



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT  
CITY OF CHICAGO

September 6, 2013

Steven F. Weiss  
Weiss Architects, LLC  
320 W. Ohio Street, Suite 7N  
Chicago, IL 60654

**Re: Business Planned Development No. 834, 749-757 West North Avenue and 1551-1577 North Halsted Street**

Dear Mr. Weiss:

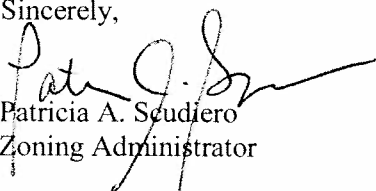
Please be advised that your request for a minor change to Business Planned Development No. 834 ("PD 834") has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

You are requesting, on behalf of the property owner of PD 834, Acadia Realty, elevation changes to the existing two-story commercial building located at the southeast corner of W. North Ave. and N. Halsted St. The existing face brick walls are to be clad with metallic-finish metal panels and the height of the existing masonry walls along the majority of the building perimeter is to be raised to match the height of the central rotunda architectural feature at the corner. Revised West, North, South, and East Elevations, and a Perspective Rendering, dated August 2, 2013, shall be inserted into the main file.

With regard to your request, the Department of Housing and Economic Development has determined that allowing these elevation changes 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. 834, 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, Main file



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Alicia Mazur Berg  
Commissioner

121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

May 5, 2003

Mr. Michael J. Drew  
Structured Development  
656 West Randolph Street  
Chicago, IL 60661

**RE:** 1565 N. Clybourn Avenue - Business Planned Development  
No. 834 ("North Halsted Clybourn Retail Development")

Dear Mr. Drew,

As we have discussed, the sign package currently depicted within your submittal for the Department's Part II approval would not be supportable. Please let this letter serve as verification to that effect when the project tenants submit for signage approval with this Department.

The following issues have been raised by this Division which I would like to bring to your attention:

- A universal sign package in terms of appearance and design (signage with halo illumination and individual letters) is recommend for the entire business center.
- The "Borders" wall signs at the 36-foot height locations on the north building north and west elevations would not be acceptable.
- Signage currently depicted on the north building, Halsted Street elevation along the horizontal metal paneling system would not be acceptable.
- It is recommended to revise the signage lettering height in the transom areas to 2-feet to better relate to the surrounding detailing.
- The home fitness tenant signage located along the horizontal band of metal paneling would not be acceptable.
- The circular panel sign for the home fitness tenant should be designed with push-through letters on an opaque face.
- The bank tenant wall sign on the north building, North Avenue elevation should be removed. The proposed ground sign is acceptable in lieu of the wall sign. Wall signage is supported at the actual tenant space location only.

NEIGHBORHOODS  
*Alive!*  
  
BUILDING CHICAGO TOGETHER



- The bank tenant wall sign on the south building, southwest elevation would not be acceptable.
- The message board on the north building, east elevation would not be acceptable.

Please let this letter serve as documentation of the Department's position for the above-stated modifications to the plans of Business Planned Development No. 834. If you should have any questions, please feel free to contact me at 744-4770.

Sincerely,



Tim Bleuher  
Coordinating Planner II

cc: Phil Levin  
Mike Marmo  
Steve Valenziano  
C. Benet Haller

*Reclassification Of Area Shown On Map Number 3-F.  
(As Amended)  
(Application Number 13572)*

*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 B5-2 General Service District symbols and indications as shown on Map Number 3-F in the area bounded by:

West North Avenue; the Chicago Transit Authority right-of-way; West Weed Street; North Clybourn Avenue; and North Halsted Street,

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.

SECTION 2. 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 Number 834.*

*Plan Of Development Statements.*

1. The area delineated herein as a business planned development, consists of approximately seventy-four thousand seven hundred nine and eight-tenths (74,709.8) square feet (one and seventy-two hundredths (1.72) acres) and is owned or controlled by the applicant, North/Halsted L.L.C.
2. 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 easements, or adjustments

of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assignees, or grantees and approval by the City Council.

