



City of Chicago



SO2019-308

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 1/23/2019

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 7-H at 2700-2718 N Elston Ave, 2300-2326 W Logan Blvd, 2301-2325 W Schubert Ave - App No. 19942

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

Final for Publication

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Business Planned Development 1025 symbols and indications and M1-3 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 7-H in the area bounded by

West Schubert Avenue; North Elston Avenue; West Logan Boulevard; North Holly Avenue

SECTION 2: To those of a Business Planned Development 1025, as Amended;

SECTION 3: This ordinance takes effect after its passage and approval;

Common Address of Property: 2700-2718 North Elston Avenue/2300-2326 West Logan Boulevard
2301-2325 West Schubert Avenue

BUSINESS PLANNED DEVELOPMENT NO. 1025, AS AMENDED, **PLANNED DEVELOPMENT STATEMENTS**

1. The area delineated herein as Business Planned Development Number 1025, ("Planned Development") consists of approximately 55,907 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned by 2700 Elston LLC and 2710 Elston Development LLC (collectively, the "Applicant").
2. 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 than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance (the "Zoning Ordinance"), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. 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 grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Planning and Development, and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of

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Address: 2300-2330 W. Logan Boulevard; 2700-2710 N. Elston
Introduced: January 23, 2019
Plan Commission: 12/19/19

Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Plan of Development consists of 17 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site/Landscape Plan; a Roof Plan; a Historic Façade Plan; and Building Elevations (North, South, East, and West) prepared by OKW Architects and dated December 2019. Full-sized copies of the Site Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code (the "Building Code"), the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

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5. The following uses are permitted in the area delineated herein as the Planned Development: all permitted and special uses identified within the C2-3 district classification pursuant to Section 17-3-0200 of the Zoning Ordinance, including accessory uses and accessory parking and loading, which include without limitation the following uses: restaurant, retail, indoor participant sport and recreation uses.
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 55,907 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the City of Chicago Landscape Ordinance and any other corresponding regulations and guidelines, Sections 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

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11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
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 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 building permit shall be issued by the Department of Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for the building or improvement proposed.
14. The existing building on the property, commonly known as 2700 North Elston Avenue/2300 West Logan Boulevard, also known as the "Chicago Printed String Company Building" was constructed in phases between 1928 and 1941 for a manufacturer of cotton typing tape. This tape was made from string and printed with the customer's name - this, the name "printed string" - and used to tie bakery and candy boxes. The Printed String Building is a two (2) story masonry structure clad in a veneer of grey-colored brick and ornamental Art Deco-inspired detailing in limestone and decorative bands of green-colored terra cotta tiles. The Printed String Building was designed by Alfred C. Alschuler, one of Chicago's most prominent early twentieth century architects and an important innovator in the design of early modern industrial buildings.

The Applicant agrees to retain, preserve and rehabilitate as a condition of the approval of this business planned development the Logan Boulevard (south) elevation, the Elston Avenue (east elevation, the finished return on the alley (north) elevation and the first three (3)

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bays of the former Holly Street right-of-way (west) elevation, all including rooflines (collectively, the "Historic Facades", and depicted on the drawings attached hereto and made part hereof). A scope of work to rehabilitate the significant features in accordance with the attached plans shall be included as part of the Part II submittal. In addition, the Part II submittal shall include an engineering analysis or report addressing how the Historic Facades will be supported and braced during construction of the project. Moreover, the Historic Facades shall be retained and preserved as part of any future changes to the business planning development or the Printed String Building.

The following guidelines shall apply to any changes to the Historic Facades:

- i. The sills of the first (1st) floor masonry openings may be lowered as depicted on the attached plans, but no other changes to the size of the masonry openings on either floor shall be permitted.
- ii. New doors, windows and storefront system shall be installed within the masonry openings and shall use clear glass allowing visual transparency into the Printed String Building except in areas screening interior parking, where some degree of opacity may be allowed. Any drop ceiling, ceiling soffits, walls or built-in fixtures behind glass shall be set back and minimized in size.
- iii. The brick and limestone masonry and terra-cotta tiles shall be retained and preserved. As necessary, any deteriorated portions shall be repaired, rather than replaced. If beyond repair, replacement masonry units or tiles shall match the originals in design, color, texture, appearance and materials.
- iv. Signage shall not obscure any historic architectural features or damage historic materials and should be compatible with the historic character of the Printed String Building in terms of size, location, number and design. Signage or as similar to that depicted on the attached plans is deemed to meet these requirements. Awnings, if desired, should be installed within the masonry openings as depicted on the attached drawings.
- v. Any rooftop appurtenances or other rooftop equipment shall be set back from the parapet of the Historic Facades to minimize visibility.

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- vi. The Commissioner of the Department of Planning and Development may approve other changes to the Historic Facades if consistent with the intent to preserve the Historic Facades and their overall historic character.

Should this business planned development be amended or repealed in the future, it is the intent that the Historic Facades will continue to be retained and preserved as part of any future project involving the Printed String Building.

15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/ WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant' s goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of (i) 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a)

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- updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.
17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to C2-3 Motor Vehicle-Related Commercial District.

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BUSINESS PLANNED DEVELOPMENT NO. 1025, as Amended BULK REGULATIONS AND DATA TABLE

Gross Site Area:	59,738 s.f.
Net Site Area:	49,796 sq. ft.
Maximum floor Area Ratio:	1.0
Setbacks:	In accordance with Site Plan
Maximum Building Height:	65 feet
Minimum Parking Spaces:	295
Bicycle Parking Spaces:	7 required / 8 provided
Loading Spaces	1

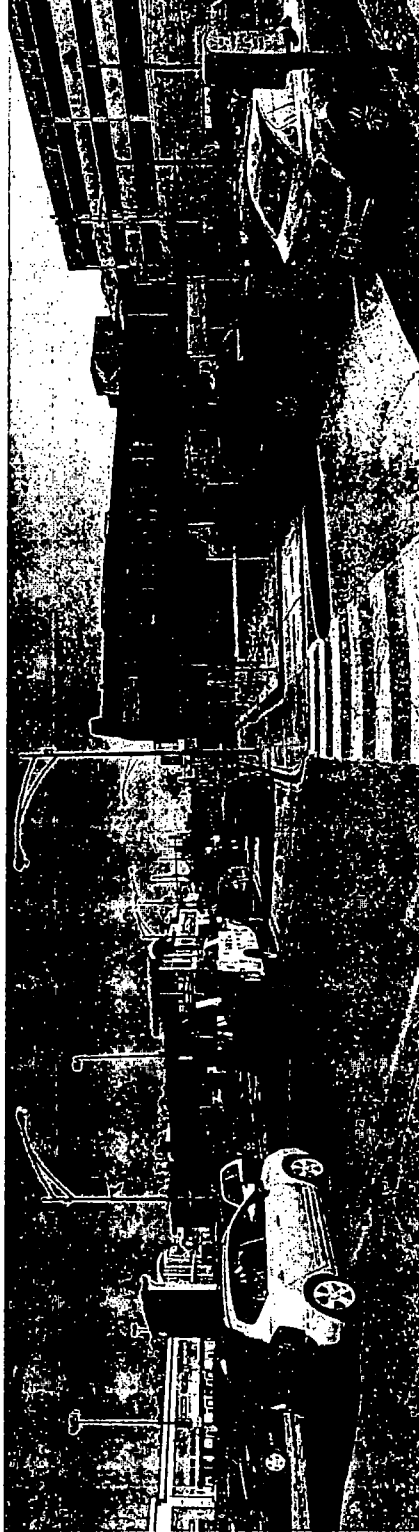
Applicant: 2700 Elston LLC and 2710 Elston Development LLC
Property: 2700-2718 North Elston Avenue/2300-2326 West Logan Blvd
2301-2325 W. Schubert Avenue
Submitted: January 16, 2019
Revised:



VIEW FROM ELSTON LOOKING SOUTHWEST



VIEW FROM ELSTON LOOKING SOUTHWEST



VIEW FROM ELSTON LOOKING SOUTH

PD 1025 AMENDMENT
PLAN COMMISSION MEETING
2710 N Elston Ave, Chicago, IL
December 19, 2019 Project #: 18028

2700 ELSTON, LLC AND
2710 ELSTON DEVELOPMENT, LLC

SITE & CONTEXT PHOTOS

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661





VIEW FROM ELSTON LOOKING SOUTHWEST



VIEW FROM ELSTON LOOKING SOUTH

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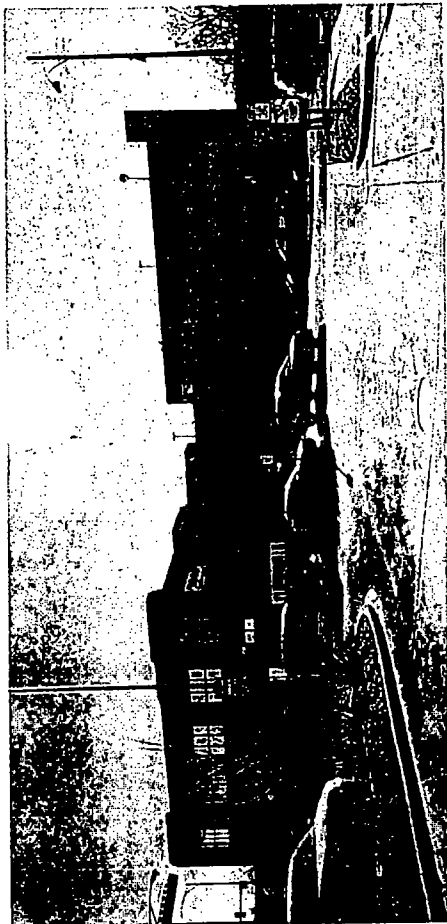
SITE & CONTEXT PHOTOS

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

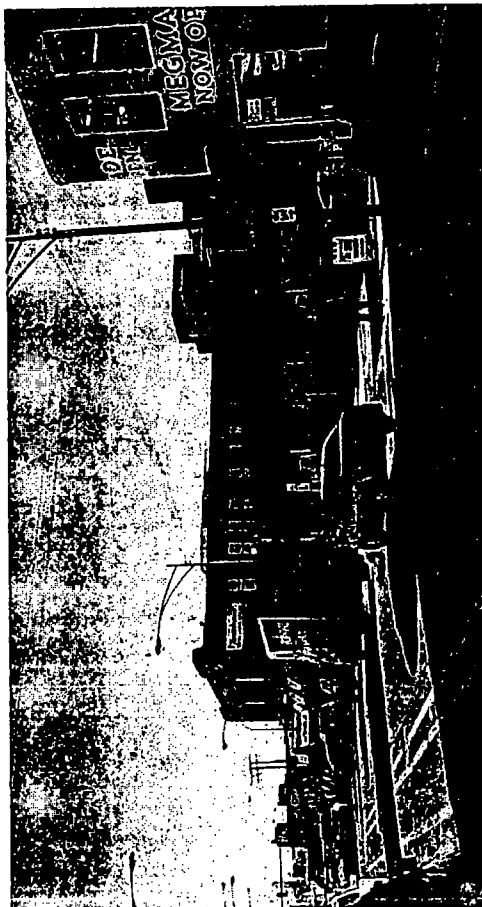




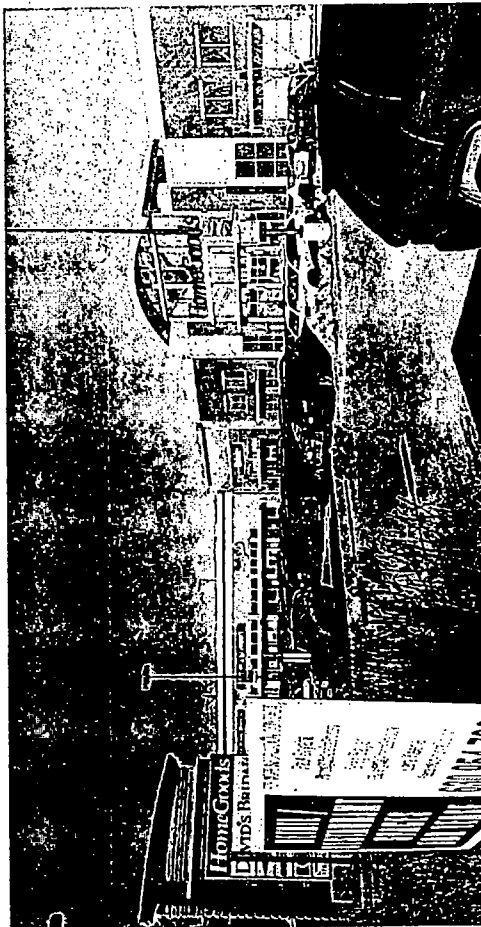
VIEW FROM ELSTON LOOKING WEST



VIEW FROM ELSTON LOOKING WEST



VIEW FROM ELSTON LOOKING SOUTH



VIEW FROM ELSTON LOOKING EAST

SITE & CONTEXT PHOTOS



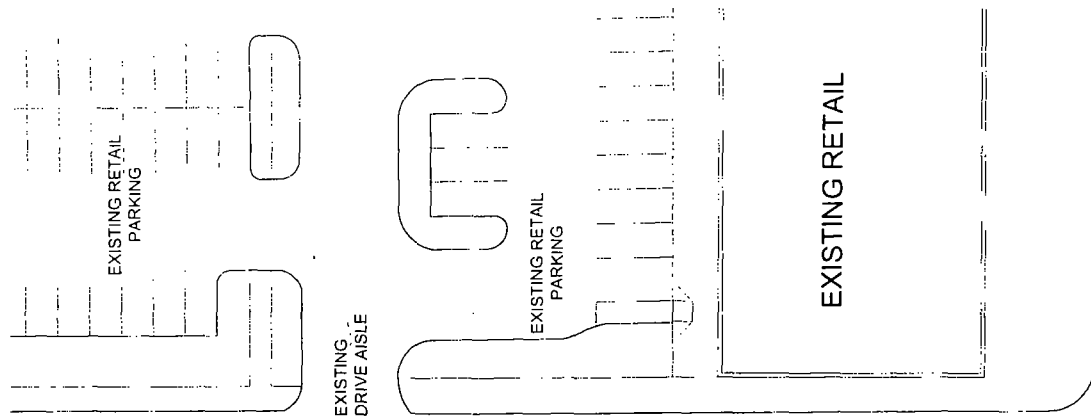
OKW ARCHITECTS
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Chicago, IL 60661

