

PD 1238

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 23, 2025

John J. George
Akerman LLP
71 S. Wacker Dr., 47th Floor
Chicago, IL 60606

**Re: Minor change to PD 1238, Proposed pedestrian bridge for Midtown Athletic Club
2444 N. Elston Avenue**

Dear Mr. George:

Please be advised that your request for a minor change to Waterway-Business Planned Development No.1238 ("PD 1238") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement No. 13 of PD 1238.

On behalf of your client and the sole owner of the Planned Development, Tennis Corporation of America d/b/a Midtown Athletic Club, you are seeking a minor change to permit a pedestrian bridge over N. Elston Ave. from the east side of the campus to the west side of campus. The exact dimensions of the bridge will be subject to the permit regulations of the Illinois Department of Transportation and the Chicago Department of Transportation. The following exhibits are attached: New Campus Plan with Bridge Expansion, Sections Through North Elston Avenue, Bridge Floor Plan, Elevations and Renderings.

With regard to your request, the Department of Planning and Development has determined that allowing the pedestrian bridge 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. Additionally, CDOT, Fire Prevention, MOPD and Stormwater have also reviewed the request and have no objection.

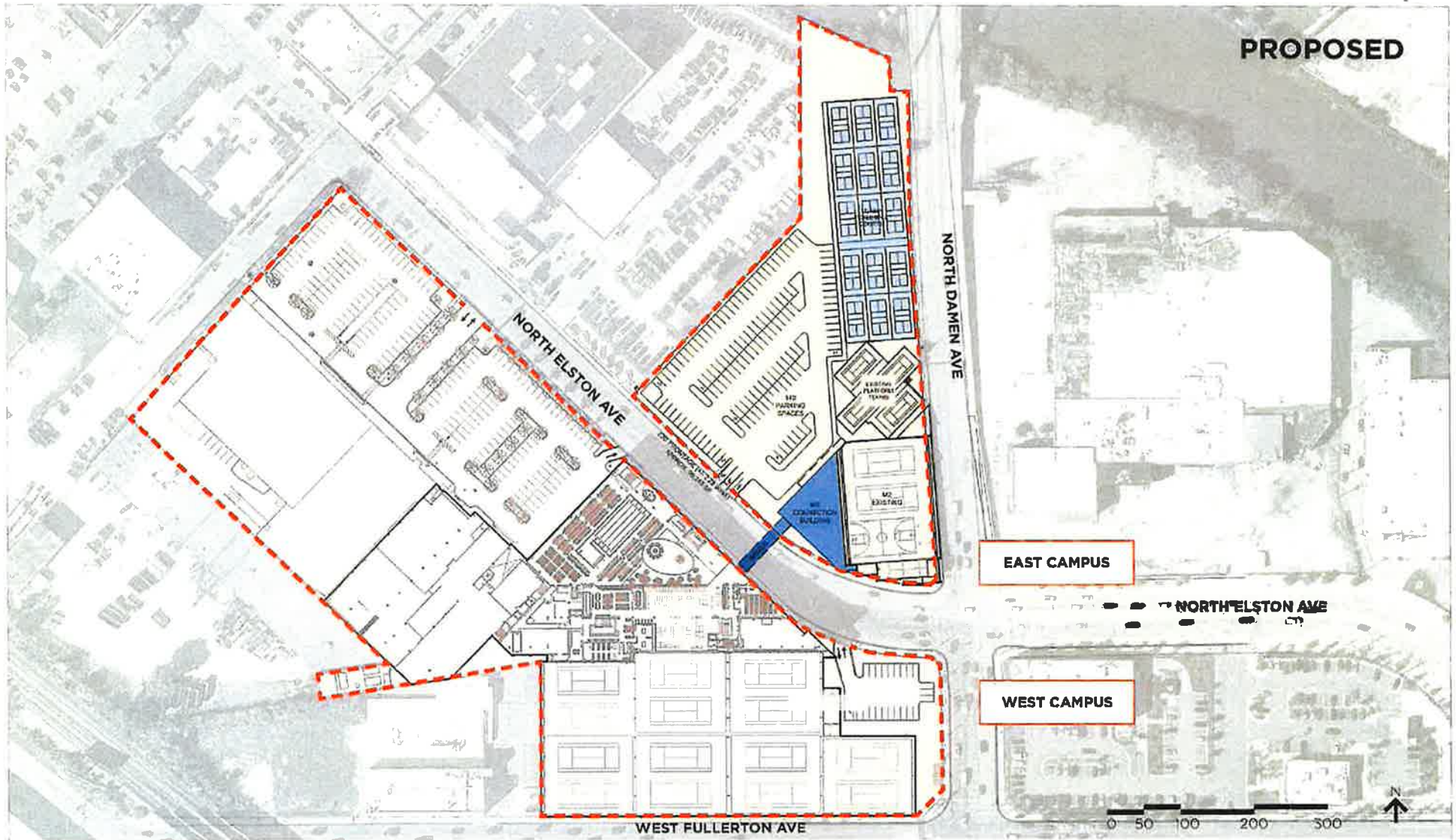
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Waterway-Business Planned Development No. 1238, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter 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,

Noah Szafraniec
Assistant Commissioner

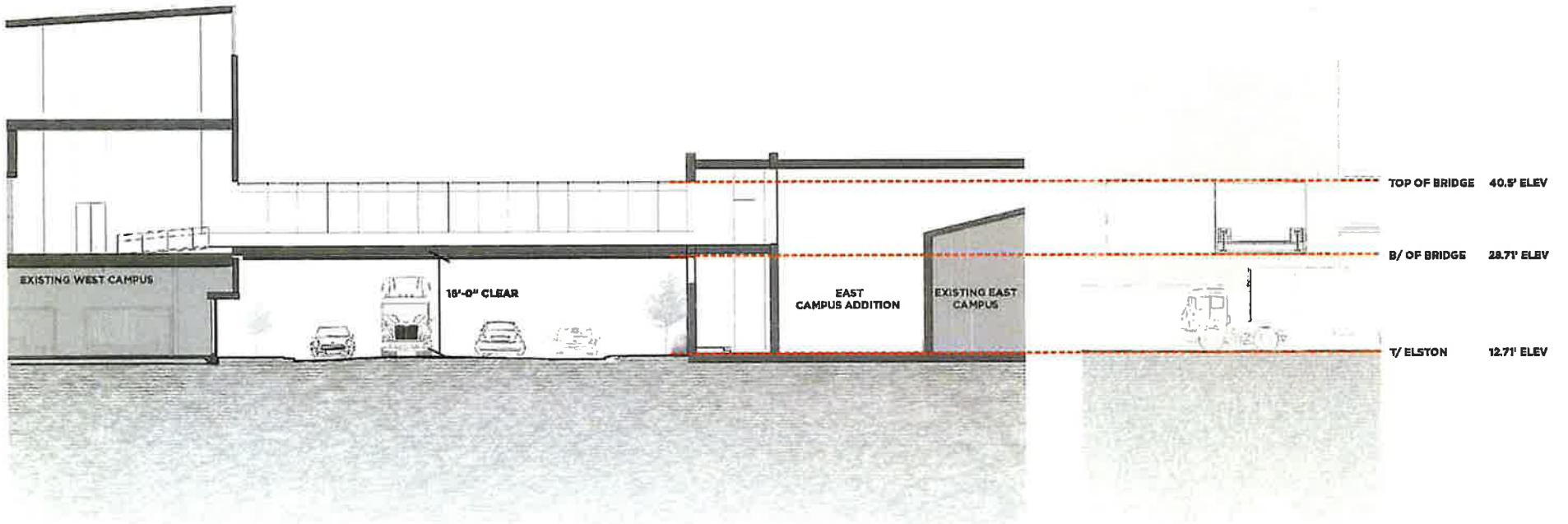
NS:tm

C: Noah Szafraniec, Janice Hill, Mike Marmo, Stephen Nutt, Main file



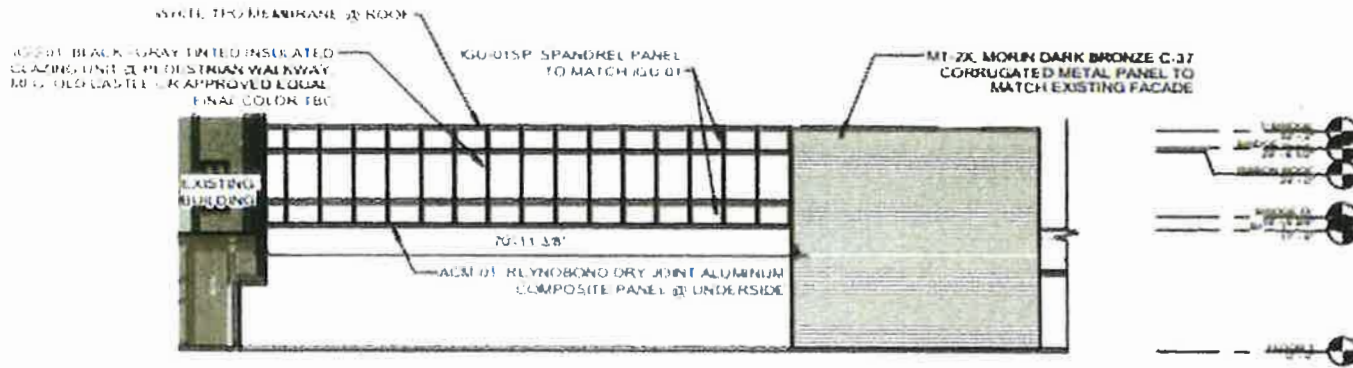
NEW CAMPUS PLAN WITH BRIDGE EXPANSION

Midtown Chicago Bridge Expansion / CDOT Presentation / 2.14.25

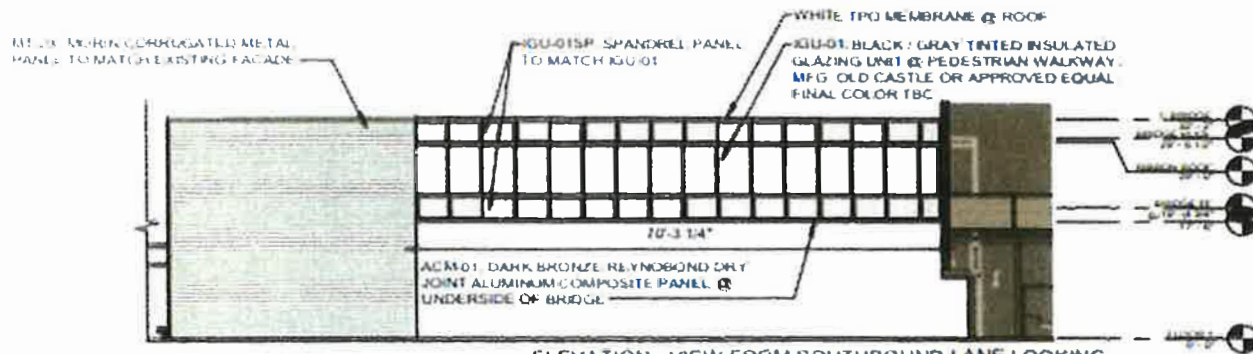


SECTIONS THROUGH NORTH ELSTON AVENUE

Midtown Chicago Bridge Expansion / CDOT Presentation / 2.14.25



③ ELEVATION - NORTHBOUND LANE LOOKING NORTHWEST
1/16" = 1'-0"



④ ELEVATION - VIEW FROM SOUTHBOUND LANE LOOKING SOUTHEAST
1/16" = 1'-0"



VIEW FROM SOUTHBOUND LANE LOOKING SOUTHEAST



VIEW FROM NORTHBOUND LANE LOOKING NORTHWEST

*Reclassification Of Area Shown On Map No. 7-H.**WBPD 1238, 00*

(As Amended)

(Application No. 21048)

(Common Address: 2416 -- 2520 N. Elston Ave., 2000 -- 2050 W. Fullerton Ave.,
2425 --2455 N. Elston Ave., 2418 -- 2518 N. Damen Ave.
And 2463 -- 2497 N. Leavitt St.)

[SO2022-1840]

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 the C3-3 Commercial, Manufacturing and Employment District and Planned Development Number 1238 symbols and indications as shown on Map Number 7-H in the area bounded by:

beginning along North Leavitt Street; North Elston Avenue; a point located at the easterly right-of-way line of North Elston Avenue and 523.39 feet southeast of the south right-of-way line of vacated North Leavitt Street; a line from a point 523.39 feet southeast of the south right-of-way line of vacated North Leavitt Street and the easterly right-of-way line of North Elston Avenue to a point, said line being 312.94 feet in length running northeast; a line from the previously described point to a point, said line being 257.83 feet in length running north; a line from the previously described point to a point, said line being 126.41 feet in length running southeast; a line from the previously described point to a point, said line being 41.14 feet in length running south; a line from the previously described point to a point located at the westerly right-of-way line of North Damen Avenue, said line being 25 feet in length; North Damen Avenue; West Fullerton Avenue; a line from a point 482.24 feet west of and parallel to North Damen Avenue; a line from a point 482.24 feet west of North Damen Avenue and 201.33 feet north of West Fullerton Avenue proceeding southwesterly along an arc with a radius of 550.22 feet, running 91.89 feet; a line from the previously described point to a point, said line being 195.35 feet in length running southwesterly; a line from the previously described point to a point, said line being 31 feet in length running northerly; a line from the previously described point to a point, said line being 92.12 feet in length running northeasterly; and a line from the previously described point to a point on the south right-of-way line of North Leavitt Street, said line being 457.32 feet in length running northwesterly (ToB),

to the designation of Planned Development Number 1238, as amended, and a corresponding use district is hereby established in the area above described.

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

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

Waterway-Business Planned Development No. 1238, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Waterway-Business Planned Development Number 1238 consists of approximately 525,583 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, Tennis Corporation of America, doing business as Midtown Athletic Club.
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 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 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 adjustments of right-of-way, shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assignees, or grantees.

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

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Department of Planning and Development and the Department of Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

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 these eighteen (18) statements; a Bulk Regulations Table; Existing Land-Use/Aerial Map; Existing Zoning Map; a

Right-of-Way Adjustment Map; Planned Development Boundary and Property Line Map; Site Plan/First Floor Plan; Landscaping Exhibits.

The following exhibits were approved pursuant to Business Planned Development Number 1238, as amended dated April 30, 2014, the *Journal of the Proceedings of the City Council of the City of Chicago* dated April 30, 2014, at pages 80527 -- 80531:

P.D. -- H Green Roof Diagram -- page 80527;

P.D. -- 11 Elevations -- page 80528;

P.D. -- 12 Elevations -- page 80529;

P.D. -- 13 Elevations -- page 80530; and

P.D. -- 14 Elevations -- page 80531

The following minor change and site plan approval letters are hereby incorporated by reference and made part of this Planned Development (collectively, the "Administrative Approvals"):

- a. Administrative Relief request for Business Planned Development Number 1238 Additional hotel rooms at Midtown Athletic Club, 2444 North Elston Avenue, to John J. George dated October 11, 2016
 - b. Administrative Relief request for Business Planned Development Number 1238 Proposed Midtown Athletic Club addition, Elston, Damen and Fullerton Avenues, to John J. George dated December 29, 2015
5. The following uses shall be allowed within the area herein delineated as Waterway-Business Planned Development: indoor and outdoor participant sports and recreation, retail sales, hotel, eating and drinking establishments, financial services, medical service, office, personal service, drive-through facilities when reviewed as Site Plan Approval in accordance with statement Number 9, multiple freestanding wireless communication facilities, accessory parking and all other uses allowed in the commercial use group of the C3-3 Commercial, Manufacturing and Employment District.
 6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the planned development, subject to the review and approval of the Department of Planning and Development. There are three off-premises signs that are allowed within the boundaries of the planned development. CDOT is taking a portion of applicant's property to accommodate the re-routing of North Elston Avenue and in doing so is displacing the location of two of the existing off-premises signs. As a result, applicant must relocate these signs. The two off-premises signs shall be

permitted to be located within the boundary of the planned development at the locations indicated on the attached planned development exhibits. The first off-premises sign shall be a wall sign measuring 36 feet by 10 feet, 6 inches (36 feet x 10 feet, 6 inches), illuminated by wall mounted overhead lighting. The second off-premises sign shall be a freestanding sign on a pole measuring 30 feet by 14 feet (30 feet x 14 feet), illuminated by overhead lighting. The third off-premises sign is an existing legal, nonconforming sign measuring 672 square feet (48 feet by 14 feet), pursuant to sign permit Number 100159187, issued on 5/9/2007. While the address of the sign permit is 2501 North Elston Avenue, the sign is located along Damen Avenue, as shown on the attached exhibit(s). Nonconforming signs may remain in use subject to the regulations of Section 17-15-0500 of the Zoning Ordinance.

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 and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 526,128 square feet.
9. Prior to the Department of Planning and Development issuing a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance (a "Part II approval") for development of any portion of the Property, including for a drive-through facility, a site plan for the proposal shall be submitted to the Department of Planning and Development for Site Plan Approval. Such site plan need only include the area within the Property for which approval is being sought by the applicant. No Part II approval for such area shall be granted until an applicable Site Plan has been approved.

