

# PD 1222

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DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

October 17, 2024

Louie Greenebaum  
Burnham Nationwide  
111 W. Washington  
Chicago, IL 60602

**Re: PD 1222, 2501 N. Elston Avenue**

Dear Mr. Greenebaum:

In response to your recent request, please be advised that the subject property is zoned Waterway Business Planned Development Number 1222 ("PD 1222").

Pursuant to Statement 5 of PD 1222, the following uses are permitted within the Planned Development and at the subject site: all types of vehicle sales and service uses, including without limitation motor vehicle sales and service, repair, washing and cleaning, and outdoor storage of vehicle inventory (excluding vehicle storage and towing with outdoor storage as a principal use); incidental and accessory uses and accessory parking. The following uses are not allowed: heavy equipment sales or rental; recreational vehicle or boat storage.

Sincerely,

Patrick Murphey  
Zoning Administrator

PM:tm

C: Mike Marmo, Janice Hill, Main file

Reclassification Of Area Shown On Map No. 7-H.  
(As Amended)  
(Application No. 21131)  
(Common Address: 2501 N. Elston Ave.)

WBPD 1222, 99

[SO2022-2635]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Waterway-Business Planned Development Number 1222 symbols and indications as shown on Map Number 7-H in the area bounded by:

a line 523.39 feet southeasterly from and parallel with the northwesterly line of vacated Snow Street, extending northeasterly from the centerline of North Elston Avenue a distance of 312.63 feet; a line parallel with North Damen Avenue extending from the previous point a distance of 257.83 feet to the westerly dock line of the North Branch of the Chicago River; the North Branch of the Chicago River; a line 25 feet west of and parallel to North Damen Avenue, running a distance of 41.44 feet; a line from and perpendicular to the previous point running 25 feet easterly to the east line of North Damen Avenue; North Damen Avenue to a point 355.08 feet south of the North Branch of the Chicago River; a line extended west to a point 19.98 feet from the westerly line of North Damen Avenue; a line approximately 294.92 feet in length and parallel with the northwesterly line of vacated Snow Street extended in a southwesterly direction from the previous point to North Elston Avenue; and North Elston Avenue,

to those of a C3-3 Commercial, Manufacturing and Employment District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the Waterway-Business Planned Development Number 1222 symbols and indications as shown on Map Number 7-H in the area bounded by:

a line 523.39 feet southeasterly from and parallel with the northwesterly line of vacated Snow Street, extending northeasterly from the centerline of North Elston Avenue a distance of 312.63 feet; a line parallel with North Damen Avenue extending from the previous point a distance of 257.83 feet to the westerly dock line of the North Branch of the Chicago River; the North Branch of the Chicago River; a line 5.08 feet southeasterly from and parallel with the northwesterly line of vacated Snow Street; and North Elston Avenue,

to those of Waterway-Business Planned Development Number 1222, as amended.

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

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

*Waterway-Business Planned Development No. 1222, As Amended.*

*Planned Development Statements.*

1. The area delineated herein as Waterway-Business Planned Development Number 1222, as amended ("Planned Development") consists of approximately 221,217 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). Delta Real Estate Holdings, LLC is the owner of the Property and is the "Applicant" for this Planned Development.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance (the "Zoning Ordinance"), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Chicago Department of Transportation ("CDOT") on behalf of the Applicant or its successors, assigns or grantees and approval by the Chicago City Council.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans.

All ingress or egress shall be subject to the review and approval of the Departments of Planning and Development and Transportation prior to granting any Part II approval. Any changes to the Site Plan as a result of both the Departments' review shall be processed as a minor change pursuant to Section 17-13-0611 of the Zoning Ordinance and a stamped CDOT plan. 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.

All work proposed in the public way must be designed and constructed in accordance with the 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 Department of Transportation.

4. This plan of development consists of (i) these 16 Statements; (ii) a Bulk Regulations and Data Table; and (iii) the following exhibits and plans attached hereto prepared by Gensler and dated September 21, 2022, and November 17, 2022 (the "Plans"): an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; an Overall Site Plan; a Landscape Plan; Building Elevations (north, south, east and west); and a Green Roof Plan. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are permitted in the area delineated herein as Waterway-Business Planned Development Number 1222, as amended: All types of vehicle sales and service uses, including without limitation motor vehicle sales and service, repair, washing and cleaning, and outdoor storage of vehicle inventory (excluding vehicle storage and towing with outdoor storage as a principal use); incidental and accessory uses and accessory parking. The following uses are not allowed: heavy equipment sales or rental; recreational vehicle or boat storage.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of DPD. Off-premises signs are prohibited within the boundary of the Planned Development. The maximum allowed sign area in the Planned Development shall be calculated as five times the street frontage.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 221,217 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 DPD. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The buildings constructed pursuant to this P.D. shall be certified under the Leadership in Energy and Environmental Design ("LEED") Green Building Rating System and shall include a green roof which covers a minimum of 50 percent of each building's net roof area, consisting of a green roof area of approximately 34,000 square feet. All buildings constructed in this Planned Development shall conform to the City of Chicago Sustainable Development Policy Matrix in effect on the date of approval of this Planned Development.
15. 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 contained in the Waterway Planned Development guidelines contained in the Zoning Ordinance, and the Chicago River Corridor Design Guidelines and Standards. To further these goals, the applicant agrees to: (a) provide a landscaped 30-foot-wide river setback and continuous riverside trail as indicated on the Site Plan and Landscape Plan; and (b) permit public access and connection of such setback and trail to the setback and trail of either adjacent property when the river edge of either adjacent property is similarly improved. All improvements within the river setback must be substantially completed prior to receipt of a Certificate of Occupancy for the principal building, provided that planting may be delayed, if consistent with good landscape practice, but not longer than one year following receipt of the occupancy certificate.

16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to an M3-3 Heavy Industry District. The City acknowledges that, for purposes of Section 17-13-0612 of the Zoning Ordinance, construction of the improvements contemplated by this Planned Development did commence and were completed in the timeframes required by Section 17-13-0612-A.

[Boundary and Property Line Map; Existing Zoning Map; Existing Land-Use Map; Overall Site Plan; Landscape Plan; North, South, East and West Building Elevations; and Green Roof Plan referred to in these Plan of Development Statements printed on pages 58599 through 58608 of this *Journal*.]

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

*Waterway-Business Planned Development No. 1222, As Amended*

*Bulk Regulations And Data Table.*

Gross Site Area (Total) <sup>(1),(2)</sup> :	238,449 square feet
Area of Public Rights-of-Way (Total):	17,232 square feet
Net Site Area (Total):	221,217 square feet
Maximum Floor Area Ratio:	1.0
Minimum Off-Street Accessory Parking Spaces:	152
Minimum Number of Bicycle Parking Spaces:	0
Maximum Building Height:	90 feet
Minimum Setbacks:	In per approved site plan

(1) Excludes area within the north branch of the Chicago River.

(2) The property formerly designated as Subarea B has been, by this amendment, removed from the boundaries of the P.D.

EXISTING LAND USE MAP

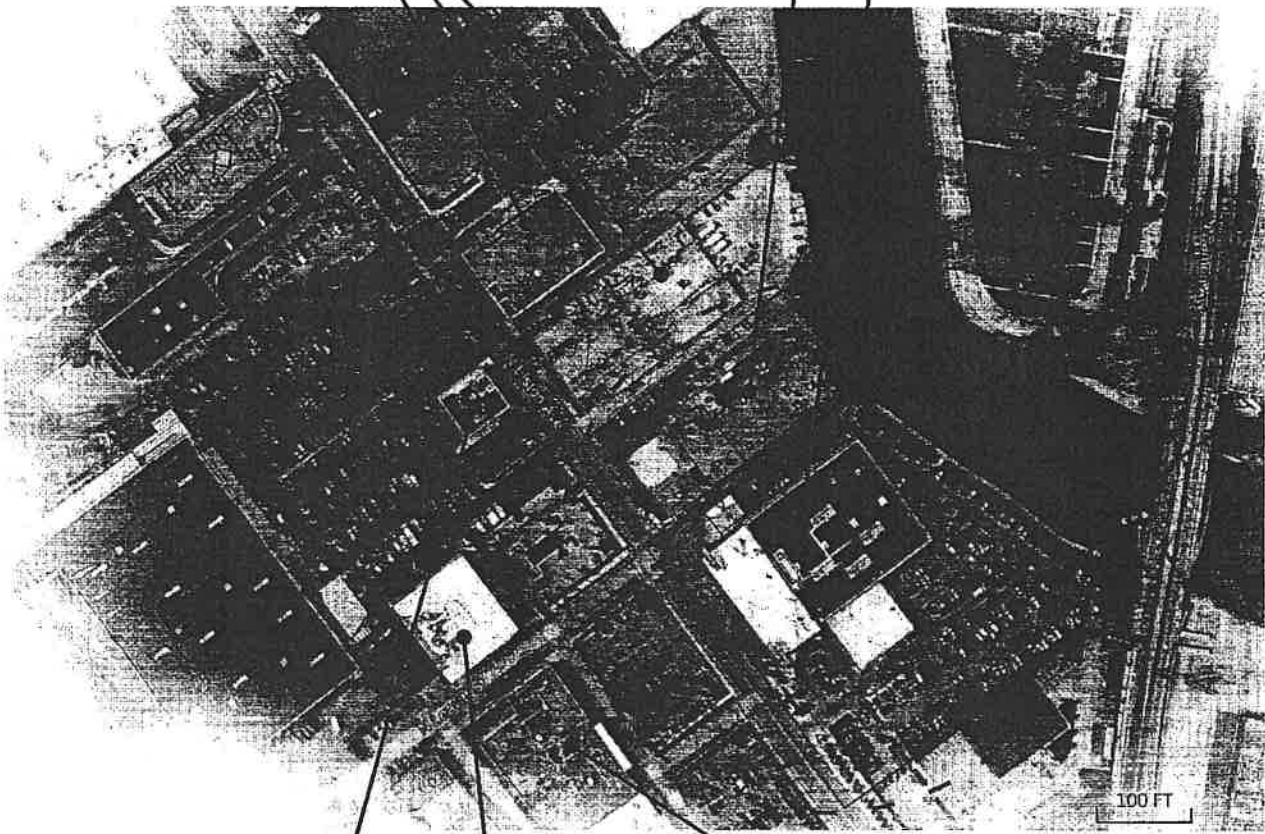
FINAL FOR PUBLICATION



HEIGHT: 1 STORY  
CLASSIFICATION: COMMERCIAL,  
OFFICE, AND LIGHT INDUSTRY

HEIGHT: 2 STORY  
CLASSIFICATION: COMMERCIAL,  
OFFICE, AND LIGHT INDUSTRY

HEIGHT: 2 STORY  
CLASSIFICATION: AUTO SALES  
& SERVICE



HEIGHT: 1 STORY  
CLASSIFICATION: RETAIL

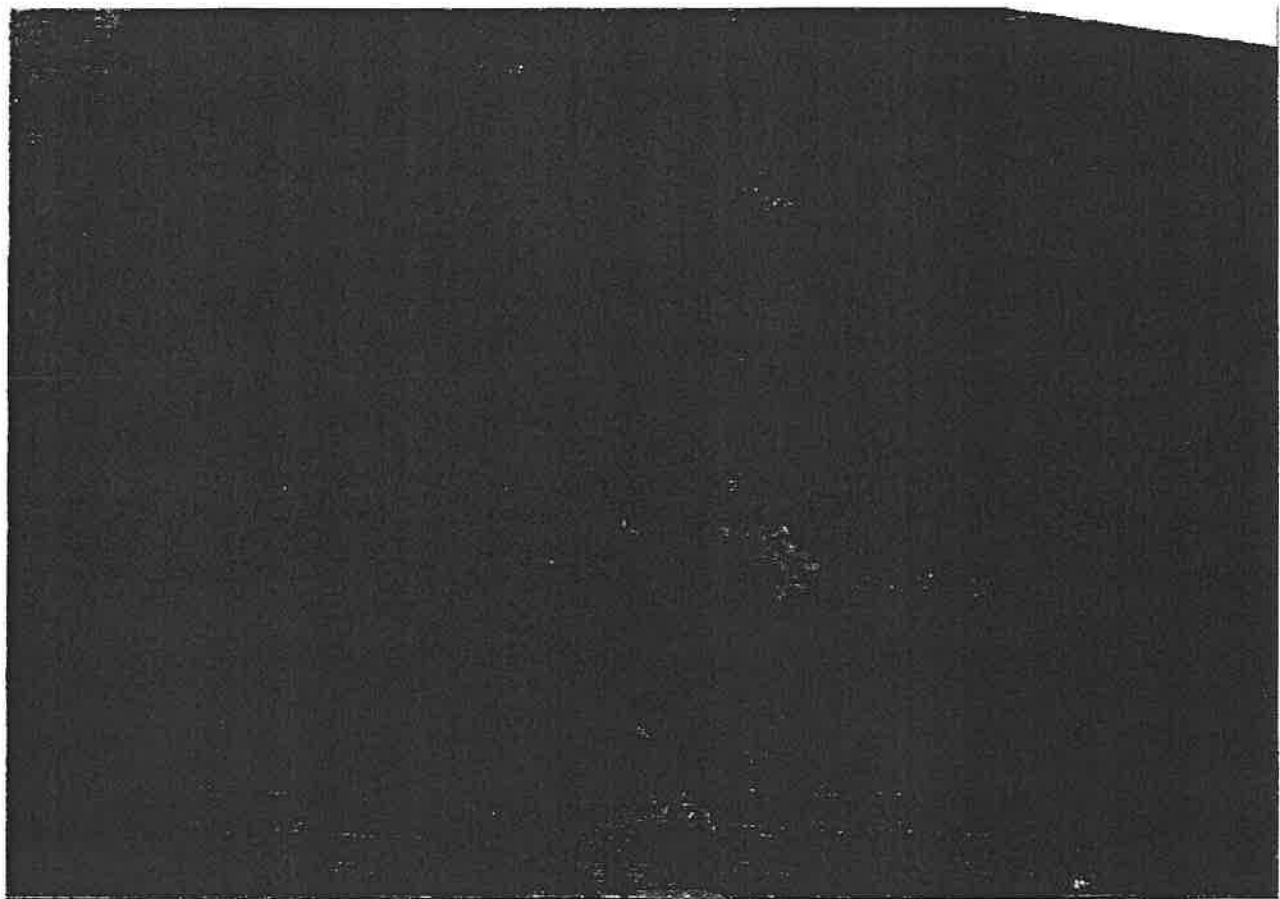
HEIGHT: 2 STORY  
CLASSIFICATION: RETAIL

HEIGHT: 1 STORY  
CLASSIFICATION: RETAIL

Applicant: Delta Real Estate Holdings, LLC  
Address: 2501 N. Elston Avenue, Chicago, IL  
Introduced: September 21, 2022  
Plan Commission: November 17, 2022

EXISTING ZONING MAP

FINAL FOR PUBLICATION




Applicant: Delta Real Estate Holdings, LLC  
Address: 2501 N. Elston Avenue, Chicago, IL  
Introduced: September 21, 2022  
Plan Commission: November 17, 2022

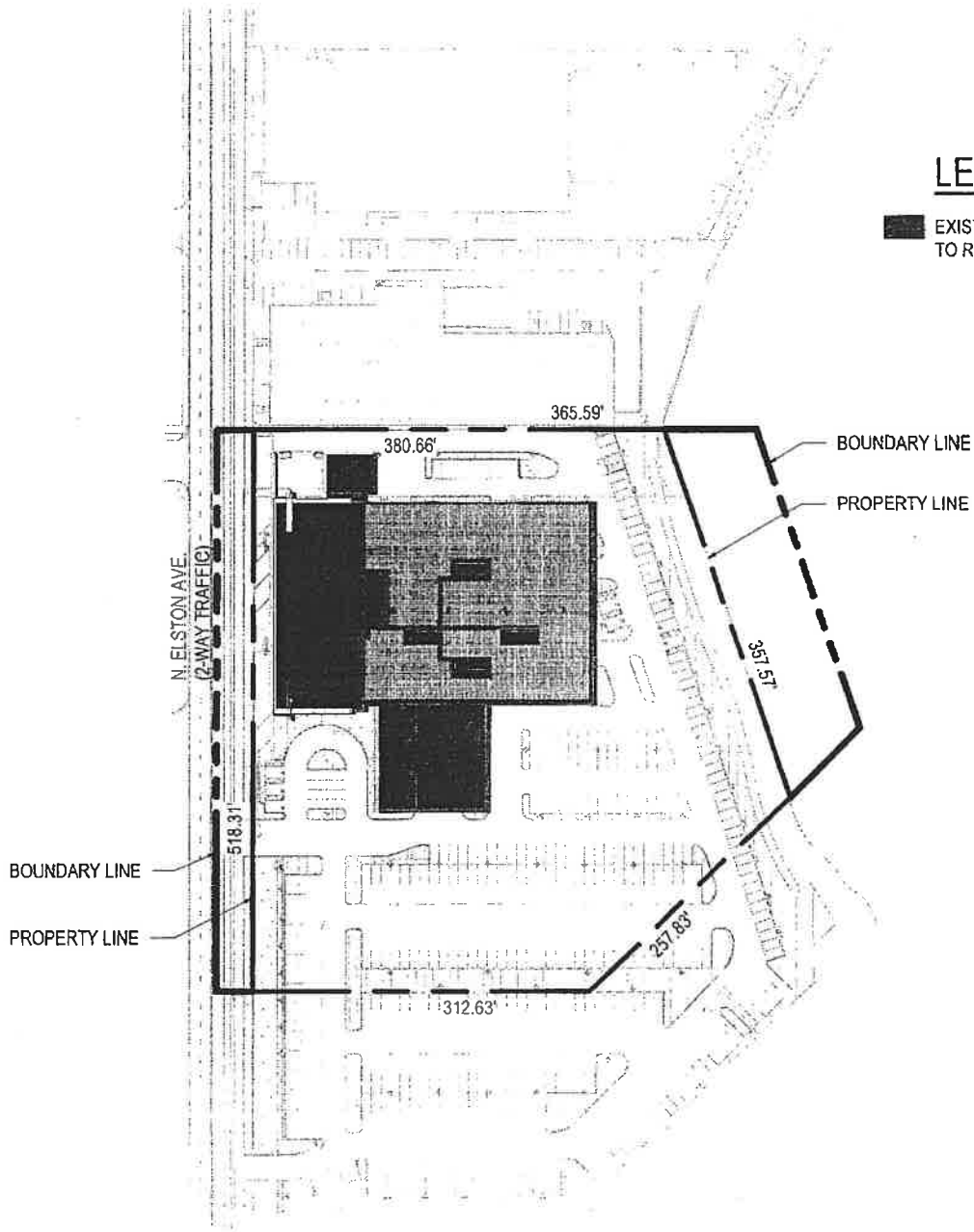
FINAL FOR PUBLICATION

PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP



LEGEND

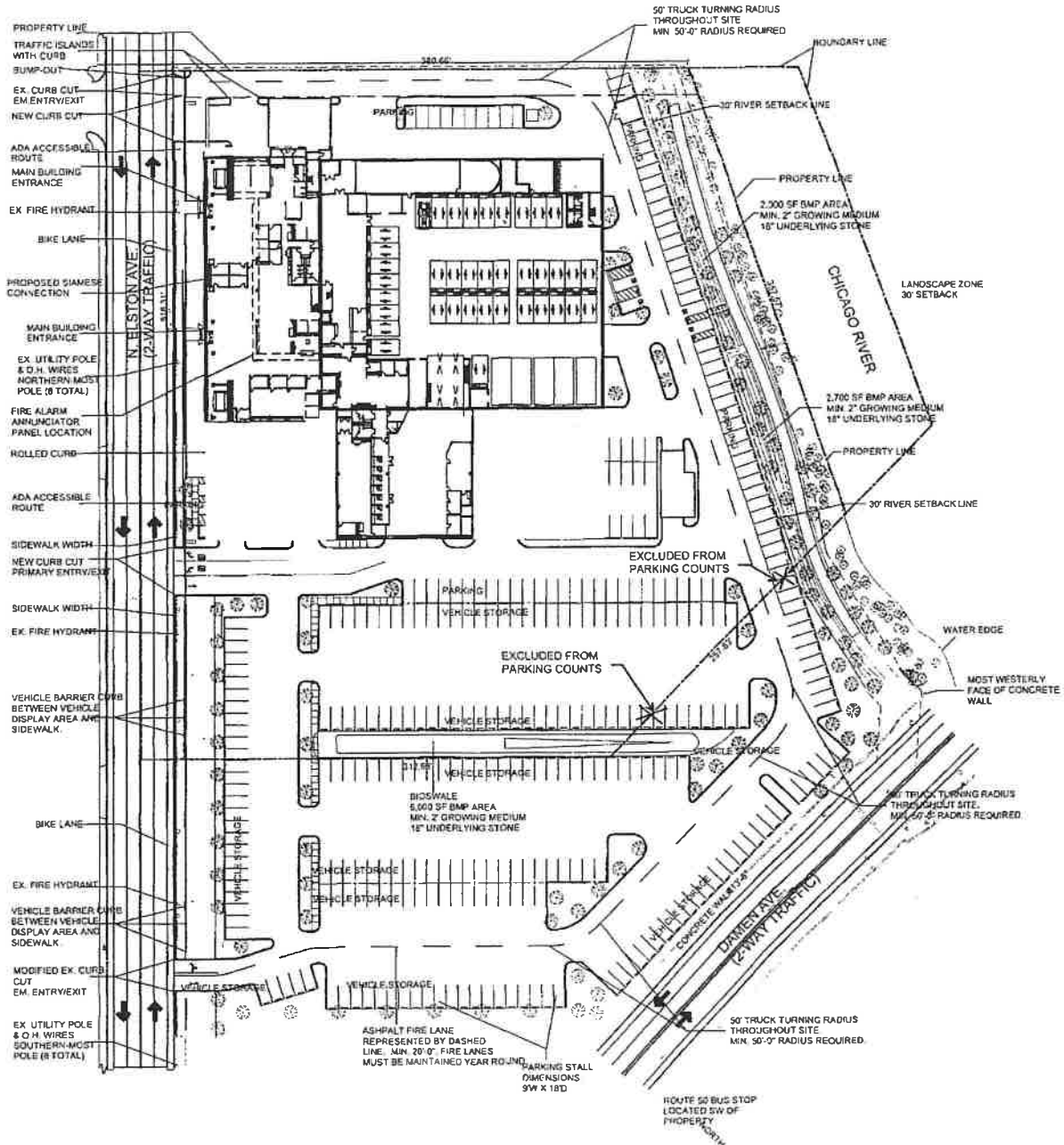
 EXISTING BUILDING TO REMAIN



Applicant: Delta Real Estate Holdings, LLC  
Address: 2501 N. Elston Avenue, Chicago, IL  
Introduced: September 21, 2022  
Plan Commission: November 17, 2022

