

PD 1025

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19942

Reclassification Of Area Shown On Map No. 7-H.

(As Amended)

(Application No. 19942)

BPD 1025,99

(Common Address: 2700 -- 2718 N. Elston Ave./2300 -- 2326 W. Logan Blvd. And
2301 -- 2325 West Schubert Ave.)

[SO2019-308]

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 Business Planned Development Number 1025 symbols and indications and an M1-3 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 7-H in the area bounded by:

West Schubert Avenue; North Elston Avenue; West Logan Boulevard; and North Holly Avenue,

to those of a Business Planned Development Number 1025, as amended.

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

Plan of Development Statements attached to this ordinance read as follows:

Business Planned Development No. 1025, As Amended.

Planned Development Statements.

1. The area delineated herein as Business Planned Development Number 1025, ("Planned Development") consists of approximately 55,907 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned by 2700 Elston LLC and 2710 Elston Development LLC (collectively, the "Applicant").
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 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, 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 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II Review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the

Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This plan of development consists of 17 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site/Landscape Plan; a Roof Plan; a Historic Facade Plan; and Building Elevations (North, South, East and West) prepared by OKW Architects and dated December ____, 2019. Full-sized copies of the Site Plan and Building Elevations 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"), 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. The following uses are permitted in the area delineated herein as the Planned Development: all permitted and special uses identified within the C2-3 district classification pursuant to Section 17-3-0200 of the Zoning Ordinance, including accessory uses and accessory parking and loading, which include without limitation the following uses: restaurant, retail, indoor participant sport and recreation 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 the Department of Planning and 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 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 Table has been determined using a Net Site Area of 55,907 square feet.
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 City of Chicago Landscape Ordinance and any other corresponding regulations and guidelines, Section 17-13-0800. 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, 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. No building permit shall be issued by the Department of Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for the building or improvement proposed.
14. The existing building on the Property, commonly known as 2700 North Elston Avenue/2300 West Logan Boulevard, also known as the "Chicago Printed String Company Building" was constructed in phases between 1928 and 1941 for a manufacturer of cotton typing tape. This tape was made from string and printed with the customer's name -- this, the name "printed string" -- and used to tie bakery and candy boxes. The Printed String Building is a two (2) story masonry structure clad in a veneer of grey-colored brick and ornamental Art Deco-inspired detailing in limestone and decorative bands of green-colored terra cotta tiles. The Printed String Building was designed by Alfred C. Alschuler, one of Chicago's most prominent early twentieth century architects and an important innovator in the design of early modern industrial buildings.

The Applicant agrees to retain, preserve and rehabilitate as a condition of the approval of this business planned development the Logan Boulevard (south) elevation, the Elston Avenue (east elevation, the finished return on the alley (north) elevation and the first three (3) bays of the former Holly Street right-of-way (west) elevation, all including rooflines (collectively, the "Historic Facades", and depicted on the drawings

attached hereto and made part hereof). A scope of work to rehabilitate the significant features in accordance with the attached plans shall be included as part of the Part II Submittal. In addition, the Part II Submittal shall include an engineering analysis or report addressing how the Historic Facades will be supported and braced during construction of the project. Moreover, the Historic Facades shall be retained and preserved as part of any future changes to the business planning development or the Printed String Building.

The following guidelines shall apply to any changes to the Historic Facades:

- i. The sills of the first (1st) floor masonry openings may be lowered as depicted on the attached plans, but no other changes to the size of the masonry openings on either floor shall be permitted.
- ii. New doors, windows and storefront system shall be installed within the masonry openings and shall use clear glass allowing visual transparency into the Printed String Building except in areas screening interior parking, where some degree of opacity may be allowed. Any drop ceiling, ceiling soffits, walls or built-in fixtures behind glass shall be set back and minimized in size.
- iii. The brick and limestone masonry and terra-cotta tiles shall be retained and preserved. As necessary, any deteriorated portions shall be repaired, rather than replaced. If beyond repair, replacement masonry units or tiles shall match the originals in design, color, texture, appearance and materials.
- iv. Signage shall not obscure any historic architectural features or damage historic materials and should be compatible with the historic character of the Printed String Building in terms of size, location, number and design. Signage or as similar to that depicted on the attached plans is deemed to meet these requirements. Awnings, if desired, should be installed within the masonry openings as depicted on the attached drawings.
- v. Any rooftop appurtenances or other rooftop equipment shall be set back from the parapet of the Historic Facades to minimize visibility.
- vi. The Commissioner of the Department of Planning and Development may approve other changes to the Historic Facades if consistent with the intent to preserve the Historic Facades and their overall historic character.

Should this business planned development be amended or repealed in the future, it is the intent that the Historic Facades will continue to be retained and preserved as part of any future project involving the Printed String Building.

15. 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 obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and City residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and City resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of City residents in the construction work. The City encourages goals of (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent City resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and City residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II Permit Review for the project or any phase thereof, the applicant must submit to DPD (a) updates (if any) to the applicant's preliminary outreach plan, (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and City resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and City resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and City residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and City residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.
17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to C2-3 Motor Vehicle-Related Commercial District.

[Site and Context Photos; Existing and Proposed Site Plans; South and West Streetscape Building Elevations; Existing Streetscape Site Plan; Roof Plan; Existing North and East Building Elevations; Proposed Northeast and Northwest Building Elevations; Surrounding Zoning Districts; Pedestrian Access Routes; Vehicular and Loading Access Plan; Building Depiction Striping, Signing and Street Parking; and Landscape Plan and Details referred to in these Plan of Development Statements printed on pages 13623 through 13639 of this *Journal*.]

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

Business Planned Development No. 1025, As Amended.

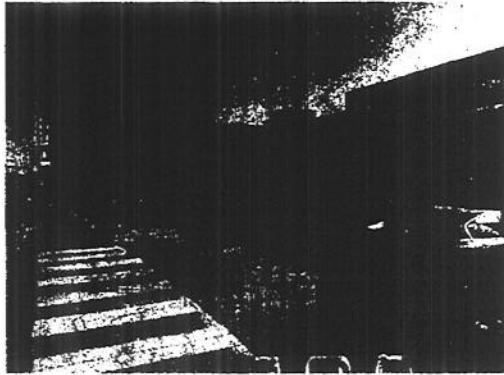
Bulk Regulations And Data Table.

Gross Site Area:	59,738 square feet
Net Site Area:	49,796 square feet
Maximum Floor Area Ratio:	1.0
Setbacks:	In accordance with Site Plan
Maximum Building Height:	65 feet
Minimum Parking Spaces:	295
Bicycle Parking Spaces:	7 required/8 provided
Loading Spaces:	1

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VIEW FROM ELSTON LOOKING SOUTHWEST



VIEW FROM ELSTON LOOKING SOUTHWEST



VIEW FROM ELSTON LOOKING SOUTH

SITE & CONTEXT PHOTOS



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Chicago, IL 60661

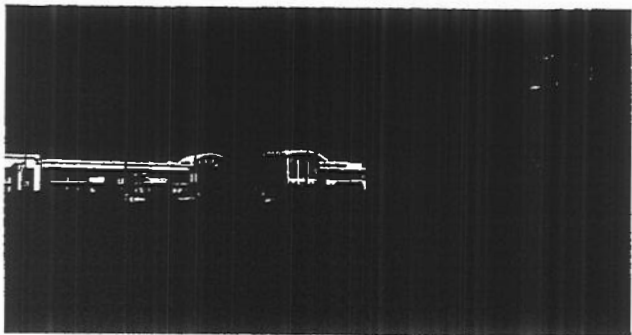
2700 ELSTON, LLC AND
2710 ELSTON DEVELOPMENT, LLC

PD 1025 AMENDMENT
PLAN COMMISSION MEETING
2710 N Elston Ave, Chicago, IL

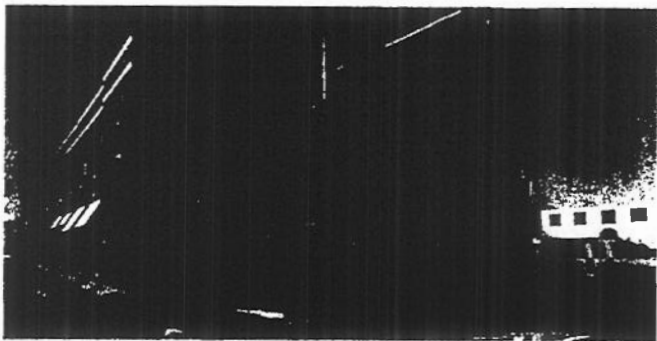
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VIEW FROM ELSTON LOOKING SOUTHWEST



VIEW FROM ELSTON LOOKING SOUTH

SITE & CONTEXT PHOTOS



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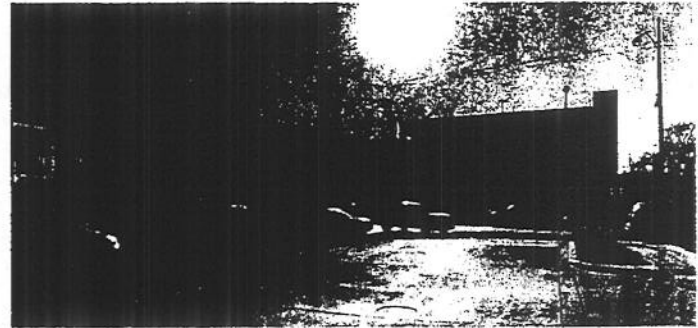
2700 ELSTON, LLC AND
2710 ELSTON DEVELOPMENT, LLC

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PLAN COMMISSION MEETING
2710 N Elston Ave. Chicago, IL

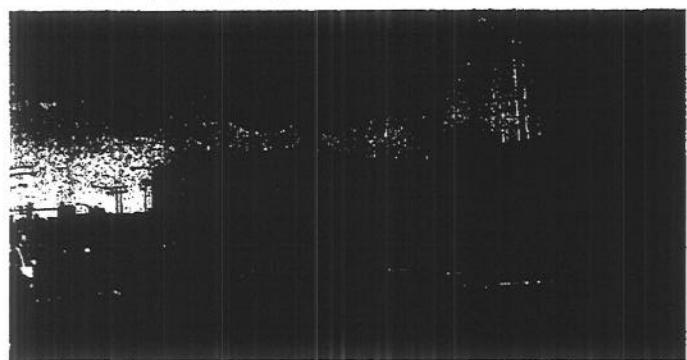
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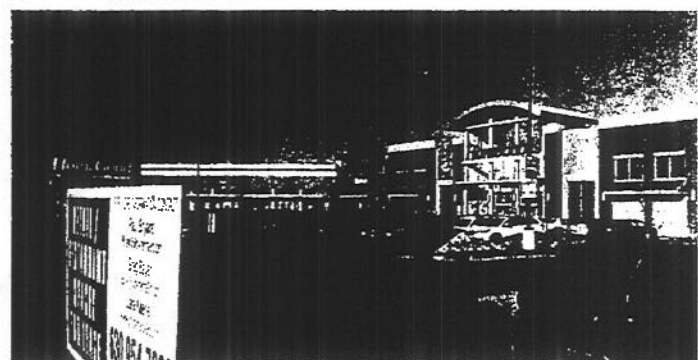
VIEW FROM ELSTON LOOKING WEST