The planned development at time of passage does not include a site plan for a drive-through use. The burden of proof remains with the applicant that a drive-through can be located on the site in such a way that does not adversely affect traffic or the physical character and pattern of development in the surrounding neighborhood. The Department of Planning and Development and the Department of Transportation reserve the right to deny the site plan if both departments agree that the drive-through cannot be accommodated appropriately on the site.

If the Department of Planning and Development and the Department of Transportation agree that the applicant has demonstrated that the drive-through is appropriately sited within the planned development and has met all of the other requirements with respect to site plan approval within this statement Number 9, then the Department of Planning and Development shall approve said site plan. Following approval of a site plan by the Department of Planning and Development, the site plan shall be kept on permanent

file within the Department of Planning and Development and shall be deemed to be an integral part of this Planned Development.

After approval of a Site Plan Approval or Part II Approval by the Department of Planning and Development concerning the Property or a portion thereof, the same may be changed or modified pursuant to the provisions of statement number 9 of this planned development. In the event of any inconsistency between an approved site plan and the terms of this planned development (including any amendments hereto that may be in effect at the time of such approval); the terms of this planned development (as the same may be so amended) shall govern.

A site plan shall, at a minimum, provide the following information with respect to the proposed improvements within the boundaries of the area to be developed:

- a. building elevations;
- b. footprint of the improvements;
- c. preliminary landscaping plan;
- d. vehicular and pedestrian circulation;
- e. preliminary cross-sections of the improvements; and
- f. statistical information applicable to the area, including floor area and floor area ratio, uses to be established, building heights and setbacks.

A site plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this planned development and any City ordinances or policies in effect at the time of submission of the site plan. Prior to approval of a site plan by the Department of Planning and Development, applicant shall also submit a site plan to the Chicago Department of Transportation for review and approval along with a traffic study describing the impact of the proposed drive-through facility should said traffic study be determined to be required by CDOT. The Department of Planning and Development will not approve the site plan until CDOT has approved the site plan.

10. Upon review and determination, "Part II review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
11. 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 Planning and Development.

Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

12. 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, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that code.
13. 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.
14. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enable 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 accessibility.
15. The applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase hereof, the applicant must submit to DPD: (a) updates (if any) to the applicant's preliminary outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts; and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to the issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such

participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and Mayor. This planned development amendment does not contemplate any new development and so applicant is not required to submit an M/WBE Participation Proposal in connection with the application at this time. This statement shall apply to future planned development amendments.

16. 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 Chicago Zoning Ordinance (Section 17-8-0912) and the Chicago River Design Guidelines. The applicant also acknowledges the desirability to include wildlife habitat and other natural features in or near the water's edge. To further these goals, upon Site Plan Approval of a proposal including property abutting the Chicago River the applicant agrees to:
(a) provide and maintain a landscaped minimum 30-foot-wide river setback and continuous riverside trail in such area indicated on the approved site plan. The applicant shall permit un-gated public access to the river setback and provide informational and way-finding signage following the Chicago River Brand and Sign Guidelines at all entries to the riverwalk that the riverwalk is open to the public, free of charge, during normal park hours from 6:00 A.M. to 11:00 P.M. No Part II approval for any development parcels adjacent to the river shall be granted until site plan approval has been granted for the riverwalk identifying the menu and location of improvement items necessary to meet the requirements of the Chicago River Design Guidelines in effect at the time of Part II review. Following approval by DPD, the approved Site Plan Approval submitted for the riverwalk with supporting materials shall be made part of the main file. All improvements within the river setback must be substantially completed prior to receipt of 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.

This planned development amendment does not contemplate any new development and so applicant is not required to submit a site plan with respect to any new improvements abutting the Chicago River at this time. At the time in the future when applicant seeks planned development approval for new development on the property abutting the Chicago River applicant shall be required to implement the details contained in this planned development statement.

17. The applicant acknowledges that it is in the public interest to design, construct, and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. At the time any Site Plan Approval is granted for future buildings applicant shall obtain the number of

points necessary to meet the requirements of the Chicago Sustainable Development Policy in effect at the time the Part II review process is initiated for each building that is subject to the aforementioned policy and must provide documentation verifying compliance. For previous improvements, applicant has used rainwater harvesting in the past as a mechanism for satisfying the Sustainable Development Policy. Cisterns have been installed so that rainwater is collected into the cisterns and pumped back into the irrigation system to assist in maintaining the landscape throughout the Property

18. Construction of the new improvements contemplated by the April 30, 2014 planned development have been completed. This amendment to the planned development does not contemplate any new construction and therefore the planned development shall be considered vested and shall not expire.

[Existing Land-Use/Aerial Map; Existing Zoning Map; Right-of-Way Adjustment Map; Boundary and Property Line Map; Site Plan/First Floor Plan; and Landscaping Exhibits referred to in these Plan of Development Statements printed on pages 58585 through 58593 of this *Journal*.]

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

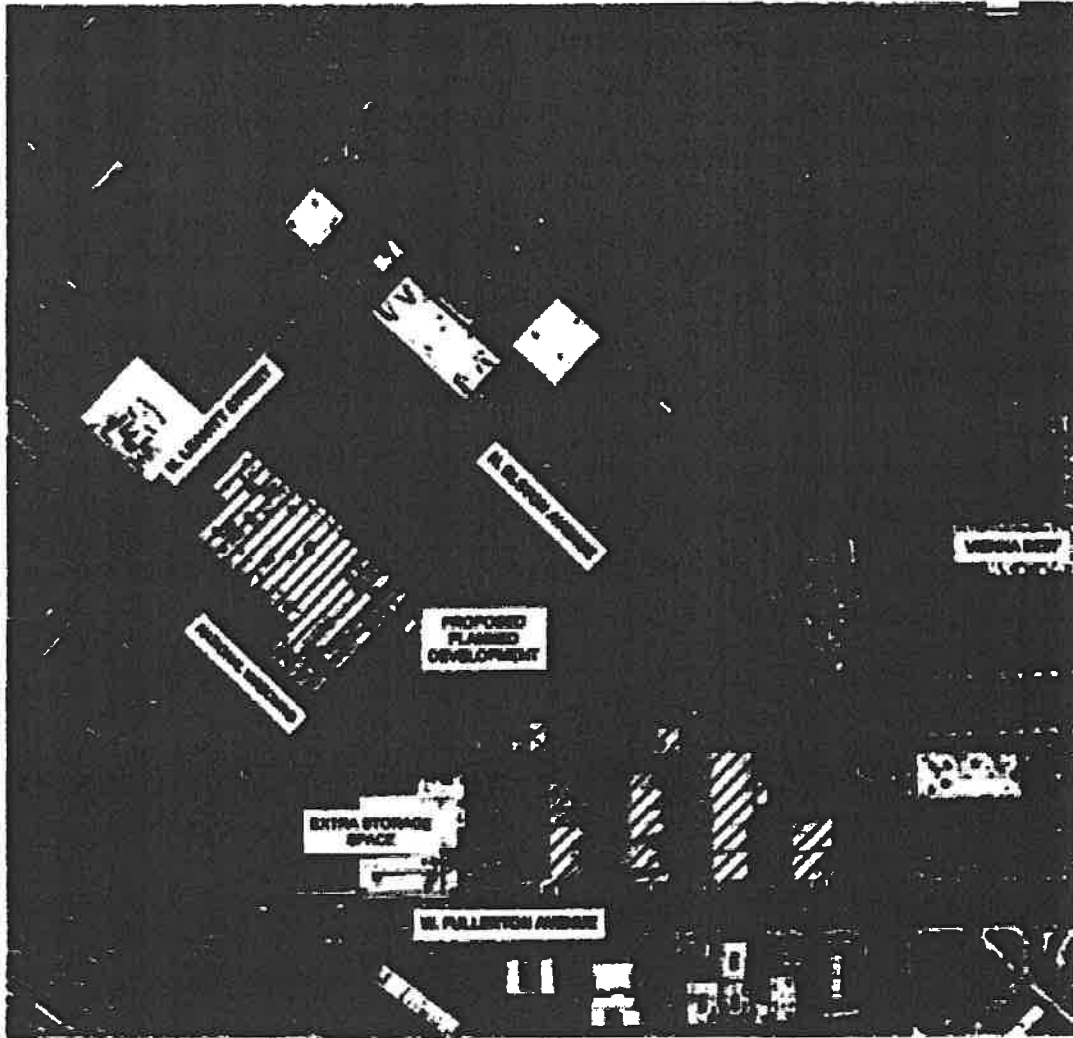
Waterway-Business Planned Development No. 1238, As Amended.

Bulk Regulations And Data Table.

Gross Site Area:	650,651 square feet
Area of Public Right-of-Way:	125,068 square feet
Net Site Area:	525,583 square feet
Maximum Floor Area Ratio:	3.0
Bicycle Parking:	50
Minimum Loading Dock:	3
Set Back:	per approved site plan
Maximum Proposed Building Height:	80 feet
Minimum Number of Off-Street Parking:	65

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Existing Land-Use / Aerial Map



PD-B

SCALE: 1 : 3000



MIDTOWN PLAZA

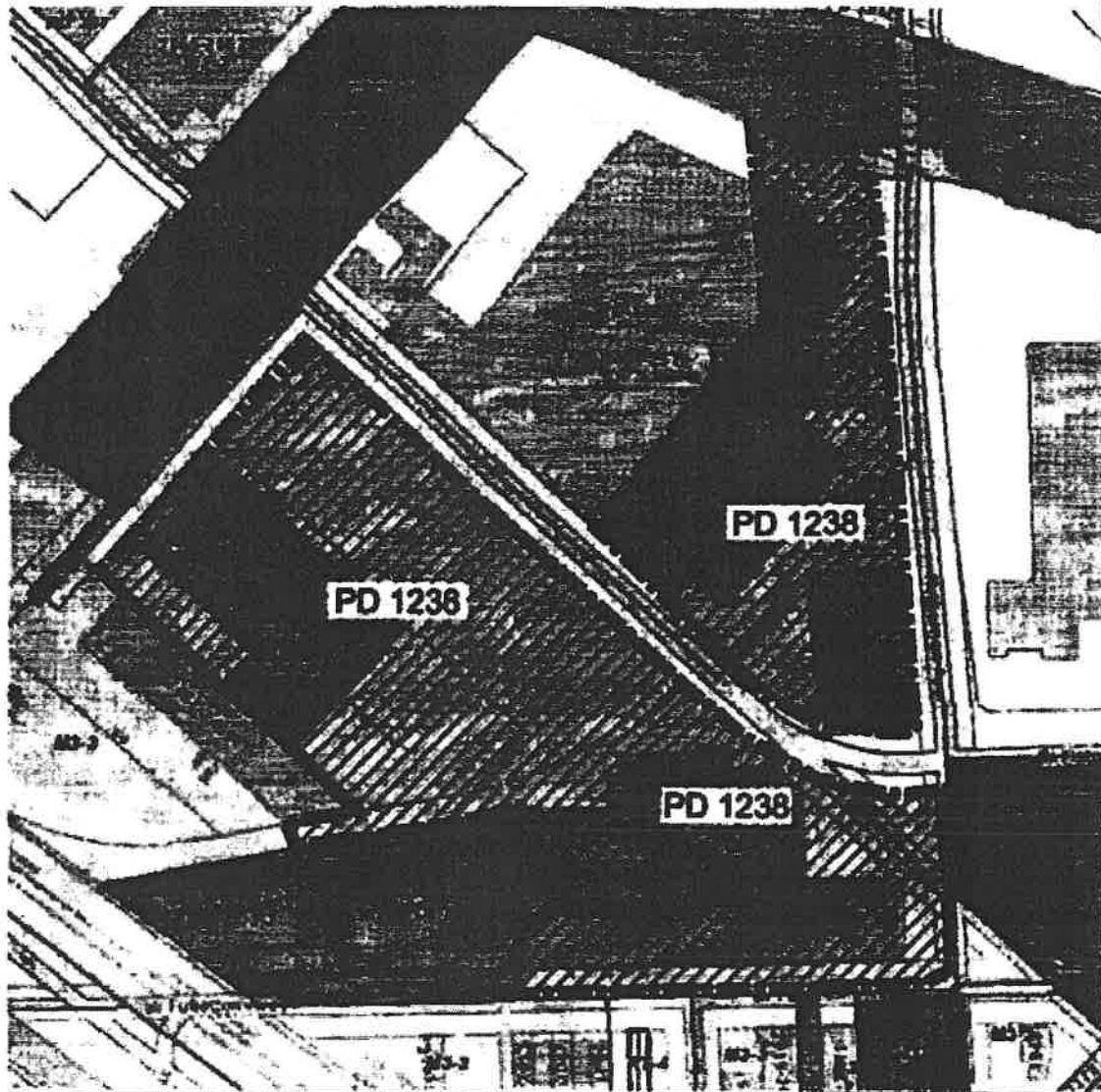
Planned Development Exhibits

Applicant: TENNIS CORPORATION OF AMERICA db/a MIDTOWN ATHLETIC CLUB
 Address: 2416-2520 N. Elston Ave, 2000-2050 W. Fullerton Ave, 2425-2455 N. Elston Ave,
 2418-2518 N. Damen Ave, 2463-2497 N. Leavitt St, Chicago IL

City Council Introduction Date: 06.22.2022
 Chicago Plan Commission Date: 11.17.2022

