



City of Chicago  
Richard M. Daley, Mayor

Department of Zoning and  
Land Use Planning

Patricia A. Scudiero  
Commissioner

City Hall, Room 905  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-5777 (Voice)  
(312) 744-6552 (FAX)  
(312) 744-2950 (TTY)

<http://www.cityofchicago.org>

November 23, 2009

Patricia E. Mahony  
Vice President, Construction Management  
Mid-America Asset Management, Inc.  
One Parkview Plaza  
9<sup>th</sup> Floor  
Oakbrook Terrace, Illinois 60181-4731

Re: **Administrative Relief request for Business Planned Development No. 295  
Elston Plaza Shopping Center, North Spaulding Avenue Landscaping**

Dear Ms. Mahoney:

Please be advised that your request for a minor change to Business Planned Development No. 295 has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.


Specifically, you are requesting to relocate three of eleven trees which were to be located near the North Spaulding Avenue entry drive and place them within the plaza's parking lot, as shown on a Landscape Plan and Irrigation Plan, prepared by Daniel Weinbach & Partners Landscape Architects, and dated November 2, 2009. You are also proposing to extend the concrete approximately 75 feet north of the existing driveway, as shown on a Landscape Plan, dated November 2, 2009. Based on photographs submitted, it is highly likely that trees located near the entry drive would be damaged by heavy truck traffic from adjacent industrial businesses.

Finally, while the photographs you submitted show the existing landscape area along the parkway to be approximately 4'-9" in width, in a letter dated November 16, 2009, you stated that it will be increased to the required 8'-9" in width, as shown on the revised drawings.

With regard to your request, the Department of Zoning and Land Use Planning has determined that allowing the relocation of three trees and the extension of concrete at the driveway would not create an adverse impact on the Planned Development or surrounding neighborhood and would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 295, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

  
Patricia A. Scudiero  
Commissioner

PAS:ADG:tm

c: Mike Marmo, Erik Glass, Ron Daye, Main File





City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
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<http://www.cityofchicago.org>

August 27, 2007

Mr. Richard Klawiter  
DLA Piper US LLP  
203 North LaSalle Street  
Suite 1900  
Chicago, IL 60601-1293

Re: **Administrative Relief request for Business Planned Development No. 295,  
Elston Plaza Shopping Center**

Dear Mr. Klawiter:

Please be advised that your request for a minor change to Business Planned Development No. 295 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

Specifically, you are requesting to clarify the boundaries of the Planned Development (PD) and to allow a 4,900 square foot bank with a three-lane drive through facility on the southwest corner of Addison St. and Elston Ave.

Business Planned Development No. 205 was approved by the City Council on September 15, 1982 and the triangular-shaped property bounded by Addison St. and Elston Avenue was mistakenly included in the Property Line & Planned Development Boundary Line Map. However, it was not included in the legal description of the PD and the City's online zoning map identifies the triangular parcel as zoned C1-1 (outside the boundaries of the PD). It has been determined that the Property Line & Planned Development Boundary Line Map is in error and the triangular property is not located within the PD. A journal correction to the PD will be submitted to the Chairman of the Committee on Zoning.

With regard to your request, the Department of Planning and Development has determined that allowing a 4,900 square foot bank with a three-lane drive through facility on this triangular parcel would not create an adverse impact on the Planned Development or surrounding neighborhood and would constitute a minor change. The Department of Transportation approved a revised Site Plan (Drawing C3.0, dated June 11, 2007) on July 19, 2007. Additionally, a Preliminary Landscape Plan (Sheet No. L-1, updated June 12, 2007) is included as part of this approval. and the applicant has committed to 37 new trees (105 required, 68 already provided) and low rise plantings within the surface parking lot.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 295, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

Arnold L. Randall  
Acting Commissioner

ALR:MRD:tm

cc: Kathleen Nelson, Danita Childers, Mike Marmo, Pat Haynes, DPD Files



Alderman Natarus moved to *Reconsider* the foregoing vote. The motion was *Lost*.