3. 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 title holders 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 then to the owners of record title to all of the property and to any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 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 for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property and any ground lessors. An agreement among property owners or a covenant binding property owners may designate the authorized party for any future amendment, modification or change.
4. This plan of development consists of fourteen statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line and Boundary Map; an Existing Land-Use Map and a Site/Landscape Plan, and Building Elevations prepared by Weiss Architects dated June 13, 2002. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply.
5. The following uses shall be permitted within the area delineated herein as "Business Planned Development": all uses permitted in the B5-2 General Service District. A drive-through bank facility shall be permitted.
6. Business identification signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.

7. Ingress and egress shall be subject to the review and approval of the Department of Transportation, and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.
8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. For purposes of floor area ratio calculations, the definitions of the Chicago Zoning Ordinance shall apply; provided, however, that in addition to the other exclusions from floor area for purposes of determining floor area ratio permitted by the Chicago Zoning Ordinance, all floor area devoted to mechanical equipment in excess of five thousand (5,000) square feet in a single location regardless of placement in the building, and all rooftop floor area devoted to mechanical equipment irrespective of square footage, shall be excluded.
10. The improvements in the property shall be designed, installed and maintained in substantial conformance with the Site/Landscape Plan and Building Elevations.
11. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
12. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this planned development in an energy efficient manner,

generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.

13. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
14. Unless substantial construction has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire. If this planned development expires under the provisions of this section, then the zoning of the property shall automatically revert to that of the B5-2 General Service District.

[Existing Zoning Map; Planned Development Boundary and Property  
Line Map; Existing Land-Use Map; Site/Landscape Plan;  
Site/Ground Floor Plan; and Building Elevation  
Drawings referred to in these Plan of  
Development Statements printed  
on pages 90382 through  
90389 of this *Journal*.]

