

# PD 1057

## Table of Contents

<b>07/27/2020 Minor Change</b> .....	<b>2</b>
Exhibits .....	3
<b>11/26/2007 Minor Change</b> .....	<b>10</b>
<b>11/21/2007 Minor Change</b> .....	<b>11</b>
<b>04/11/2007 PD Adoption</b> .....	<b>12</b>
Ordinance .....	12
Statements .....	13
Bulk Table .....	16



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

July 27, 2020

Meg George  
Akerman LLP  
71 S. Wacker Drive, 46<sup>th</sup> Floor  
Chicago, IL 60606

**Re: Minor change for PD No. 1057, 15 E. Oak Street**

Dear Ms. George:

Please be advised that your request for a minor change to Planned Development No. 1057 ("PD 1057") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 10 of PD 1057.

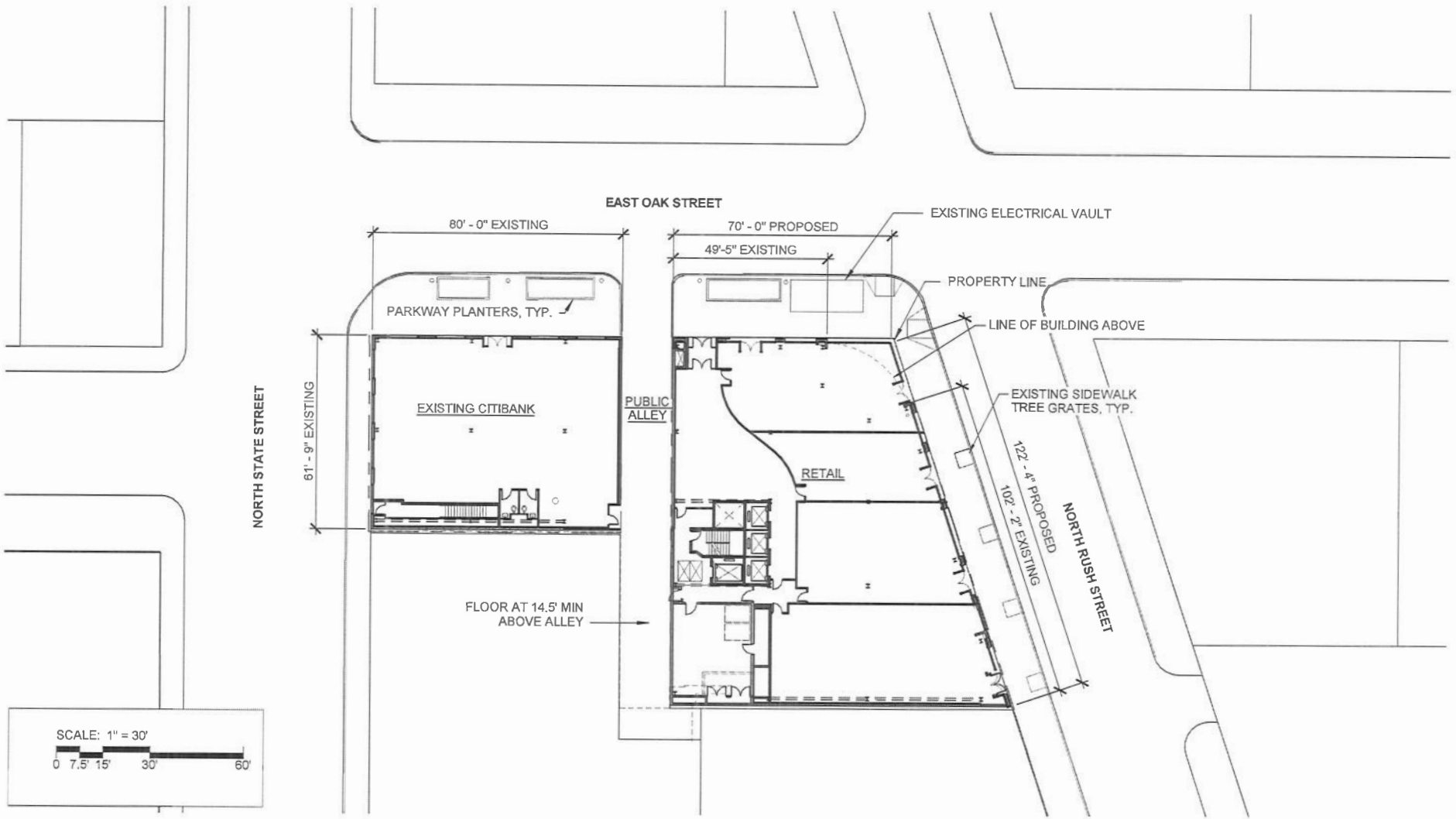
Your client, ASB Real Estate, is the sole owner of the PD, and is seeking a minor change to allow for a 1<sup>st</sup> and 2<sup>nd</sup> floor corner buildout at the existing, commercial building at 15 E. Oak St. The radius corner will be squared off, adding 270 SF at the first floor and 88 SF at the second floor. The facade materials have been updated from metal panel to stone cladding at levels 1 and 2, as shown on the attached exhibits. The featured entries at Oak and Rush Streets will be clad in stone of slightly varying color or texture from the main facade material. The existing stone base will remain and be painted to match the new stone cladding.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed corner addition 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 1057, 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,