VIEW FROM ELSTON LOOKING WEST



VIEW FROM ELSTON LOOKING SOUTH



VIEW FROM ELSTON LOOKING EAST

SITE & CONTEXT PHOTOS

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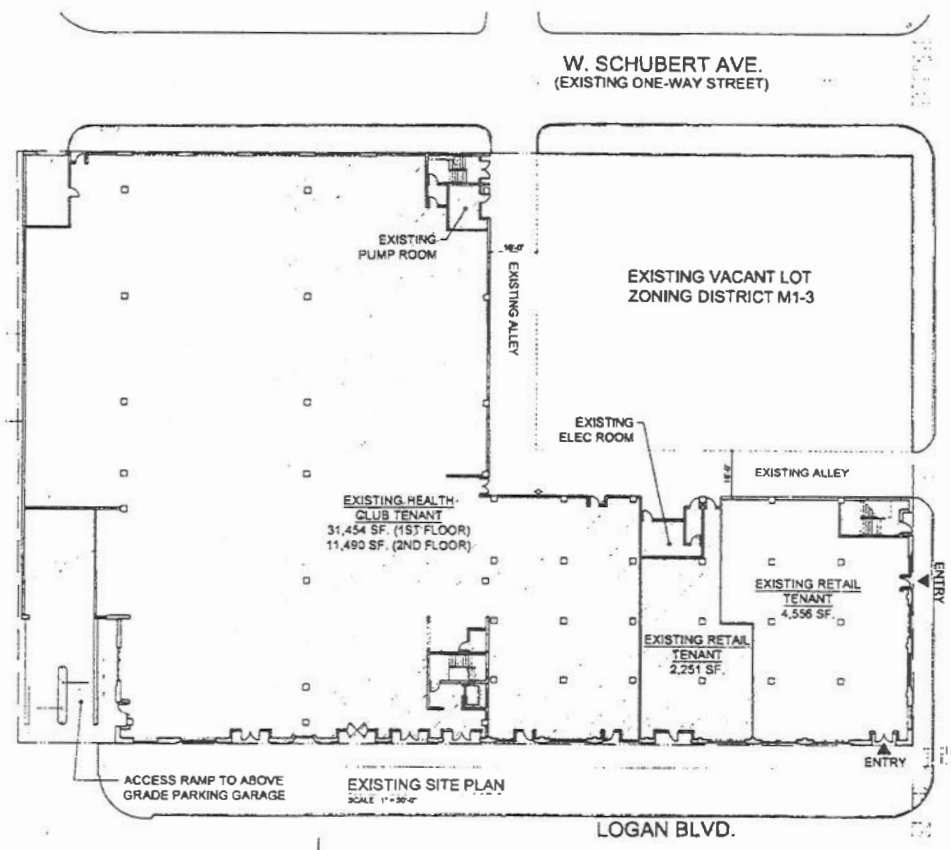
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2710 ELSTON DEVELOPMENT, LLC

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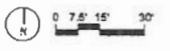
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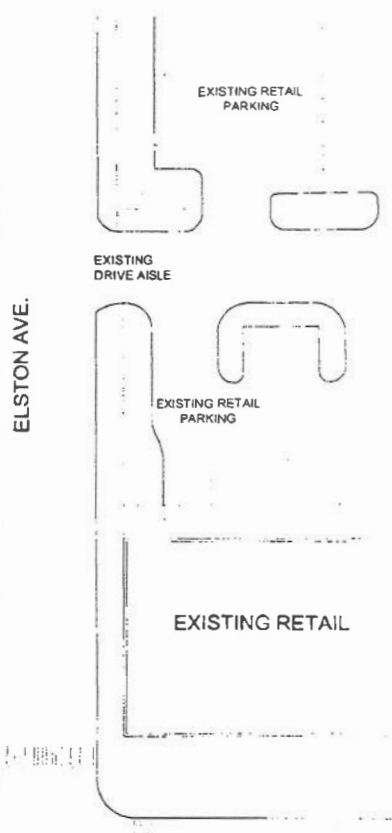
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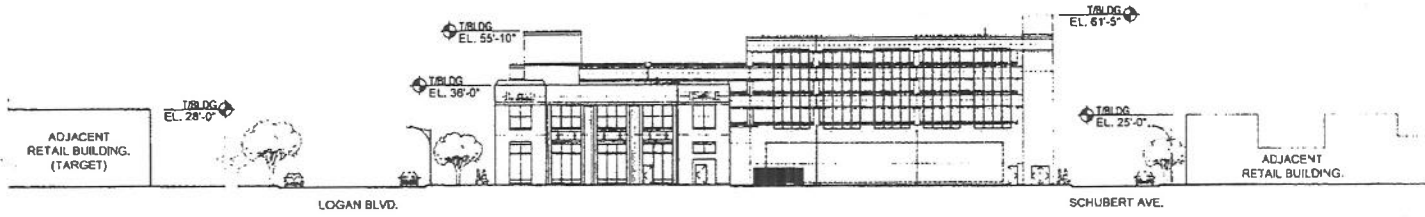
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 2710 ELSTON DEVELOPMENT, LLC



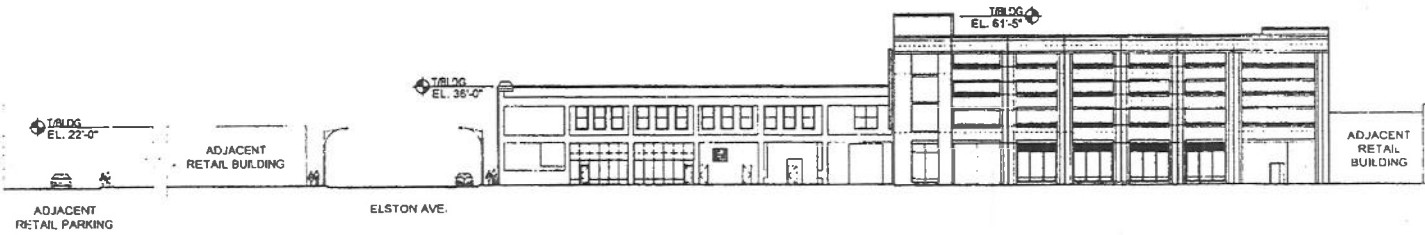
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SOUTH STREETScape ELEVATION
SCA.F. 1"=32'-0"



WEST STREETScape ELEVATION
SCA.F. 1"=32'-0"

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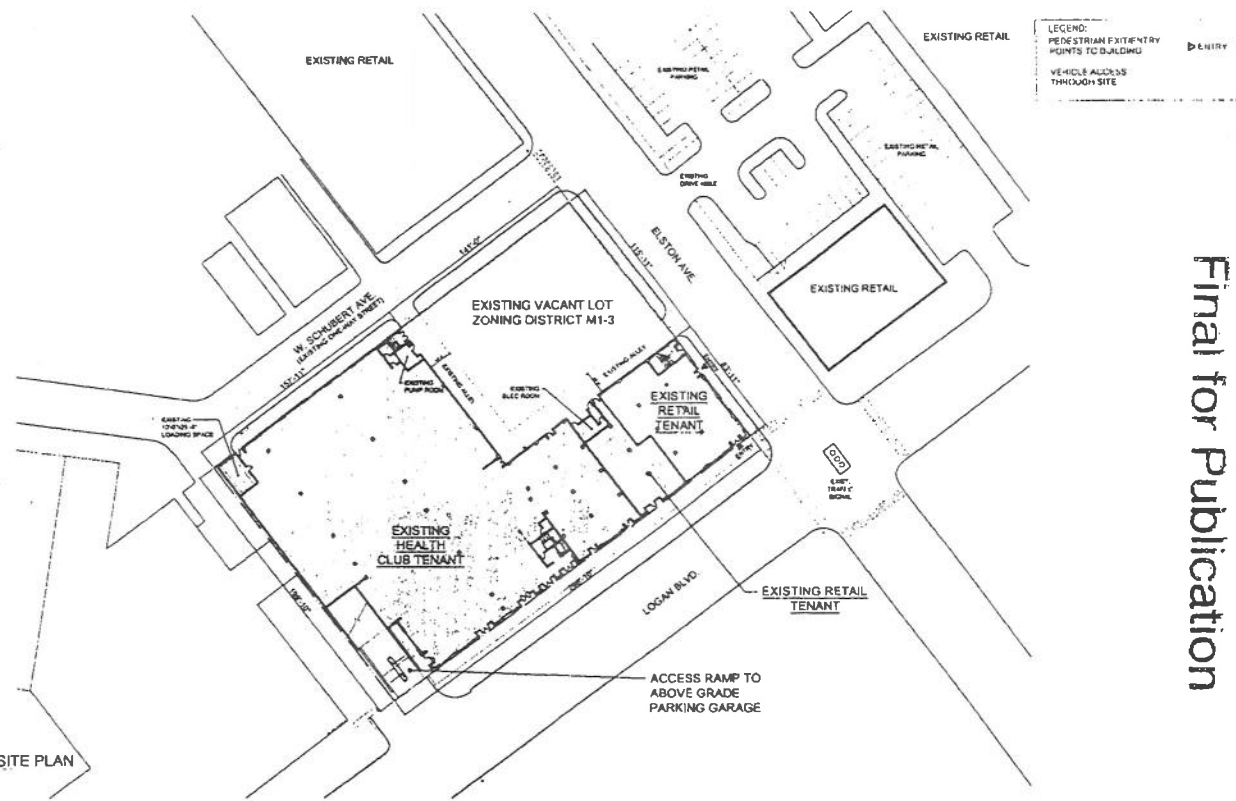
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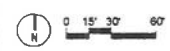
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EXISTING STREETSCAPE SITE PLAN
SCALE: 1"=60'-0"

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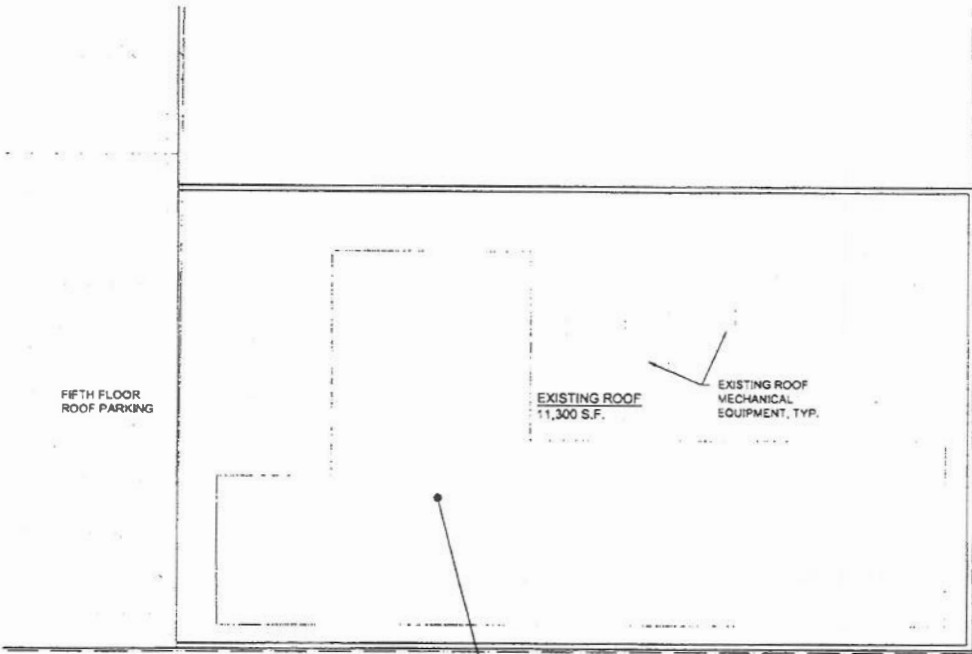


