



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

June 25, 2019

Donna J. Pugh
Foley & Lardner LLP
321 N. Clark St.
Suite 2800
Chicago, IL 60654-5313

Re: PD 367, REVISED Signage for Riverfront Plaza, 2639 N. Elston Ave.


Dear Ms. Pugh:

On March 13, 2019, we approved a signage plan for Business Planned Development Number 367 ("PD 367"), Riverfront Plaza. A maximum total sign area of 3,110 square feet ("SF") was allowed for PD 367, based on existing signs with approved permits. Three existing signs whose permits could not be located were not included in the 3,110 SF total.

Since that time, you found and forwarded us previously approved sign permits for two of the three remaining existing signs. The attached chart has been revised with the addition of sign permit numbers ES3580977 and ES3592664 for existing Micro Center signs measuring 166 SF and 98 SF respectively. As a result, the revised maximum total sign area for PD 367 has been increased from 3,110 SF to 3,374 SF.

An existing sign permit for the remaining 234 SF multi-tenant pylon sign was never found, however, you recently submitted a new sign application (number 100817816) so that it can legally remain in place. This sign is noted on the attached chart, however, since a permit was never located, its square footage is not included in the revised total. If you have any questions or need additional information, please contact Teresa McLaughlin of my staff at (312) 744-3509.

Sincerely,


Patrick Murphey
Zoning Administrator

PM:tm

C: Main file

CURRENT STORE NAME	ADDRESS	Permitted Sign Description	Signage Permit	Signs in sq. ft.	Proposed Sign Description	Proposed Sign Sq. Ft.	Existing / Previously Permitted Signage	Proposed Signage	All existing Signage (including Permits still being located)
La-Z Boy	2647 N Elston Ave	South elev - La Z Boy 4'-0" H x 23'-3" L	100422069	92					
		South elev - Home Furnishings & Décor 1'-6" H x 33'-10" L	104422062	49			207	0	207
		South elev - Sofas & Chairs 0'-8" H x 8'-9" L	104422065	5					
Micro Center	2645 N Elston Ave	South elev - Tables & Accessories 0'-8" H x 10'-9" L	10042067	8					
		Unknown	100430713	53					
		South elev - Micro Center 3'-11" H x 42'-6" L	E53580977	166			357	0	357
		South elev - Ultimate Computer Store (panel) 34" H x 28'-2" L	145771	93					
		North elev - Micro Center 4'-0" H x 42'-4" L	E53592664	98					
		South elev - JoAnn 8'-0" H x 38'-0" L	100376705	223					
		South elev - fabrics and crafts 3'-0" H x 33'-7" L	0043724	10003728	18				
		South elev - custom framing 1'-8" H x 16'-10" L	100043730	83			554	0	554
		South elev - floral 1'-8" H x 5'-4" L	100043729	7					
		North elev - JoAnn 6'-0" H x 38'-0" L	100038957	223			66	0	66
VisionWorks	2635 N Elston Ave	South elev - VisionWorks 2'-6" H x 26'-8" L	100215419	66					
		South elev - Burlington	100767082	298					
Burlington		South elev - "B"	100753162	16					
		Burlington	125316	53					
		Strack Van Till - TCF Bank	100127942	45	Ross - 100786205	143			
Ross	2627 N Elston Ave	Strack Van Till	100167095	53	Ross - 100786206	101			
		Strack Van Till	100297593	201	Ross - 100786207	16	1060	260	314
		Strack Van Till - "Neighborhood Market"	100297605	285					
		Strack Van Till	100297819	313					
		S/S Bank	100189022	54					
		Lee Nails	100757189	66					
		Great Clips	100488420	43					
		Coin Laundry	E5 345299	88	Fitness - South Elev- 29' 6.5" x 2' 6"	74	88	74	0
		North elev - US Bank 2'-8" H x 10'-10" L	100546327	27					
		US Bank	2595 N Elston Ave	Unknown	100551180	63			118
SW elev sign measurements 4'-1.25" H x 15'-7.5" L	100551188			28					
Dollar Tree	2552 N Elston Ave	SW elev sign measurements 9'-2.75" H x 23'-9" L	100305481	228			228	0	228
		Lee Lumber	100487690	42			42	0	0
Sally Beauty Supply	2587 N Elston Ave	West elev "Sally"	100367331	24			43	0	43
		West elev "Beauty Supply"	100367332	19					
vacant (Previous Mattress Firm)	2581 N Elston Ave	Mattress Firm	100579489	62					
		Mattress Firm	100579490	18			80	0	0
Subway	2579 N Elston Ave	West elev sign measurements 4'-7.5" H x 12'-6" L	100379106	49			49	0	49
		Starbucks	100692232	16					
vacant (Previous Starbucks)	2577 N Elston Ave	Starbucks	100692244	3					
		Starbucks	100692250	10					
		Starbucks	100692253	8					
		Starbucks	100692215	17			110	0	0
		Starbucks	100692219	7					
		Starbucks	100692222	25					
		Starbucks	100692226	17					
		Starbucks	100692229	7					
		Starbucks	145290	100					
		Starbucks	145291	100			300	0	300
The Room Place	2575 N Elston Ave	North elev - The Room Place (boxed as) 4'-0" H x 16'-7" L	145292	100					
		Roof top D/F cabinet 8'-0" H x 14'-0" L	145292	100					
D/F tenant pylon	2617 N Elston Ave	VO total (per side) 23'-3" H x 10'-1" W		234					
		Pylon	E53274760	72			72	0	72
				Total			3374	334	2542

