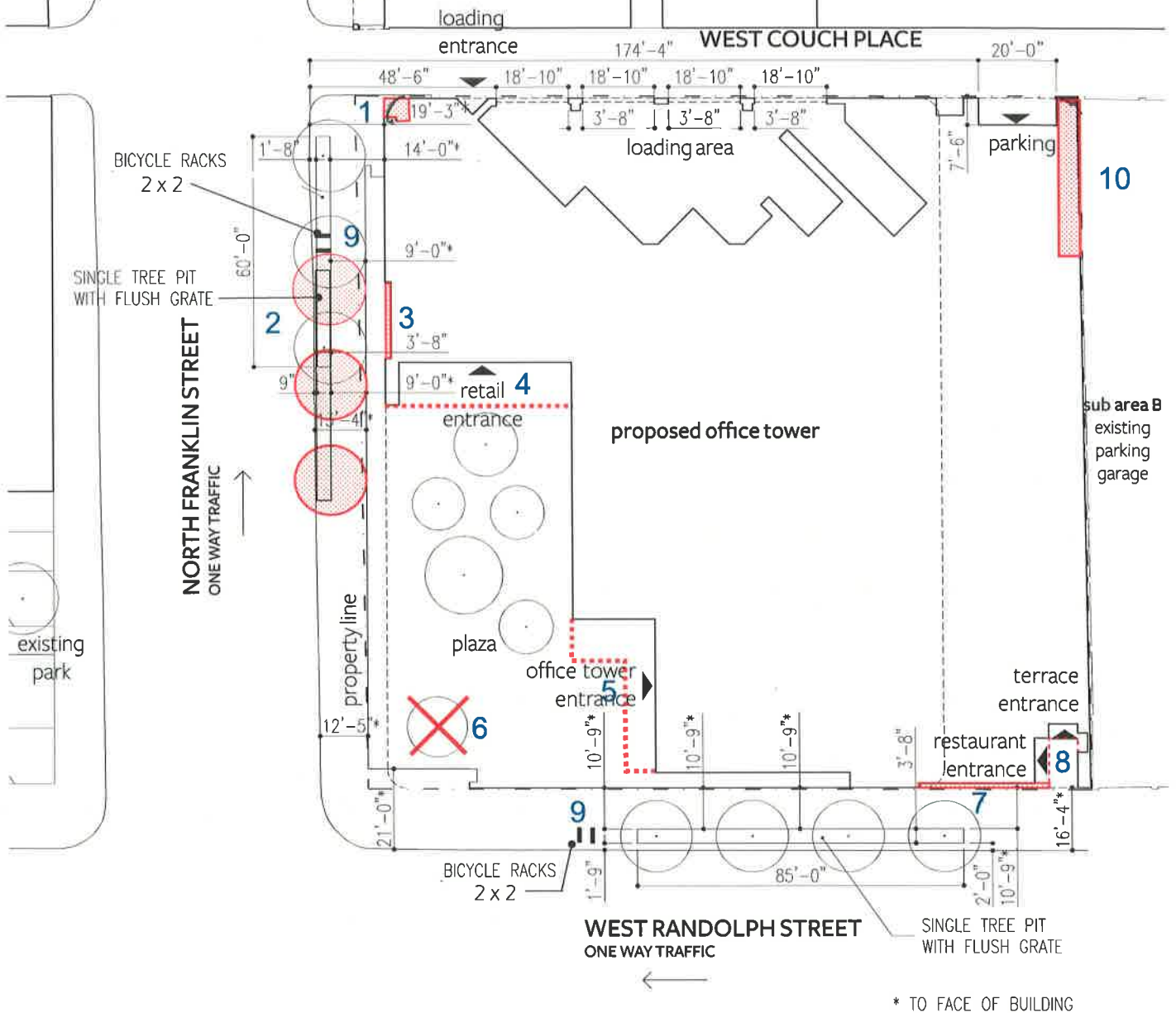
Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

C: Mike Marmo, Erik Glass, Main file

151 Franklin

Excerpt from PD #17898 with REV #2 dated: July 17th 2017



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

1. Niche on NW corner removed
2. Three trees on Franklin moved south
3. Franklin retail setback is removed
4. North Plaza setback on L1 and L2 removed
5. Line of entrance revised due to addition of two elevators pushing egress stair 2 southwards
6. One Tree obstructing entrance is removed from plaza
7. Randolph retail setback is removed
8. Stair 6 vestibule squared off
9. Bike Racks - locations revised
10. Egress Stair #7 added from L2 Terrace to Couch Place

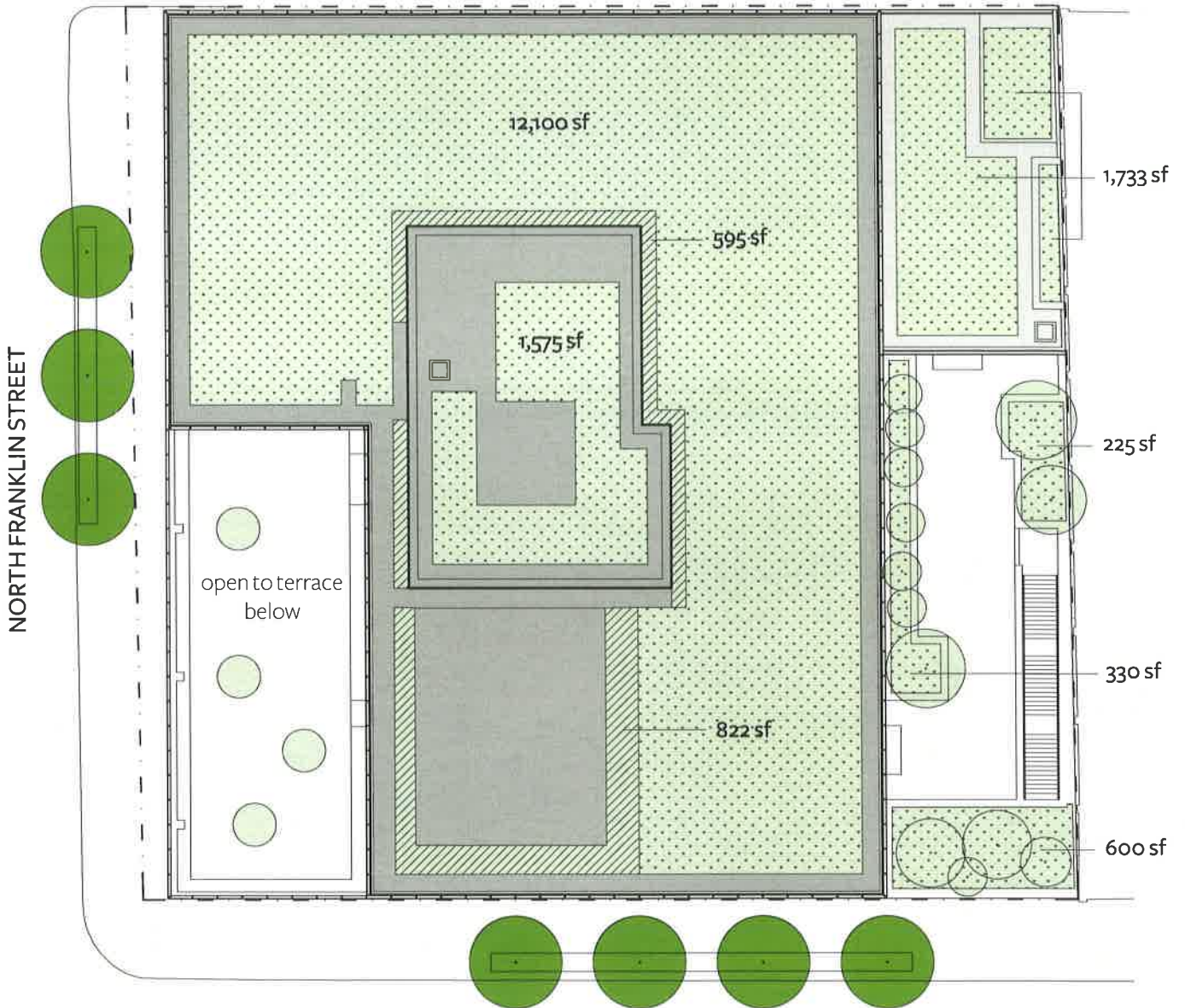
Applicants: 151 Franklin, LLC
 and UGP-200 West Randolph LLC
 Addresses: 200-240 West Randolph Street
 and 151-169 North Franklin Street

Introduced Date: December 11, 2013
 Plan Commission: April 23, 2014



THE JOHN BUCK COMPANY
 JOHN BUCK ARCHITECTS
 John Ronan Architects

WEST COUCH PLACE



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



$$\begin{aligned} \text{Bonus FAR} &= (\text{Area of Green Roof} > 50\% \text{ Net Roof Area}) / \text{Lot Area} * 0.3 * \text{Base FAR} \\ &= (5,179) / 58,413 * 0.3 * 16 \\ &= 0.43 \text{ FAR} \end{aligned}$$

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
 Revision Date: July 17, 2017

Roof Area

Overall Area	32,720 sf
Overall Net Roof Area	25,603 sf
Total Green	17,980 sf
% Green	69%

