



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

April 1, 2025

Peter M. Freidman  
Elrod Friedman  
325 N. LaSalle St., Suite 450  
Chicago, IL 60654

**Re: Minor change to PD 193, Signage Plan for 8600-8700 W. Bryn Mawr Ave.**

Dear Mr. Friedman:

Please be advised that your request for a minor change to Business Planned Development No. 193 ("PD 193"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

On behalf of your client and the sole property owner of PD 193, MAP-GS Presidents Plaza Owner, LLC, you are seeking a minor change authorizing signage on the property as shown on the attached Signage Plan. Based on an underlying B3 zoning district and three street frontages, the PD is allowed a maximum total sign area of 4,500 SF. The 14 signs total 4,425 SF. The Signage Plan will allow placement of the signage in the sizes and locations identified, while the content of the on-premise signs may be modified from time to time, upon submittal and approval of sign permits. Off-premise signs are prohibited within the Planned Development.

The Department of Planning and Development has determined that allowing this Signage Plan 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. All signs will be located within the boundaries of the PD and will comply with the requirements of Chapter 17-12 of the Zoning Ordinance.

Pursuant to the authority granted by the Chicago Zoning Ordinance and PD 193, 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 sign 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, Mike Marmo, Janice Hill, Main file



Sign #			
1	8' x 40'	320 SF	120'
2	8' x 40'	320 SF	120'
3	8' x 40'	320 SF	120'
4	8' x 40'	320 SF	120'
5	8' x 40'	320 SF	120'
6	40' x 10'	400 SF	At-grade
7	8' x 40'	320 SF	120'
8	8' x 40'	320 SF	120'
9	8' x 40'	320 SF	120'
10	8' x 40'	320 SF	120'
11	8' x 40'	320 SF	120'
12	15' x 15'	225 SF	At-grade on 3' channel post
13	15' x 20'	300 SF	At-grade on 27' poles, bottom of sign at 15'
14	30' x 10'	300 SF	At-grade
	<b>Total</b>	<b>4,425 SF</b>	
	<b>Max</b>	<b>4,500 SF</b>	

a line 795.0 feet north of and parallel to West Berwyn Avenue; a line 501.0 feet east of and parallel to North East River Road; a line 660.0 feet north of and parallel to West Berwyn Avenue; and a line 334.0 feet east of and parallel to North East River Road;

to those of an R3 General Residence District and a corresponding use district is hereby established in the area above described.

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

*Reclassification of Area Shown on Map No. 15-P.*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing the boundaries of Business Planned Development No. 193, enacted on October 20, 1978, and printed on page 8489 of the Journal of Proceedings of said date, as shown on Map No. 15-P, to add thereto the property identified as President's Plaza II, commonly known as 8700 West Bryn Mawr Avenue, so that the boundaries of said Business Planned Development No. 193, as amended, are:

the centerline of North Delphia Avenue on the east (except the dedicated portion of said street);

the south right-of-way line of the Kennedy Expressway on the north;

West Bryn Mawr Avenue on the south; and

a north-south line 663 feet west of the centerline of North Delphia Avenue on the west;

and by changing all symbols and indications as shown on Map No. 15-P in said area to the designation of Business Planned Development No. 193, as amended, which is hereby established in the area above described, subject to the use and bulk regulations as are set forth in the Plan of Development enacted on October 20, 1978, printed on pages 8490 through 8494 of the Journal of Proceedings of said date, as amended by Section 2 of this ordinance.

SECTION 2. That Business Planned Development No. 193, and the Plan of Development enacted on October 20, 1978, printed on pages 8490 through 8494 of the Journal of Proceedings of said date, are amended by changing the table of Planned Development Use and Bulk Regulations printed on page 8494 of the Journal of Proceedings of said date, as follows:

- (a) by changing Net Site Area to 586,284 square feet and to 13.459 acres; and
- (b) by adding to the text the following paragraphs:

9888

9913

"Additional off-street parking may be provided by the construction of an above-ground parking structure, not to exceed 40 feet (exclusive of elevator towers), above the highest grade level on the site, subject to review and approval of the Department of Streets and Sanitation and approval by the Department of Planning.