Steven Valenziano  
Assistant Zoning Administrator

C: Mike Marmo, Erik Glass, Main file



**OKW ARCHITECTS**  
 600 W. Jackson, Suite 250  
 Chicago, IL 60661

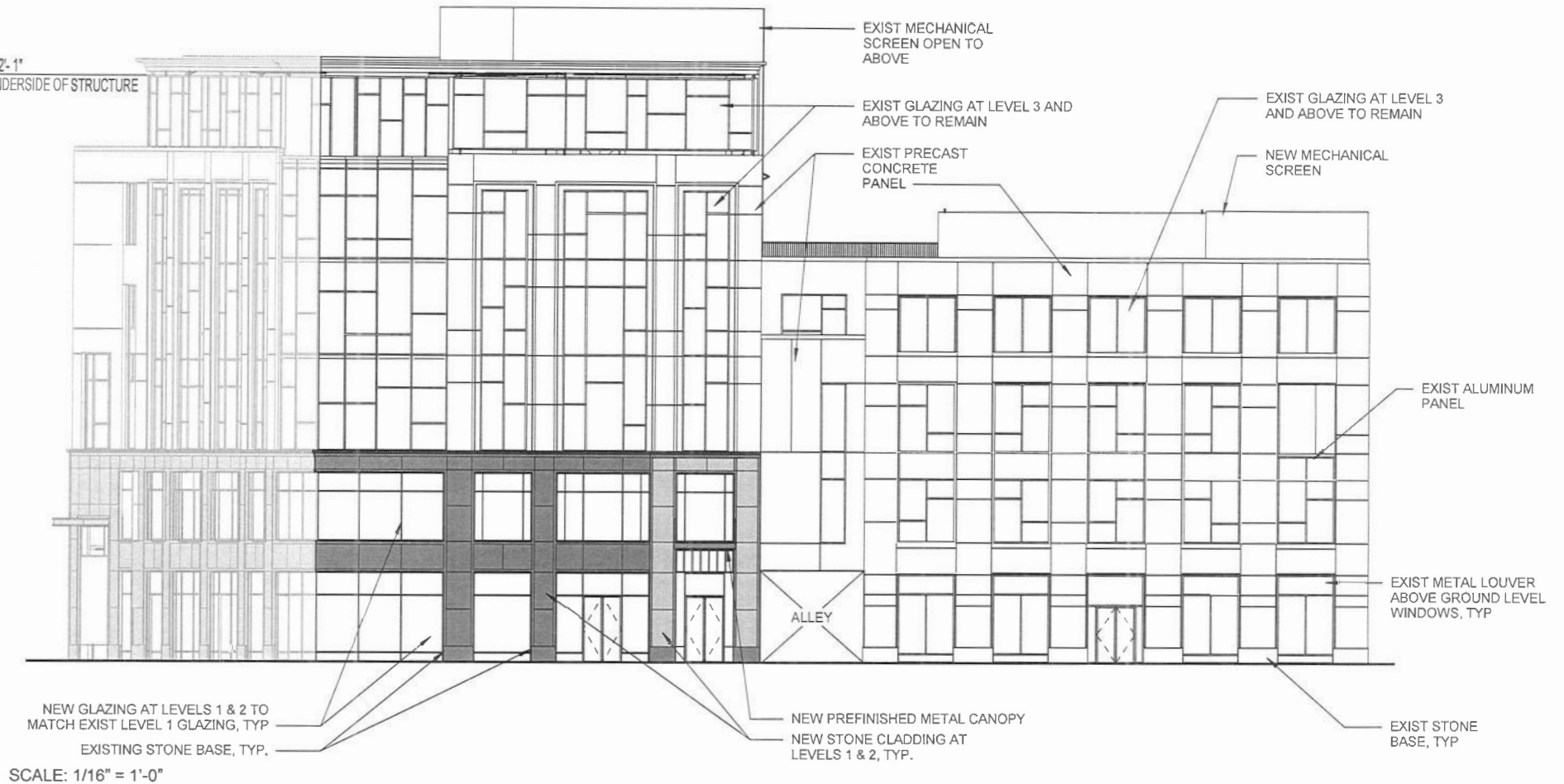
**GROUND FLOOR +  
 SITE PLAN**



**15 E OAK STREET**  
 15 E Oak Street, Chicago IL 60611  
 June 18, 2020 Project #: 19127

**PD-7**

192'-1"  
UNDERSIDE OF STRUCTURE



OKW ARCHITECTS  
600 W. Jackson, Suite 250  
Chicago, IL 60661

NORTH ELEVATION - OAK STREET

15 E OAK STREET  
15 E Oak Street, Chicago IL 60611  
June 18, 2020 Project #: 19127

PD-9



SCALE: 1/16" = 1'-0"



**OKW ARCHITECTS**  
 600 W. Jackson, Suite 250  
 Chicago, IL 60661

EAST ELEVATION - RUSH STREET

**15 E OAK STREET**  
 15 E Oak Street, Chicago IL 60611  
 June 18, 2020 Project #: 19127

**PD-10**



SCALE: 1/16" = 1'-0"