Key

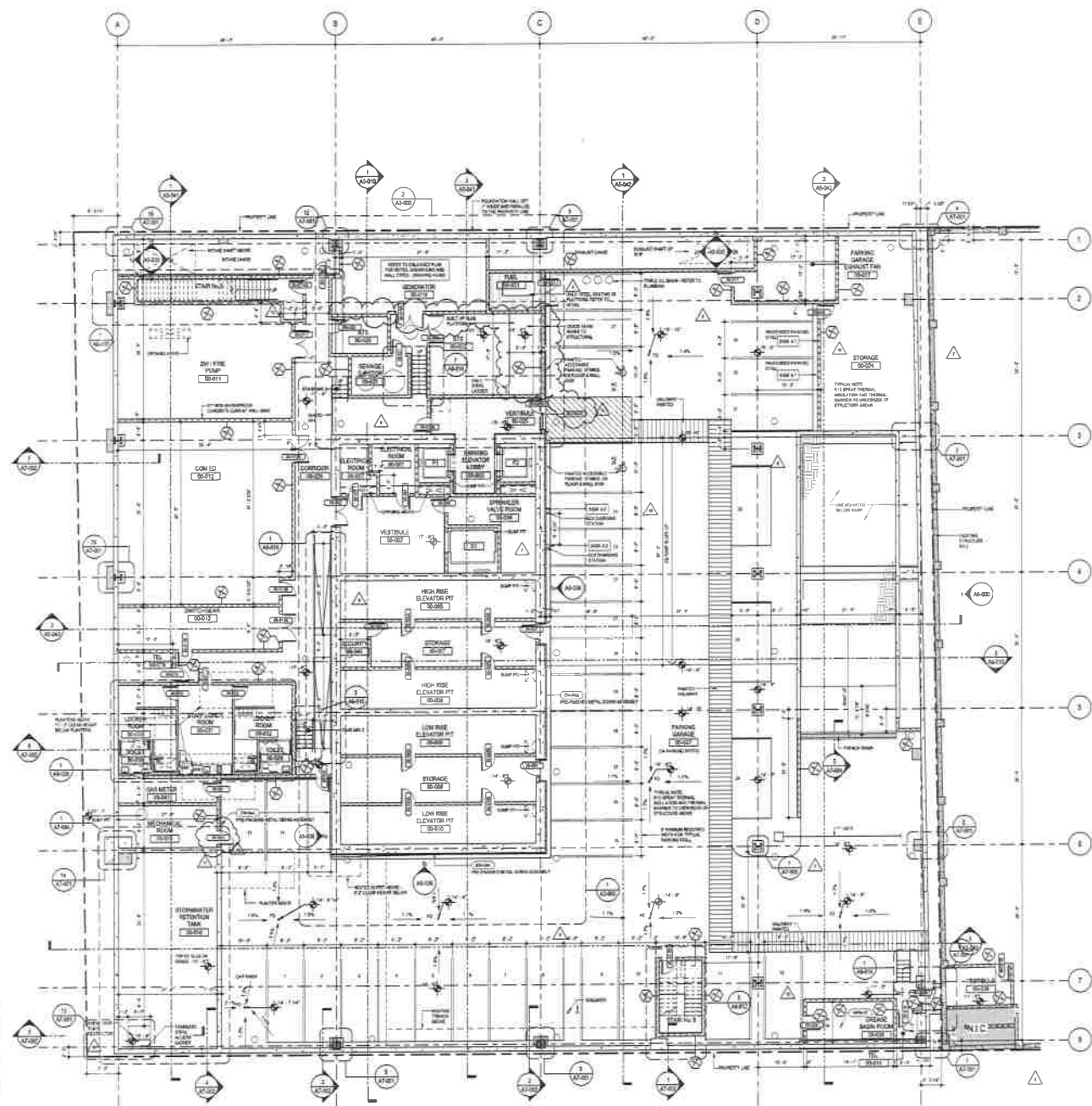
-  proposed shade street tree
-  green roof
-  checker block paver (contributes toward green roof area)
-  excluded from overall net roof area



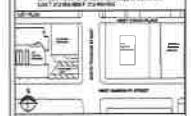
151 N FRANKLIN

THE JOHN BUCK COMPANY

John Ronan Architects



151
 151 NORTH FRANKLIN
 THE JOHN BUCK COMPANY



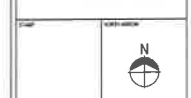
REVISIONS

NO.	DATE	DESCRIPTION
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ronn
 REGISTERED ARCHITECT
 401 Madison St., Ste 300
 Chicago, IL 60601-1000
 T 312.467.7100
 F 312.467.7101
 E ron@ronn.com
 www.ronn.com

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AAI
 ASSOCIATES, INC.



FLOOR PLAN BASEMENT LEVEL

SCALE: 1/8" = 1'-0"

DATE: OCT 08 08

PROJECT NO: 1226-00

A2-000 11

Off Street Parking

	no. provided	dimensions (min.)		
		length	width	clear height
total parking	34			
parallel	29	18'	8'	7'
perpendicular	5	18'	8'	7'
accessible	2	18'	8'-3"	7'

*Excluding 5' wide access aisle

Off Street Bicycle Storage

	no. provided	dimensions (min.)		
		length	width	clear height
total bicycle racks	54	6'	2'	7'

Off Street Loading Berths

	no. provided	dimensions (min.)		
		length	width	clear height
total loading docks	4	25'	10'	10'

15' clear height provided

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map No. 1-F.

(As Amended)

(Application No. 17898)

(Common Address: 200 -- 240 W. Randolph St. And 151 -- 169 N. Franklin St.)

BPD 1239

[SO2013-9419]

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 Number 1-F in the area bounded by:

West Randolph Street; North Wells Street; West Couch Place and 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 due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Business Planned Development No. 1239.

Plan Of Development Statements.

1. The area delineated herein as Business Planned Development Number 1239 ("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 subareas, delineated on the Subarea Map attached hereto as Subarea A and Subarea B. The "Applicant" for purposes of this Planned Development with respect to Subarea A, is 151 Franklin LLC, with the authorization of the owner of Subarea A, Urban Growth Property Limited Partnership. The Applicant for purposes of this Planned Development with respect to Subarea B, UGP-200 West Randolph LLC, is the owner of Subarea 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 titleholders 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 titleholder 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 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 Subarea Map, Subarea A Site Plan, Subarea B Site Plan, Subarea A Second Level Terrace Plan, Subarea A Landscape and Green Roof Plan, Subarea B Landscape Plan, Subarea A West Elevation and Subarea A South Elevation, Subarea A East Elevation and Subarea A North Elevation, Subarea B South Elevation and Subarea B East Elevation, Subarea B North Elevation and Subarea B West Elevation, Subarea A Lower-level Planting Terrace Bonus Plan, Subarea A Upper-level Setback Bonus Plan, Subarea A Green Roof Bonus Plan, and Subarea A Underground Parking Bonus Plan. Full-sized copies of the Site Plans, Landscape Plans, and Building Elevations for both Subarea A and Subarea 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 subareas, the following uses shall be permitted in this Planned Development:

Subarea 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.

Subarea 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 subareas of this Planned Development: Hotels.

6. On-premises 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-premises 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 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	FAR
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

Bonus FAR = 0.4 x sum of setback areas on each floor/lot area

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

Green Roof

Bonus FAR = (area of roof landscaping in excess of 50 percent of net roof area/lot area) x .030 x Base FAR

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

Underground Parking

Bonus FAR = (number of spaces x 350)/lot area x 0.15 x Base FAR

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

Lower-Level Planting Terrace

Bonus FAR = (area of terrace devoted to landscaping/lot area) x 1.0 x Base FAR

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

Although all of the above Floor Area Bonuses are expressed in terms of total Floor Area Ratio, they are derived from design features of Subarea A, and are to be applied only to Subarea 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 titleholders 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 Subarea A will be LEED Silver certified and include a green roof covering 69 percent of the Net Roof Area of the building within Subarea A, which is currently estimated to equate to 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 percent 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 Subarea B and within Subarea 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.

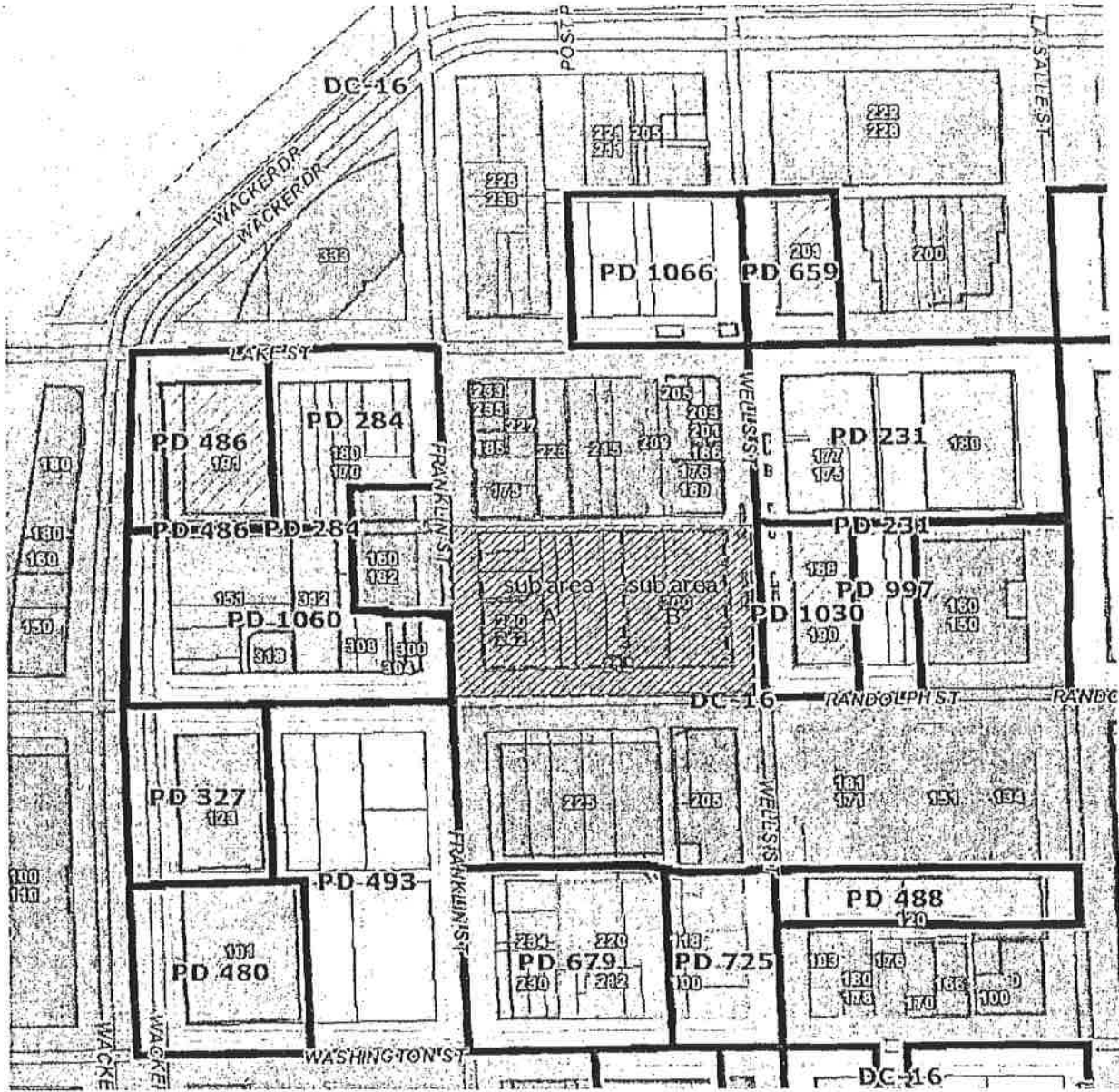
[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary, Property Line and Subarea Map; Subarea A Site Plan; Subarea B Site Plan; Subarea A Second Level Terrace Plan; Subarea A Landscape and Green Roof Plan; Subarea B Landscape Plan; Building Elevations; Subarea A Lower Level Planting Terrace Bonus Plan; Subarea A Upper Level Setbacks Bonus Plan; Subarea A Landscape and Green Roof Bonus Plan; and Subarea A Underground Parking Bonus Plan referred to in these plan of development statements printed on pages 80470 through 80485 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Business-Planned Development No. 1239.**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 (square feet):	58,413
Subarea A:	34,062
Subarea B:	24,351
Maximum Floor Area Ratio (FAR):	18.07
Subarea A:	25.81
Subarea B:	7.24
Maximum Floor Area (square feet):	1,055,523
Subarea A:	879,116
Subarea B:	176,407
Maximum Site Coverage:	Per Site Plans
Maximum Number of Off-street Parking Spaces:	539
Subarea A:	34
Subarea B:	510
Minimum Number of Off-street Loading Berths:	4 at 10 feet x 25 feet
Subarea A:	4 at 10 feet x 25 feet
Subarea B:	0
Maximum Building Height (feet):	
Subarea A:	600
Subarea B:	100



