

# PD 907

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DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT  
CITY OF CHICAGO

May 24, 2013

Mara S. Georges  
Daley and Georges, Ltd.  
20 South Clark Street, Suite 400  
Chicago, IL 60603-1835

**Re: Administrative Relief request for Business Planned Development No. 907**

Dear Mr. Georges:

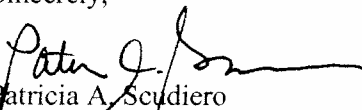
Please be advised that your request for a minor change to Business Planned Development No. 907 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

You are requesting, on behalf of the property owner of 2100 and 2160 North Elston Avenue, Elston Development Signs LLC, to convert two existing, static billboards to two-sided digital LED billboards with changing-images. Your letter states that the signs have been legally permitted continuously since 2003 and you included copies of two permits (numbers 100008150 and 100008196) issued September 29 and 30, 2004 for 16' - 6" high by 60' wide signs. Business Planned Development No. 907 was passed by the City Council on May 26, 2004, however, it does not make any reference to the billboards.

Pursuant to Statement No. 6 of the Planned Development, identification signs, and temporary signs such as construction and marketing signs shall be permitted. Off-premise signs are not permitted in Planned Developments. While we cannot be certain if these signs were in place before or after the PD was approved, as long as the owner continues to maintain the necessary permits, they are permitted as nonconforming signs. However, pursuant to the Zoning Ordinance, Section 17-5-0503 Continuation of Nonconforming Signs, replacement of nonconforming signs is allowed provided the replacement sign is the same type of sign as the original sign and does not incorporate any new or different technological elements. Therefore, the replacement of these nonconforming, static signs with two new double-sided changing image signs is not permitted.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 907, I hereby deny this minor change request.

Sincerely,

  
Patricia A. Scudiero  
Zoning Administrator

PAS: HG: tm

C: Mike Marmo, Erik Glass, Main file

*Reclassification Of Area Shown On Map Number 3-G.  
(Application Number 142 14)*

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

SECTION 1. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the R3 General Residence District symbols and indications as shown on Map Number 3-G in the area bounded by:

the alley next north of and parallel to West Thomas Street; a line 24 feet east of the alley next east of and parallel to North Ashland Avenue; West Thomas Street; and the alley next east of and parallel to North Ashland Avenue,

to those of an R4 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 Number 5-H.  
(As Amended)  
(Application Number 14 17 1) BPD 907*

*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, B5-1 General Service District and M3-3 Heavy Manufacturing District symbols and indications as shown on Map Number 5-H in the area bounded by:

North Elston Avenue; the westerly right-of-way line of the Chicago & Northwestern Railway; a line 161.75 feet northwest of the intersection of West Armitage Avenue and North Holly Avenue, as measured at the easterly right-of-way of North Holly Avenue and perpendicular thereto; the easterly right-of-way line of North Holly Avenue; West Armitage Avenue; the easterly right-of-way line of the Chicago & Northwestern Railway; a line 157.25 feet northwest of the intersection of West Armitage Avenue and North Holly Avenue, as measured at the westerly right-of-way line of North Holly Avenue and perpendicular thereto;

North Holly Avenue; a line 192.25 feet northwest of the intersection of West Armitage Avenue and North Holly Avenue, as measured at the westerly right-of-way line of North Holly Avenue and perpendicular thereto; the easterly right-of-way line of the Chicago & Northwestern Railway; a line 307.93 feet south of West Webster Avenue; and a line from a point, 307.93 feet south of West Webster Avenue and 42.21 feet east of North Wood Street, to a point 204.88 feet southeast of the intersection of West Webster Avenue and North Elston Avenue, as measured at the southwesterly right-of-way line of North Elston Avenue and perpendicular thereto,

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 thereto 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 907.*

*Plan Of Development Statements.*

1. The area delineated herein as Business Planned Development 907, as amended, consists of approximately four hundred four thousand nine hundred sixty-one (404,961) square feet (nine and twenty-nine hundredths (9.29) acres) and is owned or controlled by the applicant, Elston Development, L.L.C., (the "Applicant").
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 street 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 holder 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, then to the owners of record title to all of the property and any ground lessors. Furthermore, pursuant to the requirements of Section 11.1 1-1 of the Chicago Zoning Ordinance, the property, at the time any application 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 the purpose of this paragraph shall mean 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.
4. This plan of development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-use Map; a generalized Land-Use Map; a Planned Development Boundary, Property Line and Rights-of-Way Adjustment Map; Site Plans; a Landscape Plan; Site Plan Details; Garage Planters; Floor Plan; Roof Plan; and Buildings Elevations dated April 8, 2004, prepared by Otis Koglin Wilson Architects, which are incorporated herein. Pull size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. This planned development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and all requirements thereof and satisfies the established criteria for approval of a planned development. These and no other zoning controls shall apply to the area delineated herein.
5. The following uses shall be permitted within the area delineated herein as Business Planned Development Number \_\_\_\_\_, any use permitted in a B5- 1 General Service District, including retail or service establishments (including banks, restaurants), accessory parking and loading. Sale of seasonal items from outdoors or unenclosed sales area shall be prohibited.

6. 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 the purpose of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. The terms, conditions and exhibits of this planned development 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 modification is minor, appropriate and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereto. 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 that promotes and maximizes the conservation of natural resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the property in a manner generally consistent with the Leadership in Energy and Environmental Design Green Building Rating System ("L.E.E.D.").
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 11.1 1-3(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 of the improvements 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 and the zoning of the property shall automatically revert to the prior M3-3 Heavy Manufacturing District and B5- 1 General Service District.

[Zoning Map; Land-Use Plan; Boundary Plan; Right-of-Way Plan; Site Plans; Landscape Plans; and Conceptual Plans (Garage Planters, Monument Sign and Parking Garage, Building Elevations, Floor and Roof Plans) referred to in these Plan of Development Statements printed on pages 25320 through 25342 of this Journal.]

5/26/2004

REPORTS OF COMMITTEES

14171  
25319

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

*Business Planned Development Number 907.*

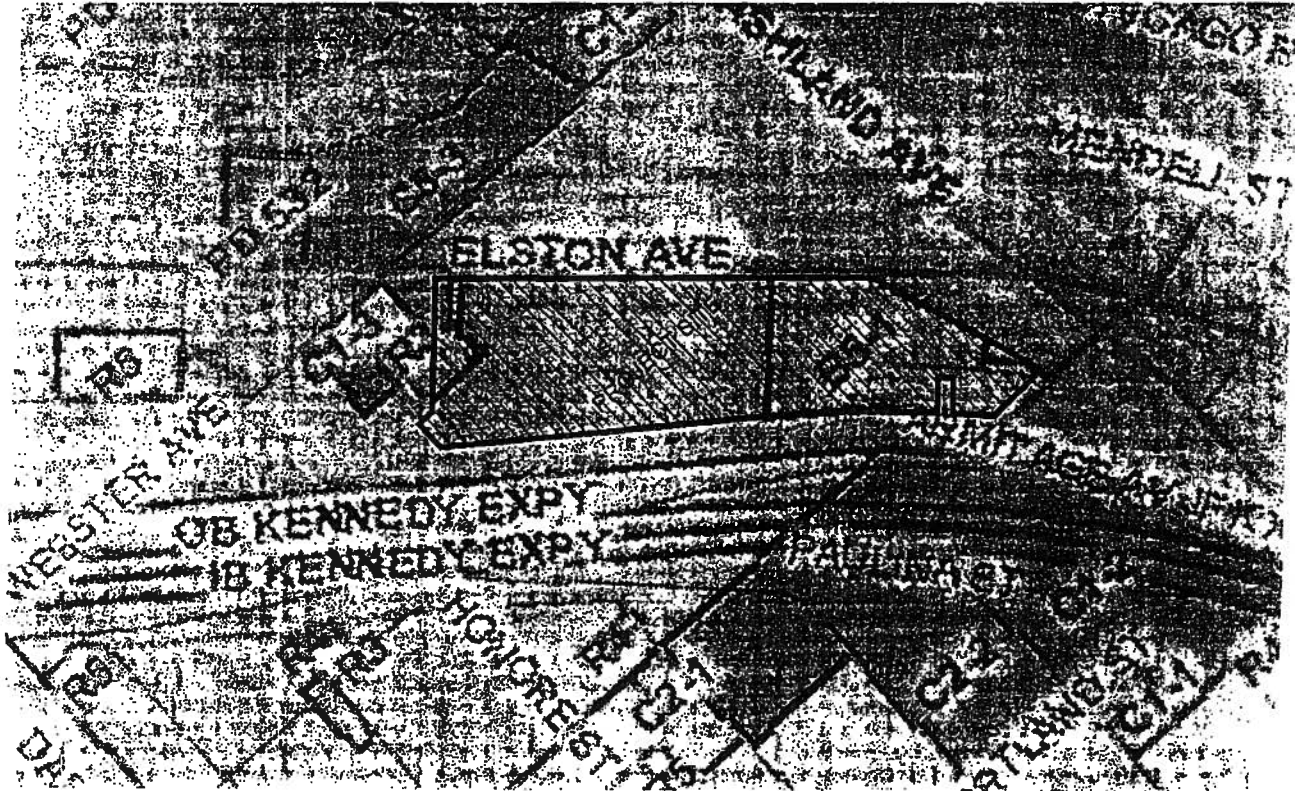
*Table Of Bulk Regulations And Controls.*