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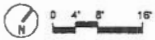


EXISTING GREEN ROOF:
 GREEN ROOF TO BE MIN. 50% OF ROOF AREA.
 EXISTING GREEN ROOF: 5,800 S.F.
 TOTAL ROOF AREA: 11,870 S.F.
 (EXISTING AND NEW)

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



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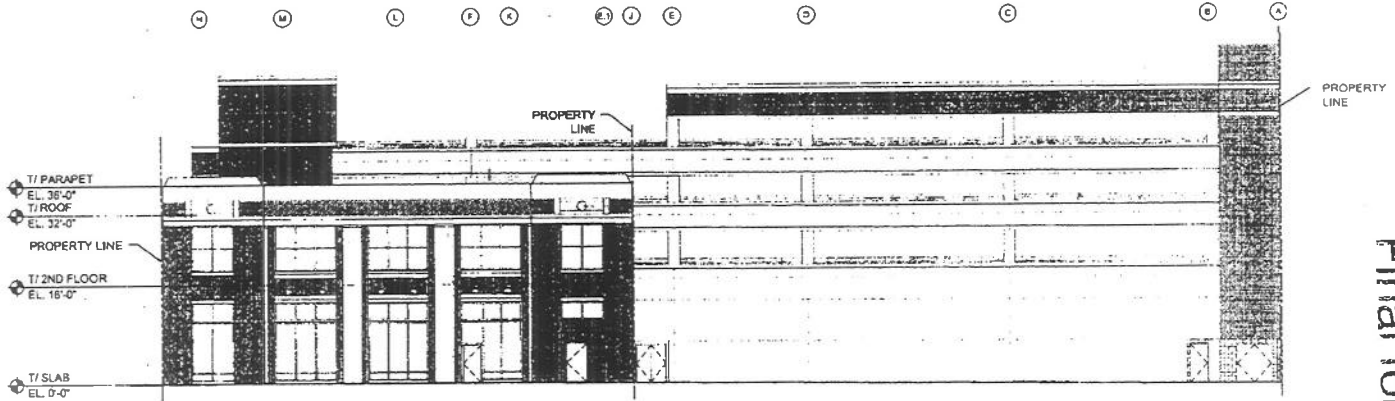
2700 ELSTON, LLC AND
 2710 ELSTON DEVELOPMENT, LLC

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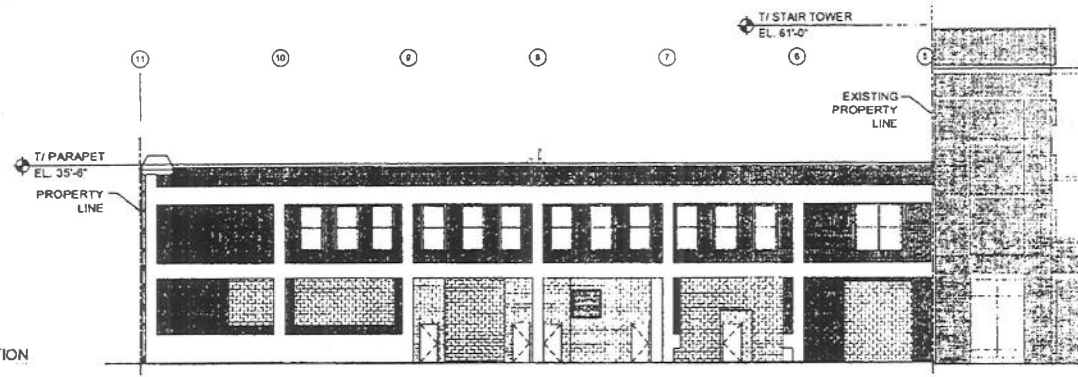
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EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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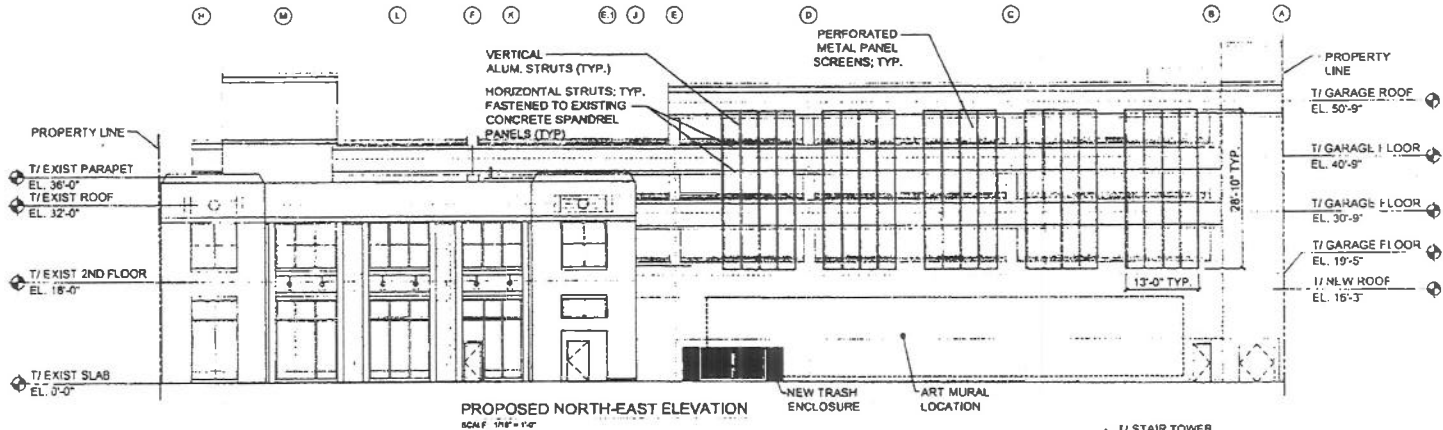


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 2710 ELSTON DEVELOPMENT, LLC

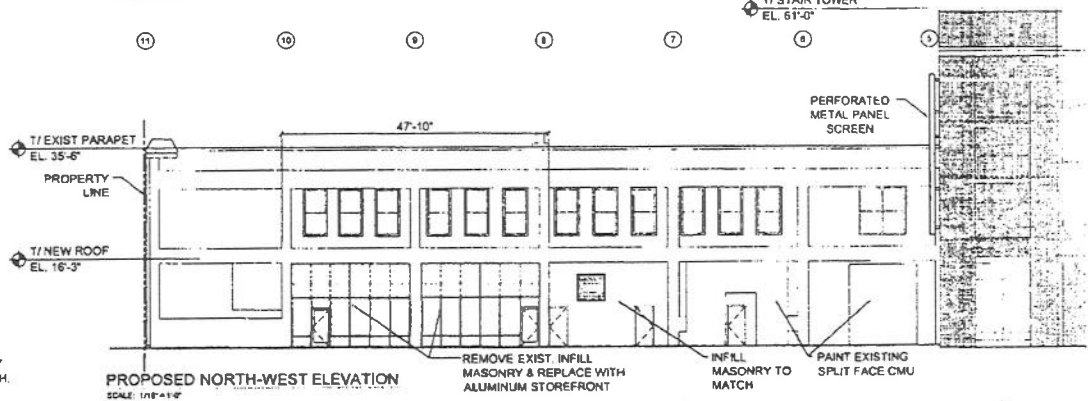
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CORRUGATED METAL SCREENING OVER PREFINISHED ALUMINUM VERTICAL SUPPORTS, BY HENDRICK ARCHITECTURAL, MEDIUM BRONZE FINISH.



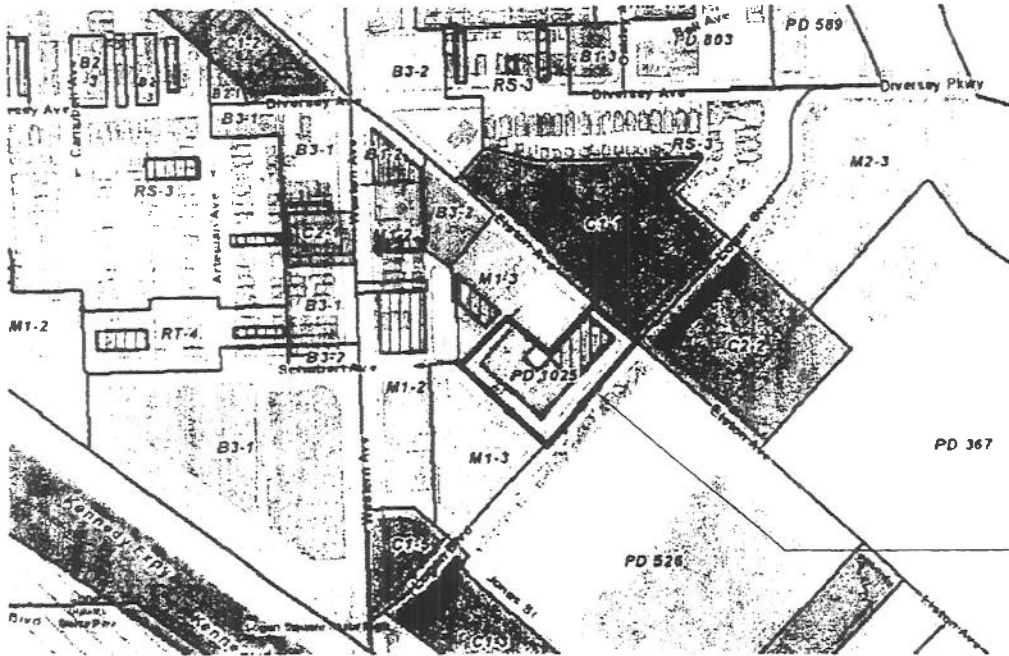
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2700 ELSTON, LLC AND
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DISTRICT LEGEND:

PD	EXISTING PLANNED DEVELOPMENT 1025
B1	COMMERCIAL/RETAIL
B2	RESIDENTIAL
B3	COMMERCIAL/RETAIL
C1	COMMERCIAL/RETAIL
M1	COMMERCIAL/RETAIL
M2	CHICAGO RIVER/WATER
RS	RESIDENTIAL
RM	RESIDENTIAL