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

7/10/2002

REPORTS OF COMMITTEES

13572

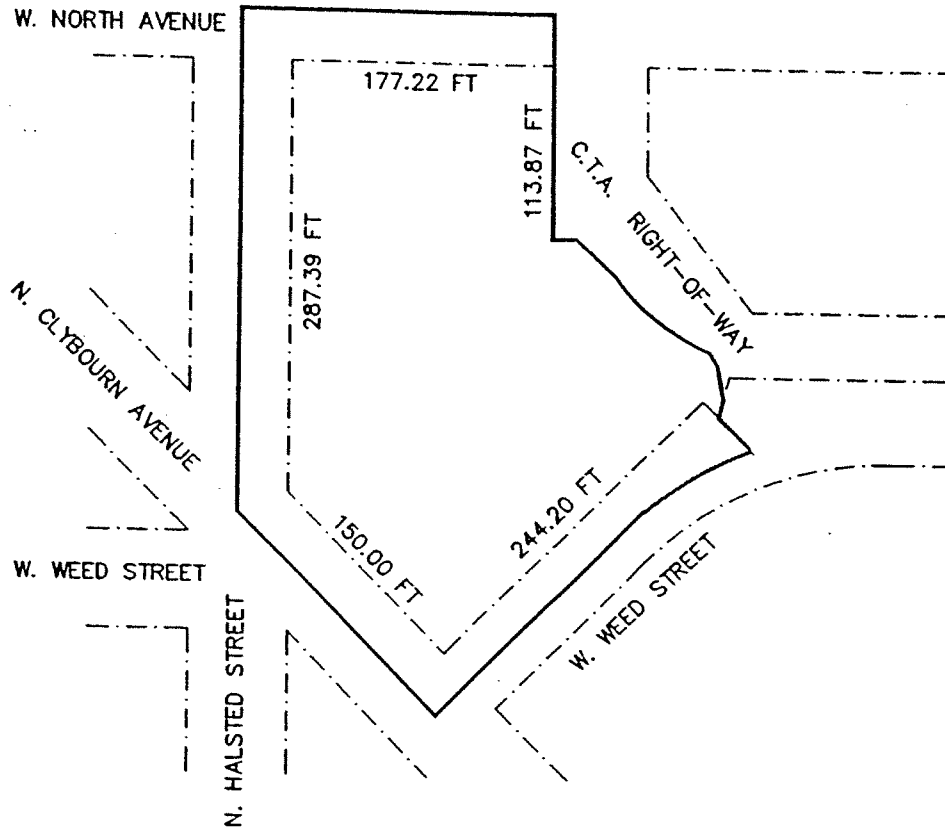
90381

*Business Planned Development Number 834.*

*Bulk Regulations And Data Table.*

Site Area:			Maximum Floor Area Ratio
74,709.8 square feet		1.72 acres	0.80
Net Site Area	=	Gross Area	- Area In Public Way
74,709.8 square feet		103,356.2 square feet	28,646.4 square feet
Maximum Permitted Floor Area Ratio:		0.80.	
Maximum Floor Area Allowed:		59,768 square feet.	
Minimum Number of Parking Spaces Required:		149.	
Minimum Number of Off-Street Loading Spaces Required:		3.	
Maximum Periphery Setbacks:		In substantial compliance with Site Plan.	
Maximum Building Height:		In substantial compliance with Building Elevations.	

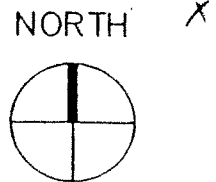
Planned Development Boundary  
And Property Line Map.