Gross Site Area:	444,622 square feet (10.20 acres)
Public Streets and Alleys:	39,661 square feet (0.91 of an acre)
Net Site Area:	404,961 square feet (9.296 acres)*
Maximum Floor Area Ratio (for total set site area):	0.55
Minimum/Maximum of Off- Street Parking Spaces:	700 spaces/900 spaces
Maximum Percentage of Land Covered:	Per Site Plan
Maximum Building Height:	Per Building Elevations
Minimum Periphery Setbacks:	Per Site Plan
Minimum Number of Loading Berths:	5 at 10 feet by 25 feet

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\*46,084 square feet of lot area includes North Holly Avenue, North Hobson Avenue and public alleys which are proposed to be vacated and are included in the net site area).

Zoning Map.



ZONING MAP  
SCALE: 1"=300'-0"

5/26/2004


REPORTS OF COMMITTEES

25321

Land-Use Plan.

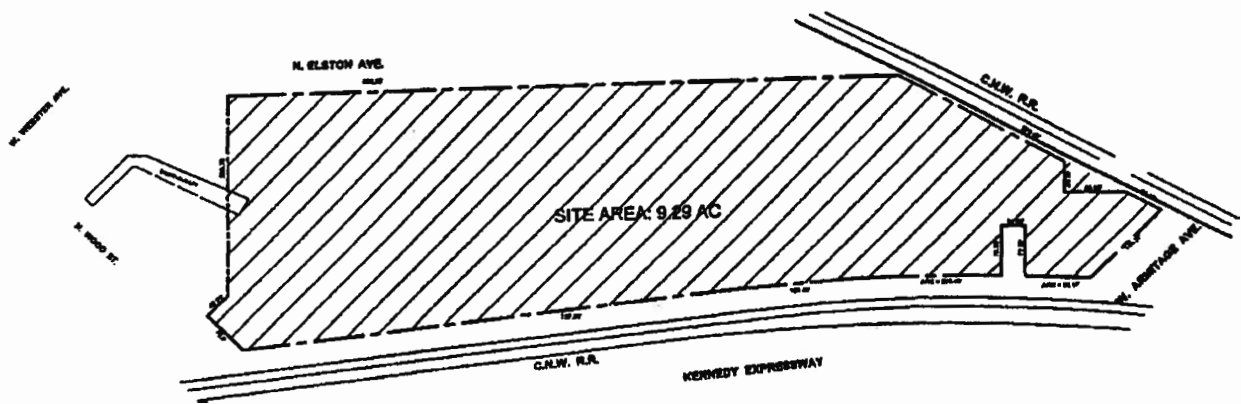


USE PLAN  
NTS

-  RESIDENTIAL
-  BUSINESSES
-  COMMERCIAL
-  MANUFACTURING

APPLICANT : BAKER DEVELOPM  
ADDRESS : 2100-2100 ELSTON  
CHICAGO, ILLINOIS  
DATE : APRIL 14, 2004  
REVISION DATE:

Boundary Plan.



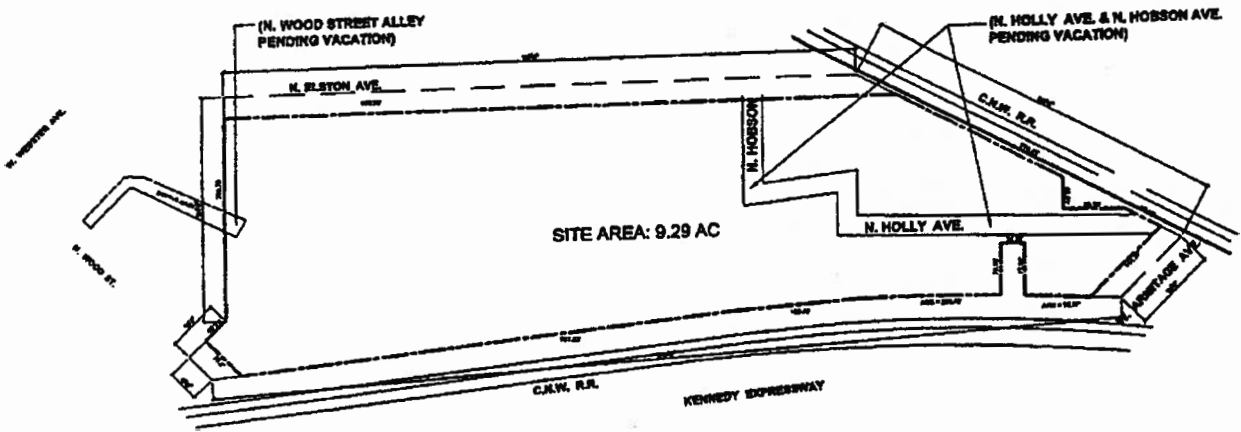
BOUNDARY PLAN  
SCALE: 1" = 200'-0"

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25323

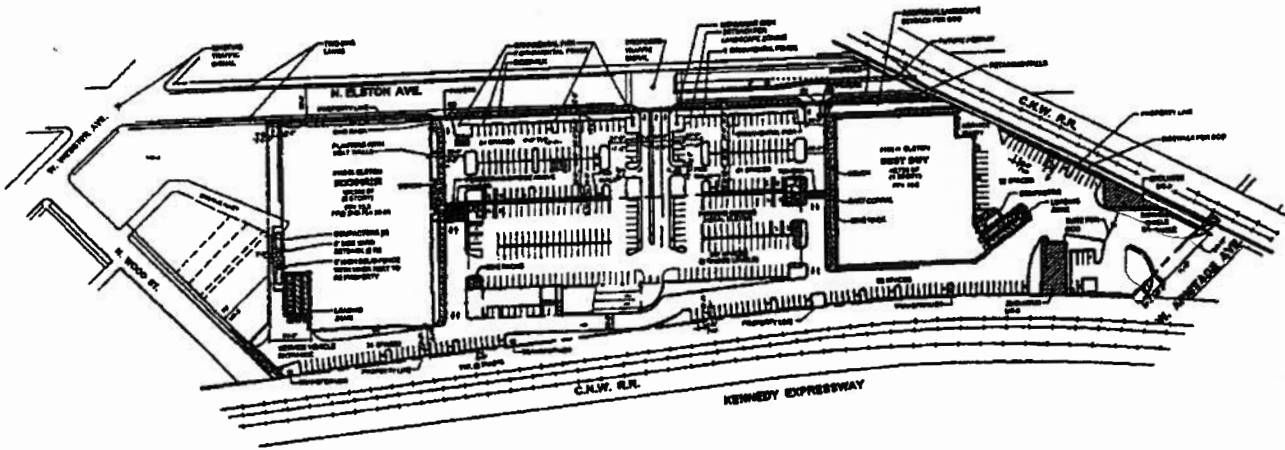
Right-Of-Way Plan.



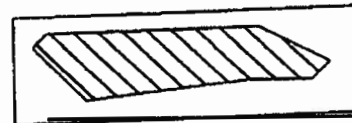
R.O.W. PLAN  
SCALE: 1" = 200'-0"



Overall Site Plan.