2700 ELSTON, LLC AND
2710 ELSTON DEVELOPMENT, LLC

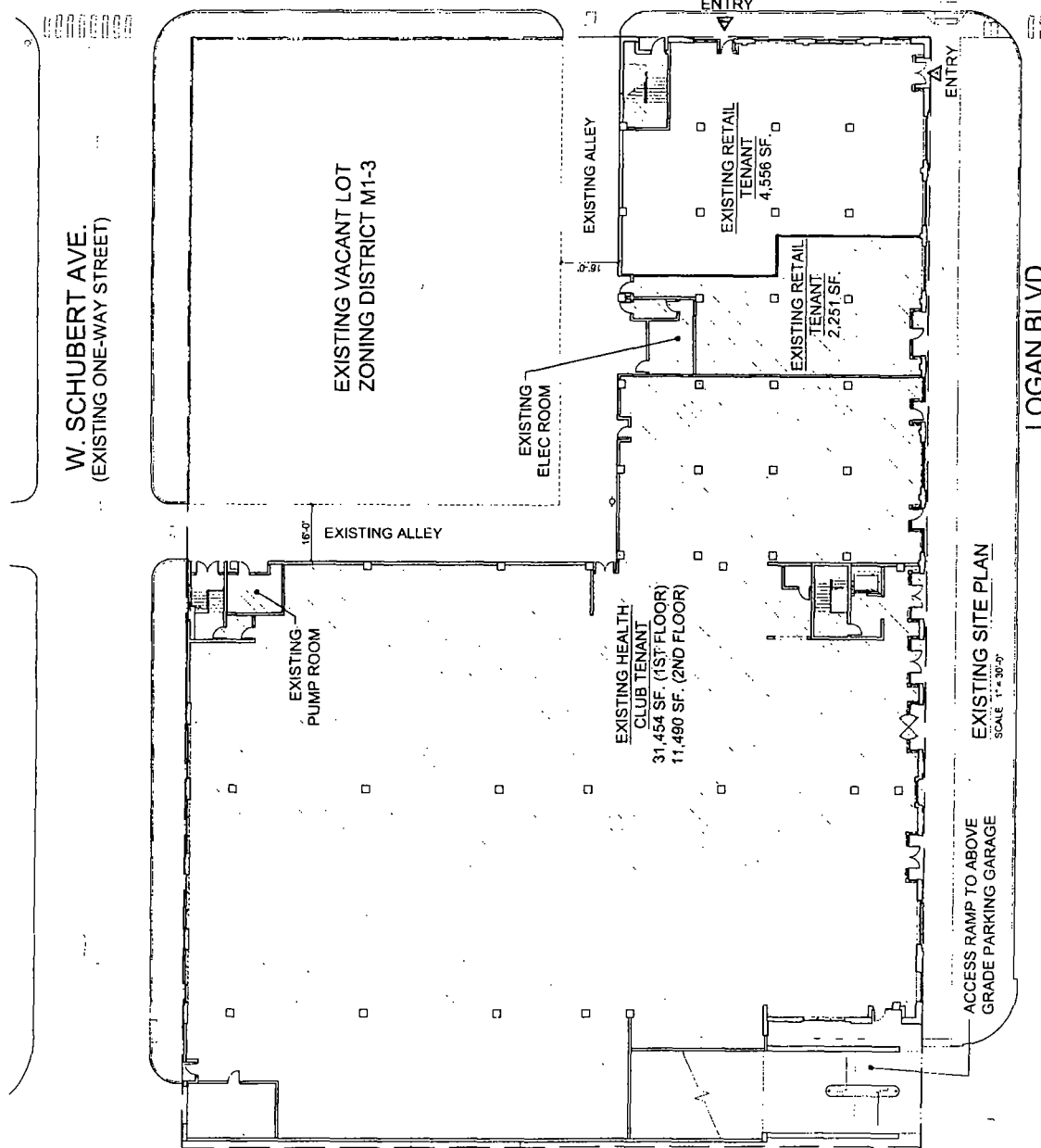
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A3

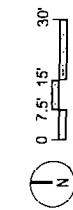


ELSTON AVE.



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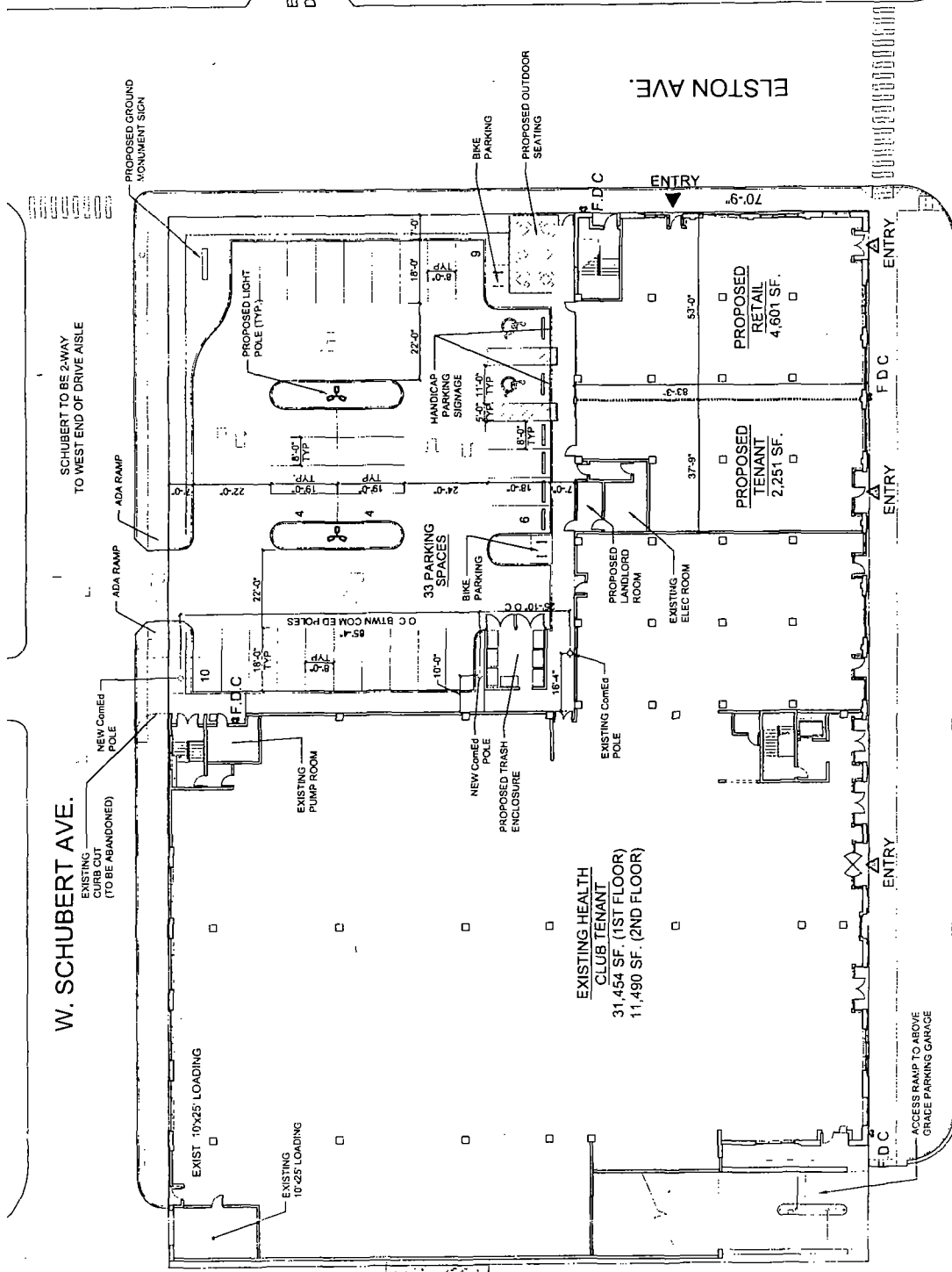


