

# PD 1049

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DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

February 24, 2017

Michael J. McGrath  
McGrath Lexus of Chicago  
1250 W. Division Street  
Chicago, IL 60642

**Re: Administrative Relief request for Planned Development No. 1049, Subarea A  
Proposed car wash at N. Elston Ave. and W. Potomac Ave.**

Dear Mr. McGrath:

Please be advised that your request for a minor change to Waterway-Commercial Planned Development No. 1049 ("PD 1049"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 14 of PD 1049.

The property within Subarea A is owned by 1250 Division, LLC and the property within Subarea B is owned by 1301 Elston, LLC, with you individually being the manager of both entities. You are seeking a minor change to Subarea A in order to construct a one-story car wash within the existing surface parking lot along N. Elston Ave. Subarea A is improved with a two-story car dealership at 1250 W. Division St. and the surface parking lot was to be improved with a 6-story parking garage addition, which included a car wash facility. Based on your company's recent acquisition of a neighboring service facility, the parking garage is no longer needed at this time. You are now seeking to replace an existing car wash within the dealership building with a new car wash as shown on the attached drawings. The new car wash will only be used by the McGrath dealerships within the PD and its customers.

The approved parking garage addition was to contain a 50% green roof and achieve LEED certification. You are also seeking to eliminate the LEED certification, however, the proposed car wash building will include a 50% green roof. CDOT has approved the proposed Site Plan, which includes a new curb cut and improvements along W. Potomac Ave.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed car wash 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. 1049, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Patricia A. Scudiero  
Zoning Administrator

PAS:PM:tm

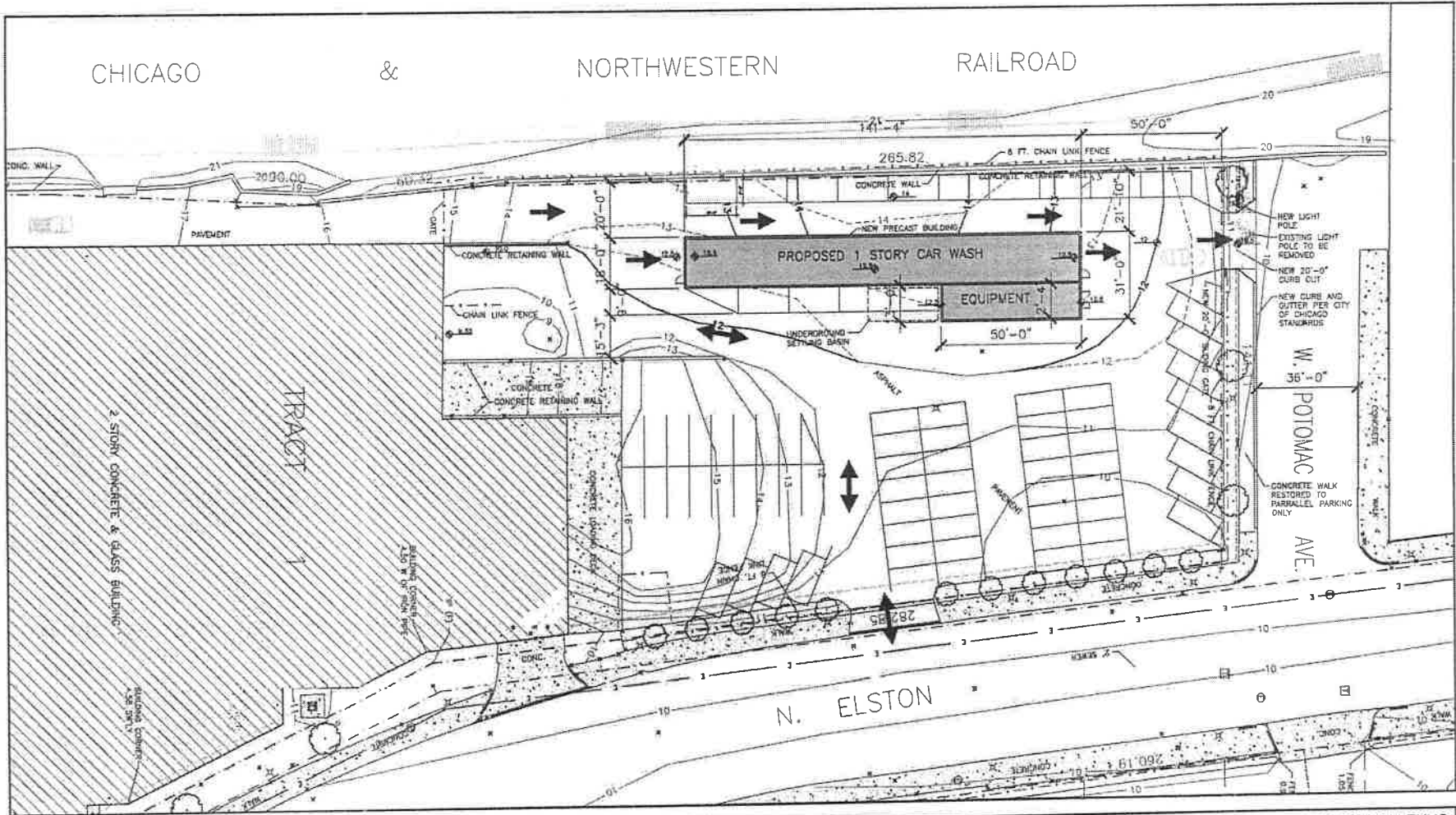
C: Roger Frandsen, Mike Marmo, Erik Glass, Bill Higgins, Michael Berkshire, Main file

CHICAGO

&

NORTHWESTERN

RAILROAD



1

SITE PLAN

SCALE: 1/32" = 1'-0"



PROJECT

PROJ. NO.

TITLE

REFERENCE SHEET

McGRATH LEXUS

16012

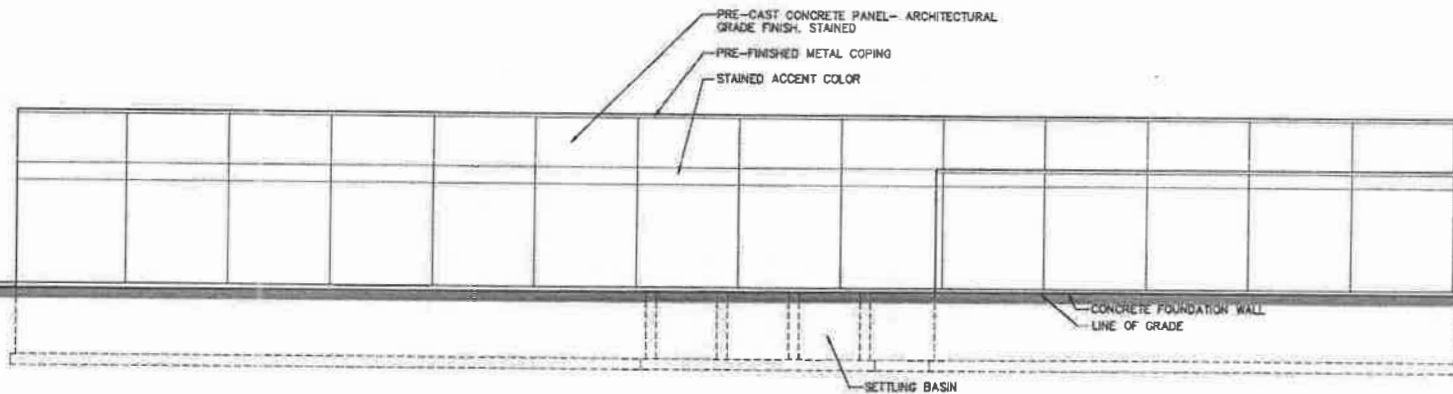
DATE

02.09.17

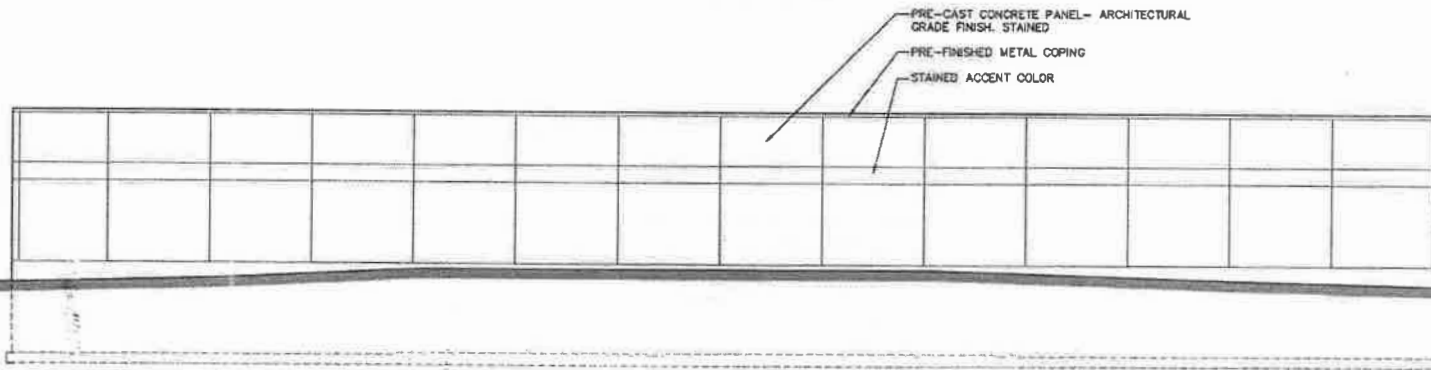
PRELIMINARY SITE PLANS

ASK1

SHEET NO.



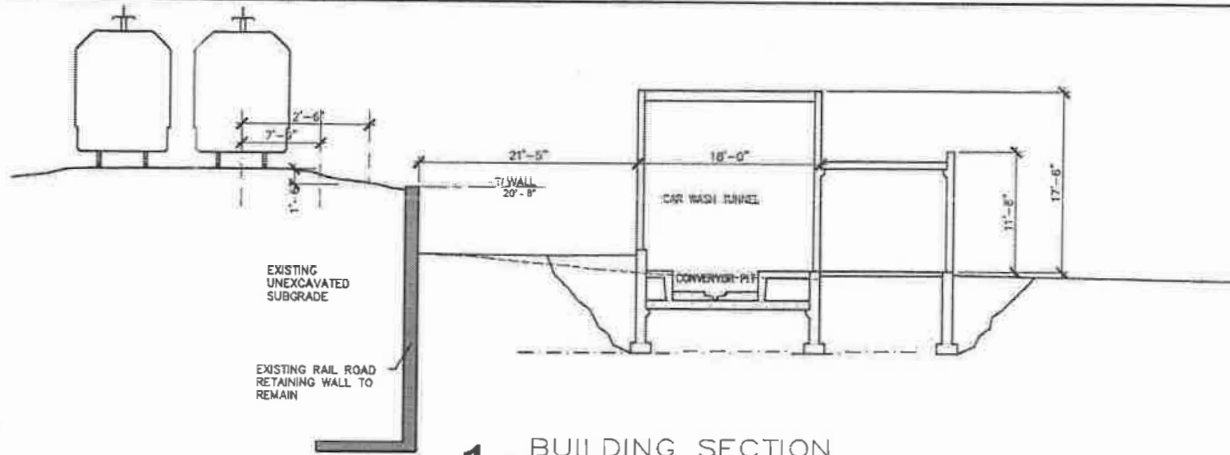
**1** EAST ELEVATION  
SCALE: 3/32"=1'-0"



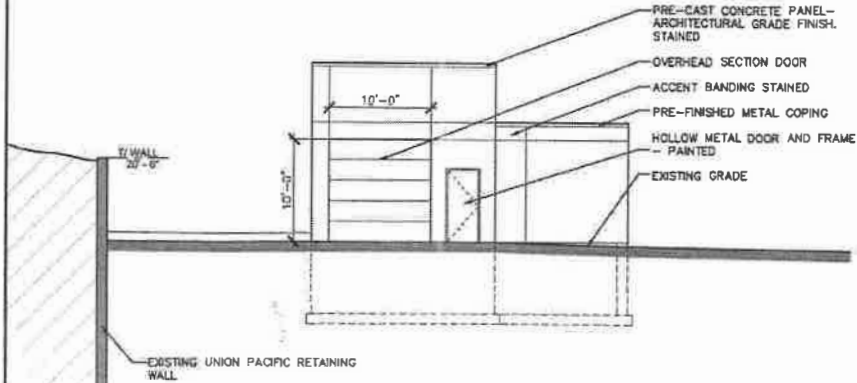
**2** WEST ELEVATION  
SCALE: 3/32"=1'-0"



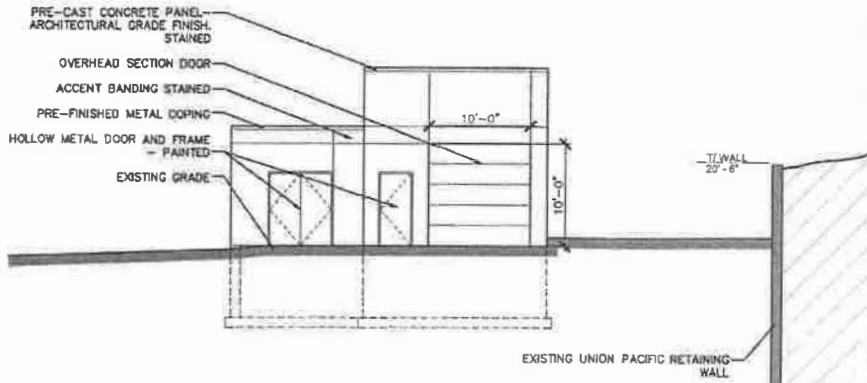
PROJECT	McGRATH LEXUS		
PROJ. NO.	16012	DATE	02.09.17
TITLE	EXTERIOR ELEVATIONS		
REFERENCE SH1		SHEET NO.	ASK2



**1** BUILDING SECTION  
SCALE: 3/32"=1'-0"



**2** EAST ELEVATION  
SCALE: 3/32"=1'-0"



**3** NORTH ELEVATION  
SCALE: 3/32"=1'-0"



PROJECT	McGRATH LEXUS		
PROJ. NO.	16012	DATE	02.09.17
TITLE	EXTERIOR ELEVATIONS		
REFERENCE SH.		SHEET NO.	ASK3



August 17, 2011

DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT  
CITY OF CHICAGO

Mr. Michael J. McGrath  
1301 Elston, LLC  
1250 W. Division Street  
Chicago, Illinois 60642

**Re:** Request for a minor change to Waterway-Commercial Planned Development No. 1049, Subarea B, 1301 N. Elston Avenue, McGrath Acura

Dear Mr. McGrath:

Please be advised that your request for a minor change to Waterway-Commercial Planned Development No. 1049, Subarea B, has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development.

Specifically, you requested that the attached revised Site Plan dated August 3, 2011 and the attached revised Landscape Plan dated July 20, 2011, be substituted for the previously approved Site Plan and Landscape Plan. These revised plans reflect the installation of a third curb cut driveway extending off of N. Elston Avenue. This additional curb-cut is necessitated by the proposed relocation of the car delivery area of the proposed showroom addition from the original east end to the west end. The Chicago Department of Transportation approved the proposed third curb cut driveway on July 26, 2011. These revised plans also reflect the shortening of the lineal distance of the Paver Path that stretches along the North Branch of the Chicago River and along the east side of the project site, by approximately ninety (90) feet. You state that the purpose of this minor change to the length of the proposed path is to avoid security risks that would result from the path extending north of the proposed building addition. It should be noted that this path does not currently extend the full length of the property and does not connect to adjacent property.

With regard to your request, the Department of Housing and Economic Development has determined that these revisions to the Planned Development would not result in an increase in the bulk or density, would not change the character of the development and therefore, would constitute a minor change pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Waterway-Commercial Planned Development No.1049, I hereby approve the foregoing minor changes, but no other changes to Waterway-Commercial Planned Development No. 1049.

Sincerely,

  
Patricia A. Scudiero  
Zoning Administrator

PAS:HG:mm

c: Mike Marmo, Eric Glass, Main File





17142

*Reclassification Of Area Shown On Map No. 3-G.*

(As Amended)

(Application No. 17142)

(Common Address: 1234 -- 1264 W. Division St., 1200 -- 1264 N. Elston Ave.,  
1301 -- 1313 W. Potomac Ave., 1208 -- 1222 W. Division St.,  
And 1201 -- 1303 N. Elston Ave.)

WC PD 1049, 00

[SO2010-5918]

*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 Waterway-Commercial Planned Development Number 1049 symbols and indications as shown on Map Number 3-G in the area bounded by:

a line 530 feet south of and parallel to West Blackhawk Street (as measured from the easterly right-of-way of North Elston Avenue); the north branch of the Chicago River; West Division Street; the easterly right-of-way line of the Union Pacific Railroad/Metra (formerly the Chicago & Northwestern Railroad); West Potomac Street; and North Elston Avenue,

to those of Waterway-Commercial Planned Development Number 1049, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in this Plan of Development herewith attached and made a part 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:

*Waterway-Commercial Planned Development No. 1049, As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as a Waterway-Commercial Planned Development Number 1049, as amended, consists of approximately 251,809 square feet (5.78 acres) which is depicted on the attached Planned Development Boundary, Property Line and Subarea Map (the "Property") and is owned or controlled by the applicant, 1301 Elston, LLC. The Property is divided into two subareas.
2. 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 easements, or adjustments of rights-of-way, or consolidation or

resubdivision of parcels, shall require a 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 contained within this planned development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholder 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, then to the owners of record title to all of the Property and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made shall be under single ownership or under single designated control. Single designated control is defined within Section 17-8-0400 of the Chicago Zoning Ordinance ("Zoning Ordinance").
4. This plan of development consists of these seventeen (17) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Generalized Site Plan; Subarea Site Plans, Landscape and Green Roof Plans; and Elevations dated December 16, 2010. Full size sets of the Site Plan, Landscape Plans and Building Elevations are on file with the Department of Zoning and Land Use Planning. In any instance where a provision of this planned development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17-8 of the Municipal Code of Chicago, 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 shall be allowed within the area delineated herein as "Waterway-Commercial Planned Development, as amended":
  - Subarea A: Automobile sales, automobile service center, automobile storage and related uses;
  - Subarea B: Automobile sales, automobile service center, automobile storage and related uses.
6. Upon Part II Review, a Part II Review Fee shall be assessed by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance. 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.