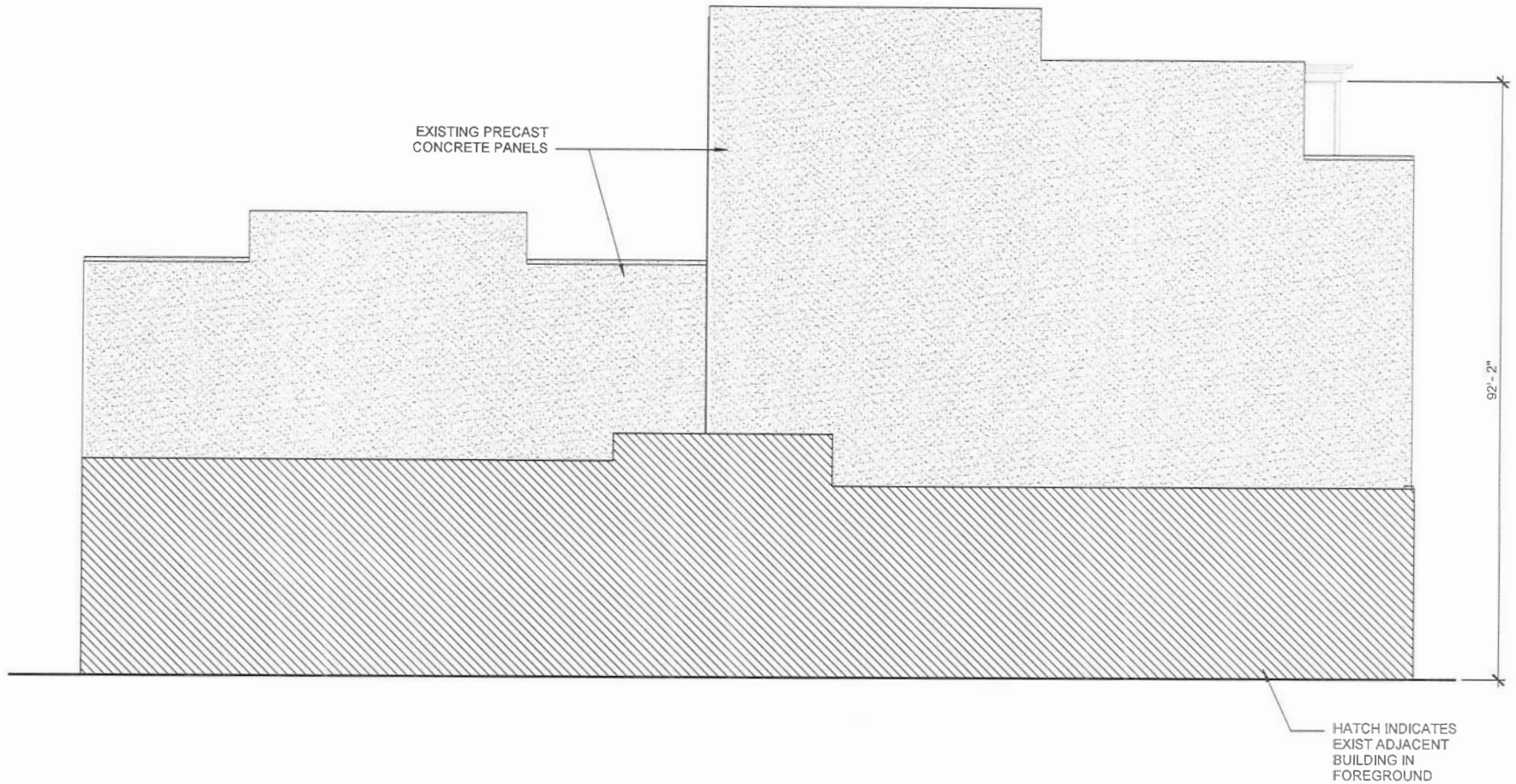


OKW ARCHITECTS  
600 W. Jackson, Suite 250  
Chicago, IL 60661

WEST ELEVATION - STATE STREET

15 E OAK STREET  
15 E Oak Street, Chicago IL 60611  
June 18, 2020 Project #: 19127

PD-11



SCALE: 1/16" = 1'-0"



OKW ARCHITECTS  
600 W. Jackson, Suite 250  
Chicago, IL 60661

SOUTH ELEVATION

15 E OAK STREET  
15 E Oak Street, Chicago IL 60611  
June 18, 2020 Project #: 19127

PD-12



**OKW**  
Architects

CHICAGO, IL  
JUNE 18, 2020  
PROJECT #19127

**15 E OAK STREET**  
PD MINOR CHANGE



OKW ARCHITECTS  
600 W. Jackson, Suite 250  
Chicago, IL 60661

RENDERING

15 E OAK STREET  
15 E Oak Street, Chicago IL 60611  
June 18, 2020 Project #: 19127

PD-14



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>

November 26, 2007

Mr. Jack Guthman  
Shefsky & Froelich  
Attorneys at Law  
111 E. Wacker Drive  
Suite 2800  
Chicago, IL 60601-3713

Re: **Administrative Relief request for Business Planned Development No. 1057, 1-15 East Oak Street**

Dear Mr. Guthman:

Please be advised that your request for a minor change to Business Planned Development No. 1057 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No.10 of the Planned Development.

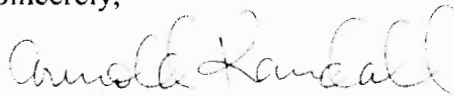
Specifically, you requested the following design changes:

- Along the Rush and Oak Street facades, the metal spandrel panels at each floor line will be eliminated and replaced with fritted glass.
- The sixth floor "cap" of the building will remain a window wall and metal panel clad element, however, it will no longer be composed of "punched" window openings. These design changes are reflected in color North, South, East and West Elevations prepared by M Oak Rush LLC and dated October, 2007.

With regard to your request, the Department of Planning and Development has reviewed the request and has determined that these design changes will not create an adverse impact on the Planned Development or surrounding neighborhood and would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 1057, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

  
Arnold L. Randall  
Commissioner

ALR:MRD:tm

cc: Terri Haymaker, 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>

November 21, 2007

Mr. Edward J. Kus  
Shefsky & Froelich  
111 E. Wacker Drive  
Suite 2800  
Chicago, IL 60601-3713

Re: **Administrative Relief request for Business Planned Development No. 1057, 1-15 East Oak Street**

Dear Mr. Kus:

Please be advised that your request for a minor change to Business Planned Development No. 1057 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No.10 of the Planned Development.

Specifically, you requested the following design change:

- Elimination of the trees and ornamental railing on the parkway planters. Alternative shrubs and vegetation will be planted in lieu of the trees.

With regard to your request, the Department of Planning and Development has reviewed the request and has determined that this design change will not create an adverse impact on the Planned Development or surrounding neighborhood and would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 1057, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

Arnold L. Randall  
Commissioner

ALR:SA:tm

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



4/11/2007

REPORTS OF COMMITTEES

16017  
103613

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

*Yeas* -- Aldermen Flores, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Harris, Beale, Pope, Balcer, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Lane, Rugai, Troutman, Brookins, Muñoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Matlak, Mell, Austin, Colón, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Tunney, Levar, Shiller, Schuler, M. Smith, Moore, Stone -- 49.

