

PD 1293

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

October 21, 2022

Katherine C. Jahnke Dale
DLA Piper LLP
444 West Lake Street, Suite 900
Chicago, IL 60606-0089

Re: Minor Change for Planned Development No. 1293 - 130 North Franklin St.

Dear Ms. Jahnke-Dale:

Please be advised that your request for a minor change to Planned Development No. 1293 ("PD 1293") has been considered by the Department of Planning and Development ("Department") pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement Number 12 of the PD. The applicant, 130 NORTH FRANKLIN DEVELOPMENT, LLC, (the "**Developer**"), is seeking a minor change for the property generally located at 130 North Franklin and pursuant to authorization from the property owners. The PD allows a maximum floor area ratio ("**FAR**") of 20.502 and consists of a net site area of 65,382 sq. ft.

You seek the following modifications:

Site Plan and Ground Floor Plan: the PD received a sidewalk widening and a plaza bonus. The revisions to the site plan consolidate 2 separate landscape plazas (10,432 sq. ft.) into 1 landscape plaza (11,402 sq. ft.), now located at the corner of W. Washington Blvd. and N. Franklin Street. Additionally, the sidewalk widening bonus allowed for a total square footage of 4,028 sq. ft. The proposed revisions allow for an increase in the sidewalk widening to 4,933 sq. ft., a net increase of 905 sq. ft., while creating an improved pedestrian path. Also, a larger retail space has shifted south adjacent to the plaza.

Level 7: Hanging Garden and Amenity space – A hanging garden and amenity space has been added above the parking between the main tower massing and podium.

Level 20: Sky Garden has moved from level 6 to level 20 to allow for an accessible gathering space at the top of the podium massing.

South Elevation (*W. Washington St.*)

- Podium - The façade has changed from faceted glazing to a terraced façade.
- Mid-rise - The façade has simplified from faceted glazing to glass curtain wall with spandrel and terraces at every level. Level 20 has a relief in the massing to maintain FAR.
- High rise - The façade has simplified from faceted glazing to glass curtainwall with spandrel and terraces at every other level. Level 34 has a relief in the massing to maintain FAR.

East Elevation (*N. Franklin St.*) - Podium / Midrise / Highrise: The façade has simplified from faceted glazing to glass curtain wall system with spandrel. Level 20 and 34 have a relief in the massing to maintain FAR.

North Elevation (*W. Randolph St.*) - Podium / Midrise / Highrise: The façade has simplified from faceted glazing to glass curtain wall with spandrel and a small portion of metal panel system at the base.

West Elevation (*Ally facing, adjacent to west buildings*) - Midrise / Highrise: The façade has simplified from faceted glazing to glass curtain wall with spandrel and a metal panel system at the base of the building facing the alley. Level 20 and 34 have a relief in massing to maintain FAR.

Design modifications: the proposed design changes adhere to the following sections of the city's land use code, more specifically sections:

- 17-8-0906 Urban Design. 17-8-0906-A General Intent. Planned developments should be designed to reinforce desirable urban features found within the surrounding area, such as siting patterns, massing arrangements and streetscape characteristics. The modifications to the plaza and widening the sidewalk reinforce desirable urban features and improve the pedestrian experience along the public realm.
- 17-8-0907 Building Design. 17-8-0907-A General Intent. Design excellence is expected in buildings located in planned developments. Building designs should respond to the most up-to-date sustainability and good urban design practices, including but not limited to, energy efficiency and effective landscape where appropriate.
- 17-8-0907-C High-rise Buildings. Buildings should have a clearly defined vertical appearance, comprised of a base, midsection, and top. Upper-story setbacks should be used to reduce the apparent mass and bulk of tall buildings. The revised design provides a clearly defined base, middle, and top. Upper-level setbacks are incorporated to further emphasize the proportions of the building.
- 17-8-0909 Parks, Open Space, and Landscaping. 17-8-0909-A General Intent. Planned developments should, where appropriate, provide substantial landscaping of the open areas on the building and the site (including contiguous public ways). The revised plaza design increases the overall square footage of the plaza and consolidates the location to allow for a more usable open space.
- 17-8-0909-B Design. Open spaces should be located to ensure maximum exposure to sunlight. In addition to providing a visual amenity to the street, open space should be designed to allow public gathering space and activity.
- The revised plaza design consolidates the plaza location to allow for a more functional plaza.

The permitted maximum FAR of 20.502 is unaffected by this minor change. The Department 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. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1293, 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 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.

The following exhibits will be incorporated and made part of PD 1293:

- North, South, East and West Building Elevations – October 13, 2022.
- Ground Floor Plan – October 13, 2022
- Level 7- October 13, 2022
- Level 20 – October 13, 2022
- Various rendered views