Said ordinances, as passed, read respectively as follows (the *Italic* heading in each case not being a part of the ordinance):

*Reclassification of Area Shown on Map Nos. 3-H and 3-I.*

*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 Residential Planned Development No. 94 and R4 General Residence District symbols and indications as shown on Map Nos. 3-I and 3-H in the area bounded by

W. Potomac Avenue; N. Oakley Boulevard; W. Haddon Avenue; a line 176.04 feet west of N. Western Avenue; W. Division Street; N. Artesian Avenue; a line 237 feet north of W. Division Street; and the alley next west of and parallel to N. Western Avenue,

to those of Institutional Planned Development No. 94, as amended, 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.

[Planned Development printed on pages 12457 through 12461 of this Journal.]

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. 6-G.*

*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 R3 General Residence District symbols and indications as shown on Map No. 6-G in the area bounded by

a line 25 feet north of W. 29th Street; the alley next east of S. Throop Street; W. 29th Street; and S. Throop Street,

to those of an M1-1 Restricted Manufacturing 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. 9-J.*

PD 295

*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 M1-1 Restricted Manufacturing District symbols and indications as shown on Map No. 9-J in the area bounded by

W. Addison Street; N. Elston Avenue; N. Kedzie Avenue; a line 664.44 feet south of W. Addison Street; a line from a point 664.44 feet south of W. Addison Street and 195.27 feet west of N. Kedzie Avenue to be connected by a 328.02 foot arc with a chord of 316.75 feet, to a point 6 feet east of the east line of N. Spaulding Avenue, or the line thereof if extended where no street exists, and 805.94 feet south of W. Addison Street; a line from a point 6 feet east of the east line of N. Spaulding Avenue, or the line thereof if extended where

(Continued on page 12462)

(Continued from page 12456)

PID 295

no street exists, and 805.94 feet south of W. Addison Street, to a point 106 feet east of the east line of N. Spaulding Avenue, or the line thereof if extended where no street exists, and 640.94 feet south of W. Addison Street; a line from a point 106 feet east of the east line of N. Spaulding Avenue, or the line thereof if extended where no street exists, and 640.94 feet south of W. Addison Street to be connected by a 77.61 foot arc, with a chord of 75.75 feet to a point 137 feet east of the east line of N. Spaulding Avenue, or the line thereof if extended where no street exists, and 572.44 feet south of W. Addison Street; a line from a point 137 feet east of the east line of N. Spaulding Avenue, or the line thereof if extended where no street exists, and 572.44 feet south of W. Addison Street, to a point 157 feet east of the east line of N. Spaulding Avenue, or the line thereof if extended where no street exists, and 512.94 feet south of W. Addison Street; a line 157 feet east of the east line of N. Spaulding Avenue, or the line thereof if extended where no street exists; a line 488 feet south of W. Addison Street; a line from a point 135.84 feet east of N. Spaulding Avenue and 488 feet south of W. Addison Street, to a point 140 feet east of N. Spaulding Avenue and 450.96 feet south of W. Addison Street; a line 140 feet east of N. Spaulding Avenue; a line 342.44 feet south of W. Addison Street; and N. Spaulding Avenue.

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 thereof and to no others.

[Planned Development printed on pages 12463 through 12468 of this Journal.]

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. 9-J.*

*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 B3-2 General Retail District symbols and indications as shown on Map No. 9-J in area bounded by

W. Irving Park Road; N. Central Park Avenue; N. Elston Avenue; a line from a point 275 feet northwest of N. Central Park Avenue along the northerly line of Elston Avenue, to a point 18.12 feet northeast of N. Elston Avenue and 46.39 feet south of W. Irving Park Road; and a line 186.12 feet west of N. Central Park Avenue

to those of a B4-1 Restricted Service 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. 10-J.*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing the existing Business Planned Development No. 172 symbols and indications as shown on Map No. 10-J in the area bounded by

(Continued on page 12469)

