



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 1, 2017

Richard F. Klawiter
DLA Piper LLP
444 W. Lake St., Suite 900
Chicago, IL 60601

**Re: Administrative Relief request for Planned Development No. 256
Maximum lot coverage increase at 10 and 30 S. Wacker Drive**

Dear Mr. Klawiter:

Please be advised that your request for a minor change to Business Planned Development No. 256 ("PD 256"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 1369.

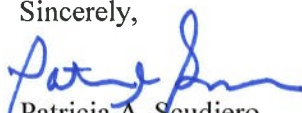
Your client and the owner of all of the property within PD 256, Tishman Speyer, is seeking administrative relief to increase the maximum lot coverage from 71.78% to 80% in connection with a lobby renovation.

As passed in 1981, the PD provides for maximum lot coverage of 71.78%. The net site area is 83,587 square feet ("SF"), resulting in maximum lot coverage of 59,999 SF. Your client is proposing a lobby renovation which includes enclosing additional space with an undulating glass façade as shown on the attached floor plan. The proposed enclosure will add approximately 6,193 SF and when combined with the existing 59,820 SF, results in a total lot coverage of approximately 66,013 SF or 78.98%.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed lot coverage increase 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 Planned Development No. 256, 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

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

05 AUGUST 2017 / 10+30 SOUTH WACKER DRIVE

FLOOR AREA CALCULATIONS FOR PLANNED DEVELOPMENT REVIEW

MARCH 16, 1981

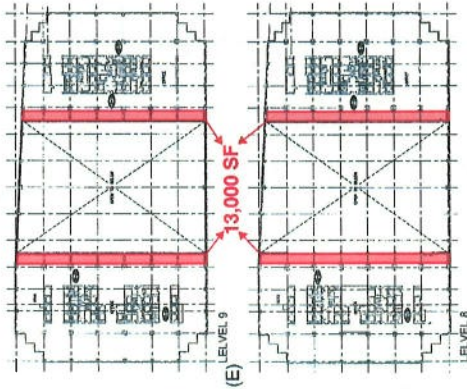
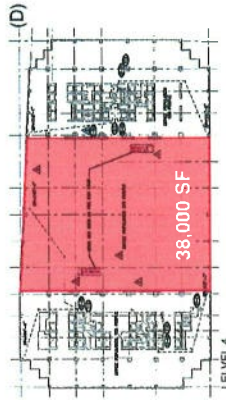
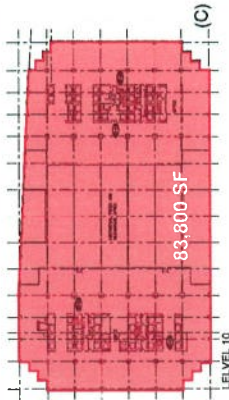
- Maximum FAR: 29
- Net Site Area: 83,587 SF
- Maximum Allowable Floor Area: 2,424,023 SF...(A)

APRIL 1, 2003

- Total building floor area utilized: 2,423,639 SF...(B)

June 18, 2008

- New exception of MEP area over 5,000 SF: 83,800 SF...(C)
- New CME space on 4th floor: 38,000 SF...(D)
- New BP space on 8th and 9th floors: 13,000 SF...(E)