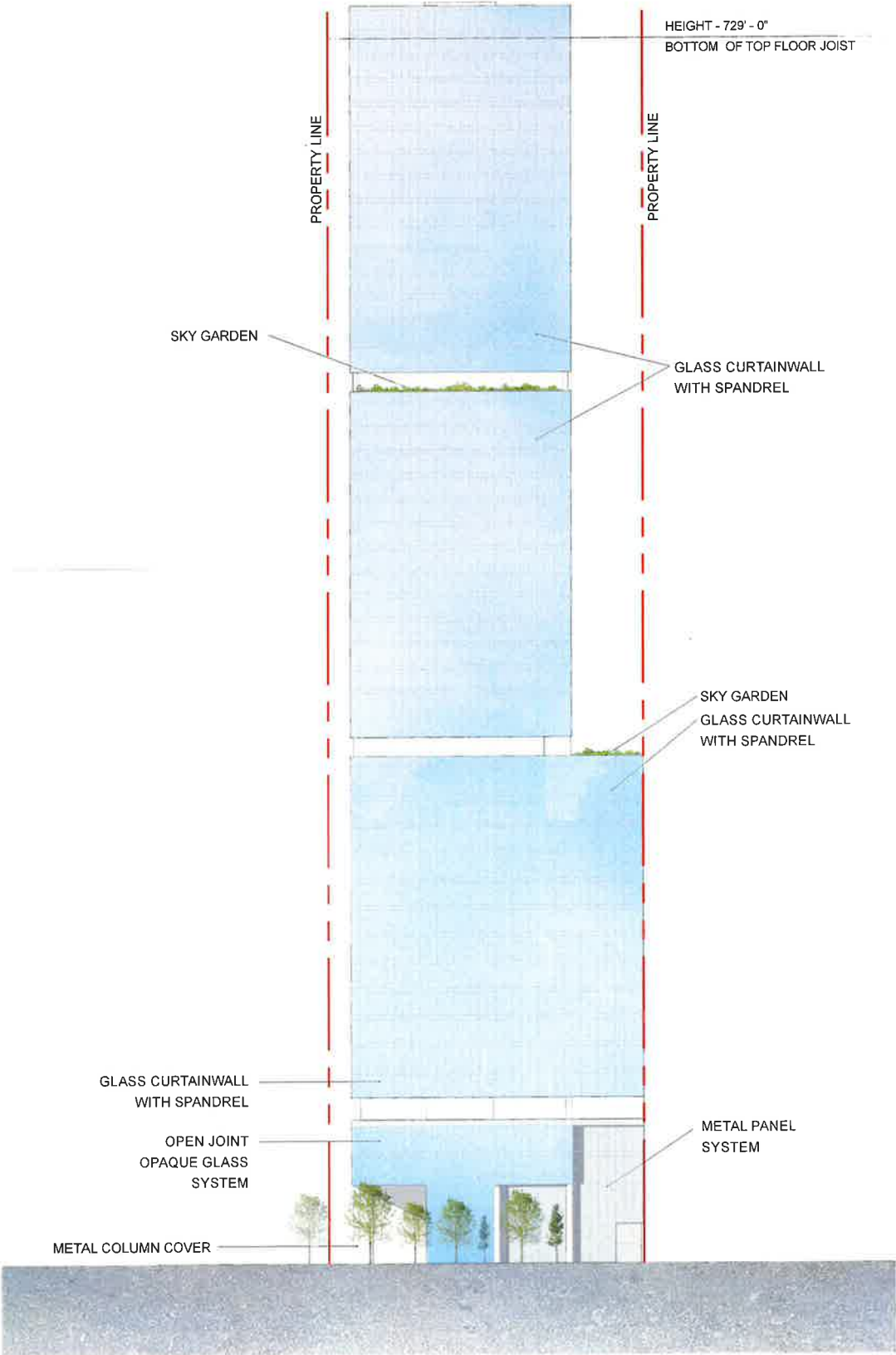
Sincerely,



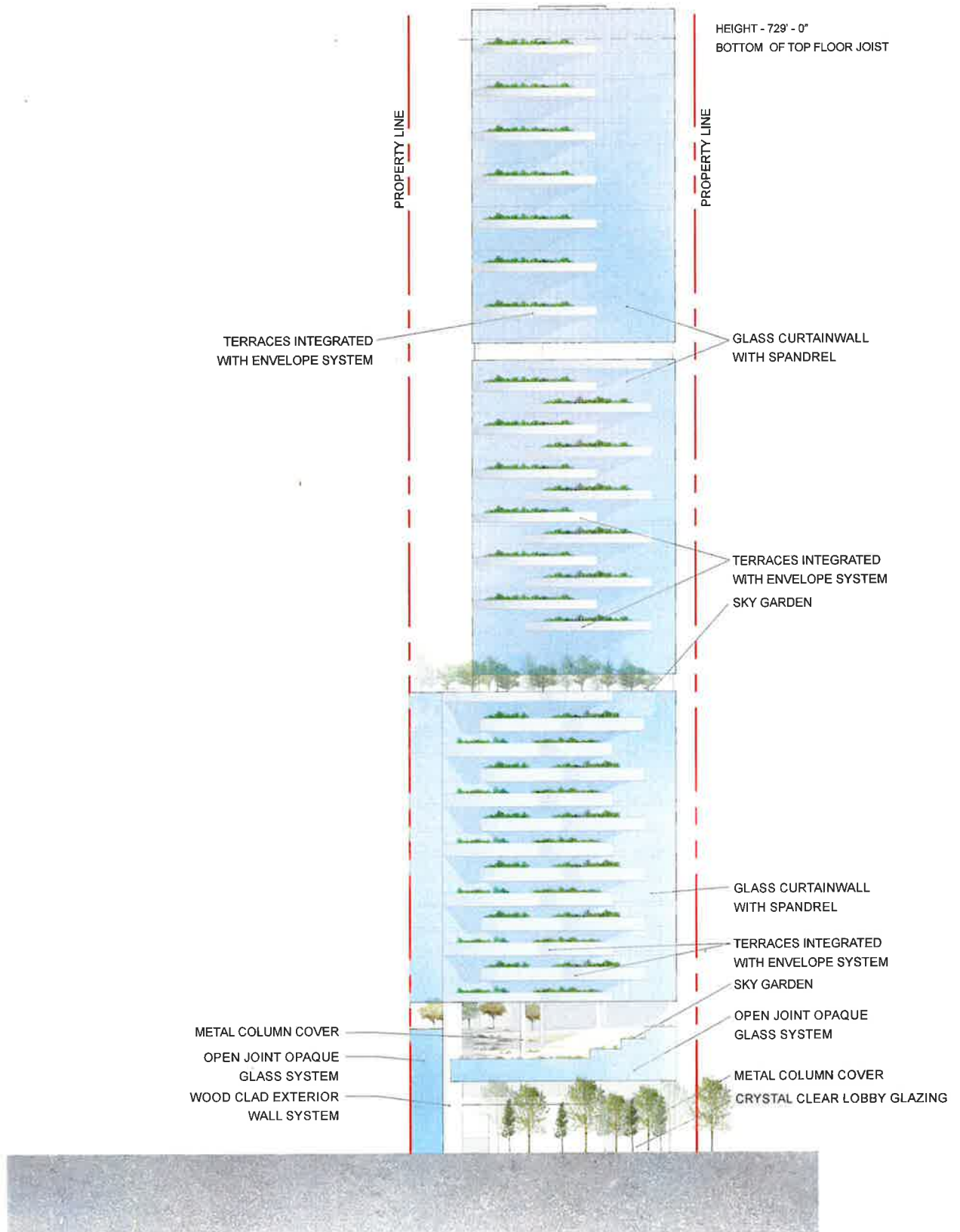
Noah Szafraniec
Assistant Commissioner
Planned Developments and Plan Commission

C: Mike Marmo, Erik Glass, Fernando Espinoza, Main file

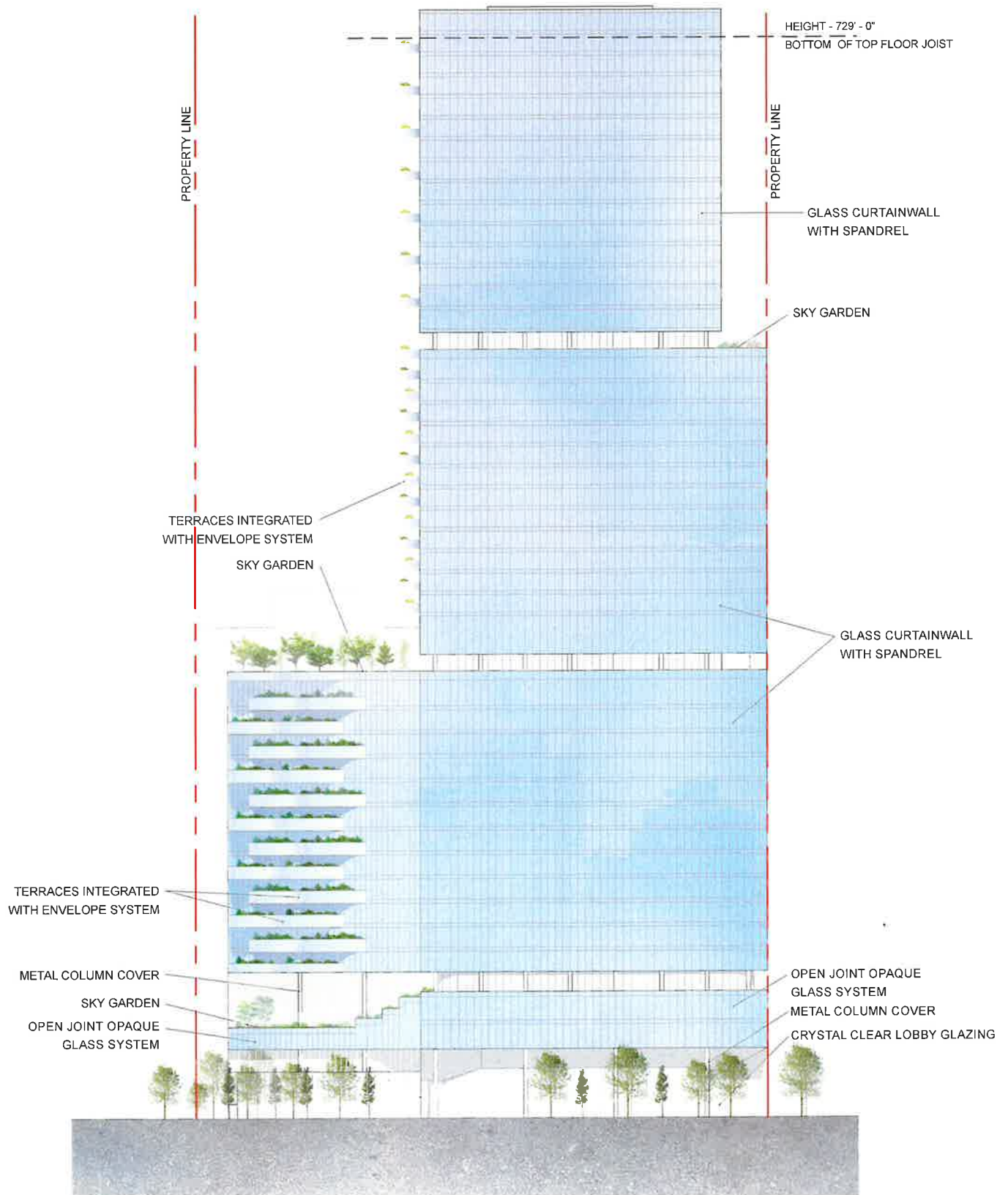
130 North Franklin Ave. - NORTH ELEVATION



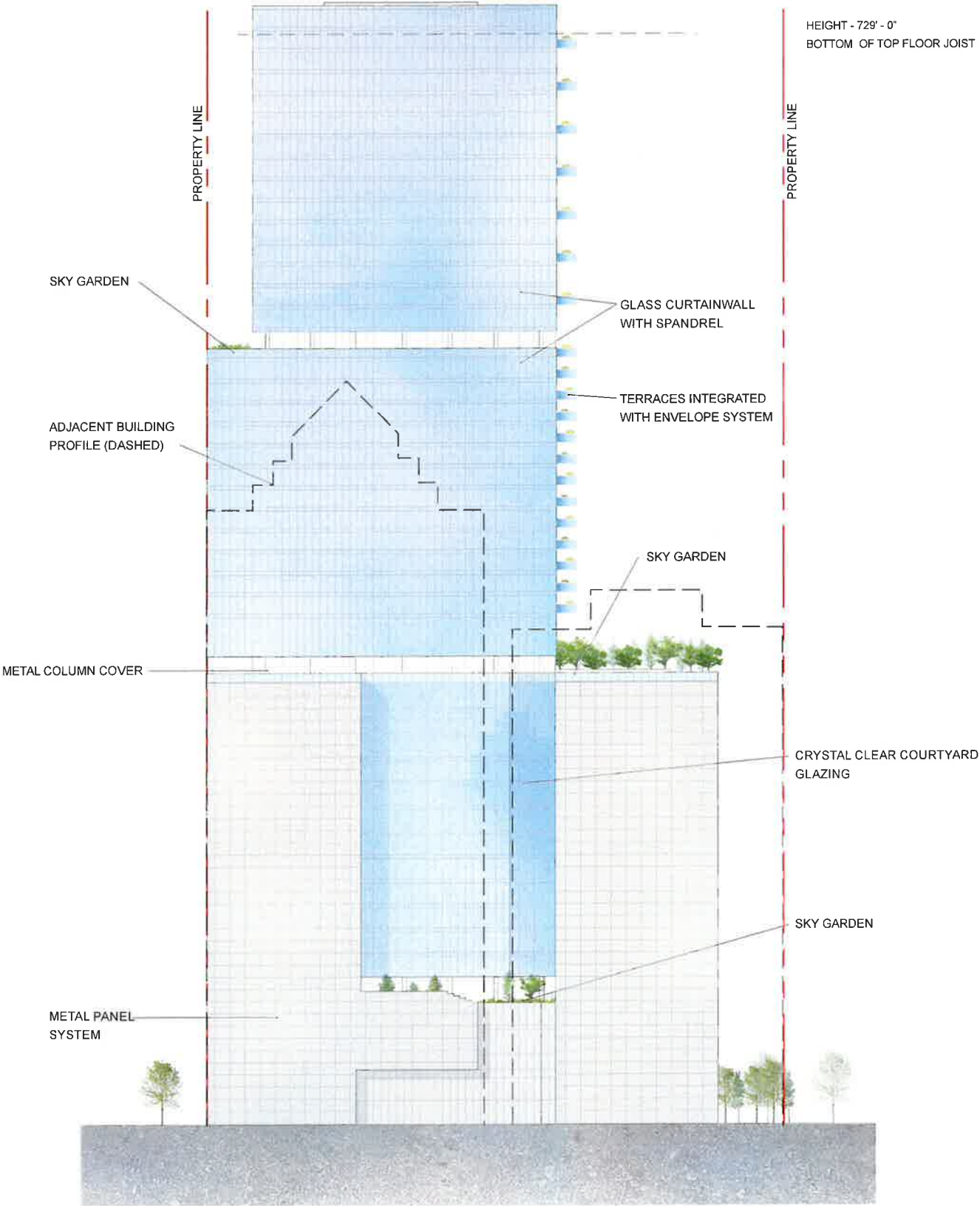
130 North Franklin Ave. - SOUTH ELEVATION