7. Identification signs shall be permitted within the planned development subject to the review and approval of the Department of Zoning and Land Use Planning. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Zoning and Land Use Planning. Off-premise signs are prohibited within the boundary of the planned development.
8. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and of the Department of Zoning and Land Use Planning. Closure of all or part of any public streets or alleys shall be subject to the review and approval 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. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Chicago Department of Transportation.
9. For purposes of calculating height, the definitions in the Chicago Zoning Ordinance shall apply. In addition to the maximum height of the buildings and any appurtenances thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio ("FAR") for the parcel shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of Floor Area Ratio (FAR) calculations, the definitions in the Chicago Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a Net Site Area of 251,809 square feet.
11. The improvements shall be designed, installed and maintained in substantial conformance with the Bulk Regulations and Data Table, the Site Plan, Landscape Plan and Building Elevations attached hereto. The landscaping (including street trees in the adjacent right-of-way) shall be designed, installed and maintained in accordance with the attached Landscape Plans.
12. The applicant shall comply with the Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Department of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
13. The applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance, quality and accessibility of the river as provided in the waterway planned

development guidelines contained in the Chicago Zoning Ordinance (Section 17-8-0912). The applicant further acknowledges the City's goal of establishing a continuous publicly accessible river trail for jogging, bicycling and other recreational activities. To further these goals, the applicant agrees to: (a) provide a landscaped thirty (30) foot wide river setback and riverside trail as indicated on the Site Plan and Landscape Plan; and (b) permit connection of such setback and trail to the setbacks and trails of adjacent properties when the river edges of the adjacent properties are similarly improved. The applicant shall permit ungated public access to the river improvements within the thirty (30) foot setback free of charge during typical Chicago Park District hours. All improvements within the thirty (30) foot setback area must be substantially completed prior to receipt of occupancy certificate for the principal building on the property, provided that planting may be delayed if consistent with good landscaping practices, but no longer than one year following the receipt of the occupancy certificate.

14. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Commissioner of the Department of Zoning and Land Use Planning, upon the application for such a modification by the applicant and after a determination by the Commissioner of the Department of Zoning and Land Use Planning that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the provisions hereof by the Commissioner of the Department of Zoning and Land Use Planning shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
15. The applicant acknowledges that it is in the public interest to design, construct, and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The applicant shall comply with the Chicago Sustainable Development Policy Matrix for Planned Developments, providing green roof systems for 50 percent of the new addition roof areas in Subarea A (16,133 square feet) and Subarea B (4,002 square feet). The building addition for Subarea A will be designed and constructed to achieve LEED Certification as defined by the United States Green Building Council (USGBC). The building addition for Subarea B will be designed and constructed to exceed ASHRAE 90.1-2004.
16. 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 ("MOPD") 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 MOPD has approved detailed construction drawings for the building or improvement proposed to be constructed pursuant to the permit.

17142

- 17. Unless substantial construction of the new *improvements* contemplated in this planned development has *commenced* within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire and the zoning of the property shall automatically revert to that of Waterway Commercial Planned Development Numbers 1049.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Overall Site Plan; Green Roof Plan; Site Plan; North, South, East and West Elevations; Landscape Development Plan; South, East and West Elevations; Floor Plan; and Chicago Builds Green form referred to in these Plan of Development Statements printed on pages 111241 through 111258 of this *Journal*.]

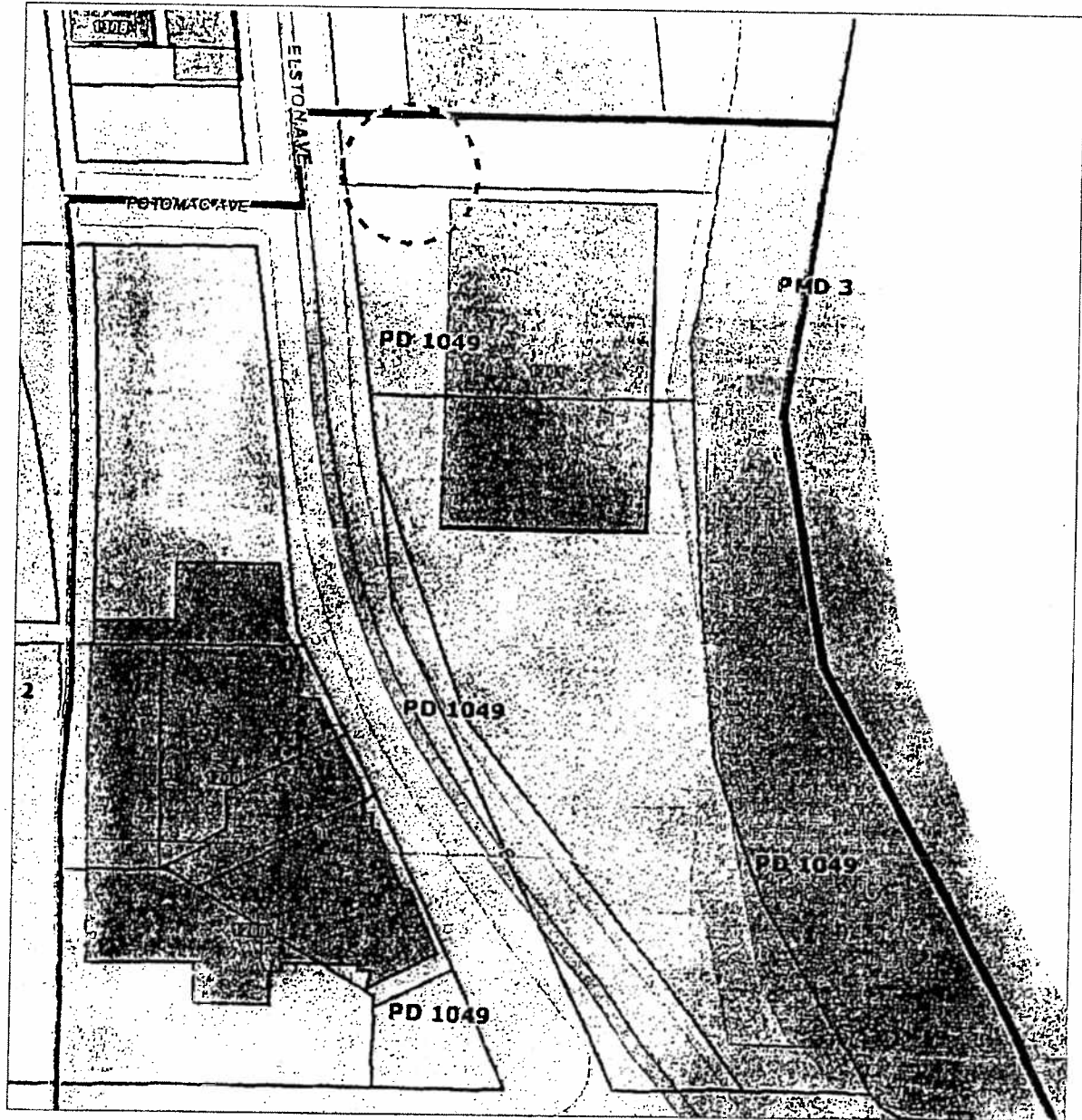
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Waterway-Commercial Planned Development Number 1049, As Amended.*

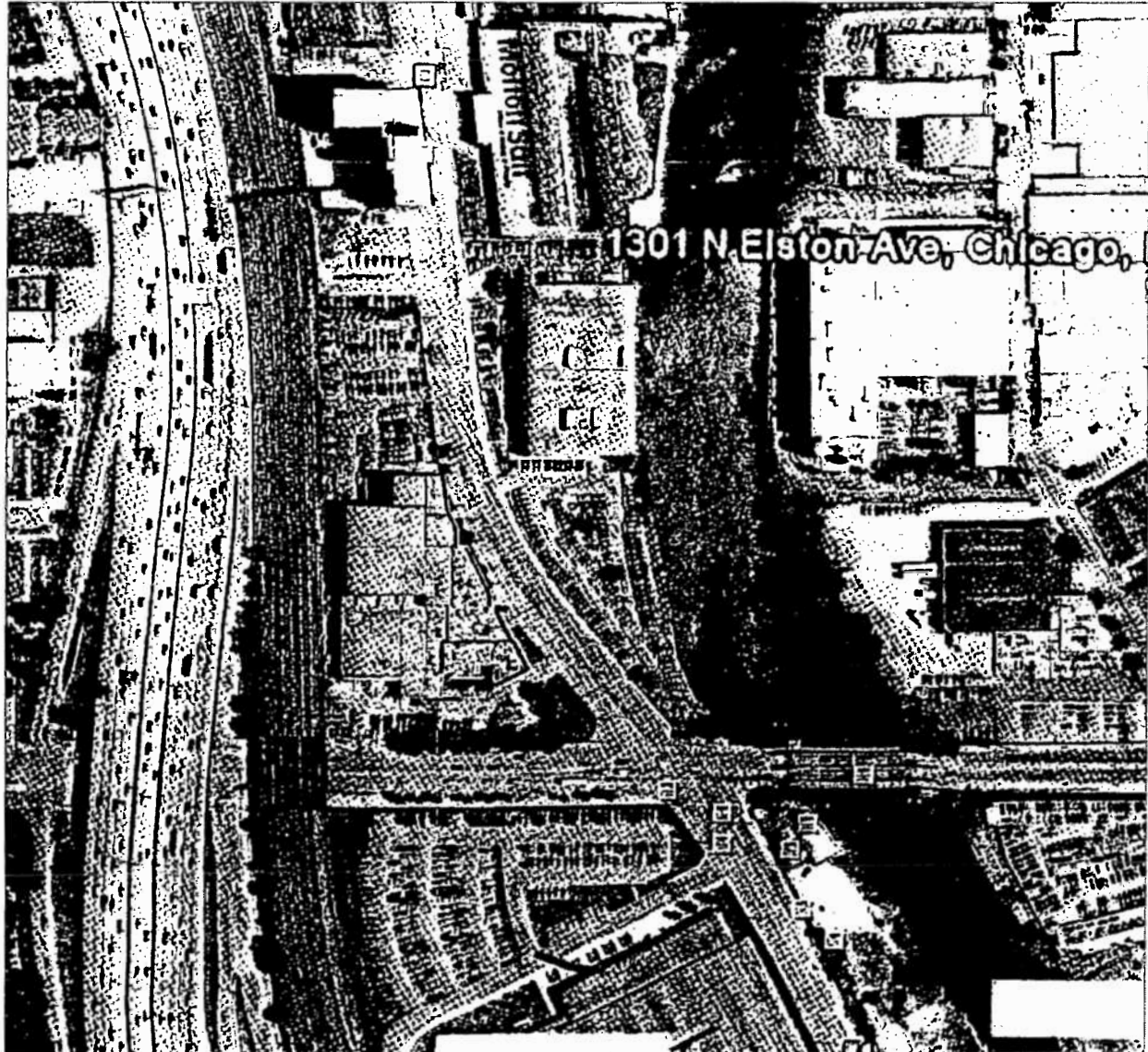
*Bulk Regulations And Data Table.*

Net Site Area:	251,809 square feet (5.78 acres)
Maximum Permitted Floor Area Ratio for Total Net Site Area:	2.0
Maximum Percent of Site Coverage:	Per approved Site Plan
Minimum Number of Parking Spaces:	
Subarea A:	17 spaces
Subarea B:	9 spaces
Minimum Periphery Setbacks:	Per approved Site Plan
Maximum Building Height:	
Subarea A:	72 feet
Subarea B:	46 feet

Existing Zoning Map.



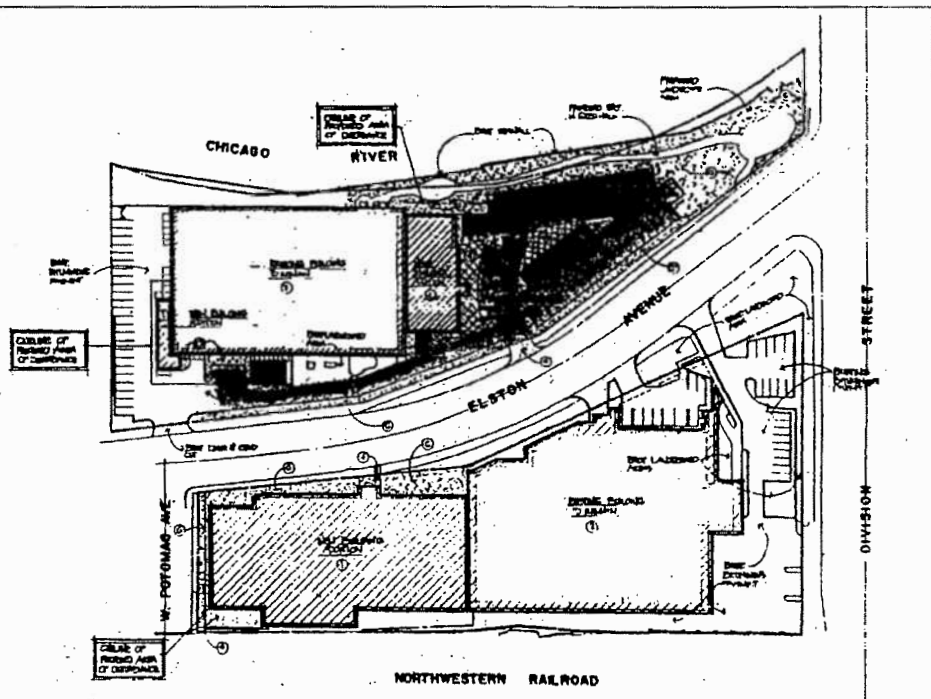
Existing Land-Use Map.



Planned Development And Boundary Property Line Map.

FINAL FOR PUBLICATION

Planned Development Boundary and Property Line Map



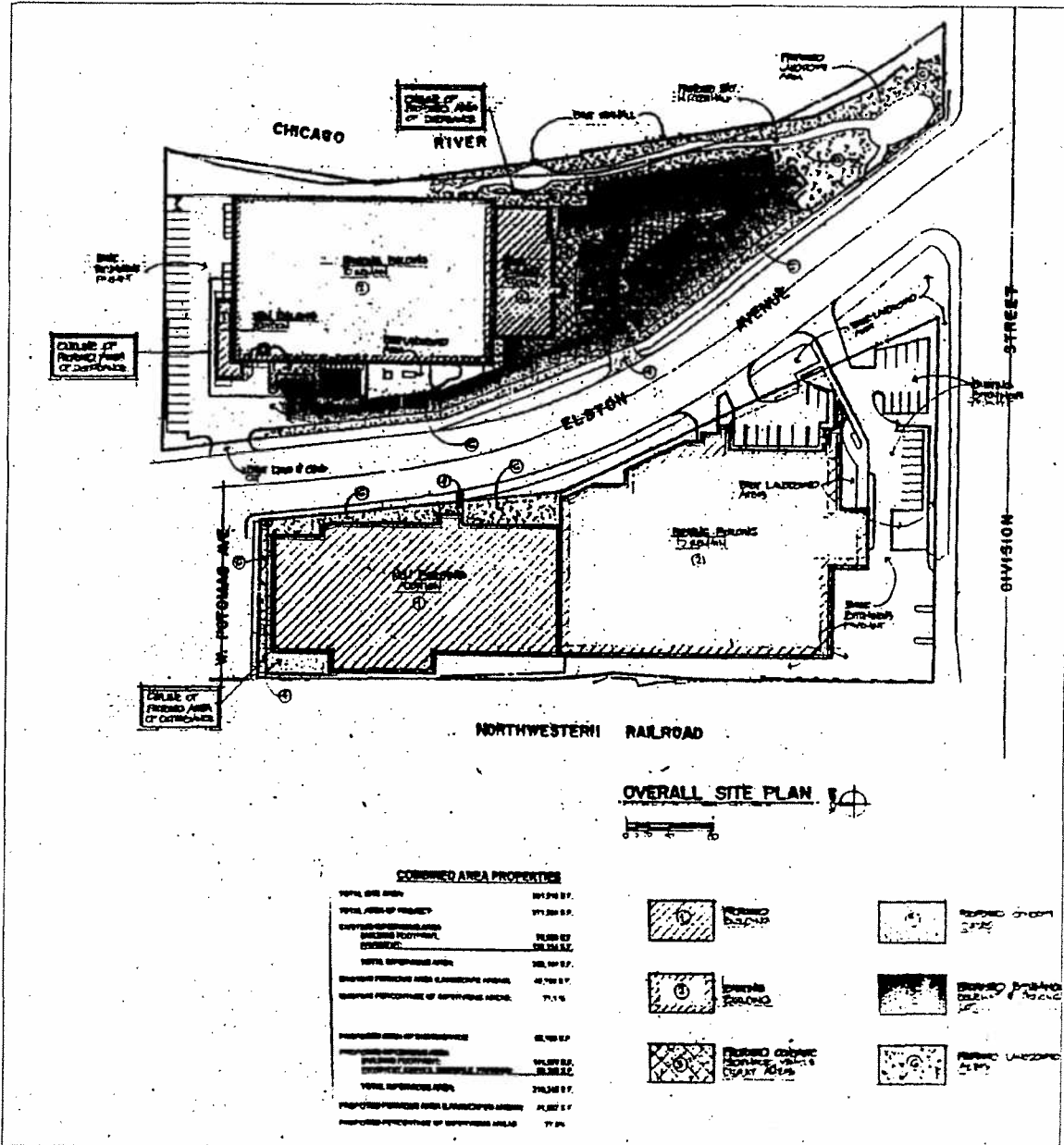
**COMBINED AREA PROPERTIES**

TOTAL SITE AREA	101,000 SF
TOTAL AREA OF PROPERTY	84,000 SF
EXISTING IMPROVED AREA	10,000 SF
BUILDING FOOTPRINT	10,000 SF
EXISTING DRIVEWAYS	10,000 SF
TOTAL IMPROVED AREA	30,000 SF
EXISTING IMPROVED LANDSCAPED AREAS	10,000 SF
EXISTING IMPROVED UNIMPROVED AREAS	20,000 SF
PROPOSED AREA OF IMPROVEMENTS	50,000 SF
PROPOSED IMPROVED AREA	11,000 SF
PROPOSED DRIVEWAYS	10,000 SF
PROPOSED LANDSCAPED AREAS	29,000 SF
TOTAL IMPROVED AREA	60,000 SF
PROPOSED IMPROVED AREA (LANDSCAPED AREAS)	40,000 SF
PROPOSED IMPROVEMENTS OF EXISTING AREAS	20,000 SF