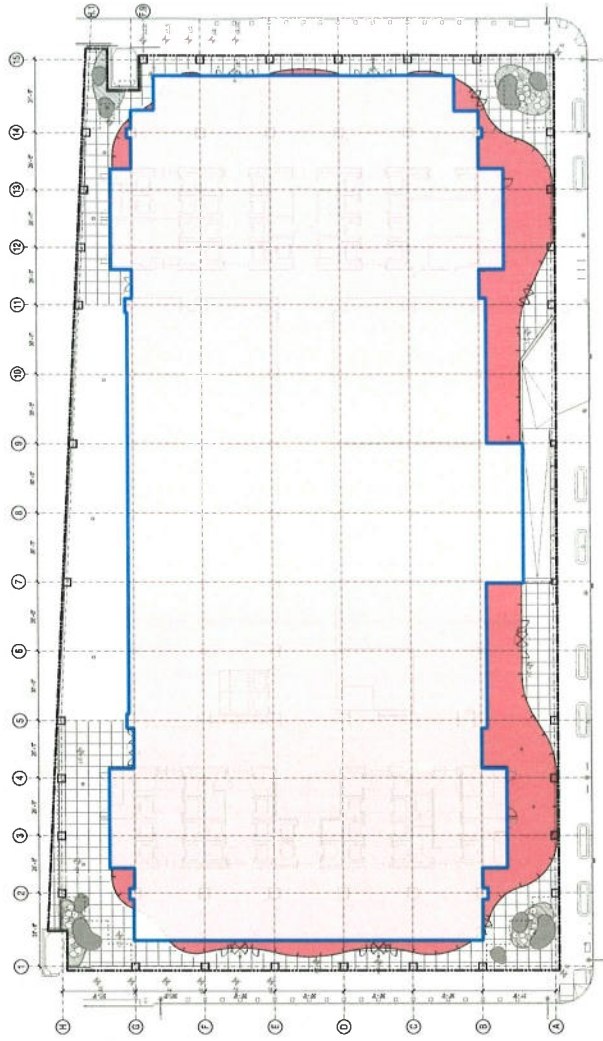
REMAINING FAR & ALLOWABLE FLOOR AREA

- +2,424,023 SF...(A)
- 2,423,639 SF...(B)
- +83,800 SF...(C)
- 38,000 SF...(D)
- 13,000 SF...(E)

33,184 SF floor area (FAR 0.397) remaining unused.

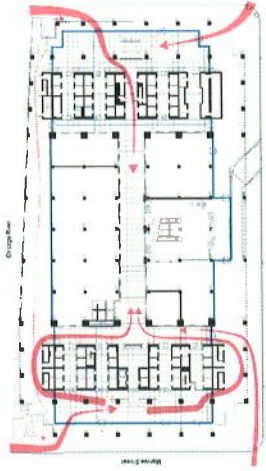
Additional floor area needed for the new lobby renovation: **6,200 SF**

AREA OF PROPOSED LOBBY RENOVATION

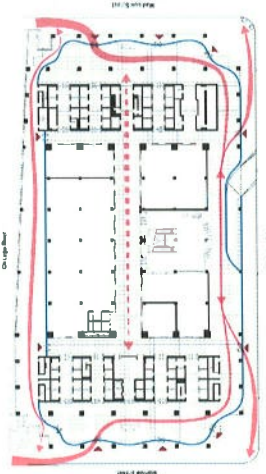


- PROPOSED GROSS FLOOR AREA: 66,013 SF
- EXISTING GROSS FLOOR AREA: 59,820 SF
- ADDITIONAL GROSS FLOOR AREA: +6,193 SF

CURRENT LOBBY CIRCULATION



PROPOSED LOBBY CIRCULATION





City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold L. Randall
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
312 744-4190
312 744-2271 (FAX)
312 744-2578 (TTY)

<http://www.cityofchicago.org>

September 24, 2008

Mr. Lamar A. Johnson
Managing Principal Director
Gensler
30 West Monroe Street
Suite 400
Chicago, IL 60603

Re: REVISED Administrative Relief request for Business Planned
Development No. 256, Chicago Mercantile Exchange, 10-30 South
Wacker Drive

Dear Mr. Johnson:

Please be advised that your request for a minor change to Business Planned
Development No. 256, has been considered by the Department of Planning and
Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

On June 18, 2008, an Administrative Relief was granted to add approximately
51,000 square feet of space within the existing Chicago Mercantile Exchange
building. Approximately 38,000 square feet of this new space will accommodate
the Chicago Mercantile Exchange's (CME) expansion. The CME space will be
located on a new fourth floor constructed in the triple high space above the third
floor space previously used for trading. The approximately 13,000 square feet
remaining will accommodate BP Products North America's (BP) planned relocation
of its oil and gas trading group. This portion of the proposed new space was shown
on a revised Ninth Floor Plan, dated April 24, 2008. Additionally, as part of the
proposed construction, the following environmental and public benefits were
required: secure Energy Star Certification for the entire building; Leadership in
Energy and Environmental Design (LEED)-CI Certification for the proposed interior
construction of BP's approximately 225,000 space; and utilize WBE/MBE for the
proposed fourth floor shell and core construction (other than steel) in accordance
with the City's requirements.