OVERALL SITE PLAN  
SCALE: 1"=200'-0"



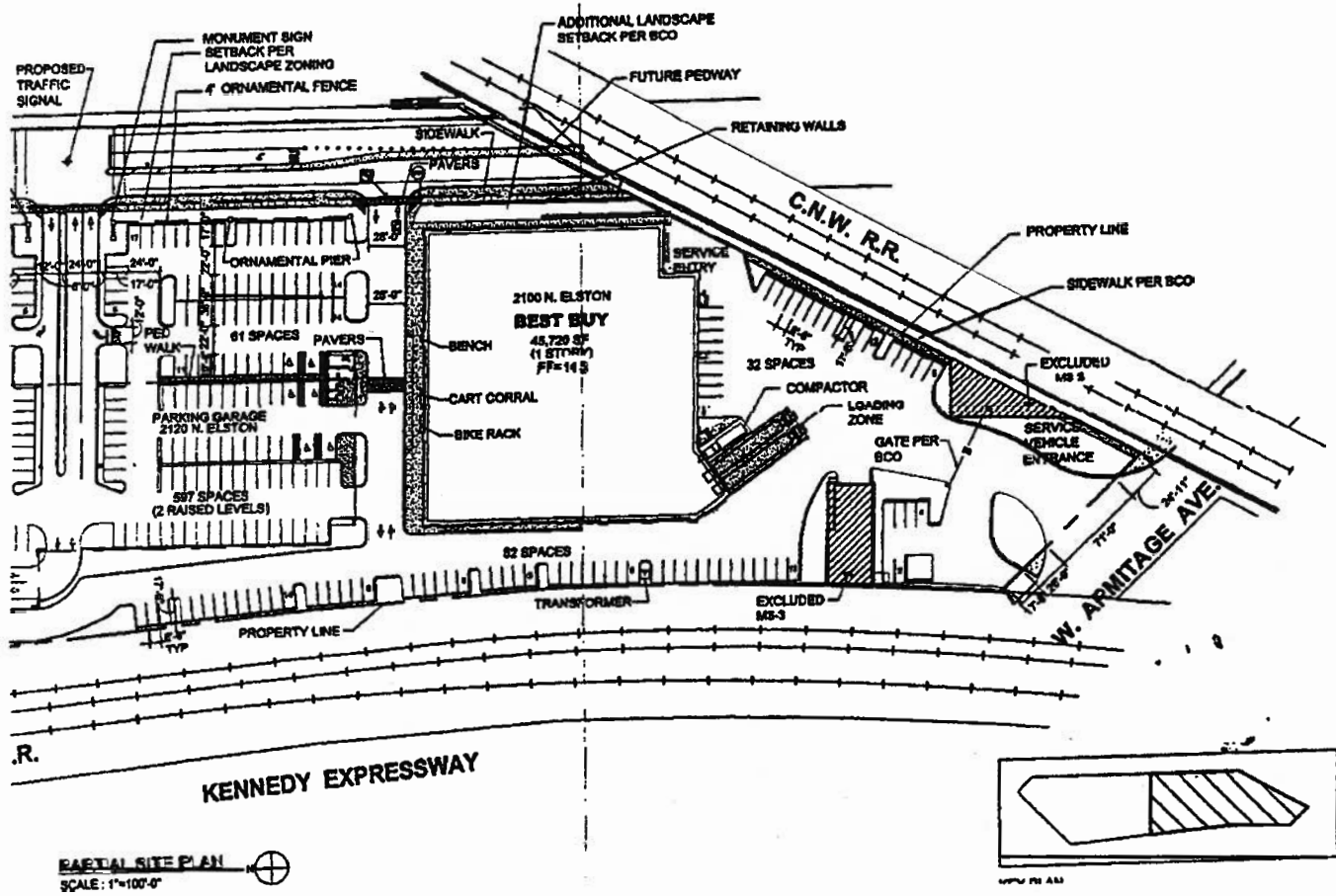
KEY PLAN

5/26/2004

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Partial Site Plan.  
(Page 1 of 2)



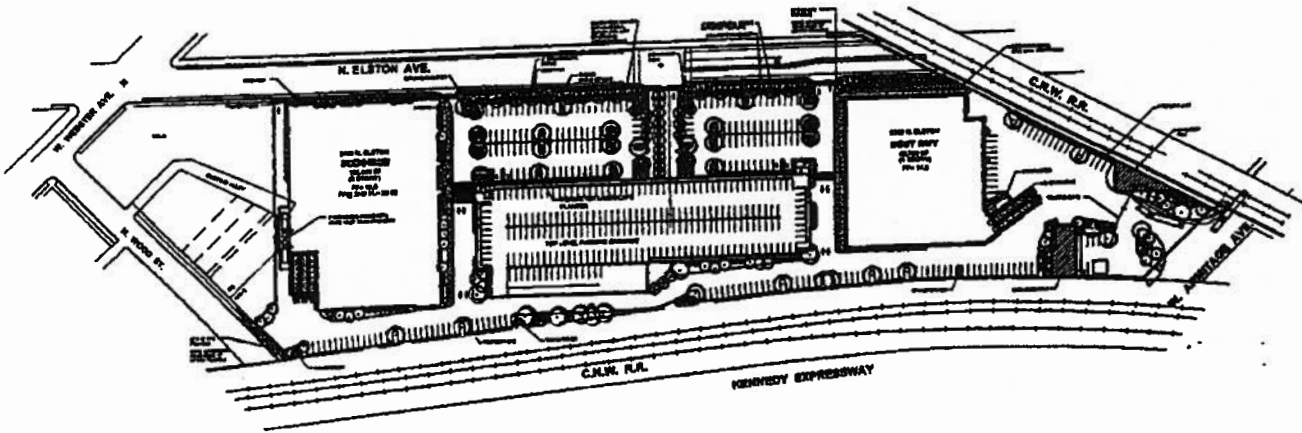


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Overall Landscape Plan

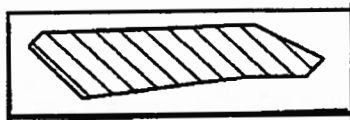


OVERALL LANDSCAPE PLAN  
SCALE: 1"=200'-0"



PARKING	INTERNAL GREENSPACE (S.F.)		PERCENT GREENSPACE PROPOSED	PERCENT GREENSPACE REQUIRED	REQUIRED TREES (1 per 125 S.F.)	PROPOSED TREES
	125,638 SF	24,000 SF	19.07%	10%	191	191
	PARKING ISLAND TREES:					181
	TOTAL PARKWAY TREES:					10
	TOTAL LANDSCAPE BUFFER TREES:					0
	TOTAL TREES					191

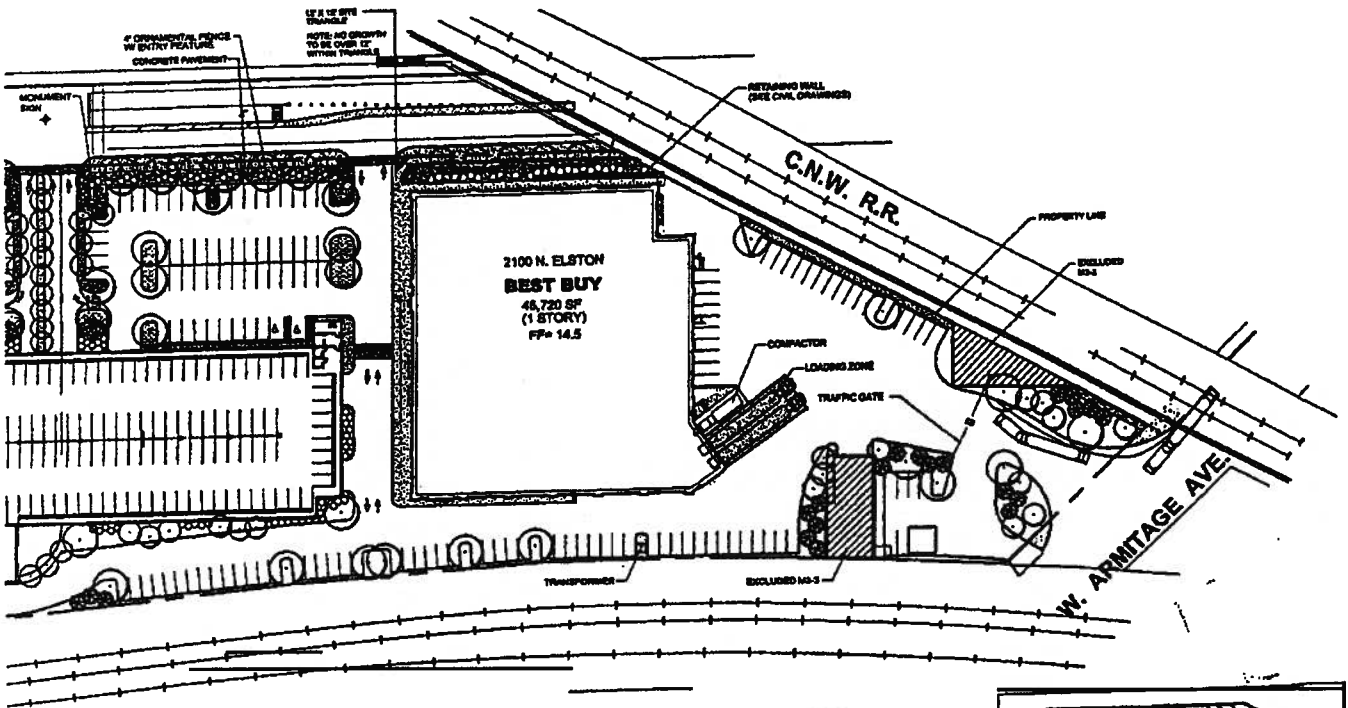
- LEGEND
- SHADE TREE
  - ORNAMENTAL TREE
  - EVERGREEN TREE
  - 5' DECIDUOUS SHRUB
  - 3' EVERGREEN SHRUB
  - ORNAMENTAL GRASS
  - GROUND COVER