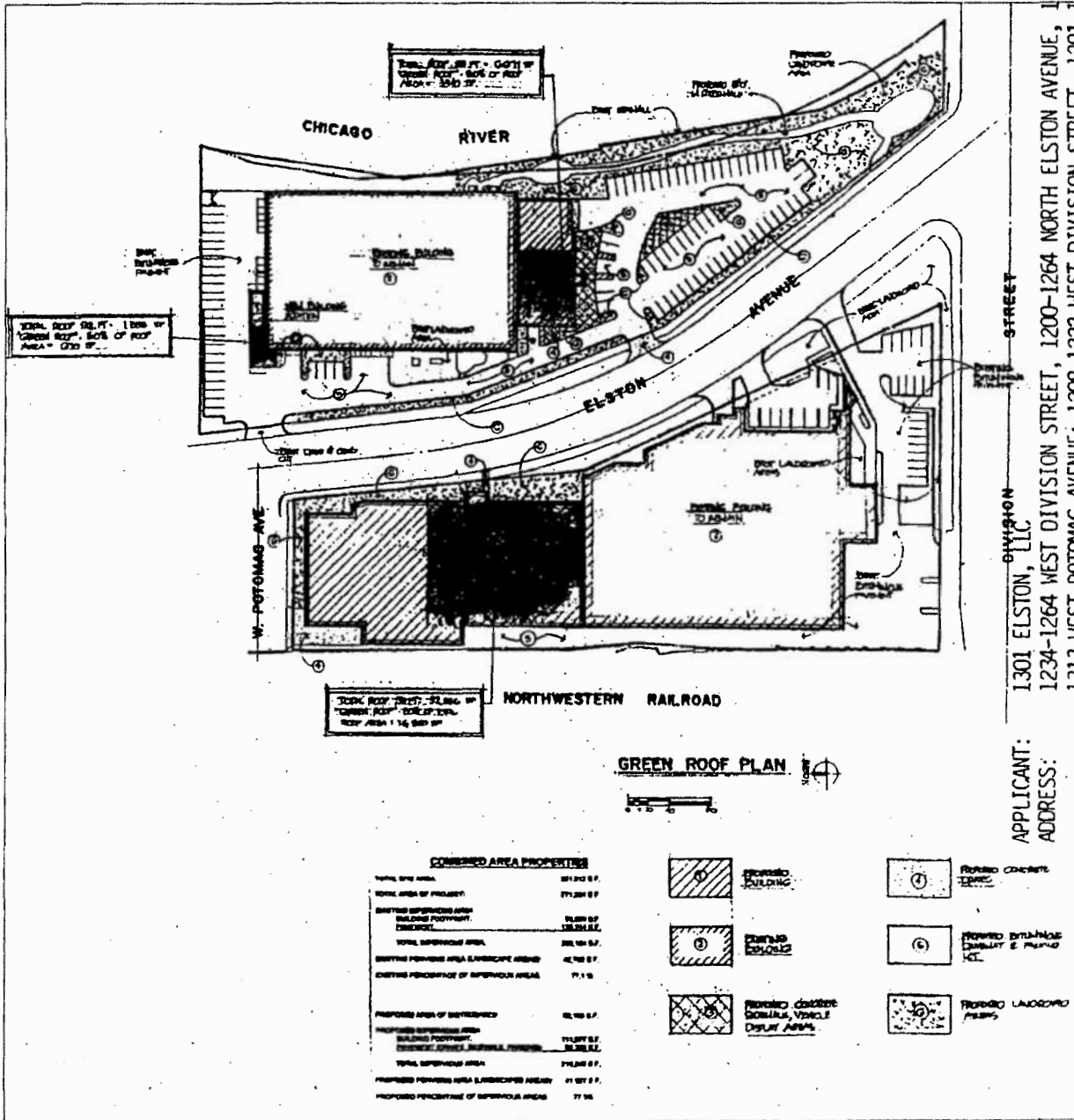
	EXISTING IMPROVED		PLANNED DEVELOPMENT
	EXISTING UNIMPROVED		EXISTING IMPROVED LANDSCAPED AREAS
	PROPOSED IMPROVED		PROPOSED UNIMPROVED

APPLICANT: 1301 ELSTON, LLC  
 ADDRESS: 1234-1264 WEST DIVISION STREET, 1200-1264 NORTH ELSTON AVENUE, 1301-1313 WEST POTOMAC AVENUE; 1208-1222 WEST DIVISION STREET, 1201-1303 NORTH ELSTON AVENUE  
 DATE: NOVEMBER 3, 2010  
 REVISED: DECEMBER 16, 2010

Overall Site Plan.

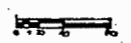


Green Roof Plan.



APPLICANT: 1301 ELSTON, LLC  
 ADDRESS: 1234-1264 WEST DIVISION STREET, 1200-1264 NORTH ELSTON AVENUE, 1312 WEST POTOMAC AVENUE, 1208-1222 WEST DIVISION STREET, 1201-1211 WEST DIVISION STREET

GREEN ROOF PLAN

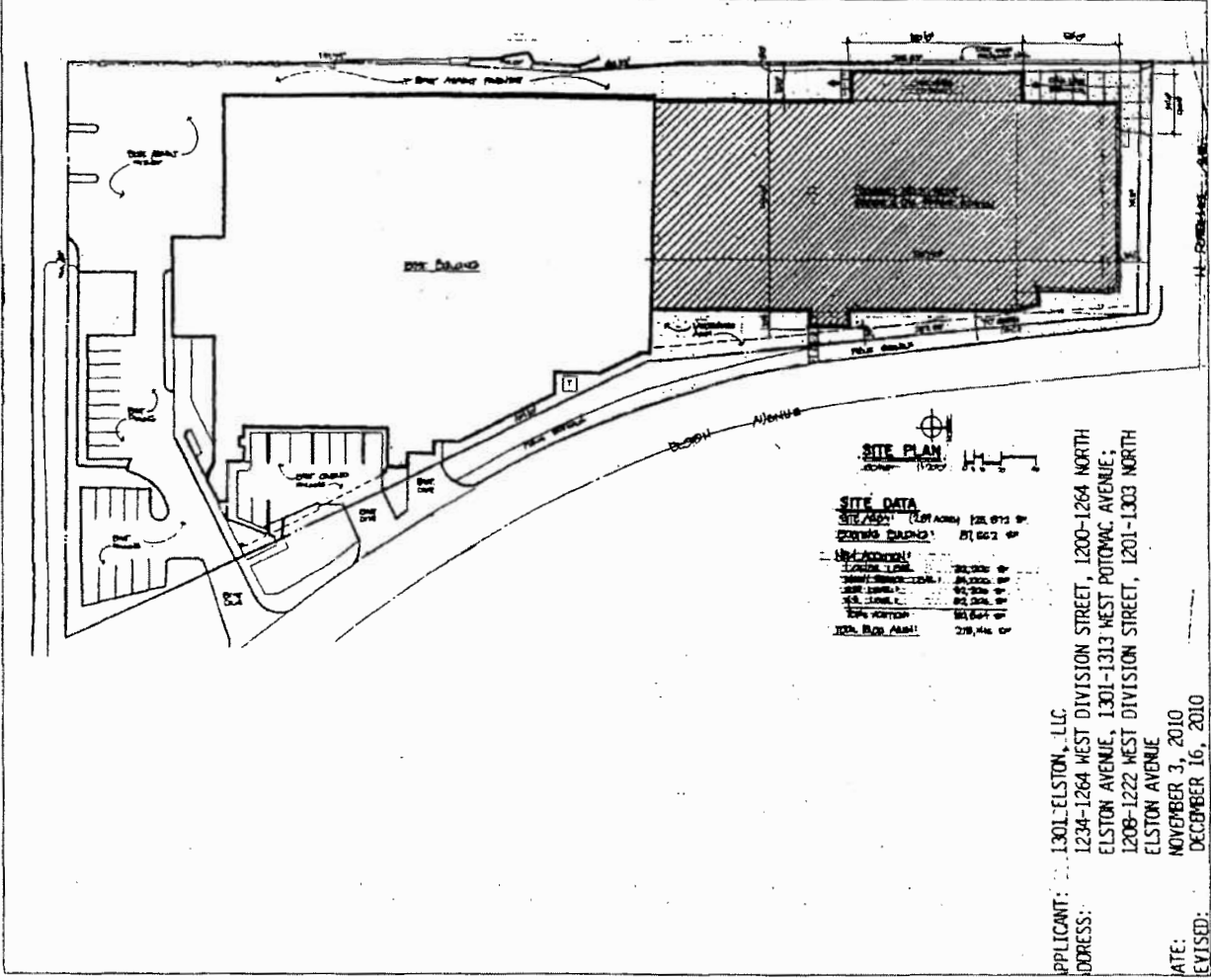


**COVERED AREA PROPERTIES**

TOTAL ROOF AREA	2280 SF
TOTAL AREA OF PROJECT	27120 SF
EXISTING ROOF AREA	7180 SF
PROPOSED ROOF AREA	15640 SF
EXISTING ROOF AREA LANDSCAPE AREAS	4270 SF
EXISTING PERCENTAGE OF ROOF AREA	31.3%
PROPOSED AREA OF ROOF AREA	15640 SF
PROPOSED ROOF AREA	1140 SF
PROPOSED PERCENTAGE OF ROOF AREA	7.3%
TOTAL ROOF AREA	2280 SF
PROPOSED ROOF AREA LANDSCAPE AREAS	4270 SF
PROPOSED PERCENTAGE OF ROOF AREA	18.7%

- 1. ROOFING BUILDING
- 2. ROOFING CONCRETE
- 3. ROOFING CONCRETE
- 4. ROOFING CONCRETE
- 5. ROOFING CONCRETE
- 6. ROOFING CONCRETE
- 7. ROOFING CONCRETE
- 8. ROOFING CONCRETE

Site Plan.  
(Page 1 of 2)



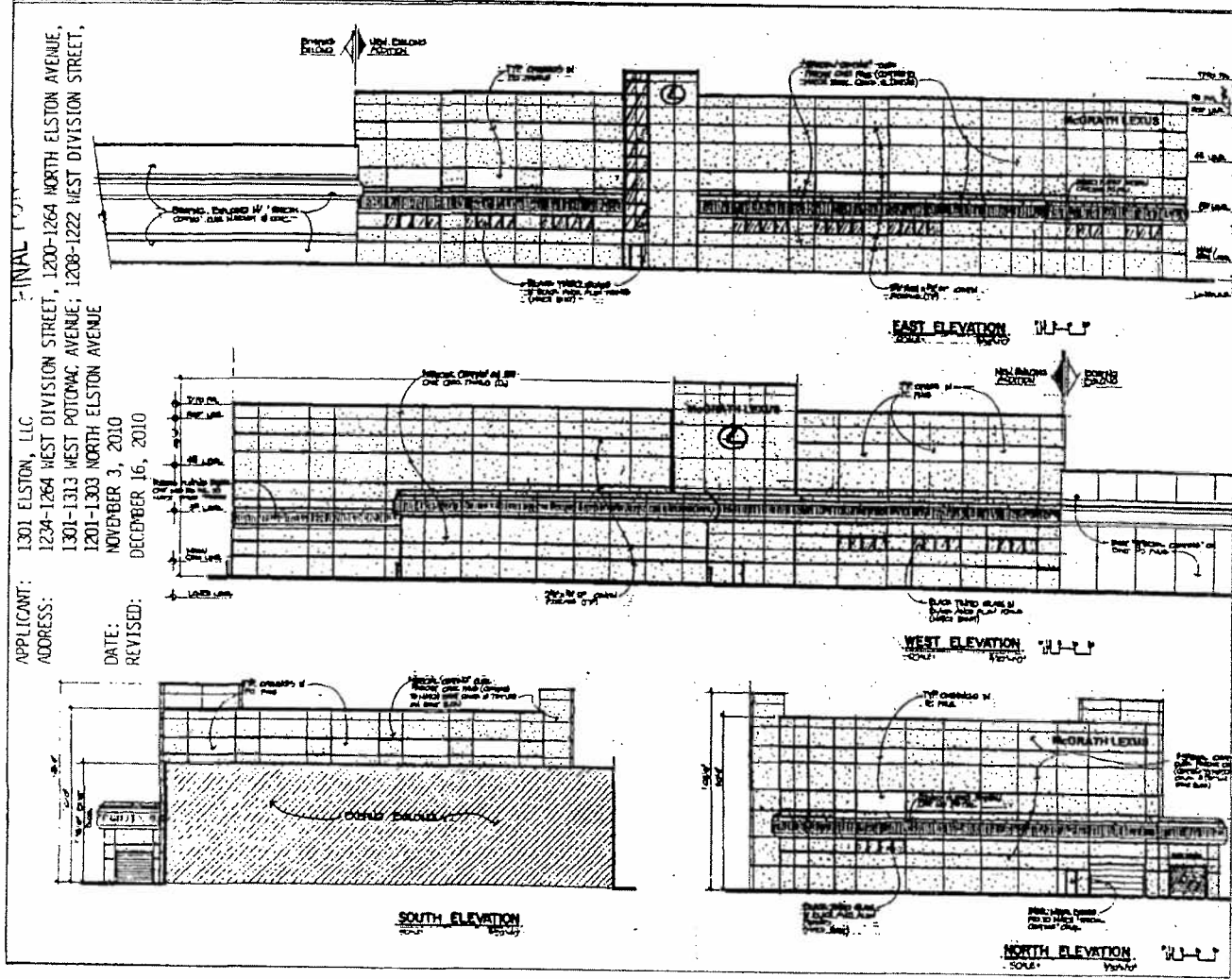
**SITE PLAN**  
1200-1222

SITE DATA	
Site Area	128,673 sq ft
Site Area	29,662 sq ft
Site Address	
1200-1222	29,662 sq ft
1201-1222	29,662 sq ft
1208-1222	29,662 sq ft
1201-1203	29,662 sq ft
1200-1222	29,662 sq ft
1200-1222	29,662 sq ft

APPLICANT: ... 1301-ELSTON, LLC  
 ADDRESS: ... 1234-1264 WEST DIVISION STREET, 1200-1264 NORTH  
 ELSTON AVENUE, 1301-1313 WEST POTOMAC AVENUE,  
 1208-1222 WEST DIVISION STREET, 1201-1303 NORTH  
 ELSTON AVENUE  
 DATE: NOVEMBER 3, 2010  
 REVISED: DECEMBER 16, 2010

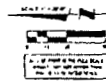

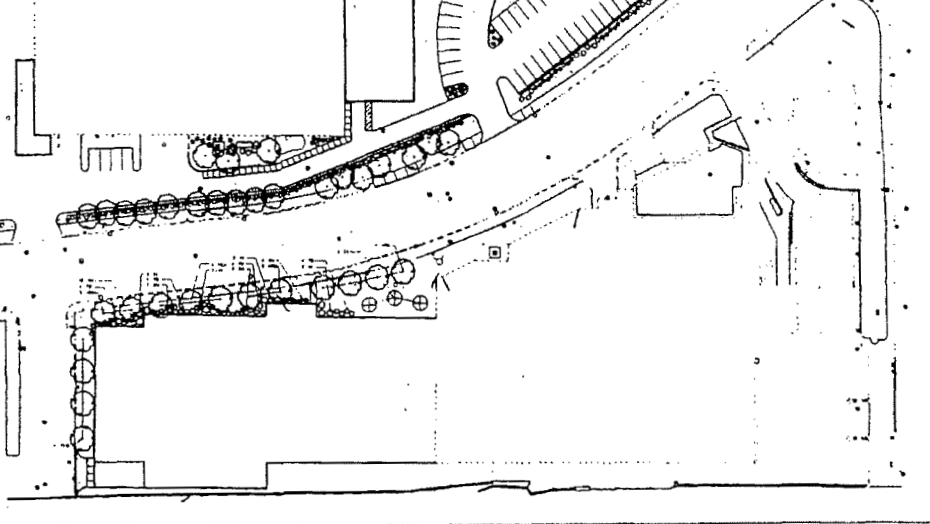
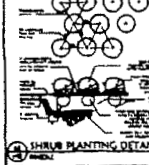
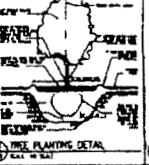
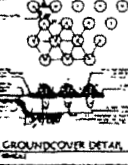


North, South, East And West Elevations.