Total Allowance:	3374 sq ft
Total Used:	2542 sq ft
Total Proposed:	334 sq ft
Total Remaining:	498 sq ft

*includes 234 sq ft for the existing Pylon (if permit can't be found landlord will apply for a new permit)



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

March 13, 2019

Donna J. Pugh
Foley & Lardner LLP
321 N. Clark St.
Suite 2800
Chicago, IL 60654-5313

Re: PD 367, Signage for Riverfront Plaza, 2639 N. Elston Ave.

Dear Ms. Pugh:

In response to your recent request, please be advised that the subject property is zoned Business Planned Development Number 367 ("PD 367"). Prior to the establishment of the Planned Development the property was zoned M2-3. Although Riverfront Plaza's lot is greater than one acre in area, its maximum total sign area is limited to 5x the street frontage (4,388 SF) or 1,800 SF, whichever is less, based on having only one street frontage.

According to your request, the Plaza has maintained approximately the same amount of signage (approximately 3,500 SF) since 1985 and you are seeking to maintain that amount or the 5x the street frontage (4,388 SF) amount, rather than the 1,800 SF currently allowed.

Based on the sign permit information submitted, we are allowing PD 367 to maintain 3,110 SF of legal, non-conforming signage for the entire Plaza. According to your attached chart, the existing/previously permitted signage totals 3,477 SF. However, this includes 367 SF for recently approved Burlington signage. Burlington is now a tenant in a portion of space previously occupied by Strack Van Till and Strack Van Till's former signage totaling 897 SF is also included in the 3,477 SF. Therefore, rather than double counting old and new tenant signage at the same location, we are allowing PD 367 a maximum of 3,110 SF (3,477-367) of total signage. If you have any questions or need additional information, please contact Teresa McLaughlin of my staff at (312) 744-3509.