KEY PLAN

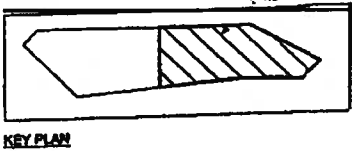
APPLICANT : BAKER DEVELOPMENT  
ADDRESS : 2100-2180 ELSTON AVE.  
CHICAGO, ILLINOIS

Partial Landscape Plan.  
(Page 1 of 2)

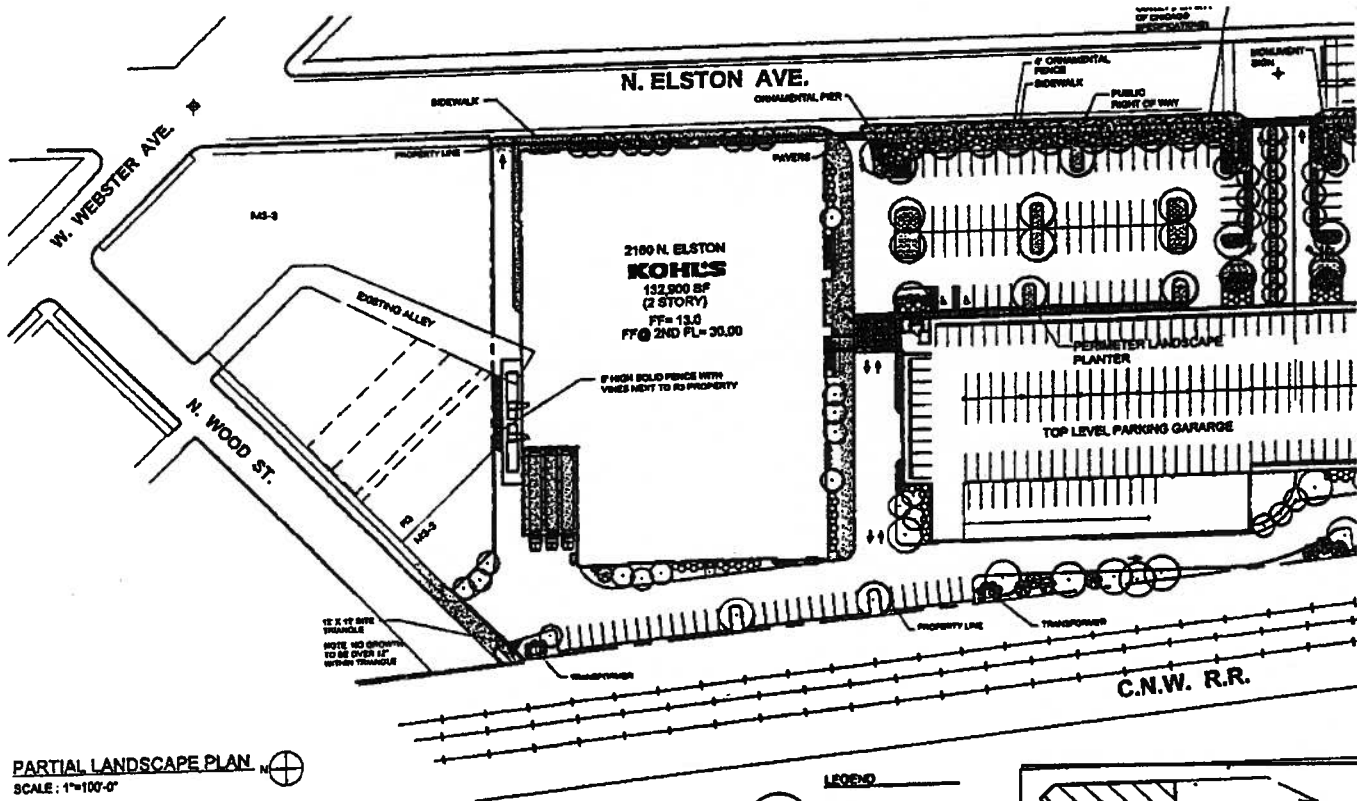


PARTIAL LANDSCAPE PLAN.   
SCALE: 1"=100'-0"

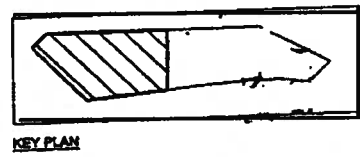
- LEGEND**
-  SHADE TREE
  -  ORNAMENTAL TREE
  -  EVERGREEN TREE
  -  5' DECIDUOUS SHRUB
  -  5' EVERGREEN SHRUB
  -  3' DECIDUOUS SHRUB
  -  ORNAMENTAL GRASS
  -  GROUND COVER



Partial Landscape Plan.  
(Page 2 of 2)



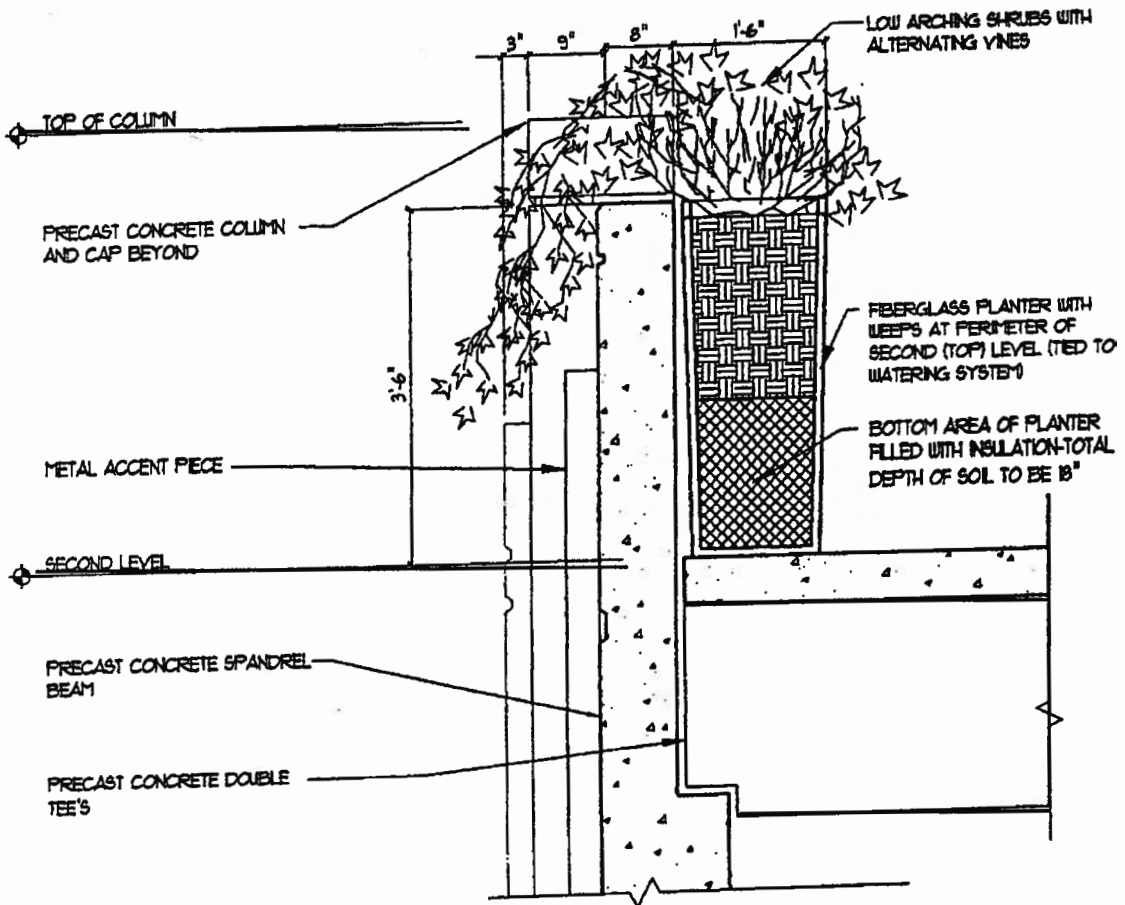
- LEGEND**
- SHADE TREE
  - ORNAMENTAL TREE
  - EVERGREEN TREE
  - 8' DECIDUOUS SHRUB
  - 6' EVERGREEN SHRUB
  - 3' DECIDUOUS SHRUB
  - ORNAMENTAL GRASS
  - GROUND COVER



**PARTIAL LANDSCAPE PLAN**

SCALE: 1"=100'-0"

Conceptual Detail At Perimeter Garage  
Planters On Second Level.