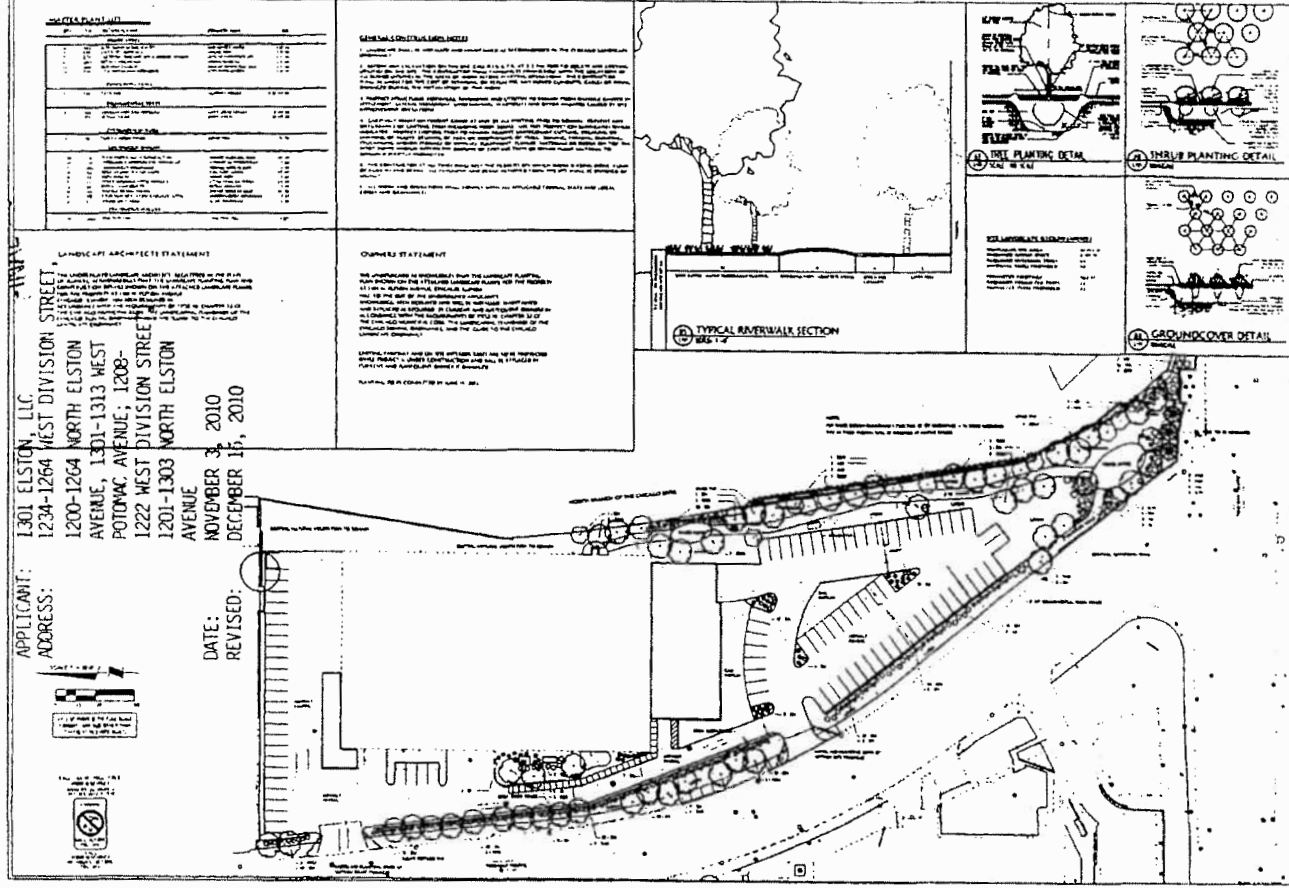
Landscape Development Plan.

(Page 1 of 2)

<p>APPLICANT: 1301 ELSTON -446          ADDRESS: 1234-1264 WEST DIVISION STREET          1200-1264 NORTH ELSTON AVENUE,          1301-1313 WEST POTOMAC AVENUE,          1208-1222 WEST DIVISION STREET          1201-1303 NORTH ELSTON AVENUE</p> <p>DATE: NOVEMBER 3, 2010          REVISED: DECEMBER 16, 2010</p>  	<p><b>LANDSCAPE ARCHITECT'S STATEMENT</b></p> <p>I, the undersigned, a duly licensed landscape architect, hereby certify that I am the author of the landscape architectural plan and design shown on these drawings and that I am a duly licensed landscape architect in the State of Illinois.</p>	<p><b>GENERAL CONSTRUCTION NOTES</b></p> <ol style="list-style-type: none"> <li>1. All construction shall be in accordance with the specifications and standards of the City of Chicago.</li> <li>2. All materials shall be of the highest quality and shall be approved by the City of Chicago.</li> <li>3. All work shall be completed within the specified time frame.</li> <li>4. All work shall be done in accordance with the applicable laws and regulations.</li> </ol>					
			<p><b>DIAMETER STATEMENT</b></p> <p>The diameters of all trees and shrubs shown on this plan are as indicated. The diameters of trees and shrubs are measured at the base of the trunk or stem, excluding buttresses, major roots, and other irregularities. The diameters of trees and shrubs are measured at the base of the trunk or stem, excluding buttresses, major roots, and other irregularities.</p>	<p><b>VEGETATION REQUIREMENTS</b></p> <p>VEGETATION USE AREA: 8 SF          PLANTING MATERIALS: 12 SF          PLANTING MATERIALS: 12 SF</p>	 <p>SHRUB PLANTING DETAIL</p>	 <p>TREE PLANTING DETAIL</p>	 <p>GROUND COVER DETAIL</p>

Landscape Development Plan.

(Page 2 of 2)

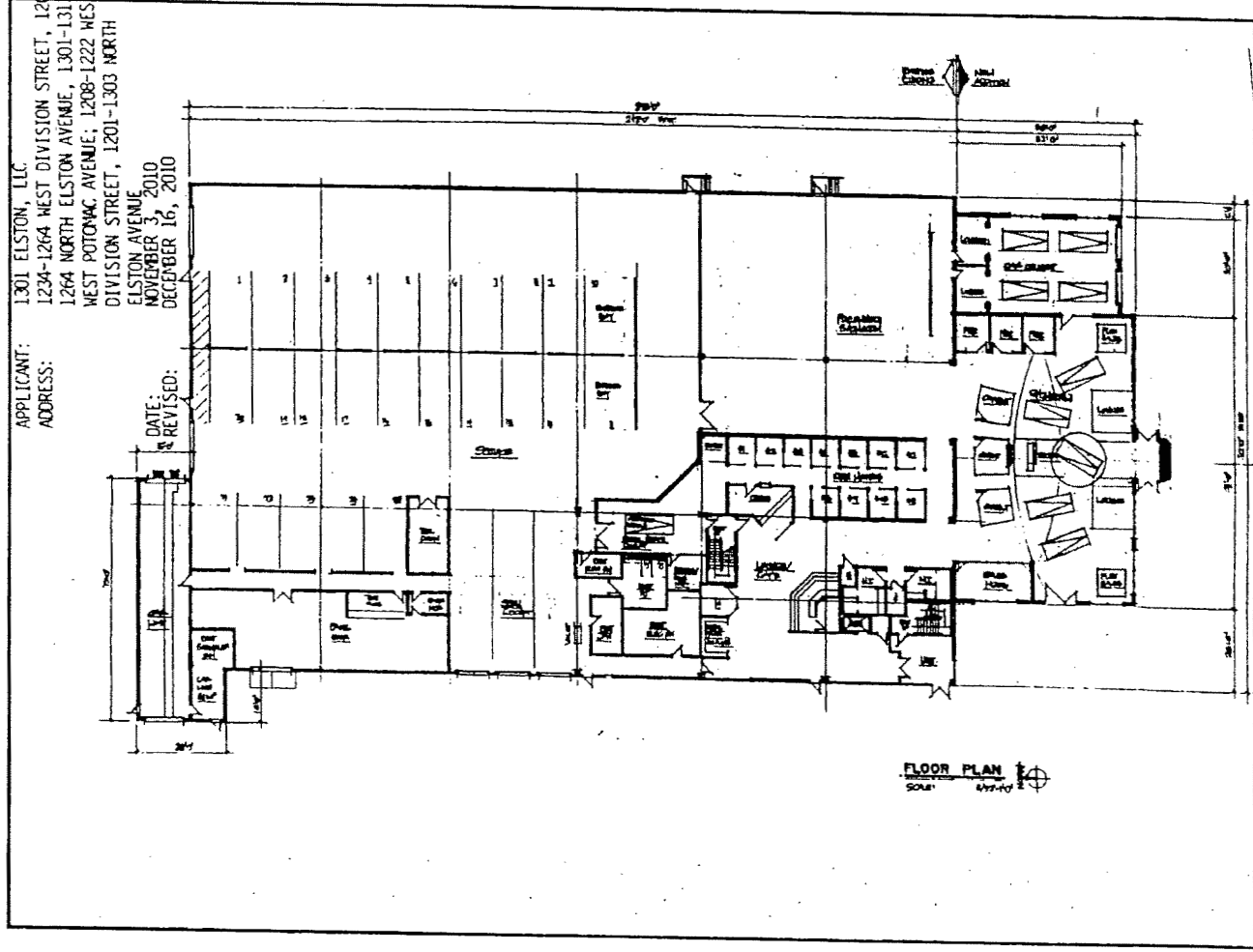


South, East And West Elevations.

APPLICANT: 1301 ELSTON, LLC  
 ADDRESS: 1234-1264 WEST DIVISION STREET,  
 1200-1264 NORTH ELSTON AVENUE,  
 1301-1313 WEST POTOMAC AVENUE;  
 1208-1222 WEST DIVISION STREET,  
 1201-1303 NORTH ELSTON AVENUE  
 DATE: NOVEMBER 3, 2010  
 REVISED: DECEMBER 16, 2010

SOUTH ELEVATION  
 WEST ELEVATION  
 EAST ELEVATION

Floor Plan.



Chicago Builds Green -- Subarea A.

(Page 1 of 3)

**Project Name:**

\* Street Number (if the address only includes one street number, please fill only the cell "From"):

**Project Location:**

<small>From*</small>	<small>To*</small>	<small>Direction:</small>	<small>Street Name:</small>	<small>Select Street Type:</small>
1250		W	Division	St

Ward No: Community Area No:

**Project Type:** Check applicable:  
 Planned Development     Redevelopment Agreement     Zoning Change  
 PD No:     RDA No:     From:  To:

Public project     Landmark

**Project Size:**

<small>Total land area in sq. ft.:</small>	<small>Total building(s) footprint in sq. ft.:</small>	<small>Total vehicular use area in sq. ft.:</small>
125,872	75,466	30,572

**DPD Project Manager:** Enter First Name Last Name

**BG/GR Matrix:** Select project category

**Financial Incentives:** Check applicable:  
 TIF     Empowerment Zone Grant     Class L  
 GRIF     Ind. Dev. Revenue Bonds     Class 6b  
 SBIF     Bank Participation Loan     DGH  
 Land Sale Write Down

**Density Bonus:** Check applicable:  
 Public plaza & pocket park     Water features in a plaza or pocket park  
 Chicago Riverwalk Improvements     Setbacks above the ground floor  
 Winter gardens     Lower level planting terrace  
 Indoor through-block connection     Green roof  
 Sidewalk widening     i.nderground parking and loading  
 Arcades     Concealed above-ground parking

Chicago Builds Green -- Subarea A.

(Page 2 of 3)

Landscaping:

7' Landscape Setback  
 Interior Landscape Area  
 No. of Interior Trees  
 No. of Parkway Trees

	Required per Zoning Code or Green Roof/Building Green Matrix	To be Provided by the development:
Square footage:	0	0
Square footage:	0	4,788
	0	3
	15	15

Open Space:

River Setback  
 Private Open Space  
 Privately developed Public Open Space

Square footage:	0	0
Square footage:	0	0
Square footage:	0	0

Stormwater Management (At-grade volume control):

Permeable paving  
 Raingarden  
 Filter strip  
 Bioswaie  
 Detention pond  
 Native landscaping  
 Rain-water collection cistem/barrel  
 Total impervious area reduction

Square footage:	0
Check applicable:	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
Square footage:	0
Gallons:	0
Square footage:	0

Other sustainable surface treatments:

Green roof  
 Energy Star roof  
 High-albedo pavement

Square footage:	16,133	16,133
Square footage:	0	0
Square footage:	0	0

Transportation:

No. of accessory parking spaces  
 Total no. of parking spaces (Accessory + Non- Acc.)  
 No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)  
 No. of bicycle parking  
 Within 600 ft of CTA or Metra station entrance

	0	17
		17
	0	0
	0	0
Check if applicable:	<input type="checkbox"/>	

Chicago Builds Green -- Subarea A.

(Page 3 of 3)

**Building Certification:**

- |                                  |                                     |                                     |
|----------------------------------|-------------------------------------|-------------------------------------|
| Energy Star building             | <input type="checkbox"/>            | <input type="checkbox"/>            |
| LEED certification               | <input checked="" type="checkbox"/> |                                     |
| LEED Certified                   |                                     | <input checked="" type="checkbox"/> |
| LEED Silver                      |                                     | <input type="checkbox"/>            |
| LEED Gold                        |                                     | <input type="checkbox"/>            |
| LEED Platinum                    |                                     | <input type="checkbox"/>            |
| Chicago Green Homes              | <input type="checkbox"/>            |                                     |
| Chicago Green Homes (one-star)   |                                     | <input type="checkbox"/>            |
| Chicago Green Homes (two-star)   |                                     | <input type="checkbox"/>            |
| Chicago Green Homes (three-star) |                                     | <input type="checkbox"/>            |

**Energy efficiency strategies not captured above:**

*(IE: Other than Energy Star Roof - or Energy Star Building Certification)*

**Other sustainable strategies and/or Project Notes:**

Chicago Builds Green -- Subarea B.

(Page 1 of 3)

Project Name:

McGrath Acura Downtown - Subarea B

\* Street Number (if the address only includes one street number, please fill only the cell "From"):

Project Location:

From*	To*	Direction	Street Name:	Select Street Type:
1301		N	Elston	Ave

Ward No: Community Area No:

32

Check applicable:

Project Type:

Planned Development  Redevelopment Agreement  Zoning Change

PD No: 1049 RDA No: From: To:

Public project  Landmark

Project Size:

Total land area in sq.ft.:	Total building(s) footprint in sq.ft.:	Total vehicular use area in sq.ft.:
125,940	44,788	55,768

Enter First Name Last Name

DPD Project Manager:

Mark Muenzer

Select project category:

BG/GR Matrix:

Com. retail < 10,000 sf

Check applicable:

Financial Incentives:

TIF  Empowerment Zone Grant  Class L  
 GRIF  Ind. Dev. Revenue Bonds  Class 6b  
 SBIF  Bank Participation Loan  OOH  
 Land Sale Write Down

Check applicable:

Density Bonus:

Public plaza & pocket park  Water features in a plaza or pocket park  
 Chicago Riverwalk improvements  Setbacks above the ground floor  
 Winter gardens  Lower level planting terrace  
 Indoor through-block connection  Green roof  
 Sidewalk widening  Underground parking and loading  
 Arcades  Concealed above-ground parking

Chicago Builds Green -- Subarea B.

(Page 2 of 3)

	Required per Zoning Code or Green Roof/Building Green Matrix	To be Provided by the development:
<i>Please fill, if applicable</i>		
<b>Landscaping:</b>		
7' Landscape Setback	Square footage: 3,934	3,934
Interior Landscape Area	Square footage: 4,111	14,025
No. of Interior Trees	33	38
No. of Parkway Trees	0	0

<b>Open Space:</b>		
River Setback	Square footage: 0	22,086
Private Open Space	Square footage: 0	28929
Privately developed Public Open Space	Square footage: 0	0

**Stormwater Management (At-grade volume control):**

Permeable paving	Square footage:	0
Raingarden	Check applicable:	<input type="checkbox"/>
Filter strip		<input type="checkbox"/>
Bioswaie		<input type="checkbox"/>
Detention pond		<input type="checkbox"/>
Native landscaping	Square footage:	0
Rain-water collection cistem/barrel	Gallons:	0
Total impervious area reduction	Square footage:	0

**Other sustainable surface treatments:**

Green roof	Square footage:	4,002	4,002
Energy Star roof	Square footage:	0	0
High-albedo pavement	Square footage:	0	0

**Transportation:**

No. of accessory parking spaces	0	9
Total no. of parking spaces (Accessory + Non-Acc.)		9
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)	0	0
No. of bicycle parking	0	0
Within 600 ft of CTA or Metra station entrance	Check if applicable: <input type="checkbox"/>	

Chicago Builds Green -- Subarea B.

(Page 3 of 3)

**Building Certification:**

- |                                  |                                     |                                     |
|----------------------------------|-------------------------------------|-------------------------------------|
| Energy Star building             | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| LEED certification               | <input type="checkbox"/>            |                                     |
| LEED Certified                   |                                     | <input type="checkbox"/>            |
| LEED Silver                      |                                     | <input type="checkbox"/>            |
| LEED Gold                        |                                     | <input type="checkbox"/>            |
| LEED Platinum                    |                                     | <input type="checkbox"/>            |
| Chicago Green Homes              | <input type="checkbox"/>            |                                     |
| Chicago Green Homes [one-star]   |                                     | <input type="checkbox"/>            |
| Chicago Green Homes [two-star]   |                                     | <input type="checkbox"/>            |
| Chicago Green Homes [three-star] |                                     | <input type="checkbox"/>            |

**Energy efficiency strategies not captured above:**

*(E: Other than Energy Star Roof - or Energy Star Building Certification)*

**Other sustainable strategies and/or Project Notes:**



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>

April 21, 2008

Mr. John J. George  
Attorney At Law  
Two First National Plaza  
Suite 400  
20 South Clark Street  
Chicago, Illinois 60603-1903

Re: Administrative Relief for Waterway Commercial Planned Development  
No. 1049, Subarea B, McGrath Acura and Lexus, 1301 North Elston  
Avenue

Dear Mr. George:

Please be advised that your request for a minor change to Waterway Commercial Planned Development No. 1049 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

The Planned Development allows for the construction of a three-story addition to an existing one-story building within Subarea B. The existing building will contain a 60-bay automobile service facility. An attached three-story parking garage providing space to store approximately 400 automobiles was also included. You are requesting to replace the three-story 400 automobile parking garage with a one-story parking garage to store approximately 160 automobiles. As required in the Planned Development, the garage will be constructed of pre-cast concrete.