*Nays* -- None.

Alderman Natarus 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 Number 3-F.*

(As Amended)

(Application Number 16017)

BPD 1057

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the DX-7 Downtown Mixed-Use District symbols as shown on Map Number 3-F in the area generally bounded by:

East Oak Street; North Rush Street; a line 118.44 feet south of and parallel to East Oak Street; the public alley next west of North Rush Street; a line 62.40 feet south of and parallel to East Oak Street; and North State Street,

to the designation of an Air Rights Planned Development, subject to the use and bulk regulations set forth in the Plan of Development attached hereto and made a part hereof.

SECTION 2. This ordinance takes effect after its passage and approval.

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

*Business Planned Development Number 1057.*

*Plan Of Development Statements.*

1. The area delineated herein as a Business Planned Development ("Planned Development"), consists of approximately fifteen thousand seven hundred ninety-eight (15,798) square feet (thirty-six hundredths (0.36) acres) of property located on East Oak Street, North Rush Street and North State Street (the "Property"), as more fully depicted on the attached Planned Development Boundary and Property Line Map. The Property is under the unified control of the applicant, M Oak Rush, L.L.C.
2. All applicable official reviews, approvals or permits that are required in connection with the Planned Development shall be obtained or authorized to be obtained by the applicant. Any dedication or vacation of streets, alleys or air-rights, or easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels, or any application to use the public way, shall require a separate submittal and approval by the City Council.
3. The requirements, obligations and conditions contained within the Planned Development shall be binding upon the applicant, its successors and assigns and, if different from 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 from the applicant, the legal titleholder and any ground lessors of the Property. Applications for amendments, modifications or changes (administrative, legislative or otherwise) to the Planned Development shall be made or authorized by the applicant or its successors and assigns.

Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred, the term "Applicant" shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder.

4. The plan of development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-

Use Map; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; a Site Plan; a Landscape and Green Roof Plan; and Building Elevations prepared by Gensler dated March 15, 2007. Full sized copies of the Building Elevations and Landscape Plan are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof; and satisfies the established criteria for approval as a planned development.

5. The following uses shall be permitted in the area delineated herein as Business Planned Development Number 1057 any Allowed Use (as defined in § 17-17-0211 of the Chicago Zoning Ordinance), excluding hotels, in the DX-7 Downtown Mixed-Use District; accessory and related uses.

Portions of the Property may be used on an interim basis for construction staging and the storage of construction materials for the various phases of development of the Property.

6. Identification signs, on-premise signs and temporary signs such as construction and marketing signs, shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Off-premise signs are prohibited.
7. All driveways providing ingress and egress shall be adequately designed and paved in accordance with the regulations of the Chicago Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of Chicago. Closure of all or any part of any public street or alley during demolition or construction shall be subject to review and approval of the Chicago Department of Transportation.
8. For purposes of floor area and floor area ratio ("F.A.R.") calculations, the definitions of the Chicago Zoning Ordinance shall apply, except that in addition to the other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, floor area devoted to mechanical equipment located on the roof and mechanical equipment within the building that occupies a contiguous area of one thousand (1,000) square feet or more shall be excluded.
9. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with the Site Plan and Building Elevations attached hereto and made a part of this Planned Development.
10. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of

Planning and Development upon written application, and a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Planned Development by the Commissioner of the Department of Planning and Development, shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611-A of the Chicago Zoning Ordinance.

11. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The Applicant shall use its best and reasonable efforts to design, construct and maintain the building located within the Planned Development in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. The Applicant has agreed to install a green roof on at least twenty-five percent (25%) of the net available roof area. The green roof proposed for this building is approximately six thousand three hundred seventy-five (6,375) square feet.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner that promotes, enables and maximizes universal access throughout the Property. Plans for the building and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
13. Notwithstanding any statement to the contrary, this Planned Development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In any instance where a provision of this Planned Development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in this Planned Development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance.
14. Substantial construction of the development contemplated by this Planned Development must commence within six (6) years following City Council approval of this Planned Development. If a building permit is not obtained, or completion of the improvements is not diligently pursued, this Planned Development shall expire and the zoning of the Property shall

revert to the pre-existing classification of DX-7 Downtown Mixed-Use District.