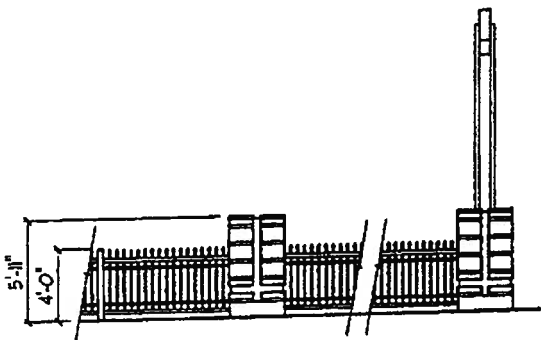
CONCEPTUAL DETAIL @ PERIMETER GARAGE PLANTERS ON SECOND LEVEL  
SCALE: NTS

5/26/2004

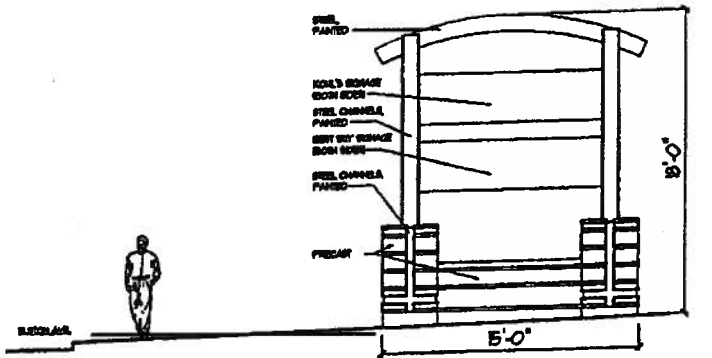
REPORTS OF COMMITTEES

25331

Conceptual East Elevation Of Monument Sign,  
Ornamental Pier And Fence.



CONCEPTUAL EAST ELEVATION OF MONUMENT  
SIGN, ORNAMENTAL PIER, & FENCE  
SCALE: 1/8" = 1'-0"



CONCEPTUAL NORTH ELEVATION  
OF MONUMENT SIGN  
SCALE: 1/8" = 1'-0"

Conceptual Parking Garage Elevations.



EAST ELEVATION



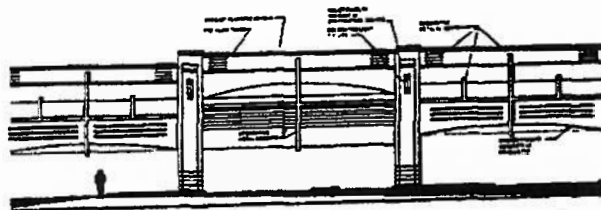
WEST ELEVATION



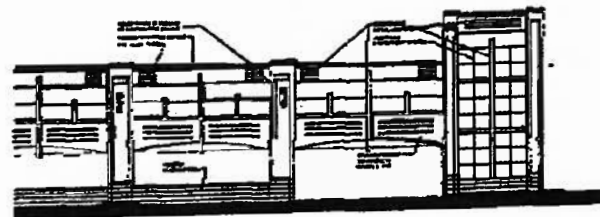
NORTH ELEVATION



SOUTH ELEVATION



PARKING GARAGE ELEVATION AT MAIN ENTRY  
SCALE: NTS



PARKING GARAGE ELEVATION AT STAIR TOWER  
SCALE: NTS

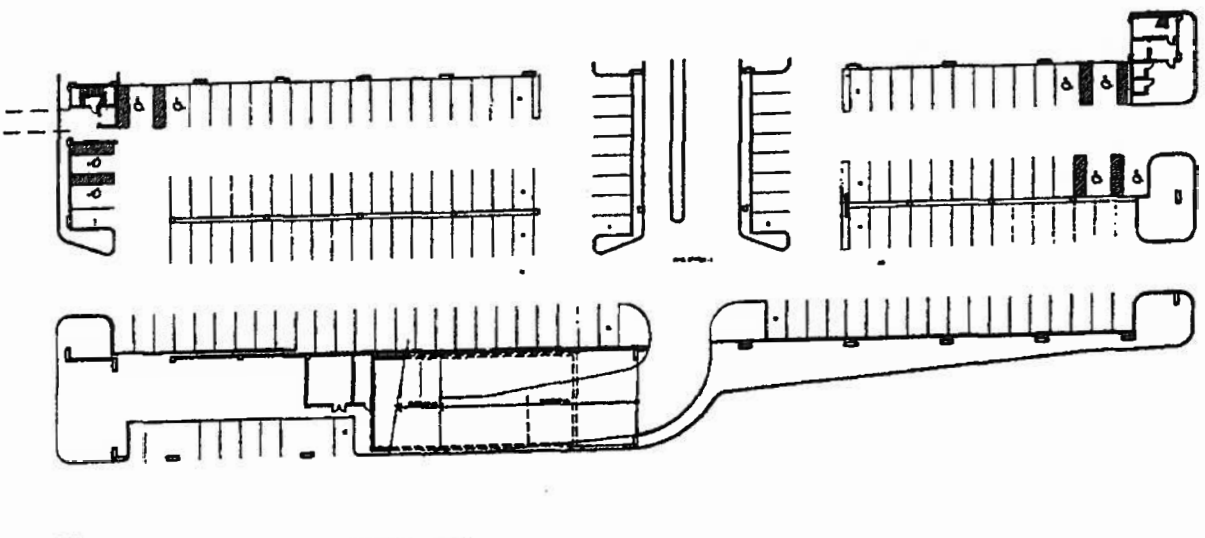
CONCEPTUAL PARKING GARAGE ELEVATIONS.

5/26/2004

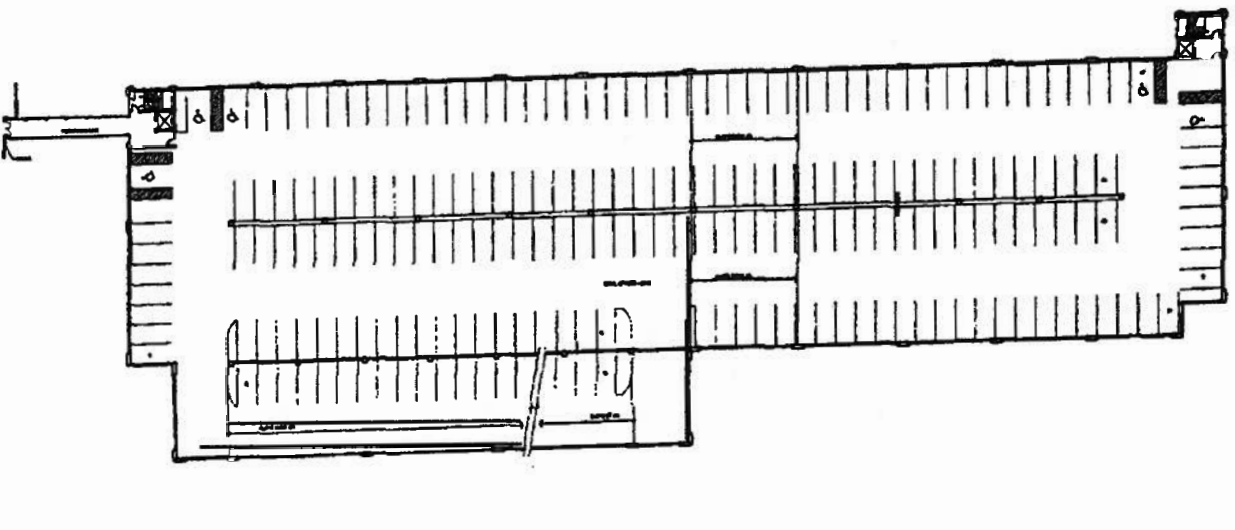
REPORTS OF COMMITTEES

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Conceptual Garage Ground Level.