Additionally, a fifty percent (50%) green roof equaling approximately 35,033 square feet of net usable roof area for the entire Planned Development was to be located on the new construction. However, the portion of the green roof which was to be constructed on the proposed three-story parking garage (approximately 16,874 square feet) will be relocated on the existing one-story automobile service facility.

The following drawings, prepared by DM+S Architects, and dated March 13, 2008, shall be inserted into the main file:

- Sheet A-1 Site Plan
- Sheet A-2 West, East and South Elevation
- Sheet A-3.1 Ground Floor Plan
- Sheet A-3.2 Roof Deck Plan

With regard to your request, the Department of Planning and Development has determined that replacing a proposed three-story parking garage with a one-



2/7/2007

REPORTS OF COMMITTEES

15843  
98655

*Reclassification Of Area Shown On Map Number 3-G.  
(As Amended)  
(Application Number 15843)*

*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 Planned Manufacturing District Number 2 (Elston Corridor) Subdistrict 1 symbols and indications as shown on Map Number 3-G in the area bounded by:

a line 530 feet south of and parallel to West Blackhawk Street (as measured from the easterly right-of-way of North Elston Avenue); the north branch of the Chicago River; West Division Street; the easterly right-of-way line of the Union Pacific Railroad/Metra (formerly the Chicago & Northwestern Railroad); West Potomac Avenue; and North Elston Avenue,

to those of a C3-3 Commercial, Manufacturing and Employment District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the C3-3, Commercial, Manufacturing and Employment District symbols and indications established in Section 1 above to the designation of a Waterway-Commercial 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.

SECTION 3. 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:

*Waterway-Commercial Planned Development Number 1049.*

*Plan Of Development Statements.*

1. The area delineated herein as a Waterway-Commercial Planned Development, consists of approximately two hundred fifty-one thousand eight hundred nine (251,809) square feet (five and seventy-eight hundredths (5.78) acres) and is owned or controlled by the applicant, Michael J. McGrath.

2. 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 easements or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a 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 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 then to the owners of record title to all of the property and to any ground lessors. Furthermore, 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 single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property and any ground lessors. An agreement among property owners or a covenant binding property owners may designate the authorized party for any future amendment, modification or change. The applicant shall retain single designated control and shall be deemed to be the authorized party for any future amendment, modification or change until the applicant shall designate in writing the party or parties authorized to make application for any future amendment, modification or change.
4. This plan of development consists of fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Property Line and Boundary Map; and a Site Plan, Landscape Plan and Building Elevations prepared by Design Alternative, Inc. dated December 14, 2006. Full size sets of the Site Plan, Landscape Plan, and Building Elevations are on file with the Department of Planning and Development. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply.
5. The following uses shall be permitted within the area delineated herein as "Waterway-Commercial Planned Development": Subarea A: Automobile sales and automobile service center and related uses; Subarea B: Automobile service centers, automobile storage and related uses, no sales of automobiles are permitted in Subarea B.

6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and of the Department of Planning and Development. Closure of all or part of any public streets or alleys shall be subject to the review and approval of the Chicago Department of Transportation.
8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements shall be designed, installed and maintained in substantial conformance with the Bulk Regulations and Data Table, the Site Plan, Landscape Plan and Building Elevations attached hereto. The landscaping (including street trees in the adjacent right-of-way) shall be designed, installed and maintained in accordance with the landscaping and parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. The applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance, quality and accessibility of the river as provided in the waterway planned development guidelines contained in the Chicago Zoning Ordinance (Section 17-8-0912). The applicant further acknowledges the City's goal of establishing a continuous publicly accessible river trail for jogging, bicycling and other recreational activities. To further these goals, the applicant agrees to: (a) provide a landscaped thirty (30) foot wide river setback and riverside trail as indicated on the Site Plan and Landscape Plan; and (b) permit connection of such setback and trail to the setbacks and trails of adjacent properties when the river edges of the adjacent properties are similarly improved. The applicant shall permit ungated public access to the river improvements within the thirty (30) foot setback free of charge during typical Chicago Park District hours. All improvements within the

thirty (30) foot setback area must be substantially completed prior to receipt of occupancy certificate for the principal building on the property, provided that planting may be delayed if consistent with good landscaping practices, but no longer than one year following the receipt of the occupancy certificate.

12. 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 the application for such a 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 consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of 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 of the Chicago Zoning Ordinance.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this 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 agrees to provide a fifty percent (50%) green roof equaling approximately thirty-five thousand thirty-three (35,033) square feet of net useable roof area on the new construction contemplated in this planned development.
14. 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 ("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. 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 to be constructed pursuant to the permit.
15. Unless substantial construction has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire. If this planned development expires under the provisions of this section, then the zoning of the property shall automatically revert to that of the pre-existing Planned Manufacturing District Number 2, Subdistrict 1 designation.

[Existing Land-Use Map and Planned Development Property Line and Boundary Map referred to in these Plan of Development Statements unavailable at time of printing.]

[Elston Corridor Planned Manufacturing District; Overall Site Plan; Subarea Map; Fire Department Site Plan; Preliminary Site Plans; Green Roof Plan; Utility and Grading Plans; Landscape Plans; Site Plans; Building Elevations; Floor Plans; and Roof Plans referred to in these Plan of Development Statements printed on pages 98660 through 98687 of this *Journal*.]

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

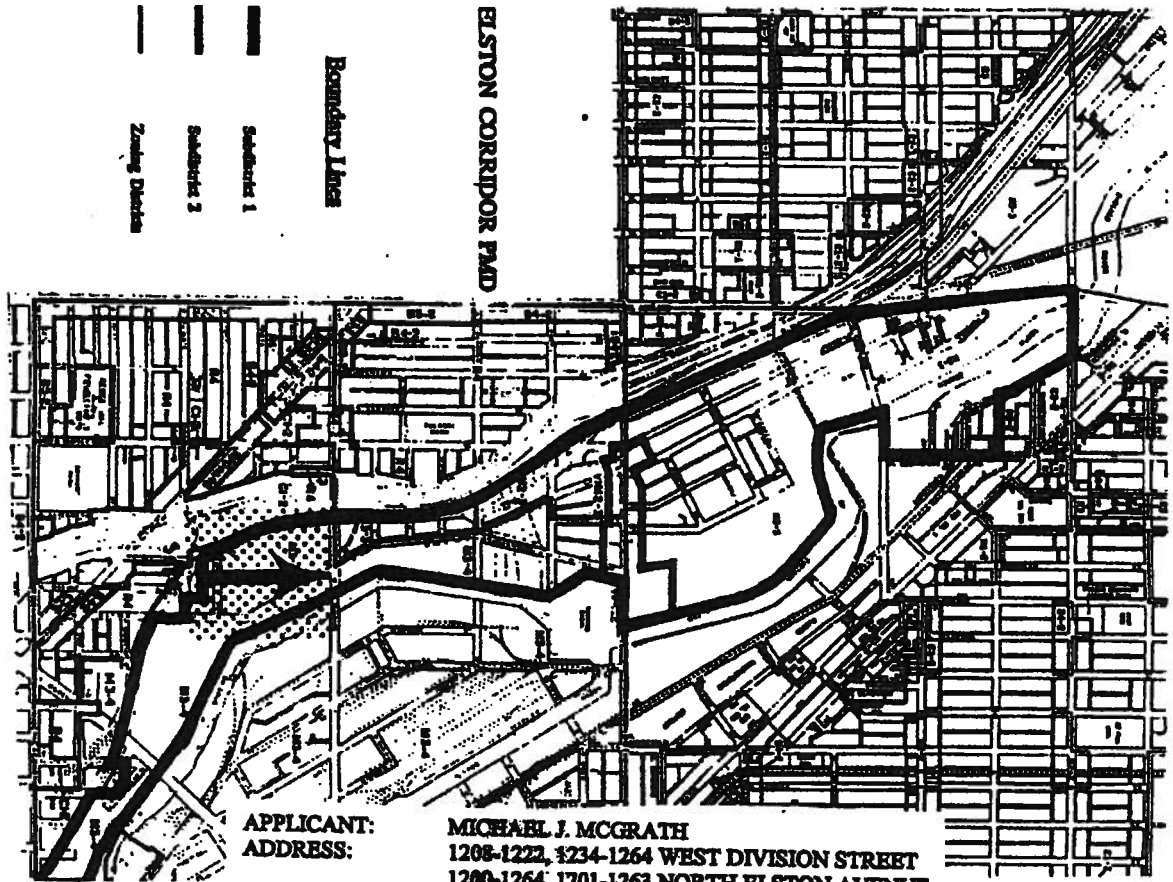
*Waterway-Commercial Planned Development Number* 1049.

*Bulk Regulations And Data Table.*

Net Site Area:	251,809 square feet (5.78 acres)
Maximum Permitted Floor Area Ratio for Total Net Site Area:	2.0
Maximum Percent of Site Coverage:	Per approved Site Plan
Minimum Number of Parking Spaces:	
Subarea A:	17 spaces
Subarea B:	9 spaces
Minimum Number of Loading Docks:	None
Minimum Periphery Setbacks:	Per approved Site Plan
Maximum Building Height:	
Subarea A:	72 feet
Subarea B:	46 feet

Elston Corridor Planned Manufacturing District.

PLANNED MANUFACTURING DISTRICT NO. 3  
ELSTON CORRIDOR



ELSTON CORRIDOR PAD

Boundary Lines

Subdistrict 1

Subdistrict 2

Zoning Districts

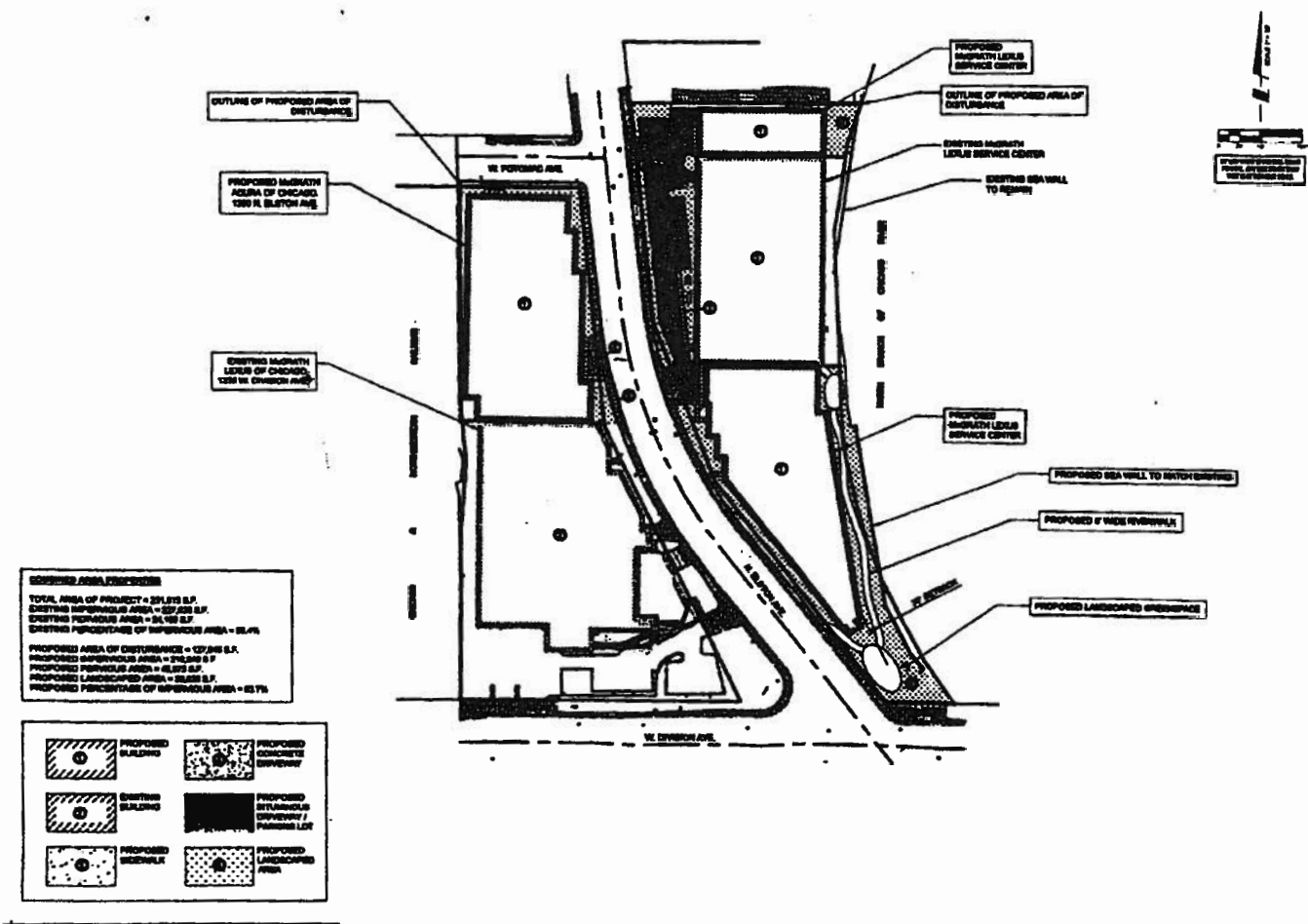
APPLICANT:  
ADDRESS:

MICHAEL J. MCGRATH  
1208-1222, 1234-1264 WEST DIVISION STREET  
1200-1264, 1201-1263 NORTH ELSTON AVENUE  
1301-1313 WEST POTOMAC AVENUE

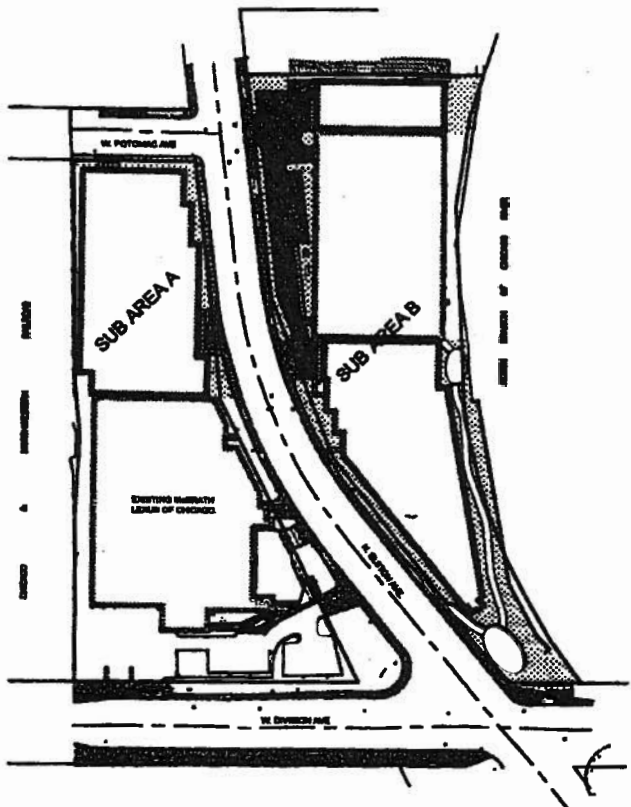
DATE:  
REVISED:

SEPTEMBER 8, 2006  
DECEMBER 14, 2006

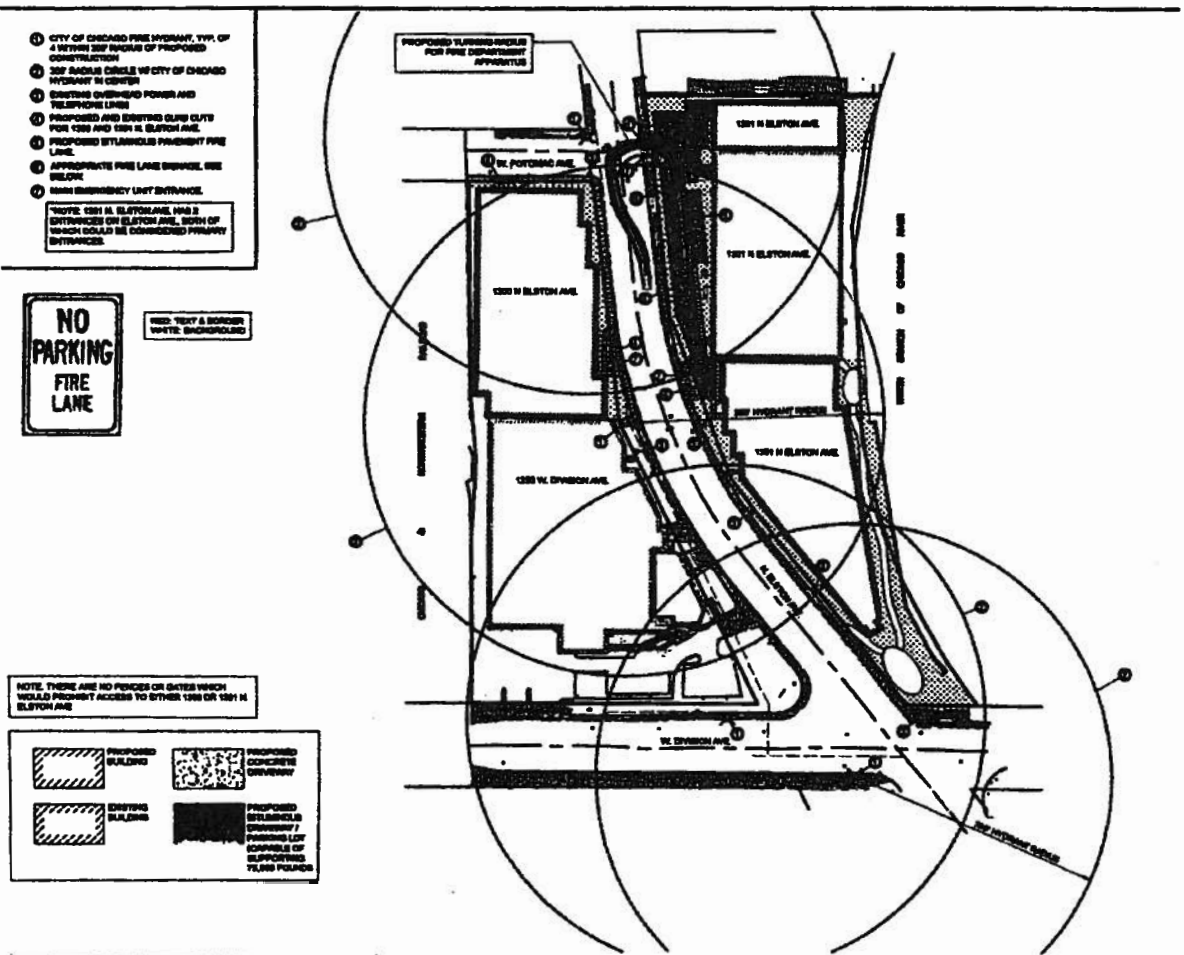
Overall Site Plan.