EXISTING PLANNED DEVELOPMENT 1025

SURROUNDING ZONING DISTRICTS
SCALE: NTS

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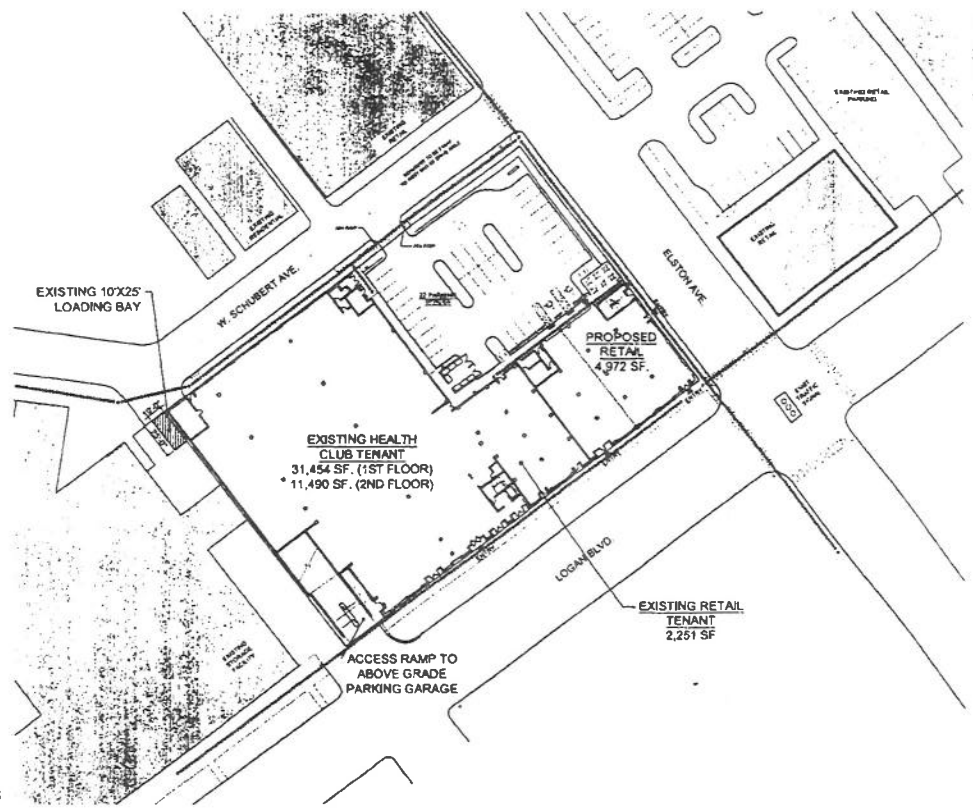
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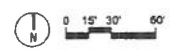


LEGEND
 PEDESTRIAN ENTRY POINTS TO BUILDING
 PEDESTRIAN ACCESS THROUGH SITE

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PEDESTRIAN ACCESS ROUTES
 SCALE: 1" = 60'

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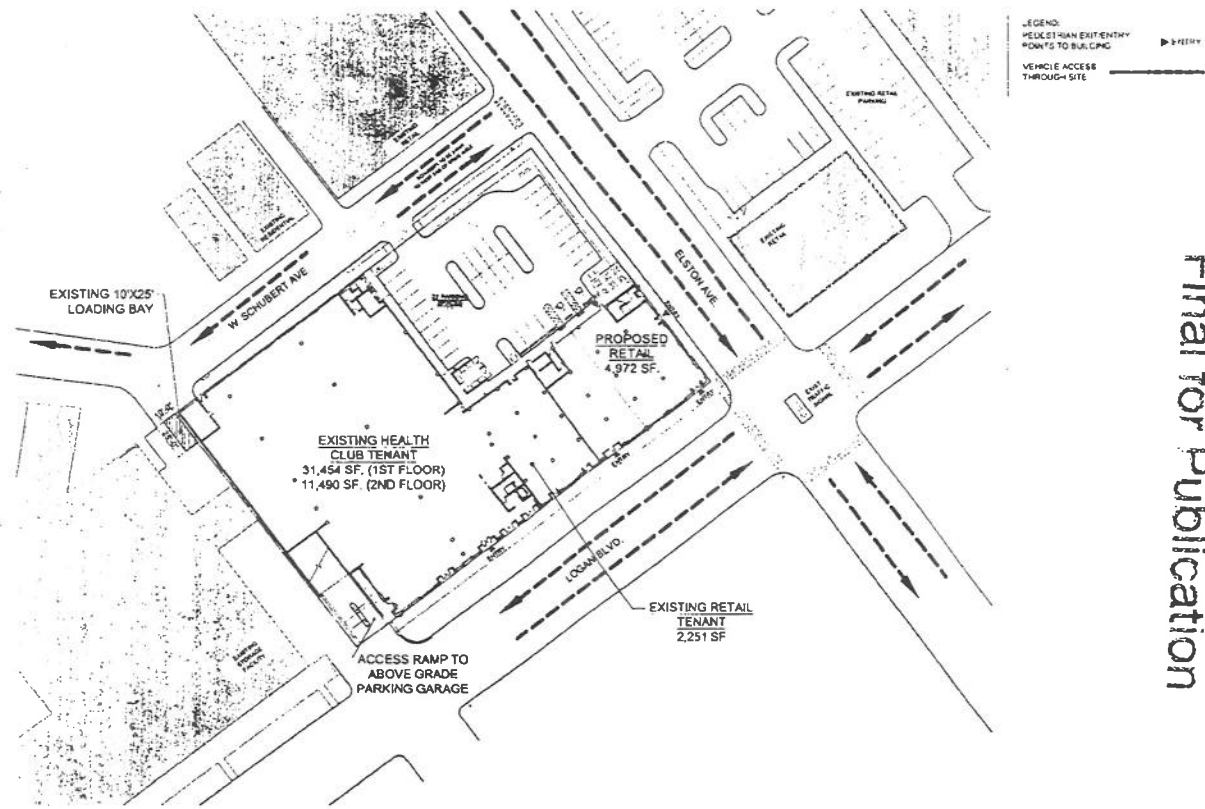


2700 ELSTON, LLC AND
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VEHICULAR AND LOADING ACCESS PLAN
SCALE 1"=50'

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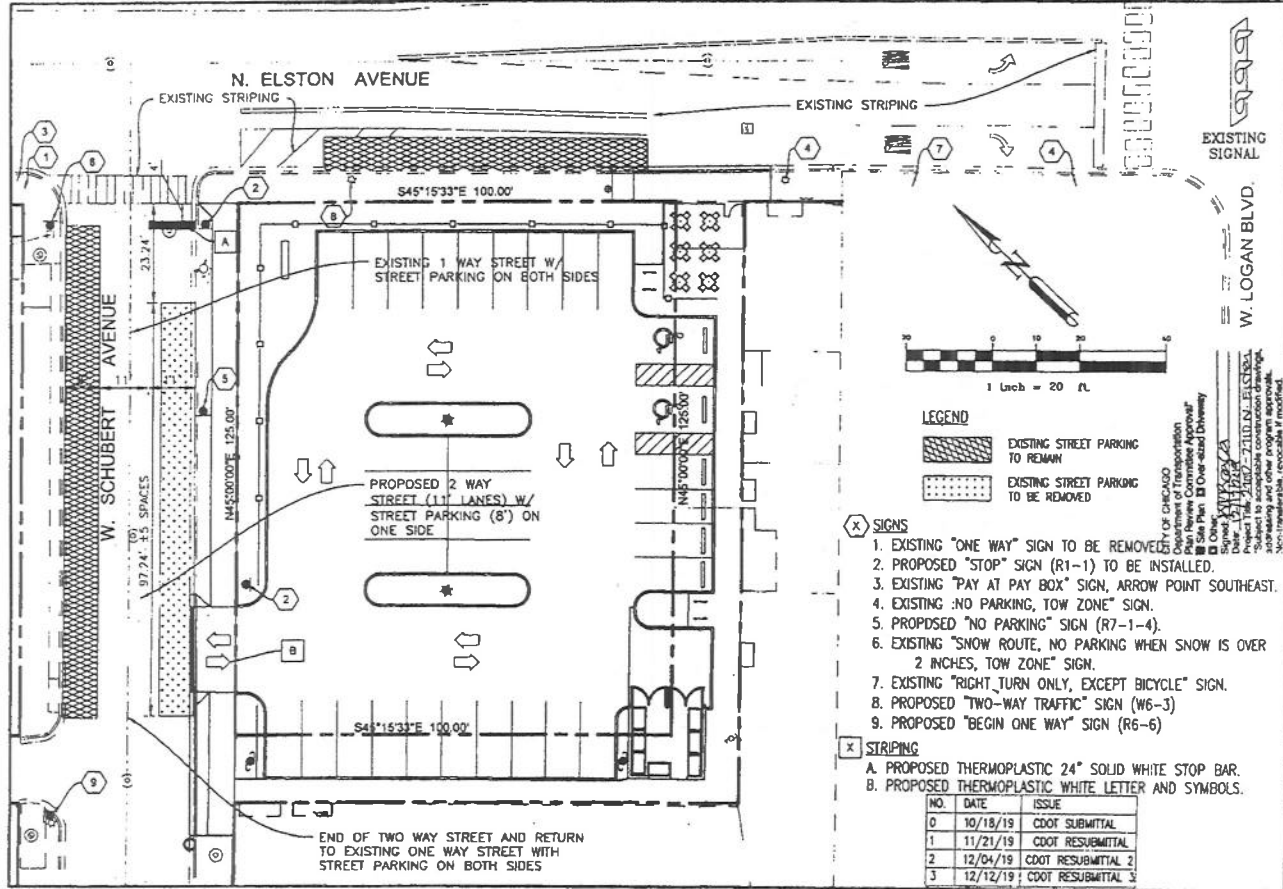
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2700 ELSTON, LLC AND
 2710 ELSTON DEVELOPMENT, LLC

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 OKW ARCHITECTS
 800 W. Jackson, Suite 250
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- LEGEND**
- EXISTING STREET PARKING TO REMAIN
 - EXISTING STREET PARKING TO BE REMOVED
- (X) SIGNS**
1. EXISTING "ONE WAY" SIGN TO BE REMOVED
 2. PROPOSED "STOP" SIGN (R1-1) TO BE INSTALLED.
 3. EXISTING "PAY AT PAY BOX" SIGN, ARROW POINT SOUTHEAST.
 4. EXISTING "NO PARKING, TOW ZONE" SIGN.
 5. PROPOSED "NO PARKING" SIGN (R7-1-4).
 6. EXISTING "SNOW ROUTE, NO PARKING WHEN SNOW IS OVER 2 INCHES, TOW ZONE" SIGN.
 7. EXISTING "RIGHT TURN ONLY, EXCEPT BICYCLE" SIGN.
 8. PROPOSED "TWO-WAY TRAFFIC" SIGN (W6-3)
 9. PROPOSED "BEGIN ONE WAY" SIGN (R6-6)
- (X) STRIPING**
- A. PROPOSED THERMOPLASTIC 24" SOLID WHITE STOP BAR.
 - B. PROPOSED THERMOPLASTIC WHITE LETTER AND SYMBOLS.
- | NO. | DATE | ISSUE |
|-----|----------|--------------------|
| 0 | 10/18/19 | CDOT SUBMITTAL |
| 1 | 11/21/19 | CDOT RESUBMITTAL |
| 2 | 12/04/19 | CDOT RESUBMITTAL 2 |
| 3 | 12/12/19 | CDOT RESUBMITTAL 3 |

WRTM
Engineering Consultants
1601 N. ELSTON AVE. CHICAGO, IL 60642
Tel: (773) 327-1100 Fax: (773) 327-1101 www.wrtm.com

Final for Publication

STRIPING, SIGNING & STREET PARKING

PROJECT NAME: STRIPING, SIGNING & STREET PARKING
PROJECT No. 18.NOVK.C02
SHEET No. 3 OF 3 SHEETS

1/15/2020

REPORTS OF COMMITTEES

13637



City of Chicago
Richard M. Daley, Mayor

**Department of Planning
and Development**

Lori T. Healey
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 1, 2007

Mr. Paul Fitzpatrick
Vice President, Development
Joseph Freed and Associates LLC
Gateway Center
220 North Smith Street
Suite 300
Palatine, IL 60067

**Re: Administrative Relief request for Business Planned Development No.
1025, 2310 West Logan Boulevard**

Dear Mr. Fitzpatrick:

Please be advised that your request for a minor change to Business Planned Development No. 1025 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No.11 of the Planned Development.