Conceptual Garage First Level.

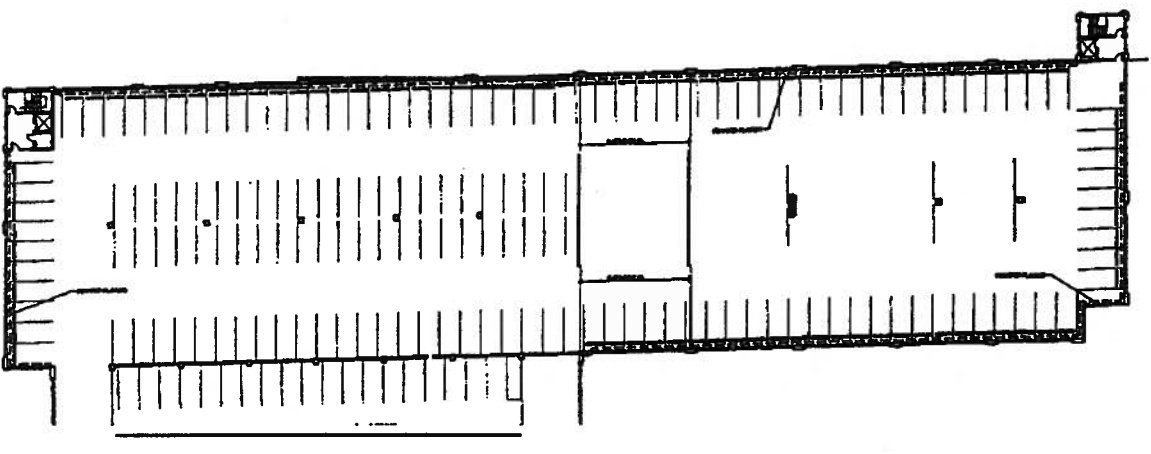


5/26/2004

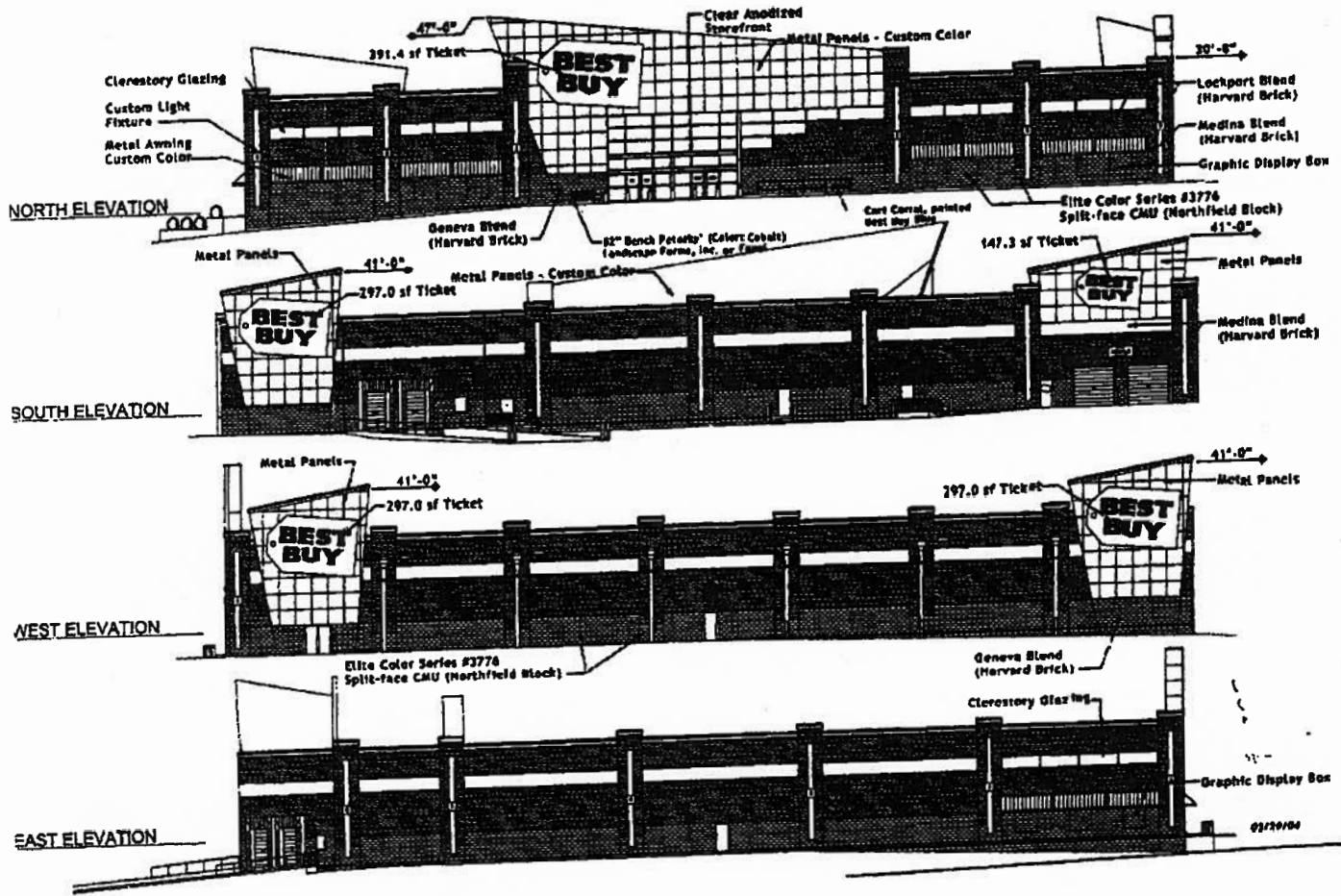
REPORTS OF COMMITTEES

25335

Conceptual Garage Second Level.



Conceptual Best Buy Building Elevations.



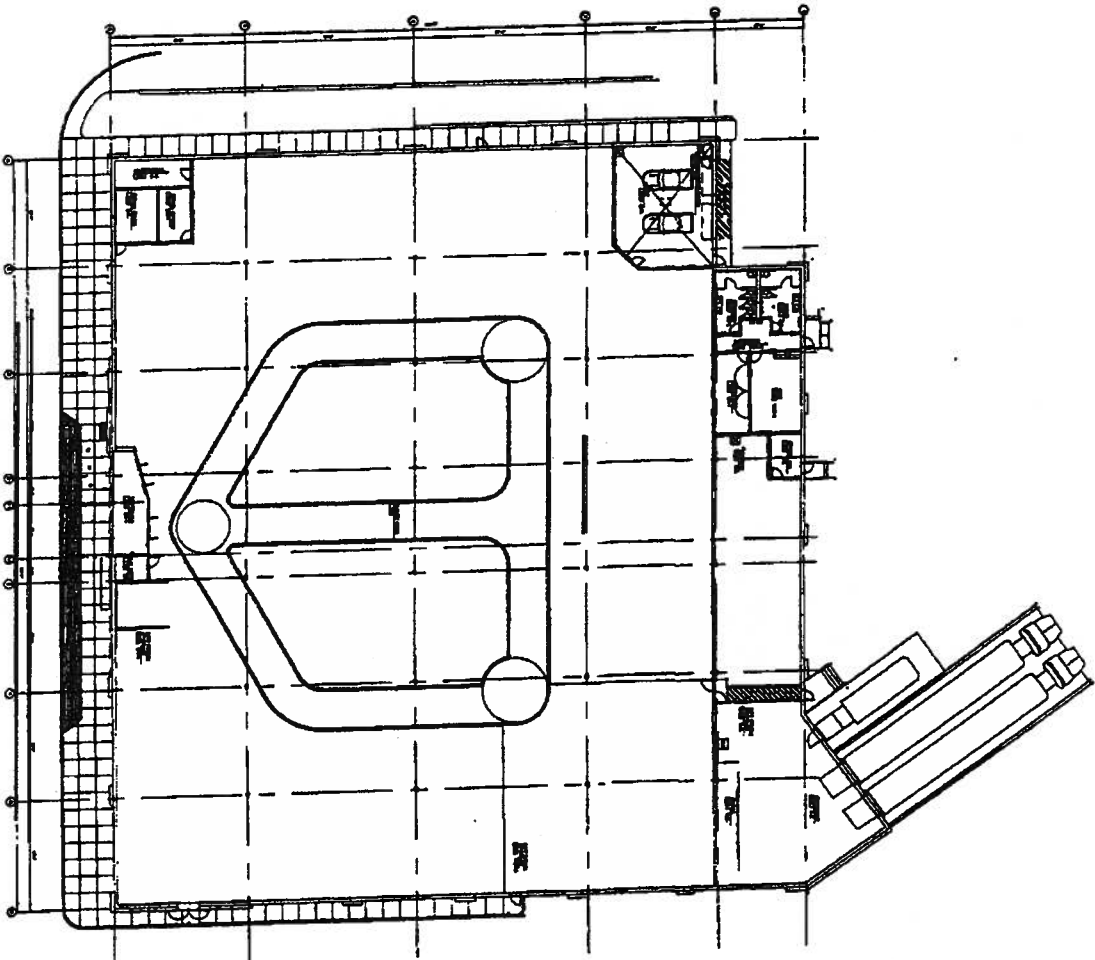
CONCEPTUAL BEST BUY BUILDING ELEVATIONS  
SCALE: NTS

5/26/2004

REPORTS OF COMMITTEES

25337

Conceptual Best Buy Floor Plan.