PLANNED DEVELOPMENT NO. 1222, AS AMENDED  
OVERALL SITE PLAN

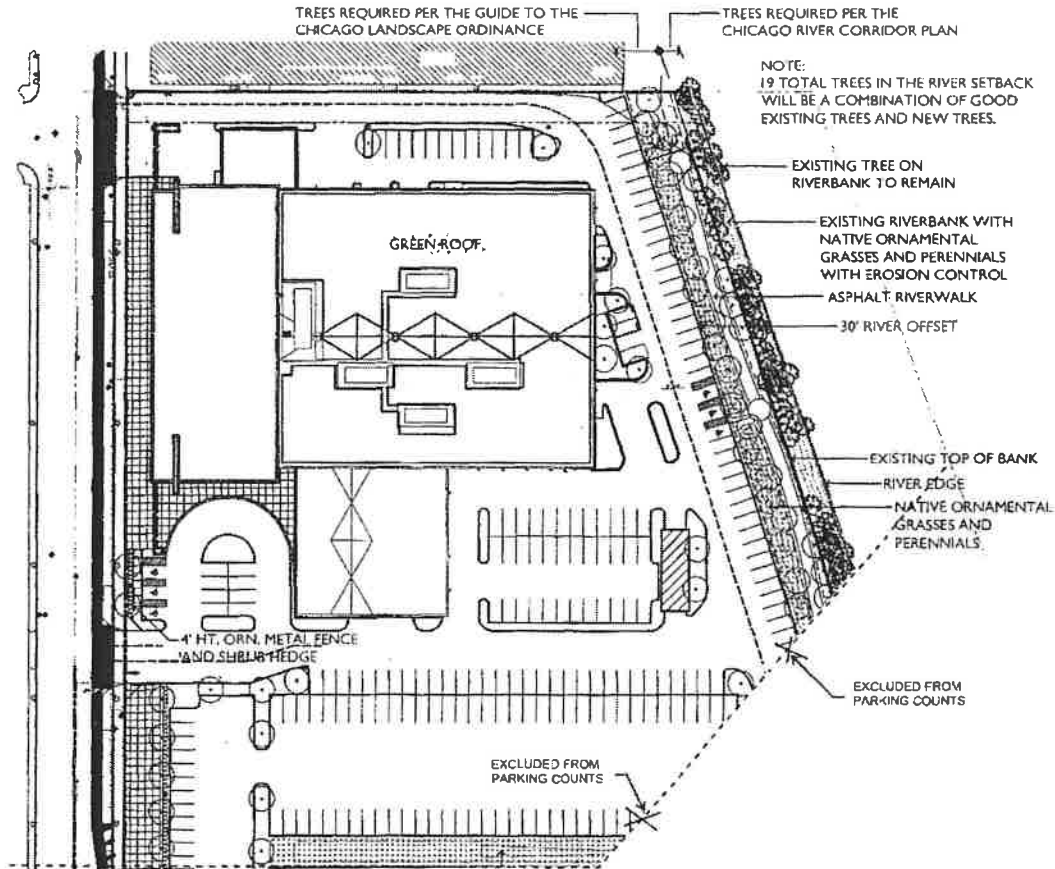
FINAL FOR PUBLICATION



Applicant: Delta Real Estate Holdings, LLC  
 Address: 2501 N. Elston Avenue  
 Date Introduced: September 21, 2022  
 Plan Commission Date: November 17, 2022

PLANNED DEVELOPMENT NO.1222, AS AMENDED  
LANDSCAPE PLAN

FINAL FOR PUBLICATION

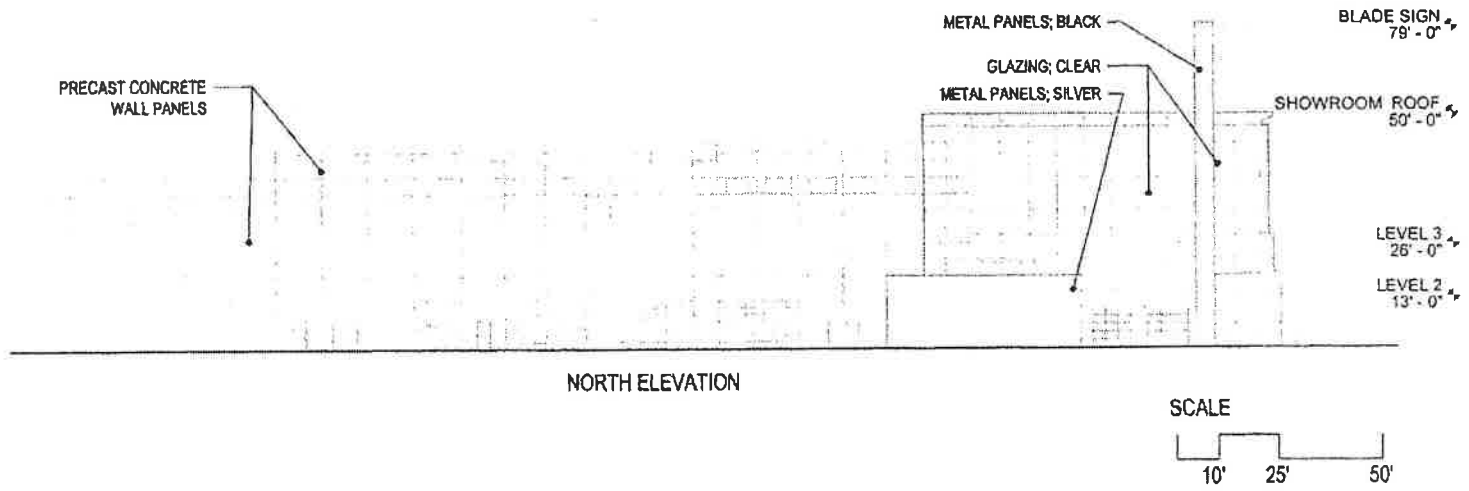


NORTH

Applicant: Delta Real Estate Holdings, LLC  
 Address: 2501 N Elston Avenue  
 Date Introduced: September 21, 2022  
 Plan Commission Date: November 17, 2022

VEHICULAR USE AREA PLANTING REQUIRED:	18,710 SF
VEHICULAR USE AREA PLANTING PROPOSED:	30,738 SF
VEHICULAR USE AREA TREES REQUIRED:	90
VEHICULAR USE AREA TREES PROPOSED:	90
DAHEN AVENUE SCREENING TREES REQUIRED:	0
DAHEN AVENUE SCREENING TREES PROPOSED:	0
ELSTON AVENUE SCREENING TREES REQUIRED:	14
ELSTON AVENUE SCREENING TREES PROPOSED:	14
RIVER SETBACK TREES REQUIRED:	19
RIVER SETBACK TREES PROPOSED:	19

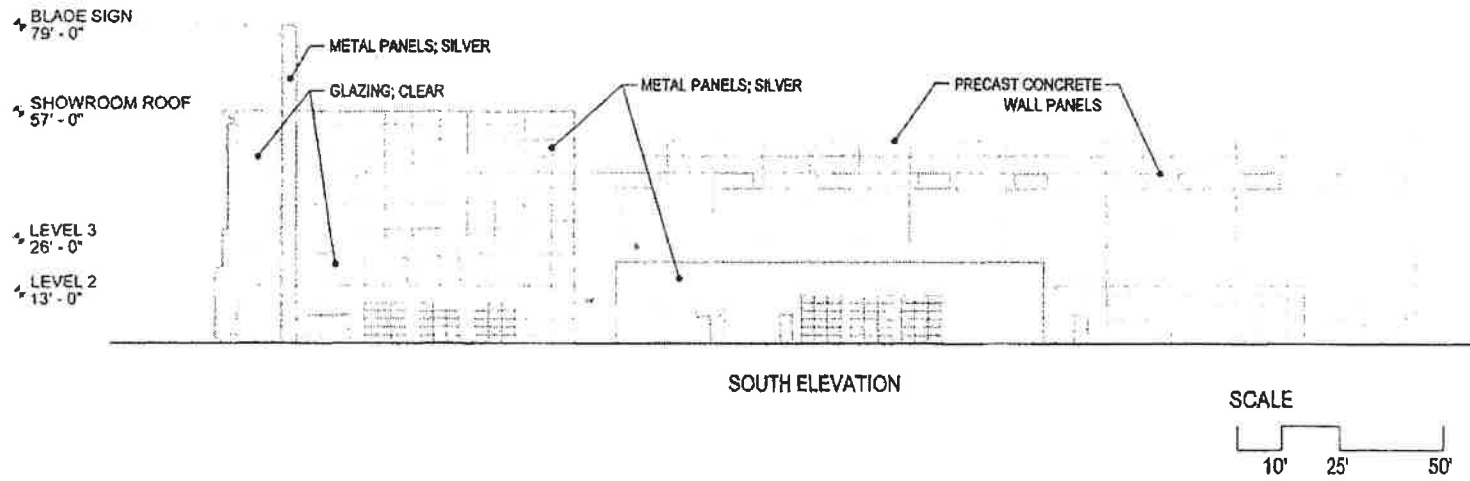
Planned Development No. 1222, as Amended  
Elevation



FINAL FOR PUBLICATION

Applicant: Delta Real Estate Holdings, LLC  
Address: 2501 N Elston Avenue.  
Date Introduced: September 21, 2022  
Plan Commission Date: November 17, 2022

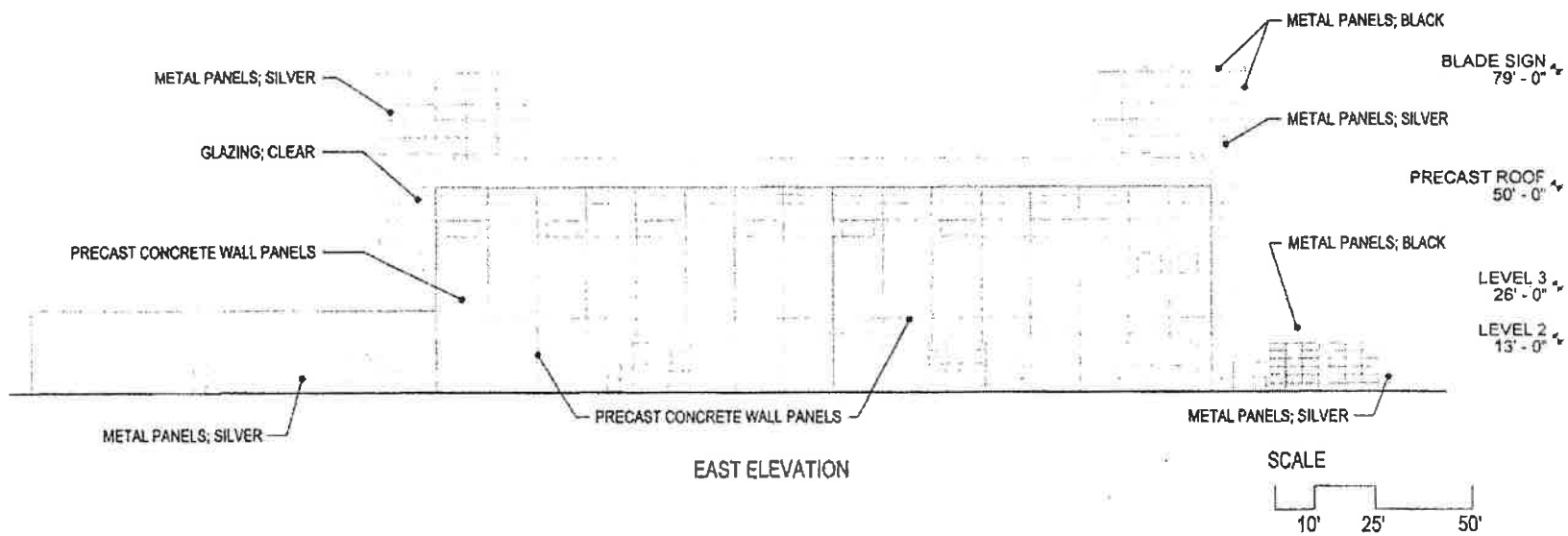
Planned Development No. 1222, as Amended  
Elevation



Applicant: Delta Real Estate Holdings, LLC  
Address: 2501 N Elston Avenue.  
Date Introduced: September 21, 2022  
Plan Commission Date: November 17, 2022

FINAL FOR PUBLICATION

Planned Development No. 1222, as Amended  
Elevation



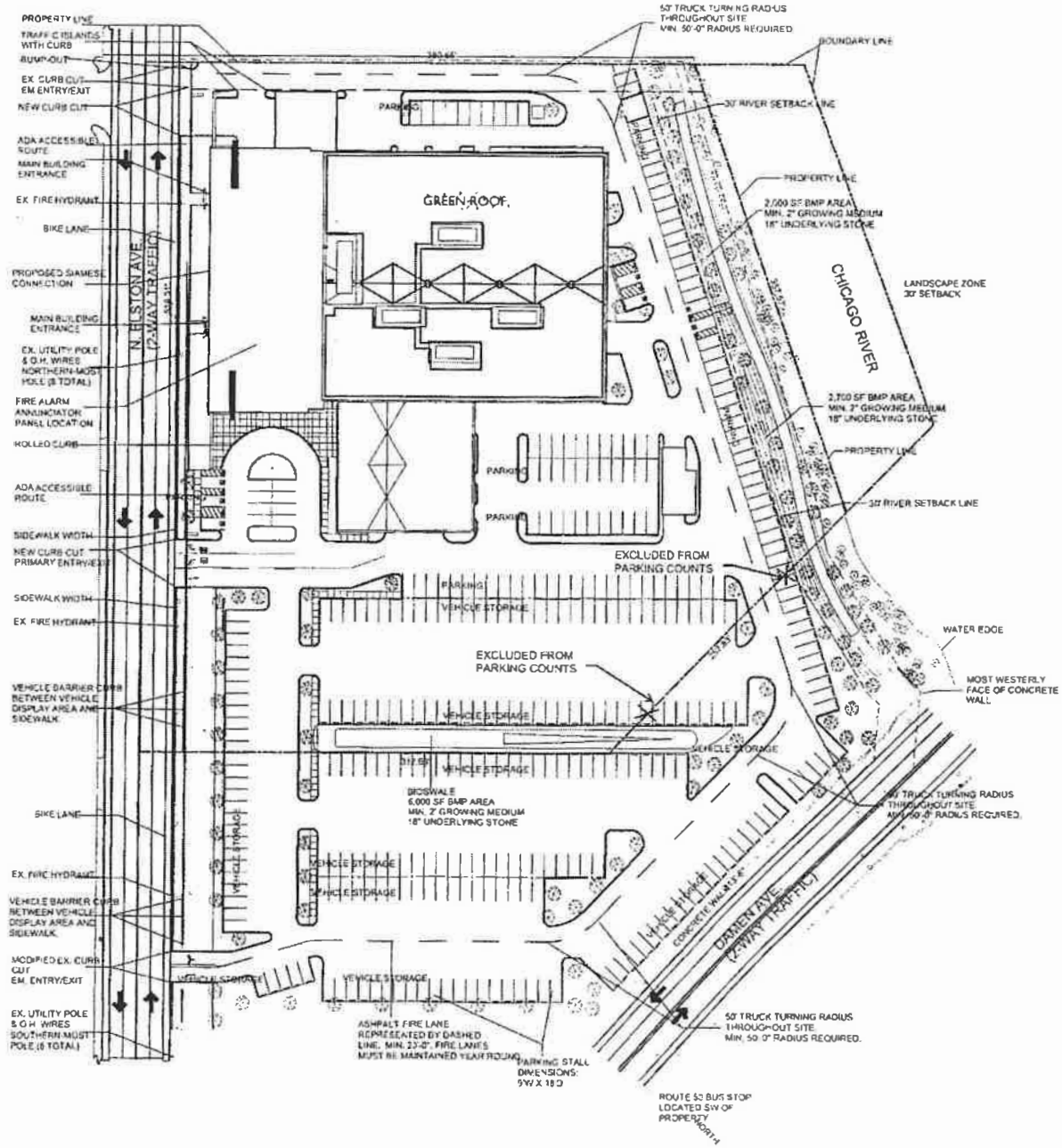
Applicant: Delta Real Estate Holdings, LLC  
 Address: 2501 N Elston Avenue.  
 Date Introduced: September 21, 2022  
 Plan Commission Date: November 17, 2022

FINAL FOR PUBLICATION



PLANNED DEVELOPMENT NO. 1222, AS AMENDED  
GREEN ROOF PLAN

FINAL FOR PUBLICATION



Applicant: Delta Real Estate Holdings, LLC  
 Address: 2501 N. Elston Avenue  
 Date Introduced: September 21, 2022  
 Plan Commission Date: November 17, 2022





DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

November 19, 2018

Edward J. Kus  
Taft Stettinius & Hollister LLP  
111 East Wacker Drive, Suite 2800  
Chicago, IL 60601

**Re: Minor change request for PD 1222, Subarea A and B boundary adjustment  
2501 North Elston Avenue**

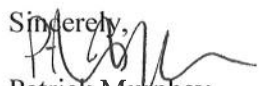
Dear Mr. Kus:

Please be advised that your request for a minor change to Waterway Business Planned Development No. 1222 ("PD 1222"), 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 PD 1222.

Your client and the owner of all of the property within PD 1222, Delta Real Estate Holdings, LLC, was previously granted a minor change on March 21, 2014, and November 5, 2014. The proposed Subarea B motorcycle business that was approved as part of the November 2014 minor change was never built. Your client is now seeking a minor change to adjust the dividing line between Subarea's A and B as shown on the attached, revised Bulk Regulations Table, PD Boundary, Property Line and Sub-Area Map, Subarea A Site Plan and Subarea B Site Plan. The intent is for the Subarea B parking spaces to be used by Midtown Tennis, an adjacent neighbor.

With regard to your request, the Department of Planning and Development has determined that allowing the subarea boundary line modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1222, 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,  
  
Patrick Murphey  
Zoning Administrator

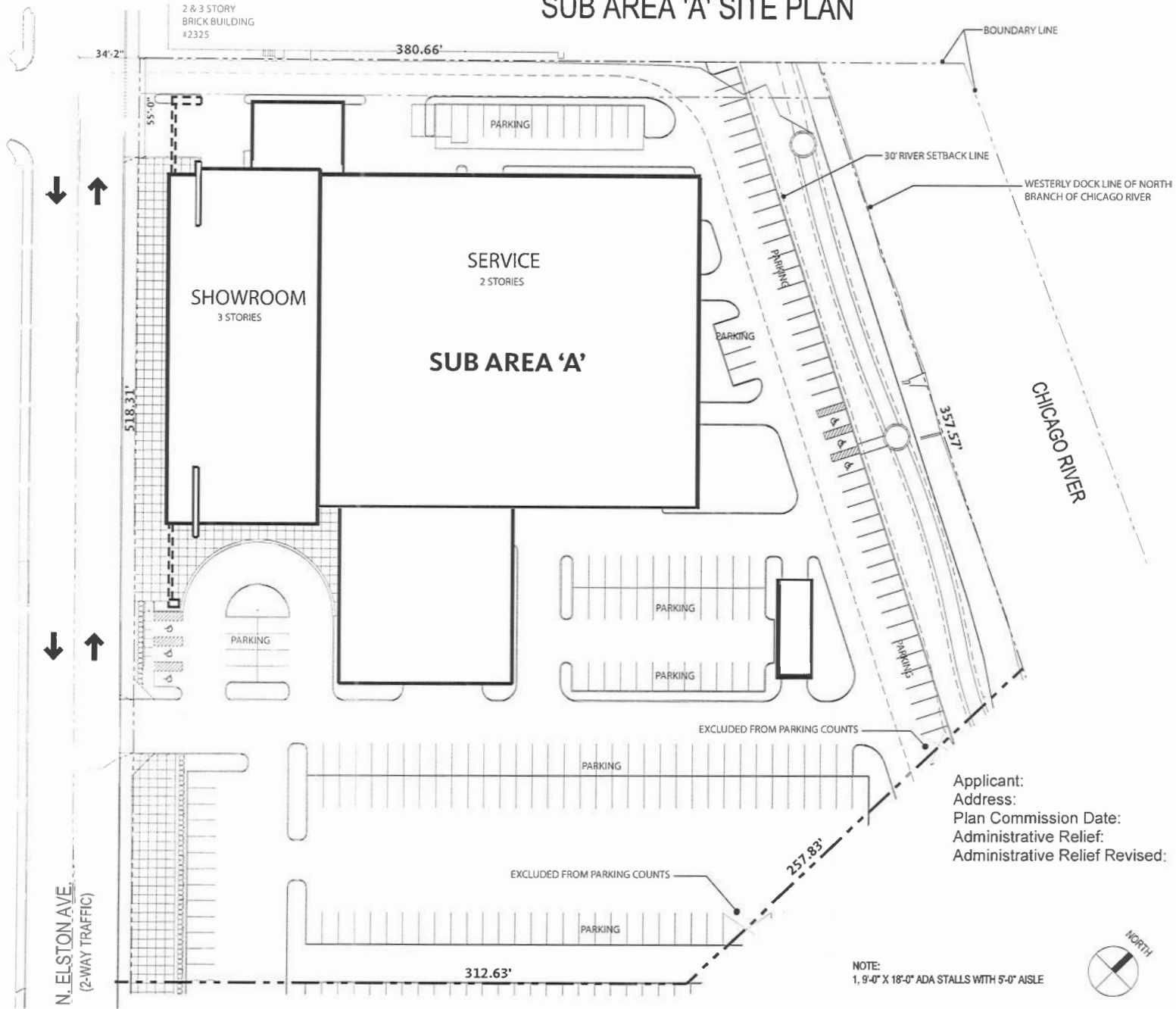
PM:tm  
C: Mike Marmo, Erik Glass, Noah Szafraniec, Main file