Sincerely,

Patrick Murphey
Zoning Administrator

PM:tm

C: Main file

CURRENT STORE NAME	ADDRESS	Permitted Sign Description	Signage Permit	Signs in sq ft	Proposed Sign Description	Proposed Sign Sq Ft	Existing/Previously Permitted Signage	Proposed Signage	All existing Signage (including permits still being located)
Lo-Z Boy	2647 N Elston Ave	South elev - La Z Boy 4'-0" H x 23'-3" L	100422039	92					
		South elev - Home Furnishings & Décor 1'-6" H x 33'-10" L	104422062	49			207	0	207
		South elev - Seals & Chairs 0'-8" H x 8'-9" L	104422065	5					
Micro Center	2645 N Elston Ave	South elev - Tables & Accessories 0'-8" H x 10'-9" L	100422067	6					
		Unknown	100430713	53					
		South elev - Micro Center 4'-0" H x 42'-4" L	145771	8			93	0	432
Jo-Ann	2639 N Elston Ave	South elev - Ultimate Computer Store (panel) 3'-4" H x 28'-2" L	100376705	2					
		North elev - Micro Center 4'-0" H x 42'-4" L	100376705	2					
		South elev - JoAnn 6'-0" H x 38'-0" L	10043724	223					
VisionWorks	2635 N Elston Ave	South elev - fabrics and crafts 3'-0" H x 33'-7" L	100043728	18					
		South elev - custom framing 1'-8" H x 16'-10" L	100043730	83					
		South elev - floral 1'-8" H x 5'-4" L	100043729	7			554	0	554
Burlington	2627 N Elston Ave	North elev - JoAnn 6'-0" H x 38'-0" L	100058957	223					
		South elev - VisionWorks 2'-6" H x 26'-8" L	100215412	66			66	0	66
		South elev - Burlington	100767082	298					
Ross	2599 N Elston Ave	South elev - "g"	100753162	16					
		Burlington	125316	53					
		Strack Van Till - TCF Bank	100127942	45	Ross - 100786205	143			
US Bank	2595 N Elston Ave	Strack Van Till	100167095	53	Ross - 100786206	101			
		Strack Van Till	100297593	201	Ross - 100786207	16	1427	260	314
		Strack Van Till - "Neighborhood Market"	100297605	265					
Dollar Tree	2587 N Elston Ave	Strack Van Till	100297819	313					
		5/3 Bank	100189022	54					
		Lee Nails	100757189	66					
Sally Beauty Supply	2585 N Elston Ave	Great Clips	100488420	43					
		Coin Laundry	ES 365599	88	Fitness - South Elev - 3' X 35' 5 1/4"	106	88	106	0
		North elev - US Bank 2'-8" H x 10'-10" L	100546327	27					
Subway	2577 N Elston Ave	Unknown	100551180	63					
		SW elev sign measurements 4'-1.25" H x 15'-7.5" L	100551188	28			118	0	118
		SJW elev sign measurements 9'-2.75" H x 23'-9" L	100305481	228			228	0	228
The Room Place	2575 N Elston Ave	Lee Lumber	100487690	42					
		West elev "Sally"	100347331	24			43	0	43
		West elev "Beauty Supply"	100367332	19					
D/F tenant Pylon	2617 N Elston Ave	West elev "Beauty Supply"	100579689	62					
		Matress Firm	100579690	18			80	0	80
		West elev sign measurements 4'-7.5" H x 12'-6" L	100379106	49			49	0	49
D/F tenant Pylon	2617 N Elston Ave	Starbucks	100692232	16					
		Starbucks	100692244	3					
		Starbucks	100692250	10					
vacant (Previous Starbuck)	2577 N Elston Ave	Starbucks	100692253	8					
		Starbucks	100692215	17					
		Starbucks	100692219	7			110	0	0
The Room Place	2575 N Elston Ave	Starbucks	100692222	25					
		Starbucks	100692226	17					
		Starbucks	100692229	7					
D/F tenant Pylon	2617 N Elston Ave	West elev - The Room Place (boxed as) 6'-5" H x 27'-9" L	145280	100					
		North elev - The Room Place (boxed as) 4'-0" H x 16'-7" L	145291	100			300	0	300
		Roof top D/F cabinet 8'-0" H x 14'-0" L	145292	100			0	0	234
D/F tenant Pylon	2617 N Elston Ave	VO total (per side) 23'-3" H x 10'-1" W	ES3274760	234					
		Pylon		72			72	0	72
		Total		3477	3477	366	2817		

Total Allowance:	3477 sq ft
Total Used:	2617 sq ft*
Total Proposed:	366 sq ft
Total Remaining:	494 sq ft

*Includes: 339 sq ft for Micro Center for existing signs (if permits can't be located, tenant will apply for new permits) and 234 sq ft for the existing Pylon (if permit can't be found landlord will apply for a new permit)



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

J.F. Boyle, Jr.
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-6550 (FAX)
(312) 744-2578 (TTY)

December 18, 1996

Mr. Alexander R. Domanskis
Shaw Gussis & Domanskis-Suite 707
111 West Washington Street
Chicago, Illinois 60602

Re: Business Planned Development No. 367 -
(Emmes Partnership)

Dear Mr. Domanskis:

Please be advised that your request on behalf of Emmes Partnership for a minor change to Business Planned Development No. 367 has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance.