A4

W. SCHUBERT AVE.

EXISTING CURB CUT (TO BE ABANDONED)

SCHUBERT TO BE 2-WAY TO WEST END OF DRIVE AISLE



DEVELOPMENT SUMMARY

LOI AREA: 1.37 ACRES (59,736 SF)

EXISTING

GROUND FLOOR

HEALTH CLUB TENANT: 31,454 SF

PROPOSED RETAIL TENANT 1: 2,721 SF

PROPOSED 4E' TALL TENANT 2: 4,311 SF

SECOND FLOOR

HEALTH CLUB TENANT: 11,490 SF

GROSS AREA: 48,766 SF

FLOOR AREA RATIO TENANTS (F.A.R.) 0.83

LOADING

EXISTING TO REMAIN: (1) 10'x25' LOADING BAY

PARKING SUMMARY

EXISTING SPACES: 262 SPACES

PROPOSED SPACES AFTER NEW DEVELOPMENT: 298 SPACES (13 N.W.)

RATIO: 5.83/1,000 SF

ACCESSIBLE PARKING PROVIDED AFTER NEW DEVELOPMENT: 9 SPACES

REQUIRED: 7 SPACES

BIKE PARKING PROVIDED: 8 SPACES

REQUIRED: 7 SPACES

PARKING NOTES

1 TYPICAL PARKING SPACES ARE 9'-0" WIDE x 18'-0" DEEP UNLESS NOTED OTHERWISE

2 DRIVE AISLES ARE 22'-0" WIDE UNLESS NOTED OTHERWISE

EXISTING DRIVE AISLE

EXISTING RETAIL PARKING

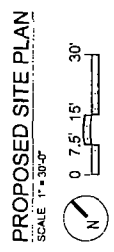
EXISTING RETAIL

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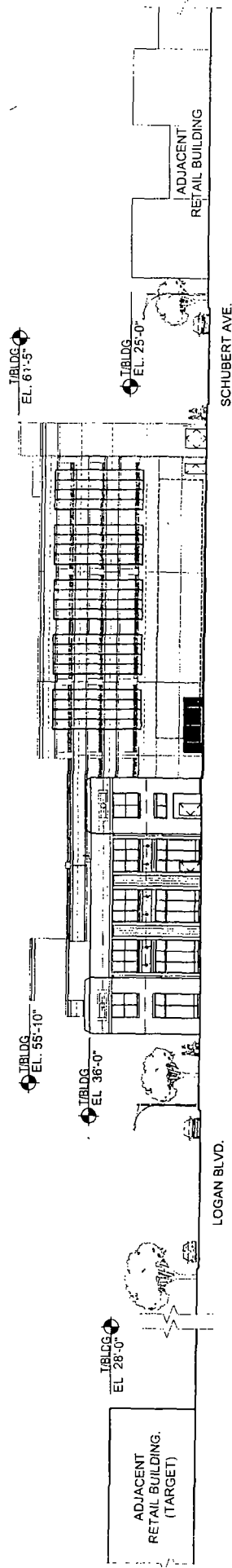
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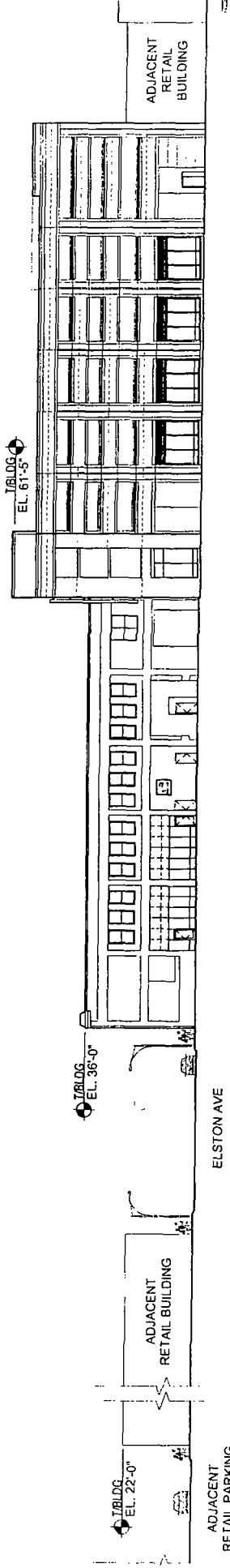


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OKW Architects



SOUTH STREETSCAPE ELEVATION
SCALE: 1" = 32'-0"



WEST STREETSCAPE ELEVATION
SCALE: 1" = 32'-0"

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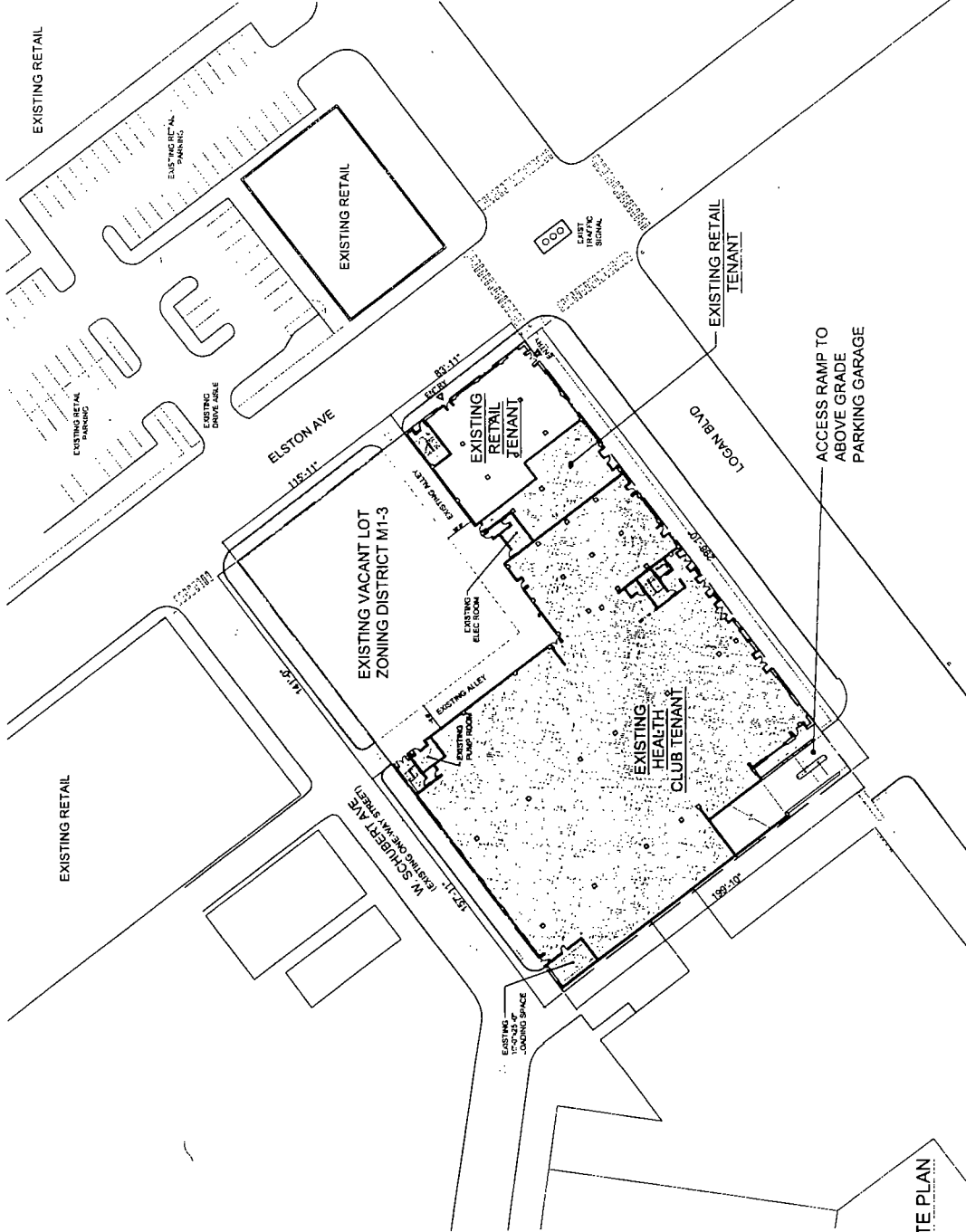
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LEGEND