Existing Zoning Map
 Scale: 1" = 200'-0"



- Subject Property
- Planned Development Boundary
- Property Line

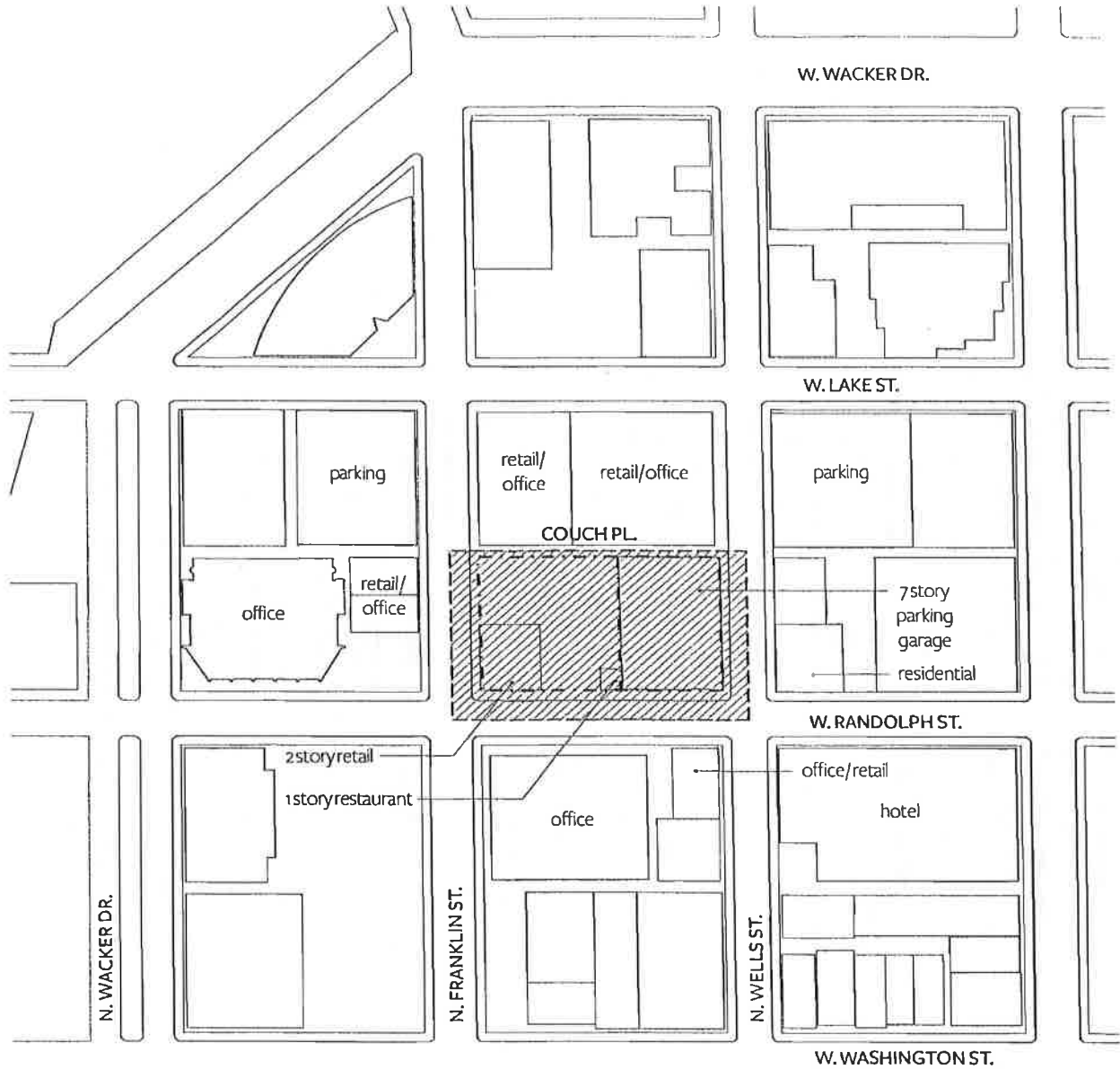
Applicants: 151 Franklin, LLC
 and UGP-200 West Randolph LLC
 Addresses: 200-240 West Randolph Street
 and 151-169 North Franklin Street

Introduced Date: December 11, 2013
 Plan Commission: April 23, 2014



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Existing Land Use Map
 Scale: 1" = 200'-0"

-  Subject Property
-  Planned Development Boundary
-  Property Line

Applicants: 151 Franklin, LLC
 and UGP-200 West Randolph LLC
 Addresses: 200-240 West Randolph Street
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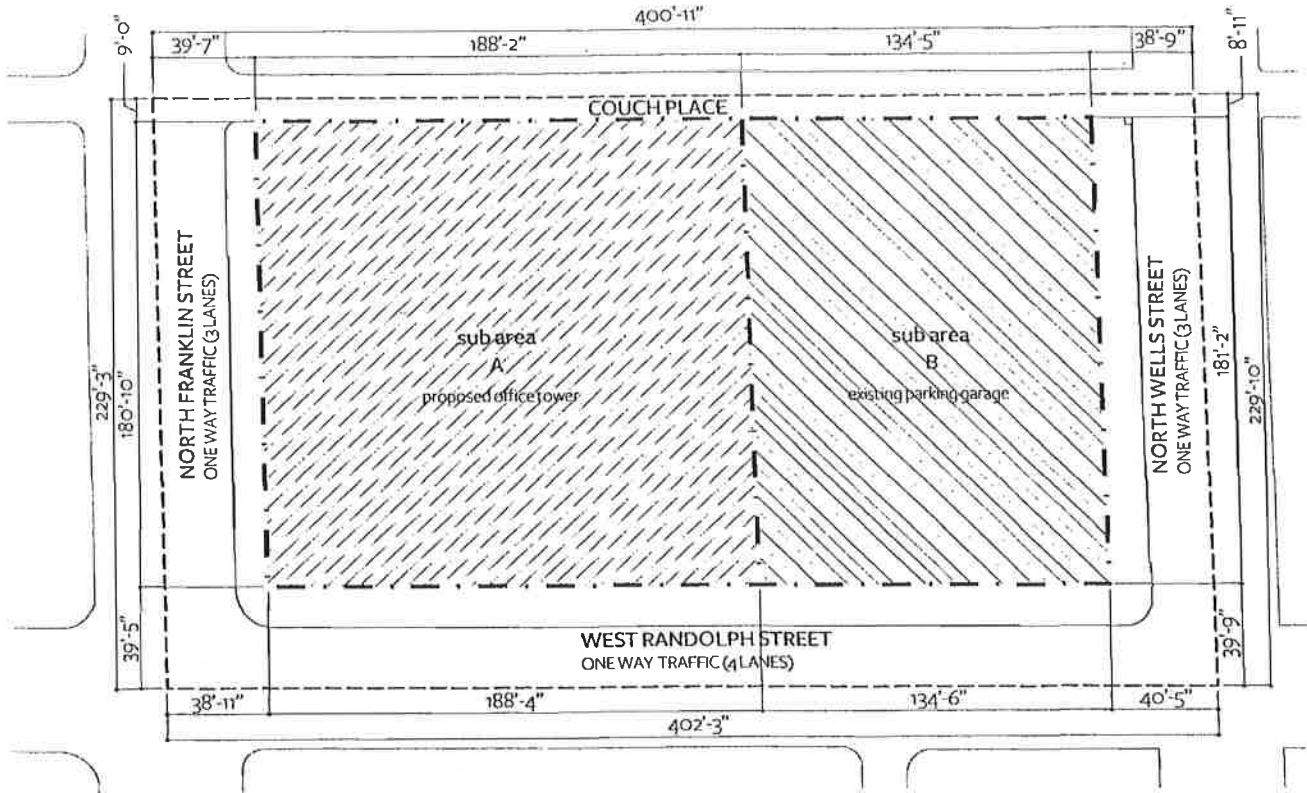


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Planned Development Boundary,
 Property Line and Sub Area Map
 Scale: 1/64" = 1'-0"