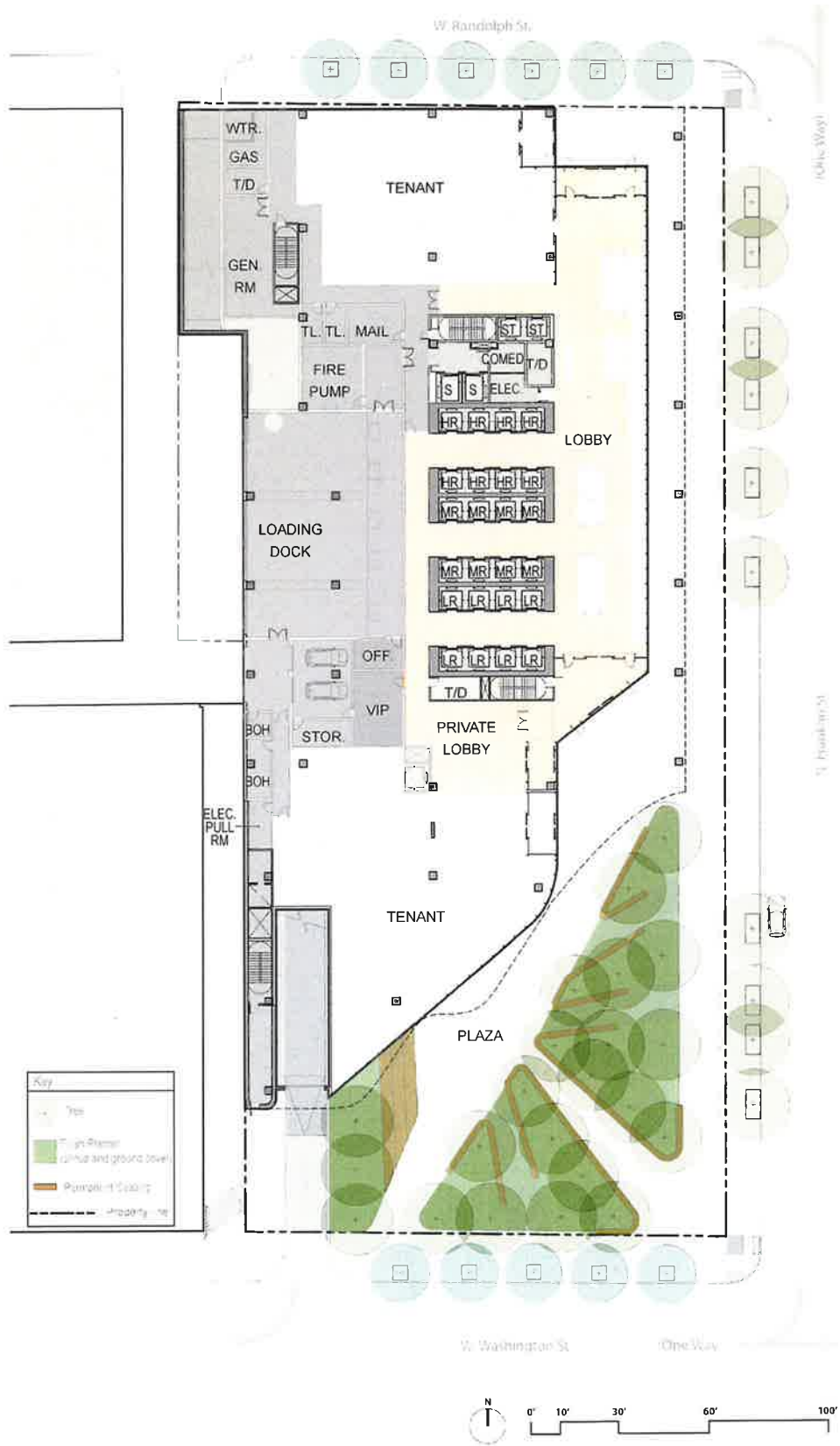
130 North Franklin Ave. - EAST ELEVATION



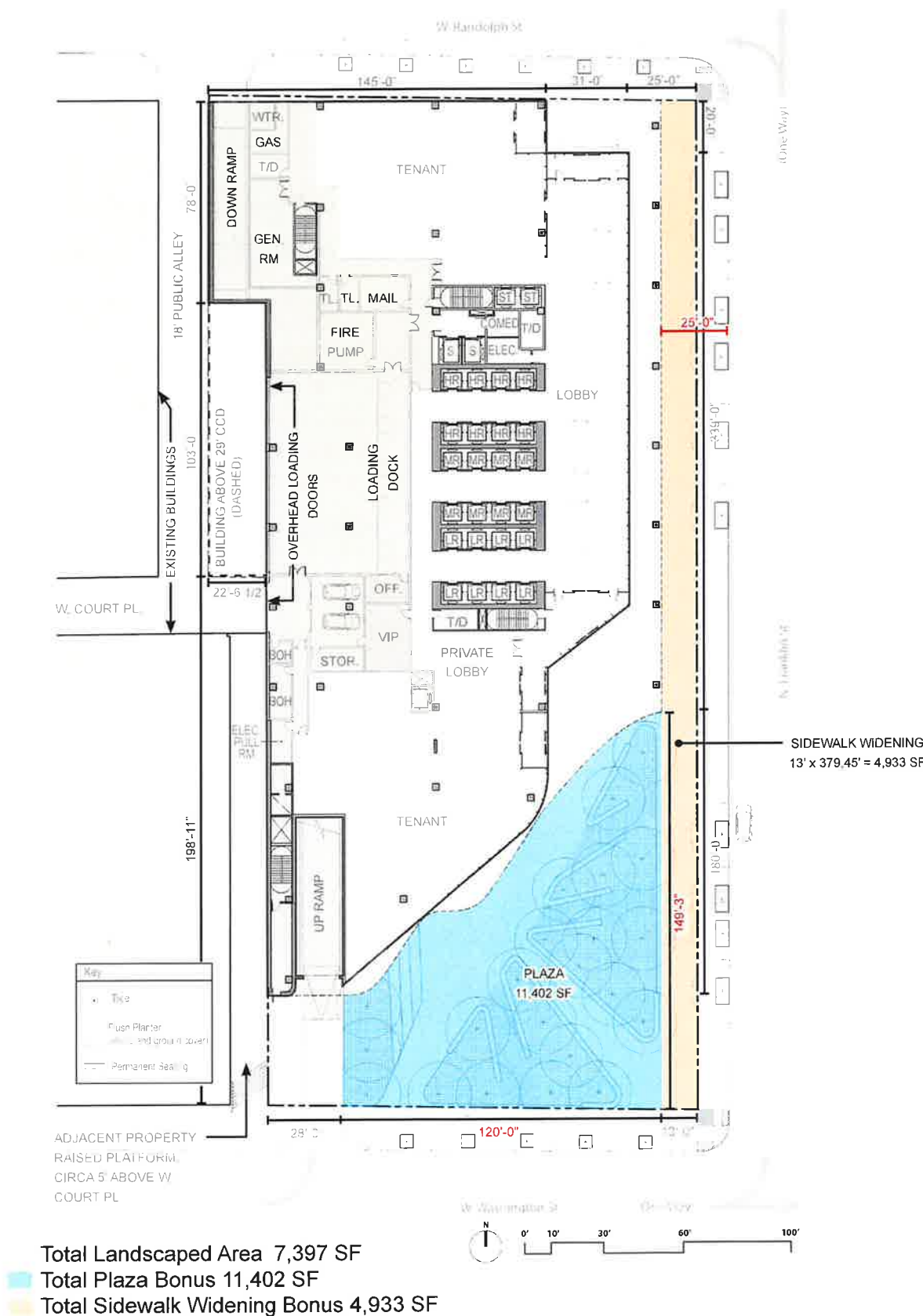
130 North Franklin Ave. - WEST ELEVATION