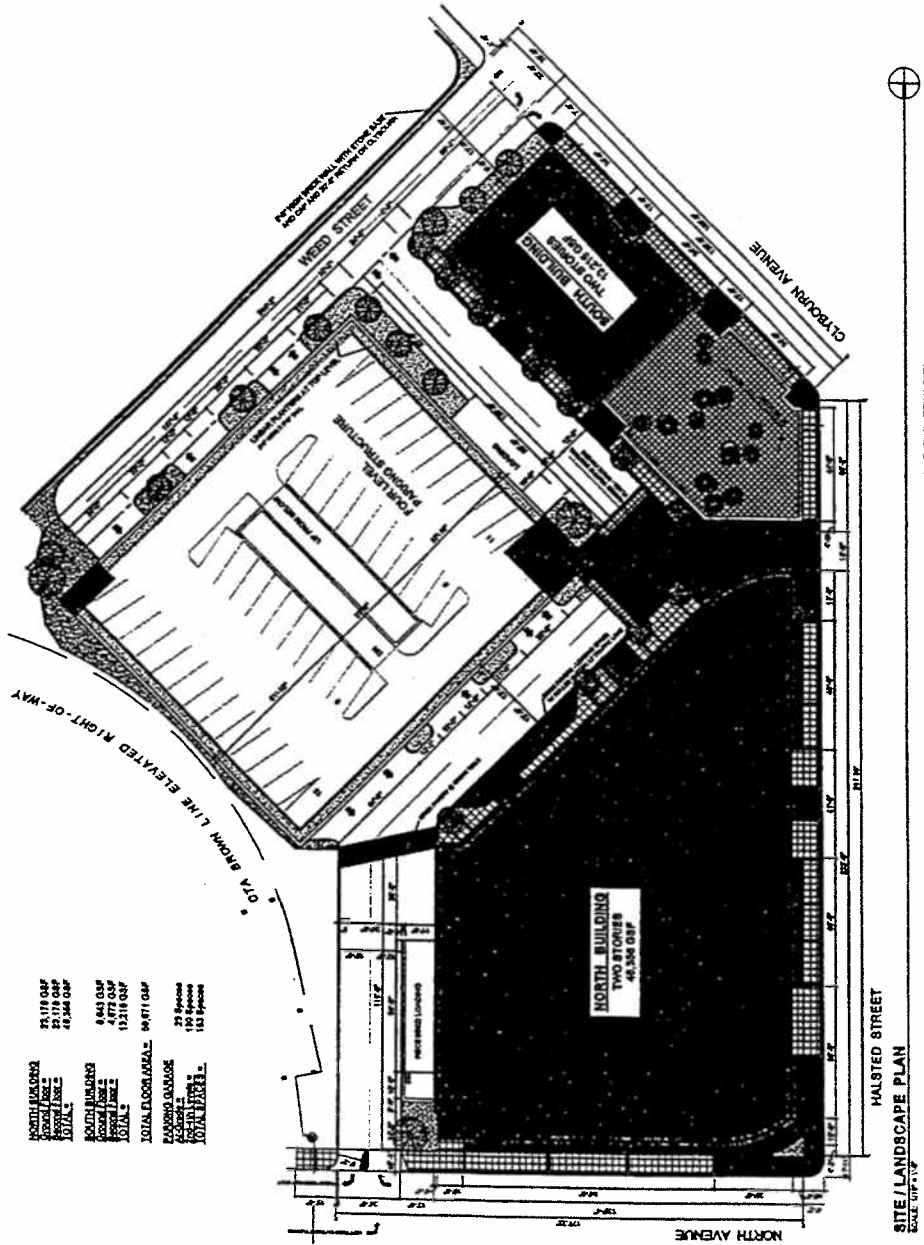
———— PLANNED DEVELOPMENT BOUNDARY  
- - - - - PROPERTY LINES

APPLICANT: NORTH/HALSTED LLC  
ADDRESS: 749 - 757 WEST NORTH AVENUE  
1551 - 1577 NORTH HALSTED STREET  
1555 - 1569 NORTH CLYBOURN AVENUE  
732 - 754 WEST WEED STREET

DATE: JUNE 13, 2002  
REVISED:



Site/Landscape Plan.



<b>NORTH BUILDING</b>	25,170 GSF
<b>SOUTH BUILDING</b>	21,130 GSF
<b>TOTAL</b>	46,300 GSF
<b>LANDSCAPE</b>	4,800 GSF
<b>TOTAL</b>	51,100 GSF
<b>LANDSCAPE</b>	12,110 GSF
<b>TOTAL</b>	63,210 GSF
<b>LANDSCAPE</b>	100,000
<b>TOTAL</b>	163,210