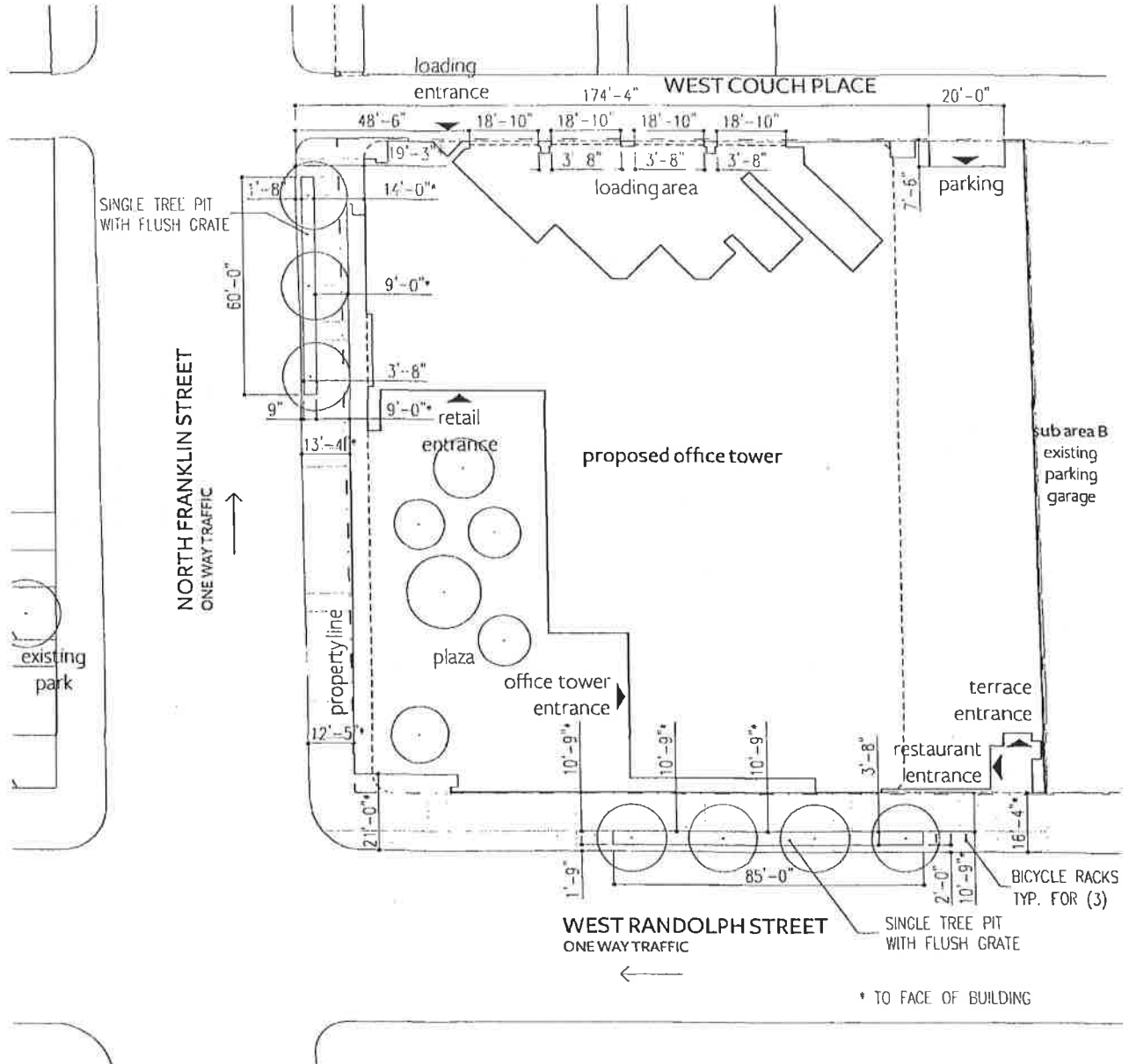


-  Subject Property
-  Planned Development Boundary
-  Property Line

Applicants: 151 Franklin, LLC
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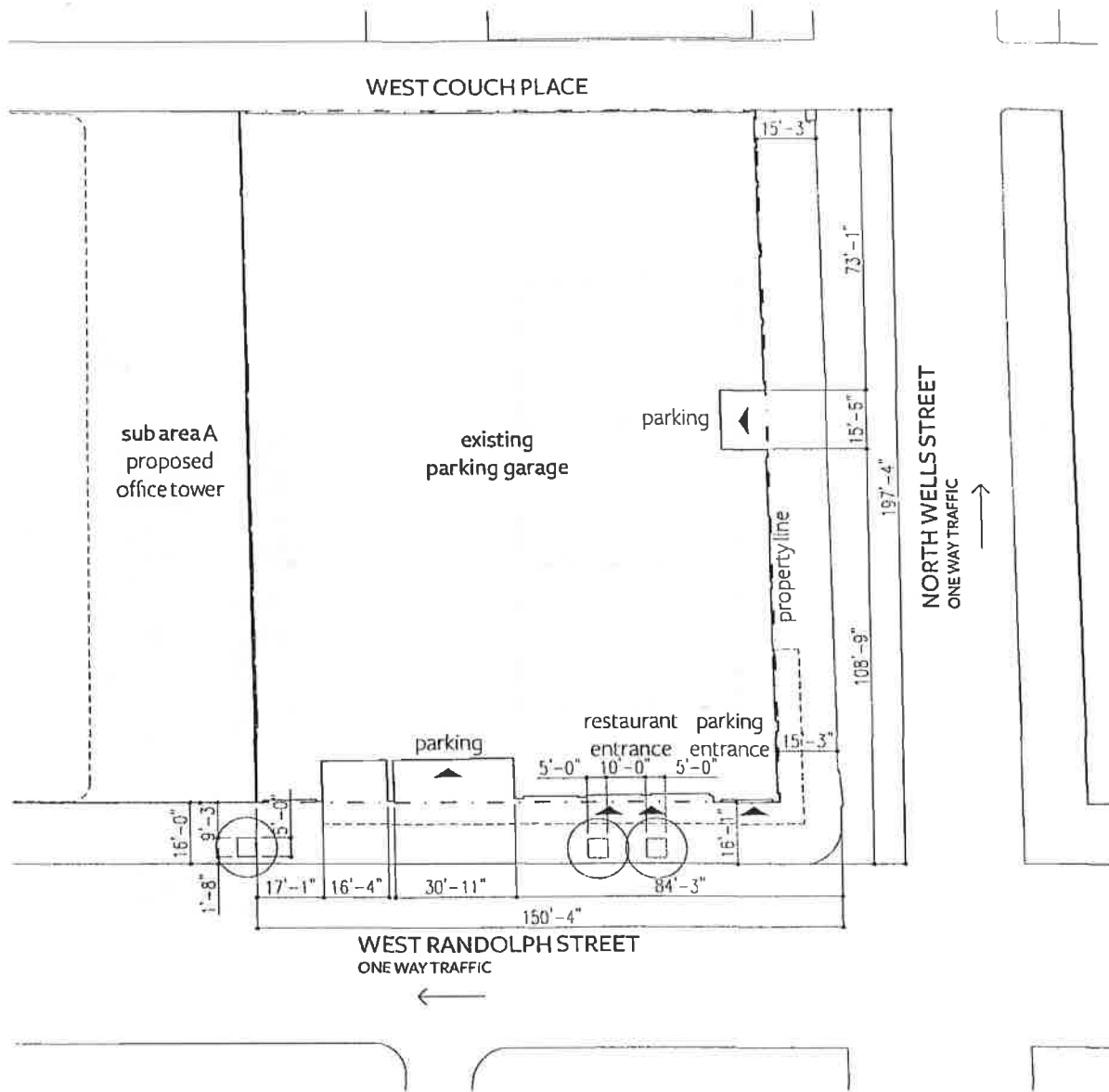
Sub Area A Site Plan
 Proposed Office Tower
 Scale: 1" = 40'-0"