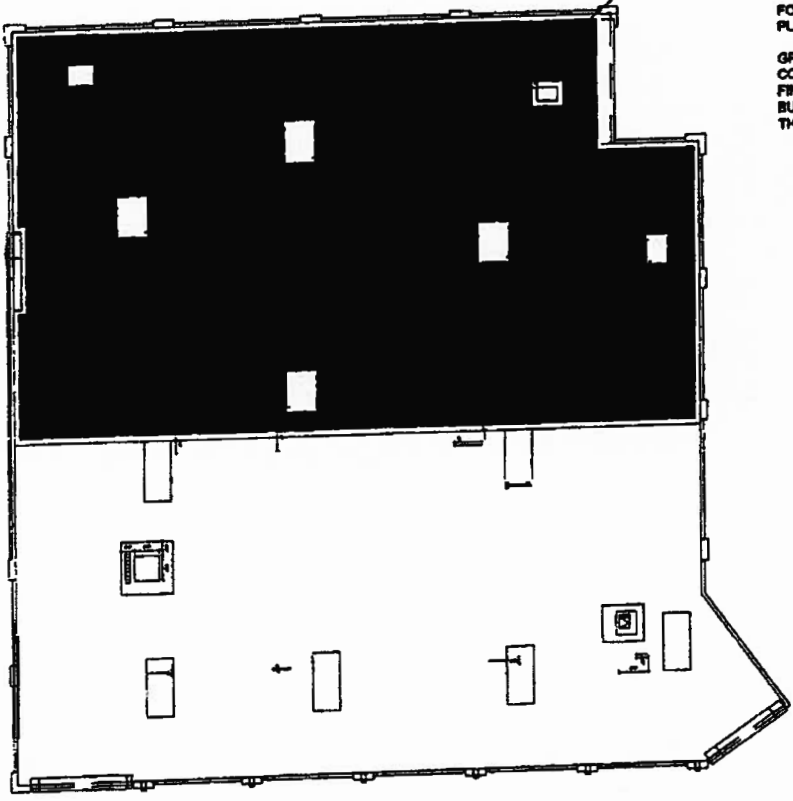



CONCEPTUAL BEST BUY FLOOR PLAN  
SCALE: 1" = 40'-0"

Conceptual Best Buy Roof Plan.

NOTE: GREEN ROOF AREA LIMITED TO 80% OF THE AVAILABLE ROOF AREA (CONDITIONED SPACE ONLY) LESS ROOF TOP EQUIPMENT, WALKWAYS AND WORKSPACE AREA, SKYLIGHTS, MECHANICAL EQUIPMENT AND WALKWAYS, ETC. REQUIRE CURBS FOR SEPERATION FROM SOIL AND PLANTS

GREEN ROOF DESIGN CONFIGURATION LAYOUT TO BE FINALIZED AND DETAILED BY BEST BUY'S ARCHITECT AND SHALL MEET THE MINIMUM 60% COVERAGE AREA.



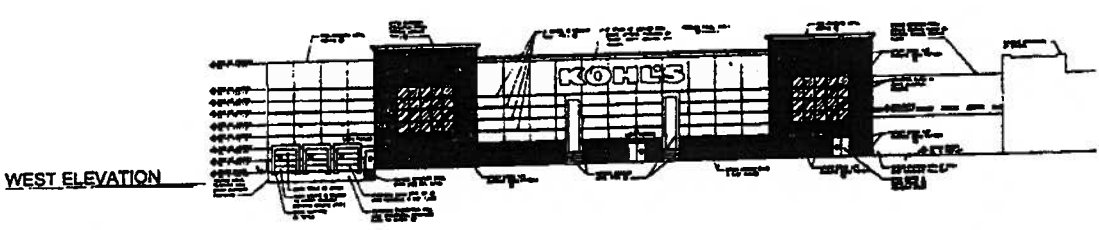
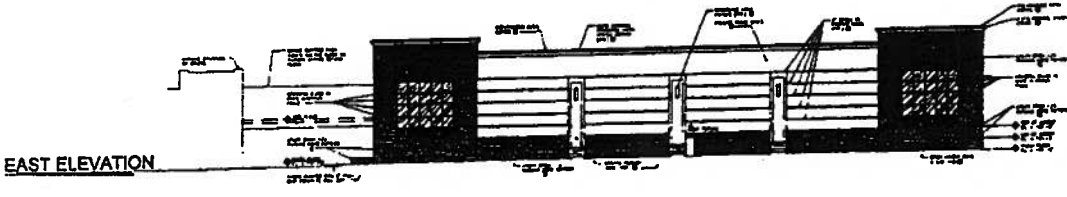
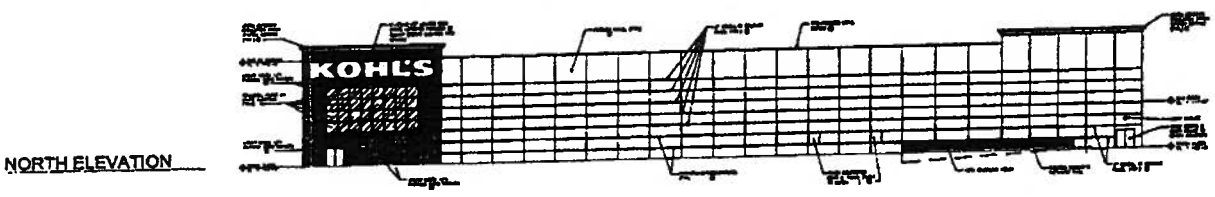
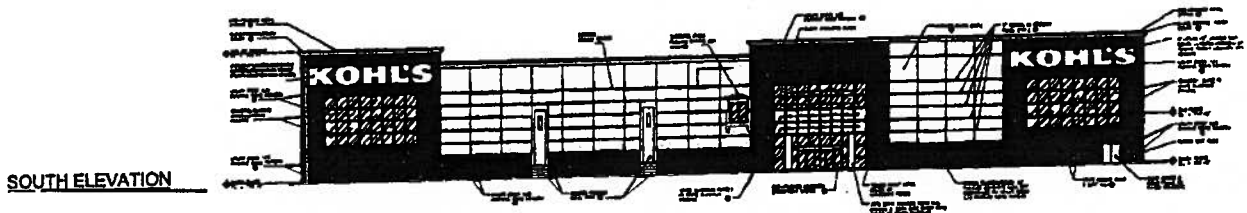
CONCEPTUAL BEST BUY ROOF PLAN   
SCALE: 1" = 40'-0"

5/26/2004

REPORTS OF COMMITTEES

25339

Conceptual Kohl's Building Elevations.