Subarea Map.



Fire Department Site Plan.



- 1 CITY OF CHICAGO FIRE DEPARTMENT, TYP. OF A WITHIN 200' RADIUS OF PROPOSED CONSTRUCTION
- 2 200' RADIUS CIRCLE W/ CITY OF CHICAGO HYDRANT IN CENTER
- 3 EXISTING OVERHEAD POWER AND TELEPHONE LINES
- 4 PROPOSED AND EXISTING GARDEN CURBS FOR 1308 AND 1301 N. ELSTON AVE.
- 5 PROPOSED BITUMINOUS PARKING FIRE LANE.
- 6 APPROXIMATE FIRE LANE DRIVEWAY SEE BELOW
- 7 MAIN EMERGENCY LIGHT ENTRANCE.

**NO  
PARKING  
FIRE  
LANE**

RED TEXT & BORDER  
WHITE BACKGROUND

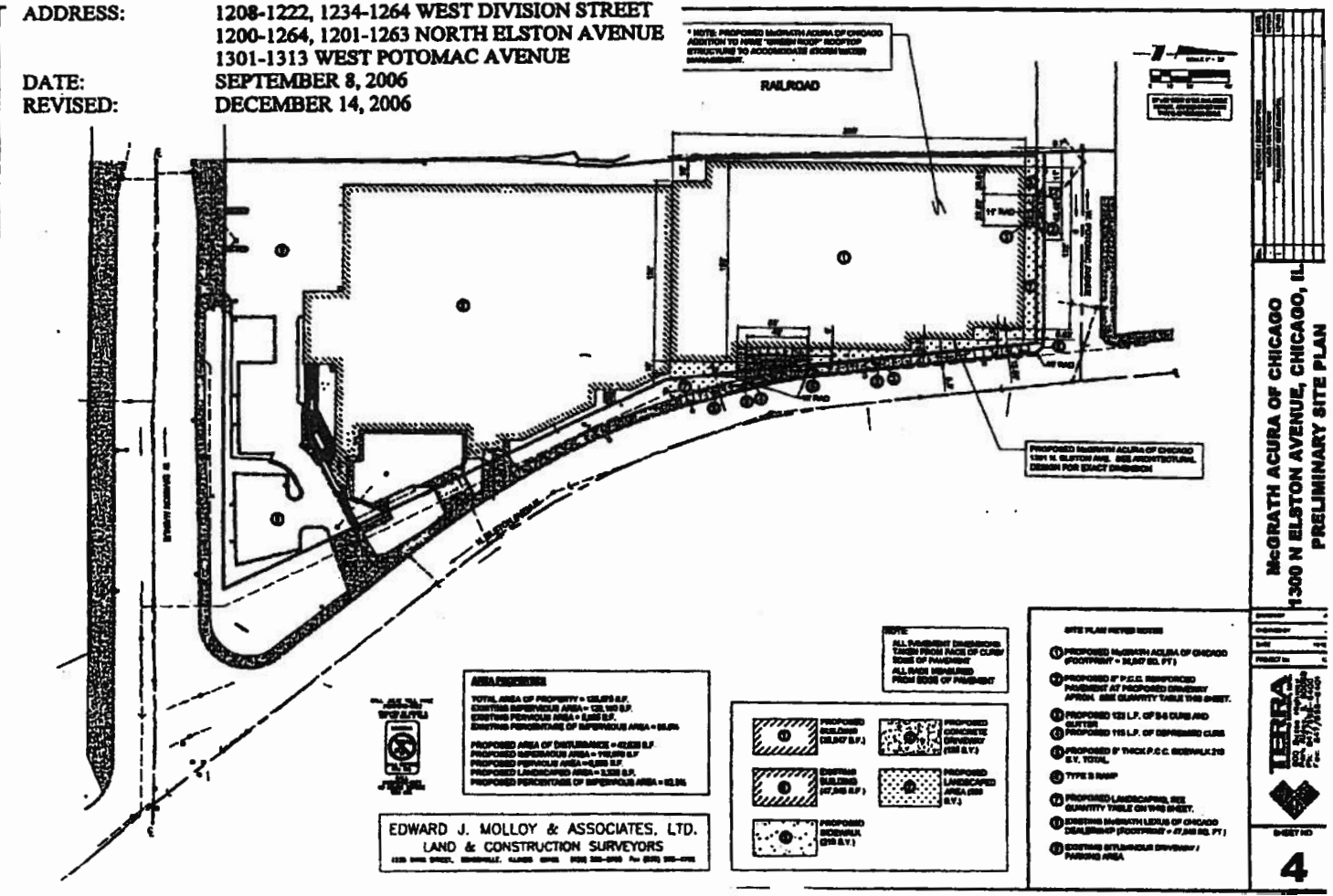
NOTE: THERE ARE NO FENCES OR GATES WHICH WOULD PRESENT ACCESS TO EITHER 1308 OR 1301 N. ELSTON AVE

	PROPOSED BUILDING		PROPOSED CONCRETE DRIVEWAY
	EXISTING BUILDING		PROPOSED BITUMINOUS DRIVEWAY / PARKING LOT CHANNELS OF SUPPORTING UTILITY POLES

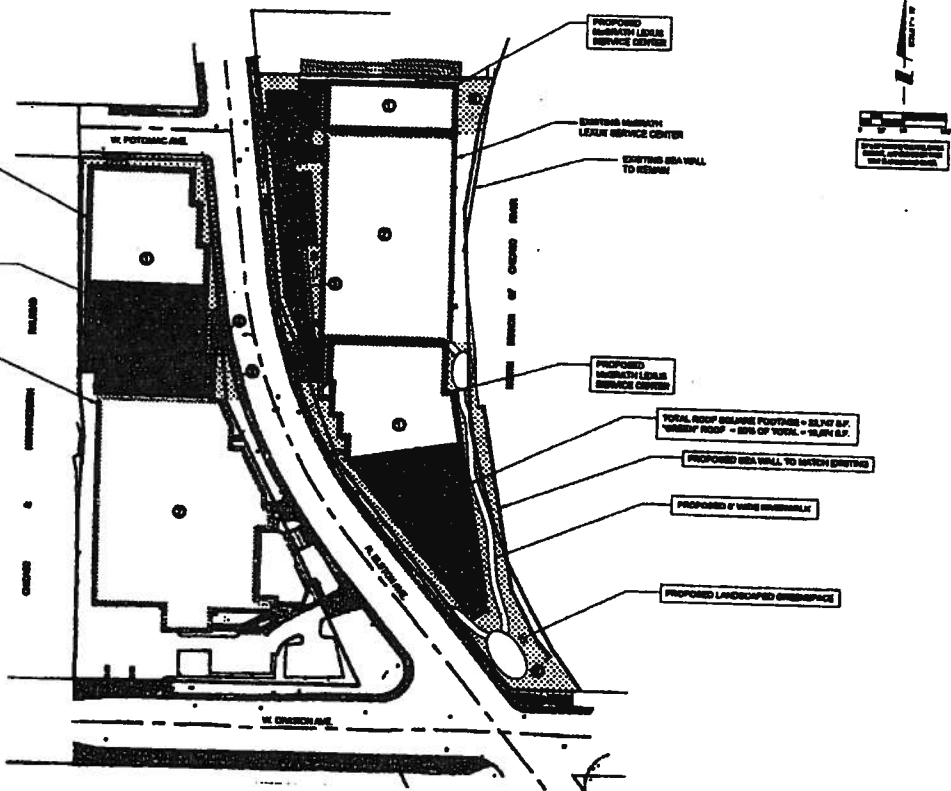


Preliminary Site Plan.  
(Page 2 of 2)

APPLICANT: MICHAEL J. MCGRATH  
ADDRESS: 1208-1222, 1234-1264 WEST DIVISION STREET  
1200-1264, 1201-1263 NORTH ELSTON AVENUE  
1301-1313 WEST POTOMAC AVENUE  
DATE: SEPTEMBER 8, 2006  
REVISED: DECEMBER 14, 2006



Green Roof Plan.



PROPOSED MESHBACK AREA OF CHICAGO, 1300 N. ELSTON AVE

TOTAL ROOF SQUARE FOOTAGE = 24,347 S.F.  
"GREEN" ROOF = 20% OF TOTAL = 4,869 S.F.

EXISTING MESHBACK LEARN OF CHICAGO, 1300 N. ELSTON AVE

PROPOSED GREENROOF LEARN SERVICE CENTER

EXISTING GREENROOF LEARN SERVICE CENTER

EXISTING BRICK WALL TO REMAIN

PROPOSED BRICK WALL TO MATCH EXISTING

PROPOSED IF WIDE OVERHANG

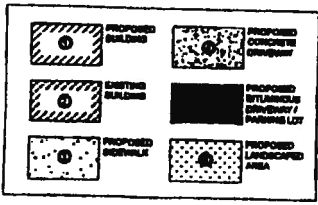
PROPOSED LANDSCAPED GREENSPACE

TOTAL ROOF SQUARE FOOTAGE = 24,347 S.F.  
"GREEN" ROOF = 20% OF TOTAL = 4,869 S.F.

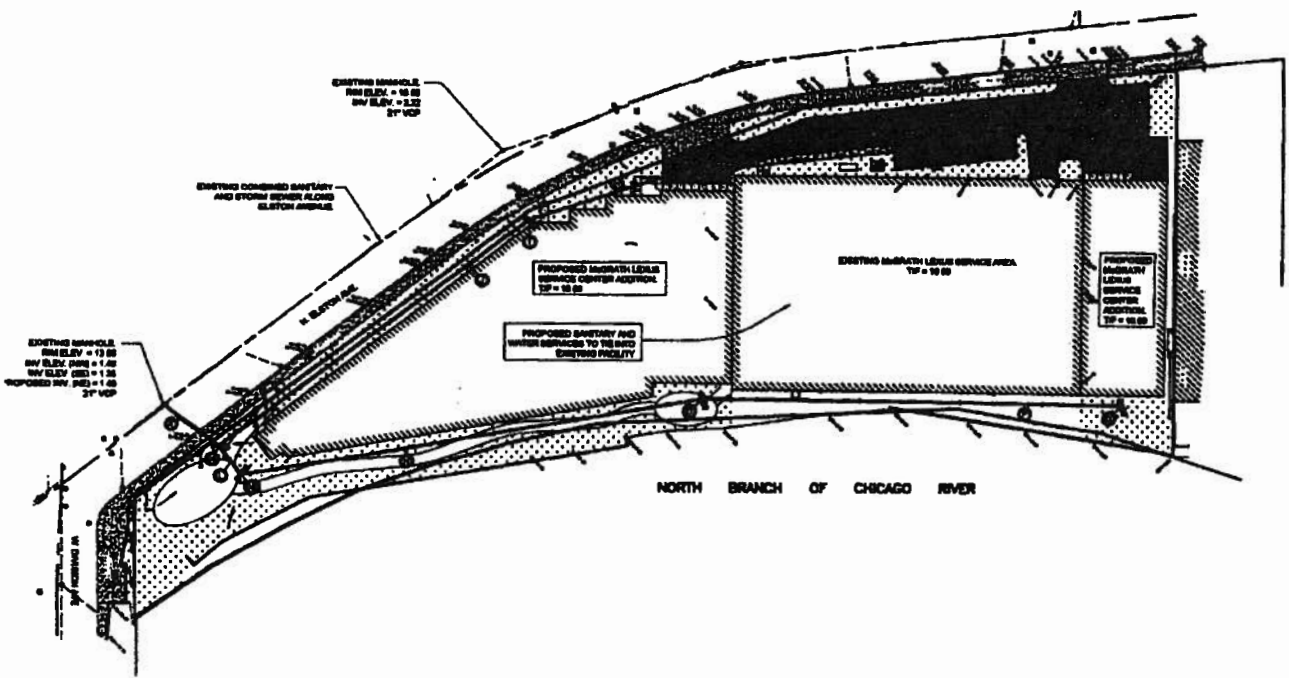
**EXISTING AREA PROVIDED**

TOTAL AREA OF PROJECT = 204,700 S.F.  
EXISTING IMPERVIOUS AREA = 227,000 S.F.  
EXISTING PERVIOUS AREA = 24,700 S.F.  
EXISTING PERCENTAGE OF IMPERVIOUS AREA = 60.7%

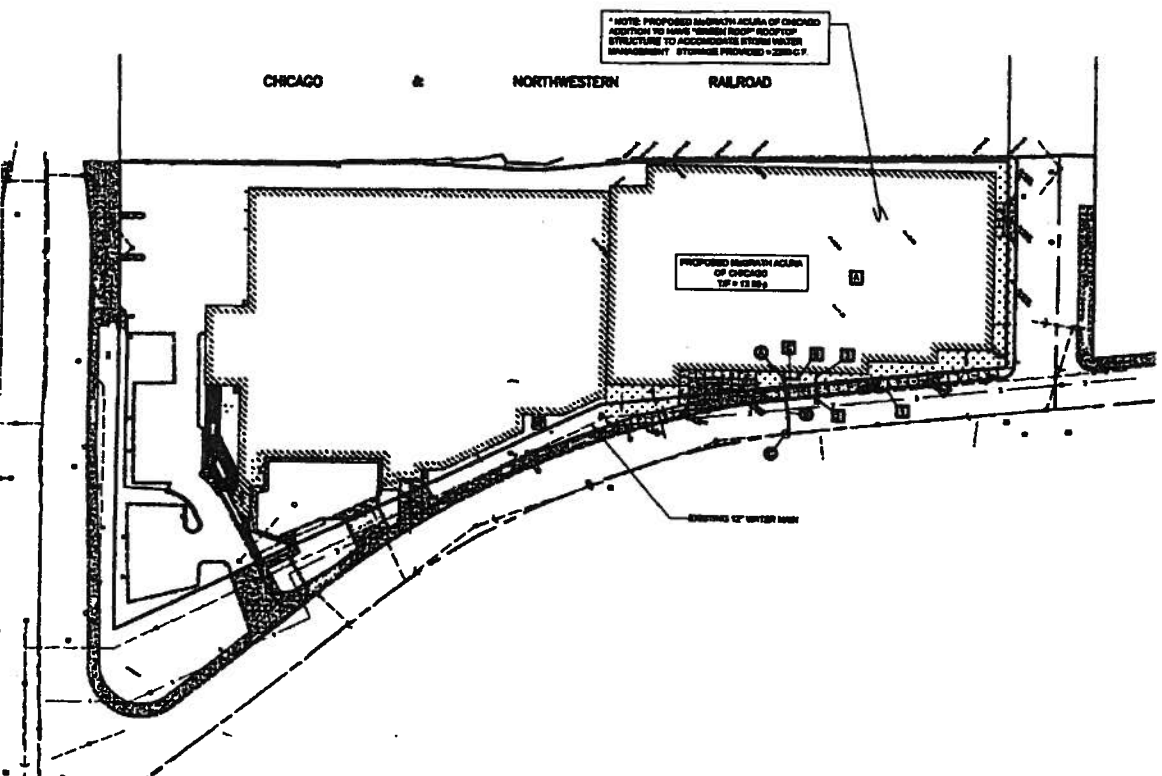
PROPOSED AREA OF DISTURBANCE = 127,200 S.F.  
PROPOSED IMPERVIOUS AREA = 24,840 S.F.  
PROPOSED PERVIOUS AREA = 4,360 S.F.  
PROPOSED LANDSCAPED AREA = 24,840 S.F.  
PROPOSED PERCENTAGE OF IMPERVIOUS AREA = 55.7%



Utility And Grading Plan.  
(Page 1 of 2)