The owners shall reserve and maintain a designated area of not less than 100 parking spaces for off-street community parking for residents of the neighborhood bounded by Bryn Mawr Avenue, Delphia Avenue, Gregory Street, and the frontage road adjacent to Cumberland Avenue for automobiles that display a current President's Plaza Community Parking Sticker affixed to a window. Each residential unit in the neighborhood shall be entitled to one parking sticker for the President's Plaza I and II Community Parking Area. The owners shall be entitled to a review of this community parking requirement every two years, and this requirement shall be reduced or eliminated by Council action upon a showing of lack of need or use by neighborhood residents."

SECTION 3. That the Chicago Zoning Ordinance be amended by changing the boundaries of Business Planned Development No. 258, as shown on Map No. 15-P, to delete therefrom the property identified as President's Plaza II, commonly known as 8700 West Bryn Mawr Avenue, so that the boundaries of said Business Planned Development No. 193, as amended, are:

a north-south line 663 feet west of the centerline of North Delphia Avenue on the east;

the south right-of-way of the Kennedy Expressway on the north;

West Bryn Mawr Avenue on the south; and

the east right-of-way line of North East River Road on the west,

and by changing all symbols and indications as shown on Map No. 15-P in said area to the designation of Business Planned Development No. 258, as amended, which is hereby established in the area above described, subject to the use and bulk regulations as are set forth in the Plan of Development enacted on March 16, 1981 and printed on pages 5681 through 5686 of the Journal of Proceedings of said date, as the Planned Development Use and Bulk Regulations, Generalized Description of Land Use, printed on page 5686 of the Journal of Proceedings of said date has been amended by ordinance adopted March 30, 1984 and printed on page 5883 of the Journal of Proceedings of said date; which Planned Development Use and Bulk Regulations are further amended to change the Net Site Area to 431,132 square feet and to 9.898 acres.

SECTION 4. This ordinance shall be in full force and effect from and after its passage and due publication.

*Reclassification of Area Shown on Map No. 16-J.*

9913

**Chicago Zoning Ordinance Amended to Reclassify Area Shown on Map No. 15-P.**

The Committee on Buildings and Zoning submitted the following report:

CHICAGO, October 19, 1978.

To the President and Members of the City Council:

Your Committee on Buildings and Zoning begs leave to recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith (referred to Your Committee on September 13, 1978) to amend the Chicago Zoning Ordinance for the purpose of reclassifying a particular area.

This recommendation was concurred in by 11 members of the committee, with no dissenting vote.

Respectfully submitted,  
 (Signed) EDWARD R. VRDOLYAK,  
*Chairman.*  
 (Signed) FRED B. ROTI,  
*Vice-Chairman.*

On motion of Alderman Roti the committee's recommendation was *Concurred In* and said proposed ordinance was *Passed*, by yeas and nays as follows:

*Yeas*—Aldermen Roti, Barnett, Kenner, Evans, Lathrop, Sawyer, Wilinski, Humes, Adduci, Vrdolyak, Huels, Kwak, Madrzyk, Burke, Jaksy, Barden, Shannon, Kellam, Joyce, Kelley, Stewart, Stemberk, Lipinski, Rhodes, Marzullo, Zydio, Ray, Washington, Cross, Hagopian, Keane, Gabinski, Mell, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Gutstein, Pucinski, Natarus, Oberman, Simpson, Fifielski, Axelrod, Schullter, Volini, Saperstein, Stone—50.  
*Nays*—None.

Alderman Natarus 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. That the Chicago Zoning Ordinance be amended by changing all the R1 Single Family Residence District and R4 General Residence District symbols and indications as shown on Map No. 15-P in the area bounded by

the south right-of-way line of the John F. Kennedy Expressway; the west line of N. Delphia Avenue or the line thereof if extended where no street exists; W. Bryn Mawr Avenue; and a line 348 feet west of N. Delphia Avenue or the line thereof if extended where no street exists

to those of a B5-1 General Service District, and a corresponding use district is hereby established in the area above described.

SECTION 2. *Be It Further Ordained*, that the Chicago Zoning Ordinance be amended by changing all the B5-1 General Service District symbols and indications herein above established to the designation of a Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

[Plan of Development printed on pages 8490-8495 of this Journal]

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

*Action Deferred*—ON PROPOSED ORDINANCES FOR AMENDMENT OF CHICAGO ZONING ORDINANCE TO RECLASSIFY PARTICULAR AREAS.