June 13, 2002  
 as shown on plan

**NORTH/HALSTED/CLYBURN RETAIL DEVELOPMENT**  
 NORTH/HALSTED LLC

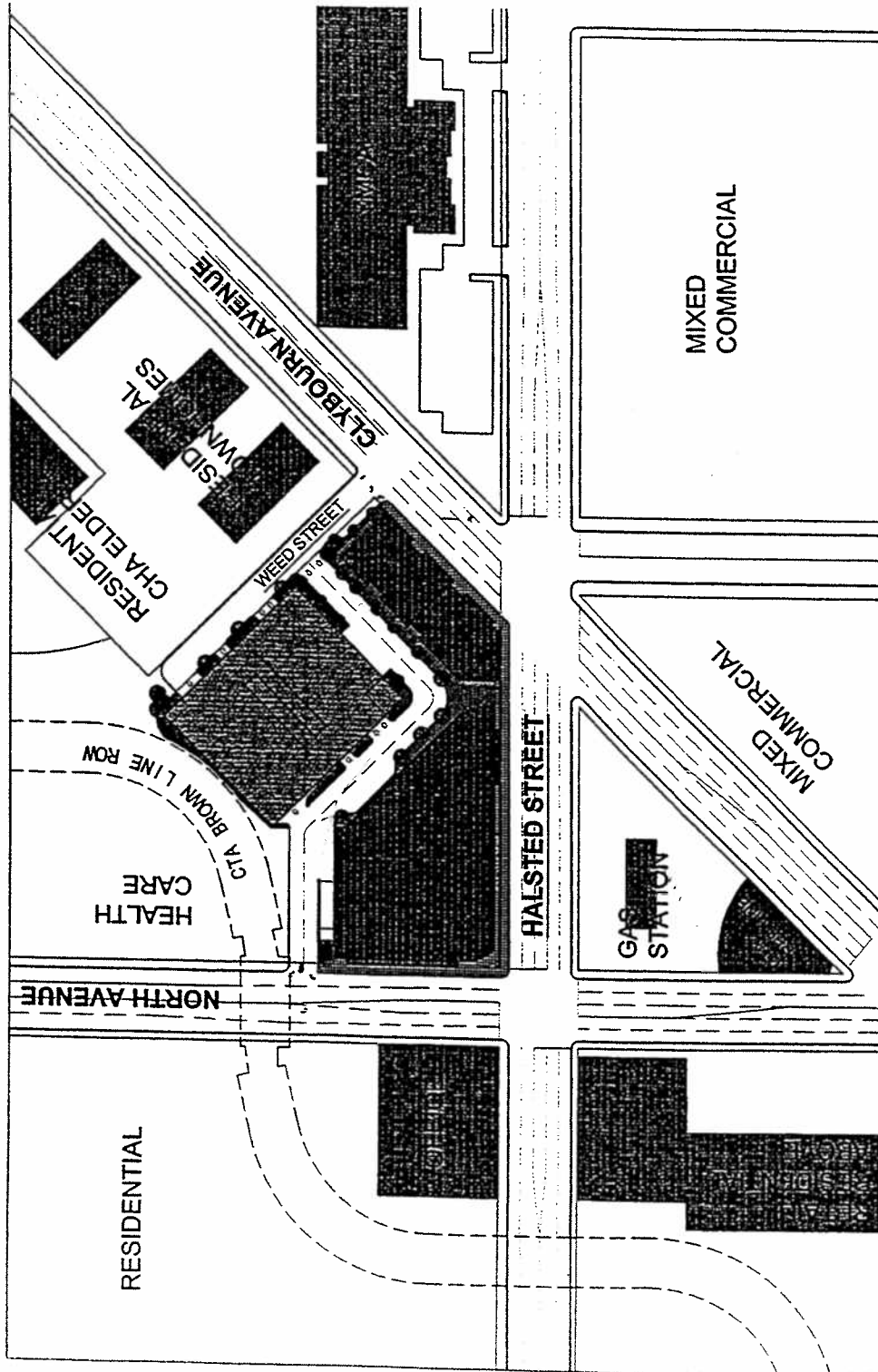
**WEISS ARCHITECTS**  
 Architecture

Planning

Design



Existing Land-Use Map.