Existing Zoning Map

FINAL FOR PUBLICATION



PD-C

SCALE: 1 : 3000

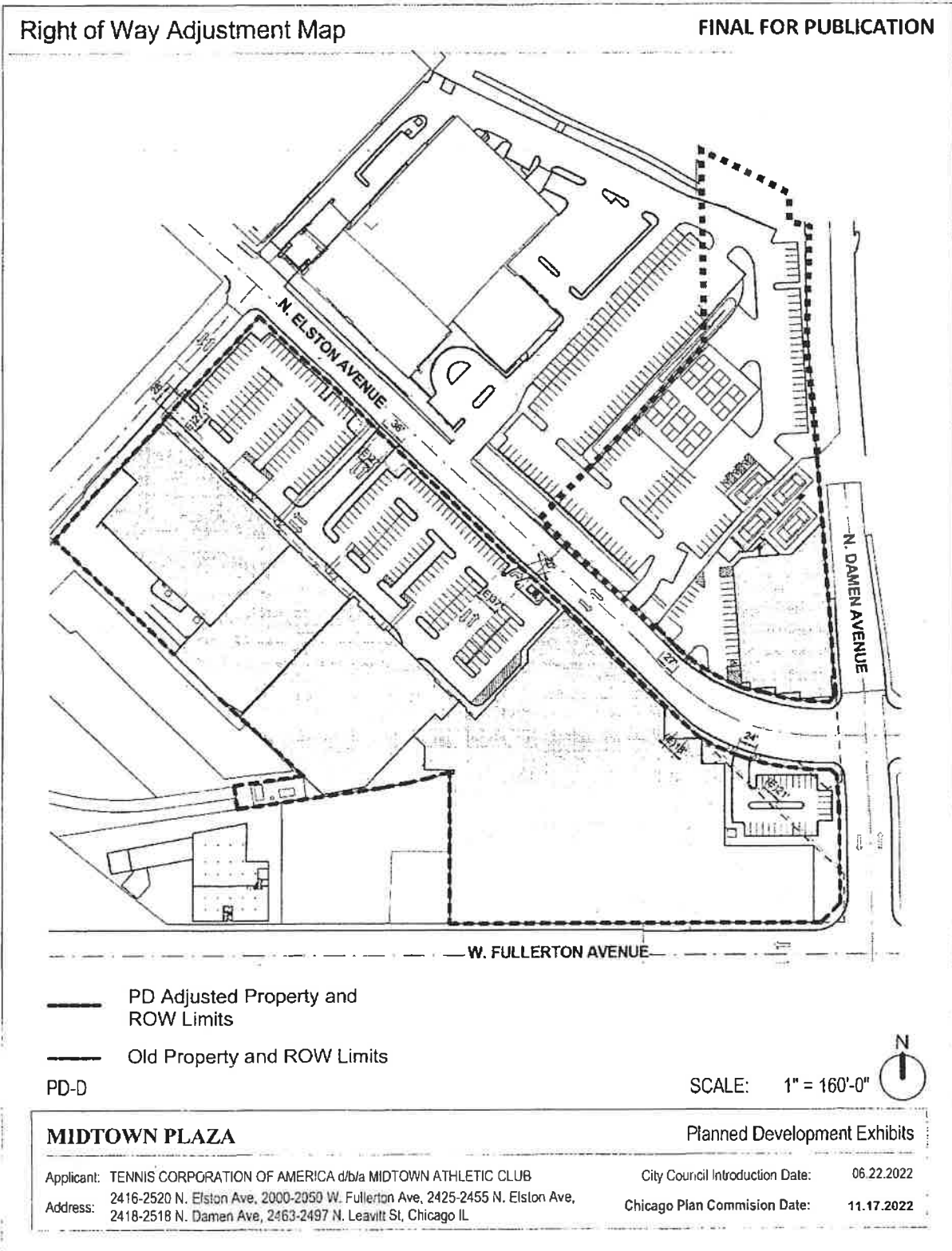


MIDTOWN PLAZA

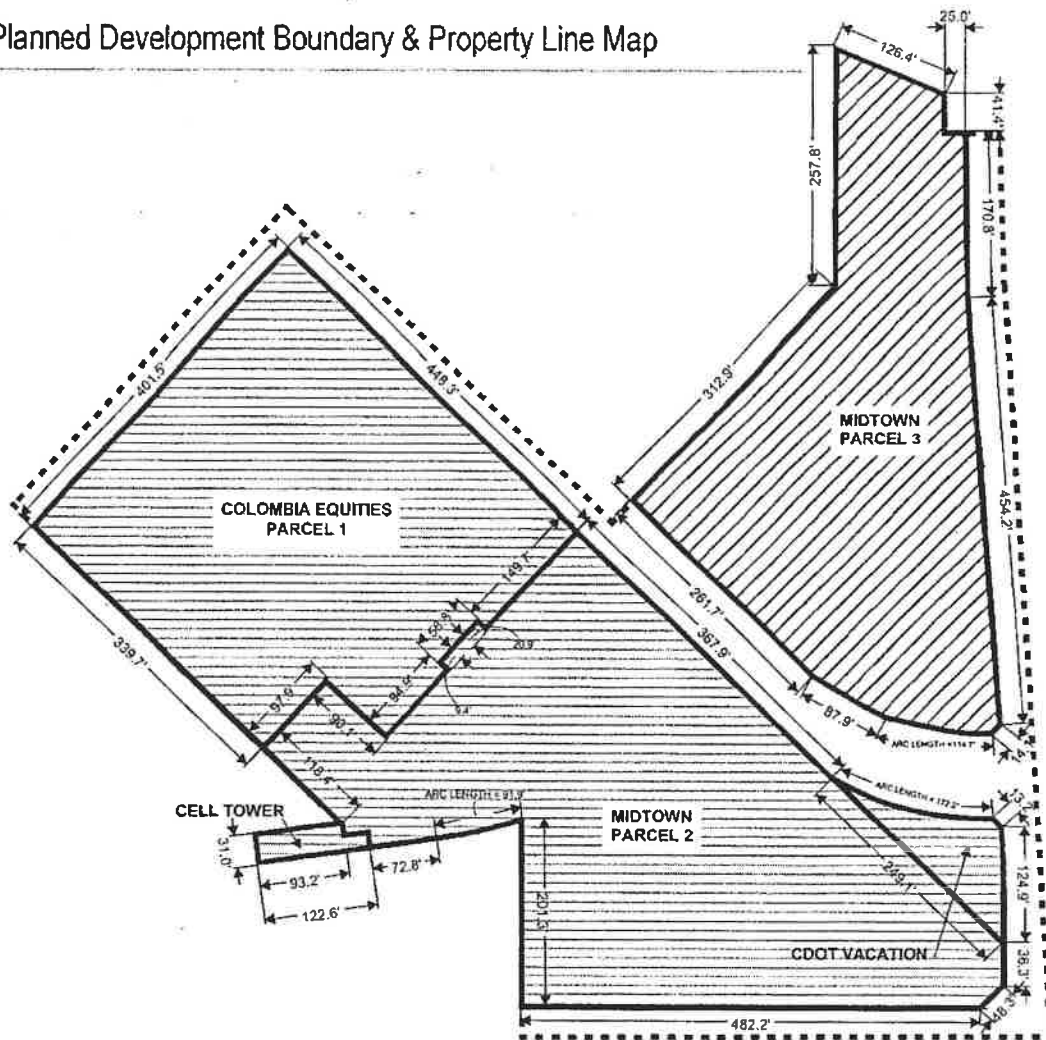
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City Council Introduction Date: 06.22.2022
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Planned Development Boundary & Property Line Map



AREA SCHEDULE

COLOMBIA PARCEL 1:	166,201 SF	(+/- 3.815 AC)
MIDTOWN PARCEL 2:	197,556 SF	(+/- 4.535 AC)
CELL TOWER	3,390 SF	(+/- 0.078 AC)
CDOT VACATION	10,217 SF	(+/- 0.235 AC)
MIDTOWN PARCEL 3:	148,219 SF	(+/- 3.403 AC)
NET SITE TOTAL:	525,583 SF	
FRONTAGE ROW:	125,068 SF	
GROSS SITE TOTAL:	650,651 SF	

PD-E

SCALE: 1" = 160'-0"



MIDTOWN PLAZA

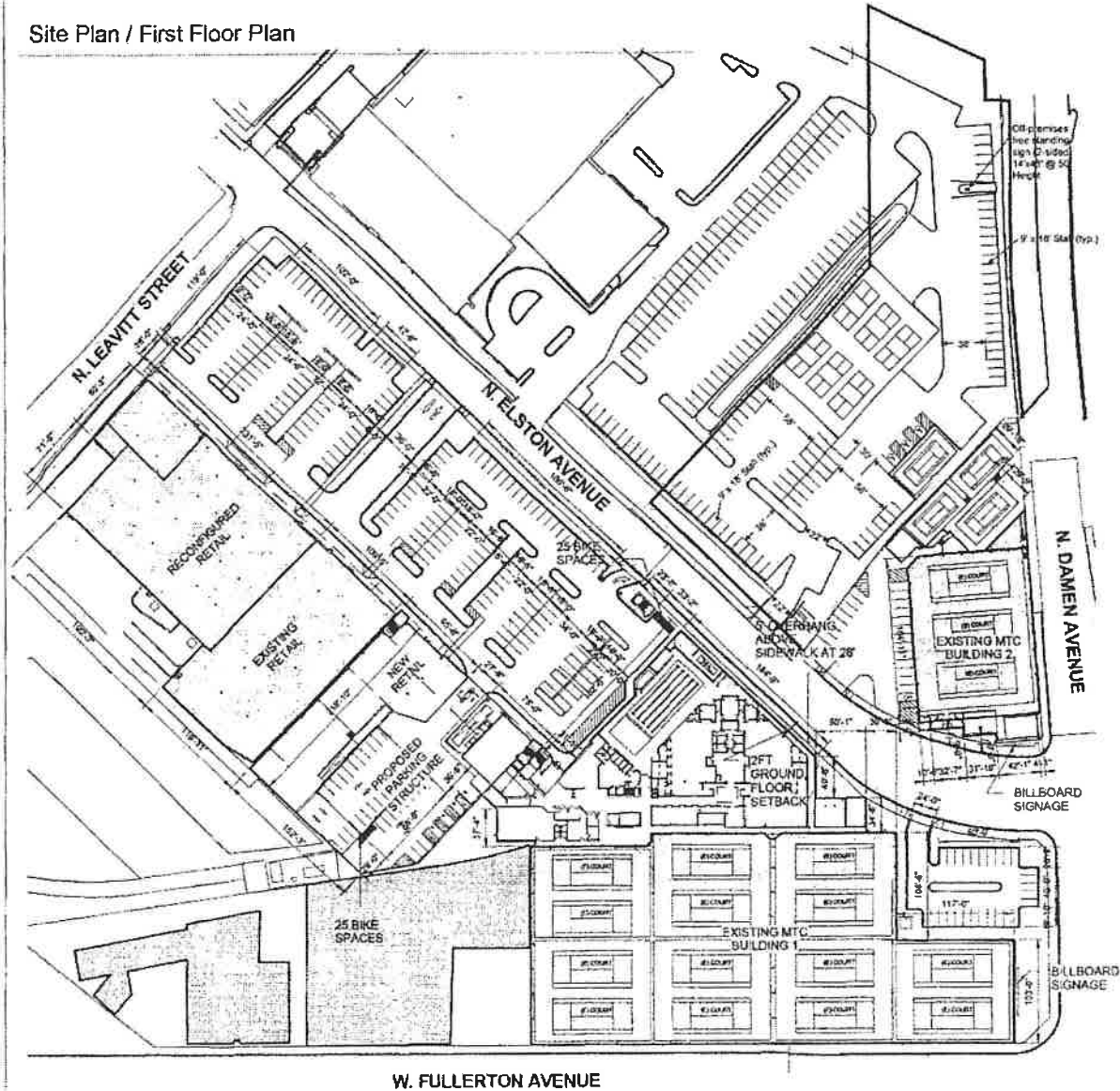
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City Council Introduction Date: 06.22.2022
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Site Plan / First Floor Plan



PD-F

SCALE: 1" = 140'



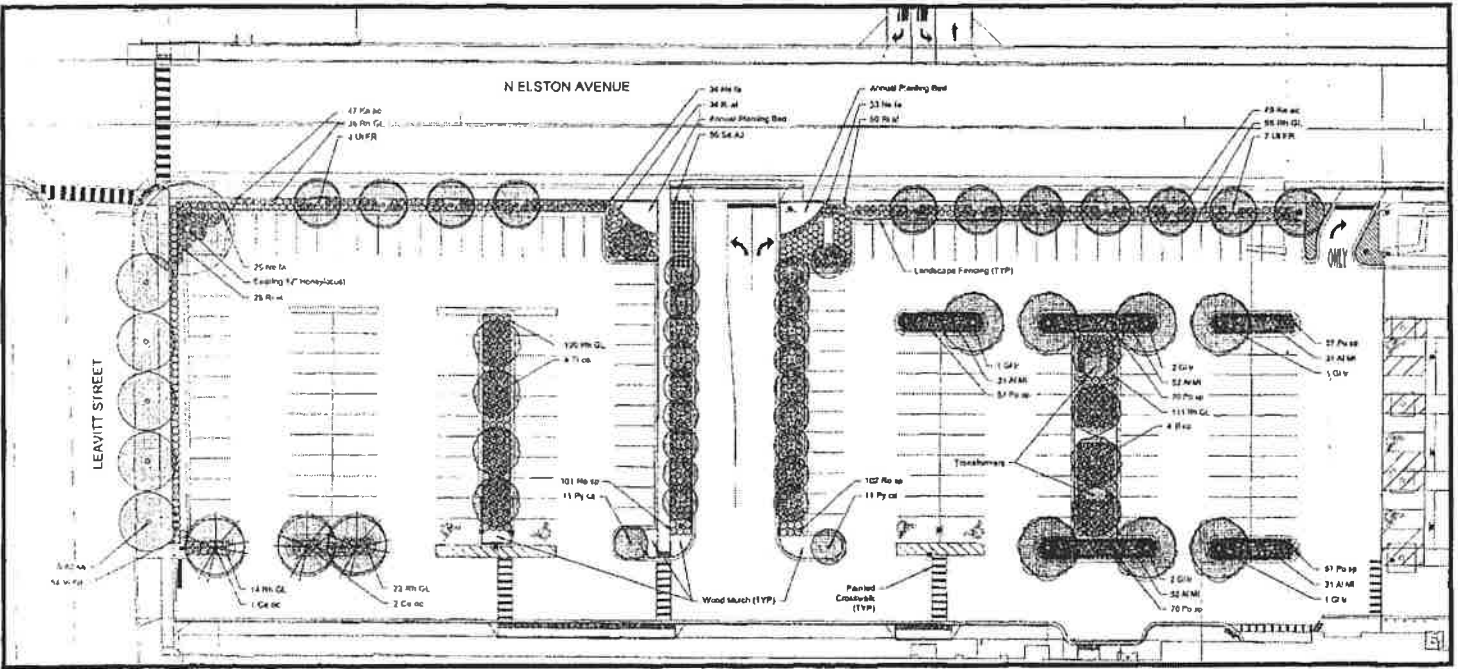
MIDTOWN PLAZA

Planned Development Exhibits

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 2418-2518 N. Damen Ave, 2463-2497 N. Leavitt St, Chicago IL

City Council Introduction Date: 06.22.2022
 Chicago Plan Commission Date: 11.17.2022

Landscaping Exhibit



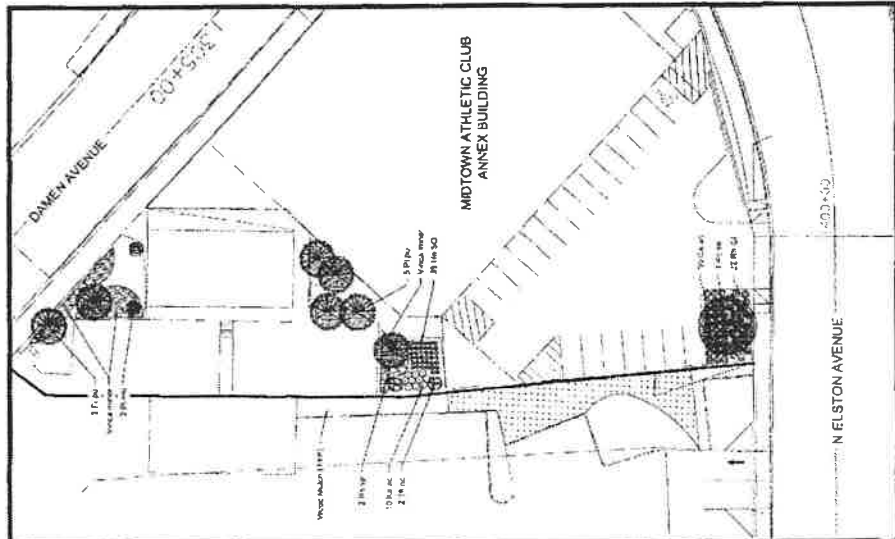
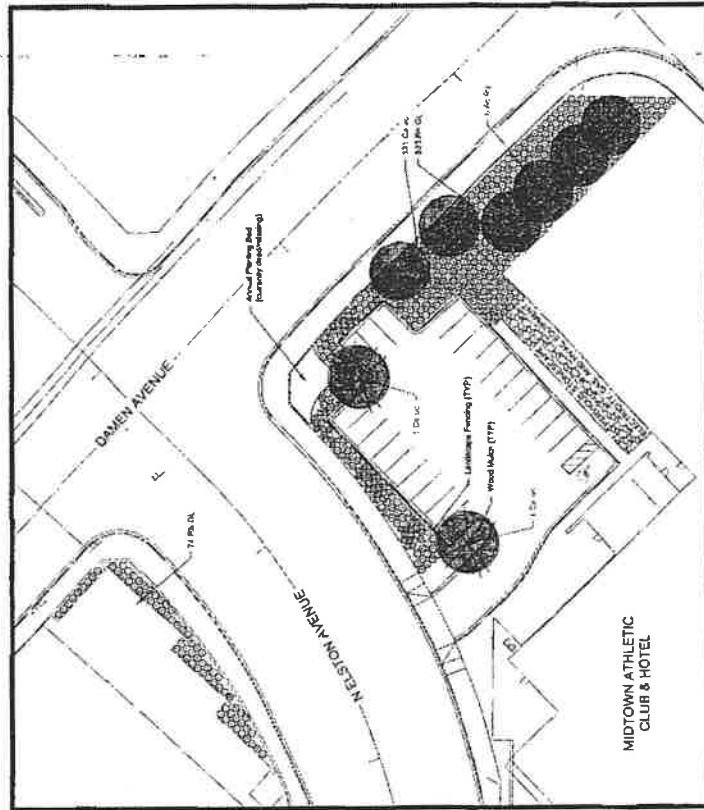
FINAL FOR PUBLICATION

PD-G1

MIDTOWN PLAZA		Planned Development Exhibits	
Applicant:	TENNIS CORPORATION OF AMERICA d/b/a MIDTOWN ATHLETIC CLUB	City Council Introduction Date:	06.22.2022
Address:	2416-2520 N. Elston Ave, 2000-2050 W. Fullerton Ave, 2425-2455 N. Elston Ave, 2418-2518 N. Damen Ave, 2463-2497 N. Leavitt St, Chicago IL	Chicago Plan Commission Date:	11.17.2022

FINAL FOR PUBLICATION

Landscaping Exhibit



PD-G2

MIDTOWN PLAZA

Planned Development Exhibits

Applicant: TENNIS CORPORATION OF AMERICA d/b/a MIDTOWN ATHLETIC CLUB
 Address: 2416-2520 N. Elston Ave, 2000-2050 W. Fullerton Ave, 2425-2455 N. Elston Ave,
 2418-2518 N. Damen Ave, 2463-2497 N. Leavitt St, Chicago IL

City Council Introduction Date: 06.22.2022
 Chicago Plan Commission Date: 11.17.2022

FINAL FOR PUBLICATION

Landscaping Exhibit

PLANT LIST				
Sym.	Botanical Name	Common Name	Ex. Qty.	Prop. Add. Qty.
Trees				
Ac sa	Acer saccharum	Sugar Maple	3	2.5'
Ac sa	Acer saccharum	Sugar Maple	1	1'
Co ac	Cornus occidentalis	Common Hackberry	3	2.5'
Co ac	Cornus occidentalis	Common Hackberry	2	3'
Co ac	Cornus occidentalis var. ovata	Downy Hackberry	7	2.5'
Co ac	Cornus occidentalis var. ovata	Downy Hackberry	1	12'
Co ac	Cornus occidentalis var. ovata	Downy Hackberry	7	3'
Py ca	Pyrus calleryana	Callery Pear	22	2.5'
Ua sa	Ulmus americana	American Elm	8	2.5'
Ua sa	Ulmus americana	American Elm	11	1.5'
Ua sa	Ulmus americana	American Elm	1	1'
Shrubs				
Al ma	Alnus incana	White Alder	2	45'
Al ma	Alnus incana	White Alder	222	45'
Al ma	Alnus incana	White Alder	2	45'
Al ma	Alnus incana	White Alder	350	72'
Al ma	Alnus incana	White Alder	203	45'
Al ma	Alnus incana	White Alder	2	45'
Al ma	Alnus incana	White Alder	54	45'
Grasses				
Co sa	Cortaderia selloana	Pampas Grass	137	41'
Co sa	Cortaderia selloana	Pampas Grass	311	41'
Perennials				
Al ma	Alnus incana	White Alder	137	41'
Al ma	Alnus incana	White Alder	38	41'
Al ma	Alnus incana	White Alder	36	41'
Al ma	Alnus incana	White Alder	56	41'