Specifically, you are requesting to use a pre-cast concrete panel with face brick in-fill system for the five-level parking structure component of this mixed-use development. This proposed material change is shown on the submitted North, South, East and West Elevation drawings prepared by OKW Architects and dated February 20, 2007. Additionally, previous Administrative Reliefs were granted on November 27, 2006, and January 22, 2007, to allow design changes and increase ground floor coverage for the proposed parking structure. The property also includes an existing 1928 Alfred Alschuler designed building on the site.

With regard to your request, the Department of Planning and Development has reviewed the request and has determined that this material 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. 1025, I hereby approve the foregoing minor change, but no other changes to Business Planned Development No. 1025.

Sincerely,

Lori T. Healey
Commissioner

LTH:MRD:tm

cc: Kathleen Nelson, Danita Childers, Brian Goeken, Mike Marmo, Patrick Haynes, DPD files





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Lori T. Healey
Commissioner

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<http://www.cityofchicago.org>

November 27, 2006

Mr. Paul Fitzpatrick
Vice President, Development
Joseph Freed and Associates LLC
Gateway Center
220 North Smith Street
Suite 300
Palatine, IL 60067

Re: **Administrative Relief request for Business Planned Development No. 1025,
2310 West Logan Boulevard**

Dear Mr. Fitzpatrick:

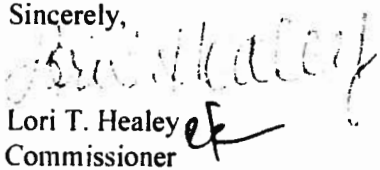
Please be advised that your request for a minor change to Business Planned Development No. 1025 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No.11 of the Planned Development.

Specifically, you requested design changes to a five-level parking structure as shown on the submitted drawing by OKW Architects (dated September 11, 2006). These changes are intended to enhance and preserve the existing building which was designed by Alfred Alschuler in 1928. The top level of the structure has been moved further back from Logan Boulevard thereby allowing pedestrians and passer-bys with a more visually pleasing and consistent image of the existing facade. Additionally, levels 2 though 4 of the parking structure entrance will be shifted south one bay along the vacated Holly Street right-of-way (west) elevation. This will increase the square footage of floors 2 through 4 and allow for the reduction of the 5th floor plan from 21,275 square feet to 17,063 square feet. This change will also reduce the gross area of the building from 161,500 square feet to 158,129 square feet and reduce the floor area ratio from 1.35 to 1.30.

With regard to your request, the Department of Planning and Development has reviewed the request and has determined that these revisions to the parking structure 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. 1025, I hereby approve the foregoing minor change, but no other changes to Business Planned Development No. 1025.

Sincerely,


Lori T. Healey
Commissioner

LTH:MRD:tm

cc: Kathleen Nelson, Danita Childers, Mike Marmo, DPD files





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Lori T. Healey
Commissioner

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

<http://www.cityofchicago.org>

January 22, 2007

Mr. Paul Fitzpatrick
Vice President, Development
Joseph Freed and Associates LLC
Gateway Center
220 North Smith Street
Suite 300
Palatine, IL 60067

Re: **Administrative Relief request for Business Planned Development No. 1025, 2310 West Logan Boulevard**

Dear Mr. Fitzpatrick:

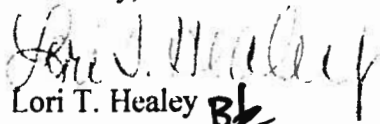
Please be advised that your request for a minor change to Business Planned Development No. 1025 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

Specifically, you are requesting to increase the ground coverage from 95% to 97%. Statement No.11 of the Planned Development authorizes this change to be made administratively. An Administrative Relief was granted on November 27, 2006 to allow design changes to a new five-level parking structure so that the existing 1928 Alfred Alschuler designed building on the site could be better preserved and maintained. As a result, the ground floor coverage for the project will need to increase from 95% to 97%.

With regard to your request, the Department of Planning and Development has reviewed the request and has determined that this slight increase in ground coverage 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. 1025, I hereby approve the foregoing minor change, but no other changes to Business Planned Development No. 1025.

Sincerely,


Lori T. Healey *BL*
Commissioner

LTH:MRD:tm

cc: Kathleen Nelson, Danita Childers, Brian Goeken, Mike Marmo, Patrick Haynes, DPD files



7/26/2006

REPORTS OF COMMITTEES

14796
82637

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF CHICAGO
(CHICAGO ZONING ORDINANCE) BY RECLASSIFICATION
OF AREAS SHOWN ON MAP NUMBER 7-H.
(As Amended)
(Application Number 14796)

The Committee on Zoning submitted the following report:

CHICAGO, July 26, 2006.

To the President and Members of the City Council: *BPD 1025*

Reporting for your Committee on Zoning, for which a meeting was held on July 13, 2006, I beg leave to recommend that Your Honorable Body Pass various ordinances transmitted herewith for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of twenty-four ordinances which were corrected and amended in their amended form. They are Application Numbers A-5933, A-5950, TAD-366, TAD-364, A-5921, A-5901, A-5907, A-5938, A-5939, A-5942, A-5953, 14796, 15502, 15561, 15380, 15608, 14995, 15511, 15534, 15552, 15437, 15312 and A-5783.

Please let the record reflect that the Committee approved an exception for 1750 South Union Avenue.

Please let the record reflect that I, William J. P. Banks, abstained from voting and recused myself on Application Numbers 14796, 15502, 15564, 15496, 15572, 15588 and 15501 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

At this time, I move for passage of the amended ordinance transmitted herewith.

Again, please let the record reflect that I abstain from voting on Application Numbers 14796, 15502, 15564, 15496, 15572, 15588 and 15501 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,
Chairman.

On motion of Alderman Banks, the said proposed amended ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Flores, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Balcer, Cárdenas, Olivo, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, Brookins, Muñoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Matlak, Mell, Austin, Colón, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Tunney, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 48.

Nays -- None.

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

Alderman Banks invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that while he had no personal or financial interest in the ordinance he had a familial relationship with the applicant's attorney.

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to this ordinance in previous and unrelated matters.

The following is said ordinance as passed:

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, be amended by changing all the C2-3 Motor Vehicle-Related Commercial District symbols and indications as shown on Map Number 7-H in the area bounded by:

West Schubert Avenue; the alley next southwest of and parallel to North Elston Avenue; the alley next southeast of and parallel to West Schubert Avenue; North Elston Avenue; West Logan Boulevard; and a line 298 feet southwest of and parallel to North Elston Avenue,

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

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 Number 1025.

Plan Of Development Statements.

1. The area delineated herein as Business Planned Development Number 1025, consists of a total lot area of approximately forty-three thousand four hundred seven (43,407) square feet which is zero and ninety-nine hundredths (0.99) acre of property and is owned or controlled by Elston Logan Holdings L.L.C. (the "Applicant").
2. The Applicant shall obtain all applicable official reviews, approval or permits which are necessary to implement this plan of development. Any dedication or vacation of streets or alleys or easements or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions applicable 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. Further, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under designated control. Single designated control for the purposes of this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made by the Applicant, the owners of all property within the planned development or any ground lessees of the property. Nothing 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.
4. This plan of development consists of fifteen (15) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line and Boundary Map; Site/Landscape Plan; Elevations; Historic Facade Plan; Roof Plan; and Building Perspectives, dated March 29, 2006, prepared by OKW Architects. Full size sets of the Site/Landscape Plan; Building Elevations; Historic Facade Plan; Roof Plan; Building Perspectives are on file with the Department of Planning and Development. This plan of development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal code of Chicago) and all requirements thereof and satisfies the established criteria for approval of a planned development. These and no other zoning controls shall apply. In any instance where a provision of this planned

development conflicts with the Chicago Building Code, the Building Code shall apply.

5. The following uses shall be permitted within the areas delineated herein: business uses in the existing two (2) story building will be those allowed as both permitted and special uses identified within the C2-3 district classification pursuant to Section 17-3-0200, titled Allowed Uses of the Chicago Zoning Ordinance, including accessory uses and accessory parking and loading.
6. On-premise identification signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Temporary signs and banners 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. Temporary sales offices shall be allowed.
7. Any service drives or other ingress or egress including emergency vehicle access shall be adequately designed, constructed and paved in accordance with the Municipal Code of Chicago and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking or storage of garbage receptacles within such paved areas, except as noted on the site plan or within fire lanes. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Off-street parking and off-street loading facilities shall be provided in compliance with this plan of development subject to the review of the Department of Transportation and the Department of Planning and Development. Closure of all or part of any public street or alley during demolition or construction shall be subject to the review of the Chicago Department of Transportation. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.
8. The height of any building or any appurtenance attached hereto shall not exceed the heights established in the Bulk Regulations and Data Table and building elevations and shall also be subject to height limitations established by the Federal Aviation Administration.
9. The maximum permitted floor area ratio ("F.A.R.") for the property shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
10. Improvements of the property, including landscaping and all entrances and exits to the parking and loading areas, shall be designed and installed in substantial conformance with the Bulk Regulations and Data Table, the

Site Plan and the Landscape Plan attached hereto and made a part hereof. In addition, parkway trees and other landscaping shall be maintained at all times in accordance with the applicable standards of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

11. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon written request for such modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and is consistent with the nature of the improvement contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement 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(1-4) of the Chicago Zoning Ordinance. Such minor changes may include a reduction in periphery setbacks, an increase in the maximum percentage of land covered for the total net site area, an increase in the maximum height of the parking structure or other changes to the Site Plan or plan of Development. For minor changes requested by the Applicant or the designated controlling party, the consent of all parcel owners is not required. Finally, it is acknowledged that the demising walls for the interior spaces are illustrative only and that the location and/or relocation of demising walls or divisions of interior spaces shall not be deemed to require any further approvals pursuant hereto.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings 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 ("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. The existing building on the property, commonly known as 2700 North Elston Avenue/2300 West Logan Boulevard, also known as the "Chicago Printed String Company Building" was constructed in phases between 1928 and 1941 for a manufacturer of cotton typing tape. This tape was made from string and printed with the customer's name -- thus, the name "printed string" -- and used to tie bakery and candy boxes. The Printed String Building is a two (2) story masonry structure clad in a veneer of grey-colored brick with ornamental Art Deco-inspired detailing in limestone and decorative bands of green-colored terra cotta tiles. The Printed String Building was designed by Alfred S. Alschuler, one of Chicago's most prominent early twentieth century architects and an important innovator in the design of early modern industrial buildings.

The Applicant agrees to retain, preserve and rehabilitate as a condition of the approval of this business planned development the Logan Boulevard (south) elevation, the Elston Avenue (east) elevation, the finished return on the alley (north) elevation and the first three (3) bays of the former Holly Street right-of-way (west) elevation, all including rooflines (collectively, the "Historic Facades", and depicted on the drawings attached hereto and made a part hereof). A scope of work to rehabilitate the significant features in accordance with the attached plans shall be included as part of the Part II submittal. In addition, the Part II submittal shall include an engineering analysis or report addressing how the Historic Facades will be supported and braced during construction of the project. Moreover, the Historic Facades shall be retained and preserved as part of any future changes to the business planned development or the Printed String Building.