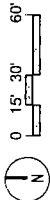
- PEDESTRIAN ENTRY POINTS TO BUILDING
- VEHICLE ACCESS THROUGH SITE
- ENTRY



A7

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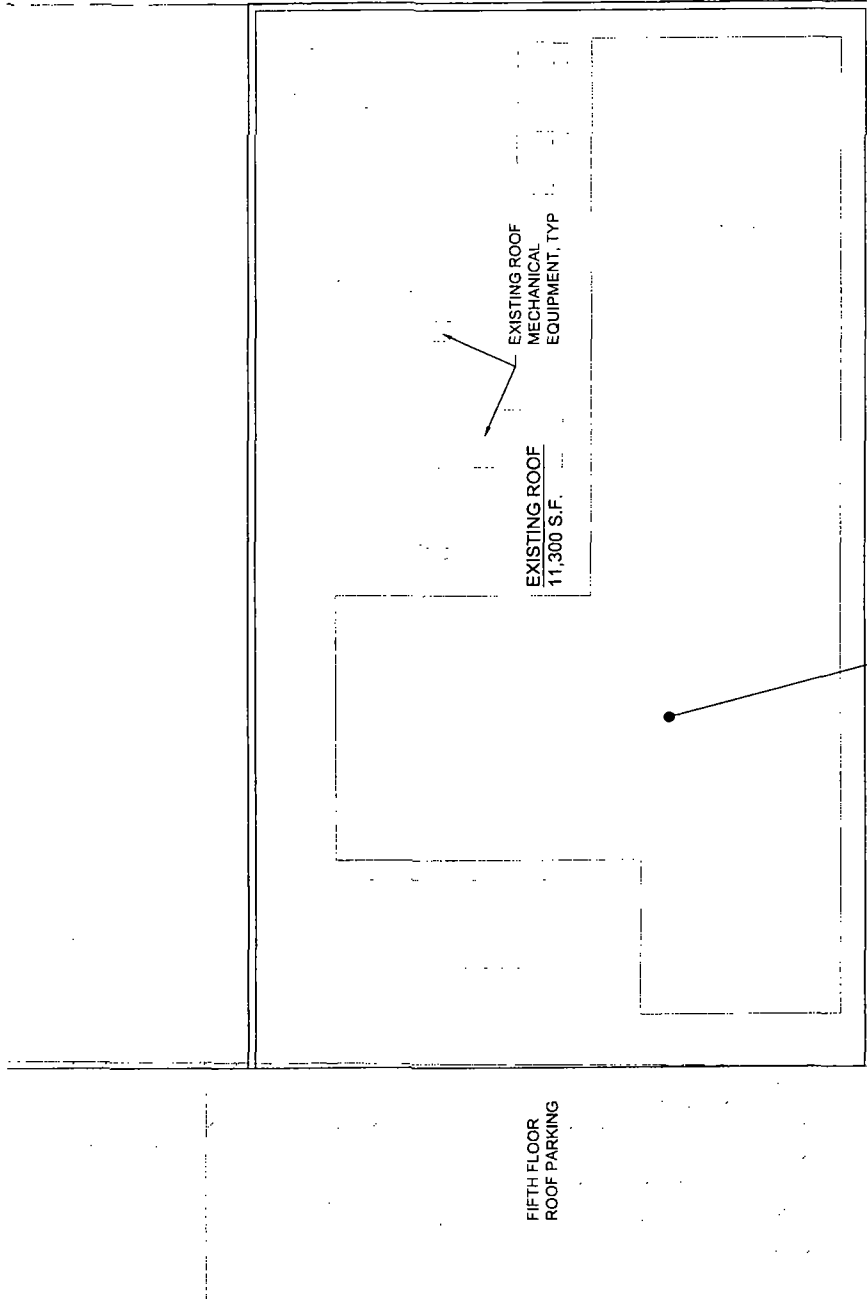
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EXISTING STREETSCAPE SITE PLAN
 SCALE: 1" = 60'-0"

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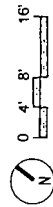




EXISTING GREEN ROOF:
 GREEN ROOF TO BE MIN. 50% OF ROOF AREA 5,800 S.F.
 EXISTING GREEN ROOF 5,800 S.F.
 TOTAL ROOF AREA 11,670 S.F.
 (EXISTING AND NEW)