You are now seeking approval to expand both the eighth and ninth floors into the
seventh floor trading volume whereas, the June 18th, 2008 Administrative Relief
referenced the ninth floor only. The inclusion of the proposed expansion on the
eighth floor, as shown on Sheet A02.08, Eighth Floor Construction Plan, prepared
by Gensler, and dated June 16, 2008, will not exceed the previously approved total
floor area.

NEIGHBORHOODS



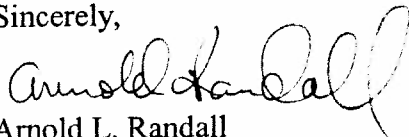
The City Council ordinance governing the PD was published on March 16, 1981, and permits an FAR of 29.00. The net site area within the PD is 83,587 square feet, resulting in a maximum floor area of 2,424,023 square feet. At the time the PD was approved, FAR calculations included all floor area devoted to mechanical equipment other than that located on the roof.

The Chicago Zoning Ordinance now includes an additional exception for contiguous mechanical areas comprising over 5,000 square feet. The CME building includes two floors of mechanical equipment above the 10th floor comprising a contiguous area of approximately 83,800 square feet. This floor area has historically been included in FAR calculations. However, under today's calculations, this floor area may be excluded.

With regard to your request, the Department of Planning and Development has determined that allowing the build-out of approximately 13,000 square feet of floor area on the eighth and ninth floors for the purposes described above does not create an adverse impact on the Planned Development or surrounding neighborhood, does not result in an increase in the bulk or density, does 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 Business Planned Development No. 256, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,



Arnold L. Randall
Commissioner

ALR:SA:HG:tm

cc: Michael Jasso, Mike Marmo, Pat Haynes, Erik Glass, DPD files

June 18, 2008

Mr. Richard F. Klawiter
DLA Piper US LLP
203 North LaSalle Street
Suite 1900
Chicago, IL 60601-1263

*Signed by Eileen (for
Arnold) on 6-18-08*

Re: Administrative Relief request for Business Planned Development No. 256,
Chicago Mercantile Exchange, 10-30 South Wacker Drive

Dear Mr. Klawiter:

Please be advised that your request for a minor change to Business Planned Development No. 256, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

Specifically, you are requesting to:

- Add approximately 51,000 square feet of space within the existing Chicago Mercantile Exchange Building (the "Building"). Approximately 38,000 square feet of this new space will accommodate the Chicago Mercantile Exchange's (CME) expansion. The CME space will be located on a new fourth floor constructed in the triple high space above the third floor space previously used for trading, and as shown on a 4th Floor Addition Section, prepared by DeStafano + Partners and dated April 7, 2008. The approximately 13,000 square feet remaining will accommodate BP Products North America's (BP) planned relocation of its oil and gas trading group. This portion of the proposed new space will consist of a balcony area and bridge at the ninth floor level above the proposed seventh floor BP trading floor as shown on a revised Ninth Floor Plan, dated April 24, 2008.

As part of the proposed construction, you will commit to the following environmental and public benefits:

1. Secure Energy Star Certification for the entire building.
2. Leadership in Energy and Environmental Design (LEED)-CI Certification for the proposed interior construction of BP's approximately 225,000 space, and
3. Utilize WBE/MBE for the proposed fourth floor shell and core construction (other than steel) in accordance with the City's requirements.

The City Council ordinance governing the PD was published on March 16, 1981 and permits an FAR of 29.00. The net site area within the PD is 83,587 square feet, resulting in a maximum floor area of 2,424,023 square feet. The most recent Part II approval for the building, dated April 1, 2003, states that the total building floor area utilized is 2,423,639 square feet, which translates to a FAR of 28.99. At the time the PD was approved, FAR calculations included all floor area devoted to mechanical equipment other than that located on the roof.

The Chicago Zoning Ordinance now includes an additional exception for contiguous mechanical areas comprising over 5,000 square feet. The Building includes two floors of mechanical equipment above the 10th floor comprising a contiguous area of approximately 83,800 square feet. This floor area has historically been included in FAR calculations. However, under today's calculations, this floor area may be excluded.