**Waterway-Business Planned Development No. 1222  
Bulk Regulations Table**

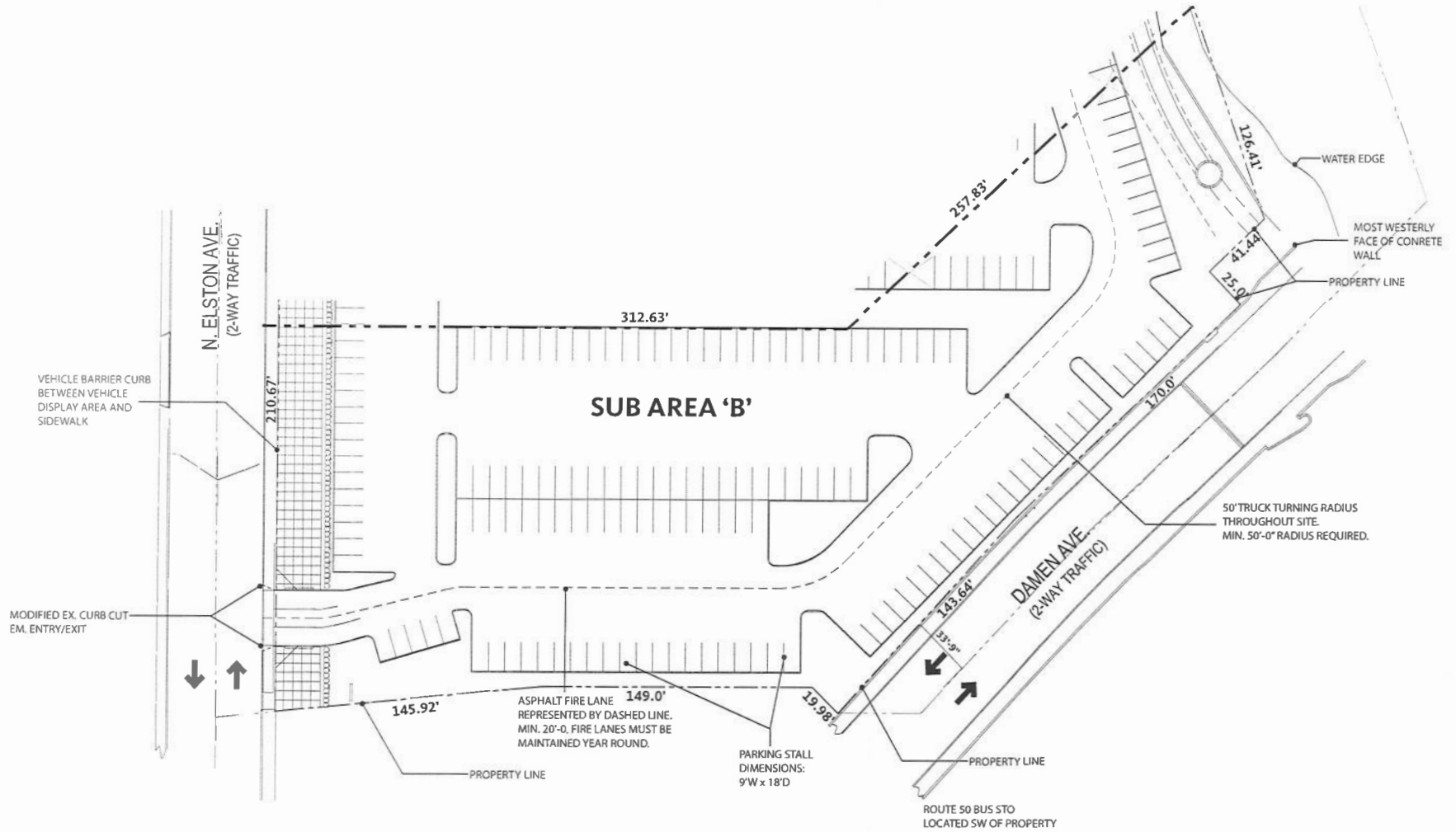
<b>Gross Site Area (Total):</b>	406,678 Square Feet
<b>Subarea A:</b>	259,937 Square Feet
<b>Subarea B:</b>	146,741 Square Feet
<b>Area in Public Right-of-Way (Total):</b>	79,483 Square Feet
<b>Subarea A:</b>	38,715 Square Feet
<b>Subarea B:</b>	40,768 Square Feet
<b>Net Site Area (Total):</b>	327,195 Square Feet
<b>Subarea A:</b>	221,222 Square Feet
<b>Subarea B:</b>	105,973 Square Feet
<b>Maximum Floor Area Ratio:</b>	
<b>Subarea A:</b>	1.0
<b>Subarea B:</b>	0.5
<b>Maximum Building Height:</b>	90 Feet
<b>Minimum Number of Parking Spaces:</b>	152
<b>Minimum Number of Bicycle Spaces:</b>	0
<b>Minimum Setbacks:</b>	As per approved Site Plan



# PLANNED DEVELOPMENT NO. SUB AREA 'A' SITE PLAN



# PLANNED DEVELOPMENT NO. SUB AREA 'B' SITE PLAN



Applicant: Delta Real Estate Holdings, LLC  
 Address: 2501 North Elston  
 Plan Commission Date: June 30, 2013  
 Administrative Relief: March 21, 2014  
 Administrative Relief Revised: November \_\_\_\_\_, 2018

NOTES:  
 1. SUB AREA 'B' IS PROPOSED AS A SURFACE PARKING LOT  
 2. PARKING LAYOUT FINGERS WERE CREATED FOR LANDSCAPING





DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

November 5, 2014

Edward J. Kus  
Taft Stettinius & Hollister LLP  
111 East Wacker Drive  
Suite 2800  
Chicago, IL 60601

**Re: Administrative Relief request for Waterway Business Planned Development No. 1222, Sub area B, Proposed Motorcycle sales and service at 2501 North Elston Avenue**

Dear Mr. Kus:

Please be advised that your request for a minor change to Waterway Business Planned Development No. 1222 ("PD 1222"), 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 PD 1222. On March 21, 2014, an administrative relief was granted to allow for an adjustment of the boundary between Sub area A and B, and other minor modifications.

Your client and the owner of all of the property within PD 1222, Delta Real Estate Holdings, LLC, is seeking an administrative relief to allow for the development of a 22,000 SF motorcycle sales and service building within Subarea B. Additionally, the building will be used for hosting special events for its customers on-site. The special events will be limited to events sponsored by the dealership for customer appreciation. Third parties will not be allowed to use the premises for events. The number of parking spaces will be reduced however, it will still far exceed 152 spaces, the minimum number required. The following revised drawings, dated September 2014, shall be inserted into the main file: Boundary, Property Line and Sub-Area Map, Site Plan Area B, East, North, West and South Elevations, West Site Elevation, Landscape Plan Area B, and Plant List and Details.

Vehicles sales and service is a permitted use. With regard to your request, the Department of Planning and Development has determined that allowing the proposed motorcycle dealership 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 Waterway Business Planned Development No. 1222, 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,

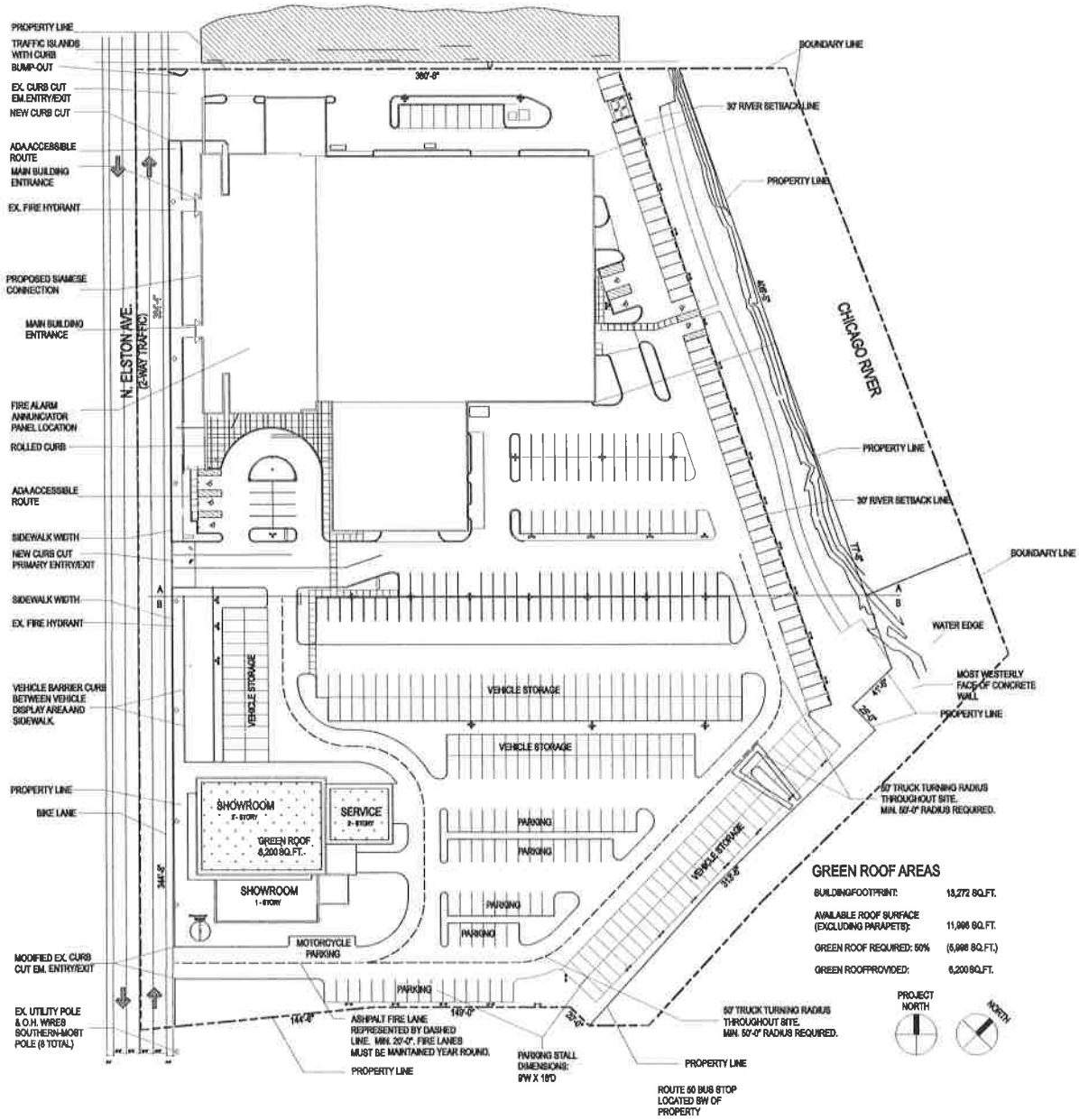


Patricia A. Scudiero  
Zoning Administrator

PAS:HG:tm

C: Mike Marmo, Erik Glass, Ron Daye, Main file

# BOUNDARY, PROPERTY LINE AND SUB-AREA MAP



Applicant: Delta Real Estate Holdings, LLC  
 Address: 2501 N. Elston Avenue

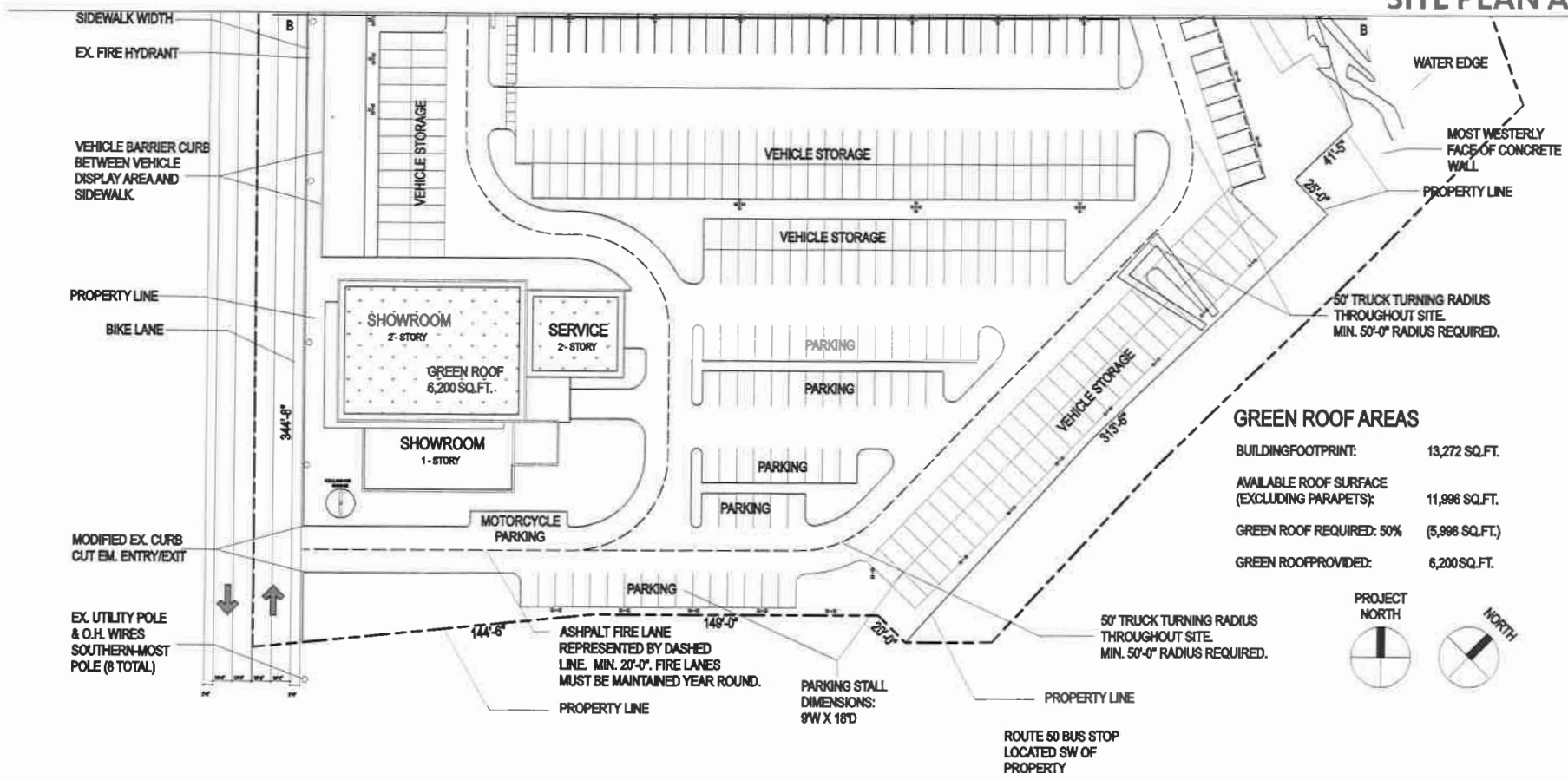
**DP Fox Harley Davidson** Chicago, Illinois

Preliminary PD Review | September 2014

215355-000

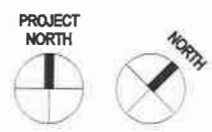
**Gensler**

# SITE PLAN AREA 'B'



**GREEN ROOF AREAS**

BUILDING FOOTPRINT:	13,272 SQ.FT.
AVAILABLE ROOF SURFACE (EXCLUDING PARAPETS):	11,986 SQ.FT.
GREEN ROOF REQUIRED: 50%	(5,998 SQ.FT.)
GREEN ROOF PROVIDED:	6,200 SQ.FT.

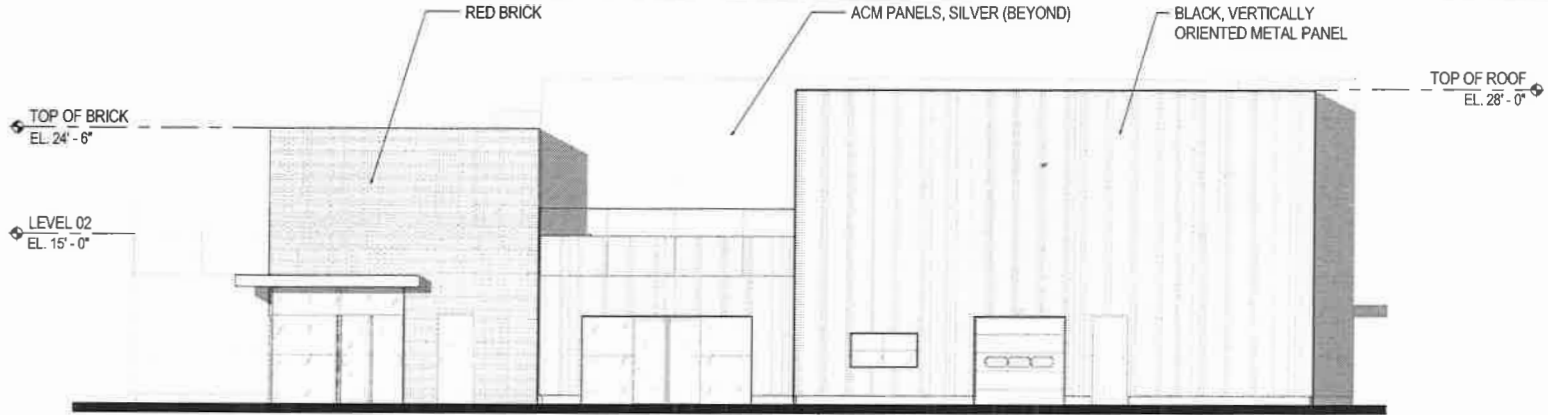


**SUB-AREA 'B' SITE INFORMATION:**

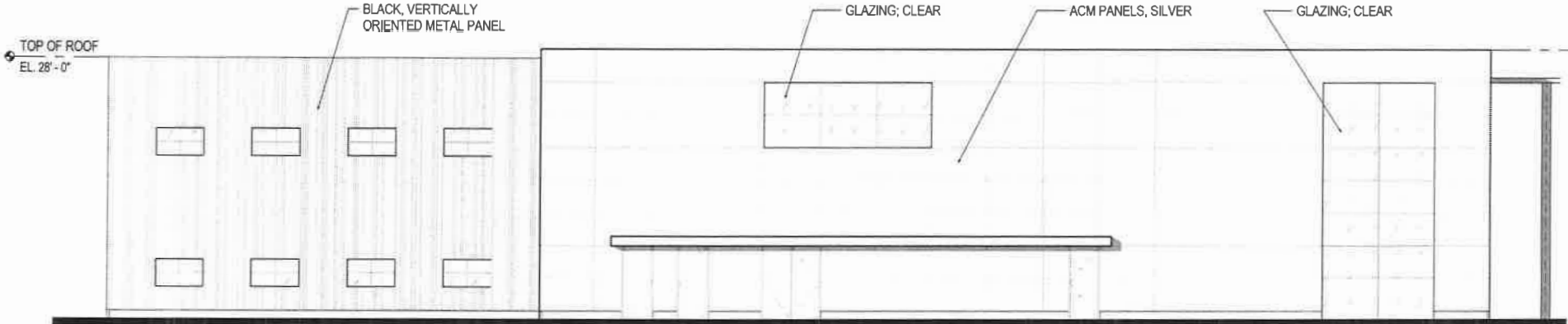
BUILDING FLOOR AREA:	22,540 SF
SITE AREA:	143,563 SF
FAR (ALLOWABLE):	0.50
FAR (ACTUAL):	0.16
PARKING STALLS:	293

Applicant: Delta Real Estate Holdings, LLC  
Address: 2501 N. Elston Avenue

**EXTERIOR ELEVATIONS**



**EAST ELEVATION**



**NORTH ELEVATION**

Applicant: Delta Real Estate Holdings, LLC  
Address: 2501 N. Elston Avenue

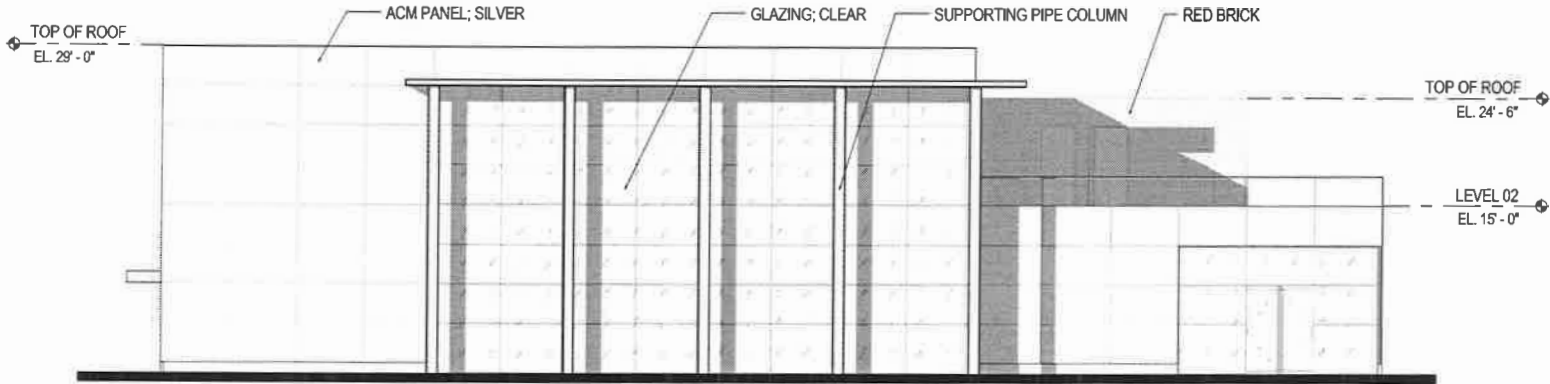
DP Fox Harley Davidson Chicago, Illinois

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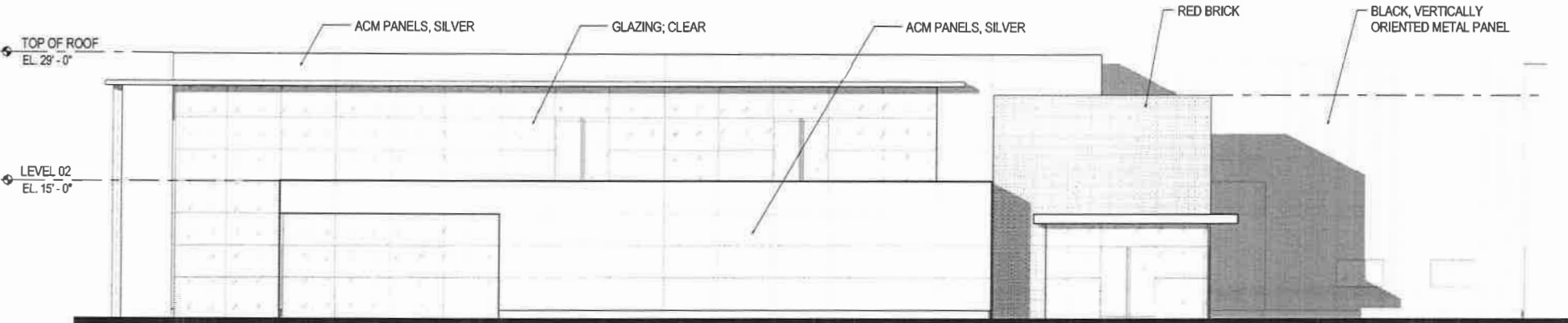
Preliminary PD Review | September 2014

**Gensler**

**EXTERIOR ELEVATIONS**



**WEST ELEVATION**



**SOUTH ELEVATION**

Applicant: Delta Real Estate Holdings, LLC  
Address: 2501 N. Elston Avenue

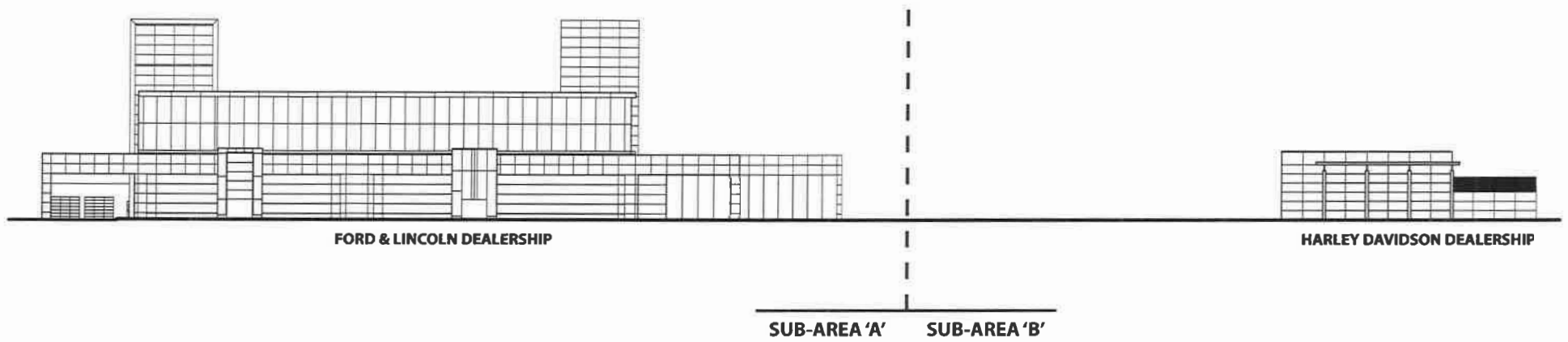
DP Fox Harley Davidson Chicago, Illinois