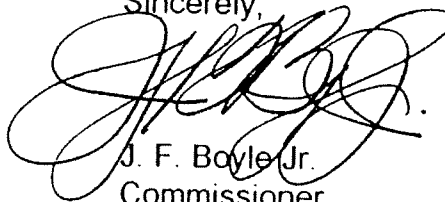
In a letter submitted to our Department, you requested that the minimum required number of off-street parking spaces for Business Planned Development No. 367 be reduced from 800 parking spaces to 700 parking spaces. With regard to your request, the Department of Planning and Development has determined that this revision to the Planned Development would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance.

Although the Planned Development Bulk Regulations and Data Table, as approved, requires a minimum of 800 parking spaces, review of the 1985 staff recommendation to the Plan Commission and the transcript from that hearing has revealed that the agreed upon minimum number of spaces was 600 parking spaces. Since the development is completely built out and the actual number of spaces (in excess of 700) would continue to be maintained, the current owner of the property has requested that the number of spaces be established at 700. In addition, the owner has submitted a Landscape Plan which would provide for landscaping along Elston Avenue and within areas of the parking lot. Currently, this site is devoid of any landscaping.



Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 367, I hereby approve the foregoing minor change, but no other changes to Business Planned Development No. 367.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read 'J. F. Boyle Jr.', is written over the typed name.

J. F. Boyle Jr.
Commissioner

Originated by:

A handwritten signature in black ink, appearing to read 'Christine Slattery', is written above the typed name.

Christine Slattery
Deputy Commissioner

cc: Philip Levin
Michael A. Marmo
Paul Woznicki

Reclassification of Area Shown on Map No. 4-E.

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

SECTION 1. That the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, be, and is hereby amended by supplementing all the M2-5 General Manufacturing District symbols and indications as shown on Map No. 4-E to reflect the establishment of a Communications Planned Development for the erection of satellite transmit/receiving dishes on the surface of the existing parking lot located at 2013 South Calumet Avenue, Chicago, Illinois.

SECTION 2. This Communications Planned Development is specifically for the erection of a satellite receiving dish and in no way affects, alters or prejudices the existing zoning district regulations applicable to any other improved or unimproved portions of the above described area.

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

Reclassification of Area Shown on Map No. 6-K.

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-K in the area bounded by:

West 30th Street; South Kostner Avenue; a line 28 feet south of West 30th Street; and the alley next west of South Kostner 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. 7-H.

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 M2-3 General Manufacturing District symbols and indications as shown on Map No. 7-H in the area bounded by:

PD 367

the west bank of the North Branch of the Chicago River; a line perpendicular to North Elston Avenue through a point 1217.58 feet southeast of West Logan Boulevard as measured along North Elston Avenue; North Elston Avenue; a line 340 feet southeast of and parallel to West Logan Boulevard; a line 300 feet northeast of and parallel to North Elston Avenue; and a line beginning at a point on the last described line 200 feet east of West Logan Boulevard and perpendicular to North Elston Avenue,

to the designation of a Business Planned Development which is hereby established in the area above designated, 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.

[Business Planned Development printed on pages
20588 through 20594 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-O.

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 R4 General Residence District symbols and indications as shown on Map No. 9-O in area bounded by;

the alley next north of and parallel to West Belmont Avenue; a line 33.24 feet east of and parallel to North Opal Avenue; West Belmont Avenue; and North Opal Avenue,

to those of a B2-1 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. 11-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 B1-2 Local Retail District symbols and indications as shown on Map No. 11-I in the area bounded by;

(Continued on page 20595)

BUSINESS PLANNED DEVELOPMENT # 367STATEMENTS

1. The area delineated herein as a "Business Planned Development" is owned by LaSalle National Bank, as Trustee under Trust Number 109384, and control has been designated to Emmes Partnership, an Illinois general partnership.
2. All applicant official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees.
3. 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.
4. The following uses shall be permitted within the area delineated herein as "Business Planned Development": grocery stores, retail drug stores, general merchandise uses, home and garden supplies and sales, including outdoor display, sales and storage related thereto, TBA sales and installation, service type business uses, parking and related uses (exclusive of any other principal activity of permanent outdoor storage or service station uses).
5. 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.
6. 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. Access to the accessory structures shall be from the same location serving the general parking for the Business Planned Development.
7. 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