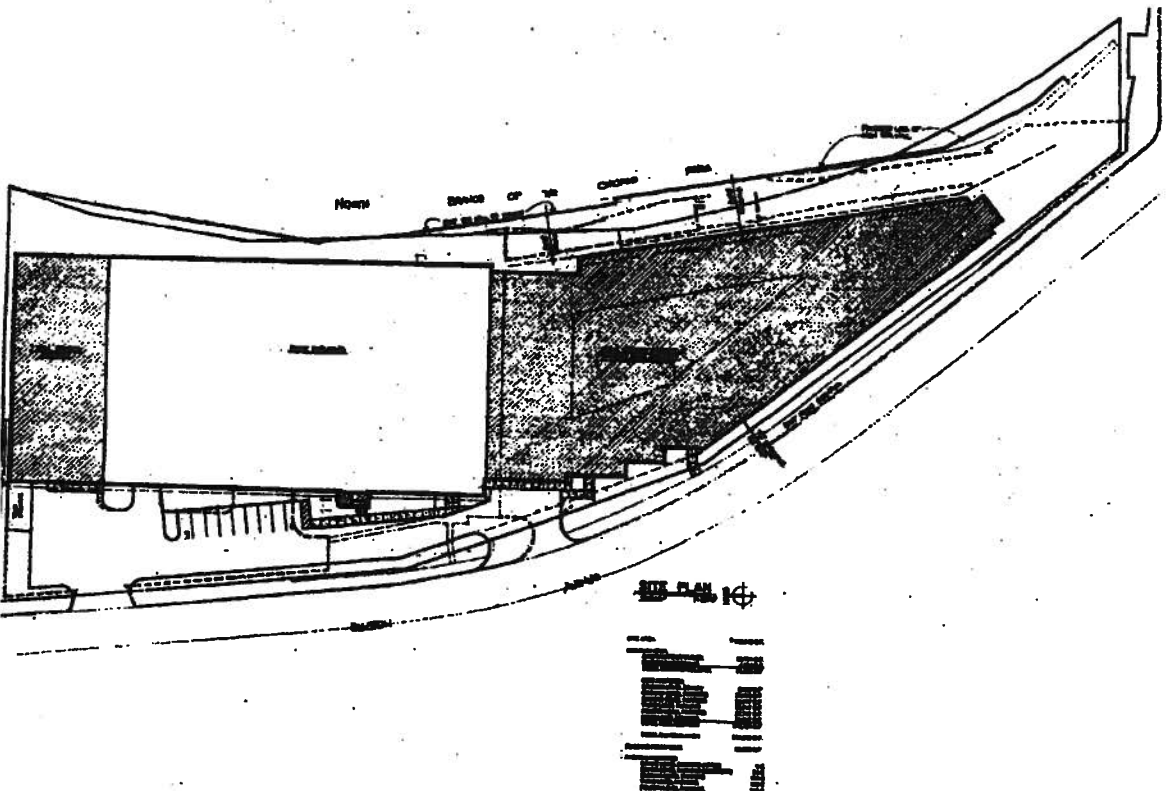
Utility And Grading Plan.  
(Page 2 of 2)



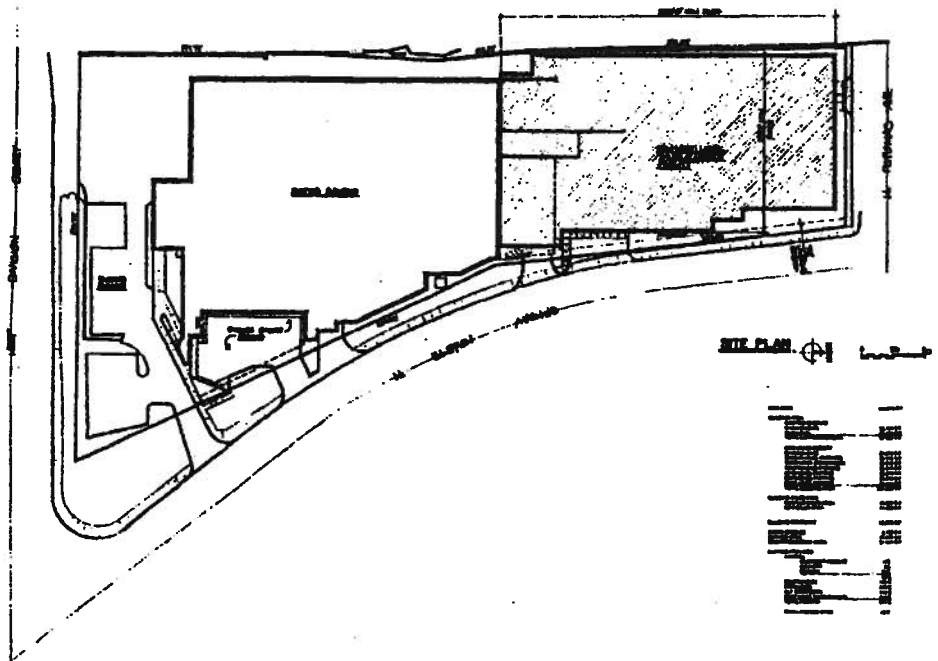




Site Plan.  
(Page 1 of 2)



Site Plan.  
(Page 2 of 2)

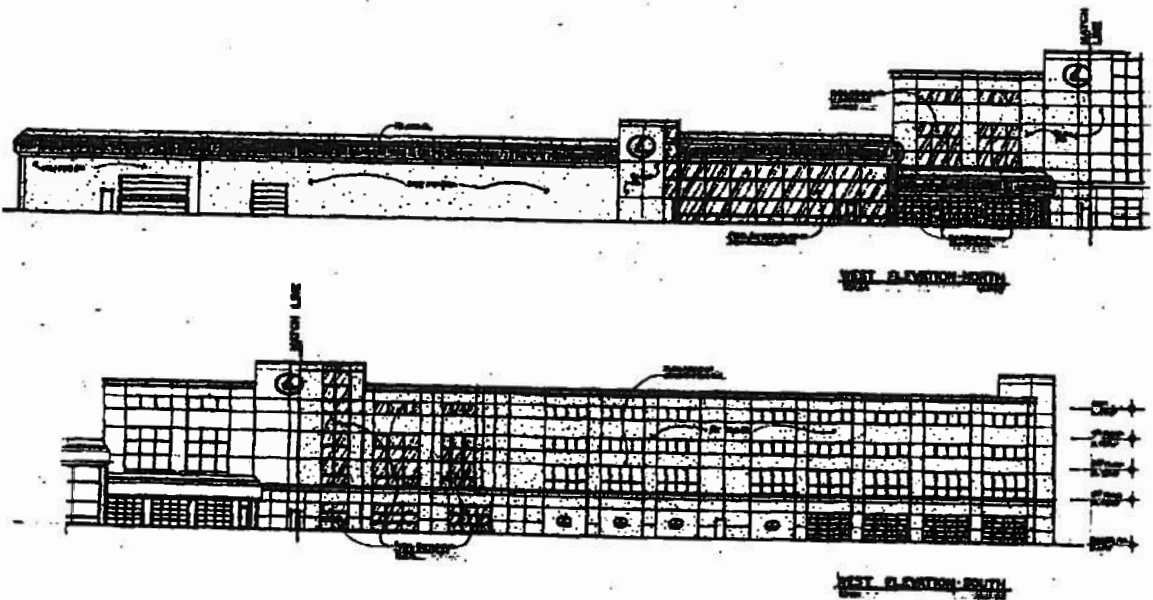


2/7/2007

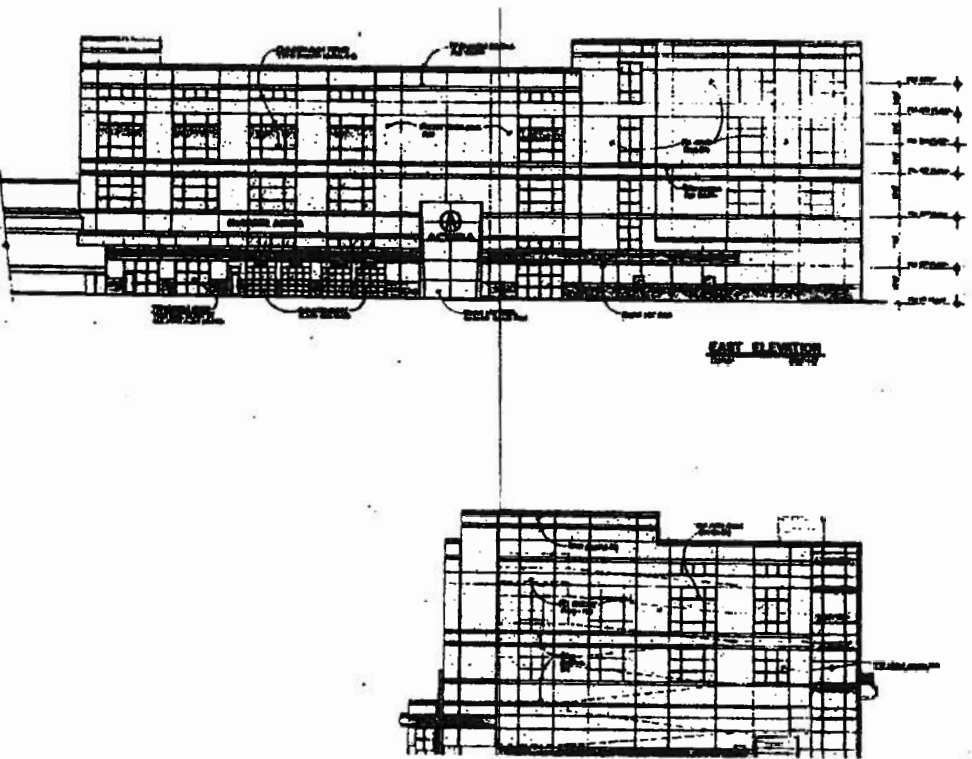
REPORTS OF COMMITTEES

98673

Building Elevations.  
(Page 1 of 4)



Building Elevations.  
(Page 2 of 4)

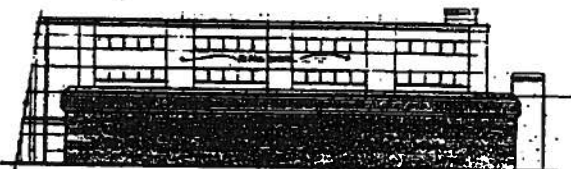
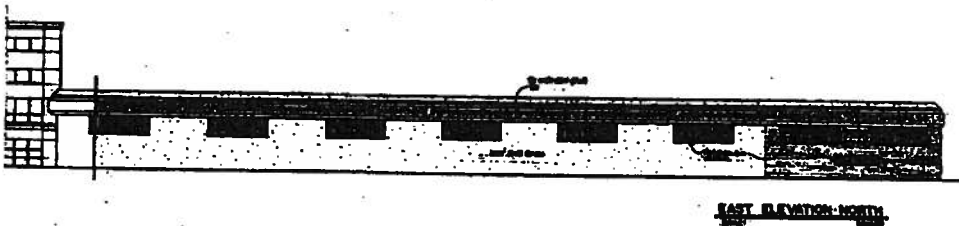
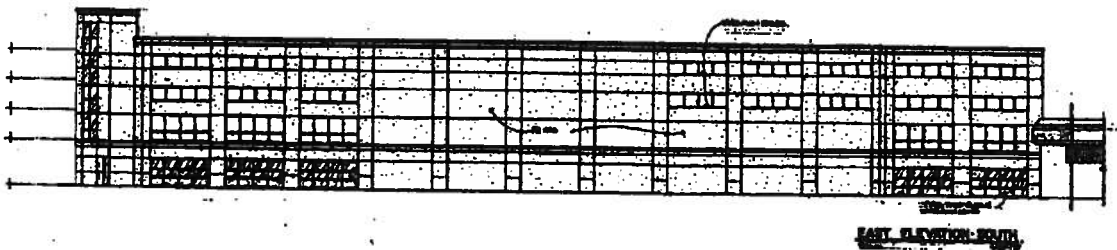


2/7/2007

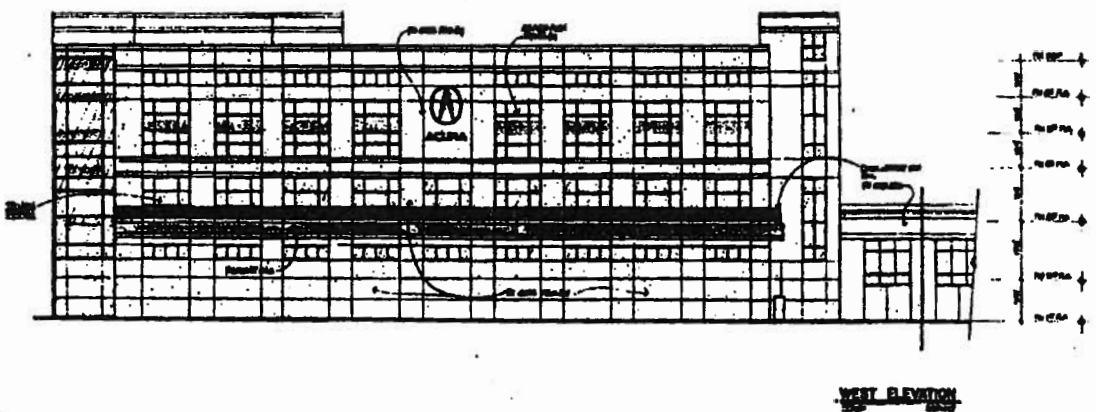
REPORTS OF COMMITTEES

98675

Building Elevations.  
(Page 3 of 4)



Building Elevations.  
(Page 4 of 4)

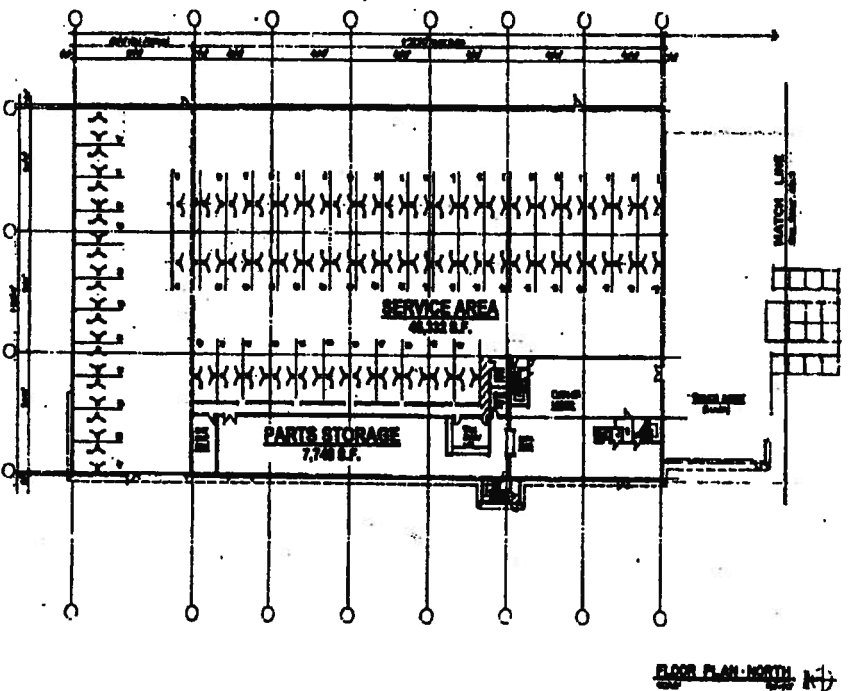


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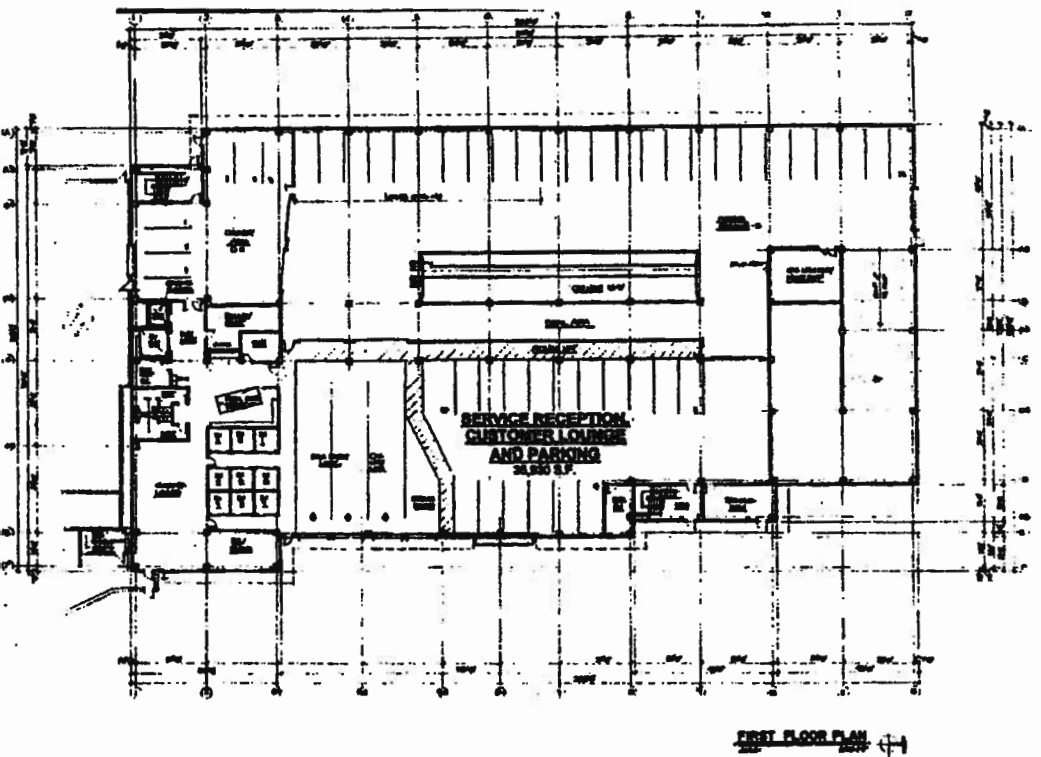
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Floor Plan -- North.