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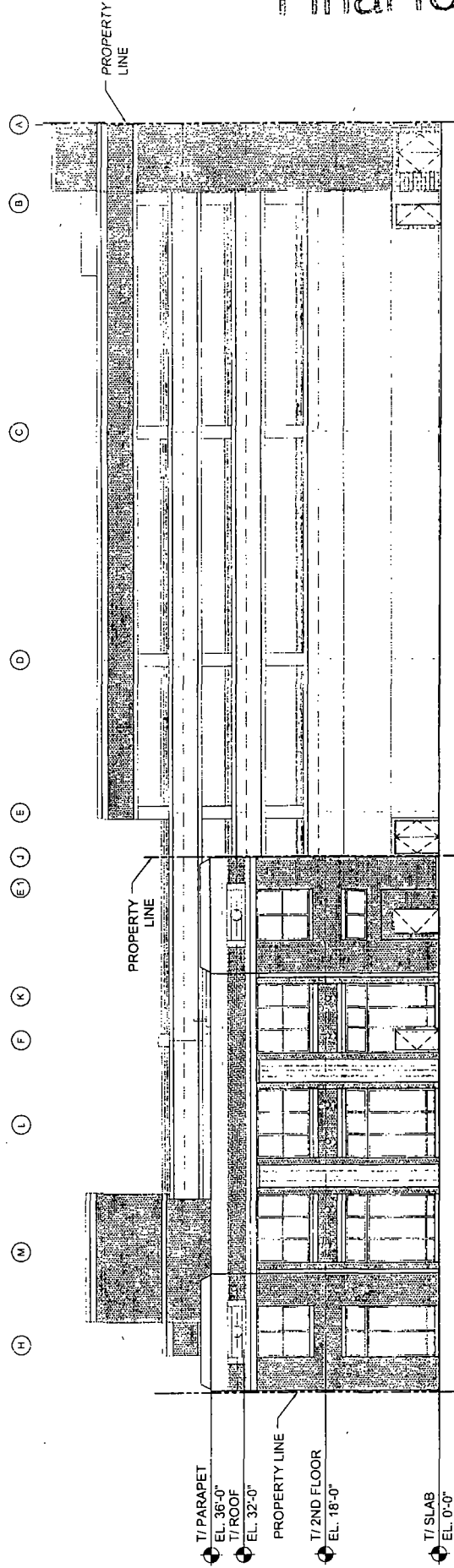
2700 ELSTON, LLC AND
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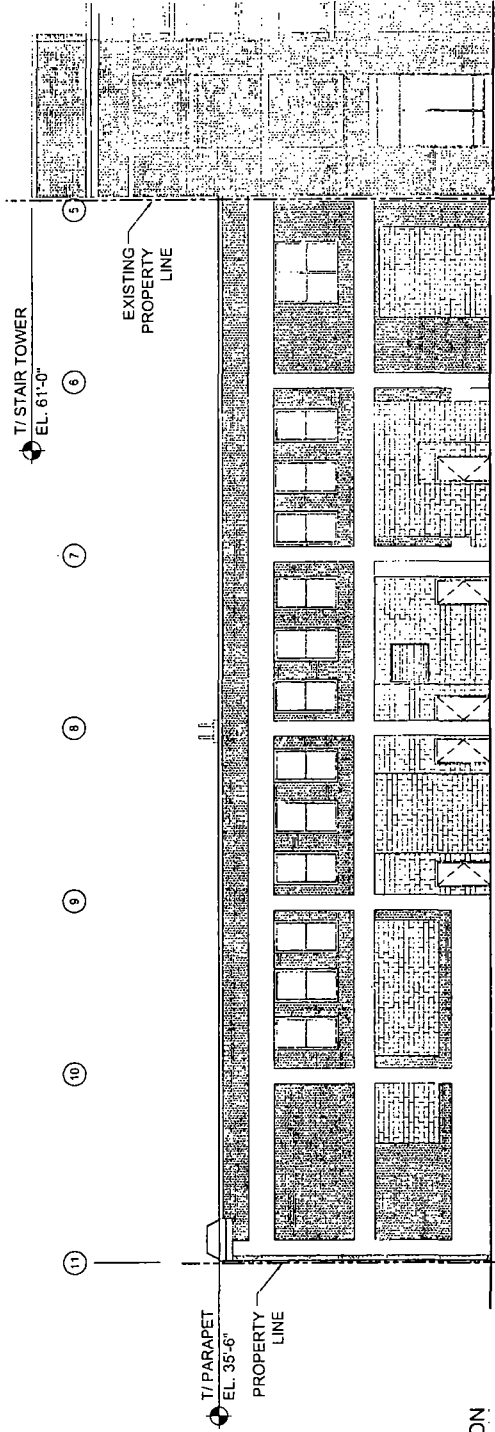
ROOF PLAN
 SCALE 1/8" = 1'-0"

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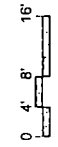




EXISTING EAST ELEVATION
SCALE: 1/16" = 1'-0"



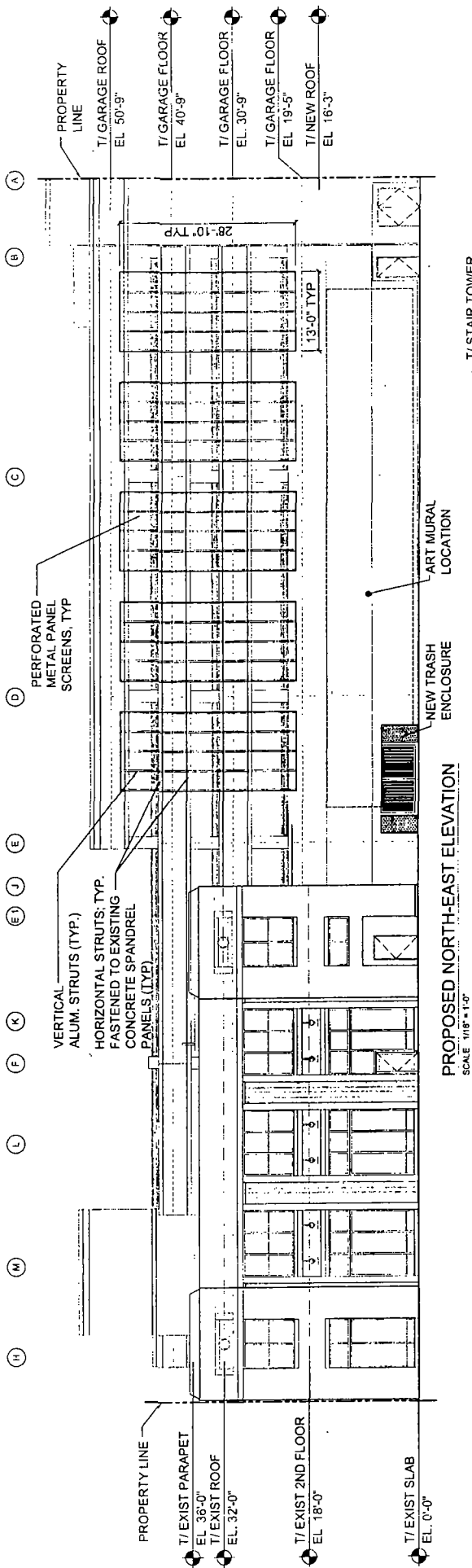
EXISTING NORTH ELEVATION
SCALE: 1/16" = 1'-0"



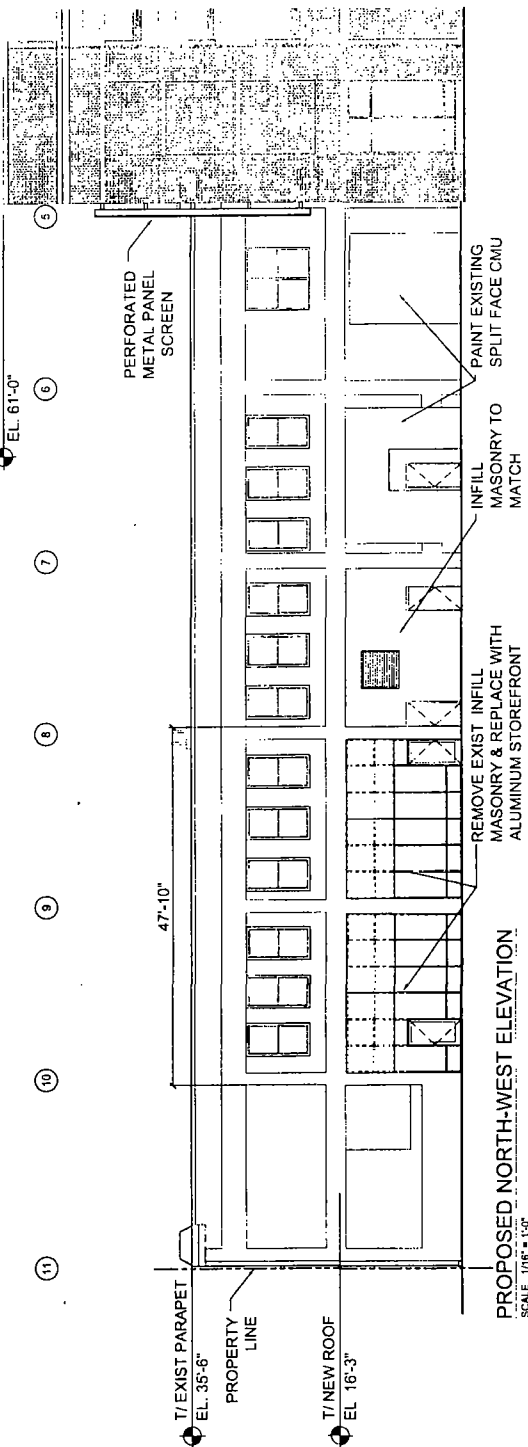
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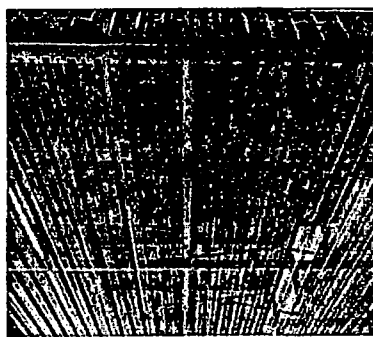
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PROPOSED NORTH-EAST ELEVATION
SCALE 1/16" = 1'-0"