No. 295

## BUSINESS PLANNED DEVELOPMENT

STATEMENTS

1. The area delineated herein as a "Business Planned Development" is owned by Chicago Title and Trust Company, as Trustee under Trust Number 1081268, and controlled by John B. Coleman, the sole general partner, and Patricia Donegan, the sole limited partner, of Elston Plaza Associates, an Illinois limited partnership.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Planning. Ingress and egress from such off-street facilities shall be from North Kedzie Avenue; North Elston Avenue; West Addison Street; and North Spaulding Avenue.
3. All applicant official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees.
4. Any dedication or vacation of streets and alleys, or easements, or adjustments of right-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees.
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, if required, shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 18 feet to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.
6. The following uses shall be permitted within the area delineated herein as Business Planned Development: General merchandise uses, retail drug stores, food stores, department stores, restaurants and service type business uses, parking and related uses (exclusive of any principal activity of permanent outdoor storage and auto service station uses).
7. Accessory buildings or structures may be constructed in the Business Planned Development either prior to, subsequent to or concurrently with any one or more principal buildings, subject to the approval of the Department of Planning.

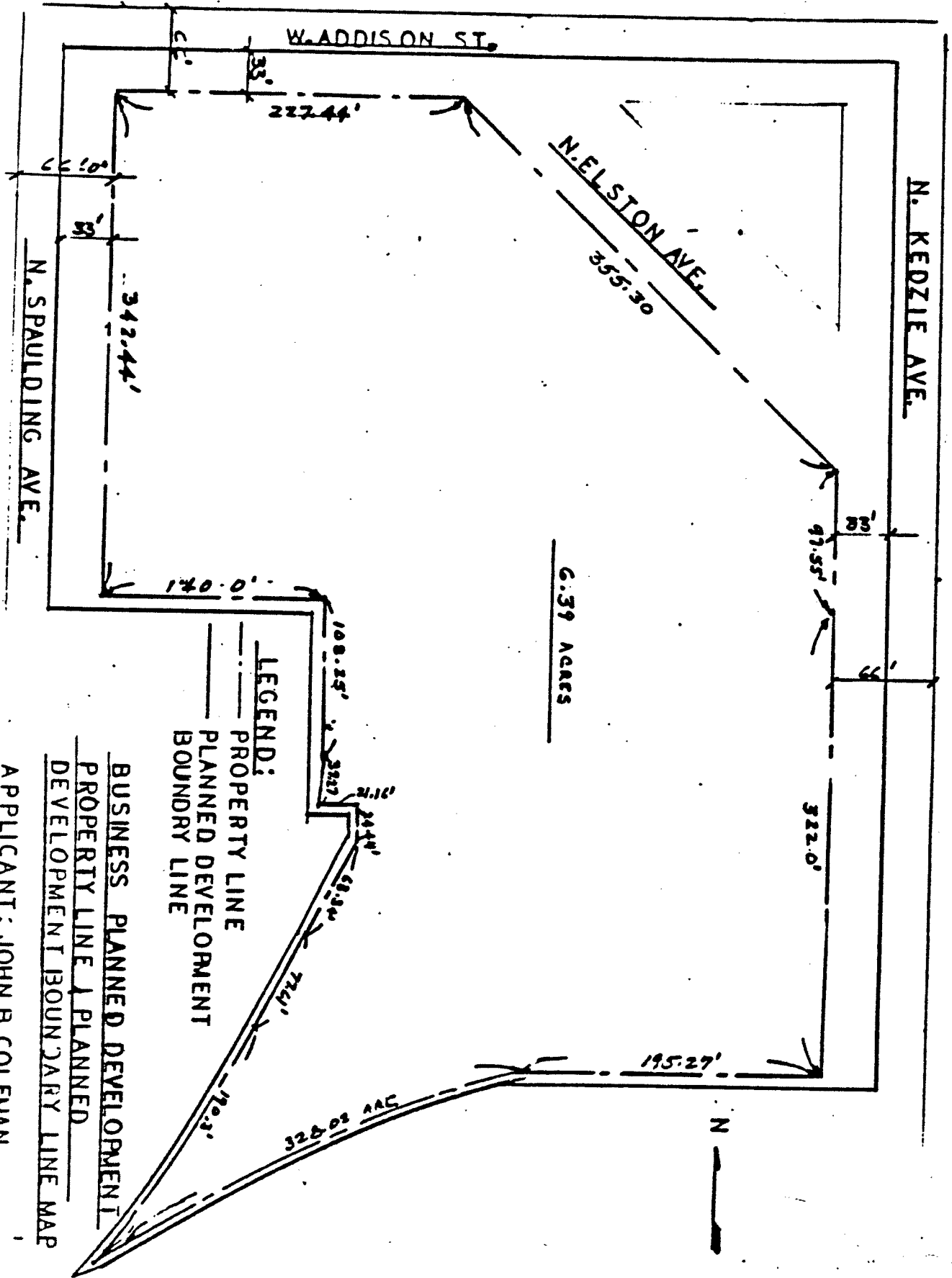
8. Business establishments shall be unrestricted in respect to maximum gross floor areas, subject only to aggregate maximum floor area ratio. The maximum floor area ratio shall be .328.
9. Identification signs may be permitted within the area delineated herein as Business Planned Development, subject to the review and approval of the Department of Buildings and the Department of Planning.
10. The height restriction of any building or any appurtenance attached hereto shall be subject to:
  - a. height limitations as certified on Form FAA-117, or successor forms involving the same subject matter, and approved by the Federal Aviation Administration; and
  - b. airport zoning regulations as established by the Department of Planning, City and Community Development, Department of Aviation, and Department of Law, as approved by the City Council.
11. 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 stipulates the land use and development controls applicable to the site.