LANDSCAPE CALCULATIONS

210523 - Midtown Athletic Club, 2444 N Elston Avenue, Chicago, IL 60614

SETBACK / PERMETER	LF	REQ. TREES	PROP. TREES
(15' x 25' ft)	1,404	57	34

(Continuous Screening Hedges)

REQ. LF	PROP. LF
573	577

(Continuous Ornamental Fences)

REQ. LF	PROP. LF
600	762

MUNICIPAL USE / INTERNAL AREA	PARKING SP.	REQ. AREA RATIO	PROP. AREA RATIO
(Landscape Area Ratio: 10%)	91,302	6,302	22,702

(1 tree / 125 sq ft)

REQ. TREES	PROP. TREES
4	46

GENERAL LANDSCAPE NOTES:

1. ALL ALTERATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
2. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
3. ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
4. ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
5. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
6. ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACKFILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED AND HAVE ALL TAGS AND ROPES REMOVED.
7. ALL MASS PLANTED SHRUB BEDS TO BE BERNED 2" TO 3" ABOVE GRADE AND MEET DRAINAGE REQUIREMENTS.
8. LAWN AND BED AREAS SHALL BE ROTOTILLED AND CLUMPS OF SOIL, AGGREGATES AND DEBRIS RAKED OUT AND REMOVED FROM THE SITE.
9. ALL DISTURBED AREAS SHALL HAVE A MIN. OF 6" OF TOPSOIL PLACED AND THEN SEED, FERT. AND BLANKET INSTALLED.
10. ALL BEDS SHALL BE EDGED, HAVE WEED PRE-EMERGENTS APPLIED AT THE RECOMMENDED RATE.
11. SHREDDED HARDWOOD MULCH SPREAD AT A MINIMUM OF 3" DEPTH THROUGHOUT ALL NEW LANDSCAPE BEDS AND AROUND THE BASE OF ALL NEW TREES PLANTED OUTSIDE OF A LANDSCAPE BED.
12. ALL DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.

PD-G3

MIDTOWN PLAZA

Planned Development Exhibits

Applicant: TENNIS CORPORATION OF AMERICA db/a MIDTOWN ATHLETIC CLUB

City Council Introduction Date: 06.22.2022

Address: 2416-2520 N. Elston Ave, 2000-2050 W. Fullerton Ave, 2425-2455 N. Elston Ave, 2418-2518 N. Damen Ave, 2463-2497 N. Leavitt St, Chicago IL

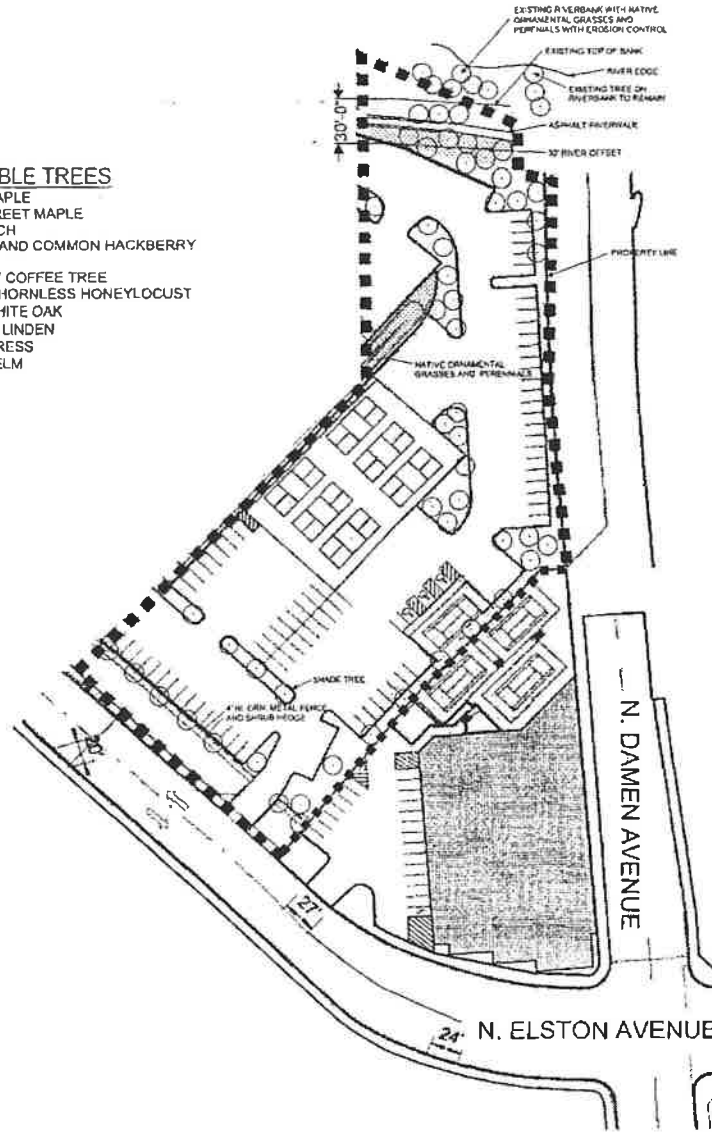
Chicago Plan Commission Date: 11.17.2022

Landscaping Exhibit

FINAL FOR PUBLICATION

ALLOWABLE TREES

- MARMO MAPLE
- STATE STREET MAPLE
- RIVER BIRCH
- CHICAGOLAND COMMON HACKBERRY
- GINKO
- KENTUCKY COFFEE TREE
- SKYLINE THORNLESS HONEYLOCUST
- SWAMP WHITE OAK
- REDMOND LINDEN
- BALD CYPRESS
- TRIUMPH ELM



LANDSCAPE AREA 4 LIMITS

PD-G4

SCALE: 1" = 100'-0"



MIDTOWN PLAZA

Planned Development Exhibits

Applicant: TENNIS CORPORATION OF AMERICA d/b/a MIDTOWN ATHLETIC CLUB
 Address: 2416-2520 N. Elston Ave, 2000-2050 W. Fullerton Ave, 2425-2455 N. Elston Ave,
 2418-2518 N. Damen Ave, 2463-2497 N. Leavitt St, Chicago IL

City Council Introduction Date: 06.22.2022
 Chicago Plan Commission Date: 11.17.2022



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

October 11, 2016

John J. George
Schuyler, Roche & Crisham, P.C.
180 North Stetson Ave., Suite 3700
Chicago, IL 60601

**Re: Administrative Relief request for Business Planned Development No. 1238
Additional hotel rooms at Midtown Athletic Club, 2444 N. Elston Avenue**

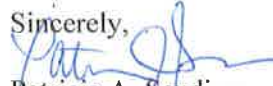
Dear Mr. George:

Please be advised that your request for a minor change to Business Planned Development No. 1238 ("PD 1238") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 1238.

On December 29, 2015, administrative relief was granted to your client, Tennis Corporation of America, for a proposed addition to the Midtown Athletic Club. The proposed addition included 31 guest rooms on the fifth level, which were to be operated by Midtown Athletic Club as an accessory use. Tennis Corporation of America is now seeking administrative relief to convert the fourth floor of the addition from office space to additional guest rooms, as shown on the attached, revised Partial Floor Plans. A total of 64 guest rooms is now proposed. Midtown Athletic Club will operate these additional guest rooms the same way as previously proposed: the guest rooms will be accessed from the front desk of the Midtown Athletic Club and there will not be a separate "flag" or hotel operator operating these rooms. You have also submitted a copy of Midtown's Athletic Club approval of a hotel license for the property at 2444 N. Elston Ave.

With regard to your request, the Department of Planning and Development has determined that allowing the additional guest rooms 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 Business Planned Development No. 1238, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

Patricia A. Scudiero
Zoning Administrator

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



DEPARTMENT OF PLANNING AND DEVELOPMENT

December 29, 2015

CITY OF CHICAGO

John J. George
Schuyler, Roche & Crisham, P.C.
180 North Stetson Ave., Suite 3700
Chicago, IL 60601

**Re: Administrative Relief request for Business Planned Development No. 1238
Proposed Midtown Athletic Club addition, Elston, Damen and Fullerton Avenues**

Dear Mr. George:


Please be advised that your request for a minor change to Business Planned Development No. 1238 ("PD 1238") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 1238.

Your client and the owner of all of the property within PD 1238, Tennis Corporation of America, is seeking administrative relief for a proposed addition, including 31 guest rooms, to the Midtown Athletic Club. They are proposing an addition of approximately 11,000 square feet of fitness space on the third level, 17,425 square feet of office space on the fourth level, and 17,425 square feet of guest rooms (31 rooms total) on the fifth level. The guest rooms will be operated by Midtown Athletic Club as an accessory use, they will be accessed from the front desk of the Midtown Athletic Club and there will not be a separate hotel operator operating these rooms. The proposed addition will not exceed the maximum floor area ratio (3.0) or height (80 feet) permitted. The following attached drawings, dated October 2, 2015, shall be inserted in the main file: Third Floor Plan, 4th Floor Plan: Office, and 5th Floor Plan: Guest Rooms.

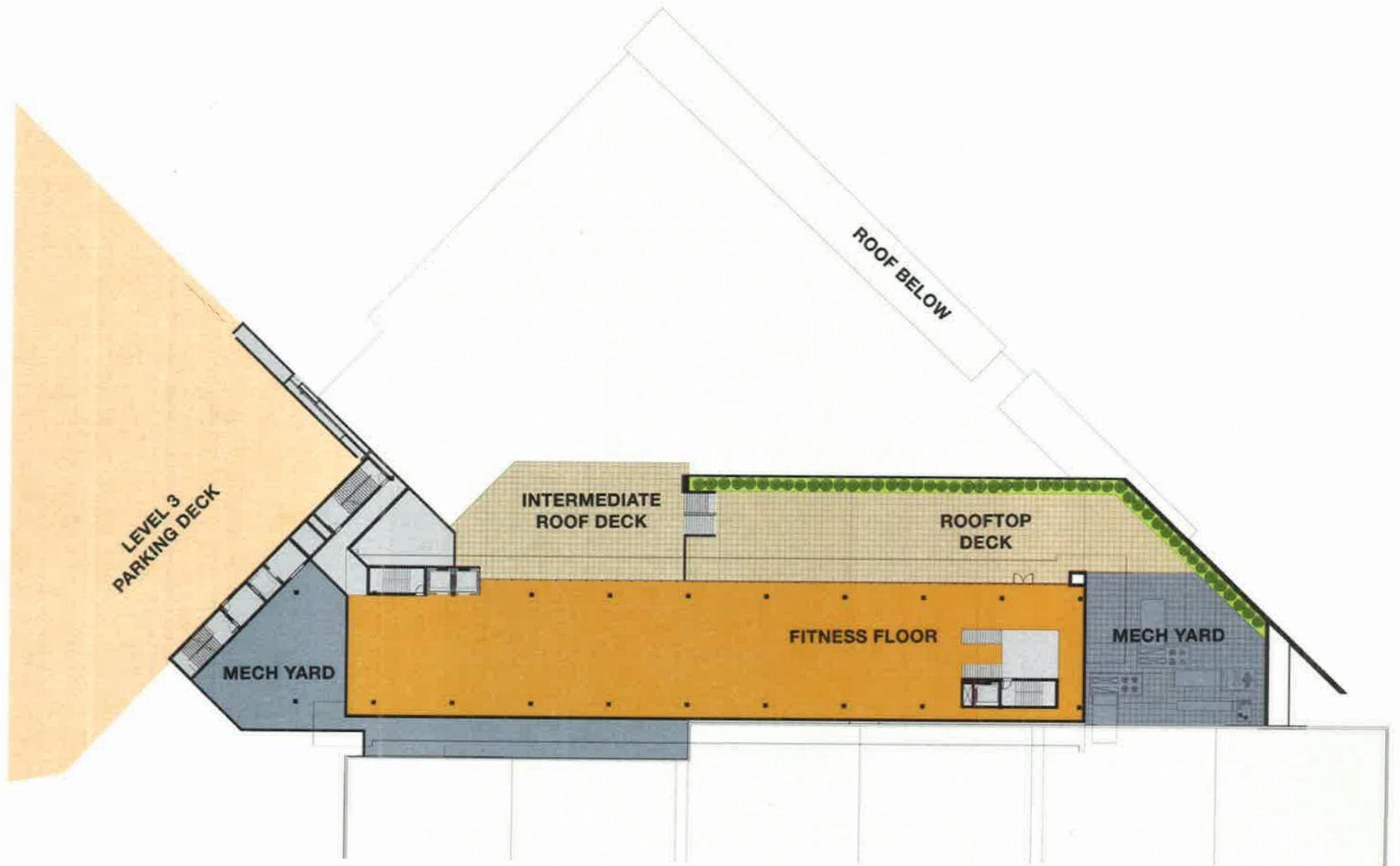
With regard to your request, the Department of Planning and Development has determined that allowing the proposed addition will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character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

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 1238, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

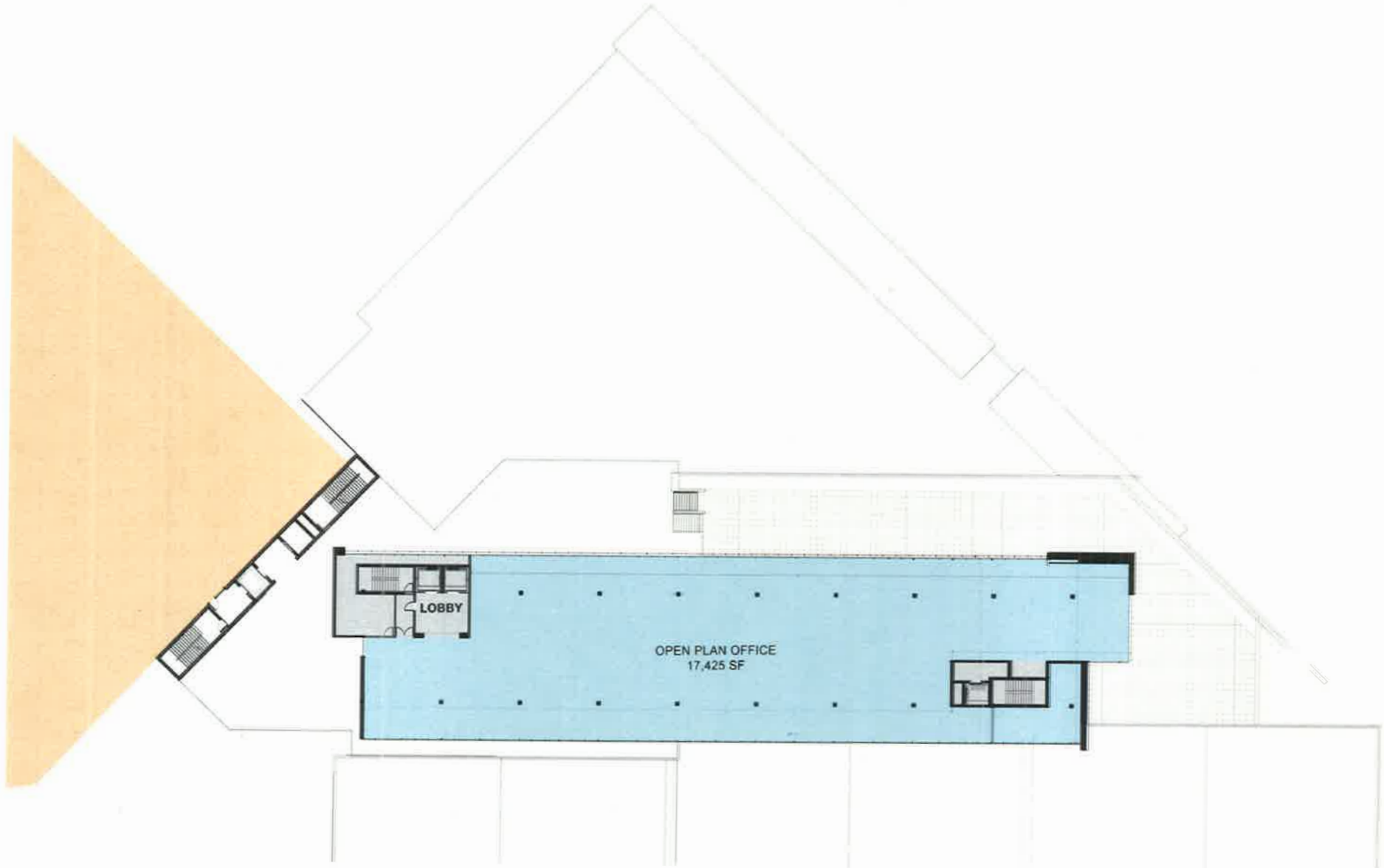
Sincerely,


Patricia A. Scudiero
Zoning Administrator

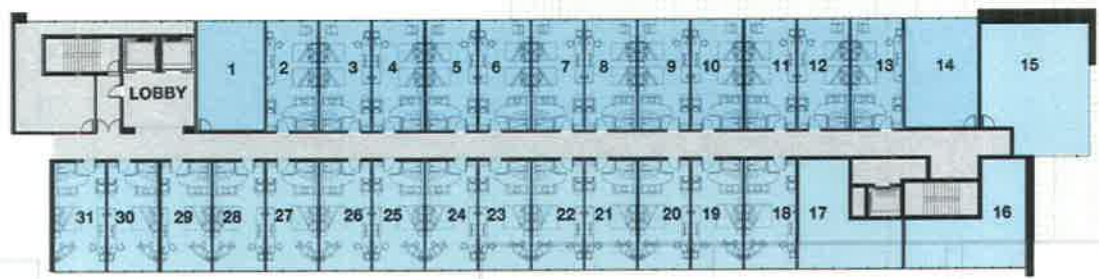
C: Mike Marmo, Erik Glass, Noah Szafraniec, Main file



THIRD FLOOR PLAN



ROOF BELOW



5TH FLOOR PLAN : GUEST ROOMS

17881

80510

JOURNAL--CITY COUNCIL--CHICAGO

4/30/2014

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

BPD 1238

(As Amended)

(Application No. 17881)

(Common Address: 2416 -- 2520 N. Elston Ave./2000 -- 2050 W. Fullerton Ave./2425 -- 2455 N. Elston Ave., 2418 -- 2458 N. Damen Ave. And 2463 -- 2497 N. Leavitt St.)