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

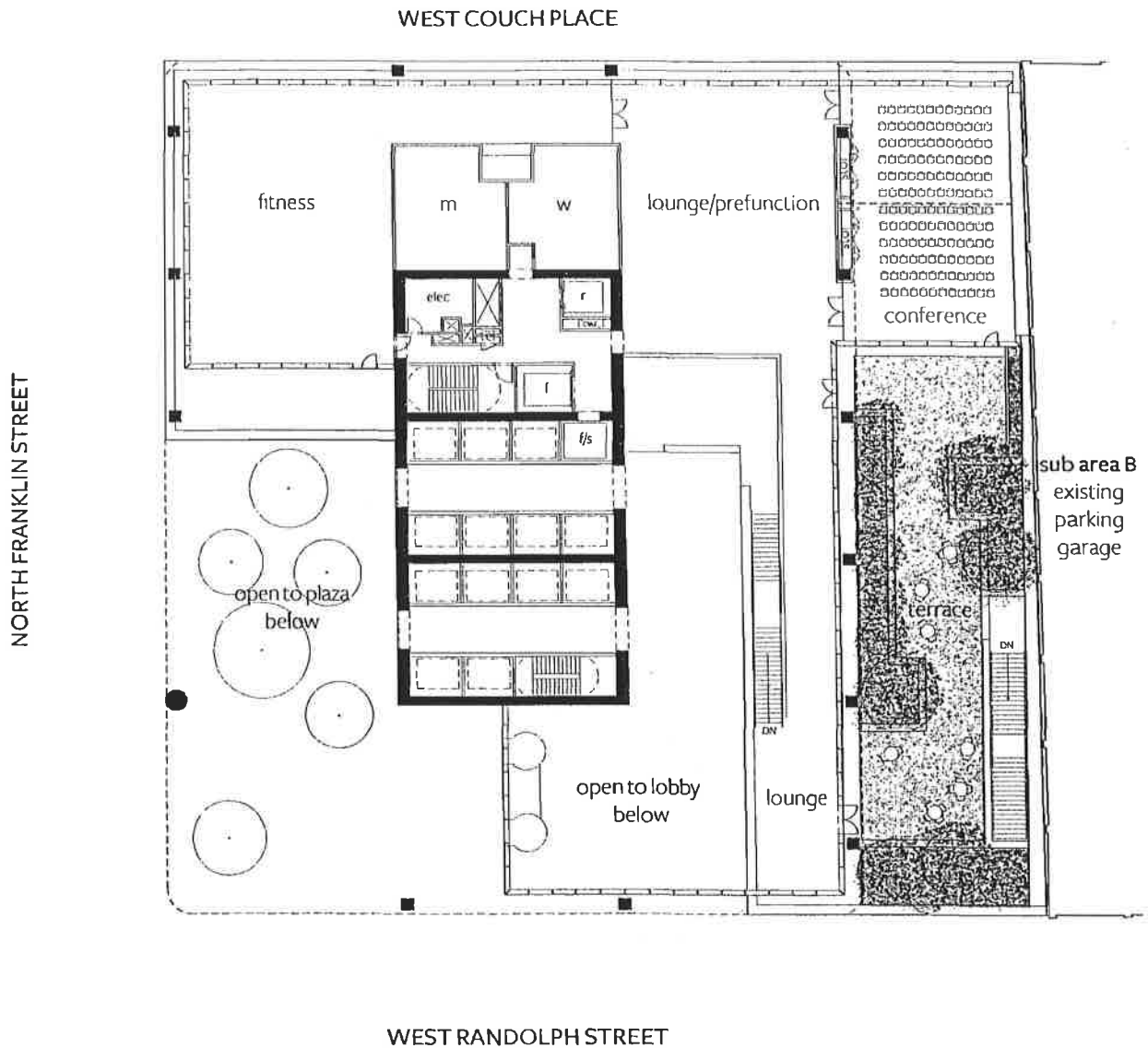
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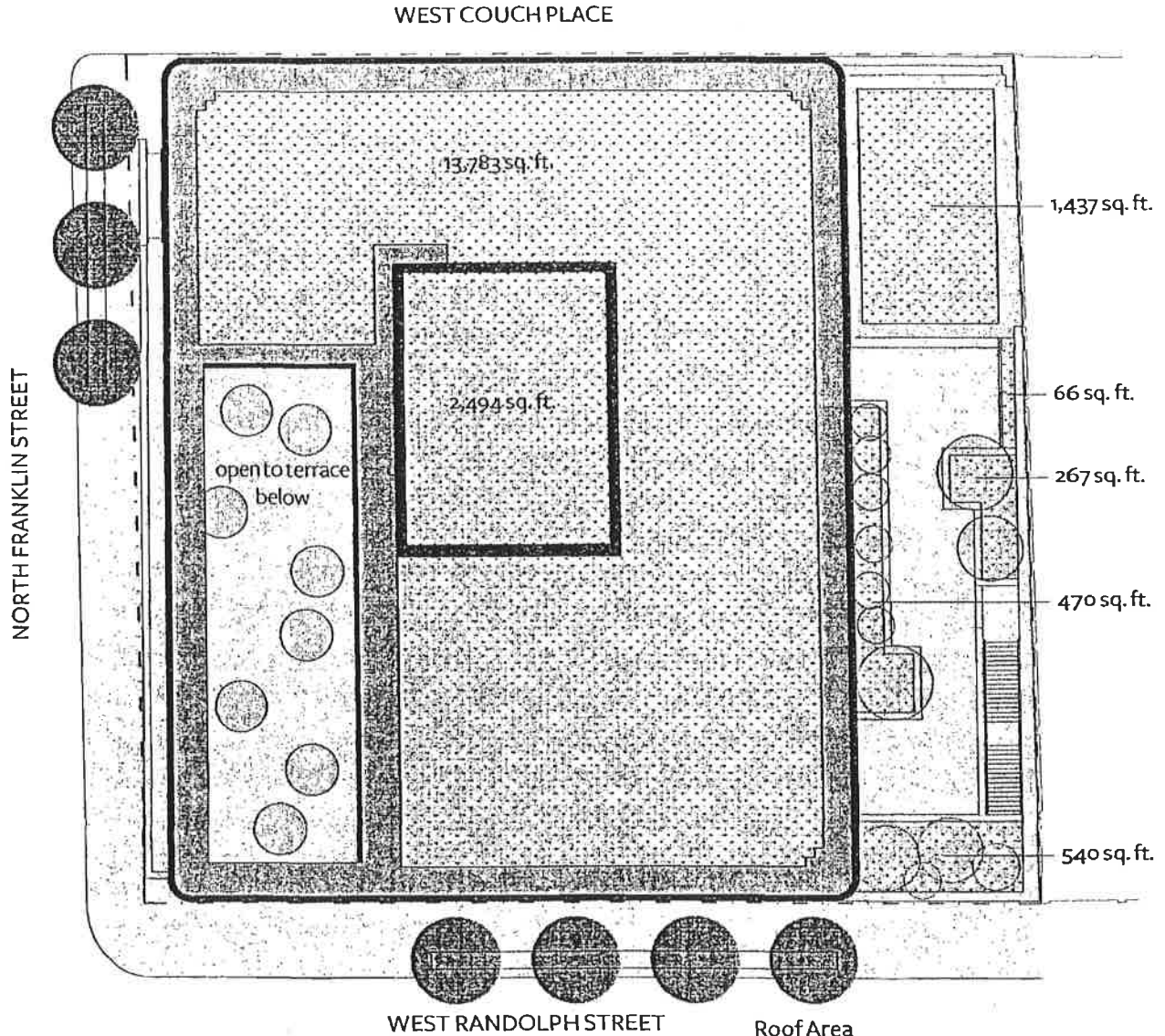
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Sub Area A Second Level Terrace Plan
 Proposed Office Tower
 Scale: 1/32" = 1'-0"

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





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

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




Applicants: 151 Franklin, LLC
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 Addresses: 200-240 West Randolph Street
 and 151-169 North Franklin Street

Introduced Date: December 11, 2013
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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%

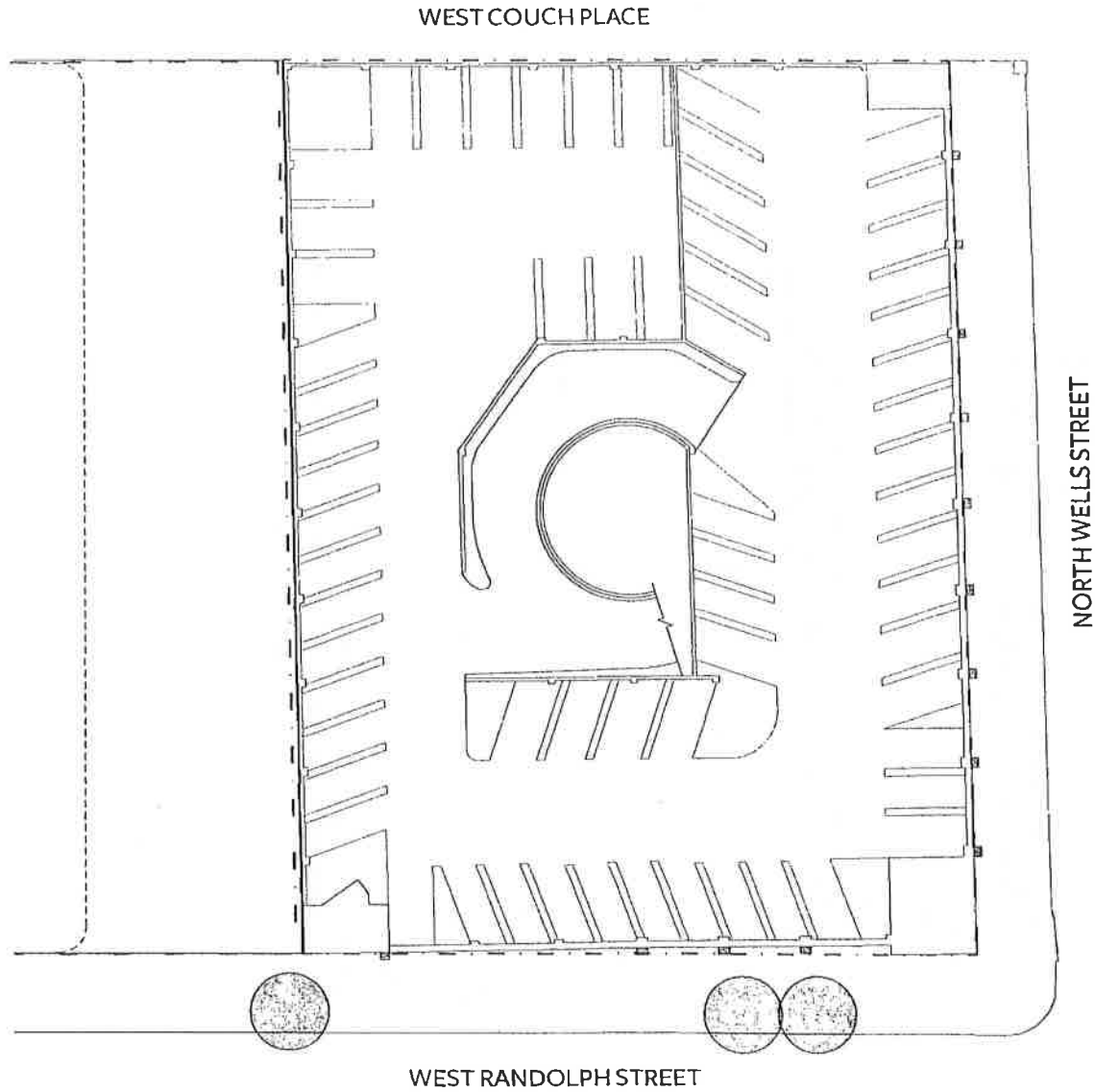
Key


-  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

Applicants: 151 Franklin, LLC
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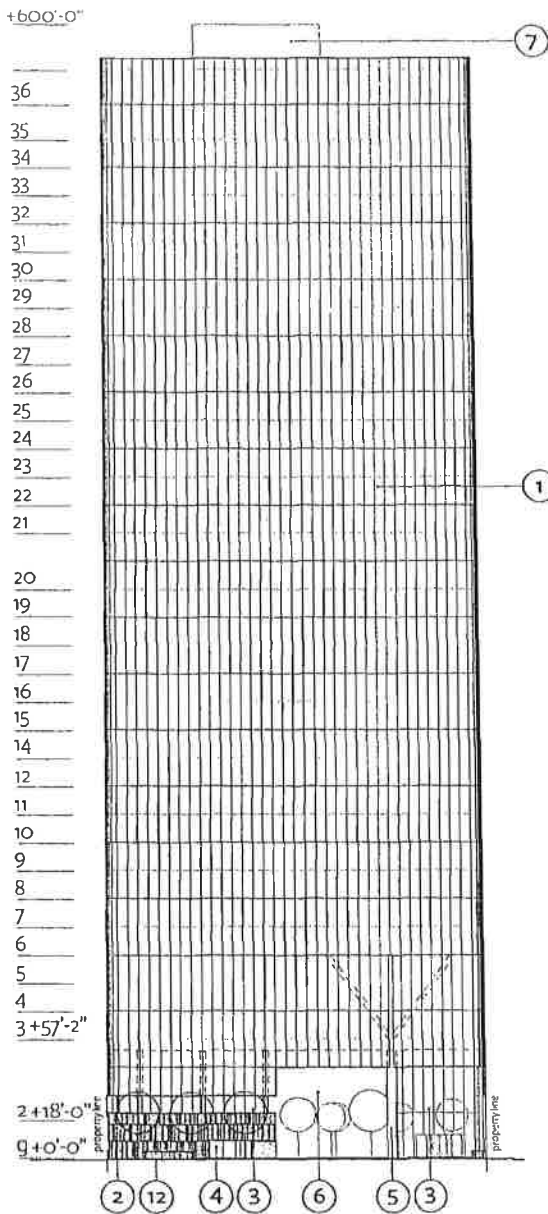