**COLOR LEGEND**

- ① 025 TO SHOW BRICK PATTERN (KOHLS SIGN) (KOHLS SIGN) (KOHLS SIGN)
- ② 025 TO SHOW BRICK PATTERN (KOHLS SIGN) (KOHLS SIGN) (KOHLS SIGN)
- ③ 025 TO SHOW BRICK PATTERN (KOHLS SIGN) (KOHLS SIGN) (KOHLS SIGN)
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- ⑤ 025 TO SHOW BRICK PATTERN (KOHLS SIGN) (KOHLS SIGN) (KOHLS SIGN)
- ⑥ 025 TO SHOW BRICK PATTERN (KOHLS SIGN) (KOHLS SIGN) (KOHLS SIGN)
- ⑦ 025 TO SHOW BRICK PATTERN (KOHLS SIGN) (KOHLS SIGN) (KOHLS SIGN)
- ⑧ 025 TO SHOW BRICK PATTERN (KOHLS SIGN) (KOHLS SIGN) (KOHLS SIGN)
- ⑨ 025 TO SHOW BRICK PATTERN (KOHLS SIGN) (KOHLS SIGN) (KOHLS SIGN)
- ⑩ 025 TO SHOW BRICK PATTERN (KOHLS SIGN) (KOHLS SIGN) (KOHLS SIGN)

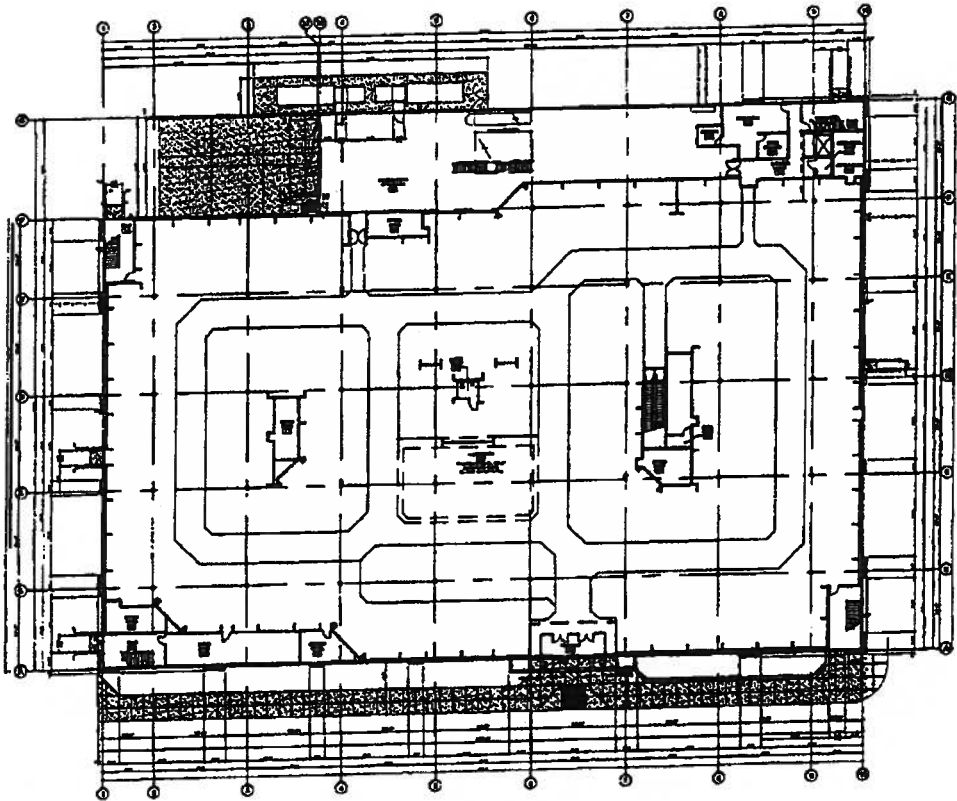
CONCEPTUAL KOHL'S ELEVATIONS SCALE: NTS

25340

JOURNAL--CTY COUNCIL--CHICAGO

5/26/2004

Conceptual Kohl's First Floor Plan.



CONCEPTUAL KOHL'S FIRST FLOOR PLAN

SCALE: 1"=50'-0"

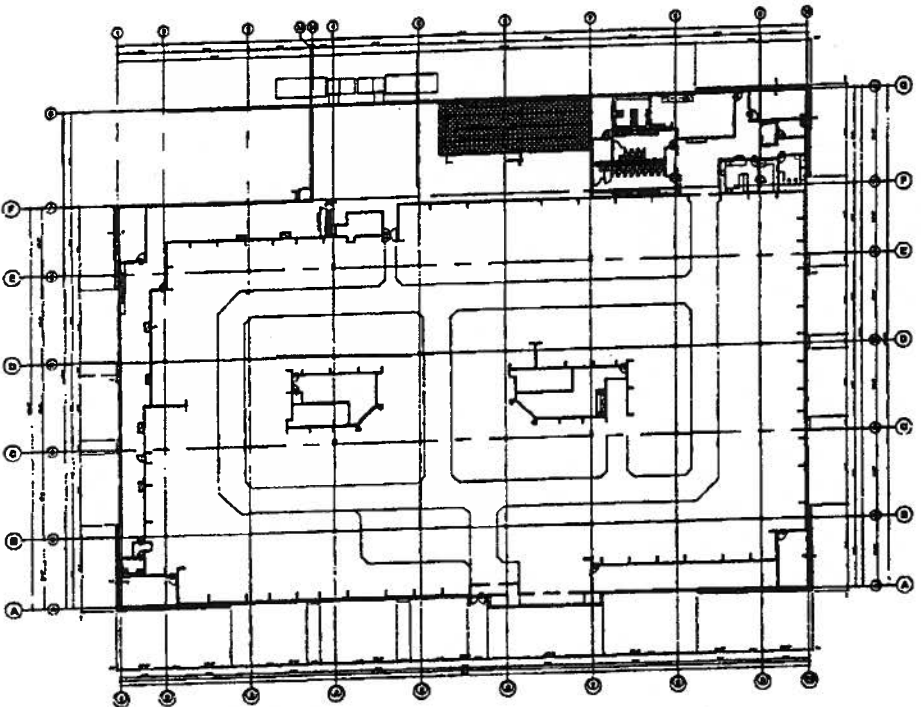


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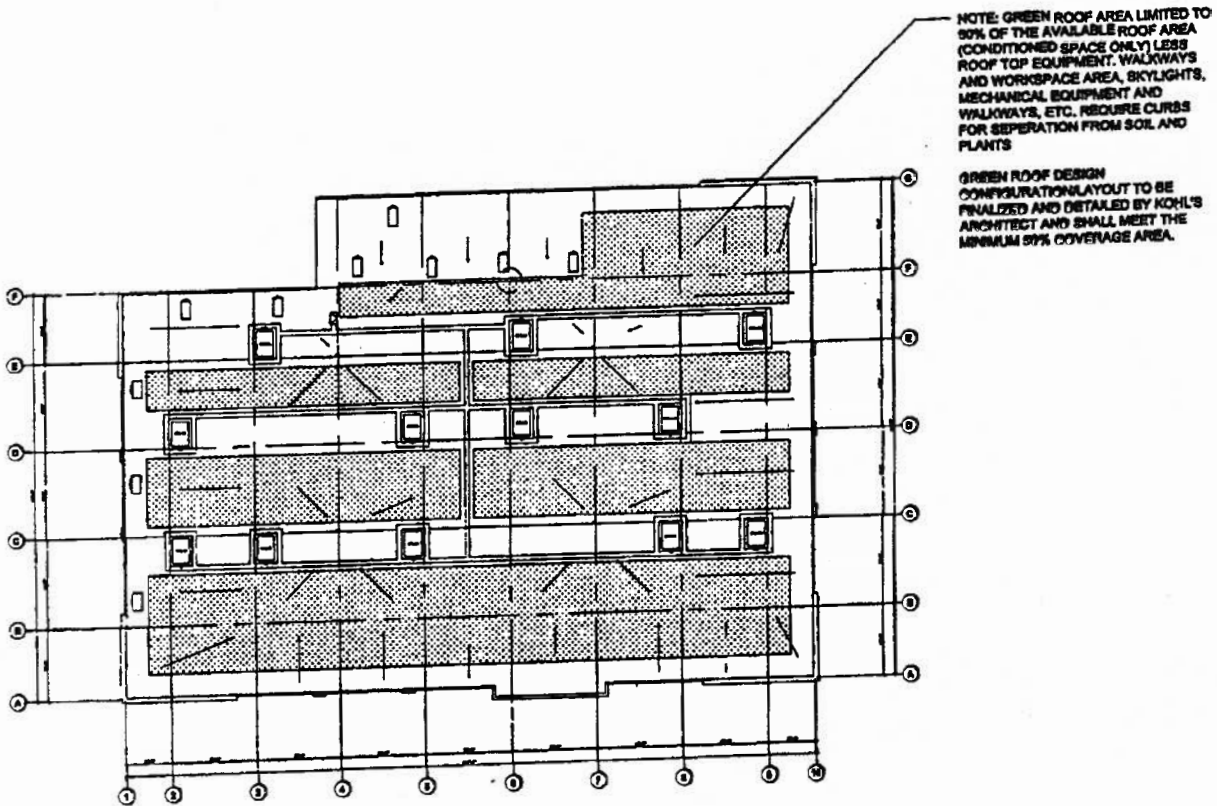
REPORTS OF COMMITTEES


25341

Conceptual Kohl's Second Floor Plan.



Conceptual Kohl's Roof Plan.



CONCEPTUAL KOHL'S ROOF PLAN   
SCALE: 1" = 5'-0"