[SO2013-8395]

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 the C1-1 Neighborhood Commercial District and M3-3 Heavy Industry District symbols and indications as shown on Map Number 7-H in an area bounded by:

beginning along North Leavitt Street; North Elston Avenue; a point located at the easterly right-of-way line of North Elston Avenue and 667.91 feet southeast of the south right-of-way line of vacated North Leavitt Street; a line from a point 667.91 feet southeast of the south right-of-way line of vacated North Leavitt Street and the easterly right-of-way line of North Elston Avenue to a point, said line being 145.95 feet in length running northeast on a bearing of north 36 degrees, 51 minutes, 23 seconds east; a line from the previously described point to a point, said line being 149 feet in length running northeast on a bearing of north 42 degrees, 21 minutes, 43 seconds east; a line from the previously described point to a point, said line being 20.94 feet in length running to the northeast on a bearing of north 84 degrees, 15 minutes, 19 seconds east and ending at the west right-of-way line of North Damen Avenue (said point is 432.32 feet north of the intersection of North Damen Avenue and North Elston Avenue); North Damen Avenue; West Fullerton Avenue; a line from a point 522.23 feet west of and parallel to North Damen Avenue; a line from a point 522.23 feet west of North Damen Avenue and 201.33 feet north of West Fullerton Avenue to a point 610.18 feet west of North Damen Avenue and 178.46 feet north of West Fullerton Avenue, said line is a convex arc measuring 91.89 feet in length with a radius of 550.22 feet with a bearing of south 75 degrees, 34 minutes, 09 seconds west; a line from a point 610.18 feet of North Damen Avenue and 178.46 feet north of West Fullerton Avenue to a point 803.71 feet west of North Damen Avenue and 145.73 feet north of West Fullerton Avenue; a line from a point 803.71 feet west of North Damen Avenue and 145.73 feet north of West Fullerton Avenue to a point 808.0 feet west of North Damen Avenue and 176.29 feet north of West Fullerton Avenue a line from a point 808.9 feet west of North Damen Avenue and 176.29 feet north of West Fullerton Avenue to a point 400.82 feet southwest of North Elston Avenue (measured perpendicular thereto) and 191.73 feet north of West Fullerton Avenue; and a line from a point 400.82 feet southwest of North Elston Avenue (measured perpendicular thereto) and 191.73 feet north of West Fullerton Avenue; to a point 401.45 feet southwest of North Elston Avenue as measured along the southeast right-of-way line of North Leavitt Street and the southwest right-of-way of North Leavitt Street (ToB),

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

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the C3-3 Commercial, Manufacturing and Employment District symbols and indications established in Section 1 above to the designation of Business Planned Development Number 1238 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:

Business Planned Development No. 1238.

Plan Of Development Statements.

1. The area delineated herein as Business Planned Development Number 1238 consists of approximately 422,673 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, Tennis Corporation of America, doing business as Midtown Athletic Club.
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 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 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 adjustments of right-of-way, shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assignees, or grantees.

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

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

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 these sixteen (16) statements; a Bulk Regulations and Data Table; Existing Zoning Map; an Existing Land-Use Map; a Planned Development and Property Line Map; a Right-of-Way Adjustment Map; a Site Plan; a Landscape Plan; and Building Elevations prepared by DMAC Architecture P.C. dated April 18, 2014. Full size copies of the Site Plan, Landscape Plan, and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this planned development conflicts with the Chicago Building Code, the Building Code 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 shall be allowed within the area herein delineated as business planned development: indoor and outdoor participant sports and recreation, retail sales, eating and drinking establishments, financial services, medical service, office, personal service, drive-through facilities when reviewed as Site Plan Approval in accordance with statement Number 9, multiple freestanding wireless communication facilities, accessory parking and all other uses allowed in the commercial use group of the C3-3 Commercial, Manufacturing and Employment District.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the planned development, subject to the review and approval of the Department of Planning and Development. Currently there are two off-premises signs that exist within the boundaries of the planned development. CDOT is taking a portion of applicant's property to accommodate the re-routing of North Elston Avenue and in doing so is displacing the location of both of the existing off-premises signs. As a result, applicant must relocate both signs. The two off-premises signs shall be permitted to be relocated within the boundary of the planned development at the locations indicated on the attached planned development exhibits. The first off-premises sign shall be a wall sign measuring 36 feet by 10 feet, 6 inches (36 feet x 10 feet, 6 inches), illuminated by wall mounted overhead lighting. The second off-premises sign shall be a freestanding sign on a pole measuring 30 feet by 14 feet (30 feet x 14 feet), illuminated by overhead lighting.
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 and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a Net Site Area of 422,673 square feet.

9. Prior to the Department of Planning and Development issuing a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance (a "Part II Approval") for development of any portion of the Property for a drive-through facility, a site plan for the proposed drive-through facility shall be submitted to the Department of Housing and Economic Development for Site Plan Approval. Such site plan need only include the area within the Property for which approval is being sought by the applicant. No Part II Approval for such area shall be granted until an applicable Site Plan has been approved.

The planned development at time of passage does not include a site plan for a drive-through use. The burden of proof remains with the applicant that a drive-through can be located on the site in such a way that does not adversely affect traffic or the physical character and pattern of development in the surrounding neighborhood. The Department of Planning and Development and the Department of Transportation reserve the right to deny the site plan if both departments agree that the drive-through cannot be accommodated appropriately on the site.

If the Department of Planning and Development and the Department of Transportation agree that the applicant has demonstrated that the drive-through is appropriately sited within the planned development and has met all of the other requirements with respect to site plan approval within this statement number 9, then the Department of Planning and Development shall approve said site plan. Following approval of a site plan by the Department of Planning and Development, the site plan shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this Planned Development.

After approval of a Site Plan Approval or Part II Approval by the Department of Planning and Development concerning the Property or a portion thereof, the same may be changed or modified pursuant to the provisions of statement Number 9 of this planned development. In the event of any inconsistency between an approved site plan and the terms of this planned development (including any amendments hereto that may be in effect at the time of such approval), the terms of this planned development (as the same may be so amended) shall govern.

A site plan for a drive-through facility shall, at a minimum, provide the following information with respect to the proposed improvements within the boundaries of the area to be developed:

- (a) building elevations;
- (b) footprint of the improvements;
- (c) preliminary landscaping plan;
- (d) vehicular and pedestrian circulation;
- (e) preliminary cross-sections of the improvements; and
- (f) statistical information applicable to the area, including floor area and floor area ratio, uses to be established, building heights and setbacks.

A site plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this planned development and any City ordinances or policies in effect at the time of submission of the site plan. Prior to approval of a site plan by the Department of Planning and Development, applicant shall also submit a site plan to the Chicago Department of Transportation for review and approval along with a traffic study describing the impact of the proposed drive-through facility should said traffic study be determined to be required by CDOT. The Department of Planning and Development will not approve the site plan until CDOT has approved the site plan.

10. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
11. 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 Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
12. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
13. 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.
14. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enable 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 accessibility.
15. The applicant acknowledges that it is in the public interest to design, construct, and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development. The project will exceed ASHRAE 90.1-2004 and will provide a 100 percent green roof for all new net roof area. Included in the 100 percent green roof calculation is not only green roof area but also rainwater harvesting.

Rainwater shall be collected into cisterns and pumped back into the irrigation system to maintain the landscape throughout the Property. "Net roof area" is defined as total roof area minus any required perimeter setbacks, roof top structures, and roof-mounted equipment.

- 16. Unless construction of the new improvements contemplated in this planned development has commenced within six 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 the C3-3 Commercial, Manufacturing and Employment District classification.

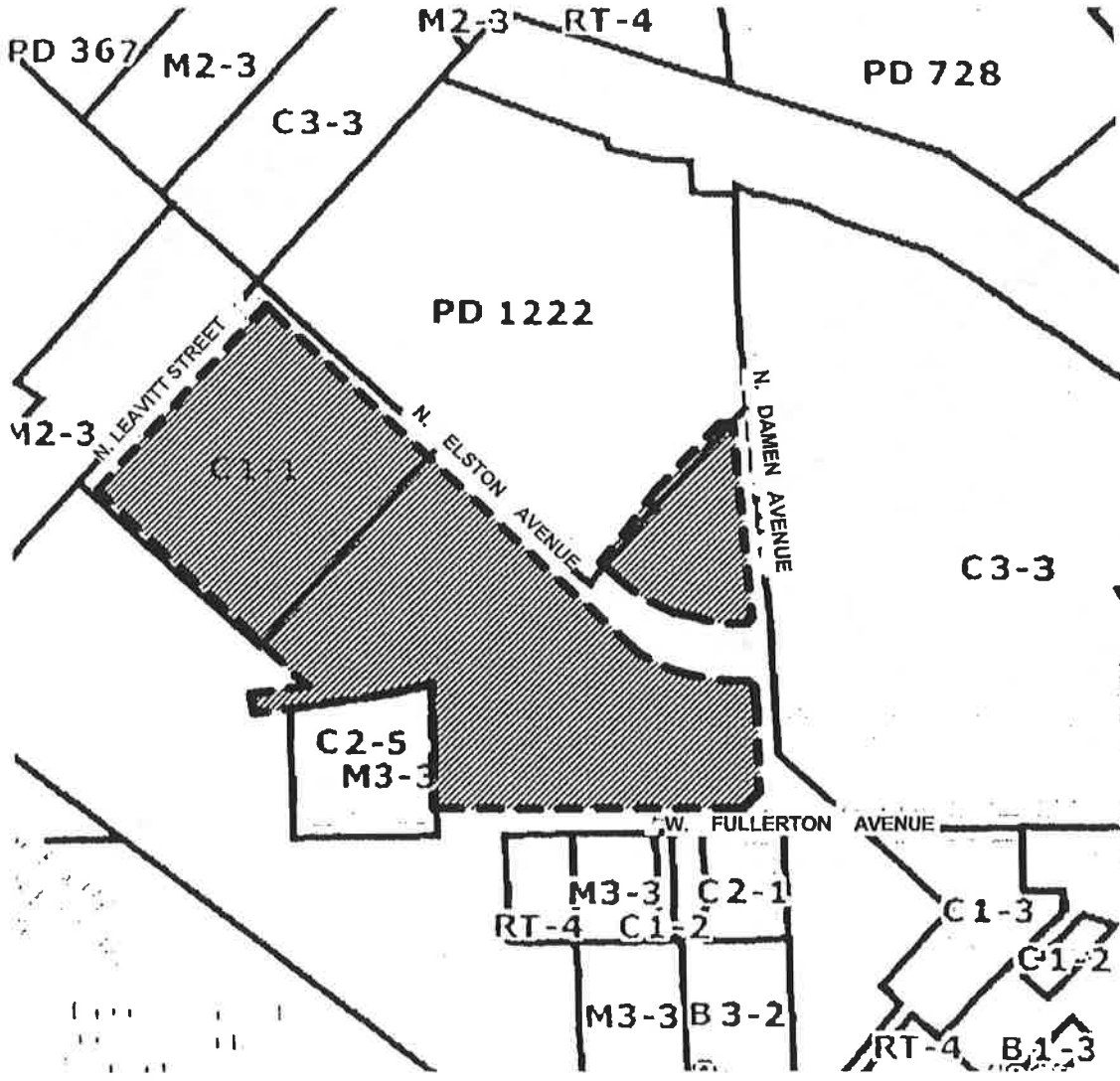
[Existing Zoning Map; Existing Land-Use/Aerial Map; Right-of-Way Adjustment Map; Boundary and Property Line Map; Site Plan/First Floor Plan; Landscape Plan; Enlarged Landscape Plans; Landscape Plan Data Tables; Green Roof Diagram; and Building Elevations referred to in these Plan of Development Statements printed on pages 80516 through 80531 of this *Journal*.]

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

Bulk Regulations Table.

Gross Site Area:	528,420 square feet
Area in the Public Right-of-Way:	105,747 square feet
Net Site Area:	422,673 square feet
Maximum allowed FAR:	3.0
Bicycle Parking:	50
Minimum Loading Dock:	3
Setback:	Per approved Site Plan
Maximum Proposed Building Height:	80 feet
Minimum Number of Off-Street Parking:	65

Existing Zoning Map



PD-C

SCALE: 1:3000



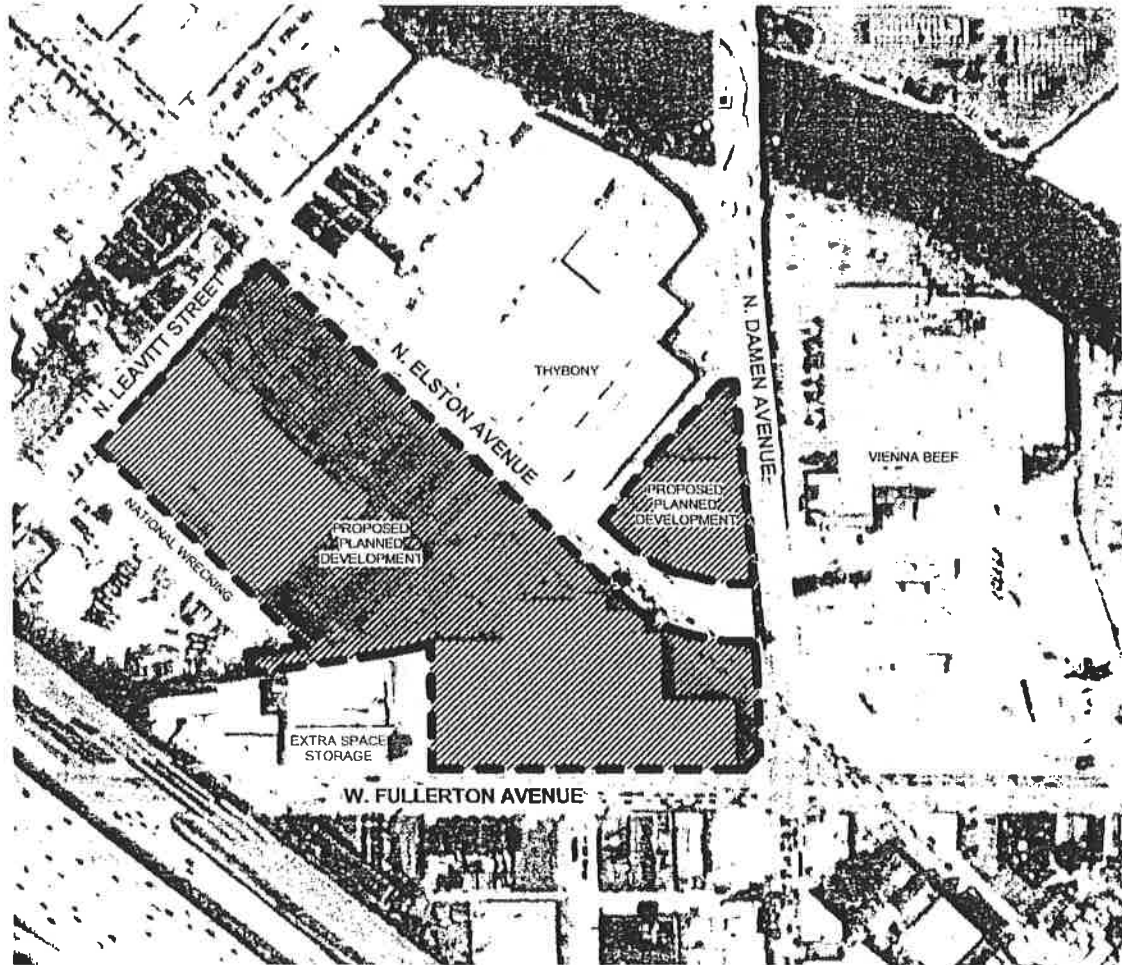
MIDTOWN PLAZA

Planned Development Exhibits

Applicant: TENNIS CORPORATION OF AMERICA d/b/a MIDTOWN ATHLETIC CLUB
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 2418-2458 N. Damen Ave, 2463-2497 N. Leavitt St, Chicago IL