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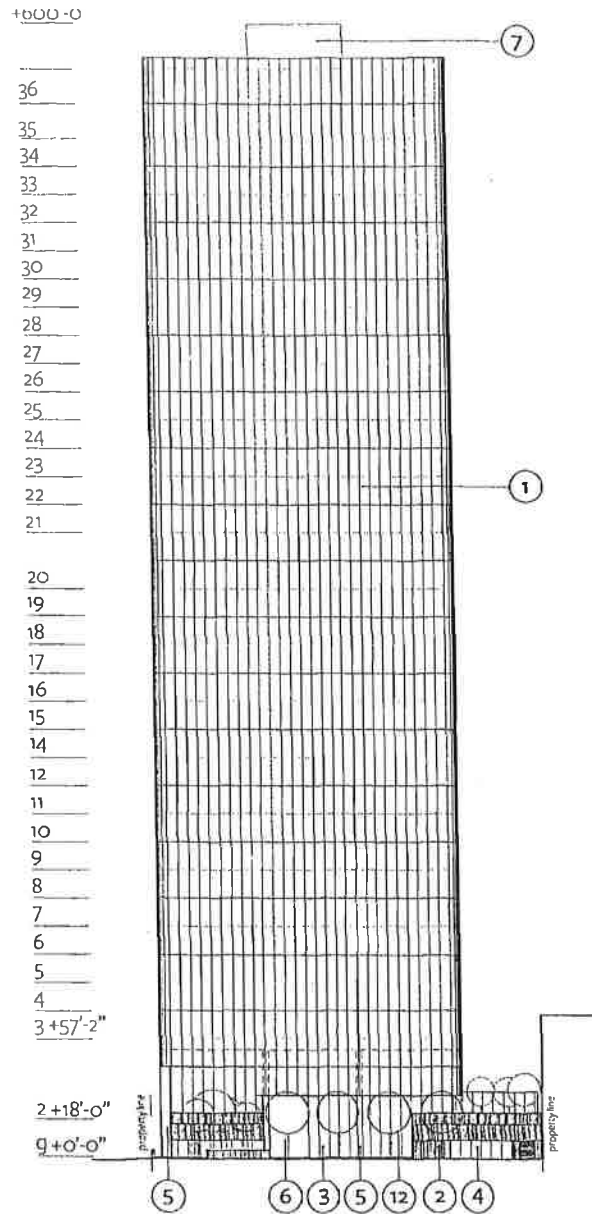


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Sub Area A West Elevation Scale: 1" = 80'-0"



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

Keynote Legend

- ① aluminum framed curtain wall with insulated low-e glass
- 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

Applicants: 151 Franklin, LLC
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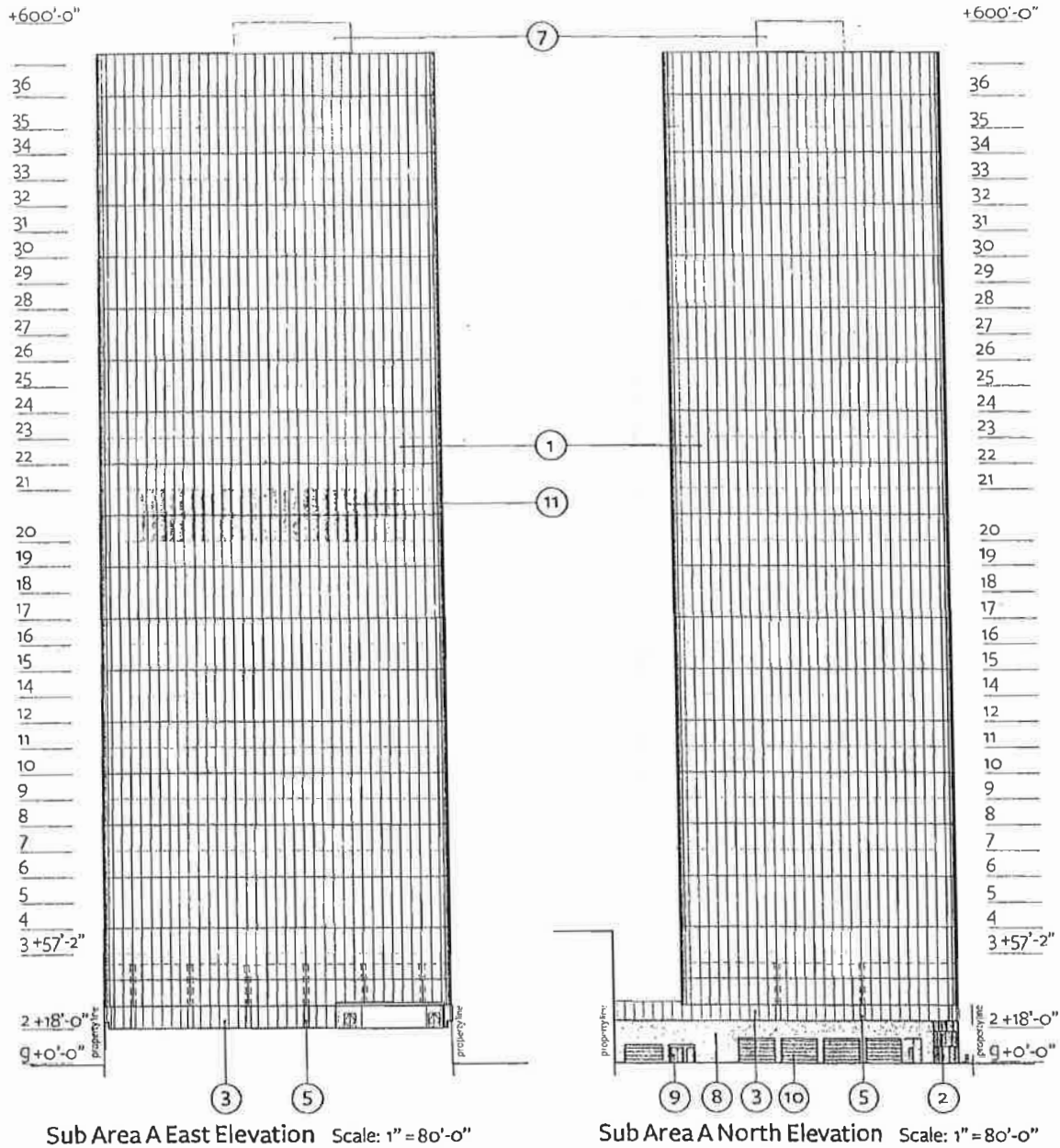


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Keynote Legend

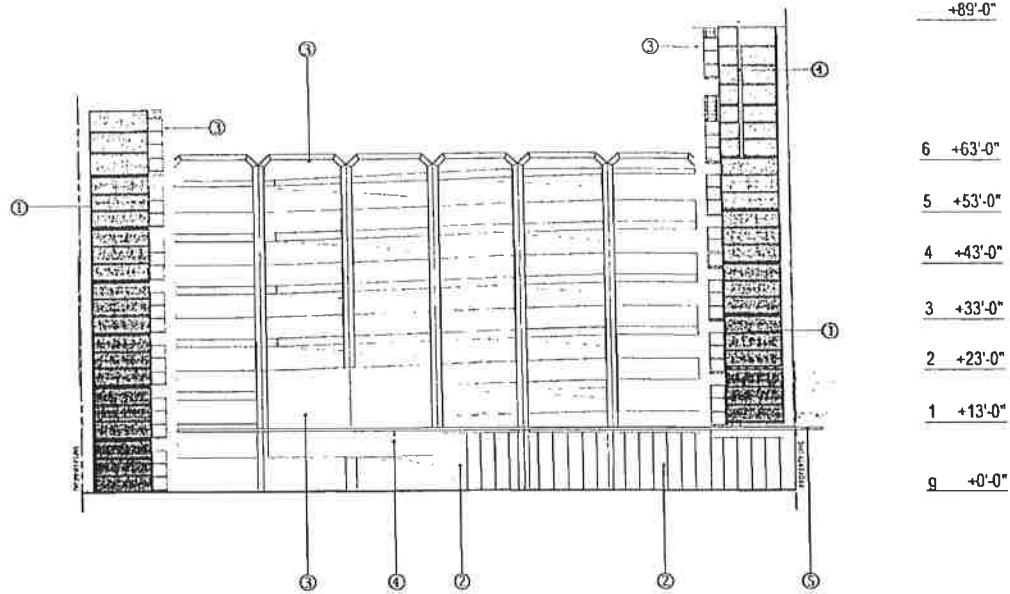
- | | |
|---|--|
| ① aluminum framed curtain wall with insulated low-e glass | ⑦ aluminum composite panel clad elevator overrun |
| ② natural stone cladding | ⑧ masonry |
| ③ fin-supported glass wall | ⑨ scheduled doors |
| ④ glazed storefront | ⑩ metal overhead door |
| ⑤ stainless steel clad column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