First Floor Plan.

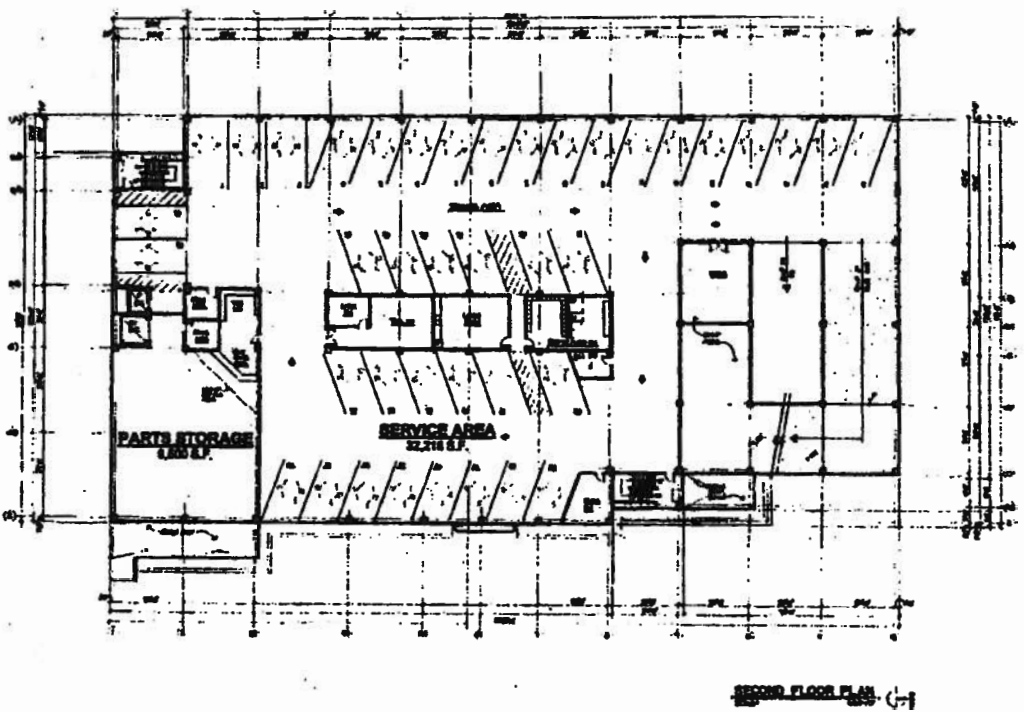


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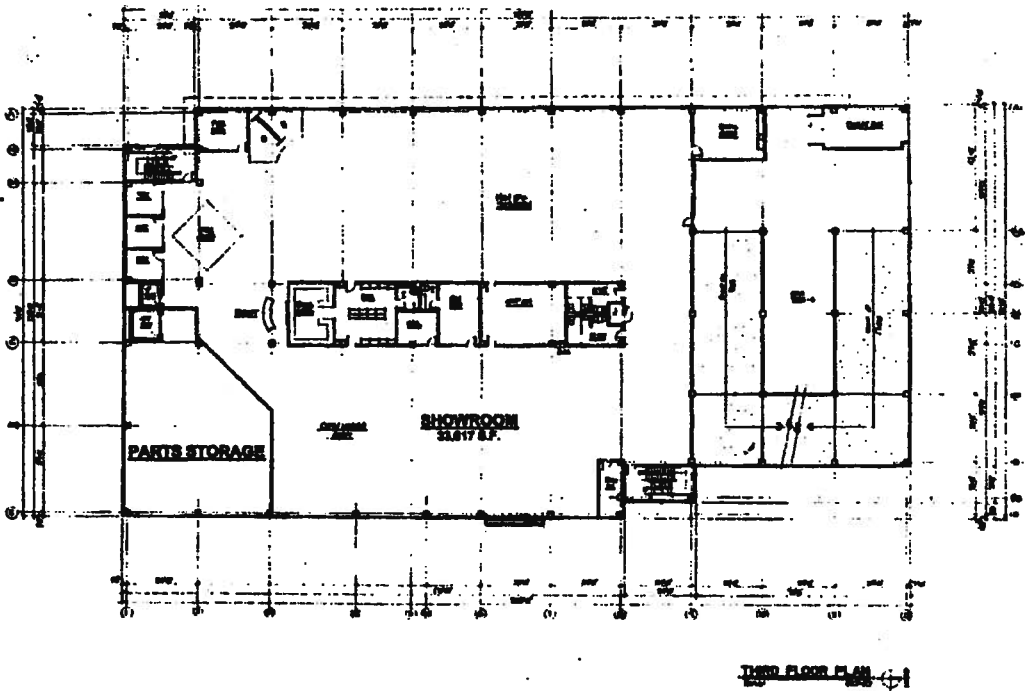
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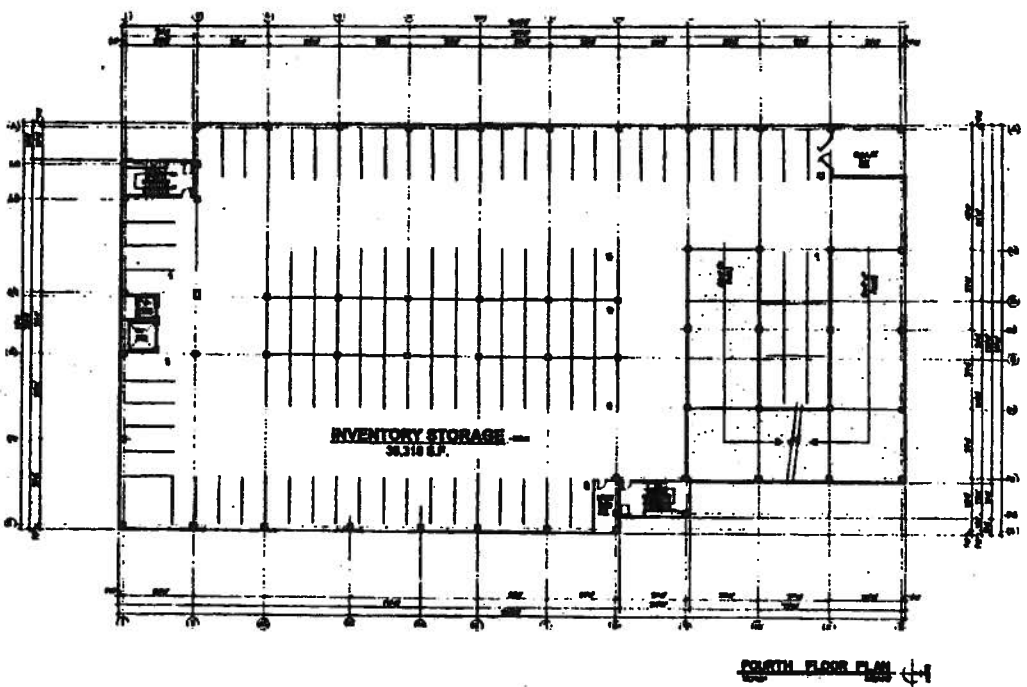
Second Floor Plan.



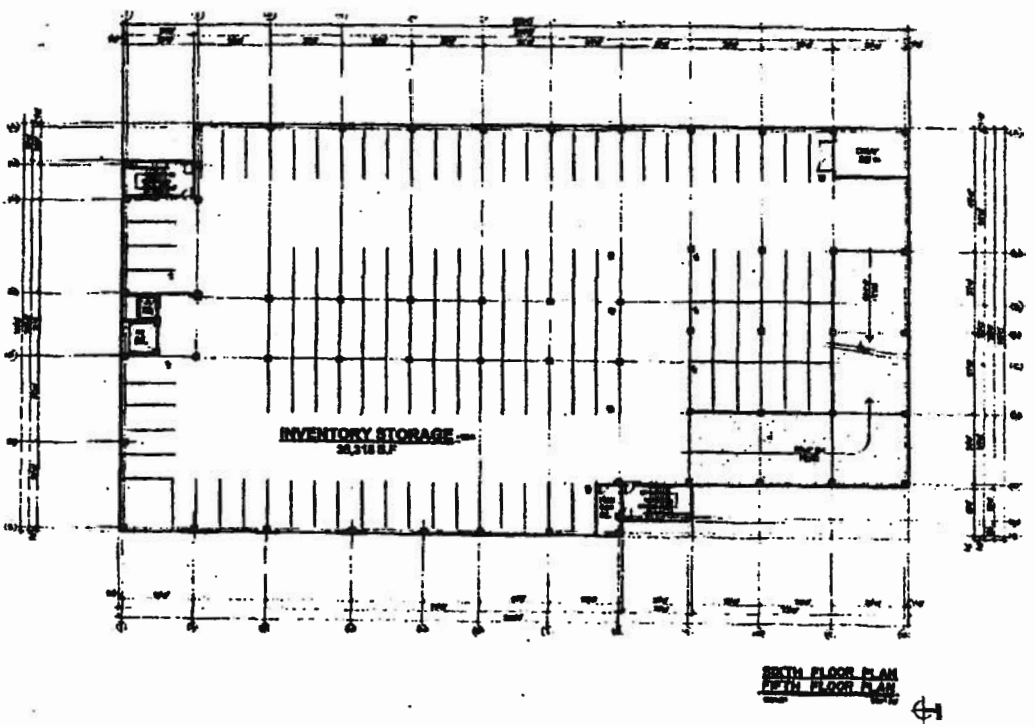
Third Floor Plan.



Fourth Floor Plan.



Fifth And Sixth Floor Plans.

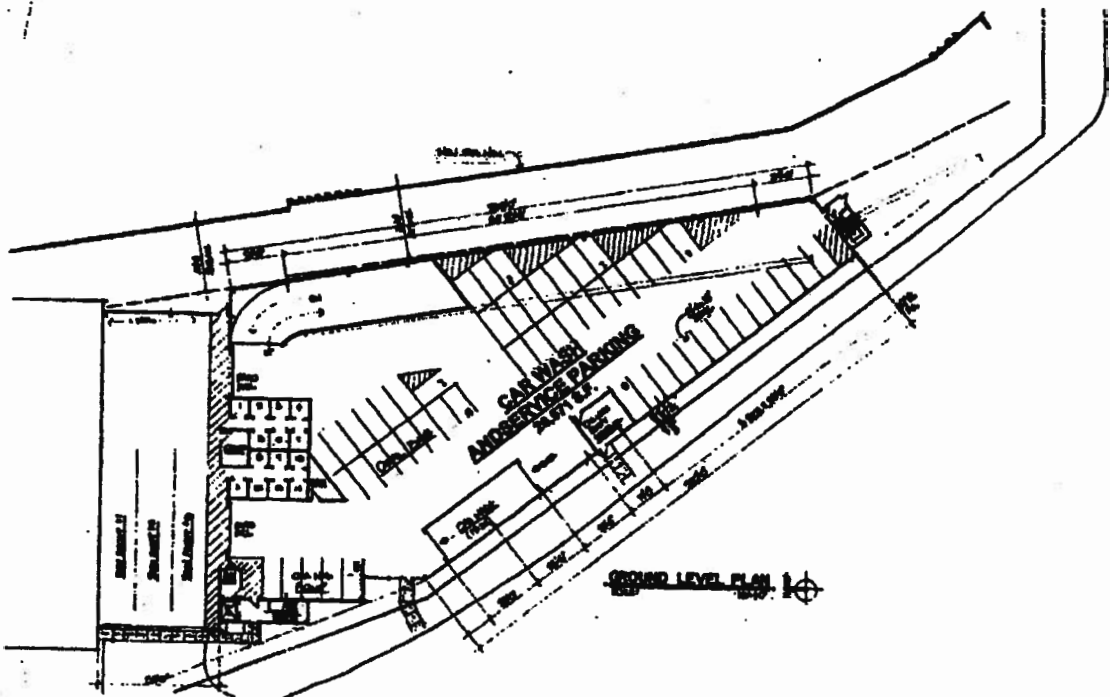


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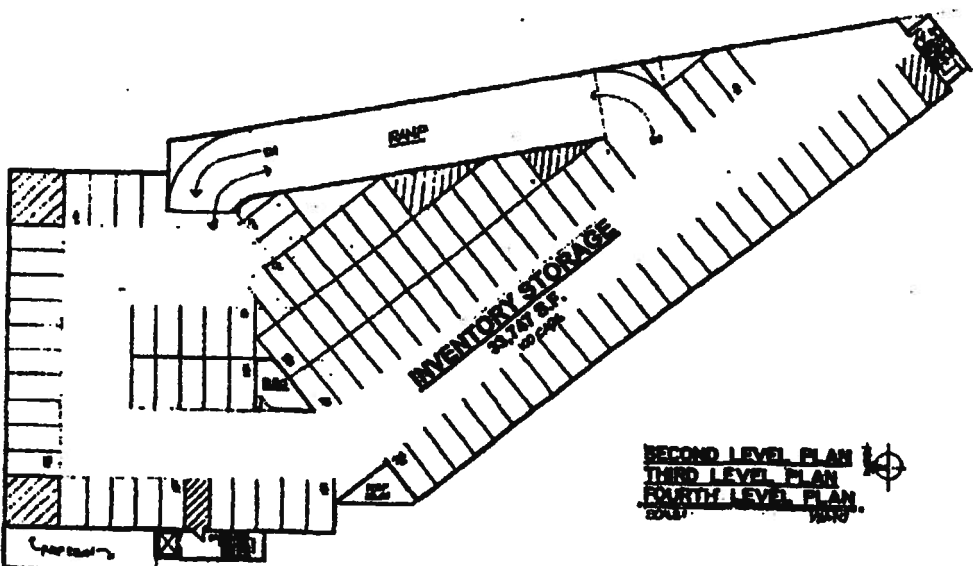
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Ground Level Plan.



Second, Third And Fourth Level Plans.

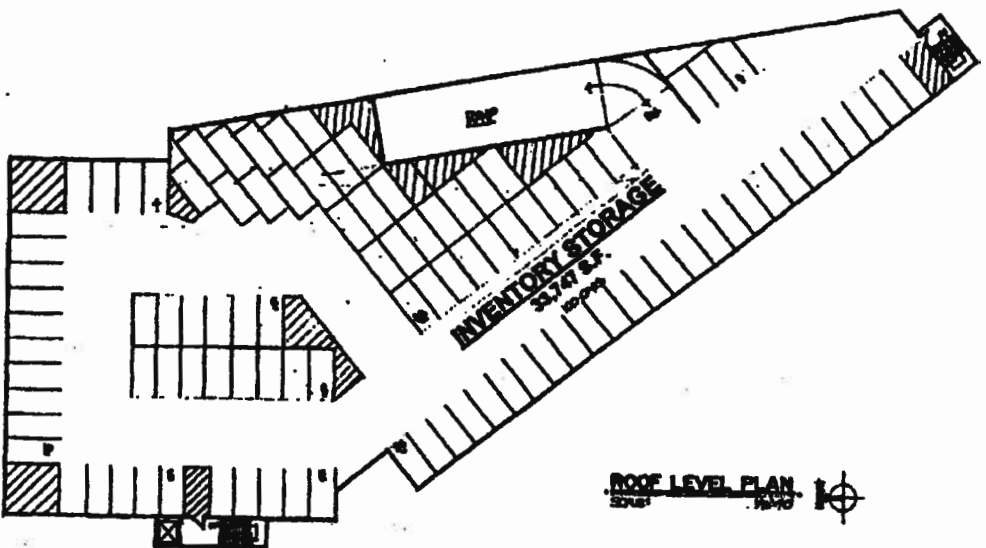


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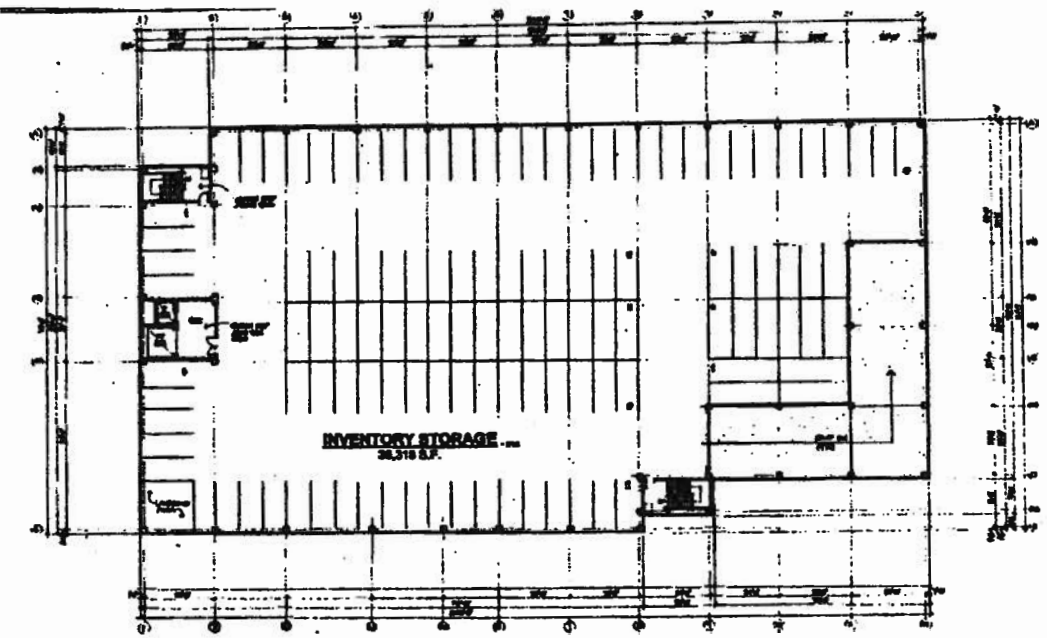
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Roof Level Plan.



Roof Plan.  
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Roof Plan.  
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