PROPOSED NORTH-WEST ELEVATION
SCALE 1/16" = 1'-0"

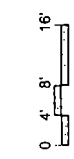


CORRUGATED METAL SCREENING OVER
REFINISHED ALUMINUM VERTICAL SUPPORTS. BY
HENDRICK ARCHITECTURAL, MEDIUM BRONZE FINISH



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**2700 ELSTON, LLC AND
2710 ELSTON DEVELOPMENT, LLC**



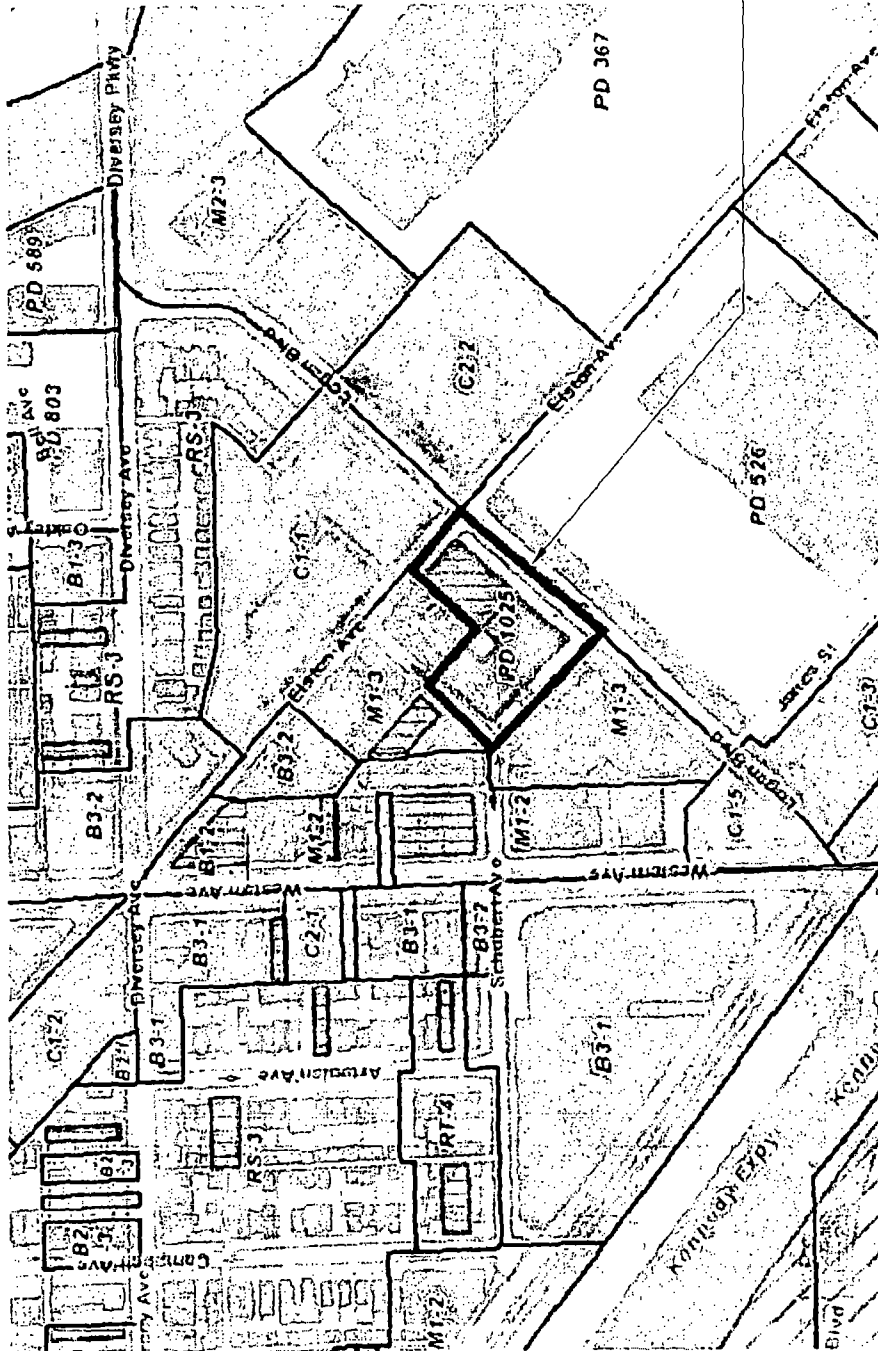
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PD 1025 AMENDMENT
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DISTRICT LEGEND:

- PD EXISTING PLANNED DEVELOPMENT 1025
- B1 COMMERCIAL/RETAIL
- B2 RESIDENTIAL
- B3 COMMERCIAL/RETAIL
- C1 COMMERCIAL/RETAIL
- M1 COMMERCIAL/RETAIL
- M2 CHICAGO RIVER/WATER
- RS RESIDENTIAL
- RM RESIDENTIAL