With regard to your request, the Department of Planning and Development has determined that allowing approximately 51,000 square feet of floor area for the purposes described above does not create an adverse impact on the Planned Development or surrounding neighborhood, does not result in an increase in the bulk or density, does 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 Business Planned Development No. 256, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

Arnold L. Randall
Commissioner

ALR:SA:HG:tm

cc: Bob McKenna, Mike Marmo, Pat Haynes, Erik Glass, DPD files



City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold L. Randall
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
312 744-4190
312 744-2271 (FAX)
312 744-2578 (TTY)

<http://www.cityofchicago.org>

March 27, 2008

Mr. Rolando R. Acosta
Acosta, Kruse & Zemenides, LLC
6336 North Cicero Avenue
Suite 202
Chicago, IL 60646

Re: **Administrative Relief request for Business Planned Development
No.256, Chicago Mercantile Exchange, 10-30 South Wacker Drive**

Dear Mr. Acosta:

Please be advised that your request for a minor change to Business Planned Development No. 256, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

Specifically, you are requesting to:

- Add windows to the center base on both the Wacker Drive and Chicago River facades of 10-30 South Wacker Drive. The property is developed with two office towers connected in the center of the block with a 132 foot tall structure that has housed the Chicago Mercantile Exchange (CME) trading floors and ancillary facilities. Due to changes in CME's space requirements, the area previously used as trading floors is being converted to office space. To accommodate the new use of the space, windows will be added to the exterior as shown on a photo of the proposed Wacker Drive facade, prepared by DeStafano+Partners, and dated September 14, 2007.

With regard to your request, the Department of Planning and Development has determined that allowing windows on the center base of the Wacker Drive and Chicago River facades does not create an adverse impact on the Planned Development or surrounding neighborhood, does not result in an increase in the bulk or density, does 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 Business Planned Development No. 256, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

A handwritten signature in black ink that reads "Arnold L. Randall".

Arnold L. Randall
Commissioner

ALR:SA:HIG:tm

cc: Terri Haymaker, Mike Marmo, Pat Haynes, Erik Glass, DPD files





Said ordinances, as passed, read respectively as follows (the *Italic* heading in each case not being a part of the ordinance):

Reclassification of Area Shown on Map No. 1-G.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 1-G in the area bounded by

W. Ohio Street; N. May Street; W. Grand Avenue; and N. Racine Avenue

to those of a C2-2 General Commercial District and a corresponding use district is hereby established in the area above described.

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

Reclassification of Area Shown on Map Nos. 2-E and 4-E.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C3-6 Commercial Manufacturing District, B7-6 General Central Business District and M1-5 Restricted Manufacturing District symbols and indications as shown on Map Nos. 2-E and 4-E in the area bounded by

E. Congress Parkway; S. Holden Court and the alley next east of S. State Street; the north line of the Right-of-Way of the Chicago, Burlington and Quincy Railroad (St. Charles Airline); and S. State Street

to those of a B6-6 Restricted Central Business District, and a corresponding use district is hereby established in the area above described.

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

Reclassification of Area Shown on Map No. 2-F.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B6-7 General Central Business District symbols and indications as shown on Map No. 2-F in the area bounded by

W. Madison Street; S. Wacker Drive; W. Monroe Street; the East Bank of the South Branch of the Chicago River from W. Monroe Street to W. Madison Street

to the designation of a Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

[Plan of Development printed on pages 5661 to 5666 of this Journal]

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

Reclassification of Area Shown on Map No. 2-J.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-3 Restricted Commercial District symbols and indications as shown on Map No. 2-J in the area bounded by

W. Jackson Boulevard; S. Kedzie Avenue; W. Van Buren Street; and S. Spaulding Avenue

to the designation of a Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

[Plan of Development printed on pages 5667 to 5671 of this Journal]

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

Reclassification of Area Shown on Map No. 3-F.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-4 Restricted Service District symbols and indications as shown on Map No. 3-F in the area bounded by

W. Delaware Place (also referred to as W. Locust Street); N. Clark Street; W. Chestnut Street; and the alley next west of and parallel to N. Clark Street

to the designation of a Residential-Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

[Plan of Development printed on pages 5672 to 5678 of this Journal]

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

Reclassification of Area Shown on Map No. 5-H.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 5-H in area bounded by

the alley next north of and parallel to W. Armitage Avenue; N. Wood Street; W. Armitage Avenue; and a line 72.46 feet west of and parallel to N. Wood Street

to those of a C2-1 General Commercial District, and a corresponding use district is hereby established in the area above described.