The Committee on Buildings and Zoning submitted the following report which was, on motion of Alderman Vrdolyak and Alderman Roti, *Deferred* and ordered published:

CHICAGO, October 19, 1978.

To the President and Members of the City Council:

Your Committee on Buildings and Zoning begs leave to recommend that Your Honorable Body *Pass* twenty-three proposed ordinances (under separate committee reports) transmitted herewith (referred to your committee on April 5 and 21, July 7 and September 13, 1978) to amend the Chicago Zoning Ordinance for the purpose of reclassifying particular areas.

This recommendation was concurred in by 11 members of the committee, with no dissenting vote.

Respectfully submitted,  
 (Signed) EDWARD R. VRDOLYAK,  
*Chairman.*  
 (Signed) FRED B. ROTI,  
*Vice-Chairman.*

The following are descriptive summaries of said twenty-three proposed ordinances transmitted with the foregoing committee report:

*Reclassification of Area Shown on Map No. 1-F.*

An ordinance to classify as a Business Planned Development instead of a B7-7 General Central Business District, the area bounded by

W. Calhoun Place; N. Clark Street; W. Madison Street; and a line 80 feet 1 1/4 inches west of and parallel to the west line of N. Clark Street (Map No. 1-F).

*Reclassification of Area Shown on Map No. 2-K.*

An ordinance to classify as an R4 General Residence District instead of a C1-2 Restricted Commercial District, the area bounded by

the alley next north of and parallel to W. Roosevelt Road; a line 133 feet west of and parallel to S. Keeler Avenue; W. Roosevelt Road; a line 225 feet west of and parallel to S. Keeler Avenue (Map No. 2-K).

*Reclassification of Area Shown on Map No. 3-E.*

An ordinance to classify as a Residential Planned Development instead of an R8 General Residence District, the area bounded by

E. Banks Street; N. Lake Shore Drive; a line 122.54 feet south of and parallel to E. Banks Street as measured along N. Lake Shore Drive; a line 100.00 feet east of and parallel to N. Ritchie Court; a line 100.12 feet south of and parallel to E. Banks Street; and N. Ritchie Court (Map No. 3-E).

*Reclassification of Area Shown on Map No. 3-F.*

An ordinance to classify as a Residential-Business Planned Development instead of a C1-4 Restricted Commercial District and an R6 General Residence District, the area bounded by

W. Wendell Street; a line 102.24 feet west of N. LaSalle Street; a line 232.33 feet north of W. Oak Street; N. LaSalle Street; W. Oak Street; and N. Wells Street (Map No. 3-F).