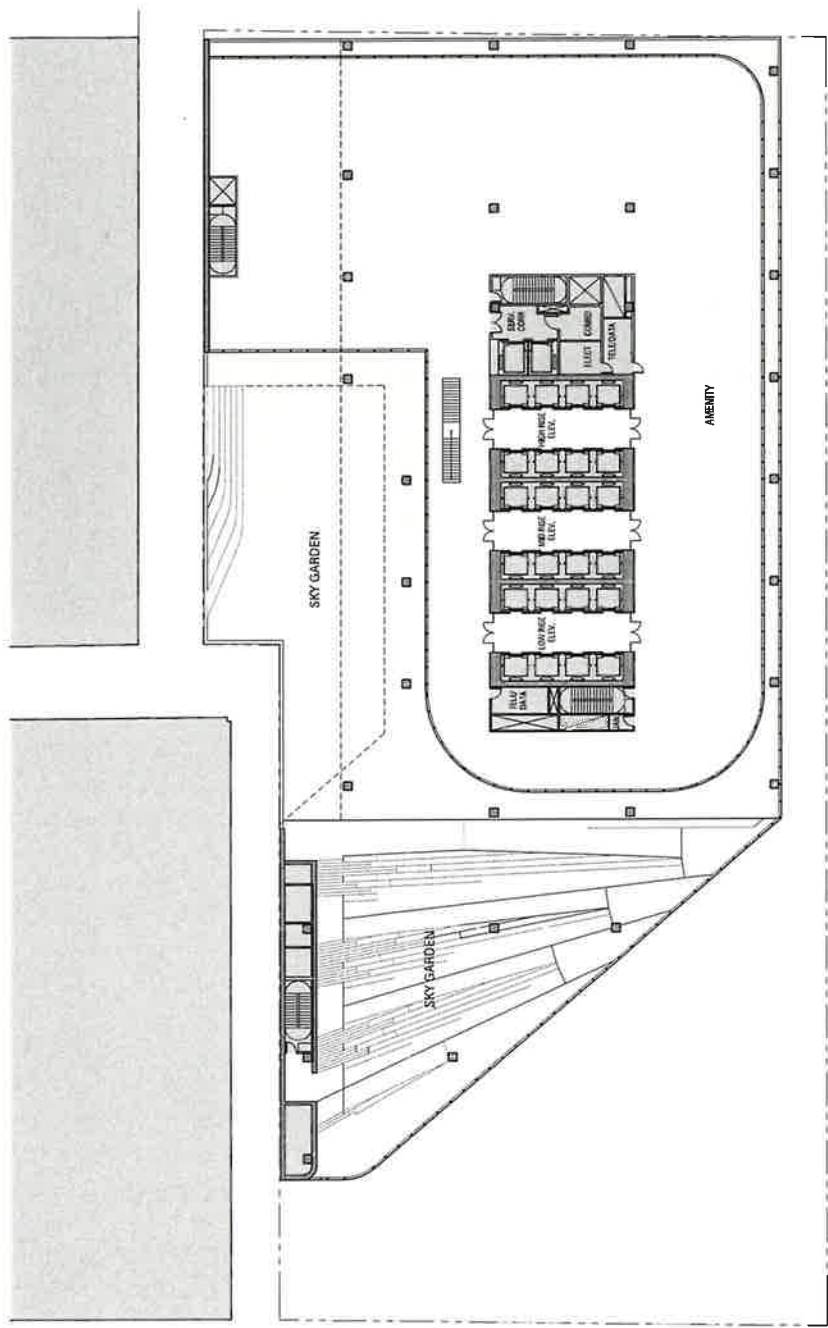
130 North Franklin Ave. - GROUND FLOOR PLAN



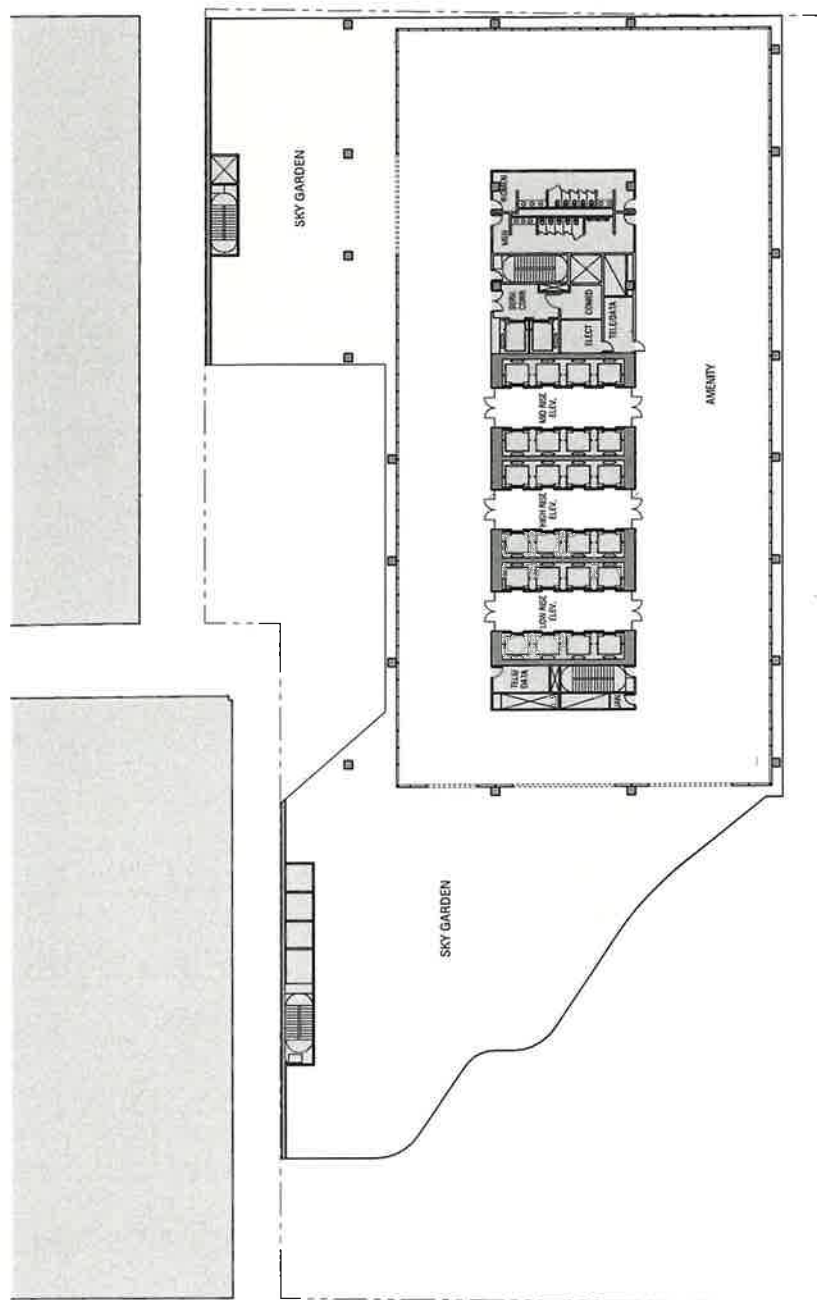
130 North Franklin Ave. - GROUND FLOOR PLAN



130 North Franklin Ave. - LEVEL 07 PLAN



130 North Franklin Ave. - LEVEL 20 PLAN



130 North Franklin Ave.



13 OCTOBER 2022

TISHMAN SPEYER

Krueck Sexton Partners

130 North Franklin Ave. - Plaza Bird's Eye View



130 North Franklin Ave. - Level 07 Sky Garden Bird's Eye View



130 North Franklin Ave. - Plaza View



April 19, 2021

Katherine C. Jahnke Dale
DLA Piper LLP
444 W. Lake St., Suite 900
Chicago, IL 60606

Re: **One-year sunset extension for PD 1293, 130 N. Franklin St.**

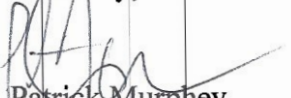
Dear Ms. Jahnke Dale:

Please be advised that your client's request for a one-year sunset extension to the six-year construction period for Business Planned Development No. 1293 ("PD 1293") has been considered by the Department of Planning and Development pursuant to Section 17-13-0612-B of the Zoning Ordinance and Statement No. 15 of the Planned Development. Your client, 130 North Franklin Development LLC, has included the consent of the sole property owner of PD 1293, HENRY CROWN & COMPANY.

PD 1293 was approved by the Chicago City Council on September 24, 2015. Statement No. 15 of the Planned Development states it shall be governed by Section 17-13-0612 of the Zoning Ordinance, which requires substantial construction of the improvements contemplated on the property within six years of the effective date of the ordinance. It also states that the six-year period may be extended for up to one additional year if, before expiration, good cause is shown for an extension.

Your client has been trying to secure financing and an anchor tenant for the building and has suffered setbacks in the last year due to the COVID-19 pandemic. Additionally, they are considering redesigning interior MEP systems and circulation to address the health and safety of future tenants due to anticipated heightened expectations in a post-COVID world. Therefore, you are requesting a one-year extension. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1293, I hereby approve a one-year sunset extension from September 24, 2021 to September 24, 2022.

Sincerely,



Patrick Murphey
Zoning Administrator

PM:tm

C: Mike Marmo, Erik Glass, Noah Szafraniec, Main file

9/24/2015

REPORTS OF COMMITTEES

7797

members of the Zoning Board of Appeals and the reappointment of Henry M. Leahy and Luciano Padilla, Jr. as members of the Board of Examiners of Mason Contractors.

Pages 1 through 8 of the committee report contain various map amendments, one application on page 4 was withdrawn.

Page 9 contains various business identification signs and large signs over 100 feet in diameter.

I hereby move for passage of the proposed ordinances and substitute ordinances transmitted herewith.

Respectfully submitted,

(Signed) DANIEL S. SOLIS,
Chairman.

On motion of Alderman Solis, the said proposed ordinances and substitute ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Hopkins, Dowell, Burns, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Santiago, Waguespack, Mell, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 49.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

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. 18381)
(Common Address: 130 N. Franklin St.)

BPD 1293

[SO2015-4174]

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 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; ~~and 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.

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

Business Planned Development Number 1293.

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 LLC 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 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 "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 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; a 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 and 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-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 DPD. 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 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:

Description	FAR
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 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 titleholders 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.

9/24/2015

REPORTS OF COMMITTEES

7801

[Existing Land-Use Map; Property Line and Boundary Map; Existing Zoning Map; Site Plan; FAR Bonus; Landscape Plan; Green Roof Plan; North, South, East and West Building Elevations; and FAR Bonus Worksheet referred to in these Plan of Development Statements printed on pages 7802 through 7814 of this *Journal*.]

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

Business Planned Development No. 1293.

Bulk Regulations And Data Table.