The following guidelines shall apply to any changes to the Historic Facades:

- i. The sills of the first (1st) floor masonry openings may be lowered as depicted on the attached plans, but no other changes to the size of the masonry openings on either floor shall be permitted.
- ii. New doors, windows and storefront system shall be installed within the masonry openings and shall use clear glass allowing visual transparency into the Printed String Building except in areas screening interior parking, where some degree of opacity may be allowed. Any drop ceiling, ceiling soffits, walls or built-in fixtures behind glass shall be set back and minimized in size.
- iii. The brick and limestone masonry and terra-cotta tiles shall be retained and preserved. As necessary, any deteriorated portions shall be repaired, rather than replaced. If beyond repair, replacement masonry units or tiles shall match the originals in design, color, texture, appearance and materials.
- iv. Signage shall not obscure any historic architectural features or damage historic materials and should be compatible with the historic character of the Printed String Building in terms of size, location, number and design. Signage as or similar to that depicted on the attached plans is deemed to meet these requirements. Awnings, if desired, should be installed within the masonry openings as depicted on the attached drawings.
- v. Any rooftop appurtenances or other rooftop equipment shall be set back from the parapet of the Historic Facades to minimize visibility.
- vi. The Commissioner of the Department of Planning and Development may approve other changes to the Historic Facades if consistent with

the intent to preserve the Historic Facades and their overall historic character.

Should this business planned development be amended or repealed in the future, it is the intent that the Historic Facades will continue to be retained and preserved as part of any future project involving the Printed String Building.

14. 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 commercially reasonable efforts to design, construct and maintain all buildings located within the property in a manner generally consistent the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. Copies of these standards may be obtained from the Department of Planning and Development. The Applicant shall provide vegetative ("green") roof totaling fifty percent (50%) of the net roof area of the building to be constructed within the planned development. "Net roof area" shall be defined as the total area of the roof minus any perimeter setbacks, rooftop structures and roof-mounted equipment.
15. Unless substantial construction of the improvements contemplated in this planned development has commenced within six (6) years following adoption of this planned development and unless completion thereof is diligently pursued, then this planned development shall expire and the property shall automatically convert to that of a C2-3 Motor Vehicle-Related Commercial District. This six (6) year period may be extended up to one (1) additional year if, before expiration of the six (6) year period, the Commissioner of Planning and Development determines that good cause for an extension is shown.

[Existing Zoning Map; Planned Development Property Line and Boundary Map; and Roof Plan referred to in these Plan of Development Statements unavailable at time of printing.]

[Site Plan; Landscape Plan; Building Elevations; Historic Facade Plan; Building Perspectives; and Floor Plans referred to in these Plan of Development Statements printed on pages 82645 through 82660 of this *Journal*.]

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

*Business Planned Development Number 1025.**Plan Of Development**Bulk Regulations And Data Table.*

Gross Site Area:	64,386 square feet (1.47 acres)
Net Site Area:	43,407 square feet (0.99 of an acre)
Area in Public Right-of-Way:	20,962 square feet (0.48 of an acre)
Maximum Floor Area Ratio:	3.0
Permitted Uses:	Business uses and related uses as listed in Statement Number 5
Number of Accessory Off-Street Parking Spaces:	155 spaces
Maximum Number of Off-Street Parking Spaces that may be provided:	273 spaces*
Minimum Number of Off-Street Loading Spaces:	Total 1 space at 10 feet by 25 feet
Minimum Setbacks:	Existing (no changes to setbacks)
Maximum Site Coverage:	95%
Maximum Building Height:	
Business Building:	Existing (no change)
Parking Structure:	50 feet, 4 inches (as measured in the C.Z.O.)
Business/Retail Space to be provided:	51,175 square feet

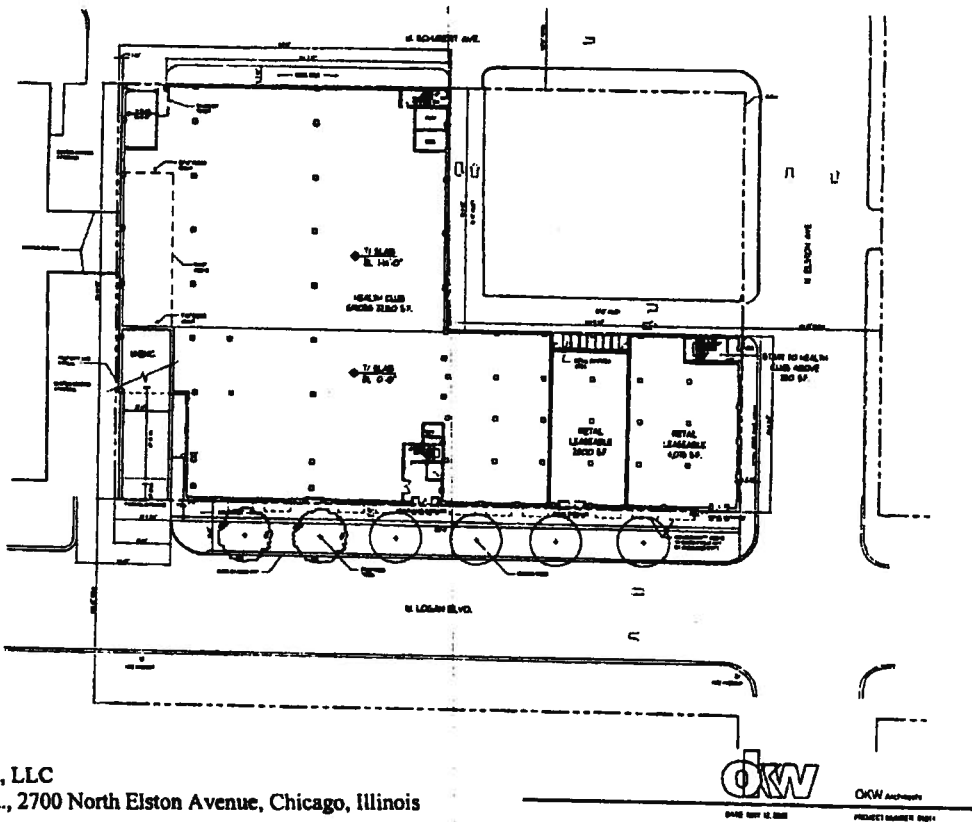
* The Applicant proposes to provide an additional one hundred eighteen (118) non-required accessory parking spaces. The floor area ratio of these one hundred eighteen (118) parking spaces is included within the maximum floor area/floor area ratio.

7/26/2006

REPORTS OF COMMITTEES

82645

Site Plan.



SCALE: 1" = 40'



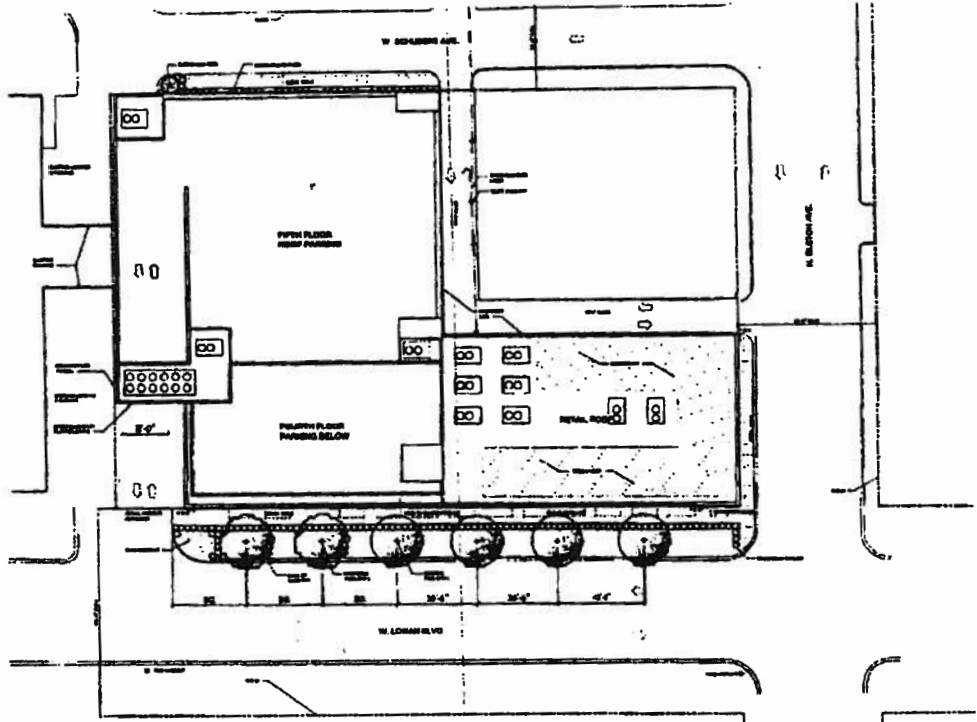
0 10 20 30 40

Applicant: Elston Logan Holdings, LLC
Address: 2300 West Logan Blvd., 2700 North Elston Avenue, Chicago, Illinois
Date: February 8, 2005
Revised: May 19, 2006



DW Architects
PROJECT NUMBER: 0004

Landscape Plan.



LANDSCAPE PLAN

SCALE: 1" = 40'



OKW ARCHITECTS

Applicant: Elston Logan Holdings, LLC
 Address: 2300 West Logan Blvd., 2700 North Elston Avenue, Chicago, Illinois
 Date: February 9, 2005
 Revised: May 19, 2006



OKW Architects

2005 West Logan Blvd.

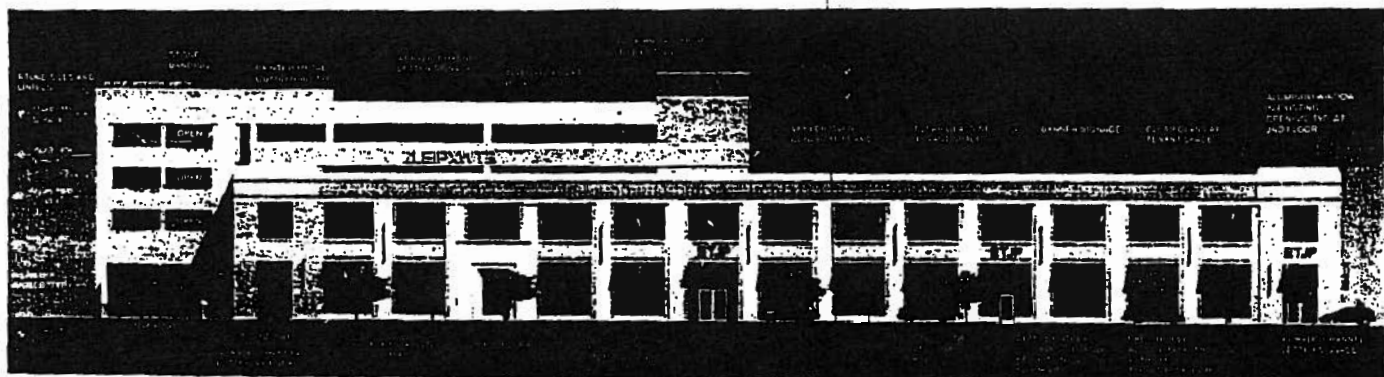
PROJECT NUMBER: 0001

82648

JOURNAL--CITY COUNCIL--CHICAGO

7/26/2006

South Elevation.
(West Logan Boulevard)



SCALE: 1" = 20'-0"

Applicant: Elston Logan Holdings, LLC
Address: 2300 West Logan Blvd., 2700 North Elston Avenue, Chicago, Illinois
Date: February 9, 2005
Revised: May 19, 2006

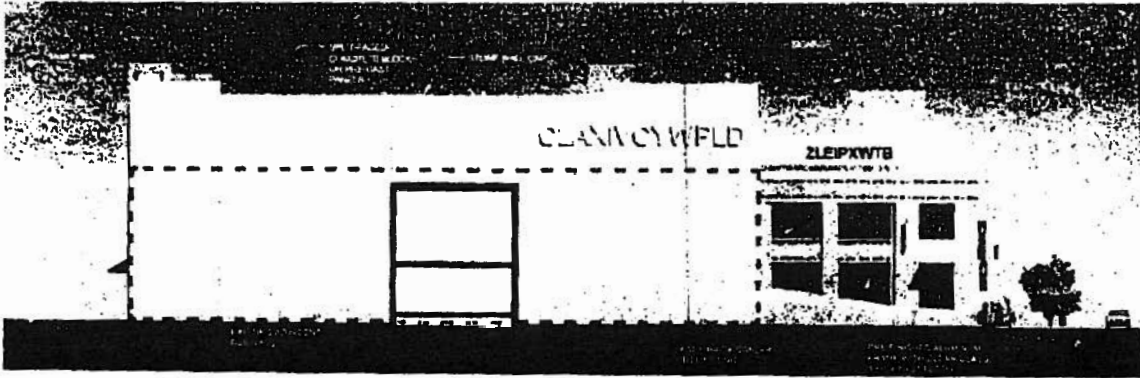


DKW Architects

DATE: 07-12-06

PROJECT NUMBER: 06-11

West Elevation.