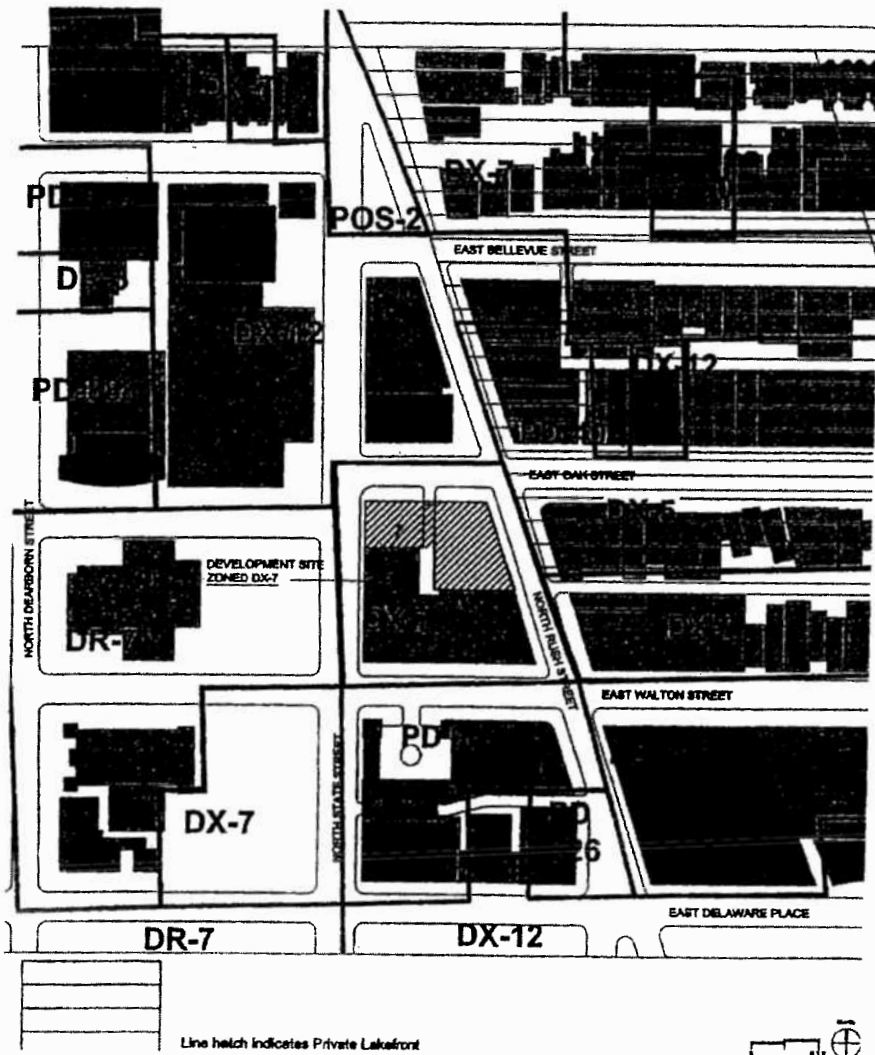
[Existing Zoning and Street System Map; Existing Land-Use Area Map; Planned Development Boundary Property Line Map and Right-of-Way Adjustment Map; Generalized Site Plan and Ground Plan; Landscape and Green Roof Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 103618 through 103626 of this *Journal*.]

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

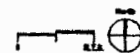
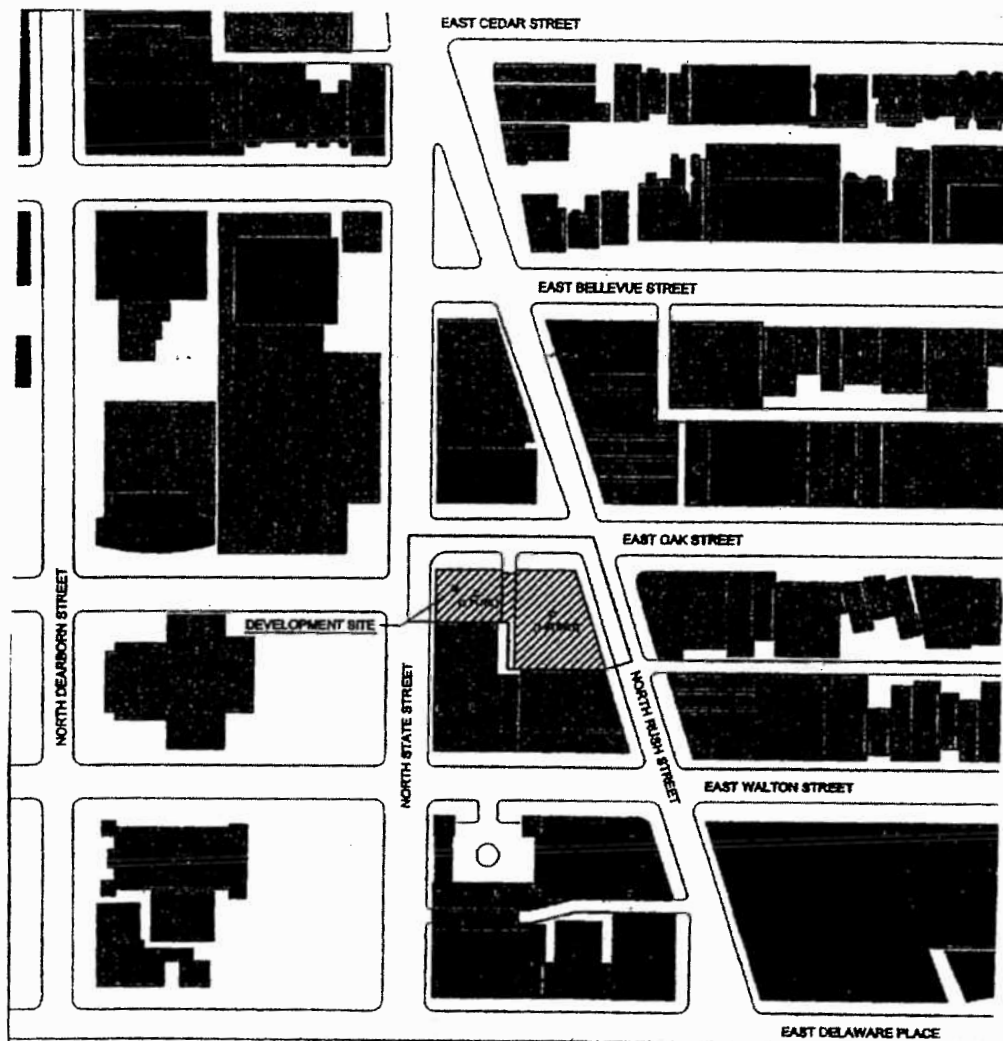
*Bulk Regulations And Data Table.*

Net Site Area:	15,798 square feet
Area in Public Right-of-Way:	15,587 square feet
Gross Site Area:	31,385 square feet
Maximum Floor Area Ratio:	6.0 feet
Setback from Property Line:	0
Minimum Number of Parking Spaces:	0
Minimum Number of Loading Berths:	2 at 10 feet by 25 feet
Building Height:	95 feet