Attached hereto and incorporated herein by reference are:

- A. Property line map and right-of-way adjustments;
  - B. Existing zoning and preferential street system map;
  - C. Generalized Land Use Plan; and
  - D. Planned Development Use and Bulk Regulations and Data Chart.
12. 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 Planning.

APPLICANT: John B. Coleman

DATE: March 5, 1982



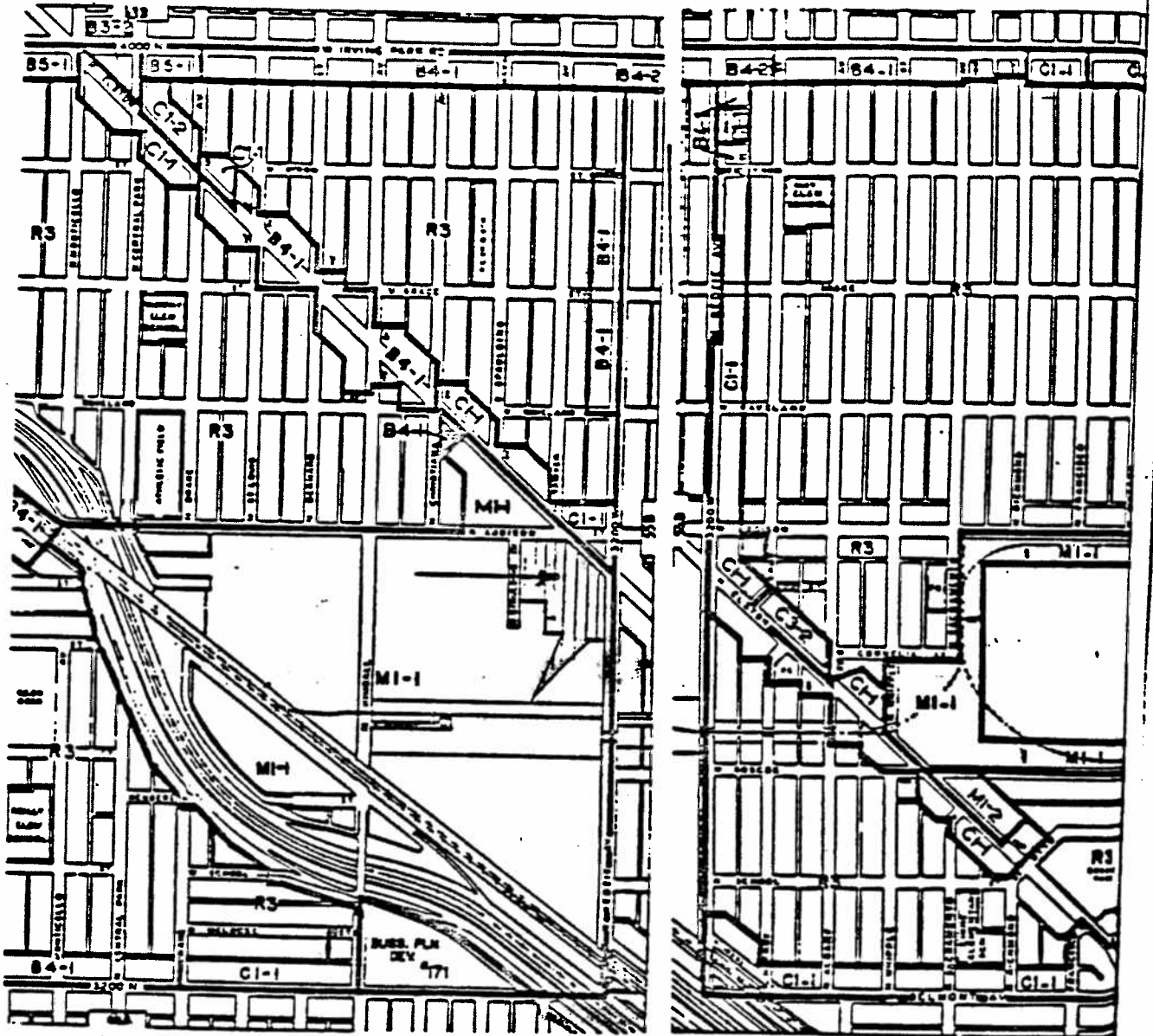
**LEGEND:**  
 - - - - - PROPERTY LINE  
 - - - - - PLANNED DEVELOPMENT  
 - - - - - BOUNDARY LINE