SCALE: 1" = 20'-0"

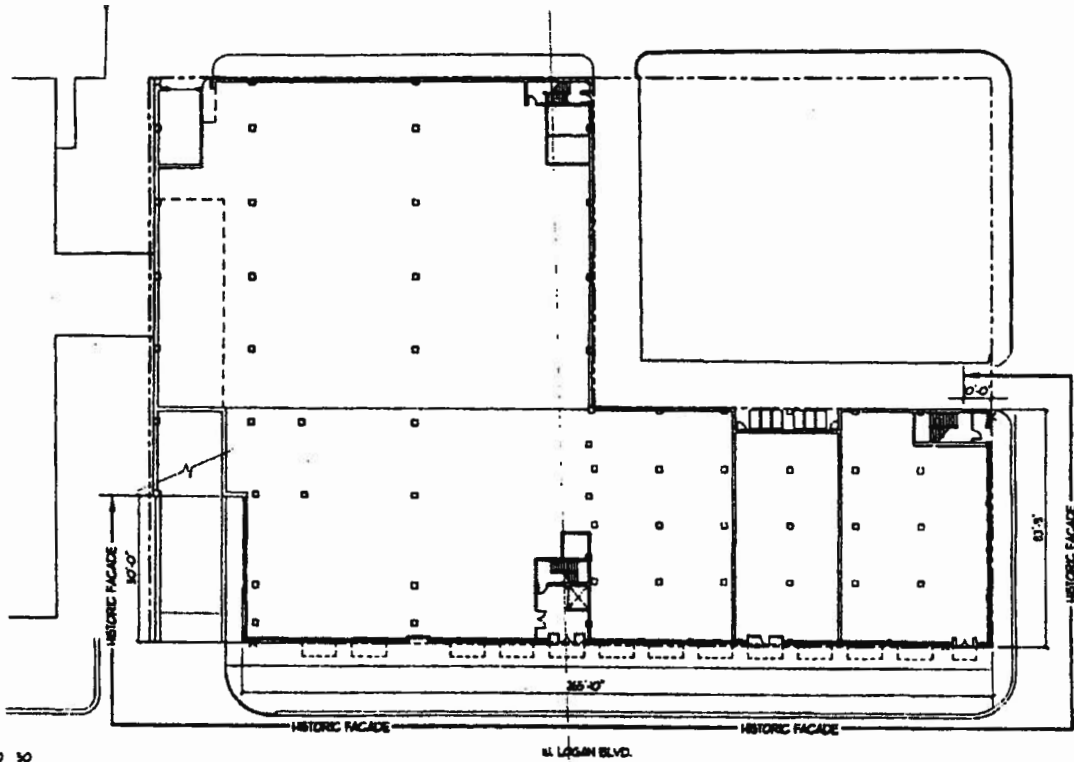
Applicant: Elston Logan Holdings LLC.
Address: 2300 West Logan Blvd., 2700 North Elston Avenue, Chicago, Illinois
Date: February 9, 2005
Revised: May 19, 2006



OKW ARCHITECTS

CHICAGO, ILLINOIS

Historic Facade Plan.



SCALE: 1" = 30'



0 3 6 9 12 15 18 21 24 27 30

Applicant: Elston Logan Holdings LLC.
 Address: 2300 West Logan Blvd., 2700 North Elston Avenue, Chicago, Illinois
 Date: February 9, 2005
 Revised: May 19, 2006

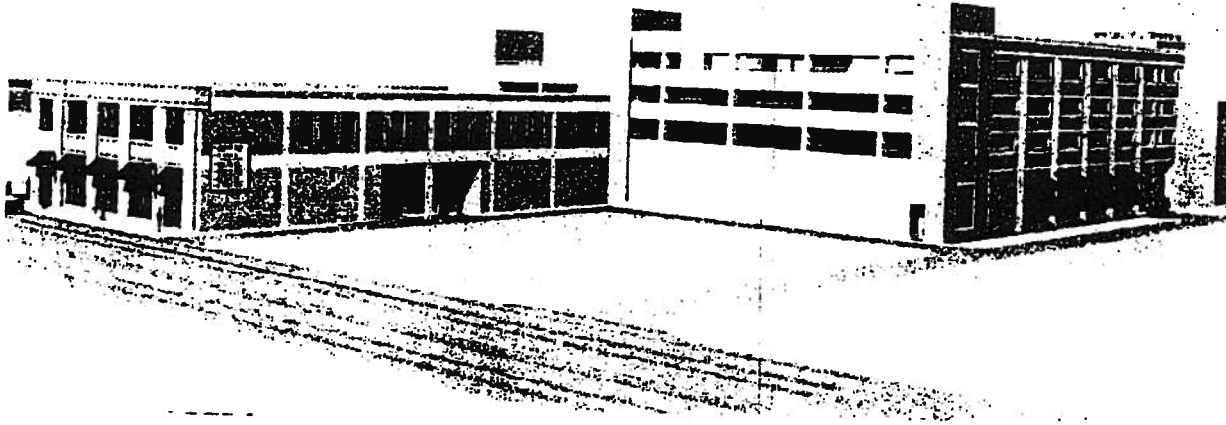


DKW Architects

CHICAGO, IL 60601

PHOTOGRAPHY: 2004

Northeast Perspective.



NOT TO SCALE

Applicant: Elston Logan Holdings LLC.
Address: 2300 West Logan Blvd., 2700 North Elston Avenue, Chicago, Illinois
Date: February 9, 2005
Revised: May 19, 2006



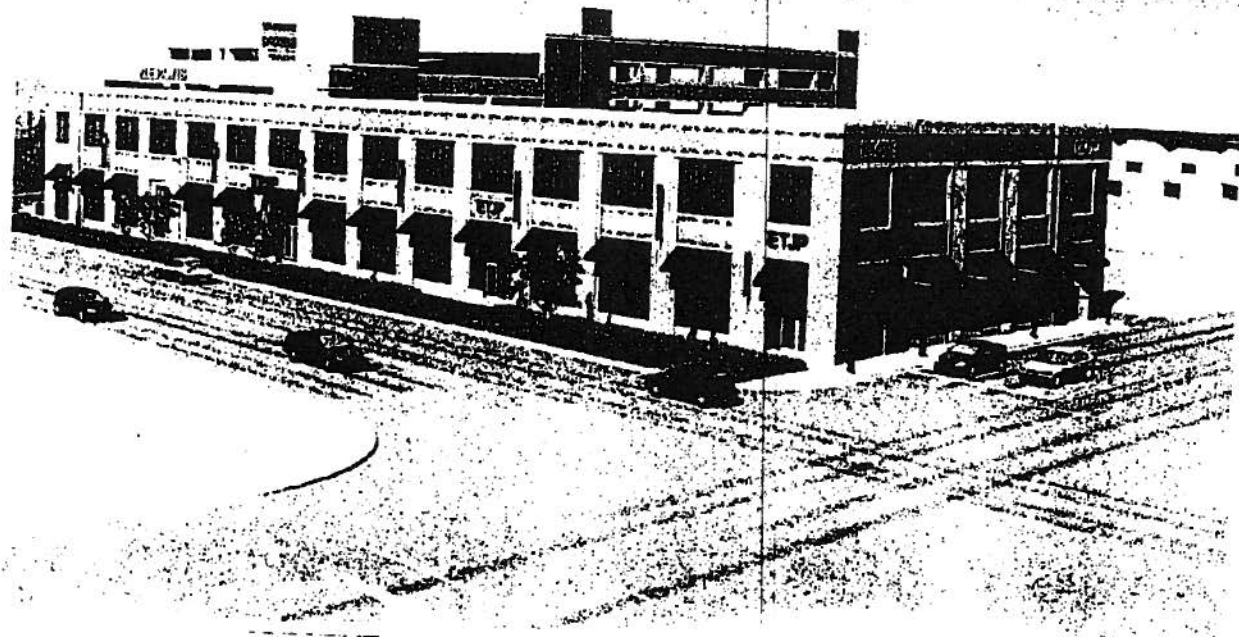
OWM Architects
Principal Architects since 2001

7/26/2006

REPORTS OF COMMITTEES

82653

Southeast Perspective.



NOT TO SCALE

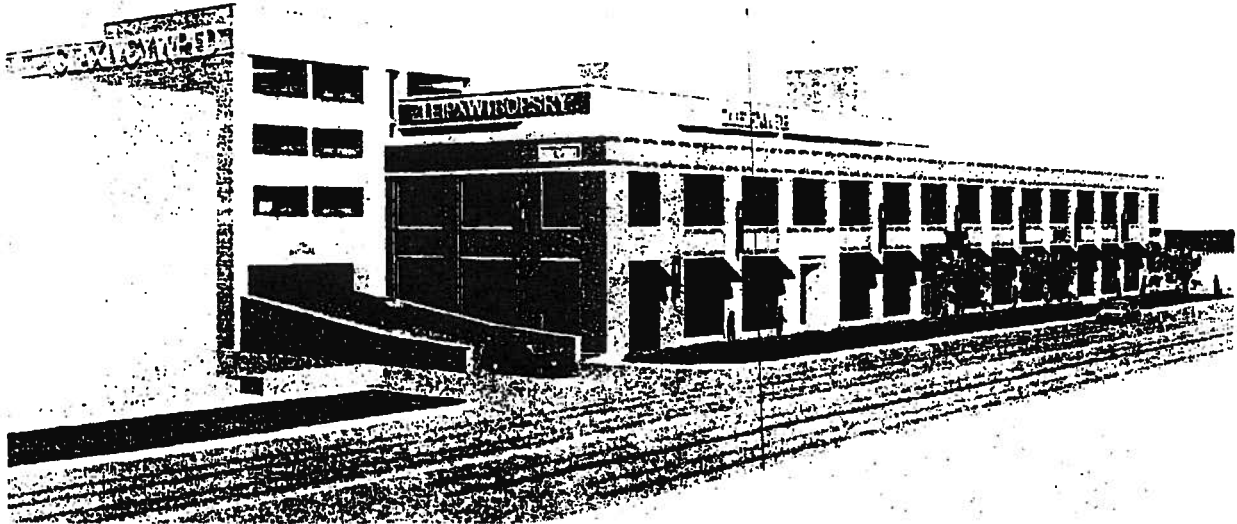
Applicant: Elston Logan Holdings LLC.
Address: 2300 West Logan Blvd., 2700 North Elston Avenue, Chicago, Illinois
Date: February 9, 2005
Revised: May 19, 2006



DKW ARCHITECTS, INC.