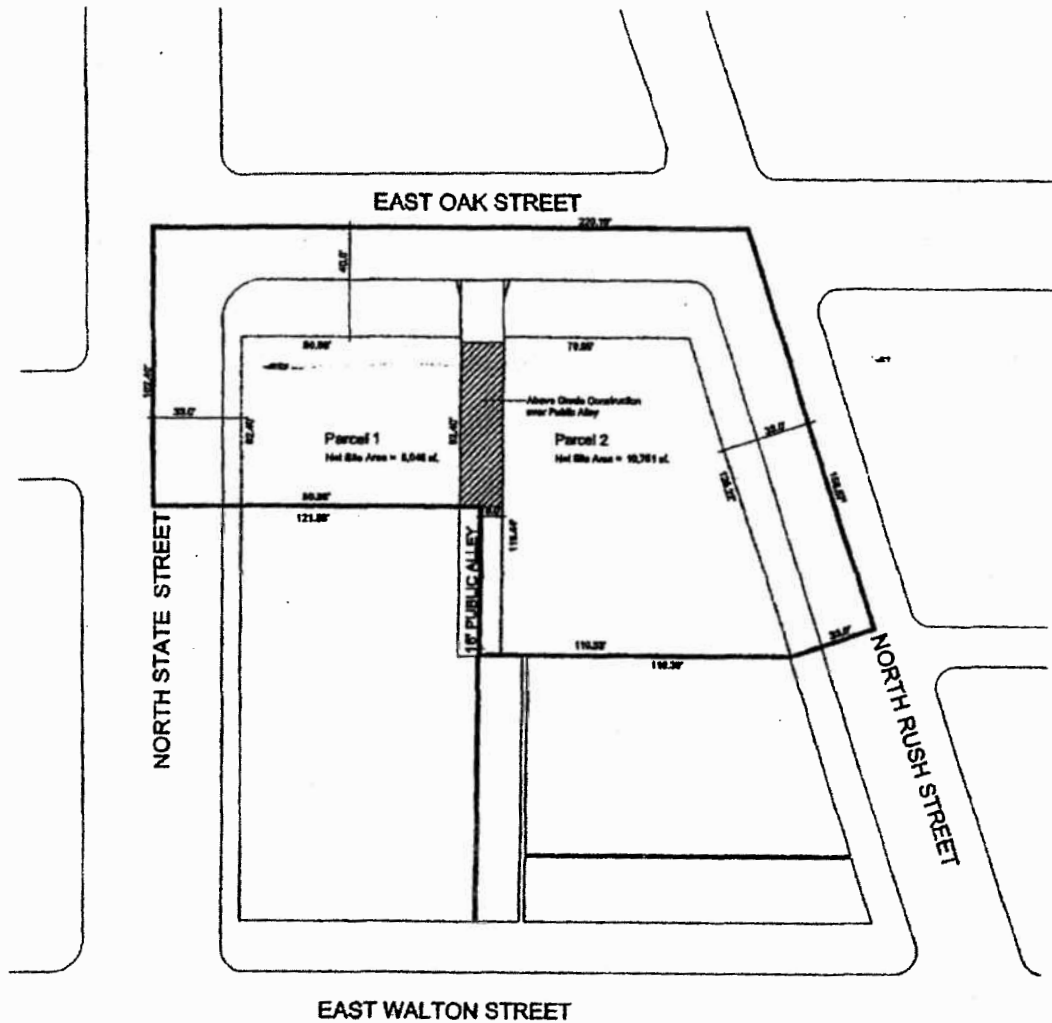
Existing Zoning And  
Street System Map.



Existing Land-Use  
Area Map.



Planned Development Boundary Property Line Map  
And Right-Of-Way Adjustment Map.



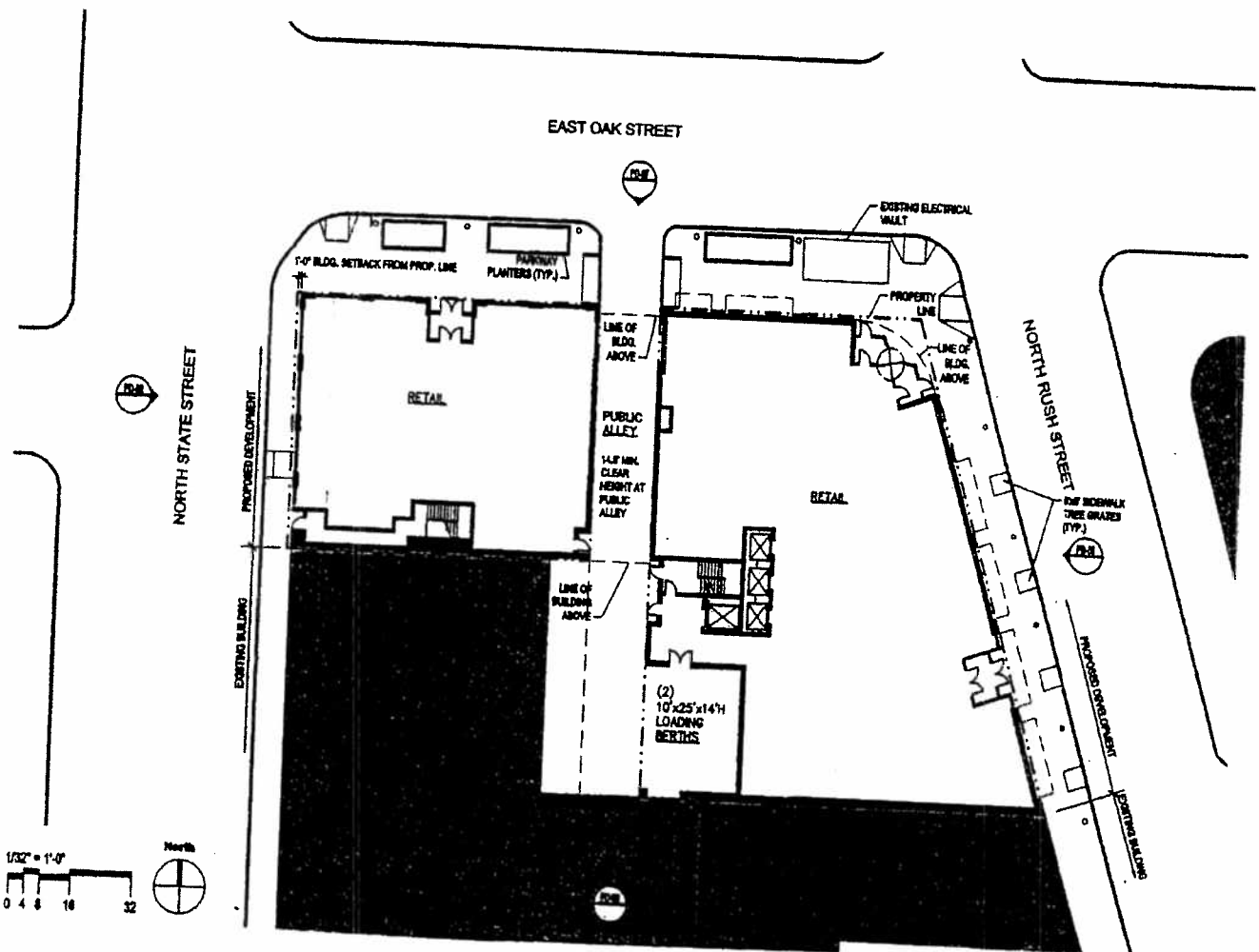
PD BOUNDARY	15,777 SF
PROPERTY LINE	16,887 SF
NET SITE AREA:	15,777 SF
AREA IN RIGHT-OF-WAY:	16,887 SF
CROSS SITE AREA	31,664 SF