**BUSINESS PLANNED DEVELOPMENT**  
 PROPERTY LINE & PLANNED  
 DEVELOPMENT BOUNDARY LINE MAP

APPLICANT: JOHN B. COLEMAN  
 DATE MAR. 5, 1982

6.39 ACRES

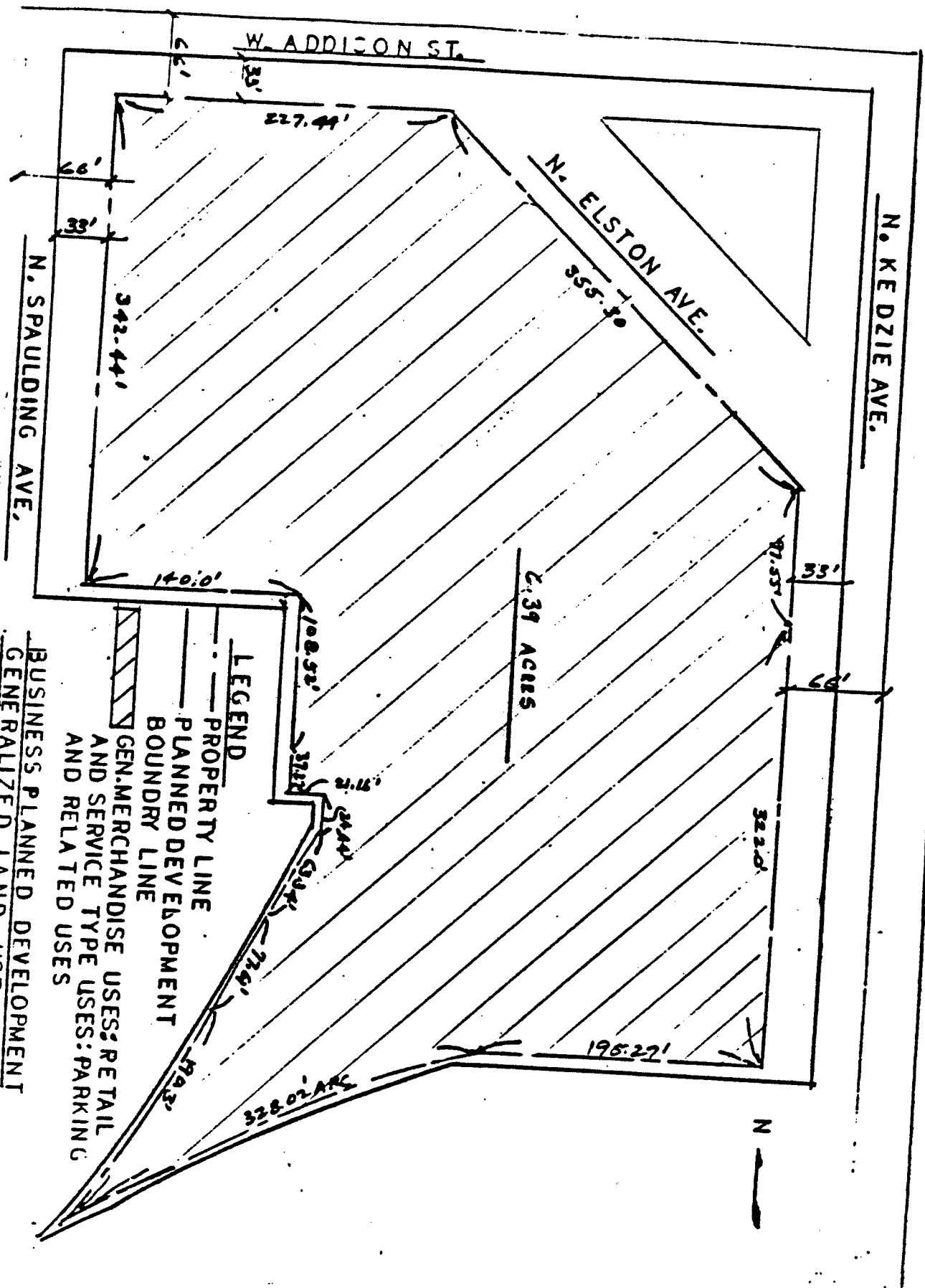




EXISTING ZONING AND PREFERENT STREET SYSTEM MAP

APPLICANT: John B. Coleman

DATE: March 5, 1982



**LEGEND**

- PROPERTY LINE
- PLANNED DEVELOPMENT BOUNDARY LINE
- ▨ GEN. MERCHANDISE USES; RETAIL AND SERVICE TYPE USES; PARKING AND RELATED USES

**BUSINESS PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN**

APPLICANT: JOHN B. COLEMAN  
 DATE: MAR. 5, 1982

September 15, 1982

UNFINISHED BUSINESS

12487

BUSINESS PLANNED DEVELOPMENT  
PLANNED DEVELOPMENT USE & BULK REGULATION DATA

Net Site Area <hr/> Sq. Ft. Acres	General Description of Land Use	F. A. R.	% of Land Coverage
278,195      6.39	General merchandise uses, retail and service type business uses, parking and related uses *	.328	32.8%

\* (Exclusive of any principal activity of permanent outdoor storage and service station uses.)

Gross Site Area = Net Site Area: 6.39 acres = Area In Public Right-of-Way: 1.1 Acres  
 = 7.49 acres.

Minimum number of off-street parking spaces: 265

Minimum number of off-street loading spaces: 5

In accordance with required B-4 zoning.

Minimum Periphery setbacks at property lines:

- north - 5'
- east - 0'
- south - 40'
- west - 0'

APPLICANT: JOHN B. COLEMAN

DATE: March 5, 1982