Gross Site Area:	99,856.69 square feet (2.29 acres)
Area of Public Rights-of-way:	34,474.69 square feet (0.79 acre)
Net Site Area:	65,382 square feet (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 feet by 25 feet)
Maximum Building Height:	730 feet, 0 inches
Minimum Setbacks:	In substantial conformance with Plans


EXISTING LAND-USE MAP

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PD Boundary Line
Property Line
Dedicated Alley Below 29' CCD

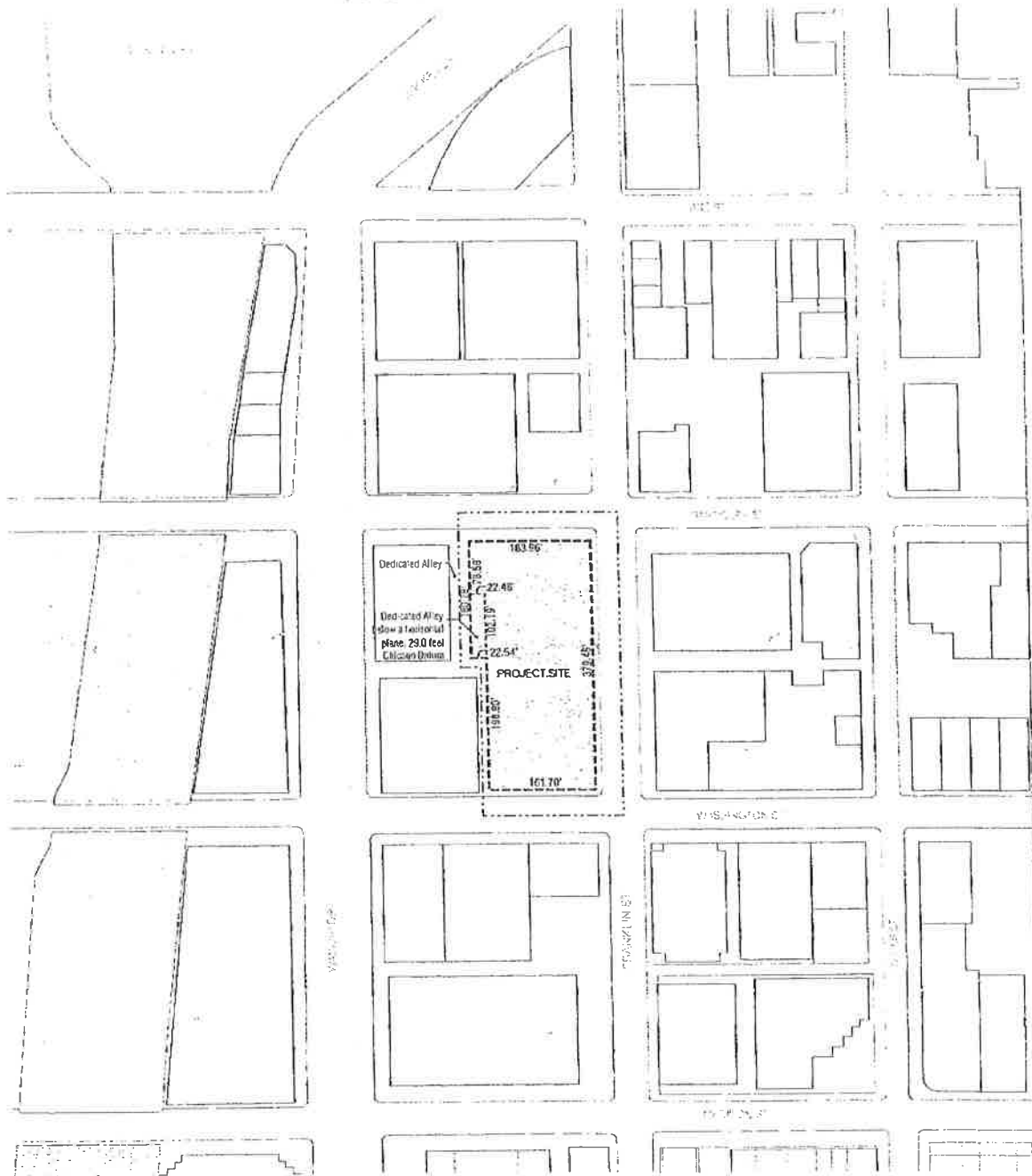
Gross Site Area: 99,856.69 SF (2.29 acres)
Area of Public Rights-of-Way: 34,474.69 SF (0.79 acres)
Net Site Area: 65,382 SF (1.50 acres)

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

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)

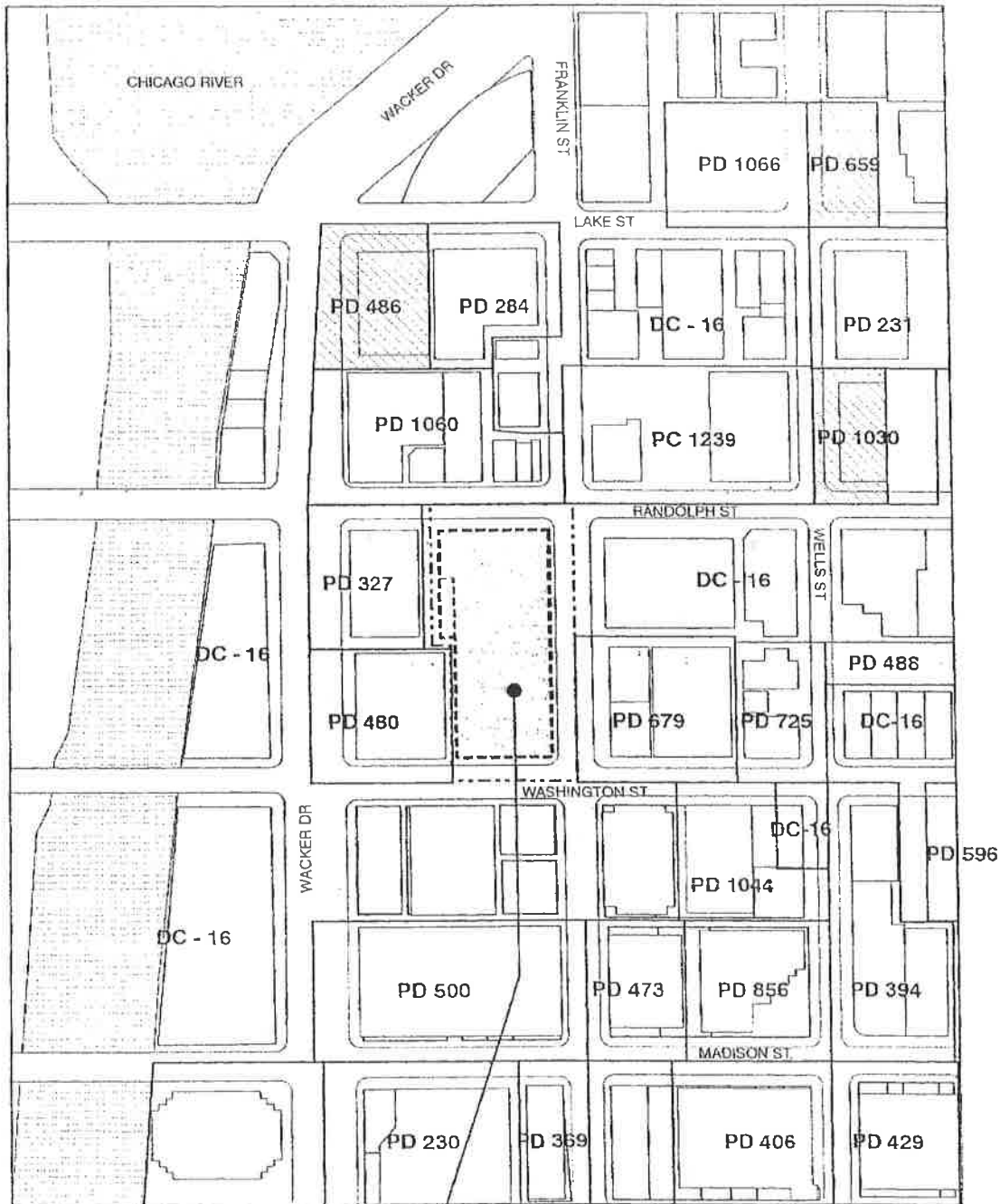
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0 50 100 200

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EXISTING ZONING MAP

FOR PUBLICATION



PD Boundary Line
Property Line
Dedicated Alley Below 29' CCD

PROJECT SITE

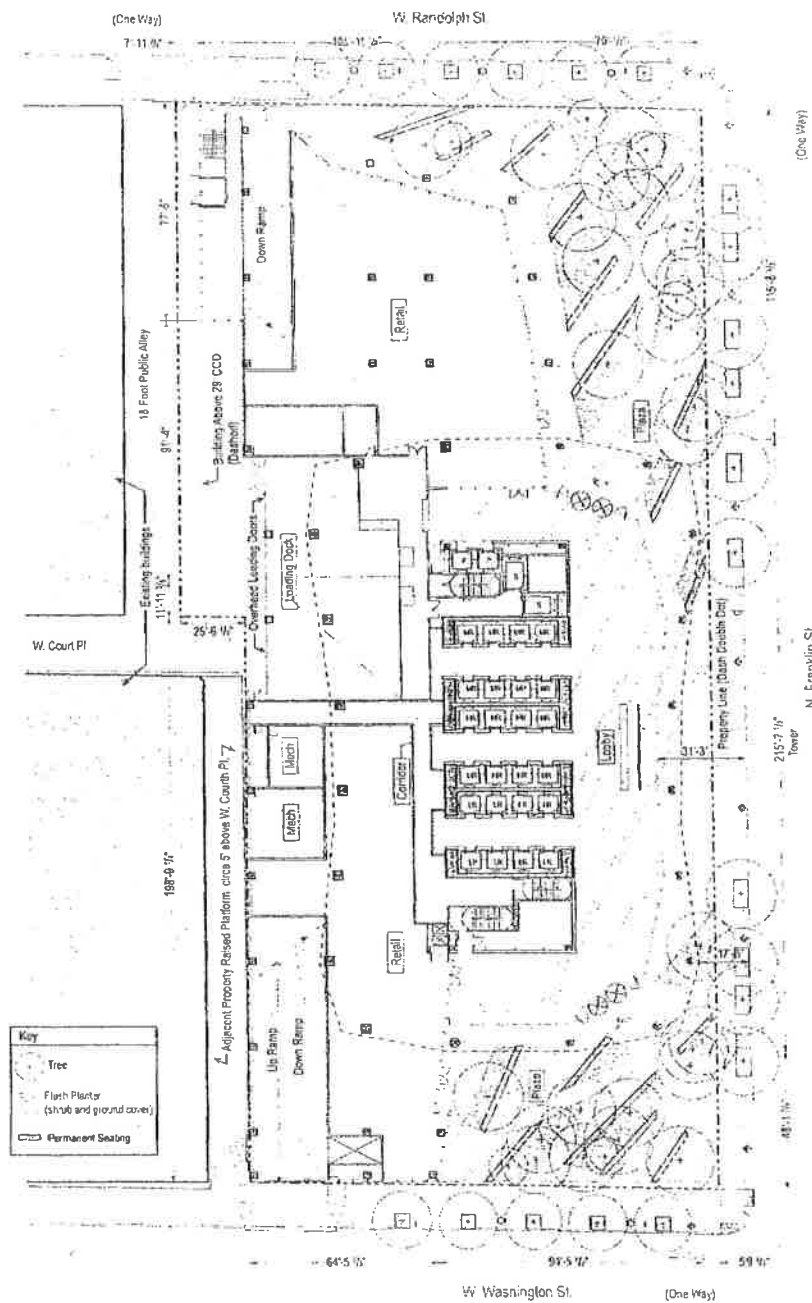
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NOT TO SCALE
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SITE PLAN