PD  
193

## PLAN OF DEVELOPMENT No. 193

## STATEMENTS

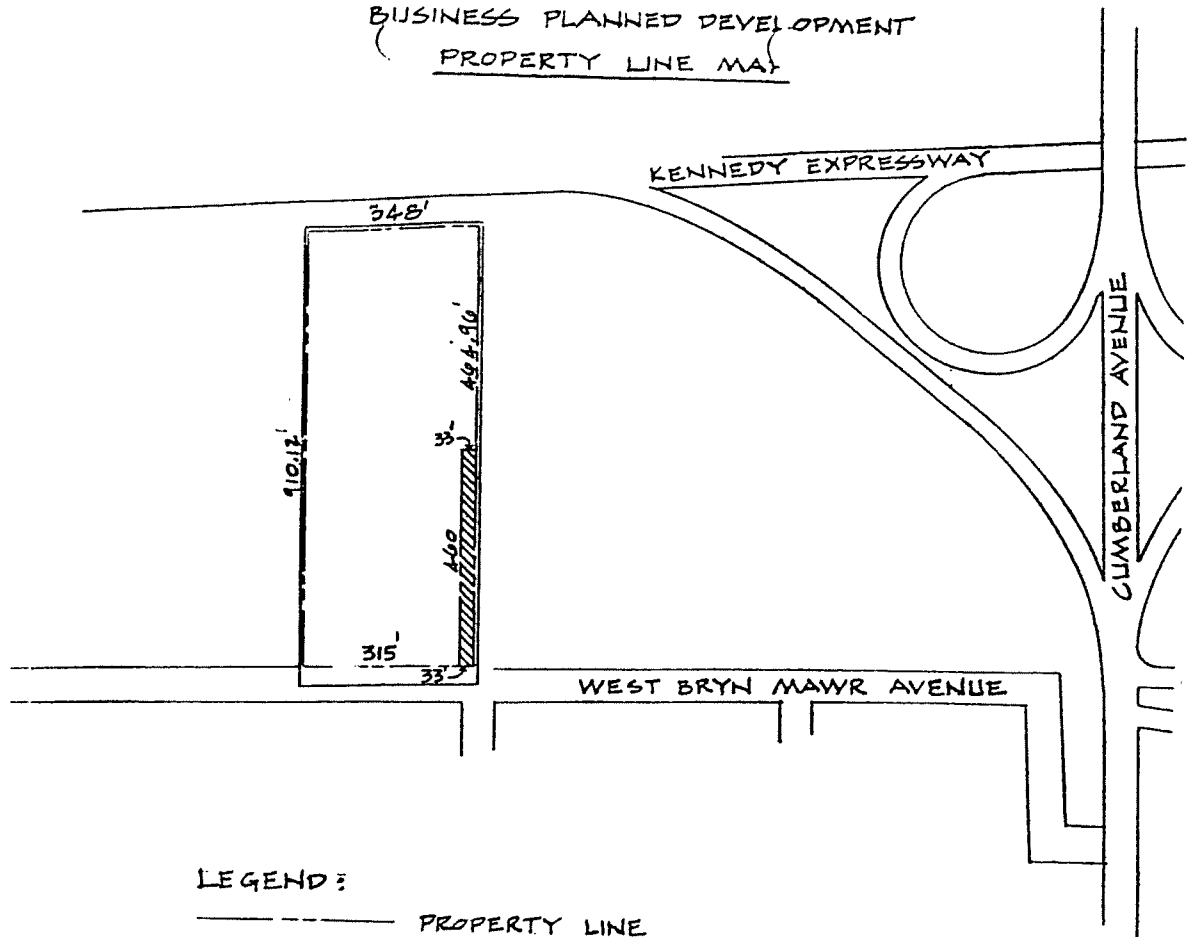
1. The area delineated herein as "Business Planned Development" is controlled by Presidents' Plaza Partnership pursuant to contractual agreement to purchase said area, said agreement having been executed on June 21, 1978.
2. Off-street parking and loading facilities shall be provided in compliance with this Plan of Development as authorized by the B-5 General Service District classification of the Chicago Zoning Ordinance.
3. All permits and licenses shall conform to the provisions of the planned development.
4. The height restrictions for any building or any other appurtenance attached thereto shall be subject to height limitations as certified on Form FAA-117 and approved by the Federal Aviation Administrator, Federal Aviation Administration.
5. Any service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles; there shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.
6. Use of land will consist of office and related uses as authorized by the B-5 General Service District classification of the Chicago Zoning Ordinance.
7. Any dedication or vacation of streets and alleys, or easements, or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of Presidents' Plaza Partnership or its successors, assignees or grantees.
8. The information in the tables and maps attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as Business Planned Development, and illustrates that the development of such area shall be in general compliance with the B-5 General Service District classification and with the intent and purpose of the Chicago Zoning Ordinance.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of Development and Planning.