REGISTERED ARCHITECTS

Southwest Perspective.

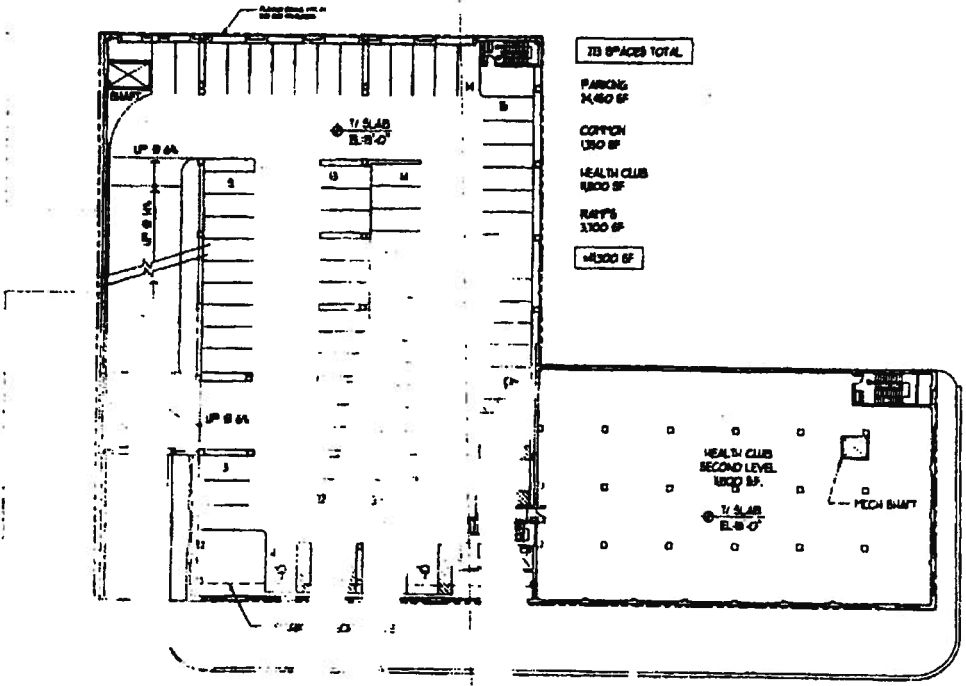


NOT TO SCALE

Applicant: Elston Logan Holdings LLC.
Address: 2300 West Logan Blvd., 2700 North Elston Avenue, Chicago, Illinois
Date: February 9, 2005
Revised: May 19, 2006



Second Floor Plan.



SCALE: 1" = 30'



0 10 20 30 40 50

Applicant: Elston Logan Holdings LLC.
 Address: 2300 West Logan Blvd., 2700 North F n Avenue Chicago, Illinois
 Date: February 9, 2005
 Revised: May 19, 2006



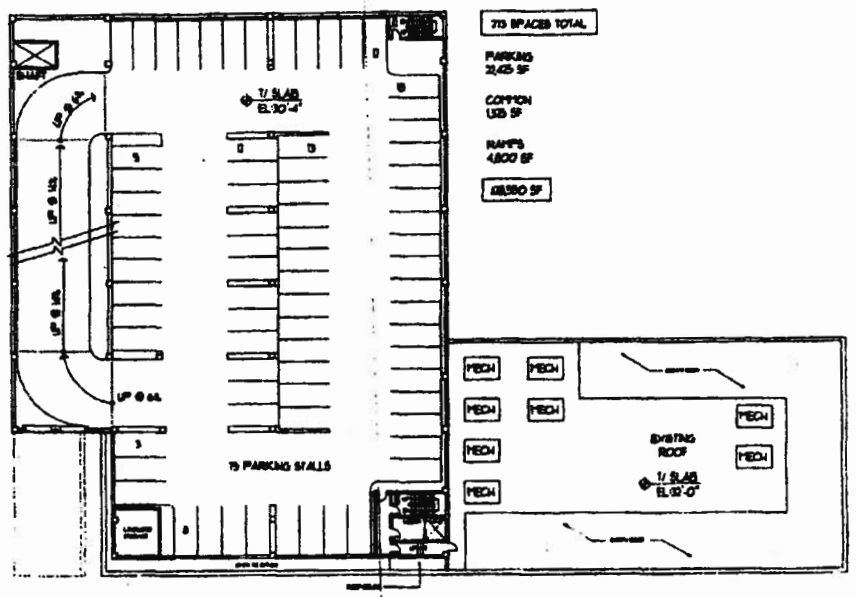
O'CONNELL & WALSH ARCHITECTS, INC.

7/26/2006

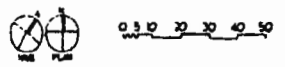
REPORTS OF COMMITTEES

82657

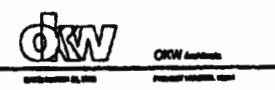
Third Floor Plan.



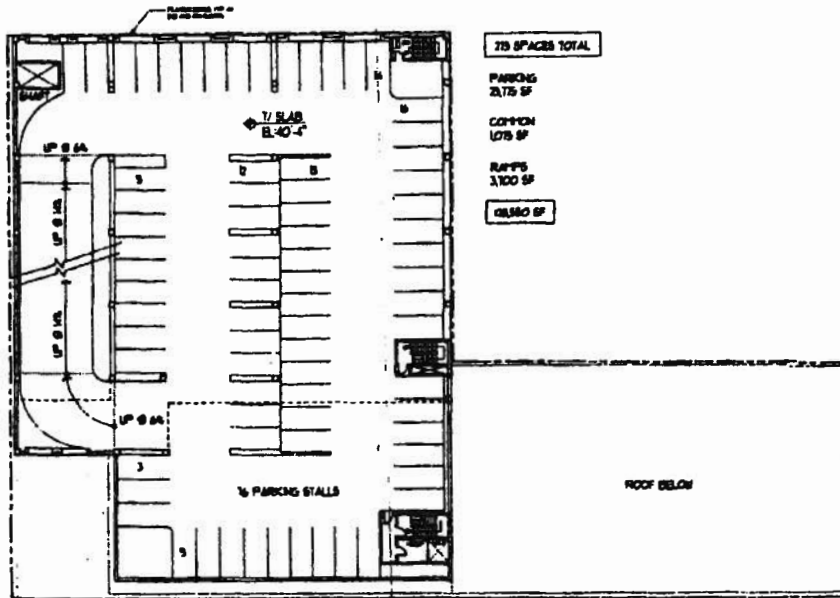
SCALE: 1" = 30'



Applicant: Elston Logan Holdings LLC.
 Address: 2300 West Logan Blvd., 2700 North Elston Avenue, Chicago, Illinois
 Date: February 9, 2005
 Revised: May 19, 2006



Fourth Floor Plan.



SCALE: 1" = 30'



0 5 10 20 30 40 50

Applicant: Elston Logan Holdings LLC.
 Address: 2300 West Logan Blvd., 2700 North Elston Avenue, Chicago, Illinois
 Date: February 9, 2005
 Revised: May 19, 2006



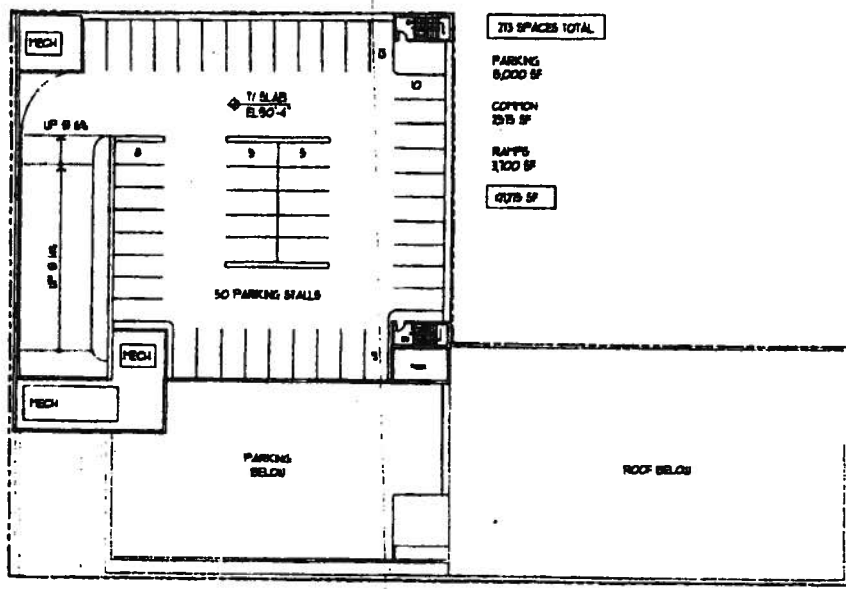
OKW Architects
 2700 North Elston Avenue
 Chicago, Illinois 60647

7/26/2006

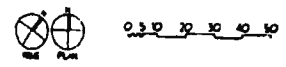
REPORTS OF COMMITTEES

82659

Fifth Floor Plan.



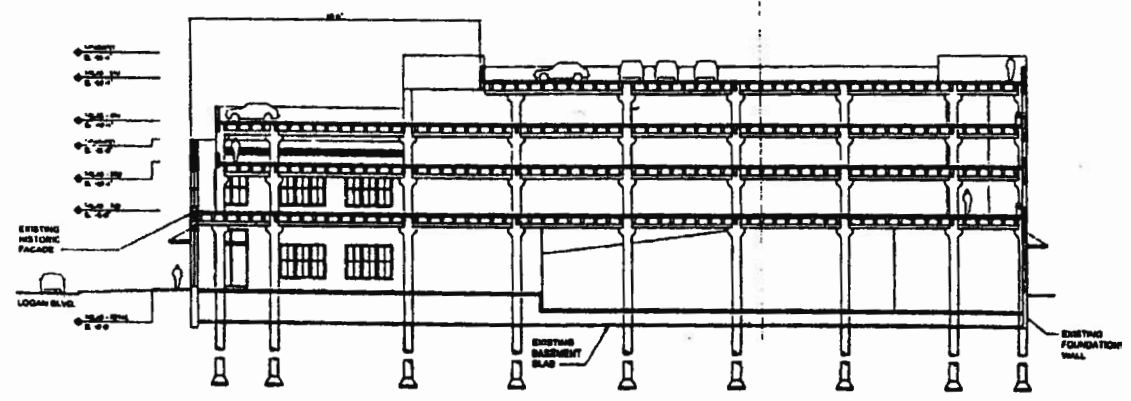
SCALE: 1" = 30'



Applicant: Elston Logan Holdings LLC.
 Address: 2300 West Logan Blvd., 2700 North Elston Avenue, Chicago, Illinois
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North/South Section Looking West.



SCALE: 1" = 20'-0"

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OKW Architects
 DATE: MAY 19, 2006 PROJECT NUMBER: 0501