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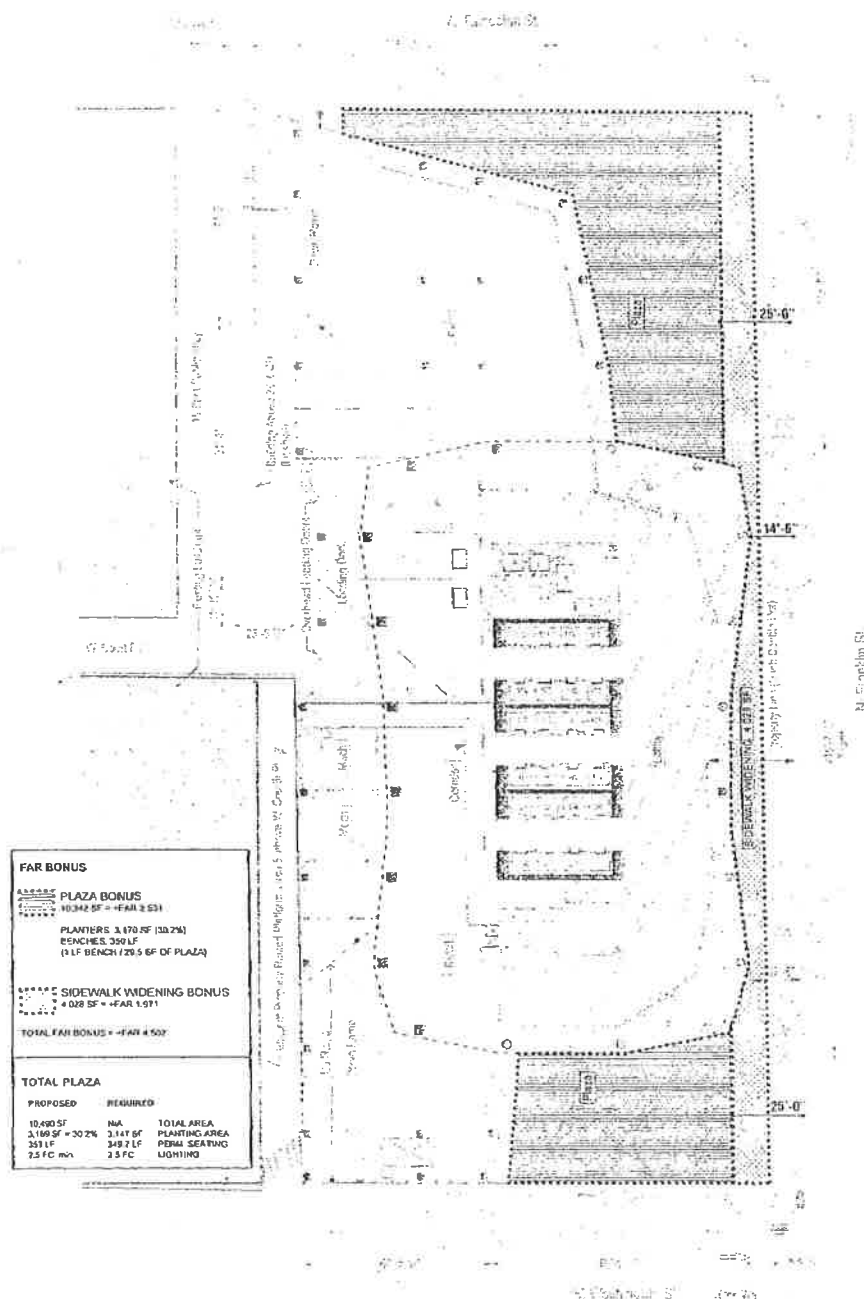
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 Date Introduced: May 20, 2015
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 221 West Erie Street, Chicago, IL

FAR BONUS



Applicant: 130 North Franklin Development, LLC
 Address: 130 N Franklin Street, Chicago, IL 60606
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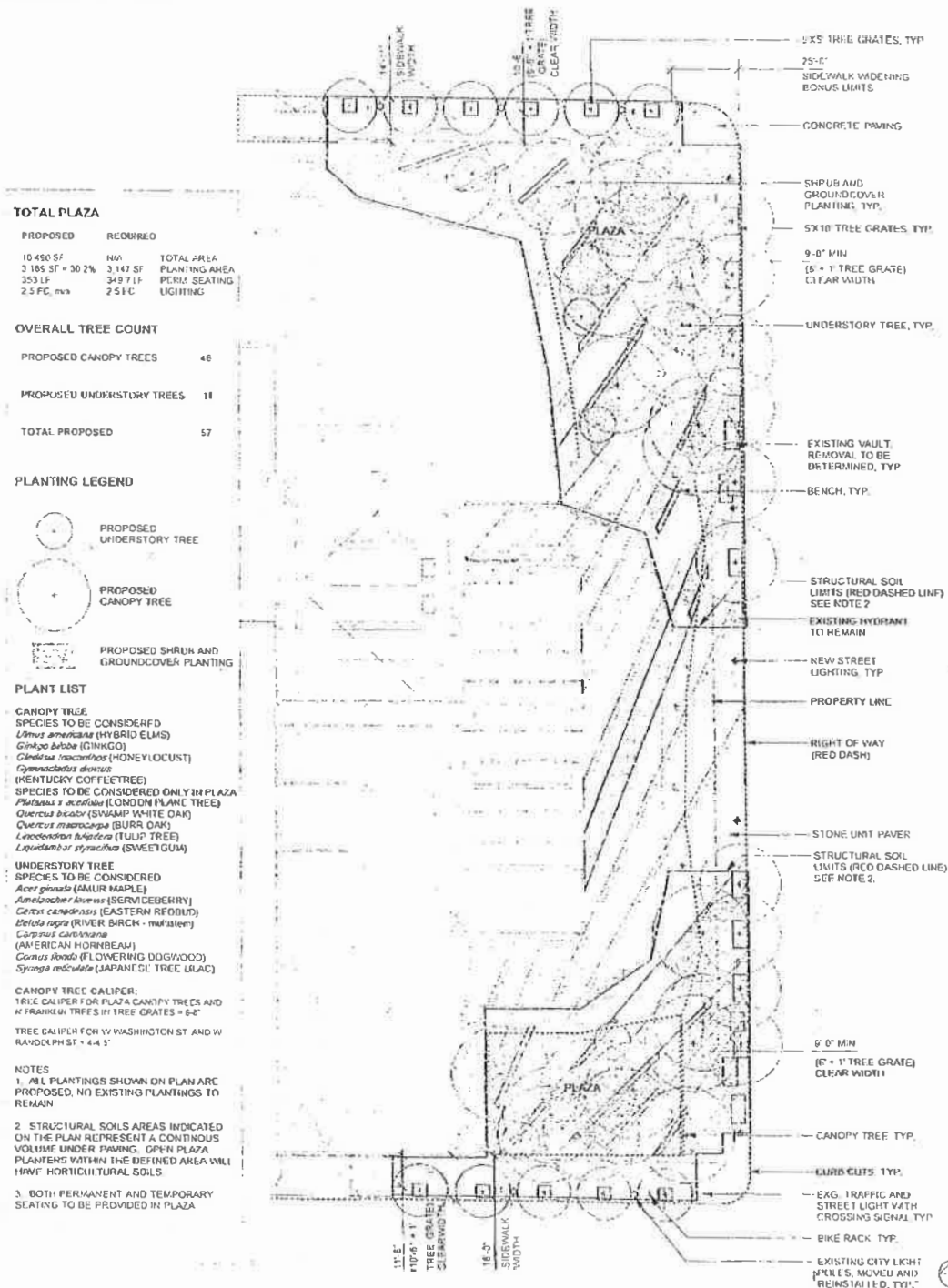
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LANDSCAPE PLAN