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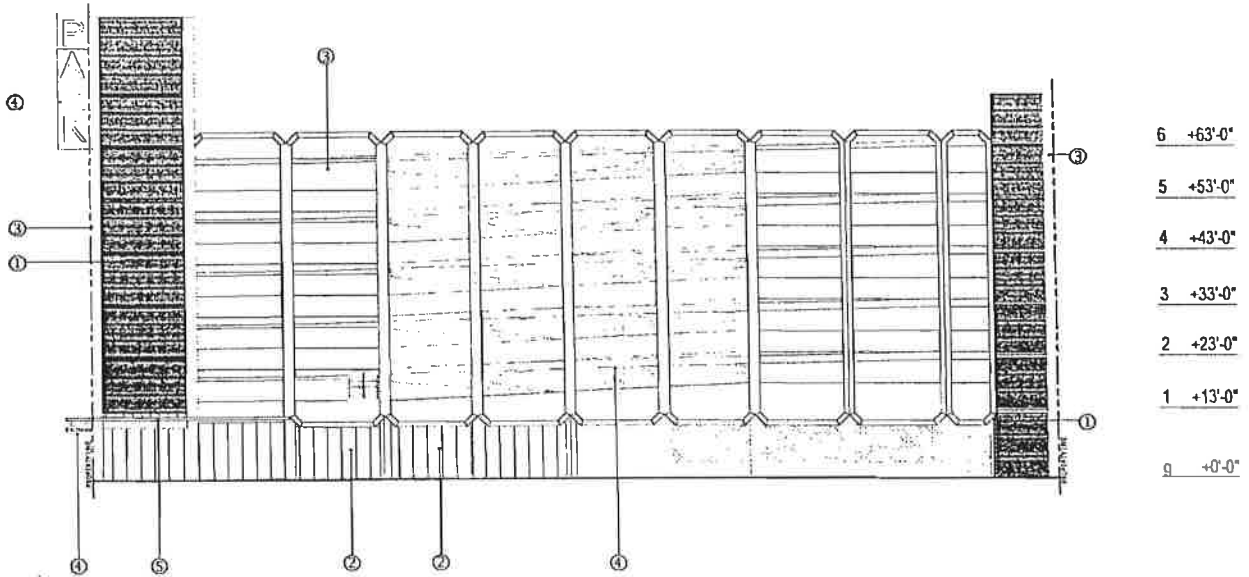
Introduced Date: December 11, 2013
 Plan Commission: April 23, 2014



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



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

Keynote Legend

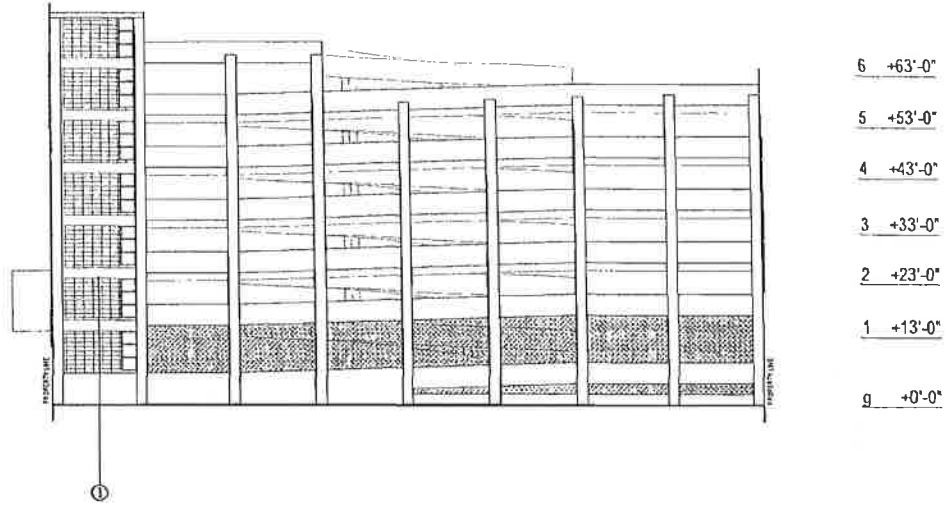
- ① aluminum composite panels
- ② tenant finishes to remain
- ③ patch and paint existing
- ④ existing signage to remain
- ⑤ patch and paint existing canopy

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

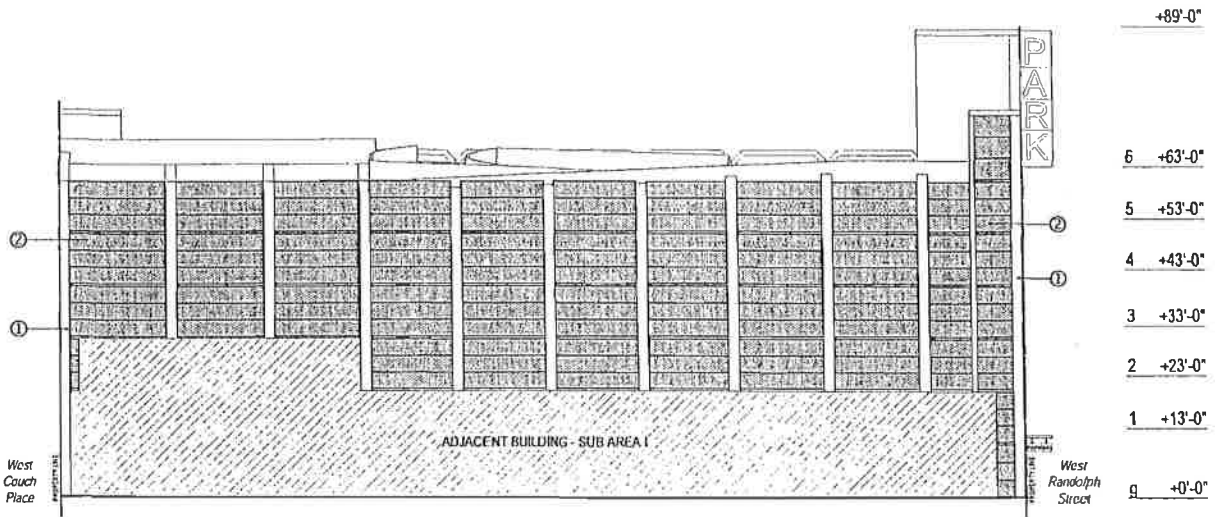


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Sub Area B North Elevation (scale : 9/256" = 1')



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

Keynote Legend

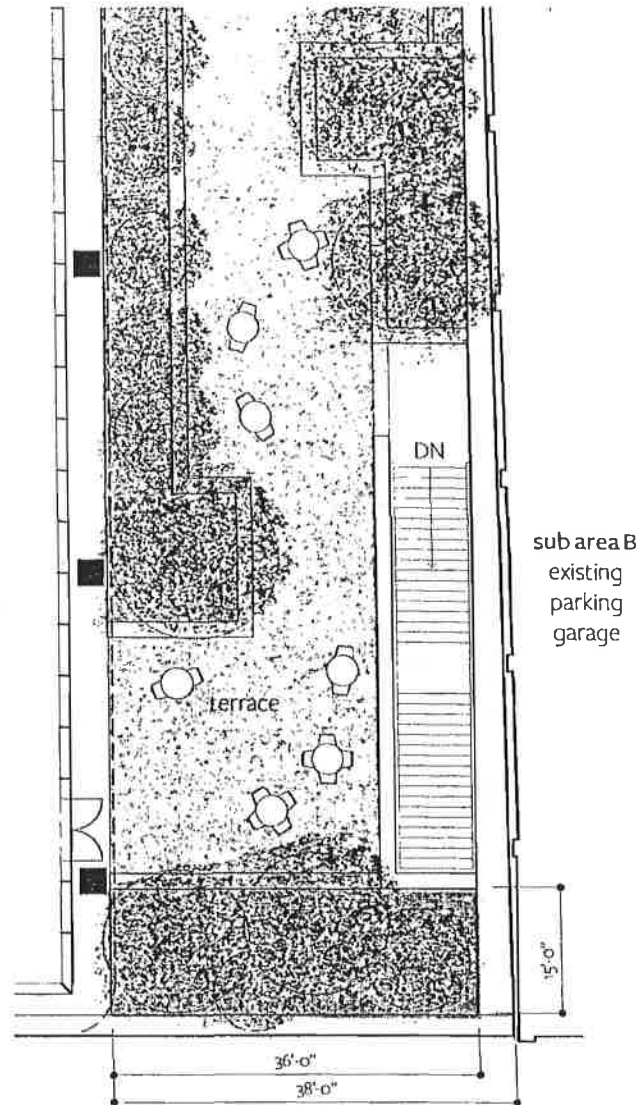
- ① patch and paint existing
- ② aluminum composite panel