City Council Introduction Date: 11.11.2013
 Chicago Plan Commission Date: 04.18.2014

Existing Land-Use / Aerial Map



PD-B

SCALE: 1 : 3000



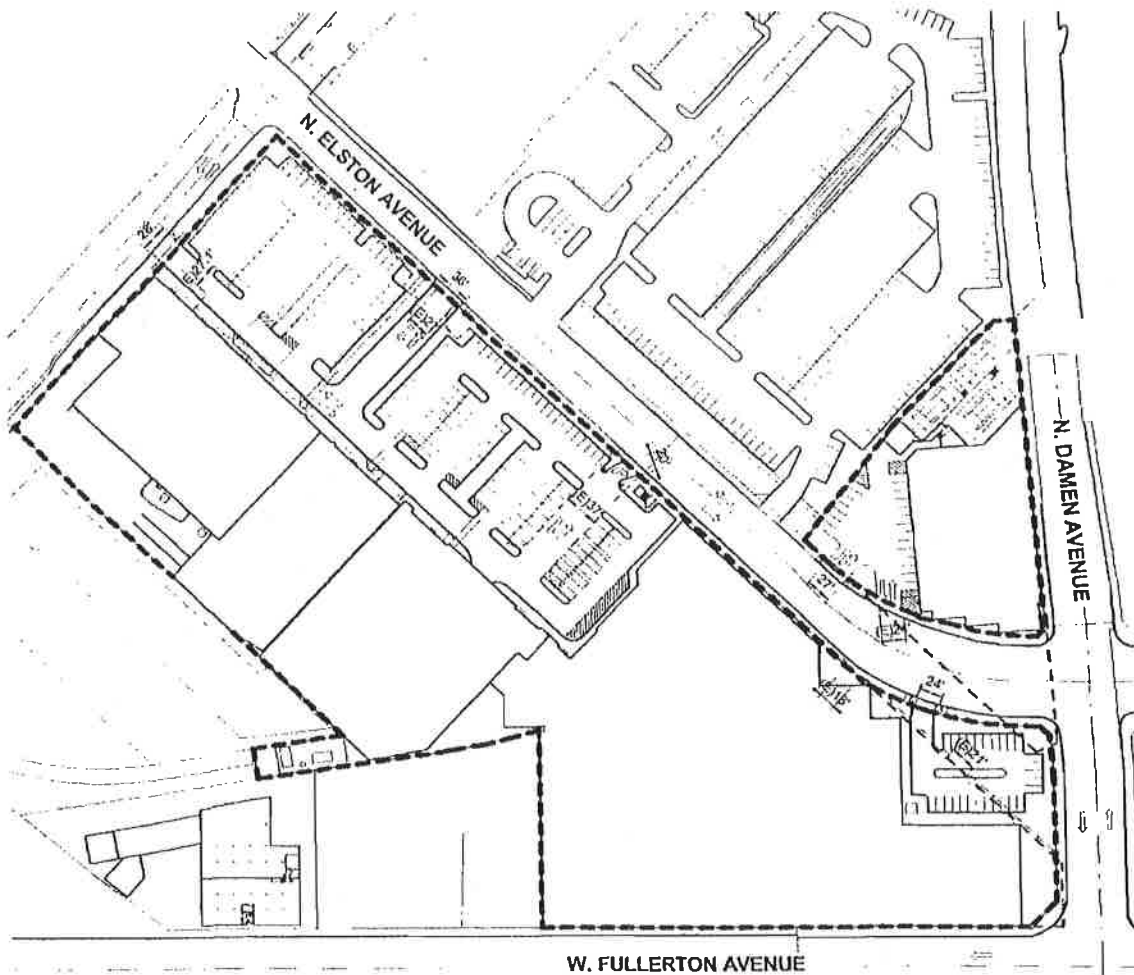
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City Council Introduction Date: 11.11.2013
 Chicago Plan Commission Date: 04.18.2014

Right of Way Adjustment Map



- EXISTING PROPERTY LINE
SHOWN DASHED LINE HALFTONE
- NEW PROPERTY LINE
SHOWN DASHED LINE

PD-D

SCALE: 1" = 160'-0"



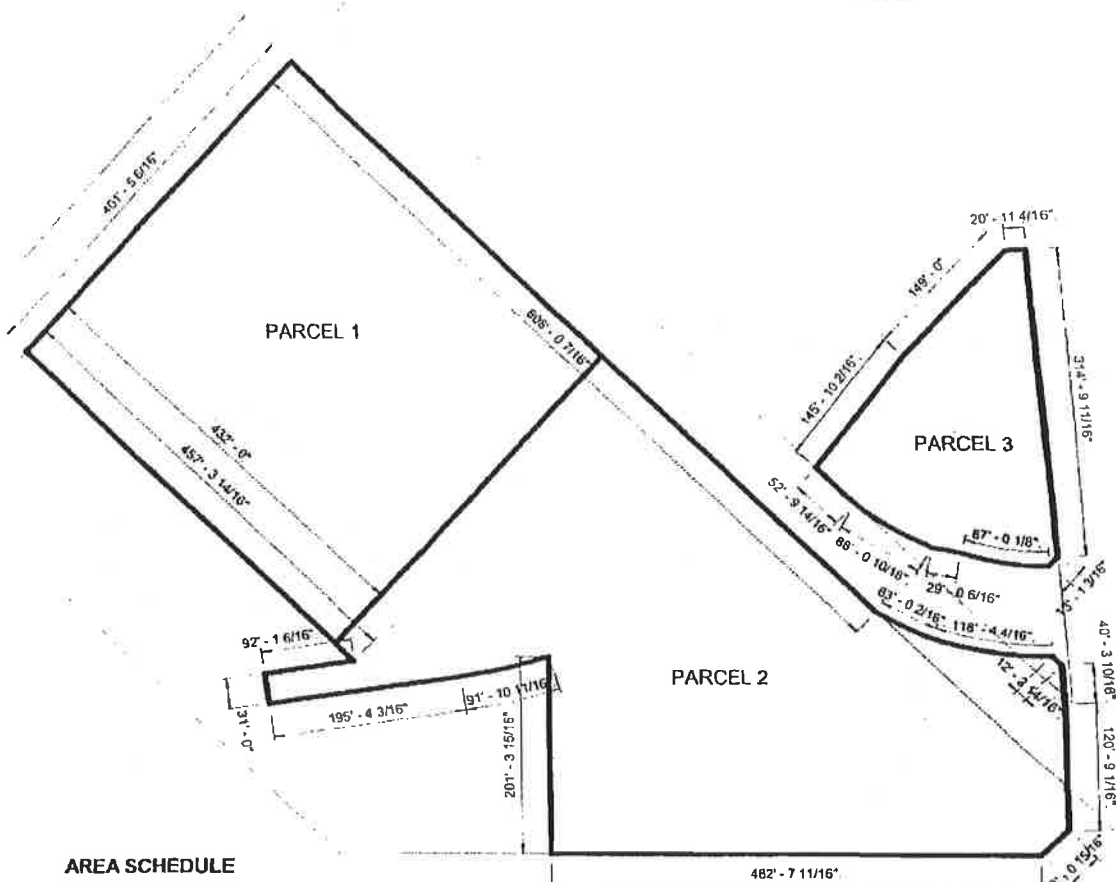
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Planned Development Exhibits

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City Council Introduction Date: 11.11.2013
 Chicago Plan Commision Date: 04.18.2014

Planned Development Boundary & Property Line Map



AREA SCHEDULE

EXISTING PARCEL 1:	173,290 SF	(+/- 3.978 AC)
EXISTING PARCEL 2:	194,824 SF	(+/- 4.473 AC)
PORTION OF CDOT ROW TO BE TAKEN FROM TCA:	959 SF	(+/- 0.022 AC)
PORTION OF CDOT ROW TO BE GRANTED TO TCA:	10,365 SF	(+/- 0.223 AC)
GROSS PARCEL 2 PROPOSED CONDITION:	204,230 SF	(+/- 4.688 AC)
EXISTING PARCEL 3:	56,299 SF	(+/- 1.292 AC)
PORTION OF CDOT ROW TO BE TAKEN FROM TCA:	11,146 SF	(+/- 0.256 AC)
GROSS PARCEL 3 PROPOSED CONDITION:	45,153 SF	(+/- 1.037 SF)
GROSS TOTAL:	422,673 SF	(+/- 9.703 AC)

AREAS BASED ON PLAT OF SURVEY FOR THE MIDTOWN TENNIS CLUB DATED 5.29.2013.
 PREPARED BY MACKIE CONSULTANTS, LLC. CAD DRAWINGS FOR THE PROPOSED ELSTON AVE REALIGNMENT PROJECT
 PROVIDED BY ALFRED BENESCH & CO ON 10.08.2013

PD-E

SCALE: 1" = 160'-0"



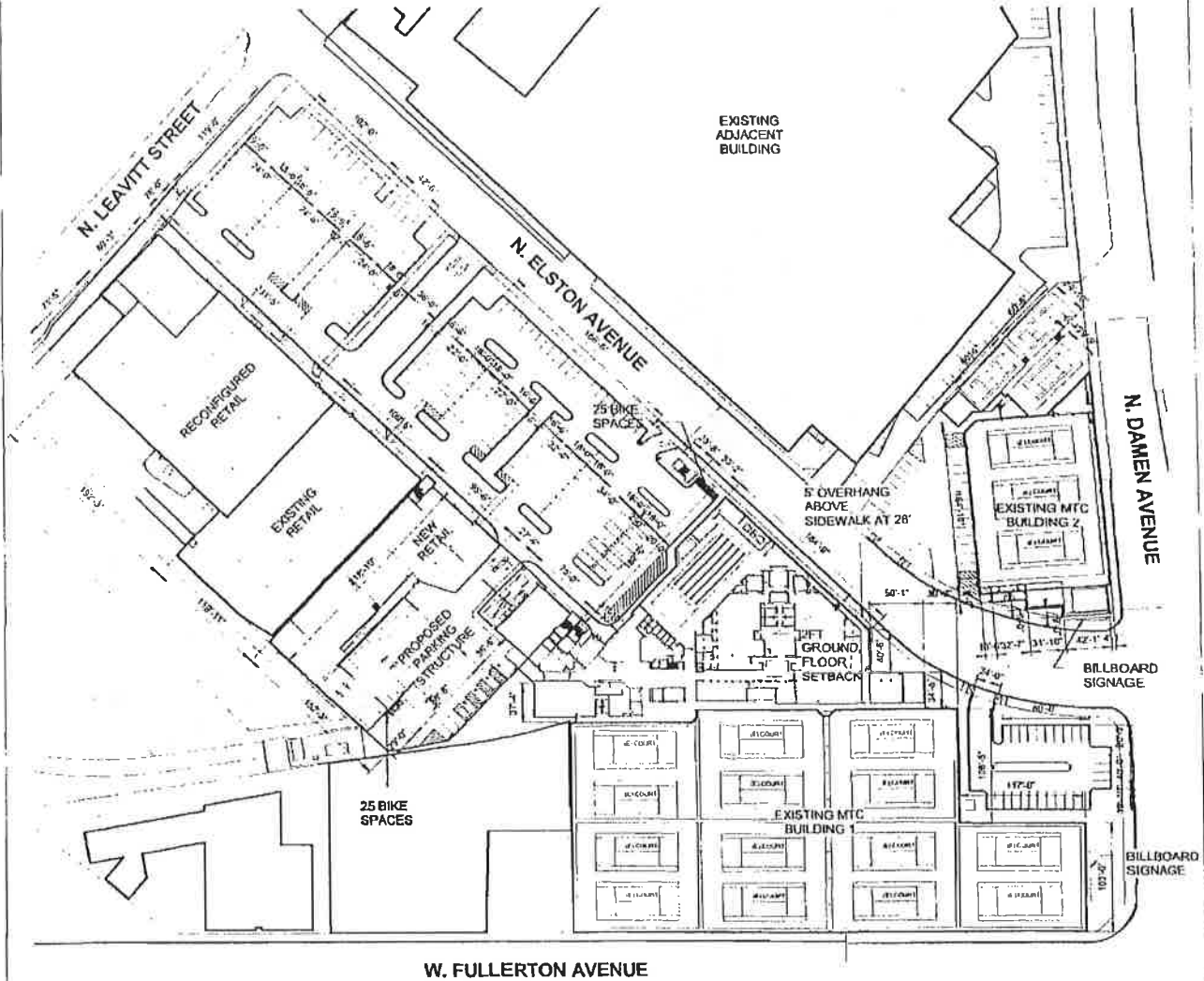
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City Council Introduction Date: 11.11.2013
 Chicago Plan Commission Date: 04.18.2014

Site Plan / First Floor Plan



PD-F

SCALE: 1" = 140'



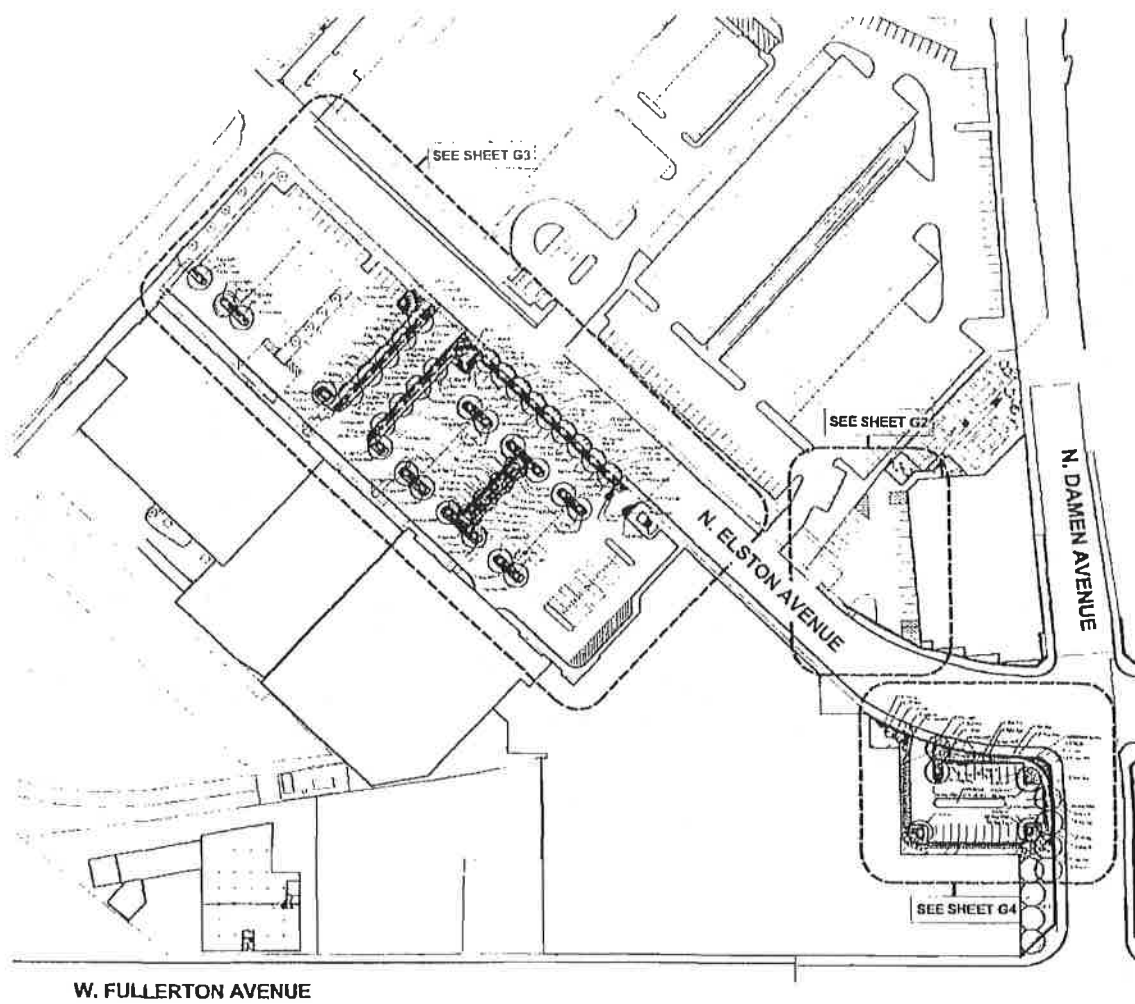
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 2418-2458 N. Damen Ave, 2463-2497 N. Leavitt St, Chicago IL

City Council Introduction Date: 11.11.2013
 Chicago Plan Commission Date: 04.18.2014

Landscape Plan



PD-G1

SCALE: 1" = 160'-0"