4/11/2007

REPORTS OF COMMITTEES

103621

Generalize Site Plan And  
Ground Plan.

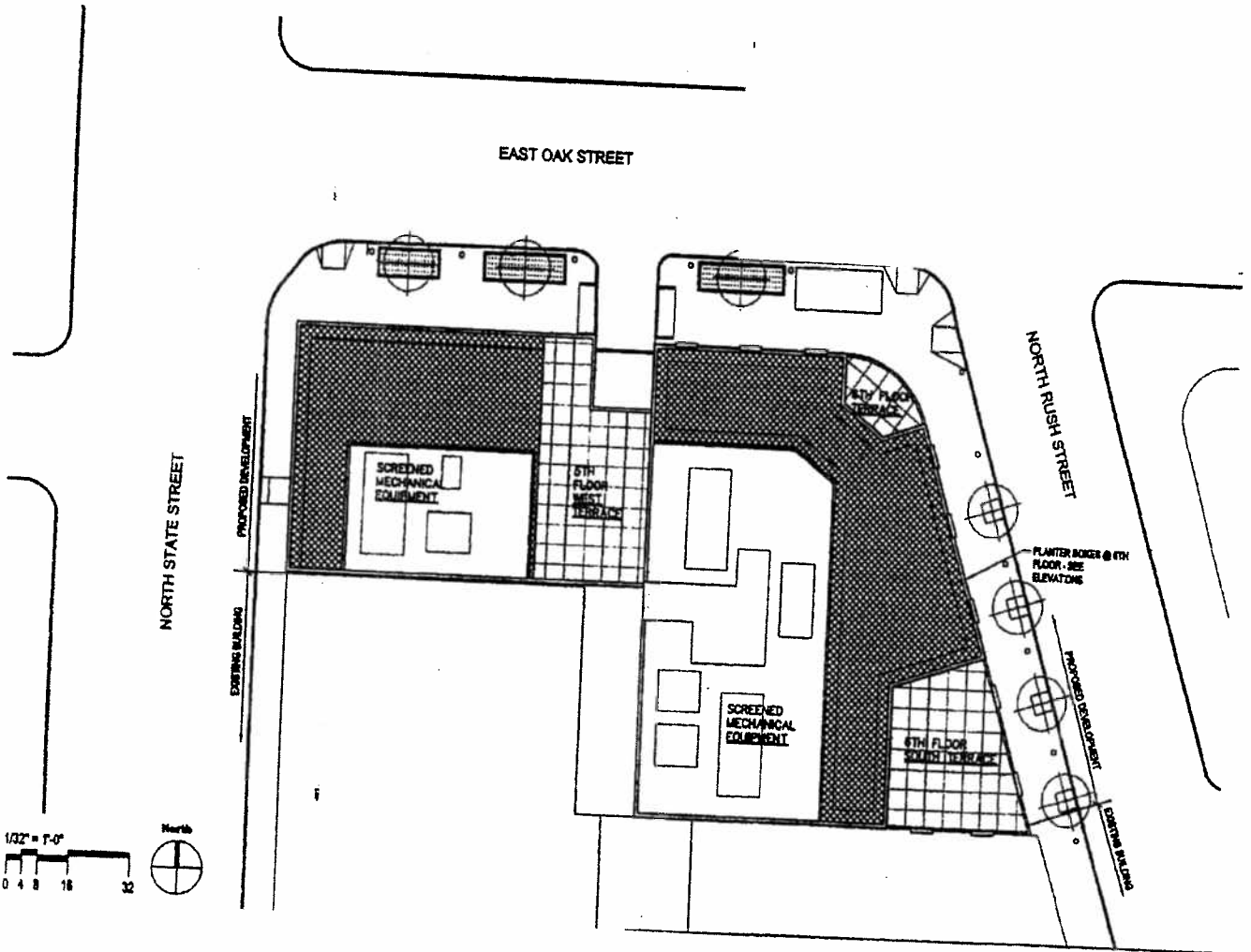


103622

JOURNAL--CITY COUNCIL--CHICAGO

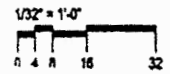
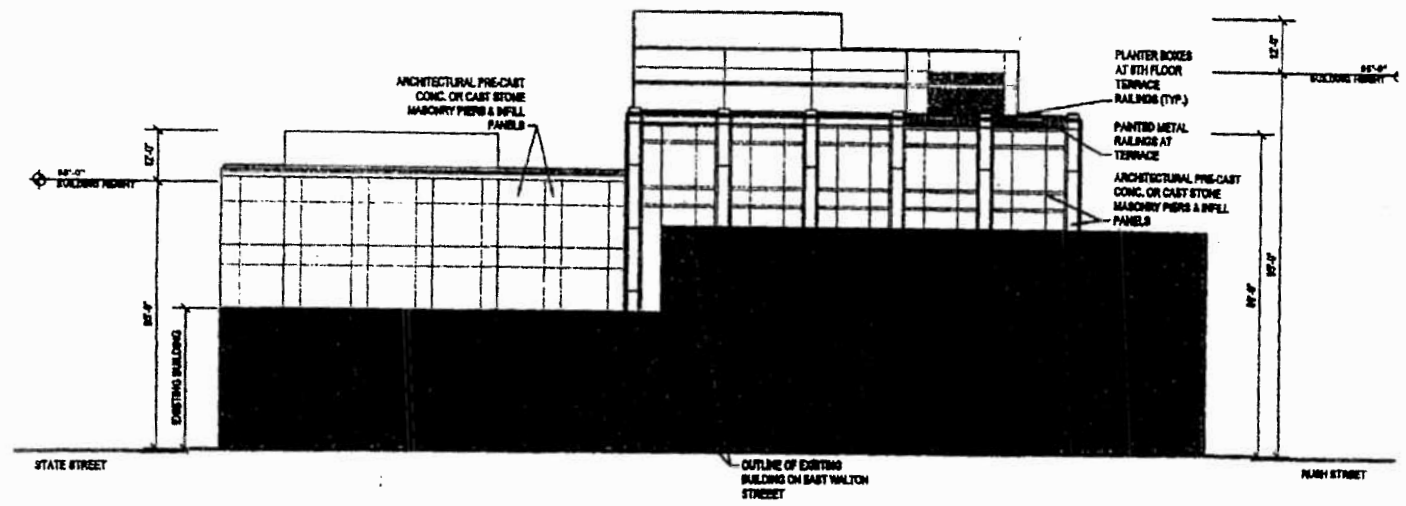
4/11/2007