2153550001

Preliminary PD Review | September 2014

**Gensler**

# WEST SITE ELEVATION



Applicant: Delta Real Estate Holdings, LLC  
Address: 2501 N. Elston Avenue

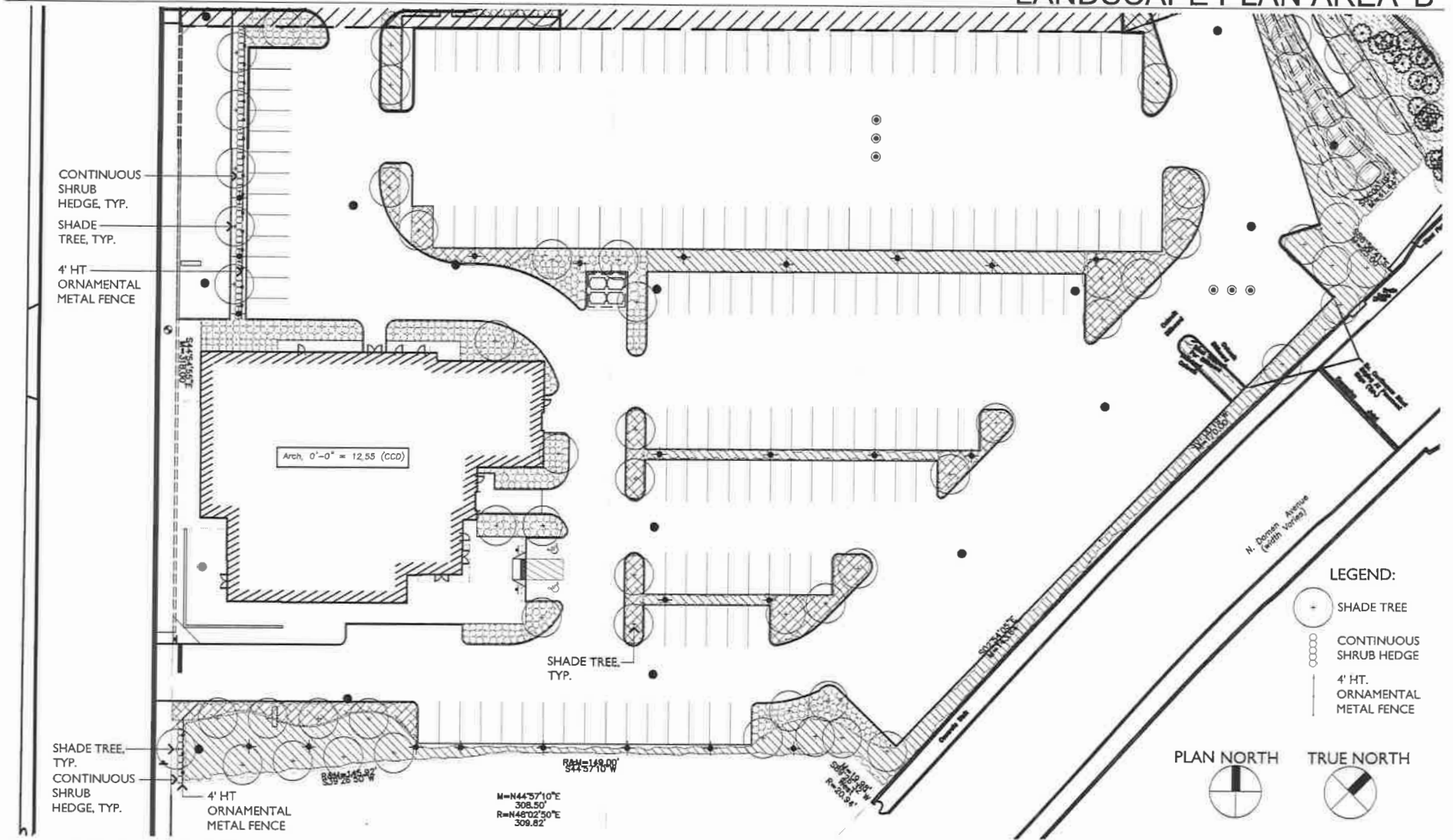
DP Fox Harley Davidson Chicago, Illinois

219558-020

Preliminary PD Review | September 2014

**Gensler**

# LANDSCAPE PLAN AREA 'B'

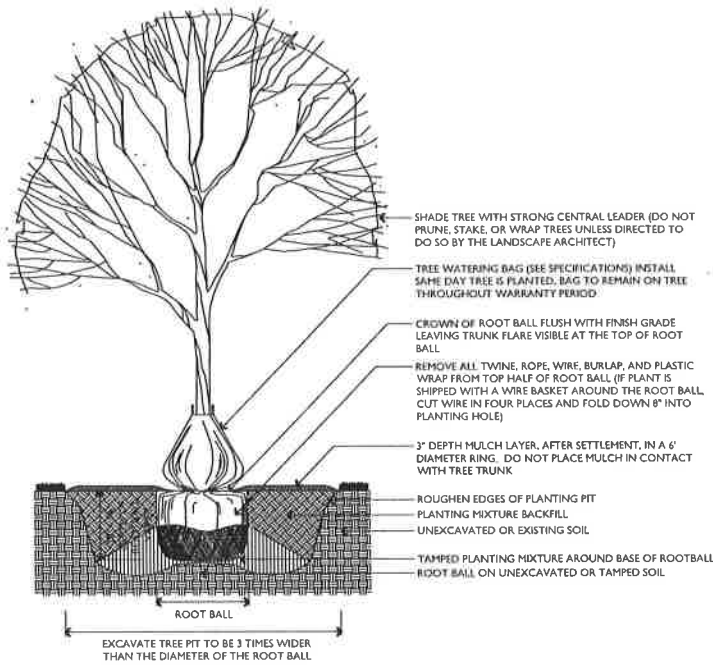


Applicant: Delta Real Estate Holdings, LLC  
Address: 2501 N. Elston Avenue

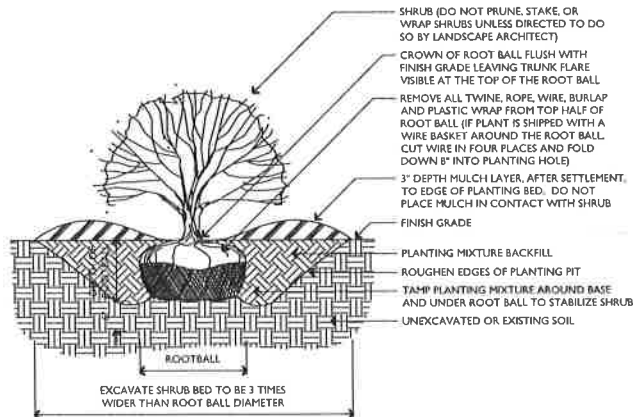
DP Fox Harley Davidson Chicago, Illinois

Preliminary PD Review | September 2014  
Wolff Landscape Architecture

# PLANT LIST AND DETAILS



**1 TREE INSTALLATION DETAIL**  
SCALE: 1/4" = 1'



**2 SHRUB INSTALLATION DETAIL**  
SCALE: 1/2" = 1'

	CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL	HT	SPRD	ROOT	REMARKS
TREES	AMHO	ACER MIYABEI 'MORTON'	STATE STREET MAPLE	11	2.5"	-	-	BBB	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	BN	BETULA NIGRA	RIVER BIRCH	24	-	12'	-	BBB	MULTI STEM, 4-5 STEMS MINIMUM
	COI	CELTIS OCCIDENTALIS 'CHICAGOLAND'	CHICAGOLAND COMMON HACKBERRY	10	2.5"	-	-	BBB	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	GB	GINKGO BILOBA	GINKGO	4	2.5"	-	-	BBB	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	GTB	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYLINE'	SKYLINE THORNLESS HONEYLOCUST	13	2.5"	-	-	BBB	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	QB	QUERCUS BILGOLOR	SWAMP WHITE OAK	10	2.5"	-	-	BBB	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	TAR	TILIA AMERICANA 'REDHONEY'	REDHONEY LINDEN	4	2.5"	-	-	BBB	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	TD	TAXODIUM DISTICHUM	BALD CYPRESS	18	2.5"	-	-	BBB	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY, BRANCH LOW
	UCMG	ULMUS CARPINIFOLIA 'MORTON GLOSSY'	TRIUMPH ELM	9	2.5"	-	-	BAR	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	RAE	RIBES ALPINUM	ALPINE CURRANT	-	-	24"	-	#5	4'-0" ON CENTER
SHRUBS	RAGL	RIBES AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	-	-	24"	-	#5	3'-0" ON CENTER
	RAGH	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	-	-	24"	-	#3	3'-0" ON CENTER
	RRKO	ROSA X 'RED KNOCK OUT'	RED KNOCKOUT ROSE	-	-	24"	-	#3	3'-0" ON CENTER
GRASSES	CAKF	CALAMAGOSTIS ACUTIFLOVA 'KARL FORSTER'	KARL FORSTER FEATHER REED GRASS	-	-	-	-	#3	3'-0" ON CENTER
	PS	PANICUM VIRGATUM 'SHEWAN-GODALE'	SHEWAN-GODALE RED SWITCH GRASS	-	-	-	-	#1	3'-0" ON CENTER
	FAH	FENESTELUM ALBOFLAVOIDEA 'HAHELM'	HAHELM DWARF FOUNTAIN GRASS	-	-	-	-	#1	3'-0" ON CENTER
	SH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	-	-	-	-	#1	1'-4" ON CENTER
	PERENNIALS / GROUND-COVER	HSE	HOSTA SIEBOLDIANA 'ELEGANT'	ELEGANT SIEBOLDIANA HOSTA	-	-	-	-	#1
HSFW		HOSTA SIEBOLDIANA 'FRANCES WILLIAMS'	FRANCES WILLIAMS SIEBOLDIANA HOSTA	-	-	-	-	#1	3'-0" ON CENTER
HDM		HEPEROCALLIS SPECIES MIX	DAYLILY	-	-	-	-	#1	1'-4" ON CENTER
NI		NIPETA X FAASSINII	CATMINT	-	-	-	-	#1	1'-4" ON CENTER

**3 PLANTING LIST:** NOTE: QUANTITIES ON THE PLANT LIST ARE PROVIDED FOR INFORMATION ONLY. PLANT QUANTITIES UNDER THE CONTRACT ARE INDICATED ON THE PLANS. IN THE EVENT OF ANY DISCREPANCIES, THE CONTRACT SHALL BE BASED ON THE QUANTITIES SHOWN ON THE PLANS.

Applicant: Delta Real estate Holdings, LLC  
Address: 2501 N. Elston Avenue

DP Fox Harley Davidson Chicago, Illinois

Preliminary PD Review | September 2014  
Wolff Landscape Architecture



DEPARTMENT OF PLANNING AND DEVELOPMENT

March 21, 2014

CITY OF CHICAGO

Edward J. Kus  
Taft Stettinius & Hollister LLP  
111 East Wacker Drive, Suite 2800  
Chicago, IL 60601

**Re: Administrative Relief request for Waterway Business Planned Development No. 1222, Proposed Fox Motors at 2501 North Elston Avenue**

Dear Mr. Kus:

Please be advised that your request for a minor change to Waterway Business Planned Development No. 1222 ("PD 1222"), 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 PD 1222.

Your client and the owner of all of the property within PD 1222, Delta Real Estate Holdings, LLC, is seeking an administrative relief to allow the following modifications to the proposed Fox Motors project at 2501 N. Elston Avenue:

- Based on a request from the Department of Transportation, the dividing line between Subarea A and Subarea B has been shifted to the south approximately 20 feet, to allow for better driveway access and queuing on site. As a result, the size of Subarea A and B have changed as shown on the attached, revised Planned Development Boundary, Property Line and Sub-Area Map, Overall Site Plan, Sub Area A Site Plan, Sub Area B Site Plan, Landscape Plan, Landscape Plan Sub Area A, Landscape Plan Sub Area B, dated January 29, 2014, and as detailed in the following chart:


	Approved 9/11/2013	Revised 3/21/2014
Gross Site Area (Total):	406,687 Square Feet	406,678 Square Feet
Subarea A:	216,905 Square Feet	229,937 Square Feet
Subarea B:	187,250 Square Feet	176,750 Square Feet
Area in Public Right-of-Way (Total):	79,483 Square Feet	79,483 Square Feet
Subarea A:	45,011 Square Feet	47,588 Square Feet
Subarea B:	34,472 Square Feet	31,895 Square Feet
Net Site Area (Total):	324,672 Square Feet	324,672 Square Feet
Subarea A:	171,894 Square Feet	181,109 Square Feet
Subarea B:	152,778 Square Feet	143,563 Square Feet

- The height of the service building has been increased from one-story to two-story by enclosing the previously approved open parking deck as shown on the attached, revised North, South, East and West Elevations, dated January 29, 2014.
- The green roof has been relocated from above the showroom to atop the now enclosed service area. The current net roof area is 58,447 square feet and the proposed green roof is 32,204 square feet (55%) as shown on the attached, revised Green Roof Plan, dated January 29, 2014.
- The total number of parking spaces has been reduced from 455 to 443, however it still exceeds the minimum number of accessory parking spaces (152).

With regard to your request, the Department of Planning and Development has determined that allowing these modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Waterway Business Planned Development No. 1222, 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,

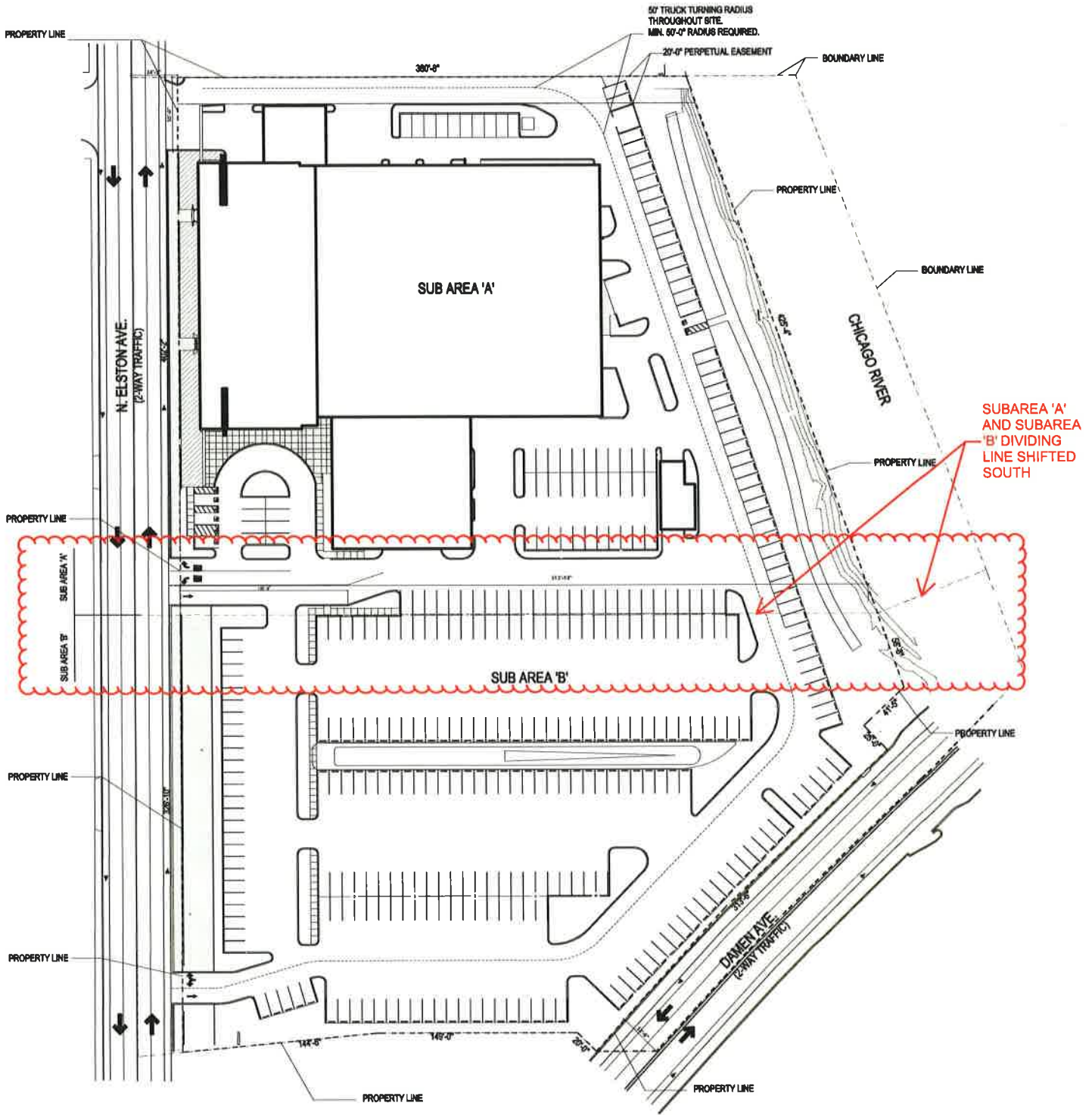


Patricia A. Scudiero  
Zoning Administrator

PAS:HG:tm

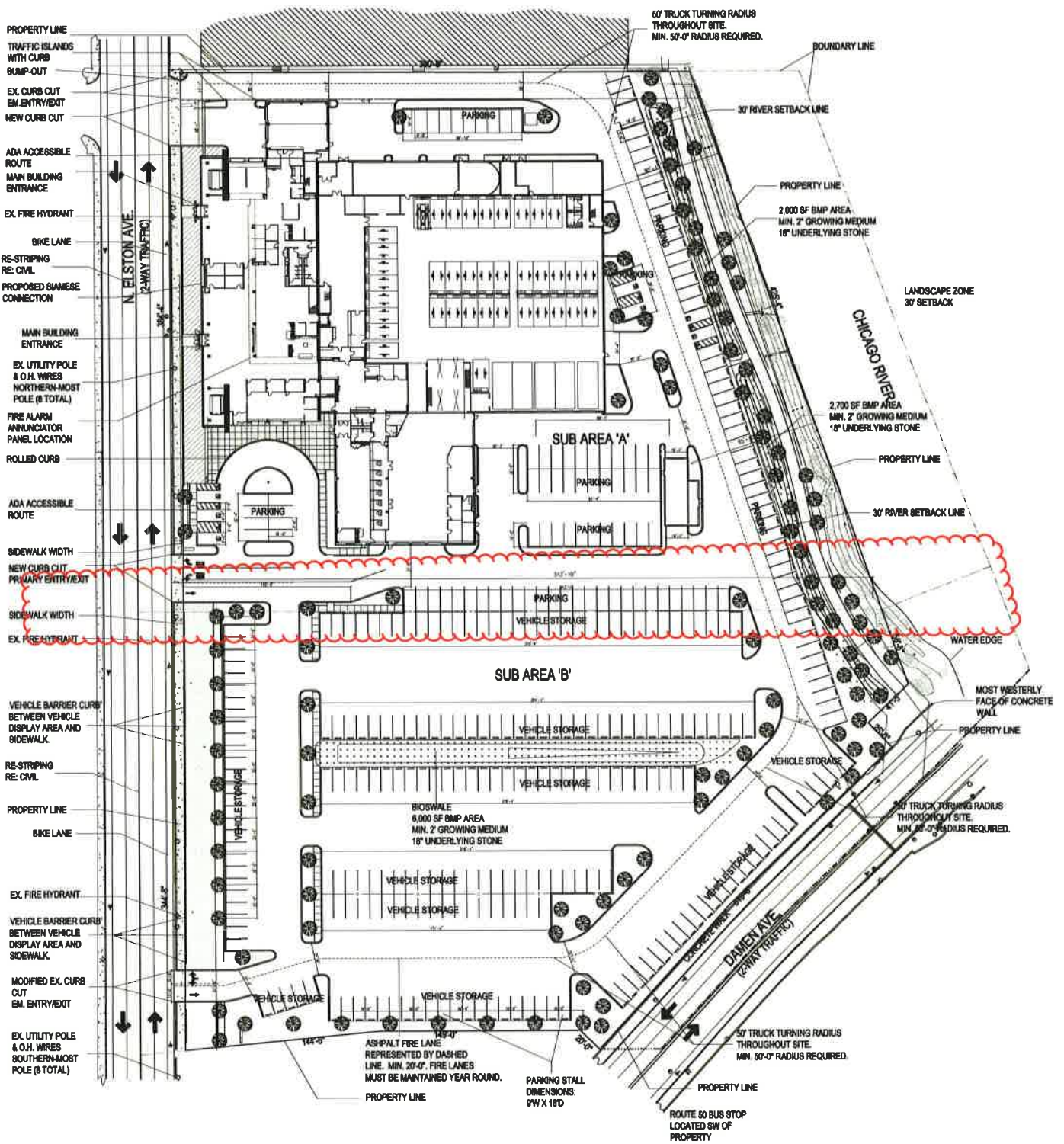
C: Mike Marmo, Erik Glass, Ron Daye, Main file

# PLANNED DEVELOPMENT NO. PLANNED DEVELOPMENT BOUNDARY, PROPERTY LINE AND SUB-AREA MAP

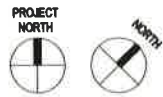


Applicant: Delta Real Estate Holdings, LLC  
 Address: 2501 N. Elston Avenue  
 Date Introduced: January 17, 2013  
 Plan Commission Date: June 20, 2013  
 Revised: January 29, 2014

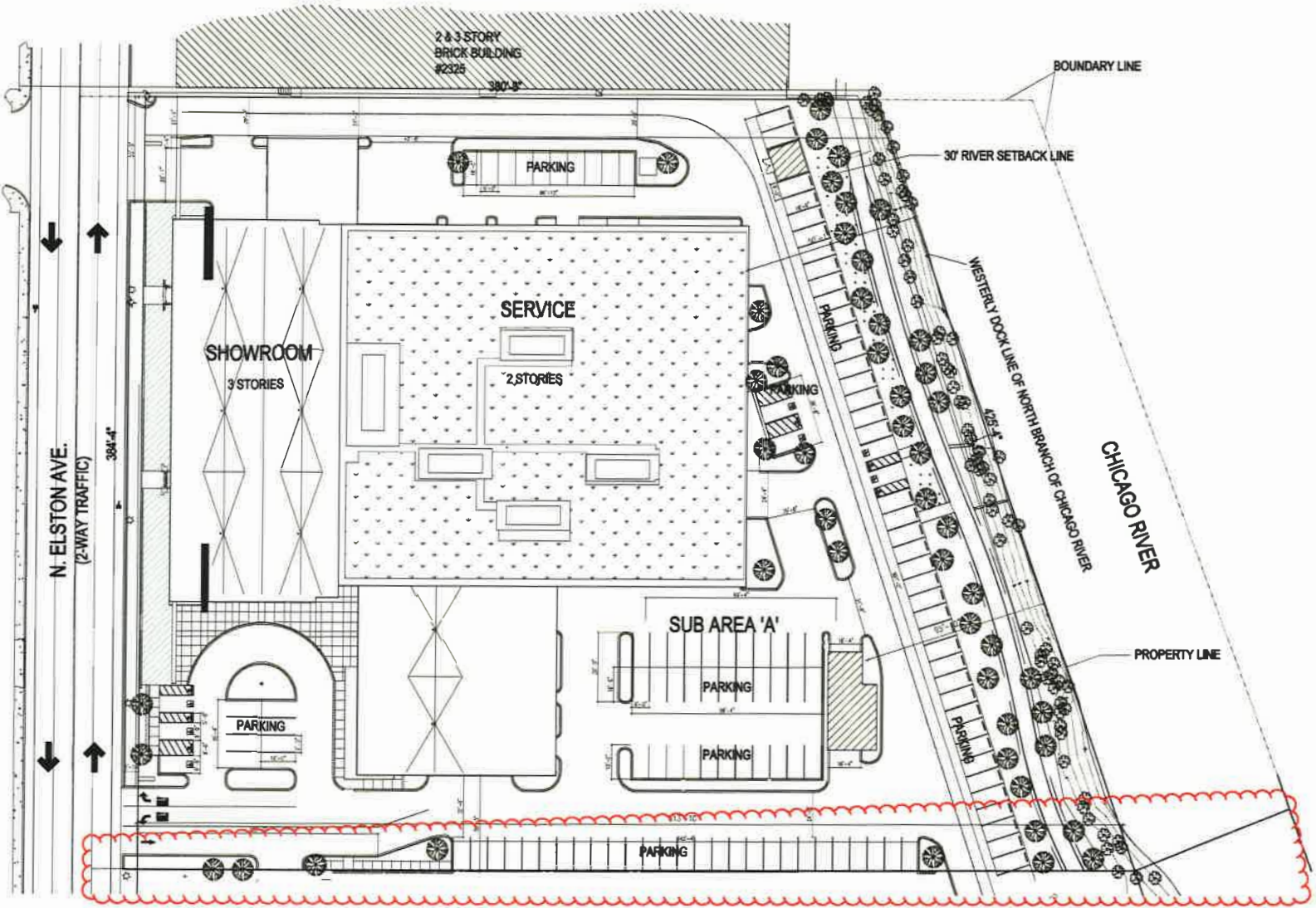
# PLANNED DEVELOPMENT NO. OVERALL SITE PLAN