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

PD
2-6-81

BUSINESS PLANNED DEVELOPMENT

No. 256

PLAN OF DEVELOPMENTSTATEMENTS

1. The area delineated here as "Business Planned Development" is owned and controlled by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated March 20, 1980 and known as Trust No. 48268.
2. The Applicant or its successors, assignees or grantees shall obtain all official reviews, approvals and permits.
3. The following uses shall be permitted within the area delineated herein as "Business Planned Development": business and commercial offices; restaurant and related uses; securities and commodities exchange trading floors.
4. Any dedication or vacation of streets or alleys or easements or any adjustment or rights-of-way or any rights for subsurface, surface or air rights development of the "bridge house" areas owned by the City of Chicago shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees, and approval by the City Council.
5. Off-street parking and off-street loading facilities shall be provided in compliance with this plan of development, subject to the review and approval of the Commissioner of the Department of Planning.
6. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 16 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.
7. Business and business identification signs may be permitted within the area delineated herein as "Business Planned Development" subject to the review and approval of the Department of Buildings and the Department of Planning.
8. The height restrictions of each building and any appurtenances attached thereto shall be subject to:
 - (a) Height limitations as certified on Form FAA-117 (or on successor forms involving the same subject matter) and approved by the Federal Aviation Administration pursuant to Part 77 of The Regulations of the Administrator, Federal Aviation Administration; and
 - (b) Airport Zoning Regulations as established by the Department of Development and Planning, Department of Aviation, and Department of Law and approved by the City Council.
9. The information in the table attached hereto sets forth the data concerning the generalized land use plan of the area delineated herein as "Business Planned Development" and illustrates that the development of such area will be in accordance with the intent and purpose of the Chicago Zoning Ordinance.