Landscape And Green  
Roof Plan.





South Building Elevation.

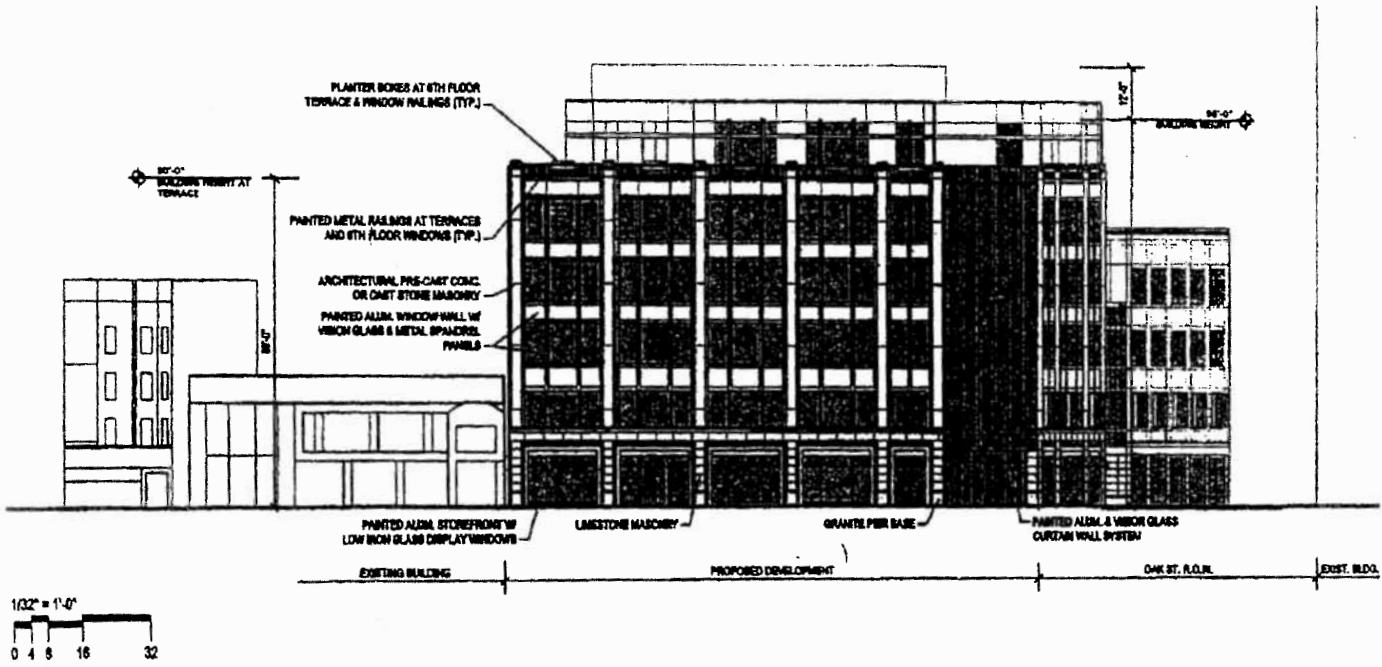


4/11/2007

REPORTS OF COMMITTEES

103625

East Building Elevation --  
North Rush Street.



West Building Elevation --  
North State Street.