APPLICANT: EMMES PARTNERSHIP

DATE: MAY 15, 1985

- 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 to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.
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 0.4
 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 Inspectional Services 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, 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: EMMES PARTNERSHIP

DATE: MAY 15, 1985

R I D E R

5. Boundaries of the subject area:

The west bank of the North Branch of the Chicago River;
a line perpendicular to North Elston Avenue through a
point 1,217.58 feet southeast of West Logan Boulevard,
as measured along North Elston Avenue; North Elston Avenue;
a line 340 feet southeast of and parallel to West Logan
Boulevard; a line 300 feet northeast of and parallel to
North Elston Avenue; and a line beginning at a point on
the last-described line 200 feet east of West Logan
Boulevard and perpendicular to North Elston Avenue.

10/9/85

REPORTS OF COMMITTEES

20591

BUSINESS PLANNED DEVELOPMENT No. _____

USE AND BULK REGULATIONS AND DATA

<u>NET SITE AREA</u> Sq. Ft. Acres	<u>GENERAL DESCRIPTION OF LAND USE</u>	<u>FAR</u>	<u>% OF LAND COVERAGE</u>
---------------------------------------	----------------------------------------	------------	---------------------------

647,775 14.9	Grocery stores, retail drug stores, general merchandise uses, home and garden supplies and sales including outdoor display, sales and storage related thereto, TBA sales and installation, restaurants, retail and service type business uses, parking and related uses*	0.42	42
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*exclusive of any other permanent outdoor storage or service station uses.

GROSS SITE AREA

Net site area of 14.9 acres plus Public Right-of-Way Area of 1.4 acres = 16.3 acres.

NUMBER OF OFF-STREET LOADING SPACES

Per requirements of B5 General Service Districts.