BUSINESS PLANNED DEVELOPMENTPLAN OF DEVELOPMENTSTATEMENTS

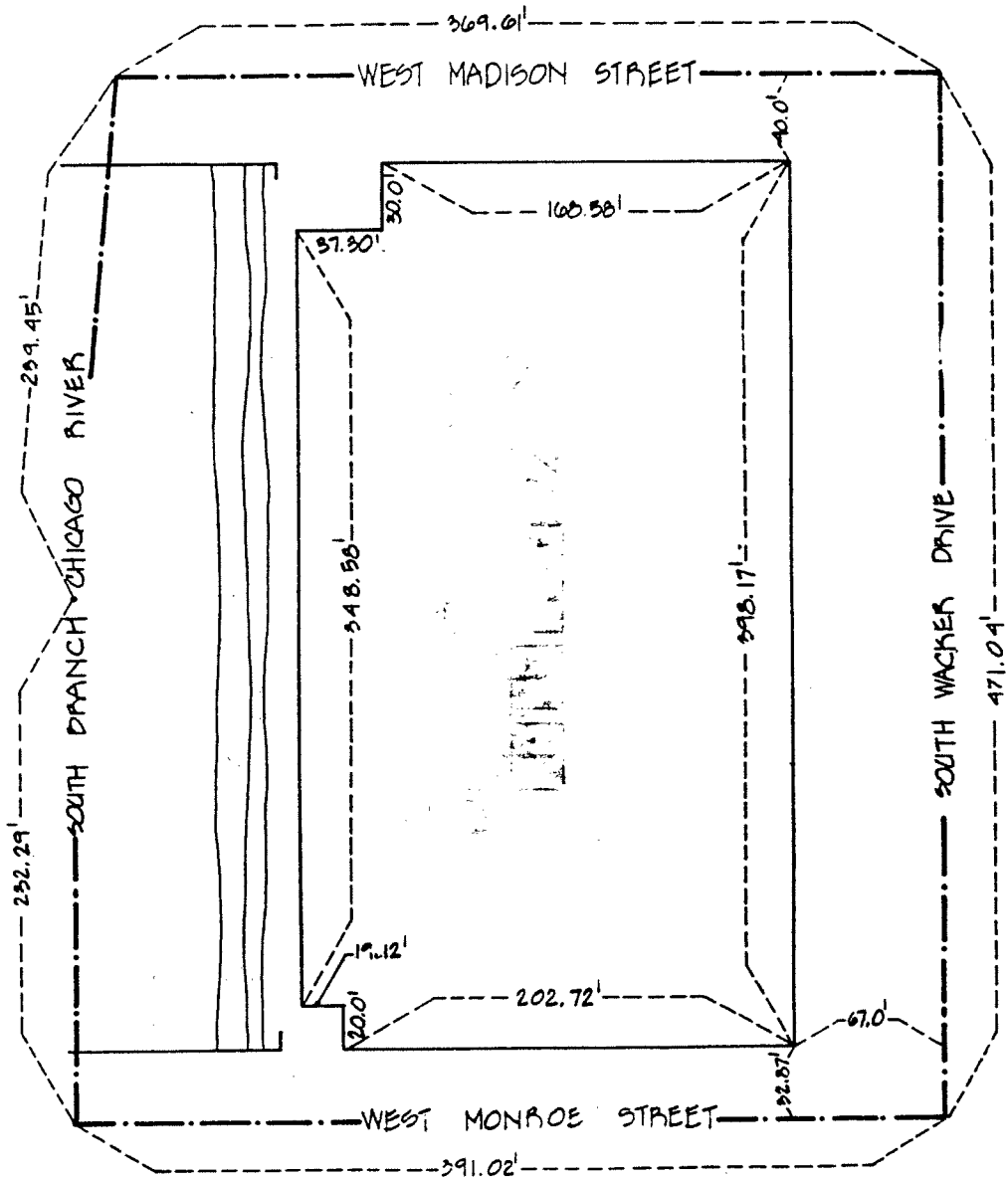
(Cont.)

10. The development shall provide for pedestrian access along the Chicago River at the upper street level as provided herein.
11. The Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as promulgated by the Commissioner of the Department of Planning.

Applicant: American National Bank and Trust
Company of Chicago, as Trustee
under Trust Agreement dated
March 20, 1980 and known as Trust
No. 48268.

Date: November 12, 1980.