Applicants : 151 Franklin, LLC and UGP-200 West Randolph LLC
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 151-169 North Franklin Street
 Introduced Date : December 11, 2013
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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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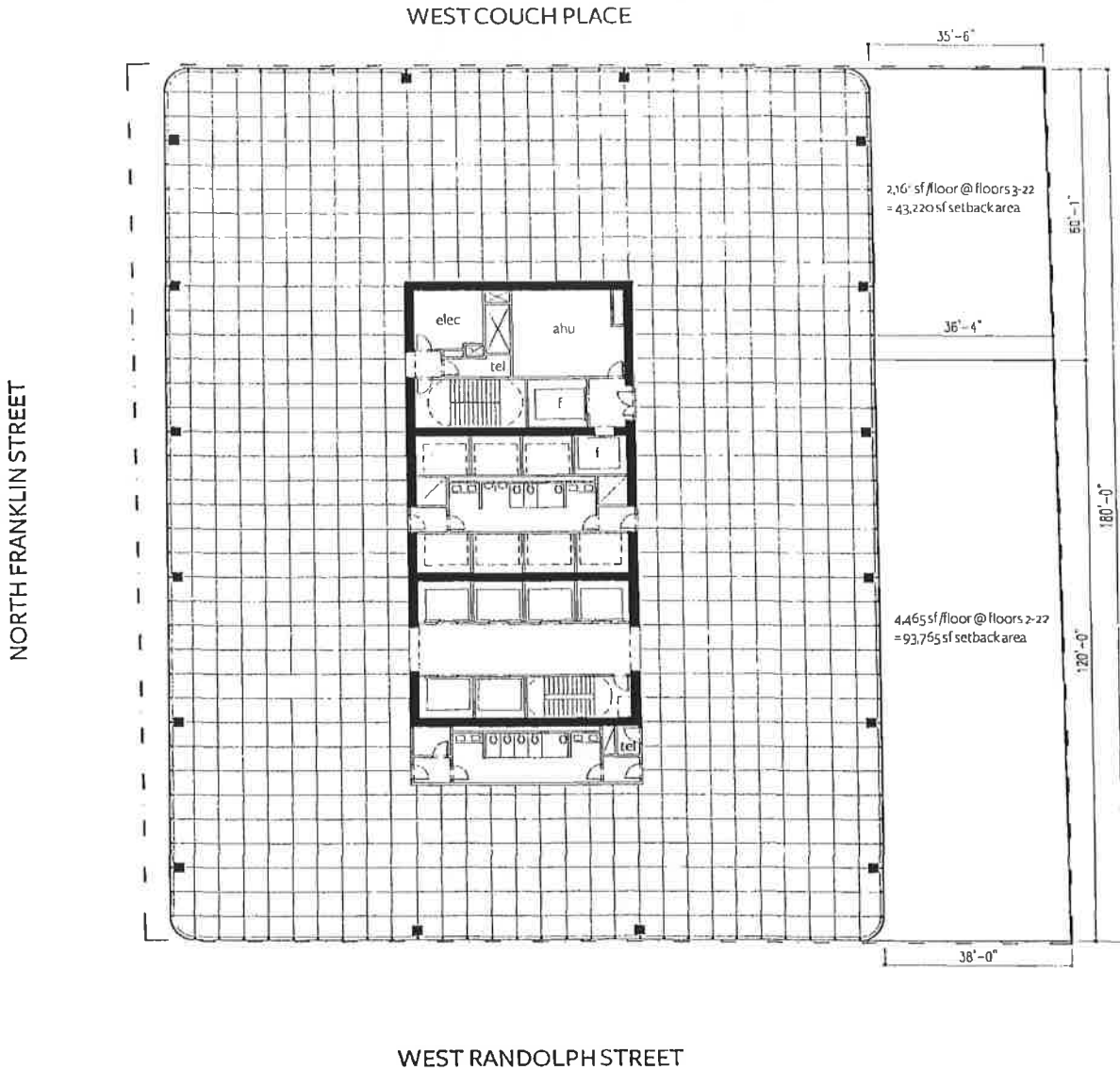


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Sub Area A Upper-Level Setbacks Bonus Plan
 Proposed Office Tower
 Scale: 1/32" = 1'-0"



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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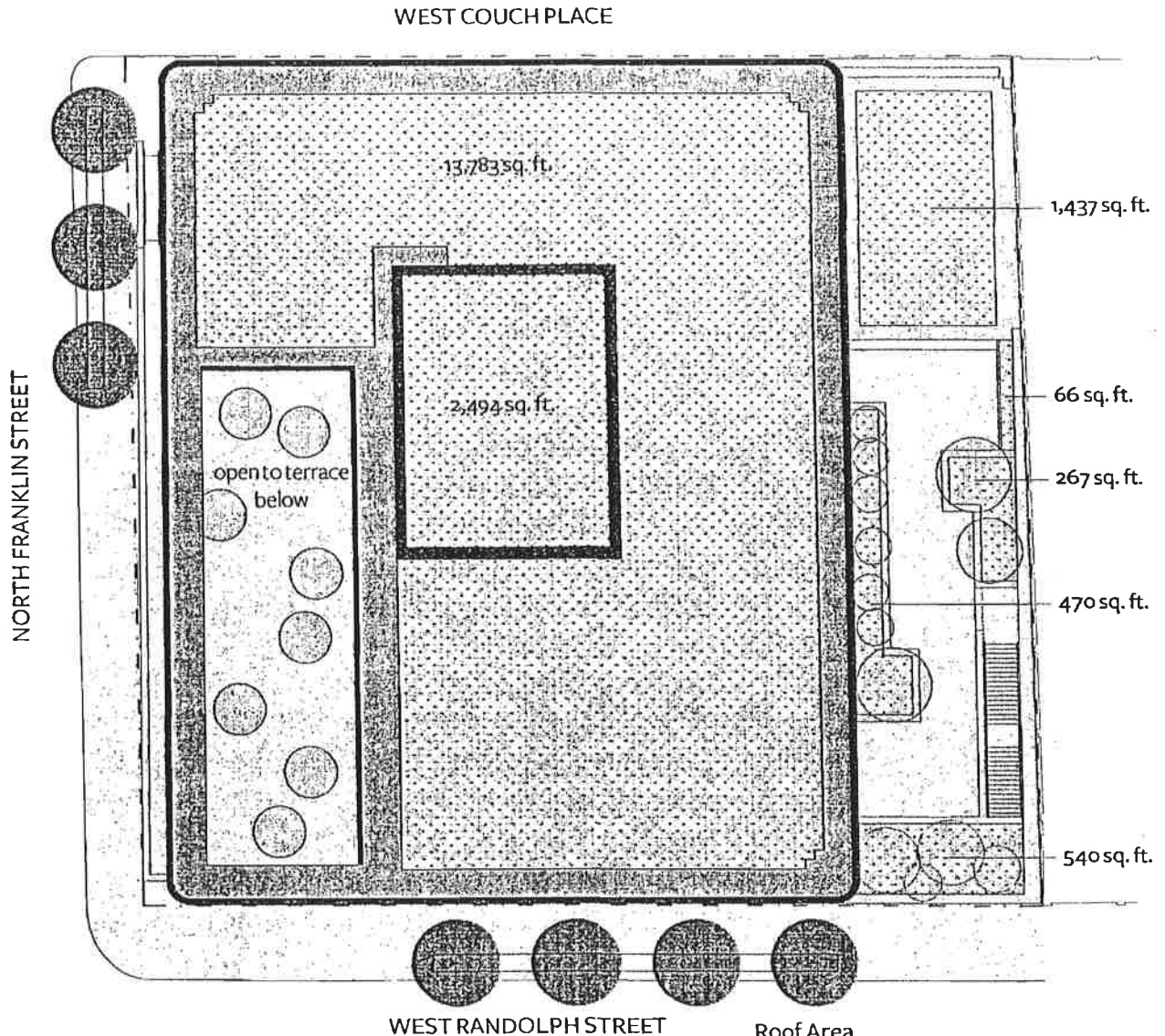


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**Sub Area A Landscape and Green Roof Bonus Plan
Proposed Office Tower**

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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Key

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	excluded from overall net roof area		

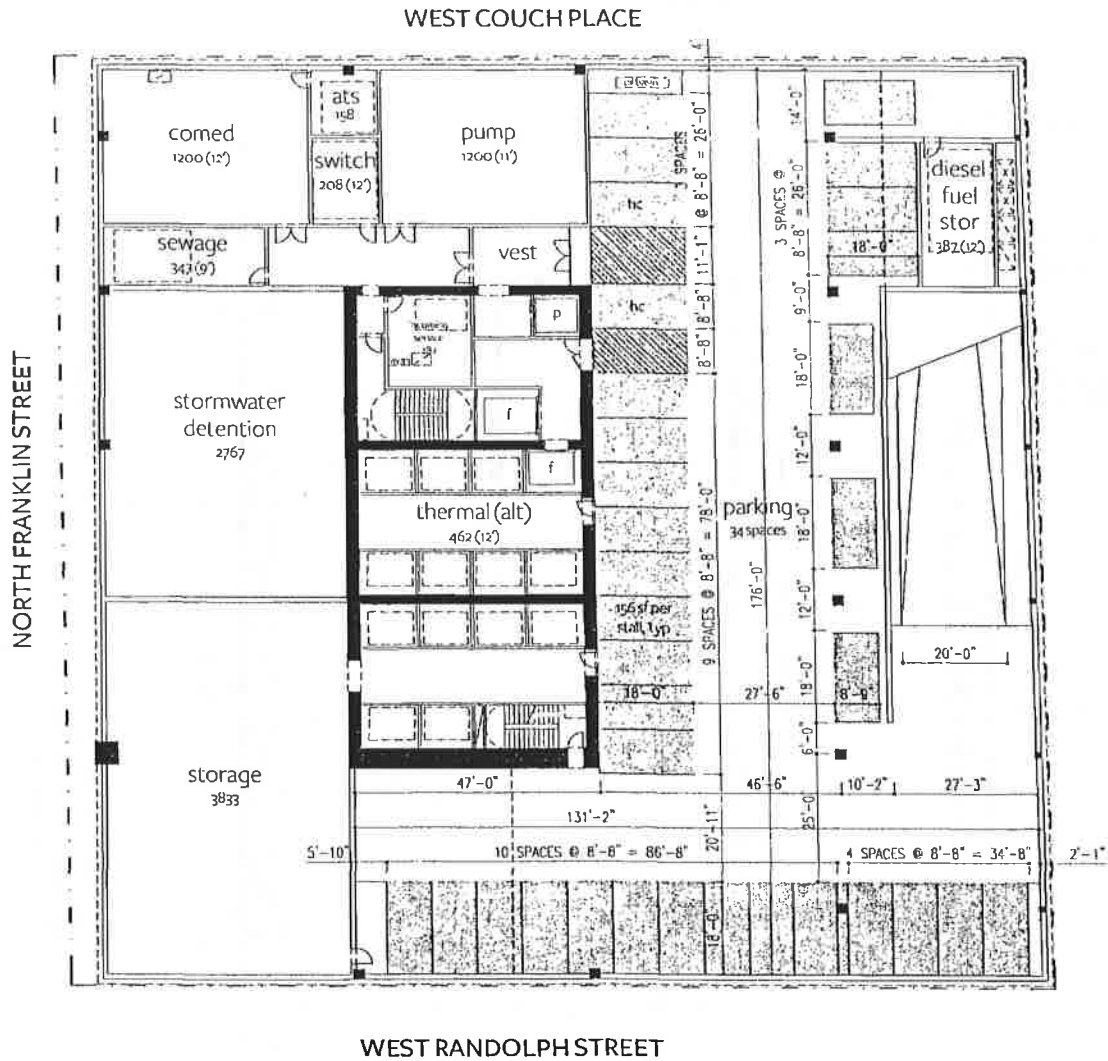


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Sub Area A Underground Parking Bonus Plan
 Proposed Office Tower
 Scale: 1/32" = 1'-0"



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