MINIMUM NUMBER OF PARKING SPACES

800 at full development

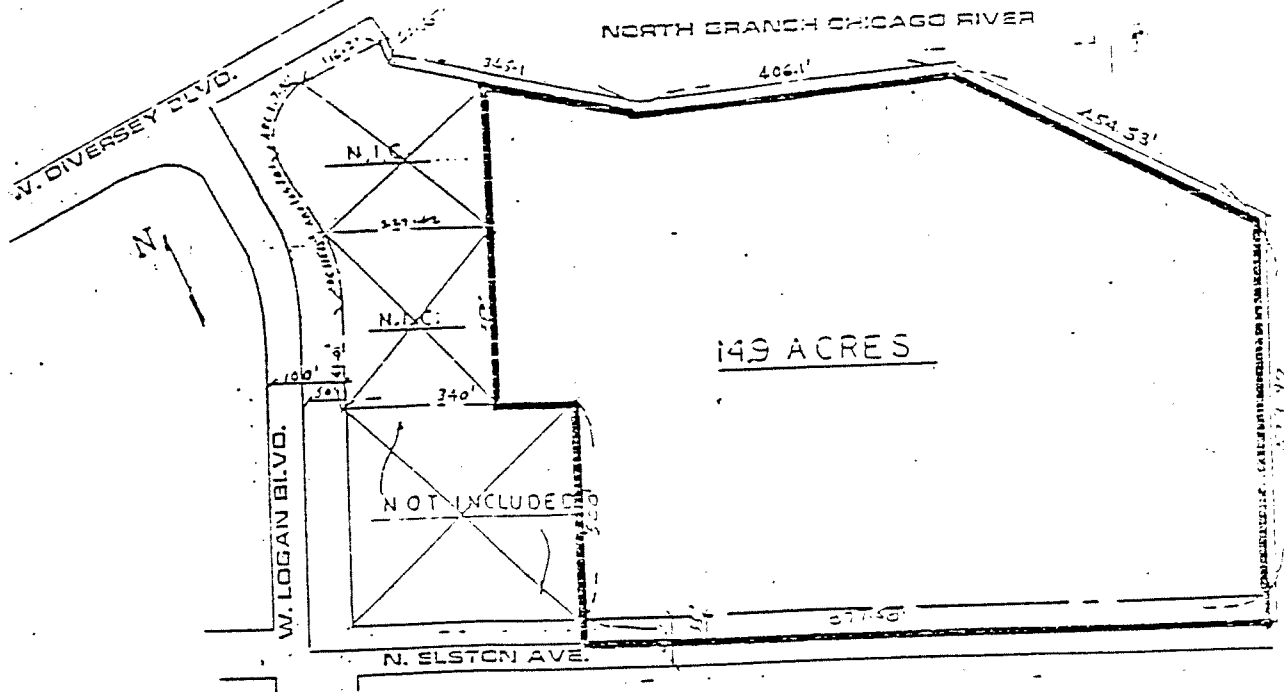
PERIPHERY SETBACKS AT PROPERTY LINES

Along Chicago River.....50 feet
 All other property lines.....0 feet

APPLICANT: EMMES PARTNERSHIP

DATE: May 15, 1985

BUSINESS PLANNED DEVELOPMENT No. _____
PROPERTY LINE MAP AND RIGHT OF WAY ADJUSTMENTS

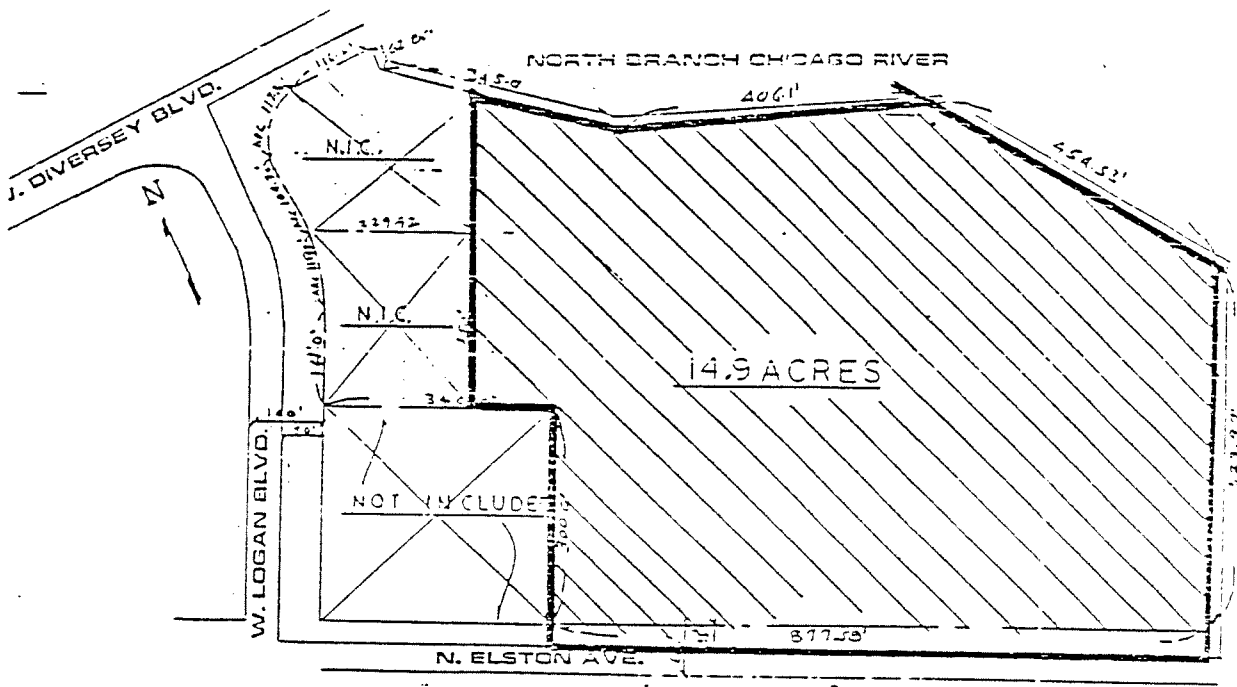


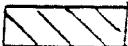
- - - - - PROPERTY LINE