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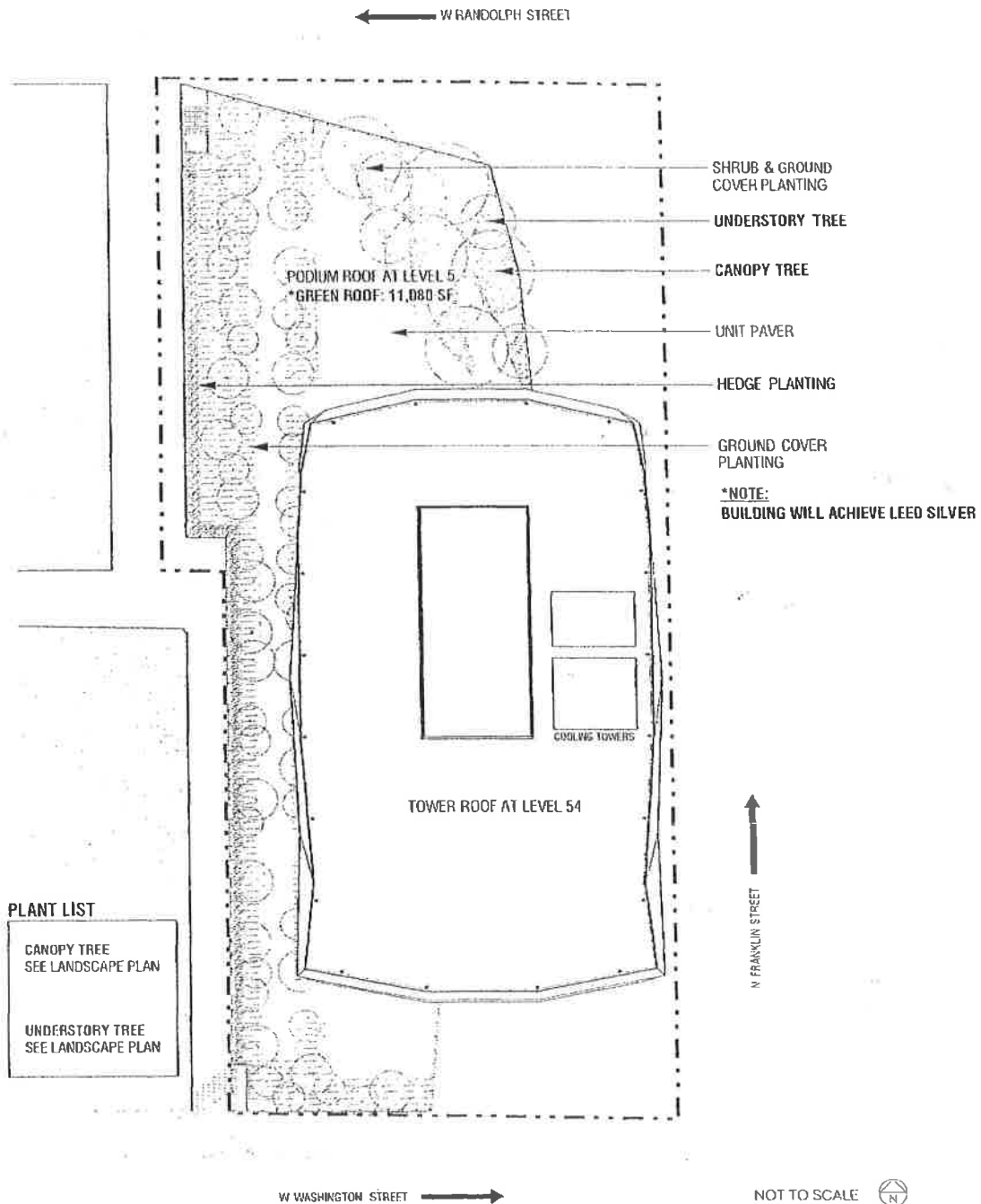


Applicant	130 North Franklin Development, LLC
Address	130 N Franklin Street, Chicago, IL 60606
Date Introduced	May 20, 2015
Plan Commission	August 20, 2015

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GREEN ROOF PLAN

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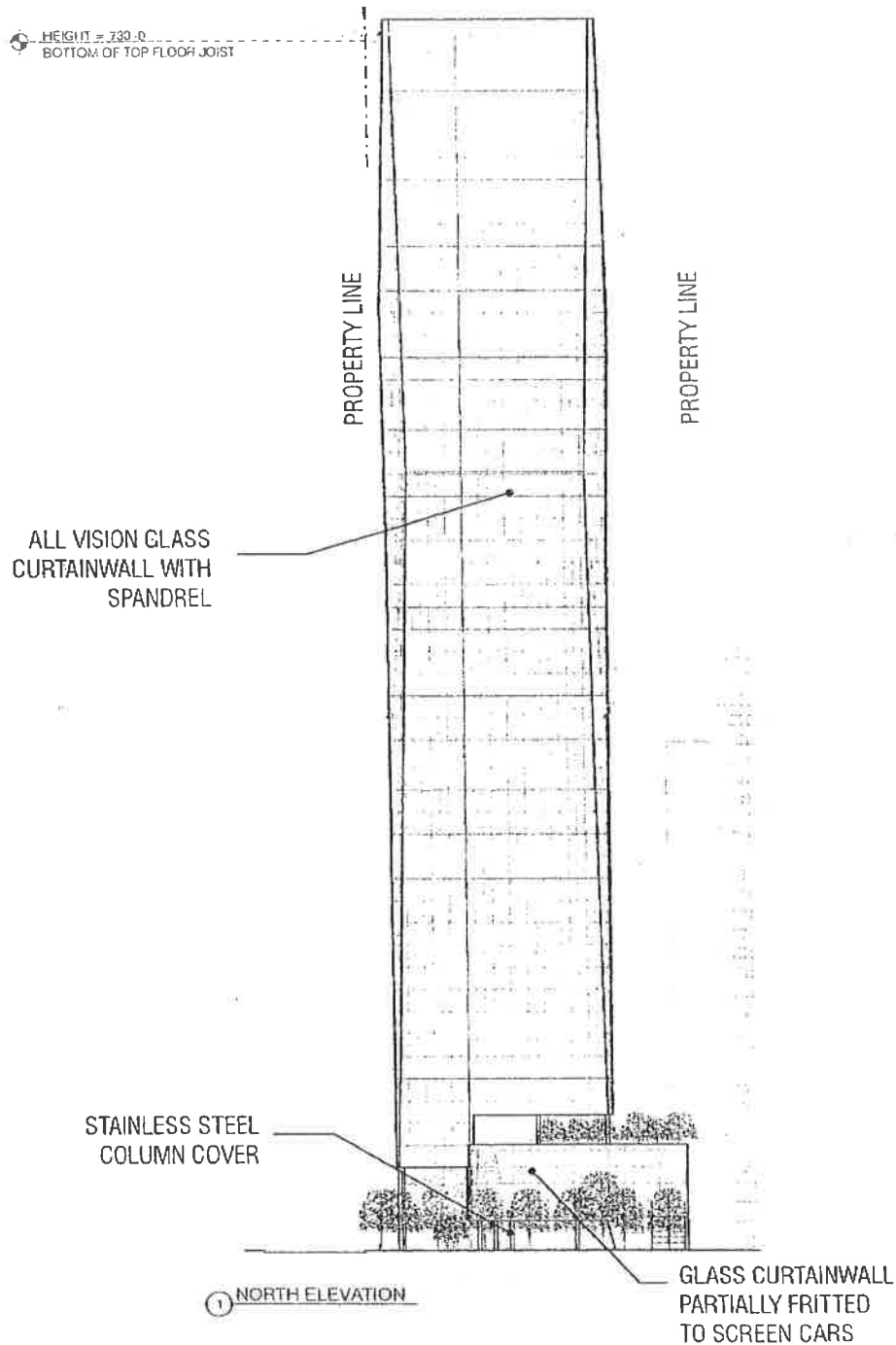


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 Address: 130 N Franklin Street, Chicago, IL 60606
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 Plan Commission: August 20, 2015

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 221 West Erie Street, Chicago, IL

ELEVATIONS

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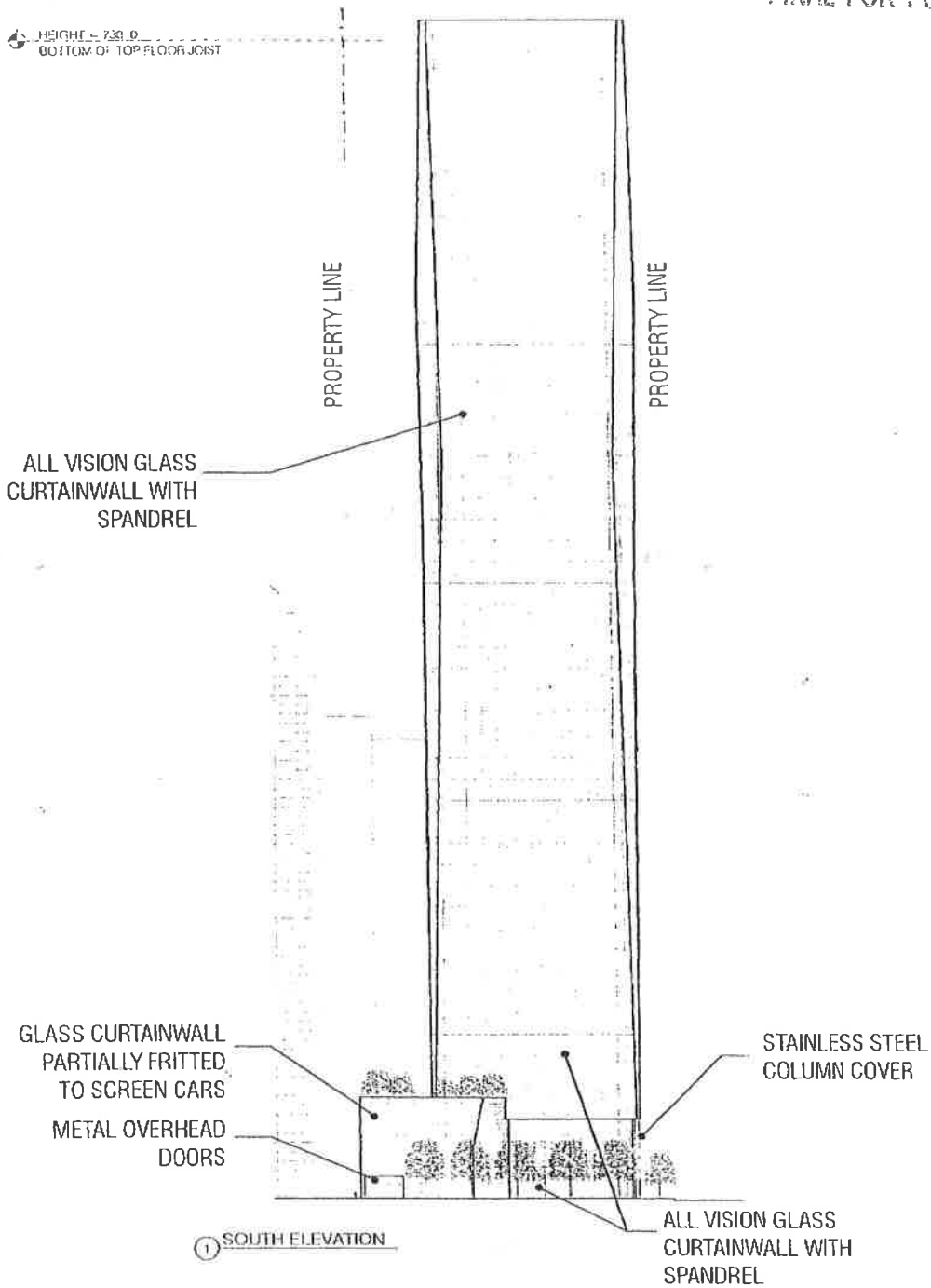
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Plan Commission August 20, 2015