BUSINESS PLANNED DEVELOPMENT PROPERTY LINE AND RIGHT OF WAY MAP

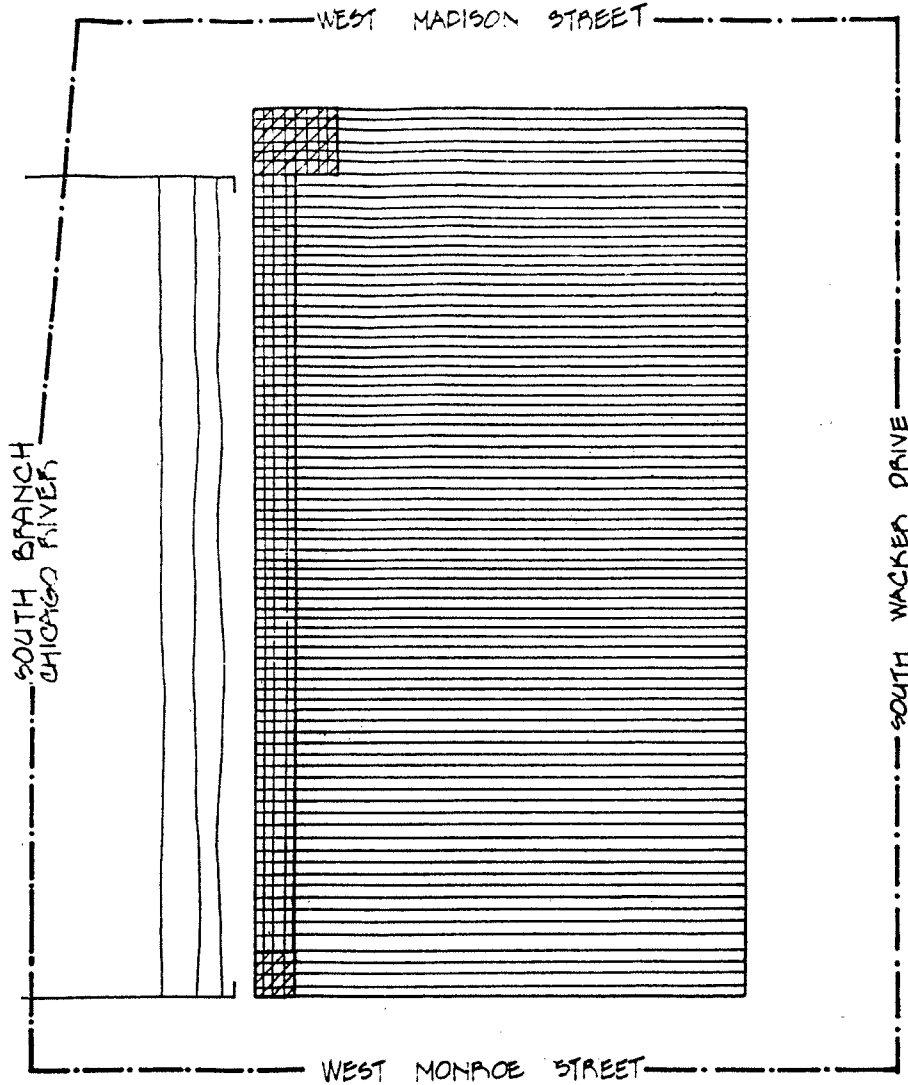


LEGEND:

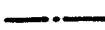



----- PLANNED DEVELOPMENT BOUNDARY

APPLICANT: AMERICAN NATIONAL BANK AS TRUSTEE UNDER TRUST NO. 48248
DATE: NOVEMBER 12, 1980
SCALE 1" = 60'

BUSINESS PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



LEGEND:

-  PLANNED DEVELOPMENT BOUNDARY
-  GENERAL BUSINESS USES
-  TWENTY FOOT HIGH, OPEN PEDESTRIAN WAY AT STREET LEVEL
-  RIGHTS FOR SUBSURFACE, SURFACE, AND AIR RIGHTS DEVELOPMENT IN CONJUNCTION WITH PROJECT, SUBJECT TO SEPARATE CITY COUNCIL APPROVAL



APPLICANT: AMERICAN NATIONAL BANK AS TRUSTEE UNDER TRUST NO. 48268
 DATE: NOVEMBER 12, 1980
 SCALE: 1" = 60'

BUSINESS PLANNED DEVELOPMENT NO.
PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Net Site Area		General Description of Land Uses	Maximum Floor Area Ratio	Maximum Percentage of Ground Coverage at Upper Street Level
Square Feet	Acres			
83,587	1.9189	Business, Mercantile, Assembly and Related Uses	29.00	71.78

Gross Site Area: = Net Site Area (Exclusive
of area devoted to Bridge
Houses): 83,587 s.f. (1.9189 acres)
 Public Rights-of-Way
 (Inclusive of area devoted
to Bridge Houses): 96,021 s.f. (2.2043 acres)
 Total 179,608 s.f. (4.1232 acres)

Minimum Number
of Off-Street
Parking Spaces: 500 spaces will be provided.

Off-Street
Loading: 12 loading docks shall be provided and designed
in accordance with the B6-7 zoning district
requirements of the Chicago Zoning Ordinance.

Minimum Street
Level Setbacks:

W. Madison Street	0'
S. Wacker Drive	0'
W. Monroe Street	0'

South Branch Chicago River - Setback varies
from 10 feet to 20 feet with an average set-
back of not less than 15 feet provided that
a 20 foot high unobstructed pedestrian way
(except for obstruction by building columns
from pedestrian way level to 20 feet high)
will be constructed therein.

Applicant: American National Bank and Trust Company
of Chicago, As Trustee under Trust Agreement
dated March 20, 1980 and known as Trust No. 48268.

Date: November 12, 1980