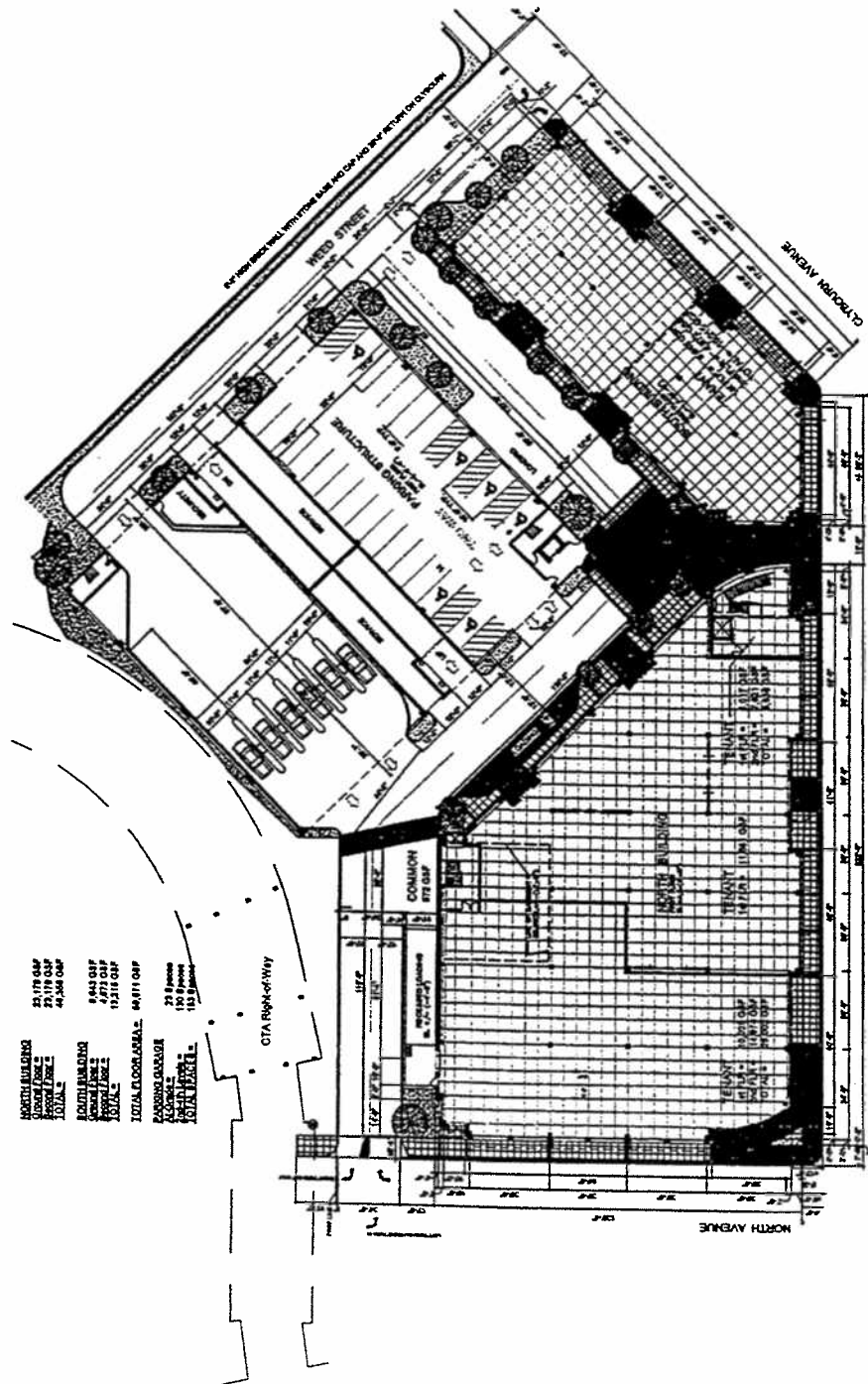
DATE REVISED: JUNE 13, 2002

ADDRESS: 749-767 WEST NORTH AVENUE  
 1551-1677 NORTH HALSTED STREET  
 1555-1689 NORTH CLYBOURN AVENUE  
 732-764 WEST WEED STREET

EXISTING LAND USE MAP

APPLICANT: NORTH/HALSTED LLC

Site/Ground Floor Plan.



NORTH BUILDING	23,178 GSF
COMMON 877 GSF	23,178 GSF
TOTAL	46,356 GSF
SOUTH BUILDING	945 GSF
COMMON 1071 GSF	19,211 GSF
TOTAL	19,211 GSF
TOTAL DEVELOPMENT	65,567 GSF
COMMON GARAGE	23.8 Spaces
TOTAL GARAGE	192 Spaces
TOTAL PARKING	113 Spaces

SCALE 1/8"=1'-0"