APPLICANT: Presidents' Plaza Partnership

DATE: August 31, 1978



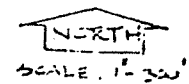
BUSINESS PLANNED DEVELOPMENT  
PROPERTY LINE MAP



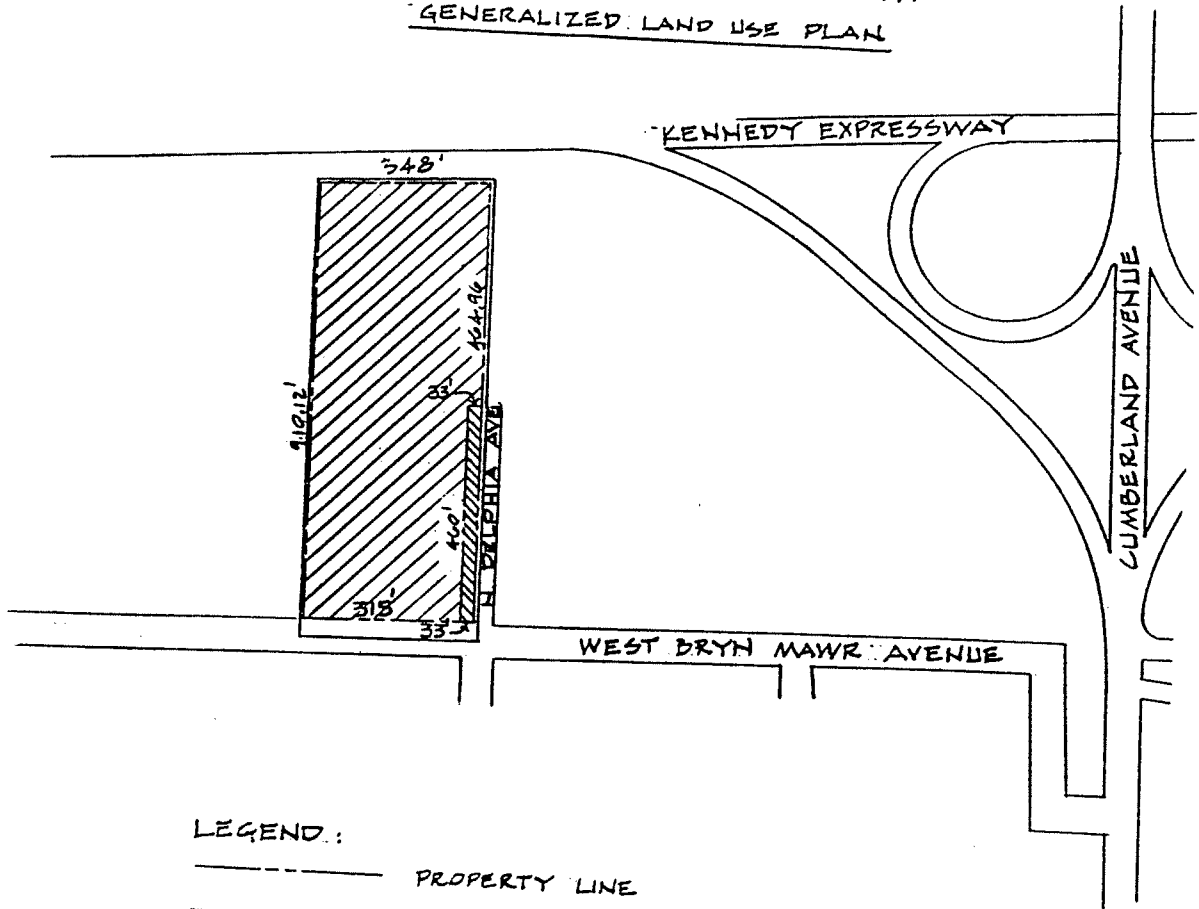
LEGEND:

- PROPERTY LINE
- PLANNED DEVELOPMENT BOUNDARY
- ▨ LAND TO BE DEDICATED

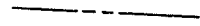



APPLICANT: Presidents' Plaza Partnership  
DATE: August 31, 1978




BUSINESS PLANNED DEVELOPMENT  
GENERALIZED LAND USE PLAN



LEGEND:

-  PROPERTY LINE
-  PLANNED DEVELOPMENT BOUNDARY
-  OFFICE AND RELATED USES
-  LAND TO BE DEDICATED

APPLICANT: Presidents' Plaza Partnership  
 DATE: August 31, 1978

  
 SCALE: 1" = 300'

PLANNED DEVELOPMENT USE AND BULK REGULATIONS

<u>NET SITE AREA</u>		<u>GENERAL DESCRIPTION OF LAND USE</u>	<u>MAX F. A. R.</u>	<u>% OF LAND COVERRD</u>
<u>Square Ft.</u>	<u>Acres</u>			
304,048	6.98	Office and Related Uses	1.46	34

GROSS SITE AREA - NEW SITE AREA: 6.98 ACRES

MAXIMUM FLOOR AREA RATIO (for total area); 1.46

Off-street parking and off-street loading requirements for proposed office and related use, and retail commercial and related uses shall be provided as authorized by the B5 General Service District classification of the Chicago Zoning Ordinance subject to the review and approval of the Department of Streets and Sanitation and approval by the Department of Development and Planning.

Peripheral setback and minimum distance between buildings requirements shall be provided as authorized by the B5 General Service District classification of the Chicago Zoning Ordinance.

MAXIMUM PER CENT OF LAND COVERED (for total area): 34%

APPLICANT: Presidents' Plaza Partnership

DATE: August 31, 1978