Applicant: Delta Real Estate Holdings, LLC  
 Address: 2501 N. Elston Avenue  
 Date Introduced: January 17, 2013  
 Plan Commission Date: June 20, 2013  
 Revised: January 29, 2014



# PLANNED DEVELOPMENT NO. SUB AREA 'A' SITE PLAN

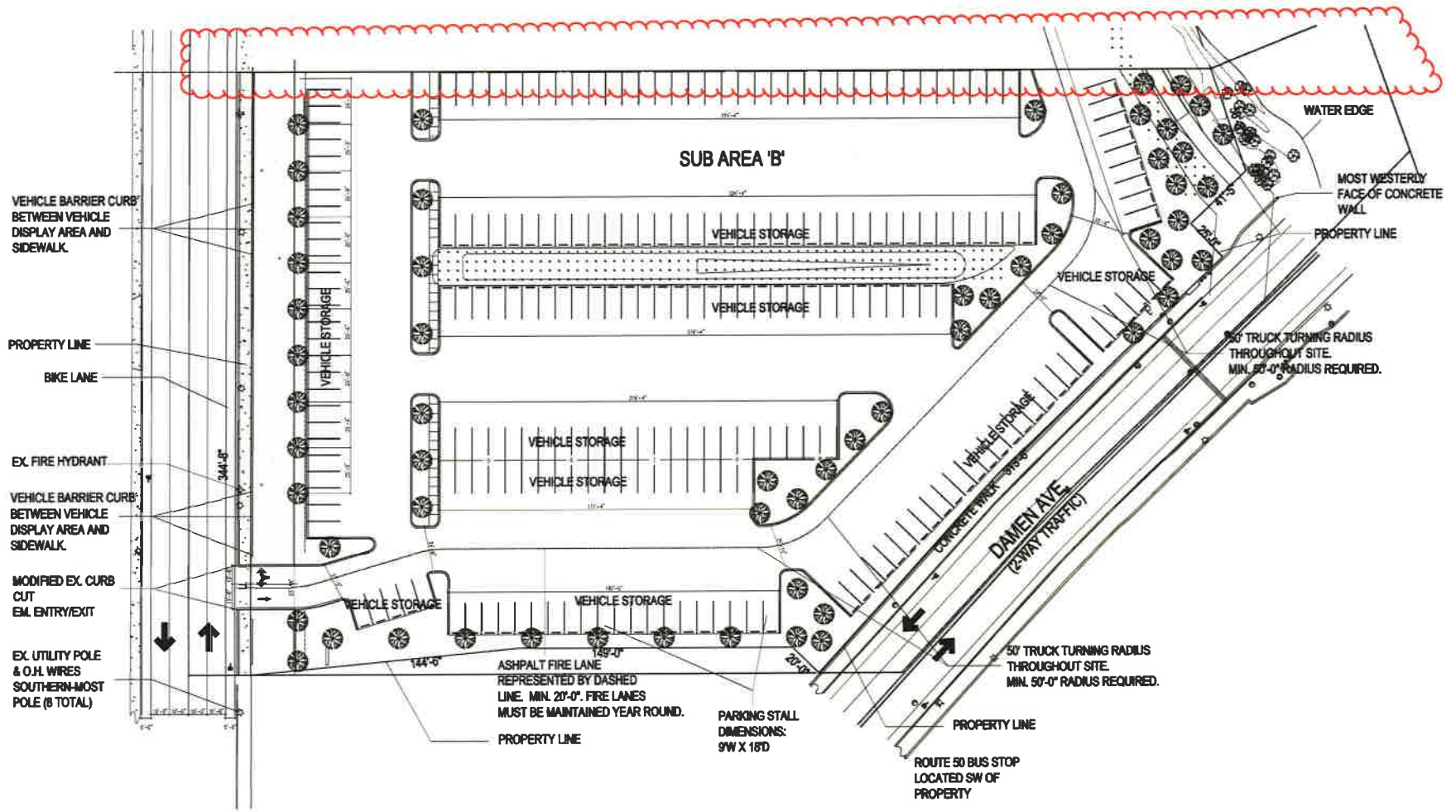


Applicant: Delta Real Estate Holdings, LLC  
 Address: 2501 N. Elston Avenue  
 Date Introduced: January 17, 2013  
 Plan Commission Date: June 20, 2013  
 Revised: January 29, 2014

NOTE:  
 1. 9'-0" X 16'-0" ADA STALLS WITH 5'-0" AISLE



# PLANNED DEVELOPMENT NO. SUB AREA 'B' SITE PLAN

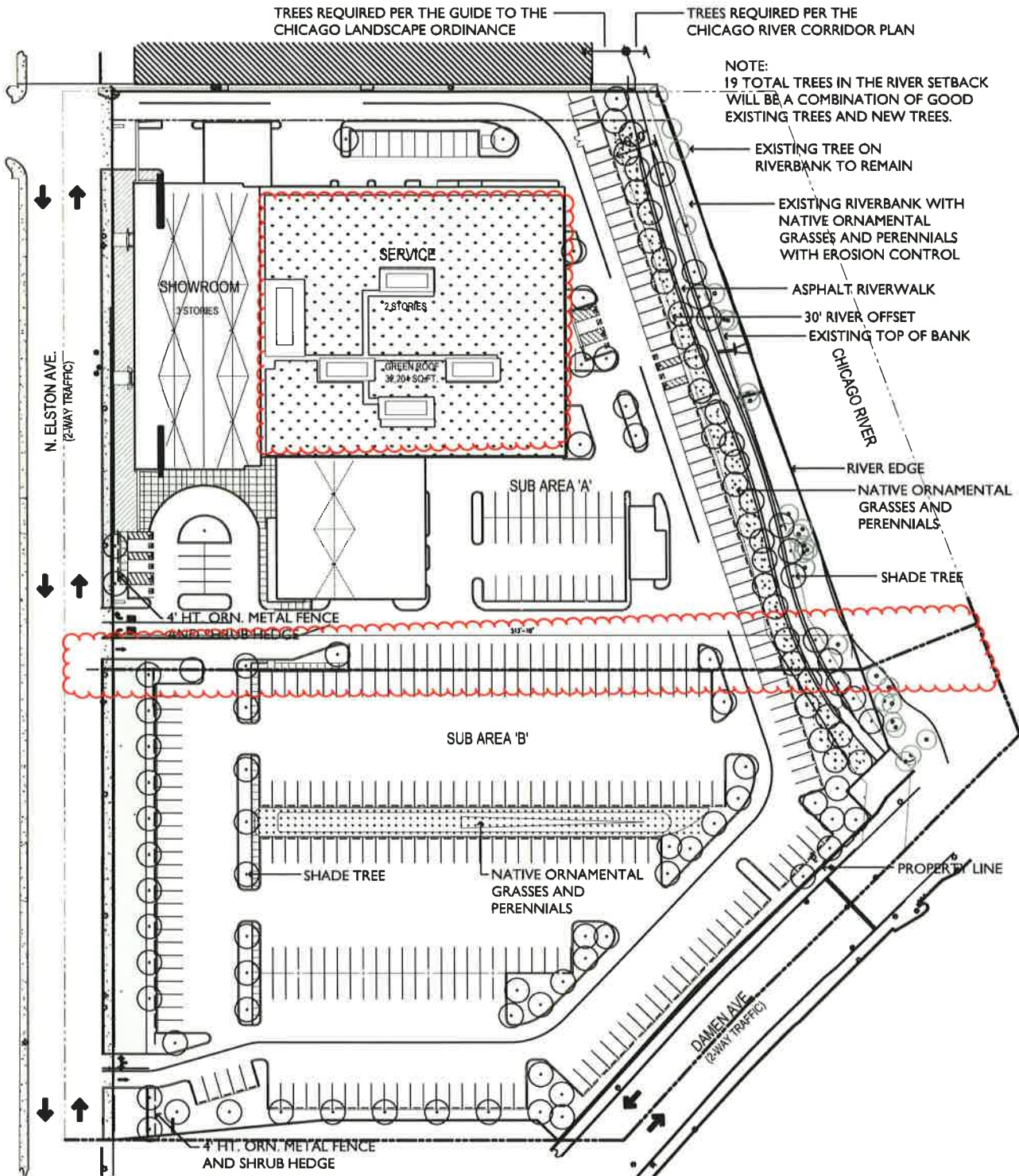


Applicant: Delta Real Estate Holdings, LLC  
 Address: 2501 N. Elston Avenue  
 Date Introduced: January 17, 2013  
 Plan Commission Date: June 20, 2013  
 Revised: January 29, 2014

NOTES:  
 1. SUB AREA 'B' IS PROPOSED AS A SURFACE PARKING LOT  
 2. PARKING LAYOUT FINGERS WERE CREATED FOR LANDSCAPING



# PLANNED DEVELOPMENT NO. LANDSCAPE PLAN

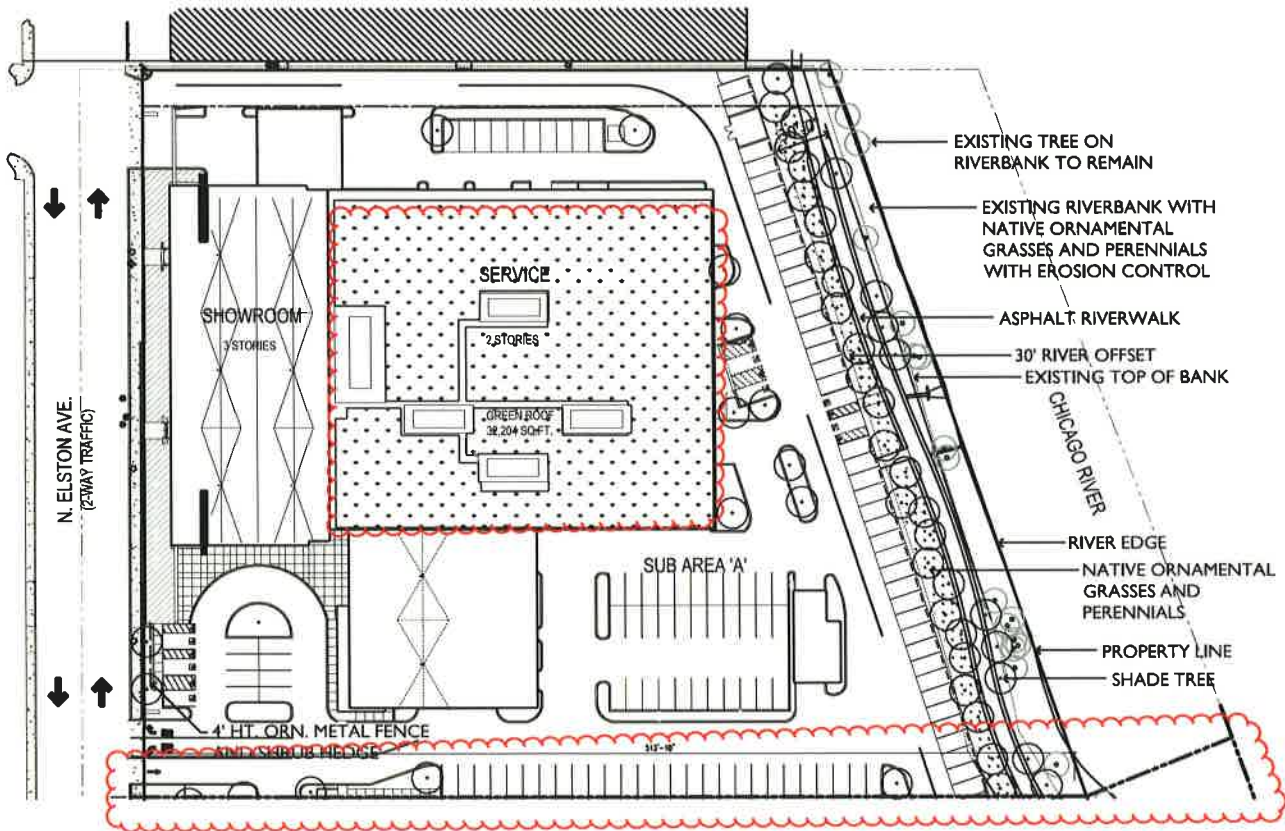


NORTH

VEHICULAR USE AREA PLANTING REQUIRED:	18,710 SF
VEHICULAR USE AREA PLANTING PROPOSED:	30,738 SF
VEHICULAR USE AREA TREES REQUIRED:	98
VEHICULAR USE AREA TREES PROPOSED:	98
DAMEN AVENUE SCREENING TREES REQUIRED:	0
DAMEN AVENUE SCREENING TREES PROPOSED:	0
ELSTON AVENUE SCREENING TREES REQUIRED:	14
ELSTON AVENUE SCREENING TREES PROPOSED:	14
RIVER SETBACK TREES REQUIRED:	19
RIVER SETBACK TREES PROPOSED:	19

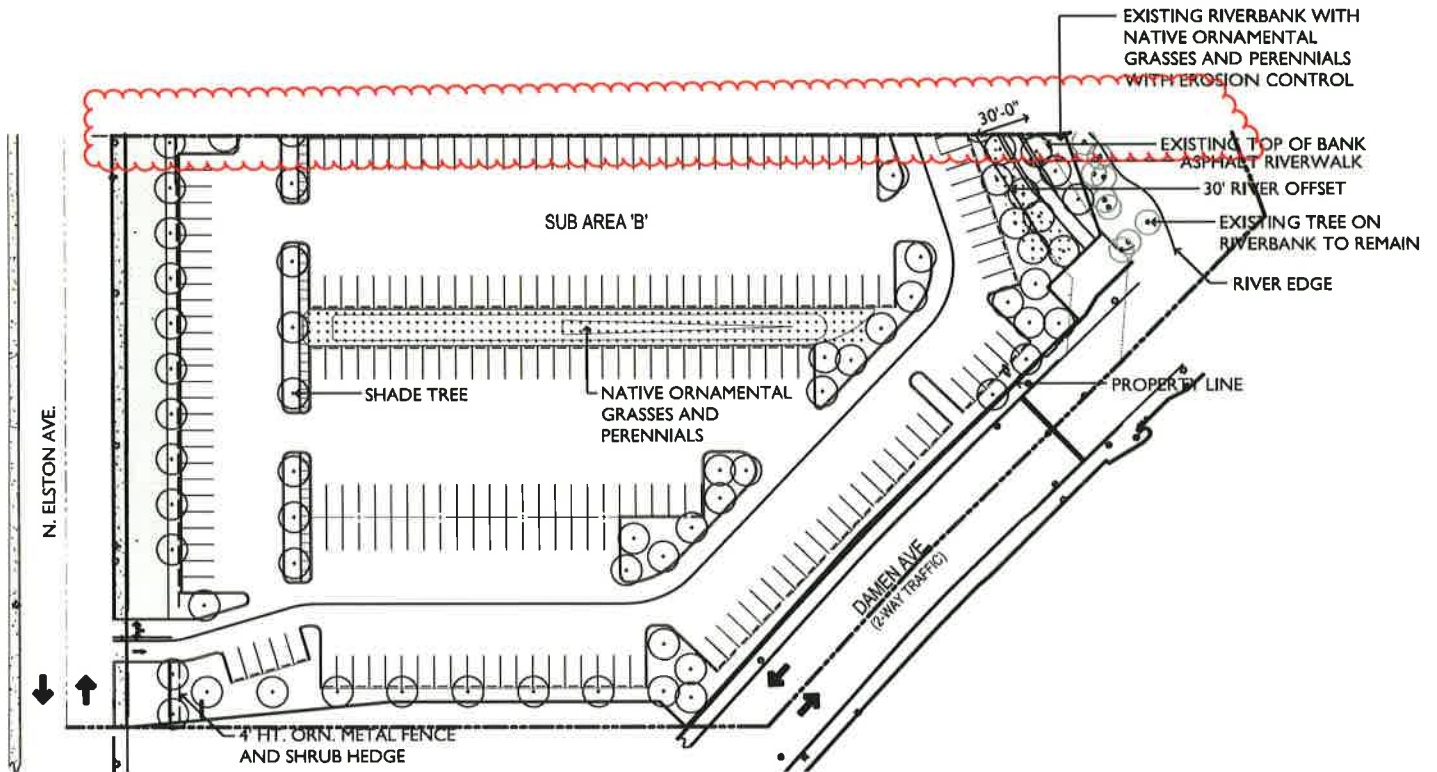
Applicant: Delta Real Estate Holdings, LLC  
 Address: 2501 N Elston Avenue  
 Date Introduced: January 17, 2013  
 Plan Commission Date: June 20, 2013  
 Revised: January 29, 2014

# PLANNED DEVELOPMENT NO. LANDSCAPE PLAN SUB AREA A



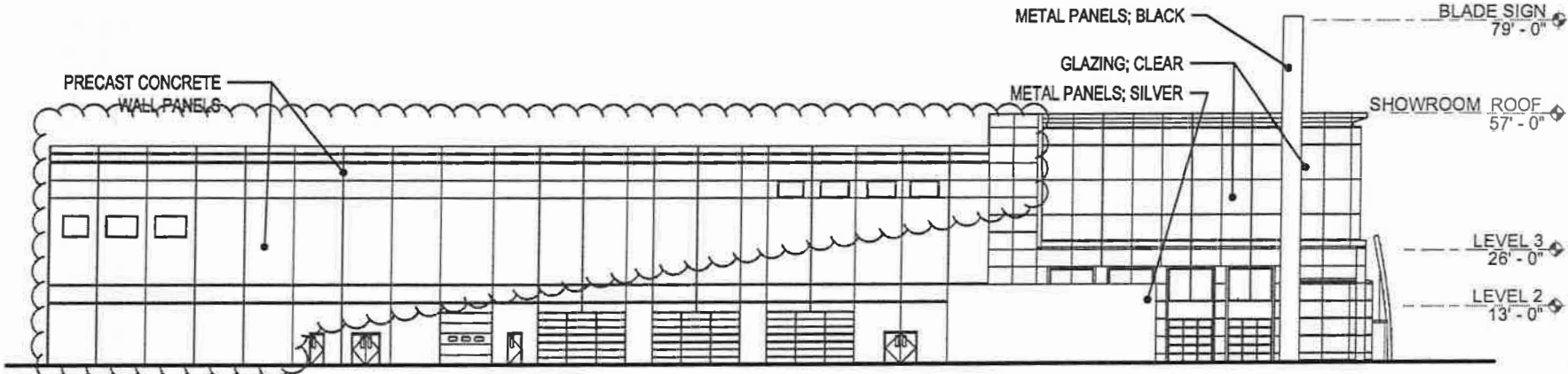
Applicant: Delta Real Estate Holdings, LLC  
 Address: 2501 N Elston Avenue  
 Date Introduced: January 17, 2013  
 Plan Commission Date: June 20, 2013  
 Revised: January 29, 2014

# PLANNED DEVELOPMENT NO. LANDSCAPE PLAN SUB AREA B

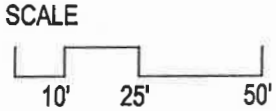


Applicant: Delta Real Estate Holdings, LLC  
Address: 2501 N Elston Avenue  
Date Introduced: January 17, 2013  
Plan Commission Date: June 20, 2013  
Revised: January 29, 2014

Planned Development No.  
Sub-area A Elevation

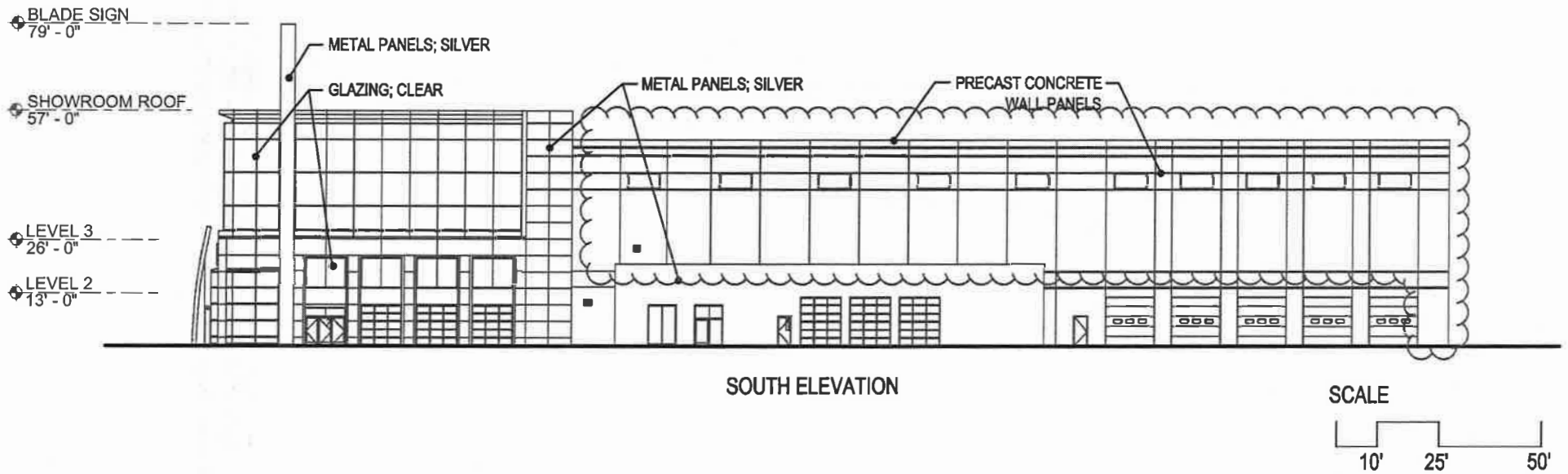


NORTH ELEVATION



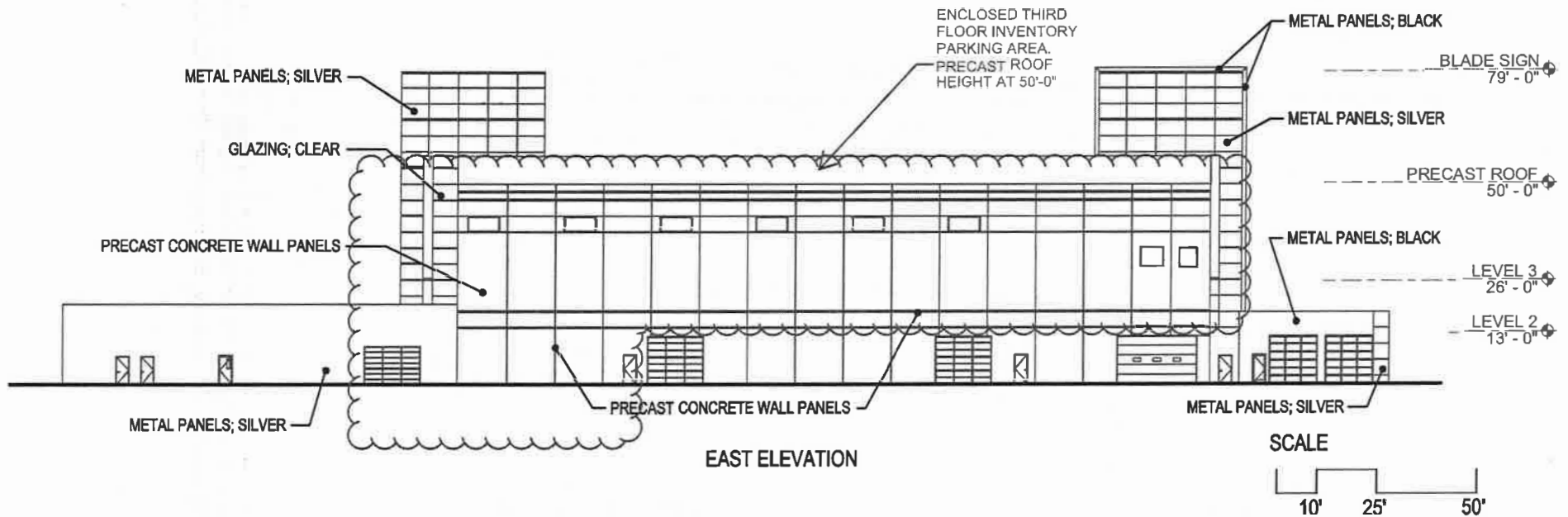
Applicant: Delta Real Estate Holdings, LLC  
Address: 2501 N Elston Avenue.  
Date Introduced: January 17 2013  
Plan Commission Date: June 20, 2013  
Revised: January 29, 2014