 _____ PLANNED DEVELOPMENT BOUNDARY

APPLICANT: EMMES PARTNERSHIP
 DATE: May 15, 1985

BUSINESS PLANNED DEVELOPMENT No. _____

GENERALIZED LAND USE PLAN

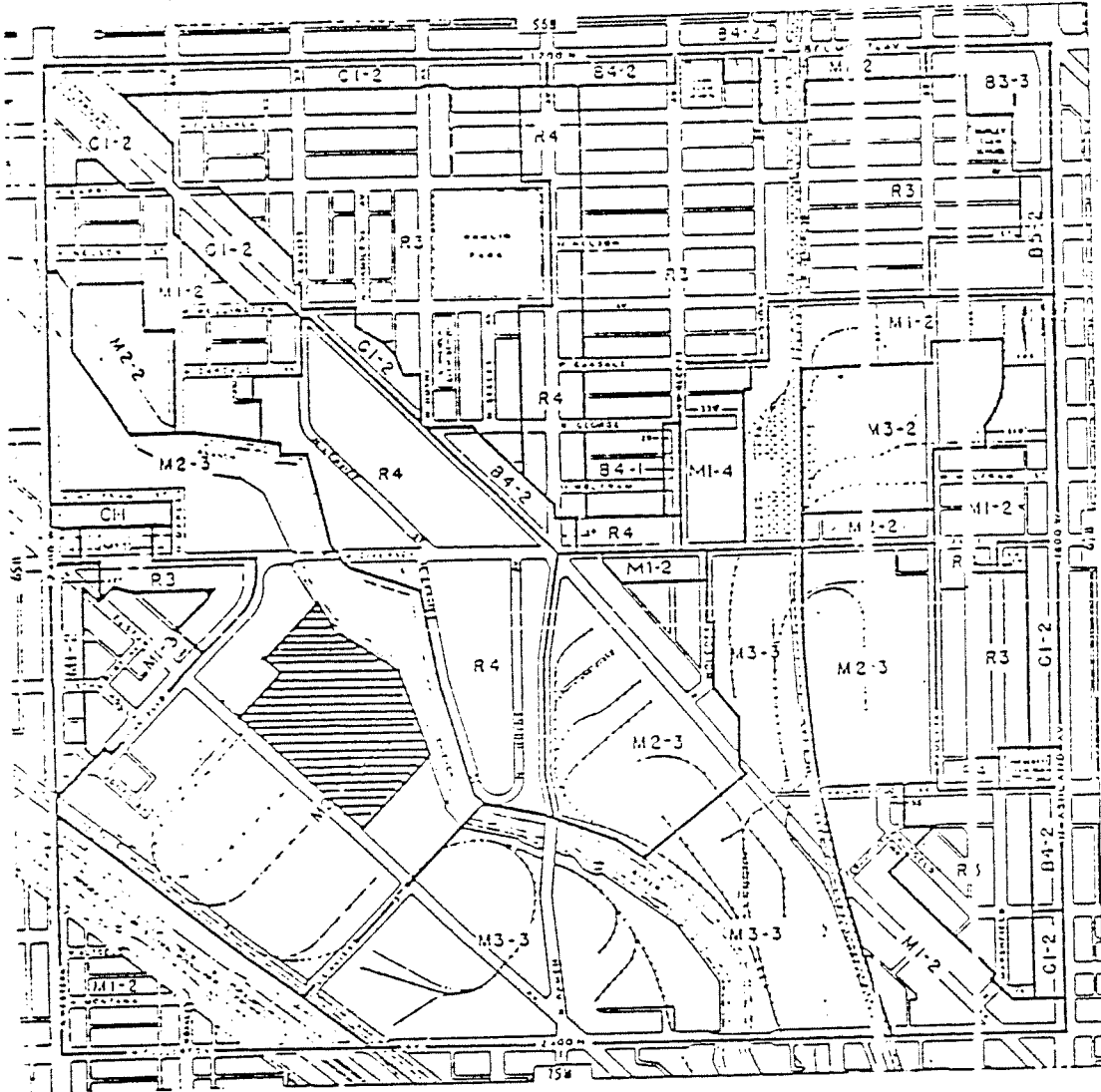


- PROPERTY LINE
- PLANNED DEVELOPMENT
-  USES PER TABLE OF CONTROLS

APPLICANT: EMMES PARTNERSHIP
 DATE: May 15, 1985

BUSINESS PLANNED DEVELOPMENT No. _____

EXISTING ZONING AND STREET SYSTEM



PLANNED DEVELOPMENT

APPLICANT: EMMES PARTNERSHIP

DATE: May 15, 1985