HALSTED STREET

WEST STREET

NORTH AVENUE

**NORTH/HALSTED/CLYBOURN RETAIL DEVELOPMENT**  
NORTH/HALSTED LLC

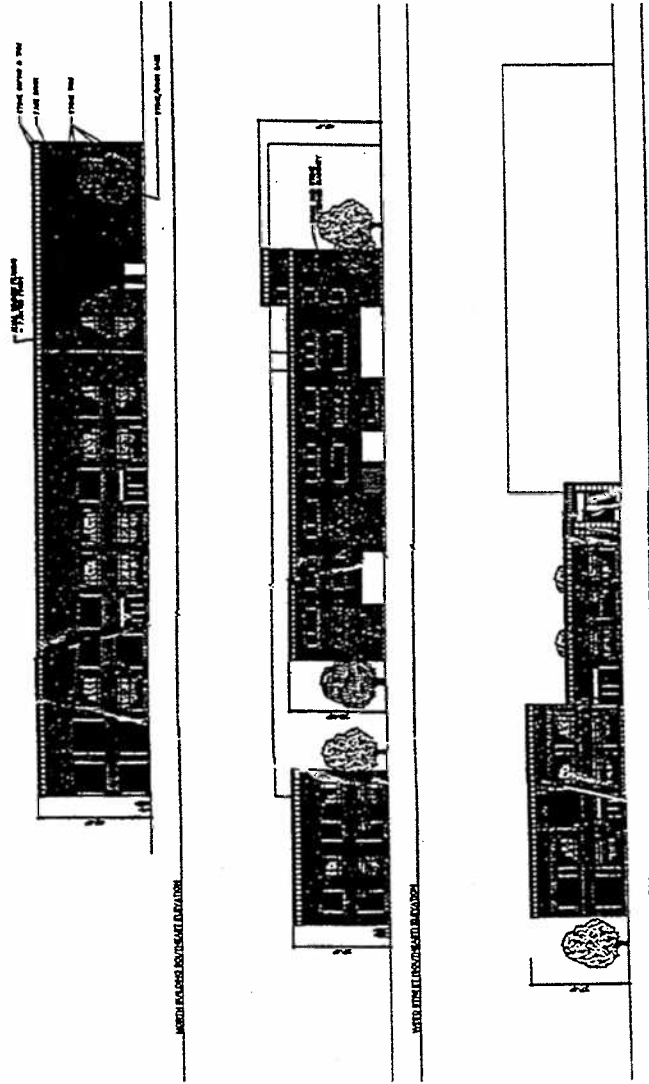
**WEISS ARCHITECTS**  
Architecture

Planning

Design

June 13, 2002  
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Building Elevations.  
(Page 2 of 3)

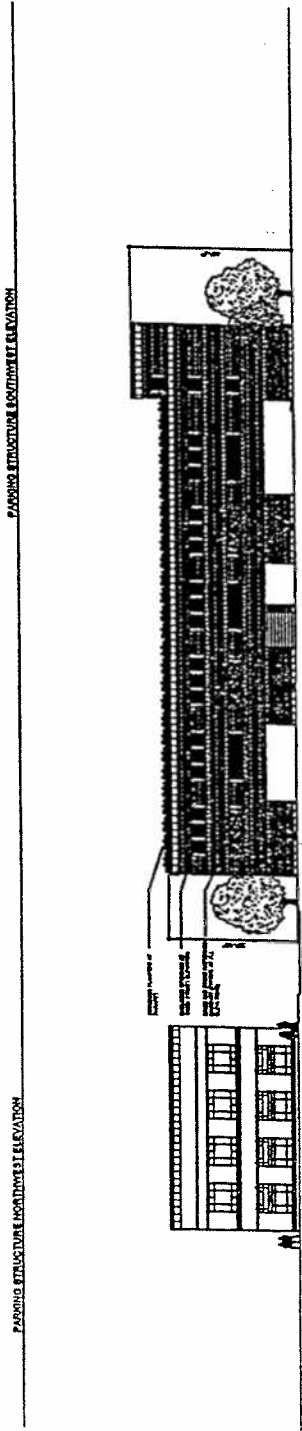


June 12, 2002  
© Weiss Architects, LLC

**NORTHBALSTED/CLYBOURN RETAIL DEVELOPMENT**  
NORTHBALSTED LLC

**WEISS ARCHITECTS**  
Architecture  
Planning Design

Building Elevations.  
(Page 3 of 3)