Planned Development No.  
Sub-area A Elevation



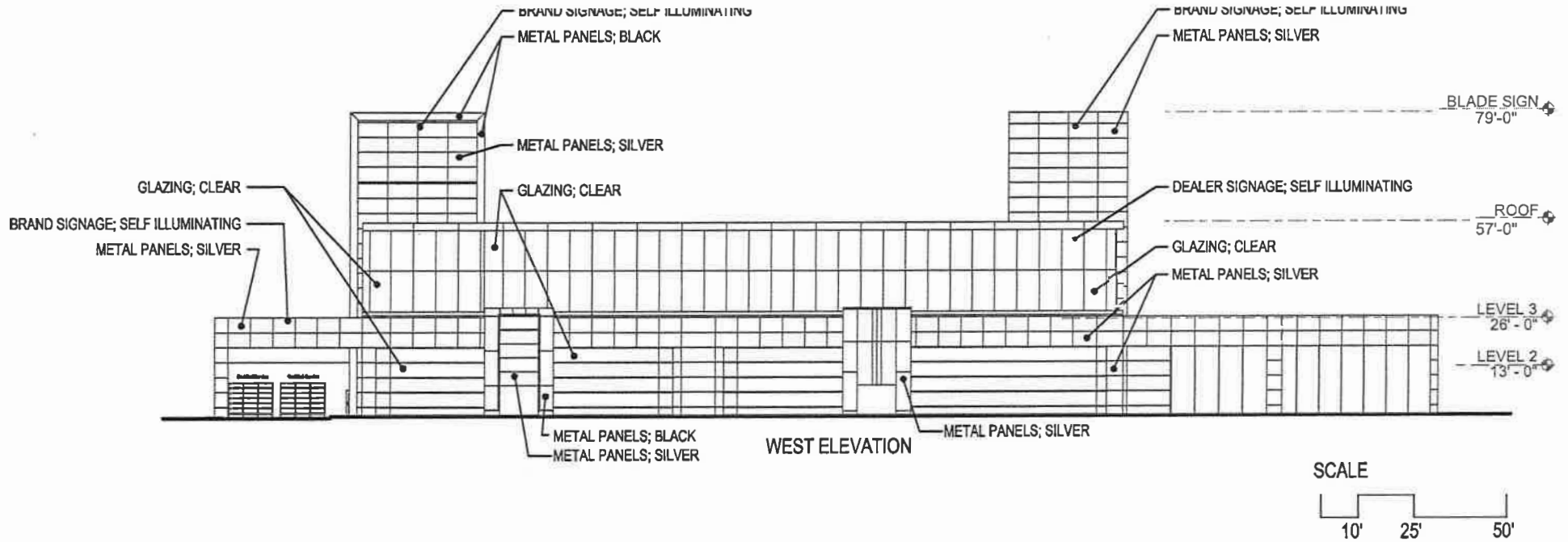
Applicant: Delta Real Estate Holdings, LLC  
Address: 2501 N Elston Avenue.  
Date Introduced: January 17 2013  
Plan Commission Date: June 20, 2013  
Revised: January 29, 2014

Planned Development No.  
Sub-area A Elevation



Applicant: Delta Real Estate Holdings, LLC  
 Address: 2501 N Elston Avenue.  
 Date Introduced: January 17 2013  
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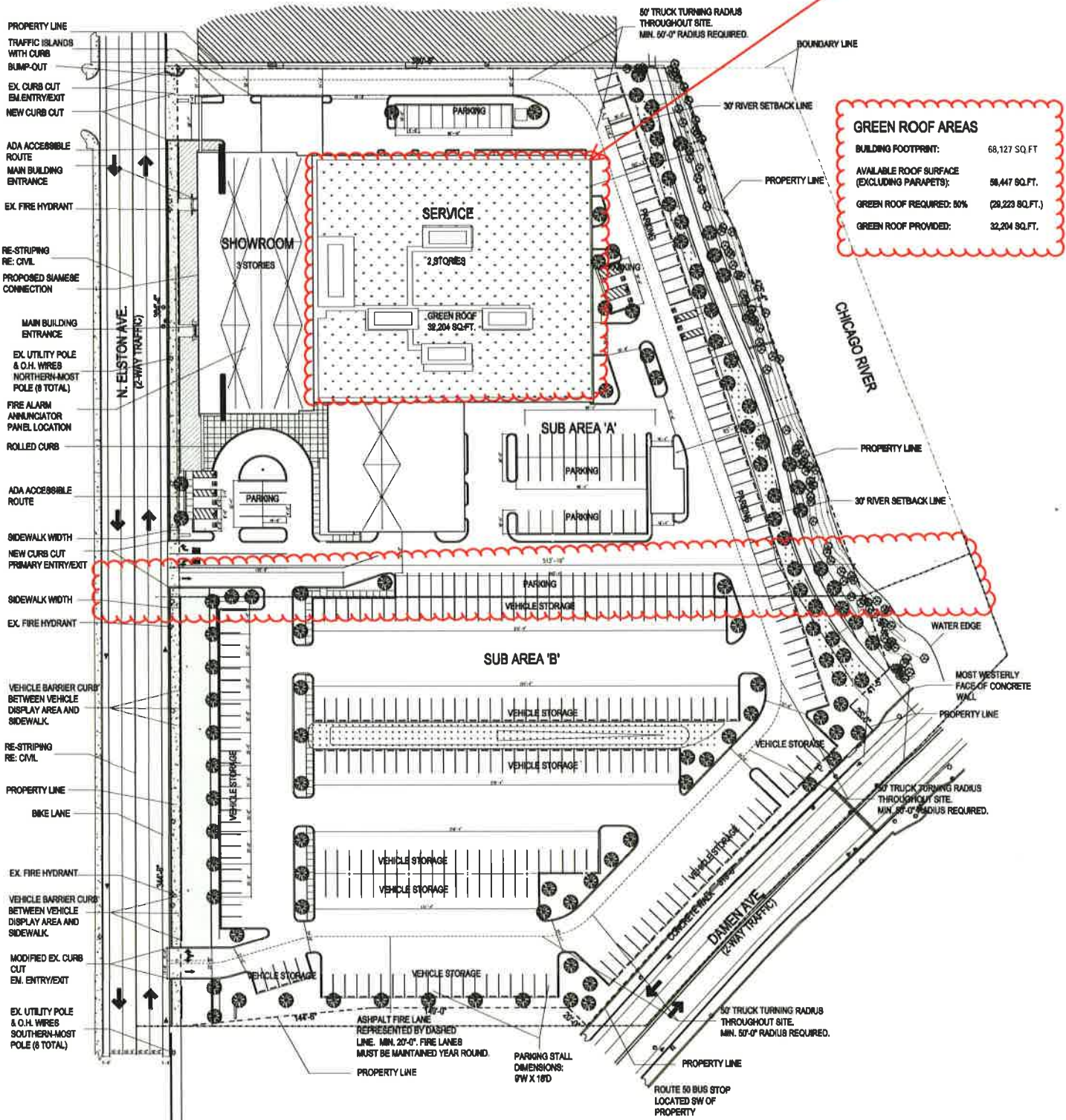
Planned Development No.  
Sub-area A Elevation



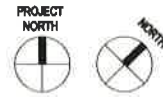
Applicant: Delta Real Estate Holdings, LLC  
 Address: 2501 N Elston Avenue.  
 Date Introduced: January 17 2013  
 Plan Commission Date: June 20, 2013  
 Revised: January 29, 2014

# PLANNED DEVELOPMENT NO. GREEN ROOF PLAN

GREEN ROOF  
AREA REVISED



Applicant: Delta Real Estate Holdings, LLC  
 Address: 2501 N. Elston Avenue  
 Date Introduced: January 17, 2013  
 Plan Commission Date: June 20, 2013  
 Revised: January 29, 2014



17648

60302

JOURNAL--CITY COUNCIL--CHICAGO

9/11/2013

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF AREA SHOWN ON MAP NO. 7-H.

(As Amended)  
(Application No. 17648)  
(Common Address: 2501 N. Elston Ave.)

[SO2013-28]

The Committee on Zoning, Landmarks and Building Standards submitted the following report:

CHICAGO, September 11, 2013.

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

WBPD 1222

Presenting a series of reports for your Committee on Zoning, Landmarks and Building Standards which held a meeting on August 28, 2013, the following items were passed by a majority of the members present:

Page one of the report contains applications for zoning map amendments.

Page two contains applications for large signs at various locations, one landmark designation and one landmark fee waiver.

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

Respectfully submitted,

(Signed) DANIEL S. SOLIS,  
Chairman.

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

Yeas -- Aldermen Moreno, Fioretti, Dowell, Burns, Hairston, Sawyer, Holmes, Harris, Beale, Pope, Balcer, Cárdenas, Quinn, Burke, Foulkes, Thompson, Thomas, Lane, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Chandler, Solis, Maldonado, Burnett, Ervin, Graham, Reboyras, Waguespack, Mell, Austin, Colón, Sposato, Mitts, Cullerton, Laurino, P. O'Connor, M. O'Connor, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, Moore, Silverstein -- 49.

Nays -- Alderman Suarez -- 1.

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

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, is hereby amended by changing all of the M3-3 Heavy Industry District symbols as shown on Map Number 7-H in the area generally bounded by:

a line 5.08 feet southeasterly from and parallel with the northwesterly line of vacated Snow Street extended northeast to the north branch of the Chicago River; the north branch of the Chicago River; North Damen Avenue to a point 355.08 feet south of the north branch of the Chicago River; a line extended west to a point 19.98 feet from the westerly line of North Damen Avenue; a line approximately 294.92 feet and parallel with the northwesterly line of vacated Snow Street extended in a southwesterly direction to North Elston Avenue; and North Elston Avenue,

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

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

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

*Waterway-Business Planned Development No. 1222*

*Plan Of Development Statements.*

1. The area delineated herein as Waterway-Business Planned Development Number 1222 ("Planned Development") consists of approximately 324,672 square feet (7.453 acres) of property which is depicted on the attached Planned Development Boundary, Property Line and Subarea Map ("Property") and is under the single designated control of the applicant, Delta Real Estate Holdings LLC.
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 Property, at the time of application for an amendment,

modification or change (administrative, legislative or otherwise) to this Planned Development is made, shall be under single ownership or single 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 and approval by the Chicago City Council.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans.

All ingress or egress shall be subject to the review and approval of the Departments of Housing and Economic Development and Transportation prior to granting any Part II Approval. Any changes to the Site Plan as a result of both Departments' review shall be processed as a minor change pursuant to Section 17-13-0611 of the Zoning Ordinance and a stamped CDOT plan. 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.

All work proposed in the public way must be designed and constructed in accordance with the 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 Department of Transportation.

4. This plan of development consists of sixteen (16) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Property Line and Subarea Map; an Overall Site Plan; a Subarea A Site Plan; a Subarea B Site Plan; a Landscape Plan; Plant List and Details; a Landscape Plan Subarea A; a Landscape Plan Subarea B; a Riverbank Section; a Green Roof Plan; and Building Elevations (West, East, North and South) prepared by Gensler dated June 20, 2013. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance and all requirements 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 Subareas A and B in the area delineated herein as a Waterway-Business Planned Development: all uses permitted in the Vehicle Sales and Service use category for the M3-3 Heavy Industry District, including motor vehicle

repair; vehicle washing and cleaning; vehicle parking and storage; all services related to motor vehicles; and accessory uses. The following use types are not allowed: heavy equipment sales or rental and RV or boat storage.

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 Housing and Economic Development. Off-Premises signs are prohibited within the boundary of the Planned Development. The maximum allowed sign area in the Planned Development shall be calculated as five times the street frontage.
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 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 171,894 square feet for Subarea A; and a Net Site Area of 152,778 square feet for Subarea B.
9. Upon review and determination ("Part II Review"), and pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Housing and Economic 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 Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Housing and Economic Development. Any interim review associated with the site plan review or Part II Reviews are conditional until final Part II Approval.
11. The applicant shall comply with the 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, pursuant to 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 by the Zoning Administrator, pursuant to Section 17-13-0611-A of the Zoning Ordinance, upon written application by the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors.

13. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. All new buildings shall be certified under the Leadership in Energy and Environmental Design ("LEED") Green Building Rating System and shall include a green roof which covers a minimum of 50 percent of each building's net roof area. The building in Subarea A will have a green roof of approximately 34,000 square feet. All buildings constructed in this Planned Development shall conform to the City of Chicago Sustainable Development Policy Matrix in effect on the date of approval of this Planned Development.
15. 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 contained in the Waterway Planned Development guidelines contained in the Zoning Ordinance, and the Chicago River Corridor Design Guidelines and Standards. To further these goals, the applicant agrees to: (a) provide a landscaped 30-foot-wide river setback and continuous riverside trail as indicated on the Site Plan and Landscape Plan; and (b) permit public access and connection of such setback and trail to the setback and trail of either adjacent property when the river edge of either adjacent property is similarly improved. All improvements within the river setback must be substantially completed prior to receipt of a Certificate of Occupancy for the principal building, provided that planting may be delayed, if consistent with good landscape practice, but not longer than one year following receipt of the occupancy certificate.
16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the Property to an M3-3 Heavy Industry District.

[Existing Zoning Map; Existing Land-Use Area Map; Planned Development Boundary, Property Line and Subarea Map; Overall Site Plan; Subarea A Site Plan; Subarea B Site Plan; Landscape Plan; Plant List and Details; Landscape Plan -- Subarea A; Landscape Plan -- Subarea B; Riverbank Section; Green Roof Plan; and North, South, East and West Elevations referred to in these Plan of Development Statements printed on pages 60308 through 60323 of this *Journal*.]

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

*Waterway-Business Planned Development No. 1222**Bulk Regulations Table.*

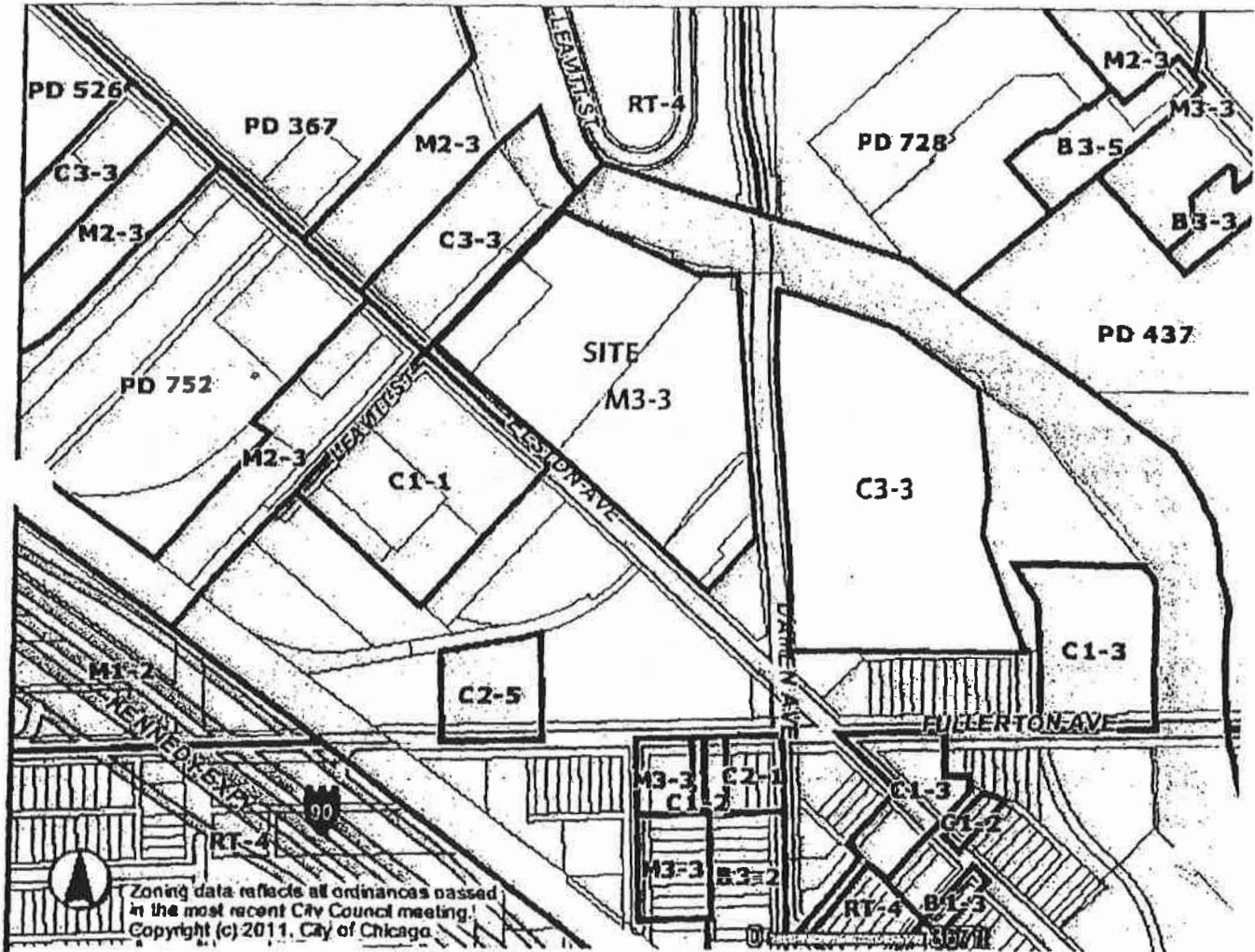
Gross Site Area (Total):*	406,687 square feet
Subarea A:	216,905 square feet
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Subarea B:	34,472 square feet
Net Site Area (Total):	324,672 square feet
Subarea A:	171,894 square feet
Subarea B:	152,778 square feet
Maximum Floor Area Ratio:**	
Subarea A:	1.0
Subarea B:	0.5
Maximum Building Height:	90 feet
Minimum Number of Accessory Parking Spaces:	152
Minimum Number of Bicycle Spaces:	0
Minimum Setbacks:	As per approved site plan

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\* Note: Excludes area within the north branch of the Chicago River.

\*\* Note: Existing buildings on the site contain a total of approximately 202,664 square feet of floor area. All existing buildings are to be demolished.