MIDTOWN PLAZA

Planned Development Exhibits

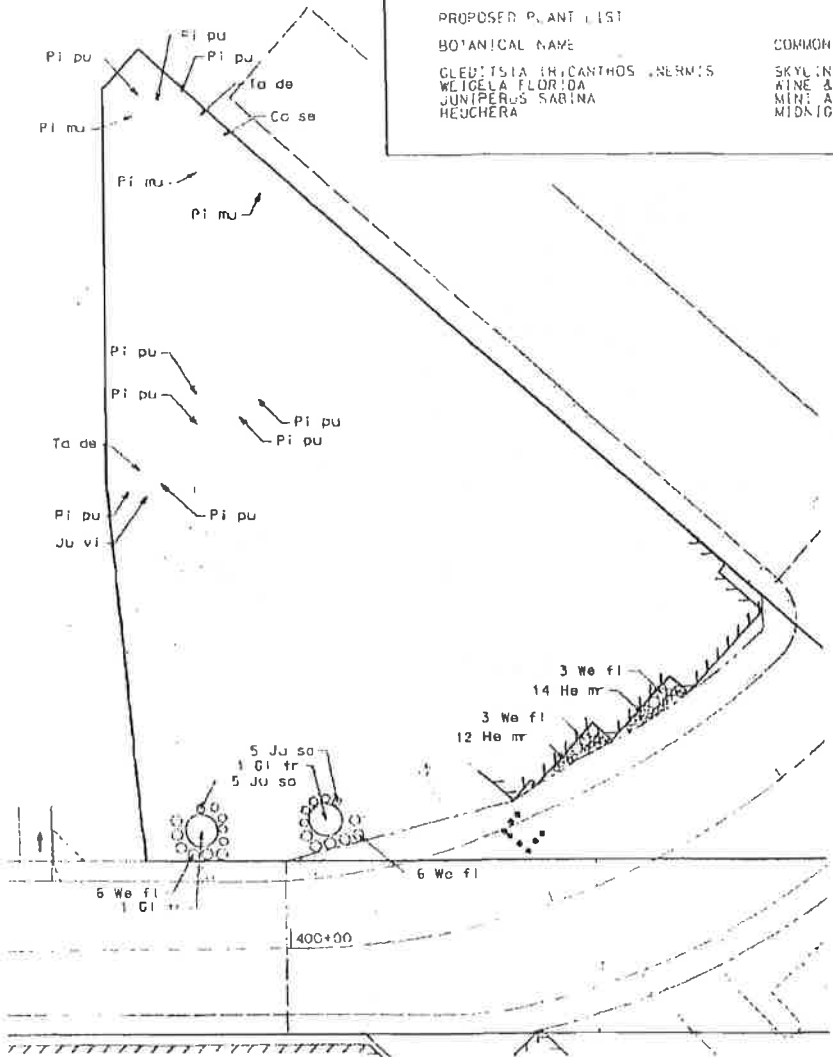
Applicant: TENNIS CORPORATION OF AMERICA d/b/a MIDTOWN ATHLETIC CLUB
 Address: 2416-2520 N. Elston Ave, 2000-2050 W. Fullerton Ave, 2425-2455 N. Elston Ave,
 2418-2458 N. Damen Ave, 2463-2497 N. Leavitt St, Chicago IL

City Council Introduction Date: 11.11.2013
 Chicago Plan Commission Date: 04.18.2014

Enlarged Landscape Plan

EXISTING PLANT LIST		
BOTANICAL NAME	COMMON NAME	SYM.
CORNUS SERICEA	RED WIG DOGWOOD	Co se
JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	Ju vi
PINUS MUGO	WOOD PINE	Pi mu
PICEA PINES	SPRUCE	Pi pu
TAXUS DENSIFORMIS	DENSE YEW	Ta de

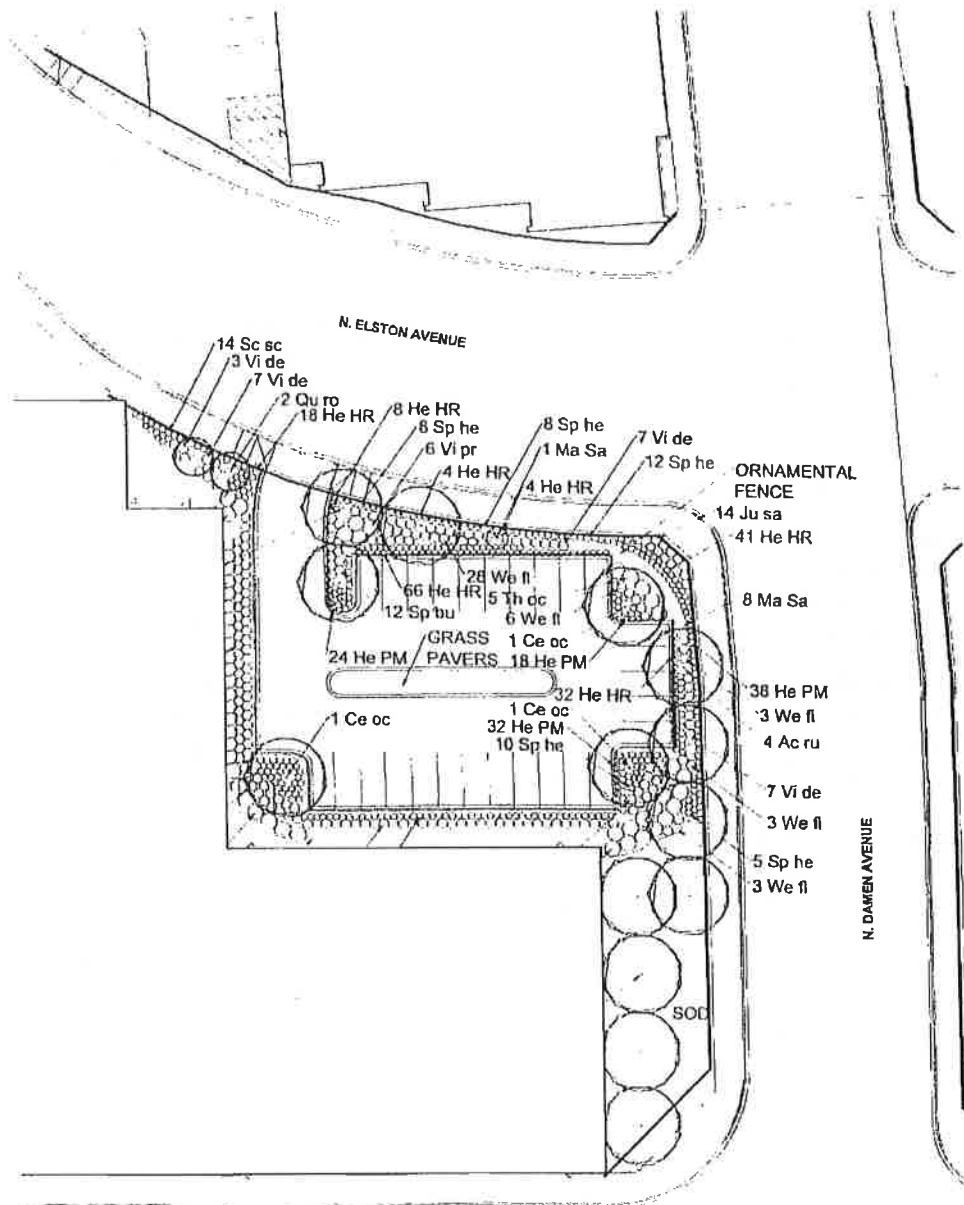
PROPOSED PLANT LIST		
BOTANICAL NAME	COMMON NAME	SYM.
CLEDITISIA INICANTHOS VERNIS	SKYLINE HONEY LOCUST	Cl ir
WEIGELA FLORIDA	WINE & ROSES WEIGEA	We fl
JUNIPERUS SABINA	MINI ARCADIA JUNIPER	Ju so
HEUCHERA	MIDNIGHT ROSE CORA BELL	He mr



PD-G2

MIDTOWN PLAZA		Planned Development Exhibits	
Applicant: TENNIS CORPORATION OF AMERICA d/b/a MIDTOWN ATHLETIC CLUB		City Council Introduction Date:	11.11.2013
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Enlarged Landscape Plan



PD-G4

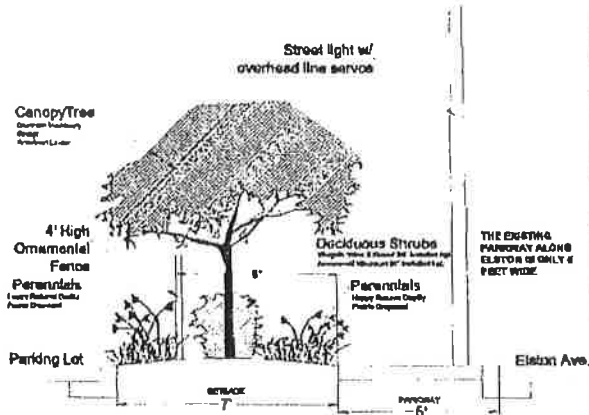
MIDTOWN PLAZA

Planned Development Exhibits

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 Chicago Plan Commission Date: 04.18.2014

Landscape Plan Data Tables



THE EXISTING PARKWAY ALONG ELSTON IS ONLY 6 FEET WIDE

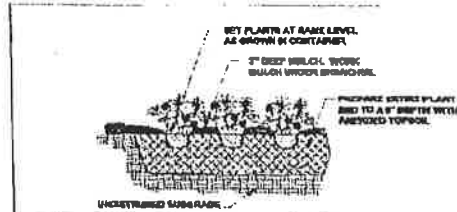


TREE PLANTING DETAIL

NO SCALE

GENERAL LANDSCAPE NOTES:

1. ALL ALTERATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
2. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
3. ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
4. ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKSMANSHIP.
5. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNBENEFIT CONDITIONS.
6. ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACKFILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED AND HAVE ALL TAGS AND ROPES REMOVED.
7. LAWN AND BED AREAS SHALL BE ROTOTILLED AND CLUMPS OF SOIL, AGGREGATES AND DEBRIS RAKED OUT AND REMOVED FROM THE SITE.
8. ALL DISTURBED AREAS SHALL HAVE A MIN. OF 1" OF TOPSOIL PLACED AND THEN BEDD, FERT. AND BLANKET INSTALLED.
9. ALL BEDS SHALL BE EDGED, HAVE WEED PRE-EMERGENT HERBICIDE APPLIED AT THE MANUFACTURER'S RECOMMENDED RATE.
10. ALL TREES, WOODY SHRUBS AND PERENNIALS SHALL HAVE HARDWOOD MULCH SPREAD AT A MINIMUM OF 3" DEPTH ACROSS THE SURFACE OF THE ENTIRE BED. GROUND COVER BEDS WILL NOT BE MULCHED.
11. ALL DEBRIS AND STONE 1" OR LARGER SHALL BE REMOVED FROM ALL PLANTING BEDS AND DISPOSED OF PROPERLY.
12. AMENDED TOPSOIL FOR PLANTING BEDS SHALL CONSIST OF 2 PARTS OF TOPSOIL FROM AN APPROVED SOURCE AND 1 PART MUSHROOM COMPOST.
13. ALL EXISTING TREES OF HIGH QUALITY LOCATED OUTSIDE OF THE CONSTRUCTION ZONE SHALL BE SAVED.



PERENNIAL PLANTING BED DETAIL

NO SCALE



SHRUB PLANTING BED DETAIL

NO SCALE

PD-G5

MIDTOWN PLAZA

Planned Development Exhibits

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Landscape Plan Data Tables

NORTHWEST LOT DATA TABLES

CALCULATION OF STREET TREES	
376 Impervious Area	100%
REQUIRED TREES (1 Tree for each 250 sf)	15
PROVIDED TREES	9

PLANT LIST

Site	Botanical Name	Common Name	Qty	Size	Cond
Deciduous Trees					
Ca cr	<i>Cornus occidentalis</i>	Common Hackberry	4	3"	B & B
Cl bl	<i>Claytonia liliifolia</i>	Gringo	12	3"	B & B
Cl v	<i>Cladonia viciaeformis</i> (var. 'Skyline')	Skyline Honey Locust	12	3"	B & B
Ma RB	<i>Malus Red Baron</i>	Red Baron Crab	3	3"	B & B
Ti an	<i>Tilia americana</i> 'Flamingo'	Redwood American Linden	16	2.6'	B & B
Deciduous Shrubs					
Sp bu	<i>Spiraea japonica</i> 'Goldflame'	Goldflame Spirea	123	2'	B & B
Vi dr	<i>Viburnum dentatum</i> 'Chicago Lustre'	Arrowwood Viburnum	24	4'	B & B
We ll	<i>Wickstroemia liliifolia</i> 'Wine & Honey'	Wine & Roses Weibull	25	30"	B & B
Evergreen Shrubs					
Ju sa	<i>Juniperus squarrosa</i> 'Mini Arcadia'	Mini Arcadia Juniper	27	3'	B & B
Perennials / Grasses / Vines					
Ac mi	<i>Aschleria millefolium</i> 'Summerwine'	Summerwine Yarrow	40	1'	Cont.
Al sa	<i>Allium asotense</i> 'elephant'	Blue Tulser Onion	52	1'	Cont.
Da MP	<i>Delphinium 'Midnight Prairieblue'</i>	Midnight Prairieblue Fleur de Indes	67	1'	Cont.
Ca sc	<i>Coreopsis sanguiniflora</i> 'Mex. Fire'	Mex. Fire Bloody Cranesbill	64	1'	Cont.
Ha RR	<i>Hemerocallis 'Happy Returns'</i>	Happy Returns Daylily	322	1'	Cont.
Ha PM	<i>Hemerocallis 'Pardon Me'</i>	Pardon Me Daylily	242	1'	Cont.
Ha RR	<i>Hemerocallis 'Pony Returns'</i>	Pony Returns Daylily	85	1'	Cont.
Ha MP	<i>Heuchera 'Midnight Blue'</i>	Midnight Blue Coralbell	17	1'	Cont.
Da DB	<i>Delphinium 'American Dway Blue'</i>	Dway Blue Switch Grass	7	1'	Cont.
Se sc	<i>Sedum 'Sedum macedonia May Night'</i>	May Night Sedum	72	1'	Cont.
Se sc	<i>Schizanthus luteus</i> 'Carouse'	Carouse Little Bluestem	20	1'	Cont.
Sp ha	<i>Sporobolus heterostachyus</i> 'Tara'	Dwarf Prairie Dropseed	111	1'	Cont.

CALCULATIONS FOR INTERIOR GREEN SPACE

TOTAL VEHICULAR USE AREA		80,446	SF
LANDSCAPE AREA RATIO		10%	
REQUIRED INTERIOR LANDSCAPE AREA	AREA	8,045	SF
PROVIDED INTERIOR LANDSCAPE AREA	AREA	8,803	SF
REQUIRED SHADE TREES (1 Tree for each 250 sf)	32		
PROVIDED SHADE TREES	34		

SOUTHEAST LOT DATA TABLES

CALCULATION OF STREET TREES	
215 Impervious Area	100%
REQUIRED TREES (1 Tree for each 250 sf)	9
PROVIDED TREES	7

PLANT LIST

Site	Botanical Name	Common Name	Qty	Size	Cond
Deciduous Trees					
Ar bl	<i>Arbutus occidentalis</i> 'Glory'	October Glory Red Maple	6	3"	B & B
Ca cr	<i>Cornus occidentalis</i>	Common Hackberry	3	3"	B & B
Cl v	<i>Cladonia viciaeformis</i> (var. 'Skyline')	Skyline Honey Locust	3	3"	B & B
Ma Sa	<i>Malus Sargentii</i>	Sargent Crab	9	4"	B & B
Qu no	<i>Quercus robur</i> 'fastigiata'	English Oak	2	3"	B & B
Deciduous Shrubs					
Sp bu	<i>Spiraea japonica</i> 'Goldflame'	Goldflame Spirea	95	2'	B & B
Vi dr	<i>Viburnum dentatum</i> 'Chicago Lustre'	Arrowwood Viburnum	42	4'	B & B
Vi dr	<i>Viburnum prunifolium</i>	Blackhaw Viburnum	32	4'	B & B
We ll	<i>Wickstroemia liliifolia</i> 'Wine & Honey'	Wine & Roses Weibull	20	30"	B & B
Evergreen Shrubs					
Ju sa	<i>Juniperus squarrosa</i> 'Mini Arcadia'	Mini Arcadia Juniper	14	3'	B & B
Th cc	<i>Thuja occidentalis</i> 'Tobey'	Tobey Arborvitae	24	6'	B & B
Perennials / Grasses / Vines					
Ha RR	<i>Hemerocallis 'Happy Returns'</i>	Happy Returns Daylily	222	1'	Cont.
Ha PM	<i>Hemerocallis 'Pardon Me'</i>	Pardon Me Daylily	132	1'	Cont.
Se sc	<i>Schizanthus luteus</i> 'Carouse'	Carouse Little Bluestem	14	1'	Cont.
Sp ha	<i>Sporobolus heterostachyus</i> 'Tara'	Dwarf Prairie Dropseed	73	1'	Cont.