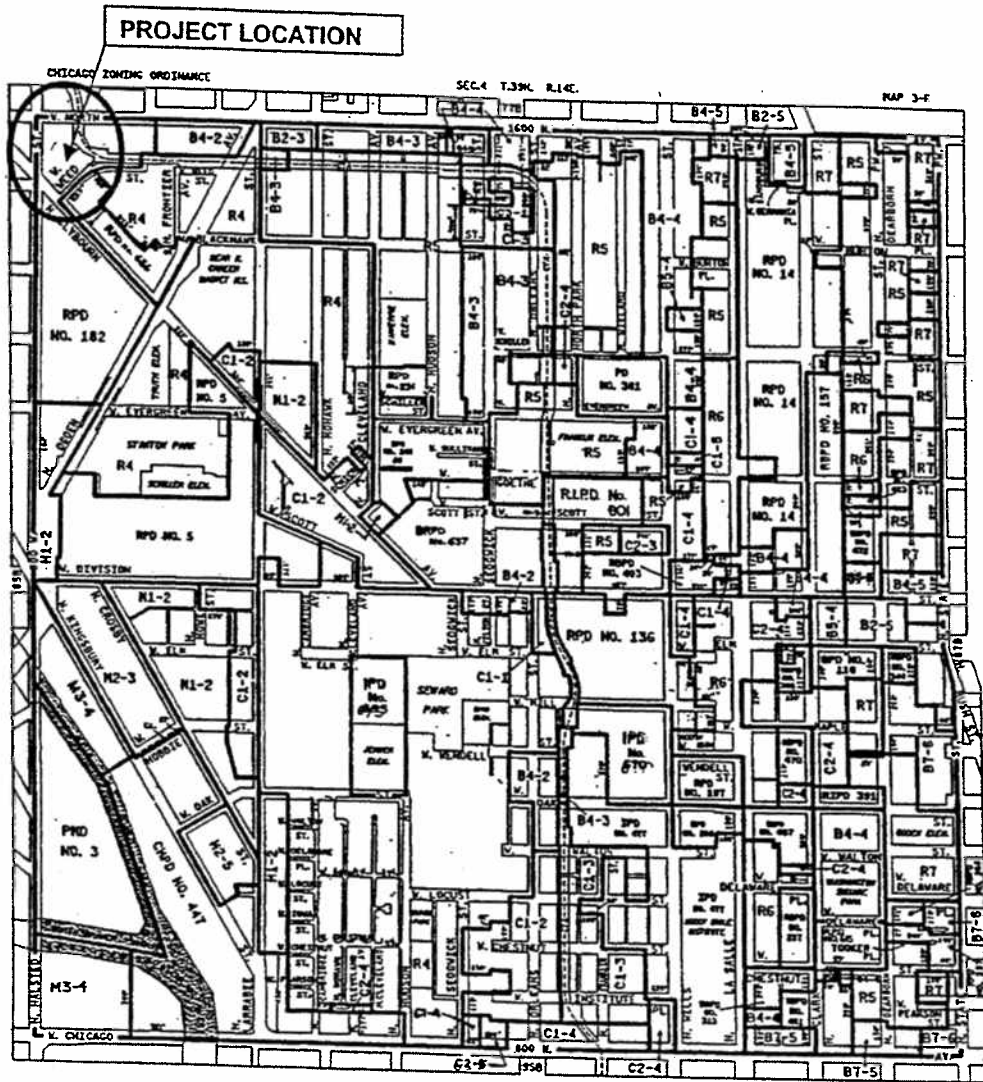


June 13, 2002  
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NORTH/HALSTED/CLYBOURN RETAIL DEVELOPMENT  
NORTH/HALSTED LLC

WEISS ARCHITECTS

Existing Zoning Map.



APPLICANT: NORTH/HALSTED LLC  
 ADDRESS: 749 - 757 WEST NORTH AVENUE  
 1551 - 1577 NORTH HALSTED STREET  
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