PLANNED DEVELOPMENT NO.  
EXISTING ZONING MAP



Applicant: Delta Real Estate Holdings, LLC

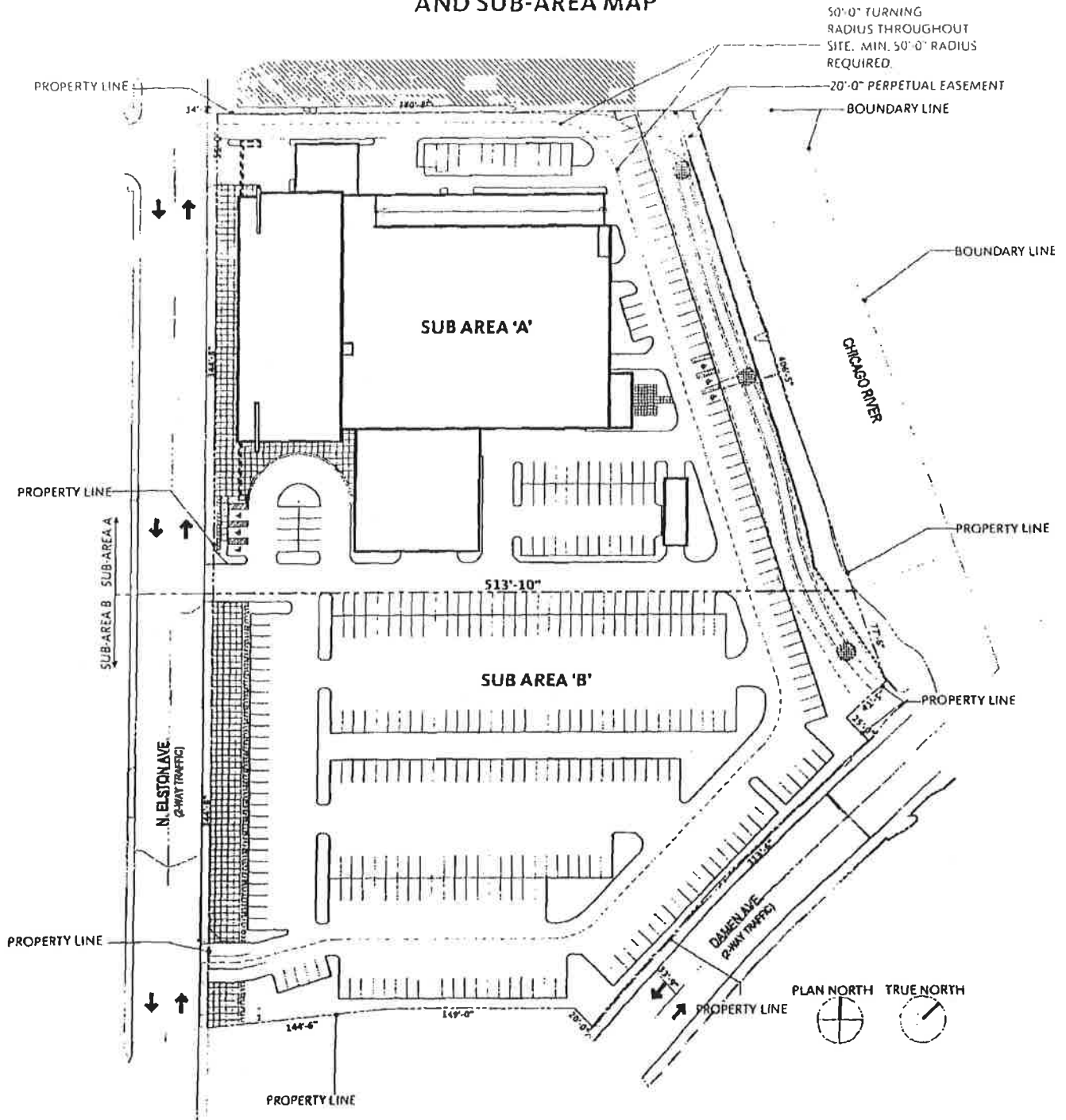
Address: 2501 N. Elston Avenue

Date Introduced: January 17, 2013

Plan Commission Date: June 20, 2013

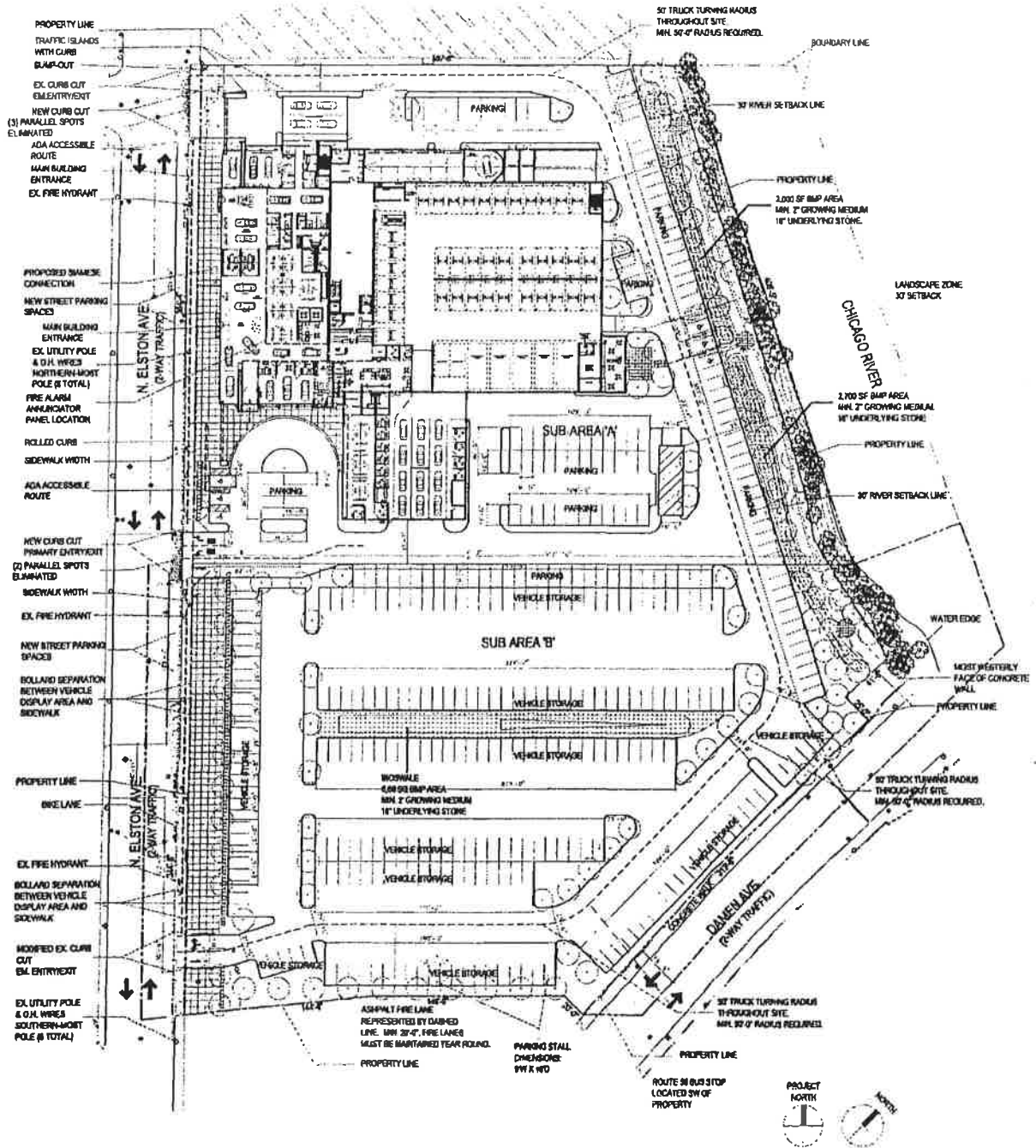


### PLANNED DEVELOPMENT NO. PLANNED DEVELOPMENT BOUNDARY, PROPERTY LINE AND SUB-AREA MAP



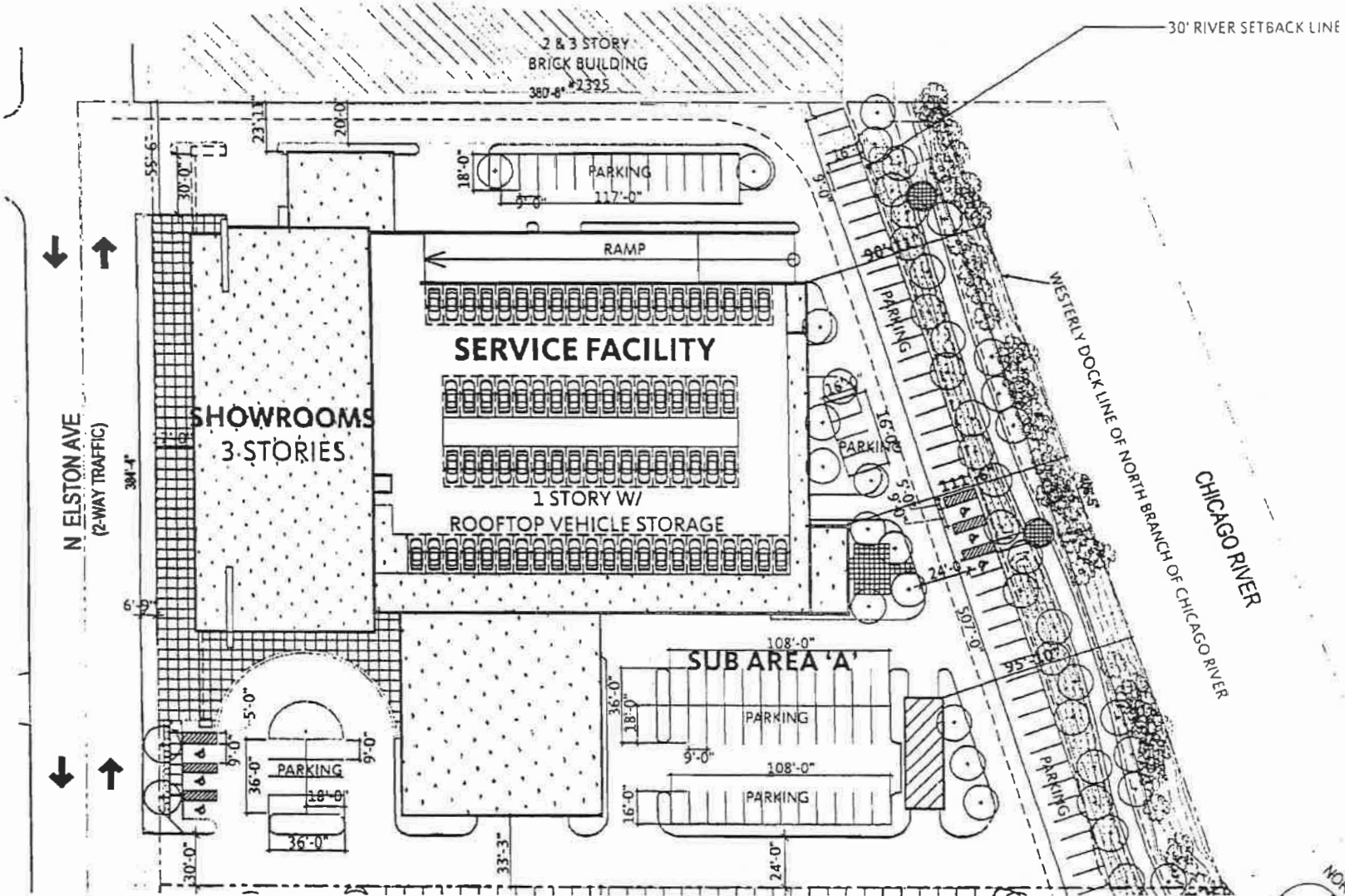
Applicant: Delta Real Estate Holdings, LLC  
Address: 2501 N. Elston Avenue  
Date Introduced: January 17, 2013  
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PLANNED DEVELOPMENT NO.  
OVERALL SITE PLAN



Applicant: Delta Real Estate Holdings, LLC  
 Address: 2501 N. Elston Avenue  
 Date Introduced: January 17, 2013  
 Plan Commission Date: June 20, 2013

**PLANNED DEVELOPMENT NO.  
SUB AREA 'A' SITE PLAN**



Applicant: Delta Real Estate Holdings, LLC  
 Address: 2501 N. Elston Avenue  
 Date Introduced: January 17, 2013  
 Plan Commission Date: June 20, 2013

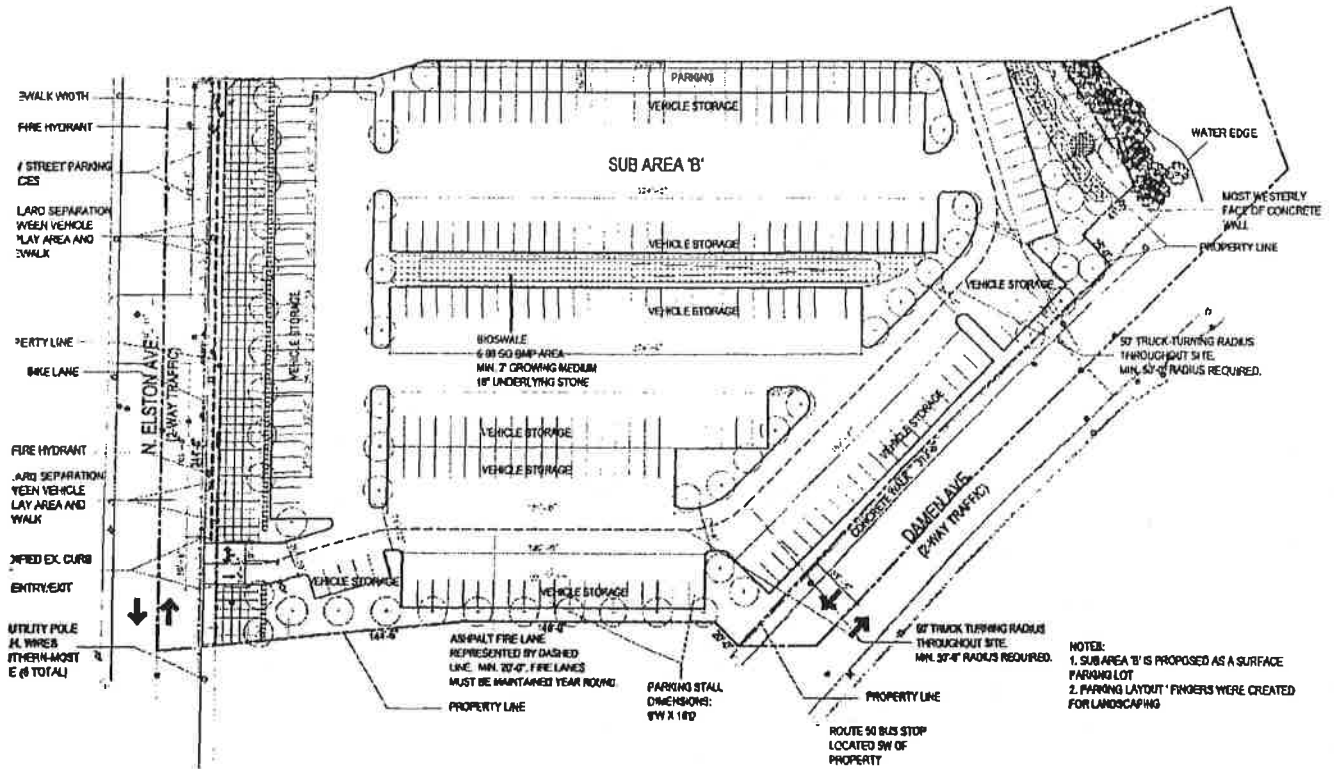
NOTE:  
 1. 9'-0" x 18'-0" ADA STALLS WITH 5'-0" AISLE

60312

JOURNAL--CITY COUNCIL--CHICAGO

9/11/2013

### PLANNED DEVELOPMENT NO. SUB AREA 'B' SITE PLAN

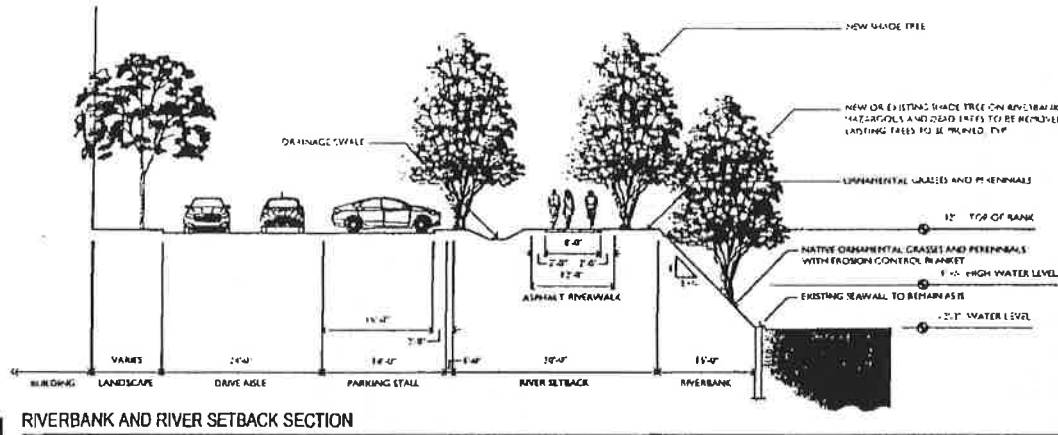


Applicant: Delta Real Estate Holdings, LLC  
 Address: 2501 N. Elston Avenue  
 Date Introduced: January 17, 2013  
 Plan Commission Date: June 20, 2013

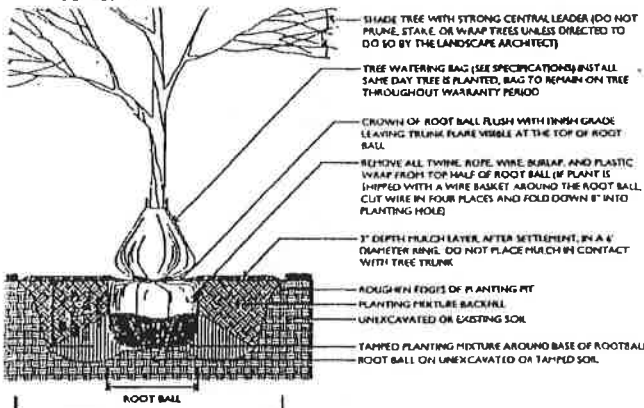
NOTES:  
 1. SUB AREA 'B' IS PROPOSED AS A SURFACE PARKING LOT  
 2. PARKING LAYOUT 'FINGERS' WERE CREATED FOR LANDSCAPING



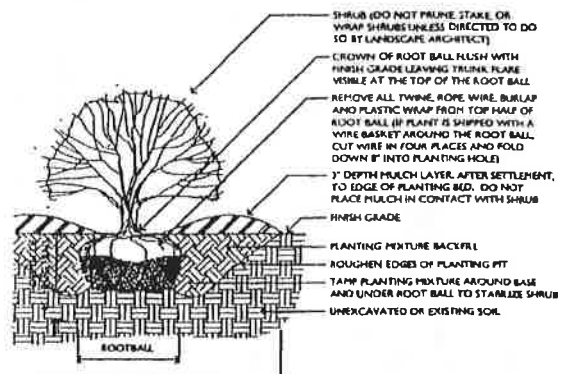
PLANNED DEVELOPMENT NO. PLANT LIST AND DETAILS



RIVERBANK AND RIVER SETBACK SECTION  
SCALE: NTS



2 TREE INSTALLATION DETAIL  
SCALE: 3/16" = 1'-0"



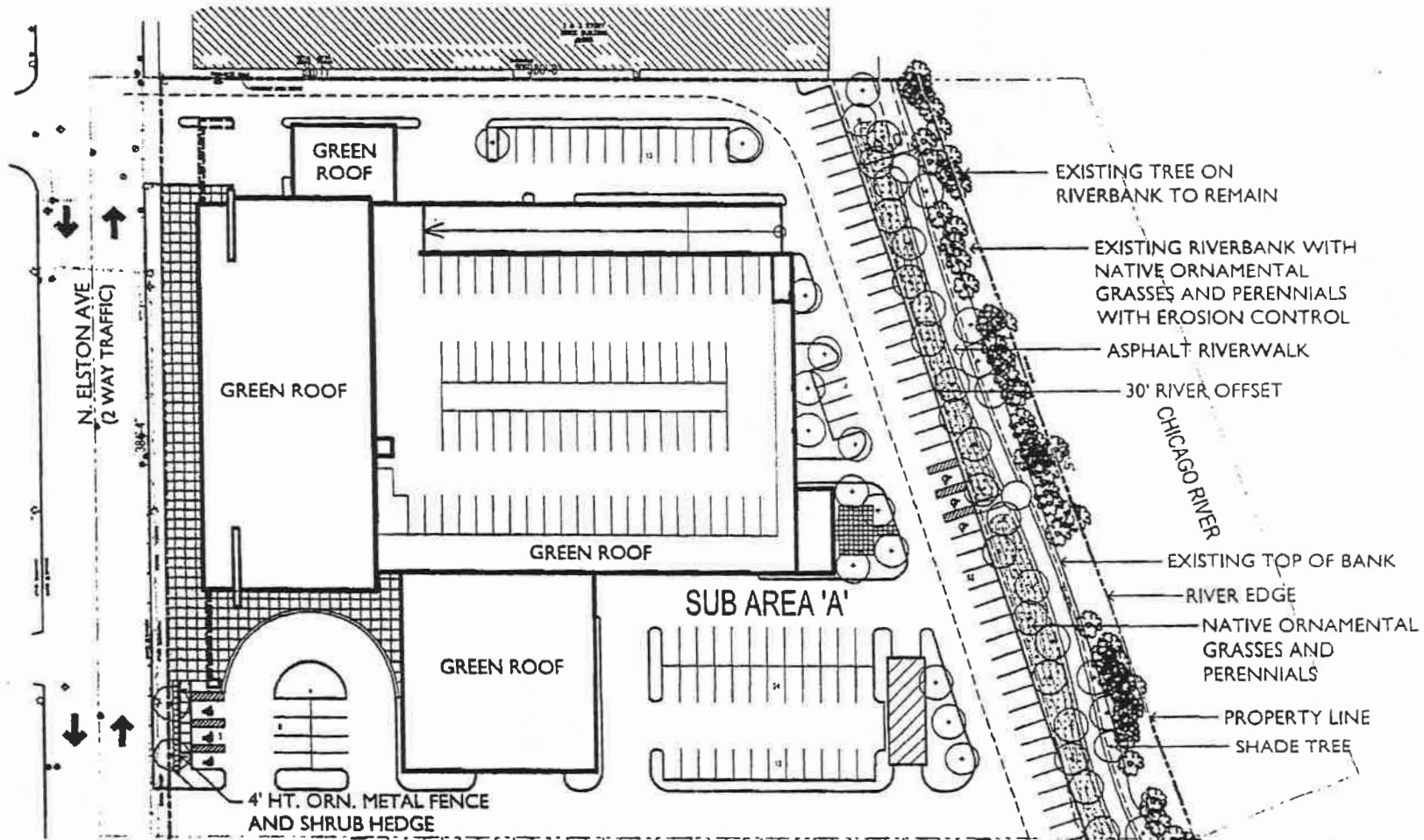
3 SHRUB INSTALLATION DETAIL  
SCALE: 3/8" = 1'-0"

	CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL	HT	SPRD	ROOT	REMARKS
TREES	AFT	ACER X FRAXINUM HYBRID	HARDY MAPLE	-	-	12'	-	88B	MULTI-STEM, 4-5 STEMS PER PLANT
	AHPO	ACER PRINUM THORNTON	STATE STREET MAPLE	-	15'	-	-	88B	SINGLE STRAIGHT TRUNK, SPECIEM QUALITY
	BN	BETULA NIGRA	RIVER BIRCH	-	-	12'	-	88B	MULTI-STEM, 4-5 STEMS PER PLANT
	COC	CELTIS OCCIDENTALIS O'BACADLAND	O'BACADLAND COMMON HONEYBERRY	-	15'	-	-	88B	SINGLE STRAIGHT TRUNK, SPECIEM QUALITY
	GB	GINOGO BILOBA	GINOGO	-	15'	-	-	88B	SINGLE STRAIGHT TRUNK, SPECIEM QUALITY
	LD	GYPHOCALUS DOROUS	KENTUCKY COFFEE TREE	-	15'	-	-	88B	SINGLE STRAIGHT TRUNK, SPECIEM QUALITY
	GTLS	GLIOTISIA TRICANTHOS VAR. PINKHS SKYLINE	SKYLINE FLORLESS HONEYLOCUST	-	15'	-	-	88B	SINGLE STRAIGHT TRUNK, SPECIEM QUALITY
	CB	QUERCUS BICOX OR	SWAMP WHITE OAK	-	15'	-	-	88B	SINGLE STRAIGHT TRUNK, SPECIEM QUALITY
	TAR	TAXA AMERICANA REDWOOD	REDWOOD	-	15'	-	-	88B	SINGLE STRAIGHT TRUNK, SPECIEM QUALITY
	TD	TAXODIUM DISTICHUM	BALD CYPRESS	-	15'	-	-	88B	SINGLE STRAIGHT TRUNK, SPECIEM QUALITY, BARKCH LNUV
UCHG	ULMUS CATEFFOIA HORTON GLOSSY	TRAUMPH ELM	-	15'	-	-	88B	SINGLE STRAIGHT TRUNK, SPECIEM QUALITY	
SHRUBS	NAE	RIBES ALPINEUM	ALPINE CURRANT	-	-	24"	-	#3	2'-0" ON CENTER
	RAGL	RHUS AROMATICA 'LOWLOW'	GRD-LOW SUMAC	-	-	24"	-	#5	3'-0" ON CENTER
	RAGH	RIBES ALPINEUM 'GREEN HOUND'	GREEN HOUND ALPINE CURRANT	-	-	24"	-	#5	3'-0" ON CENTER
	ARKO	ROSA K 'RED KNOCK OUT'	RED KNOCK OUT ROSE	-	-	34"	-	#3	3'-0" ON CENTER
GRASSES	CAKF	CALAMAGROSTIS ACUTIPLOIA KARL FORESTER	KARL FORESTER FEATHER REED GRASS	-	-	-	-	#3	2'-0" ON CENTER
	PVS	PANICUM VIRGATUM SHENANDOAH	SHENANDOAH RED SWITCH GRASS	-	-	-	-	#1	2'-0" ON CENTER
	PAH	PHELISETUM ALDOPHONDES TAPPEIN	HAPPEIN DWARF FOUNTAIN GRASS	-	-	-	-	#1	2'-0" ON CENTER
	SH	SPOROBOLUS HETEROLEPS	FRABE DROPHEAD	-	-	-	-	#1	1'-4" ON CENTER
PERENNIALS & COVER	HSE	HOSTA SEBOLDIANA ELEGANS	ELEGANT SEBOLDIANA HOSTA	-	-	-	-	#1	2'-0" ON CENTER
	HFW	HOSTA SEBOLDIANA FRANCES WILLIAMS	FRANCES WILLIAMS SEBOLDIANA HOSTA	-	-	-	-	#1	2'-0" ON CENTER
	HSP	HEPEROCALLIS SPECIES PER	DAYLILY	-	-	-	-	#1	1'-4" ON CENTER
	HF	HEPETA X FASSNER	CATHART	-	-	-	-	#1	1'-4" ON CENTER

4 PLANT LIST NOTE: QUANTITIES ON THE PLANT LIST ARE PROVIDED FOR INFORMATION ONLY. PLANT QUANTITIES UNDER THE CONTRACT ARE INDICATED ON THE PLANS. IN THE EVENT OF ANY DISCREPANCIES, THE CONTRACT SHALL BE BASED ON THE QUANTITIES SHOWN ON THE PLANS.