CALCULATIONS FOR INTERIOR GREEN SPACE

TOTAL VEHICULAR USE AREA		17,156	SF
LANDSCAPE AREA RATIO		30%	
REQUIRED INTERIOR LANDSCAPE AREA	AREA	5,147	SF
PROVIDED INTERIOR LANDSCAPE AREA	AREA	6,767	SF
REQUIRED SHADE TREES (1 Tree for each 250 sf)	21		
PROVIDED SHADE TREES	4		

PD-G6

MIDTOWN PLAZA

Planned Development Exhibits

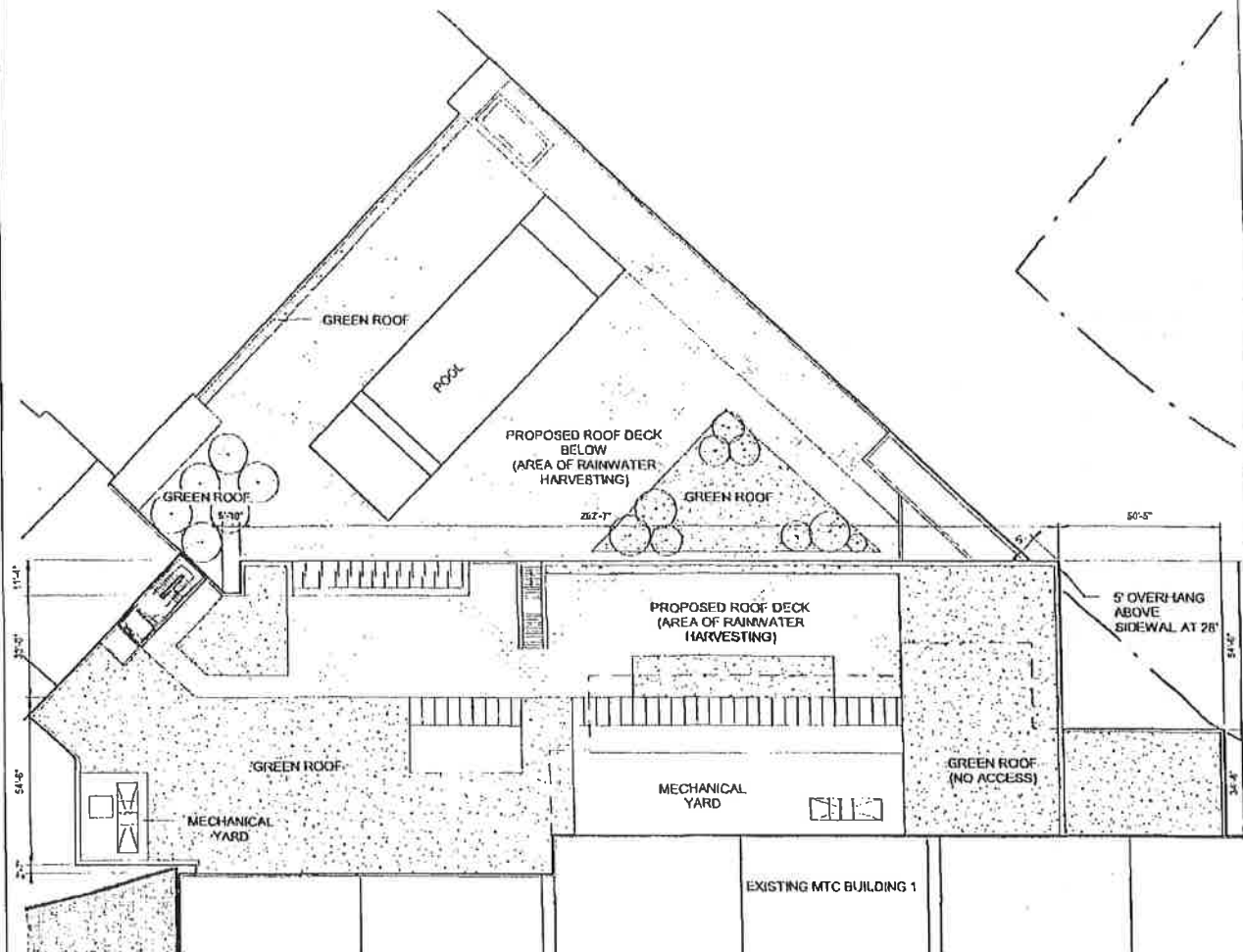
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Chicago Plan Commission Date: 04.18.2014

Green Roof Diagram



GREEN ROOF CALCULATIONS

TOTAL HIGH ROOF AREA:	31,105 SF
TOTAL POOL DECK AREA (EXCLUDING POOL):	20,053 SF
LESS EXISTING ROOF FOOTPRINT:	10,123 SF
TOTAL NET ROOF AREA:	41,035 SF
GREEN ROOF 100% NET REQUIRED:	41,035 SF
GREEN ROOF PROPOSED:	
AT HIGH ROOF:	15,989 SF
AT POOL DECK:	2,504 SF
AREA OF RAINWATER HARVESTING:	23,341 SF
TOTAL:	41,834 SF

NOTE:
RAINWATER SHALL BE COLLECTED INTO CISTERNS AND PUMPED BACK INTO THE IRRIGATION SYSTEM TO MAINTAIN THE LANDSCAPE THROUGHOUT THE PROPERTY

PD-H

SCALE: 1" = 50'-0"



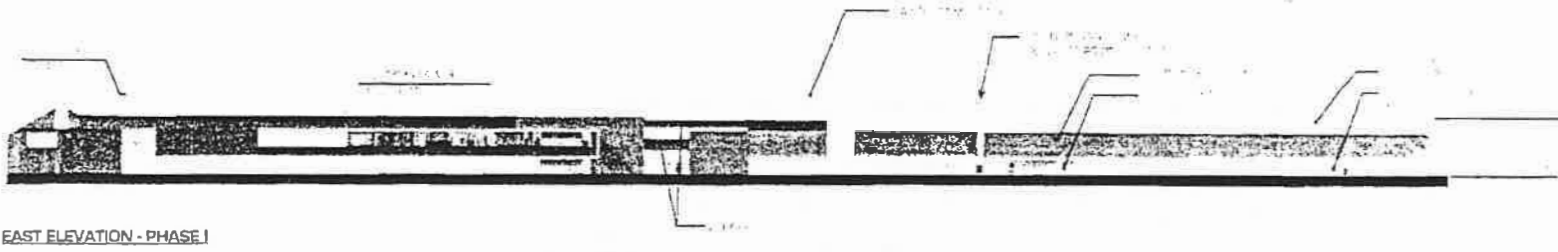
MIDTOWN PLAZA

Planned Development Exhibits

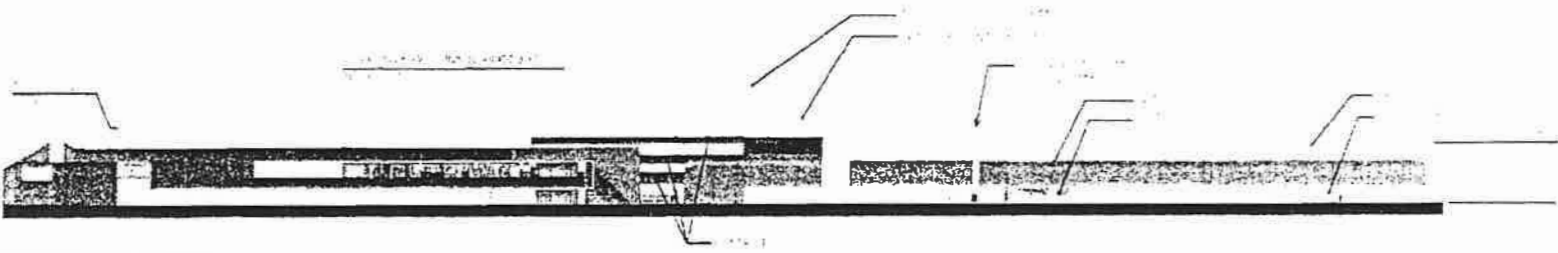
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Elevations



EAST ELEVATION - PHASE I



EAST ELEVATION - PHASE II

PD-11

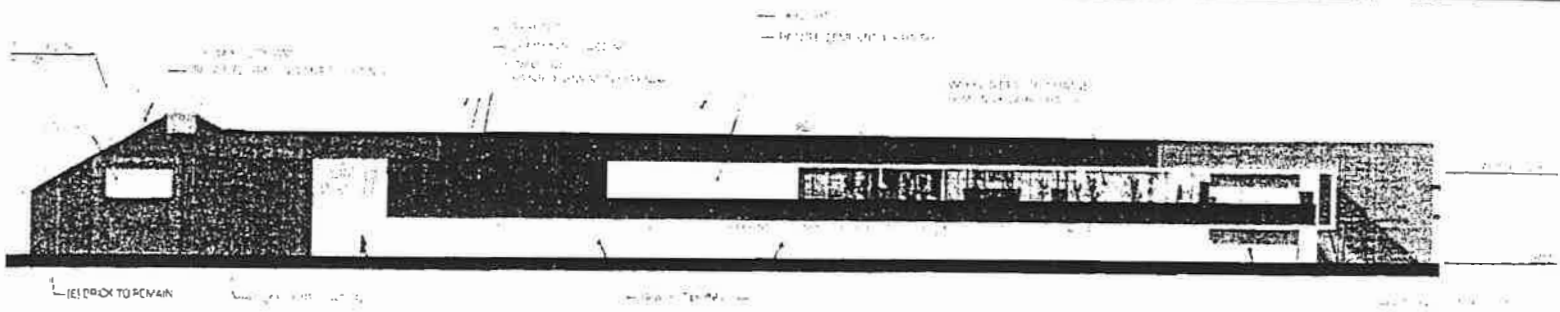
MIDTOWN PLAZA

Planned Development Exhibits

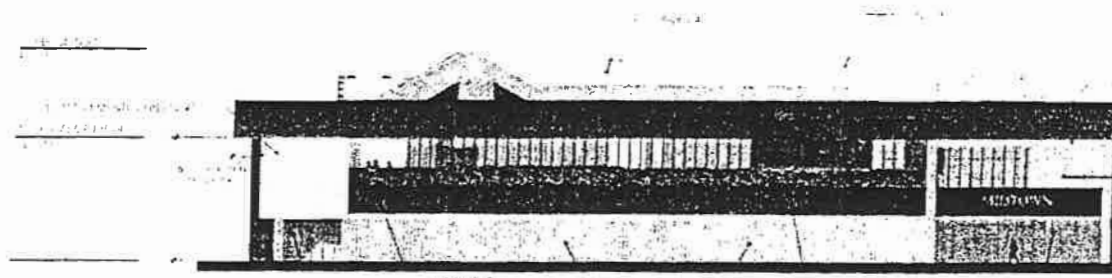
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Elevations



EAST ELEVATION - BUILDING 1



NORTH ELEVATION - BUILDING 1

PD-13

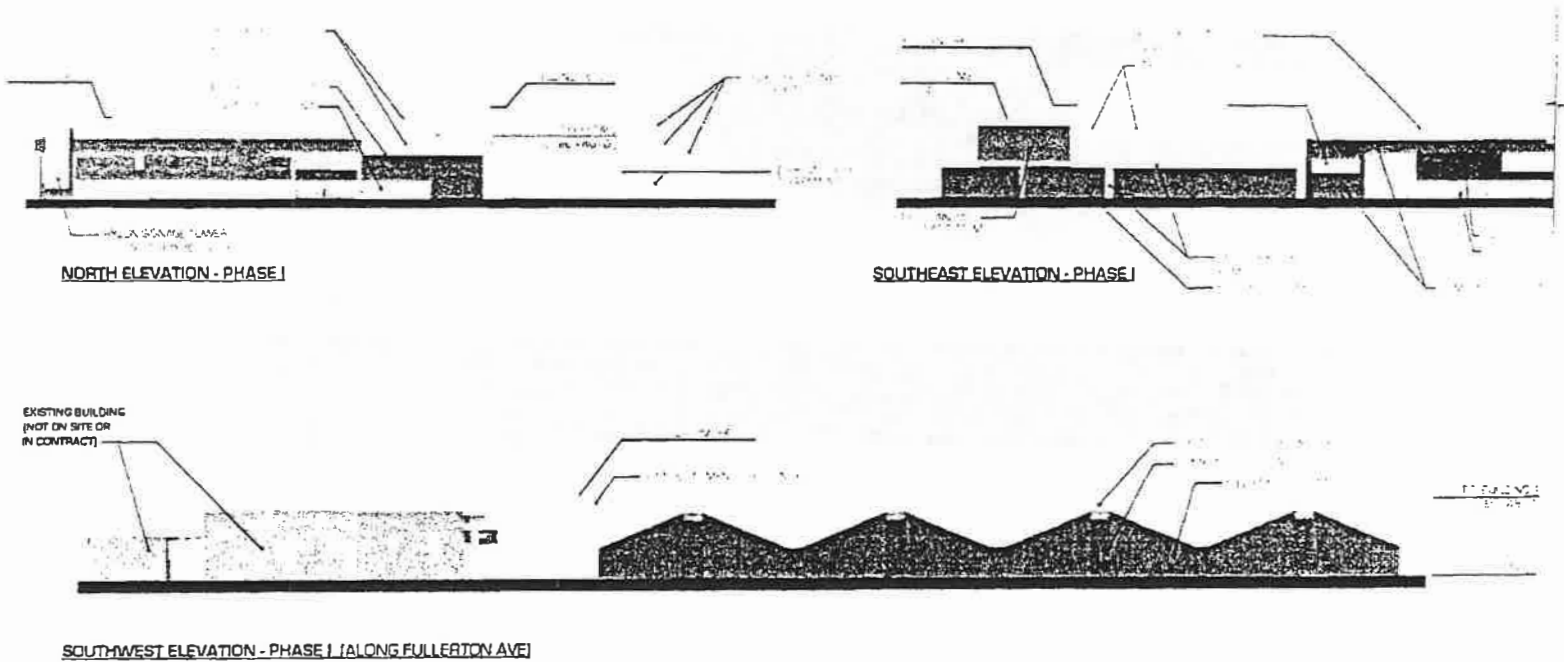
MIDTOWN PLAZA

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Elevations



PD-12

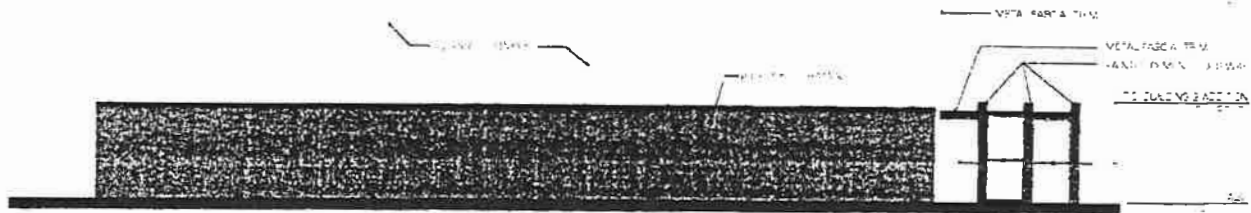
MIDTOWN PLAZA

Planned Development Exhibits

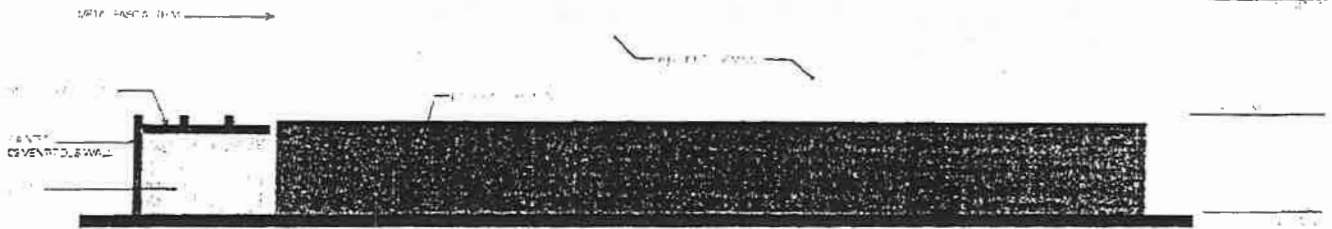
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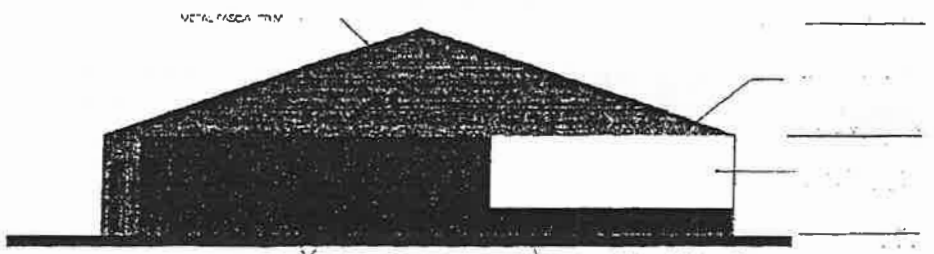
Elevations



NORTH ELEVATION - BUILDING 2



SOUTH ELEVATION - BUILDING 2



WEST ELEVATION - BUILDING 2

PD-14

MIDTOWN PLAZA

Planned Development Exhibits

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4/30/2014

REPORTS OF COMMITTEES

80531