KRUECK ■ SEXTON
221 West Erie Street, Chicago, IL

ELEVATIONS

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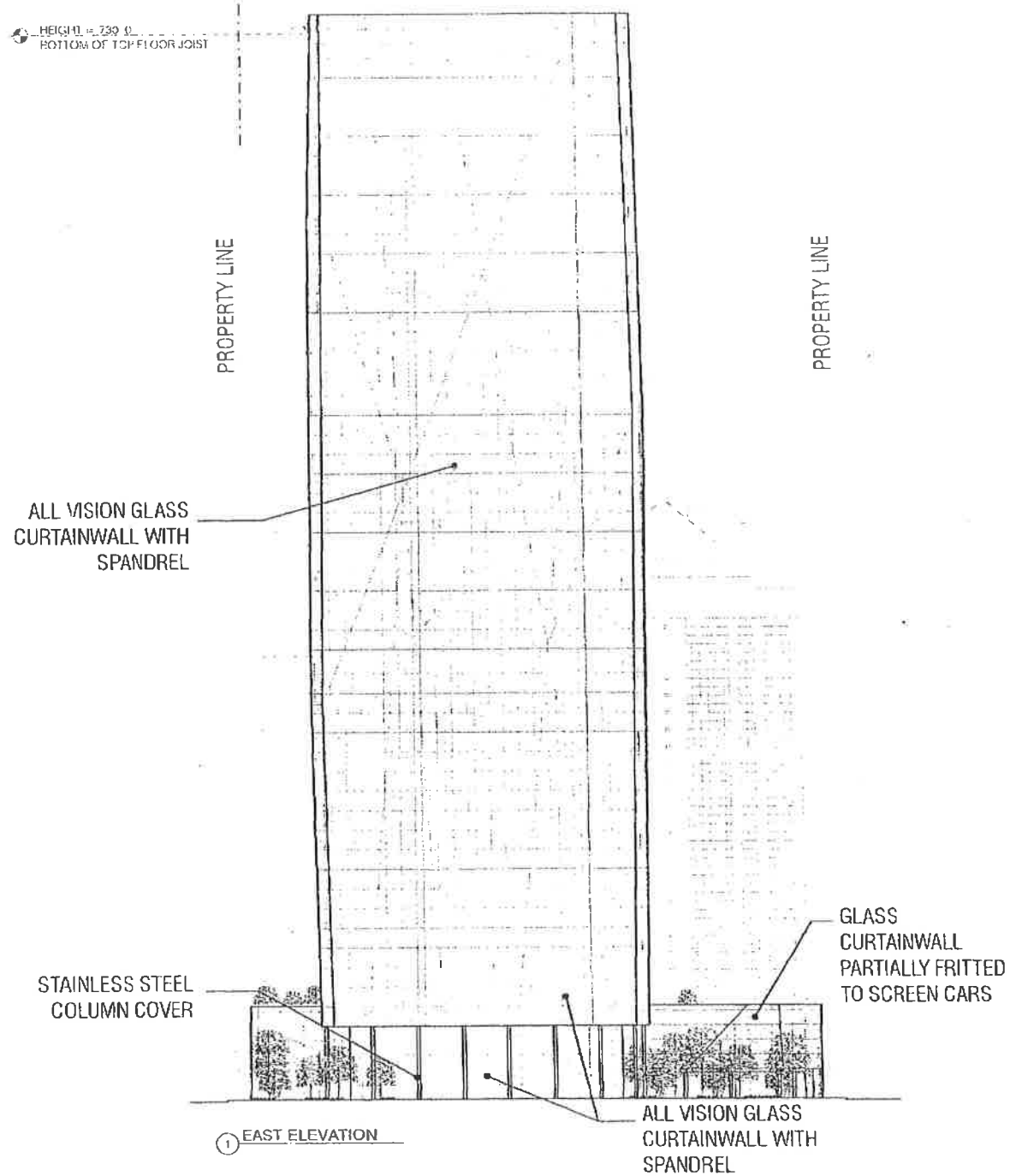
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KRUECK ■ SEXTON
 221 West Erie Street, Chicago, IL

ELEVATIONS

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NOT TO SCALE

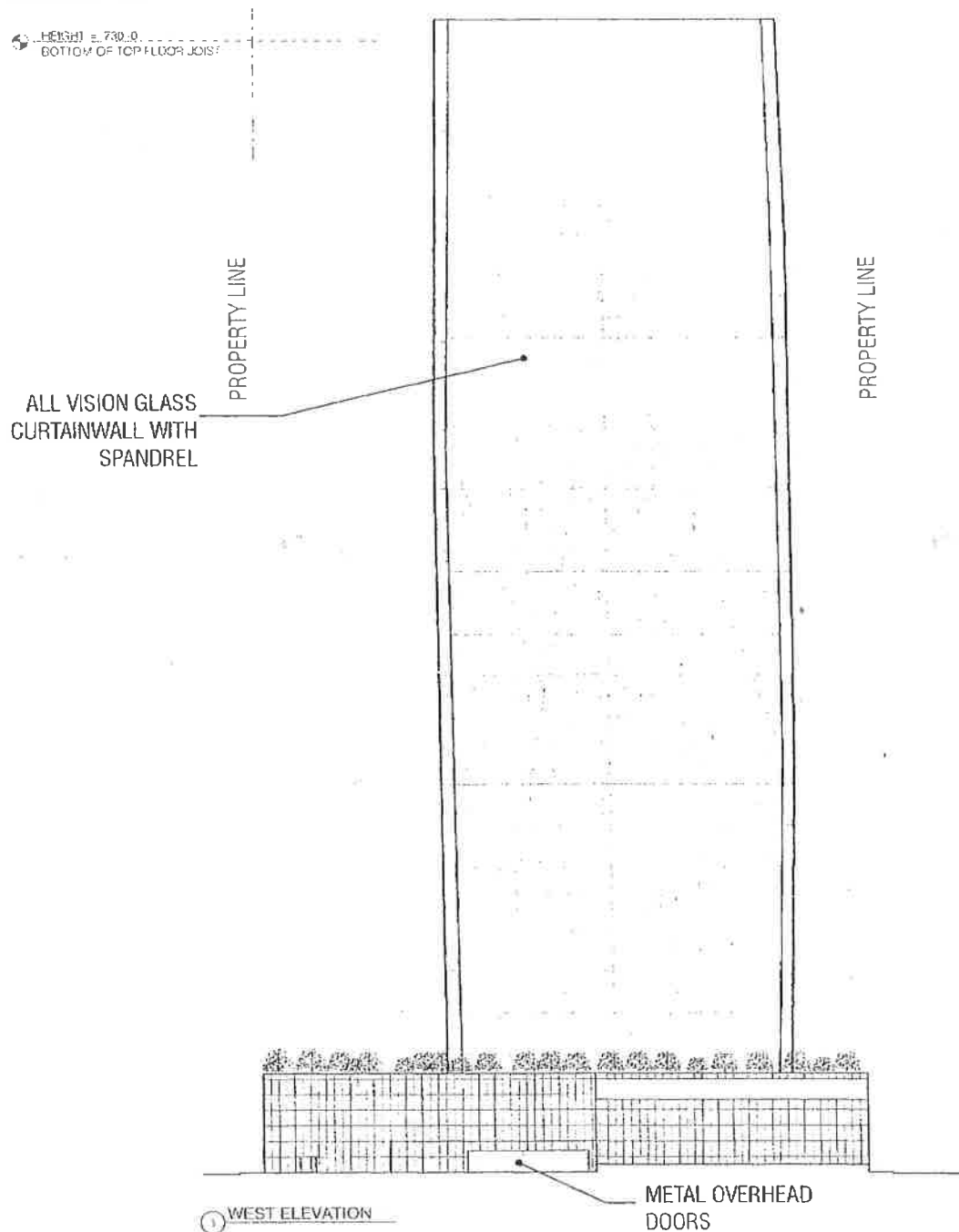
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KRUECK ■ SEXTON
221 West Erie Street, Chicago, IL

ELEVATIONS

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



NOT TO SCALE

Applicant: 130 North Franklin Development, LLC
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 Plan Commission: August 20, 2015

KRUECK ■ SEXTON
 221 West Erie Street, Chicago, IL

FINAL FOR PUBLICATION

CITY OF CHICAGO
DEPARTMENT OF PLANNING AND DEVELOPMENT
BUREAU OF ZONING AND LAND USE
APPLICATION FOR ZONING BONUS REVIEW

WORKSHEET: FAR BONUS CALCULATIONProperty Address: 130 North FranklinZoning 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
Formula:	A	B	C	D	(A/B) * C * D	compare with
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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Rev. May 2014

Page 1 of 2

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 sq. ft. 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

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