Applicant: Delta Real Estate Holdings, LLC  
 Address: 2501 N Elston Avenue  
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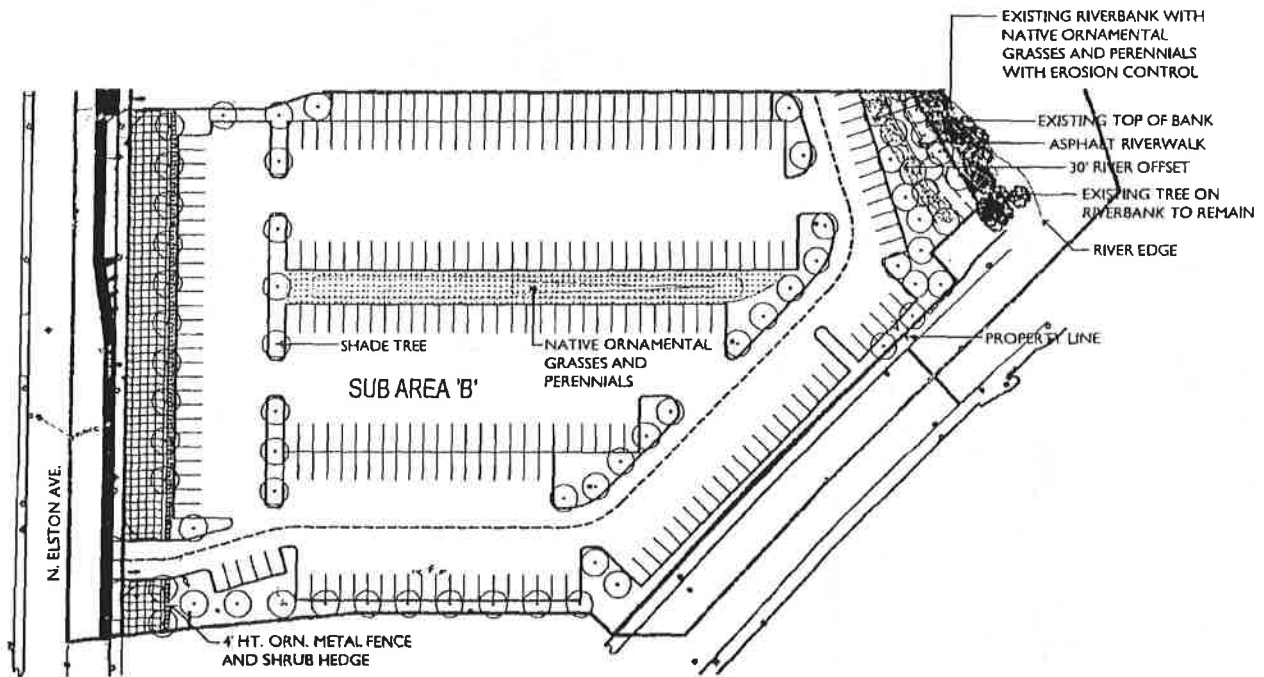
PLANNED DEVELOPMENT NO.  
LANDSCAPE PLAN SUB AREA A



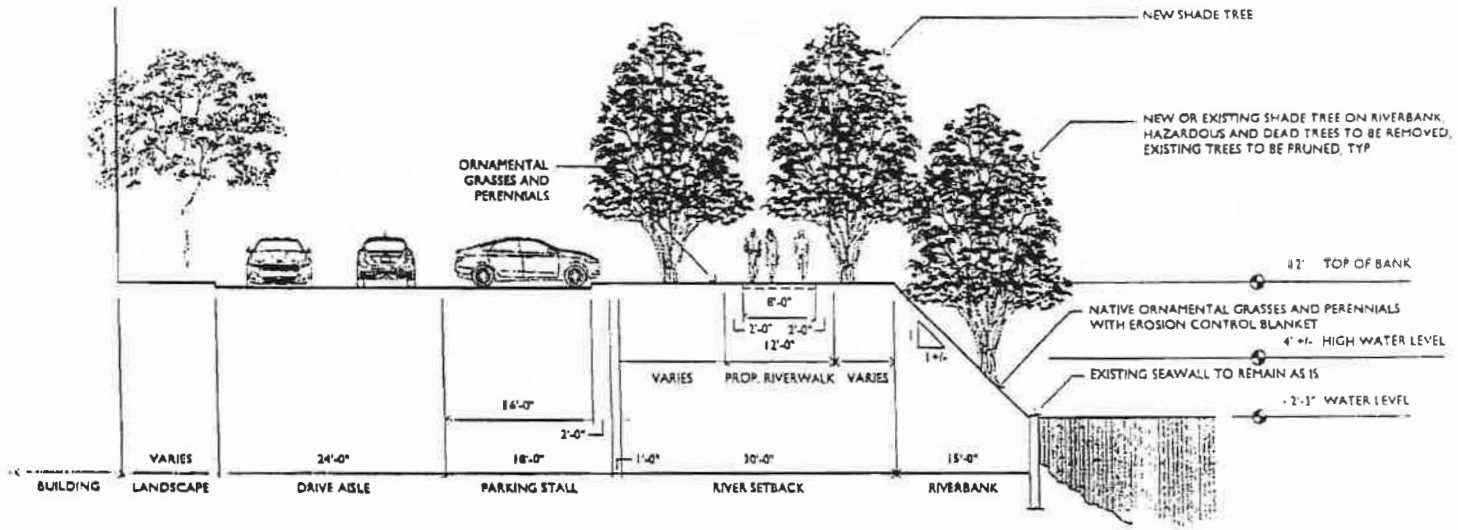
Applicant: Delta Real Estate Holdings, LLC  
 Address: 2501 N Elston Avenue  
 Date Introduced: January 17, 2013  
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# PLANNED DEVELOPMENT NO. LANDSCAPE PLAN SUB AREA B



Applicant: Delta Real Estate Holdings, LLC  
Address: 2501 N Elston Avenue  
Date Introduced: January 17, 2013  
Plan Commission Date: June 20, 2013



D.P. FOX MOTORS

BY SEA LANDSCAPE ARCHITECTURE

FORD / LINCOLN OF CHICAGO

RIVERBANK SECTION

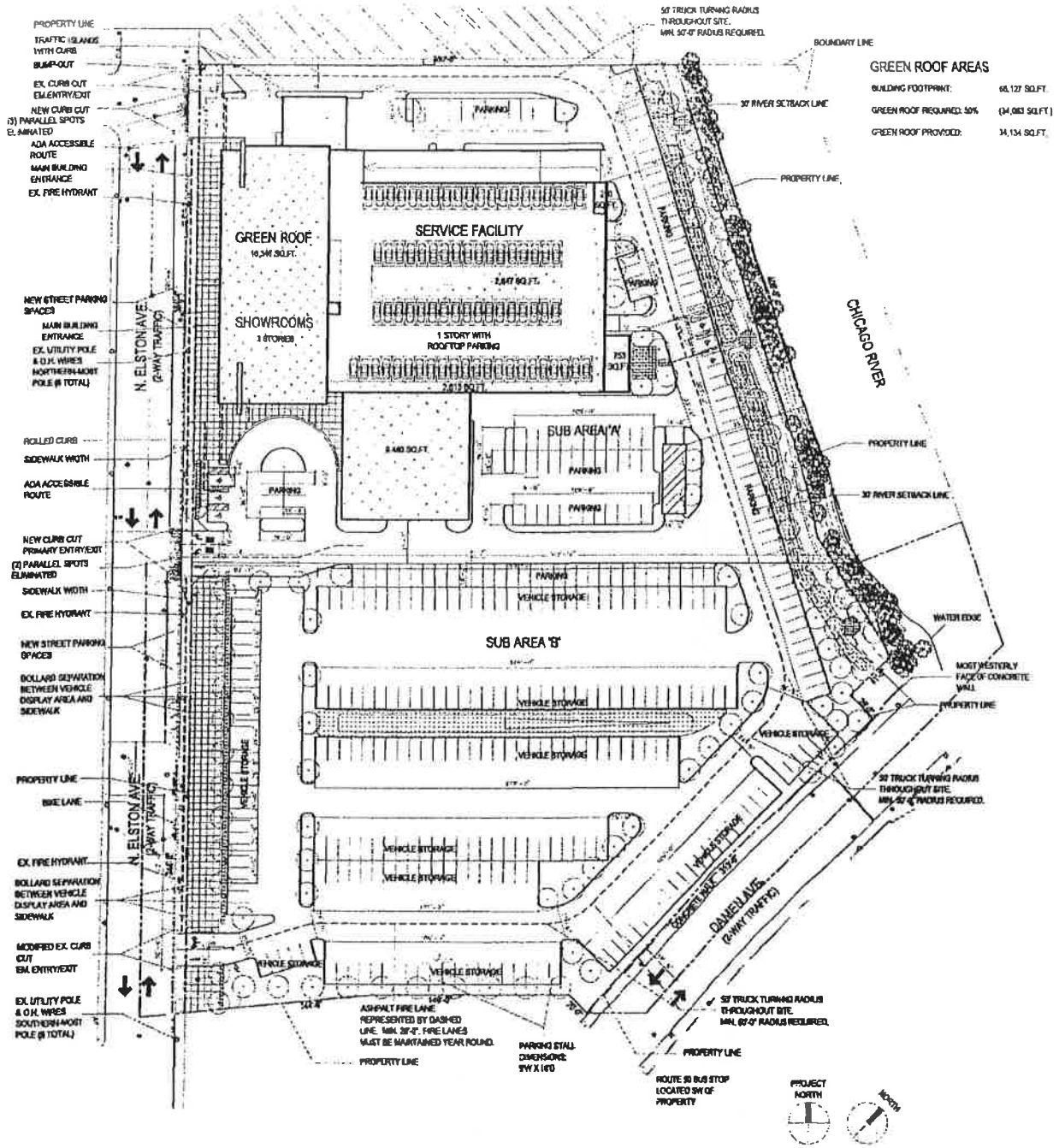
Applicant: Delta Real Estate Holdings, LLC

Address: 2501 N. Elston Avenue

Date Introduced: January 17, 2013

Plan Commission Date: June 20, 2013

# PLANNED DEVELOPMENT NO. GREEN ROOF PLAN



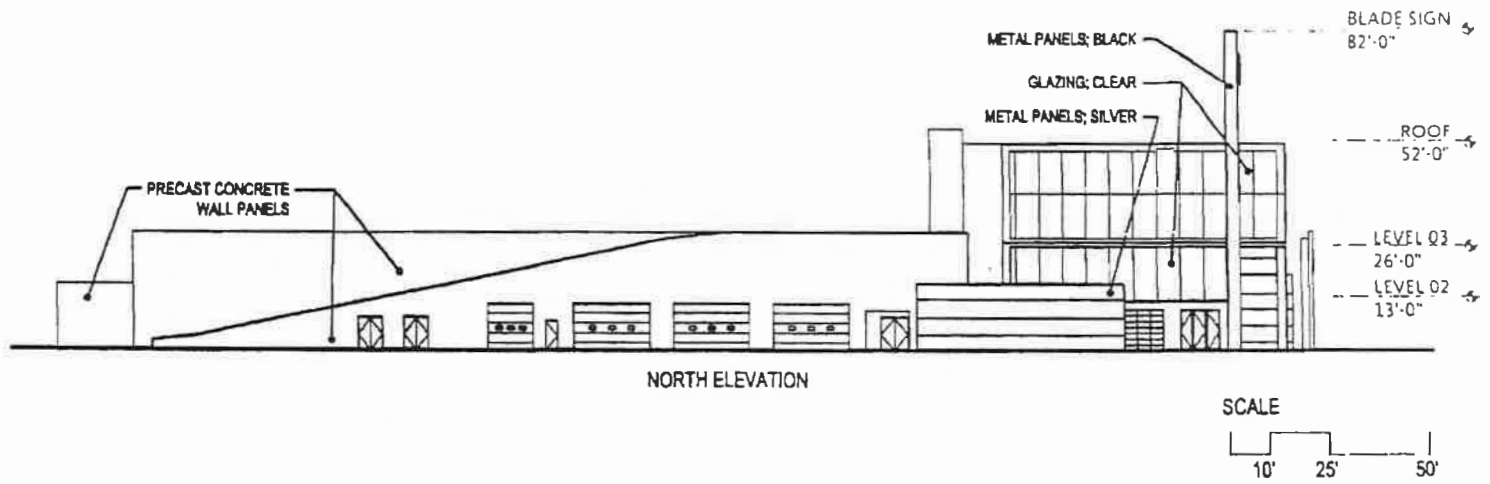
Applicant: Delta Real Estate Holdings, LLC  
 Address: 2501 N. Elston Avenue  
 Date Introduced: January 17, 2013  
 Plan Commission Date: June 20, 2013

PLANNED DEVELOPMENT NO.  
SUB-AREA 'A' ELEVATION

60320

JOURNAL--CITY COUNCIL--CHICAGO

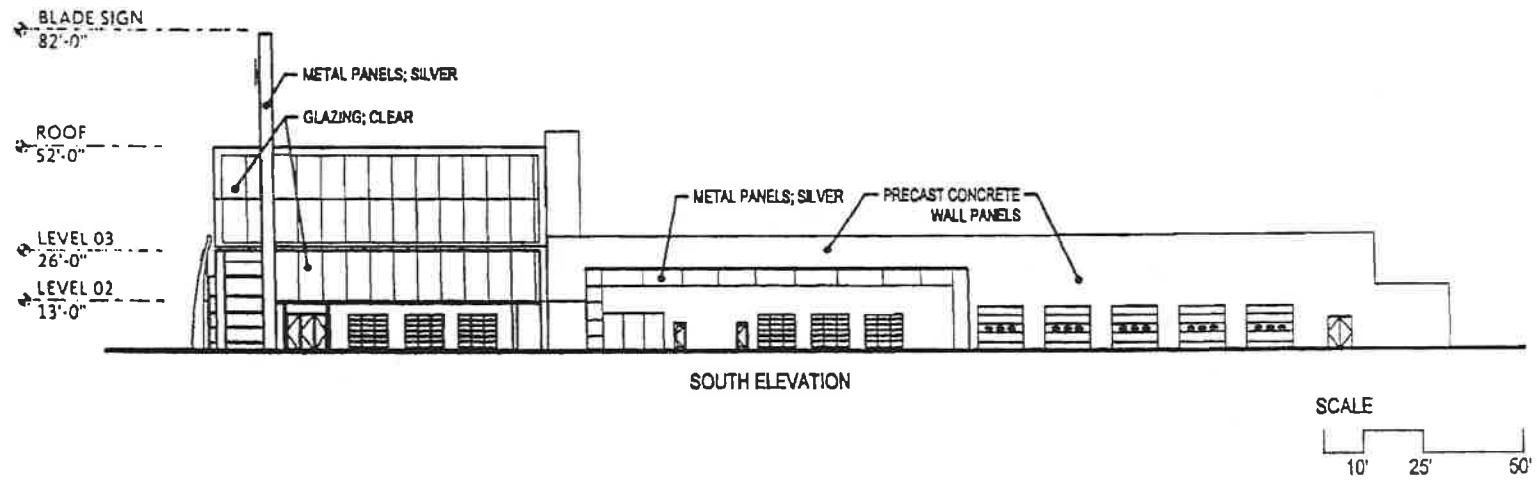
9/11/2013



NORTH ELEVATION

Applicant: Delta Real Estate Holdings, LLC  
Address: 2501 N. Elston Avenue  
Date Introduced: January 17, 2013  
Plan Commission Date: June 20, 2013

PLANNED DEVELOPMENT NO.  
SUB-AREA 'A' ELEVATION



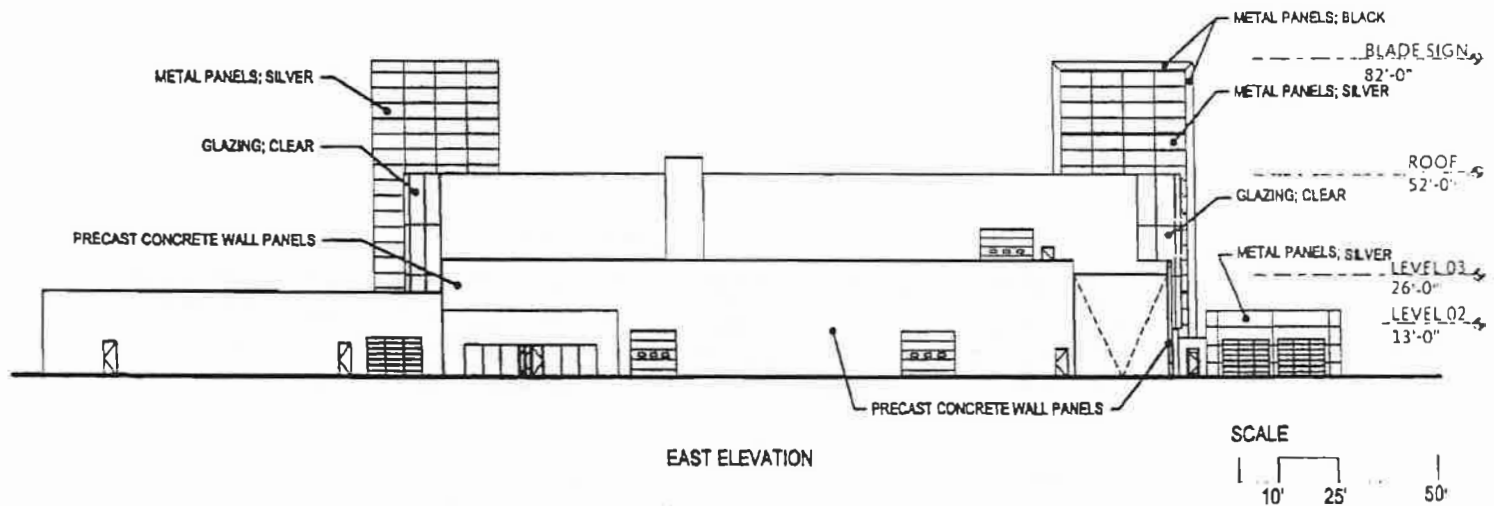
9/11/2013

REPORTS OF COMMITTEES

60321

Applicant: Delta Real Estate Holdings, LLC  
Address: 2501 N. Elston Avenue  
Date Introduced: January 17, 2013  
Plan Commission Date: June 20, 2013

PLANNED DEVELOPMENT NO.  
SUB-AREA 'A' ELEVATION



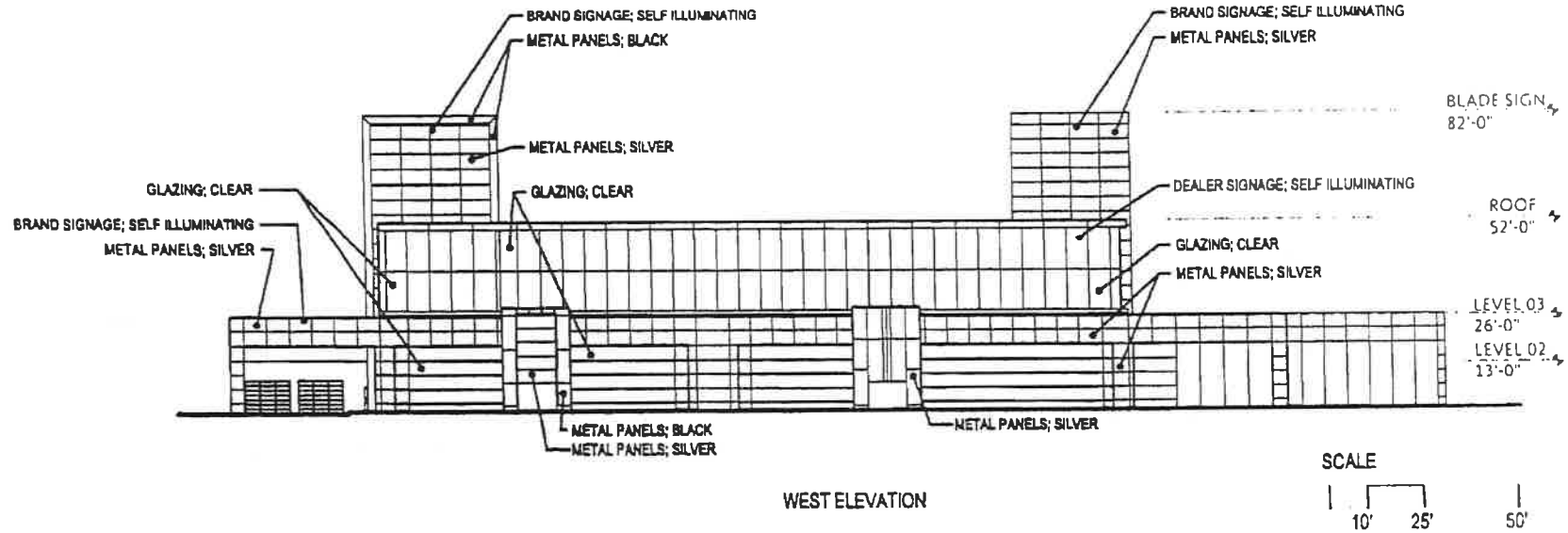
60322

JOURNAL--CITY COUNCIL--CHICAGO

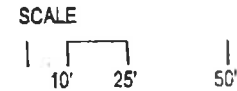
9/11/2013

Applicant: Delta Real Estate Holdings, LLC  
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**PLANNED DEVELOPMENT NO.  
SUB-AREA 'A' ELEVATION**



WEST ELEVATION



9/11/2013

REPORTS OF COMMITTEES

60323

Applicant: Delta Real Estate Holdings, LLC  
 Address: 2501 N. Elston Avenue  
 Date Introduced: January 17, 2013  
 Plan Commission Date: June 20, 2013