EXISTING PLANNED DEVELOPMENT 1025

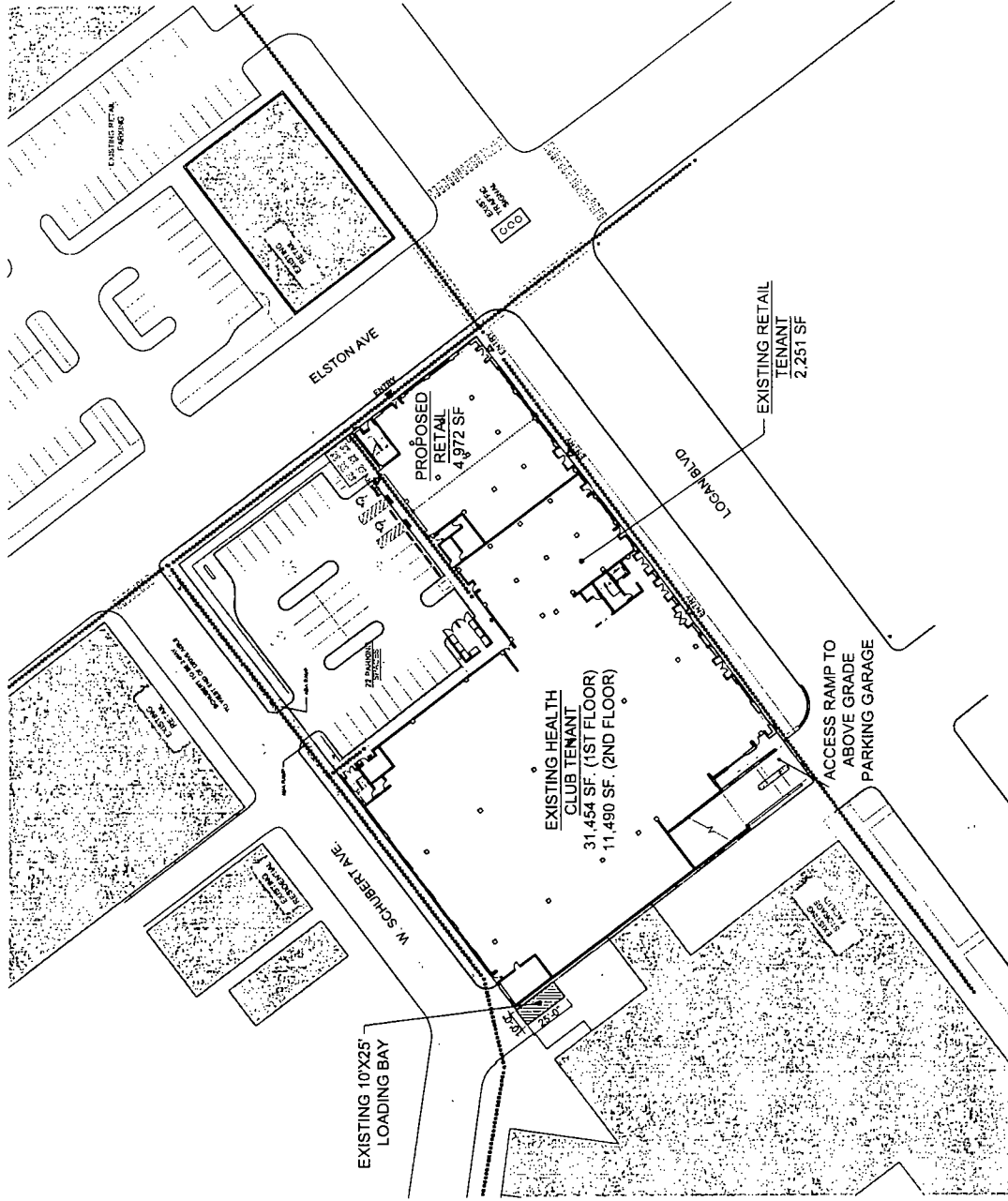
2700 ELSTON, LLC AND
 2710 ELSTON DEVELOPMENT, LLC

SURROUNDING ZONING DISTRICTS
 SCALE NTS

OKW Architects
 OKW ARCHITECTS
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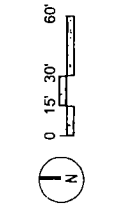
Final for Publication

LEGEND
 PEDESTRIAN EXTERIOR POINTS TO BUILDING
 PEDESTRIAN ACCESS THROUGH SITE
 ENTRY



PD 1025 AMENDMENT
 PLAN COMMISSION MEETING
 2710 N Elston Ave, Chicago, IL
 December 19, 2019 Project #: 18028

2700 ELSTON, LLC AND
 2710 ELSTON DEVELOPMENT, LLC



PEDESTRIAN ACCESS ROUTES
 S:\A\F 1"=60'-0"

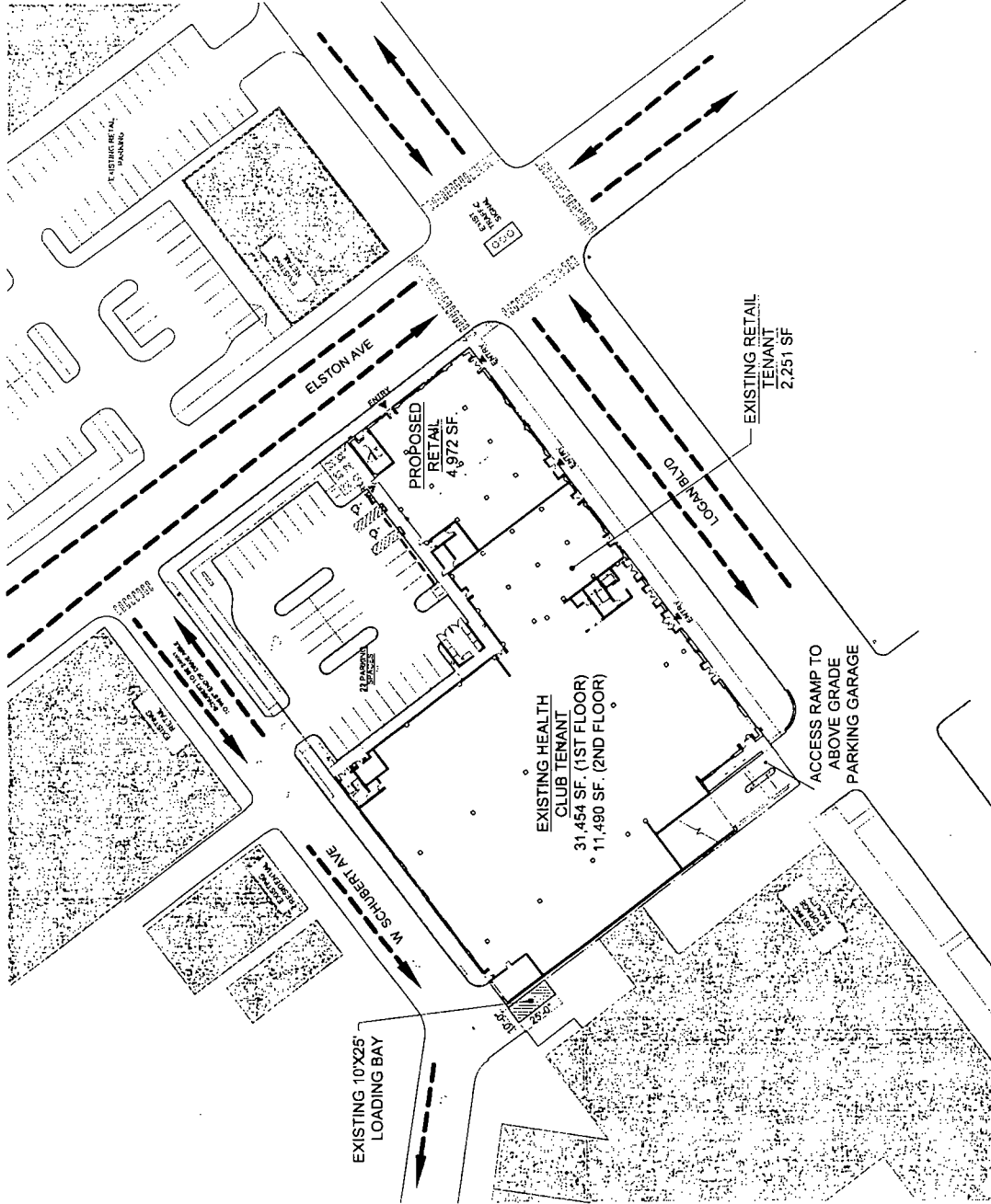
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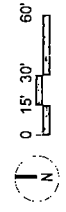
LEGEND

- PEDESTRIAN EXIT/ENTRY POINTS TO BUILDING
- VEHICLE ACCESS THROUGH SITE



PD 1025 AMENDMENT
 PLAN COMMISSION MEETING
 2710 N Elston Ave, Chicago, IL
 December 19, 2019 Project #: 18028

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 2710 ELSTON DEVELOPMENT, LLC

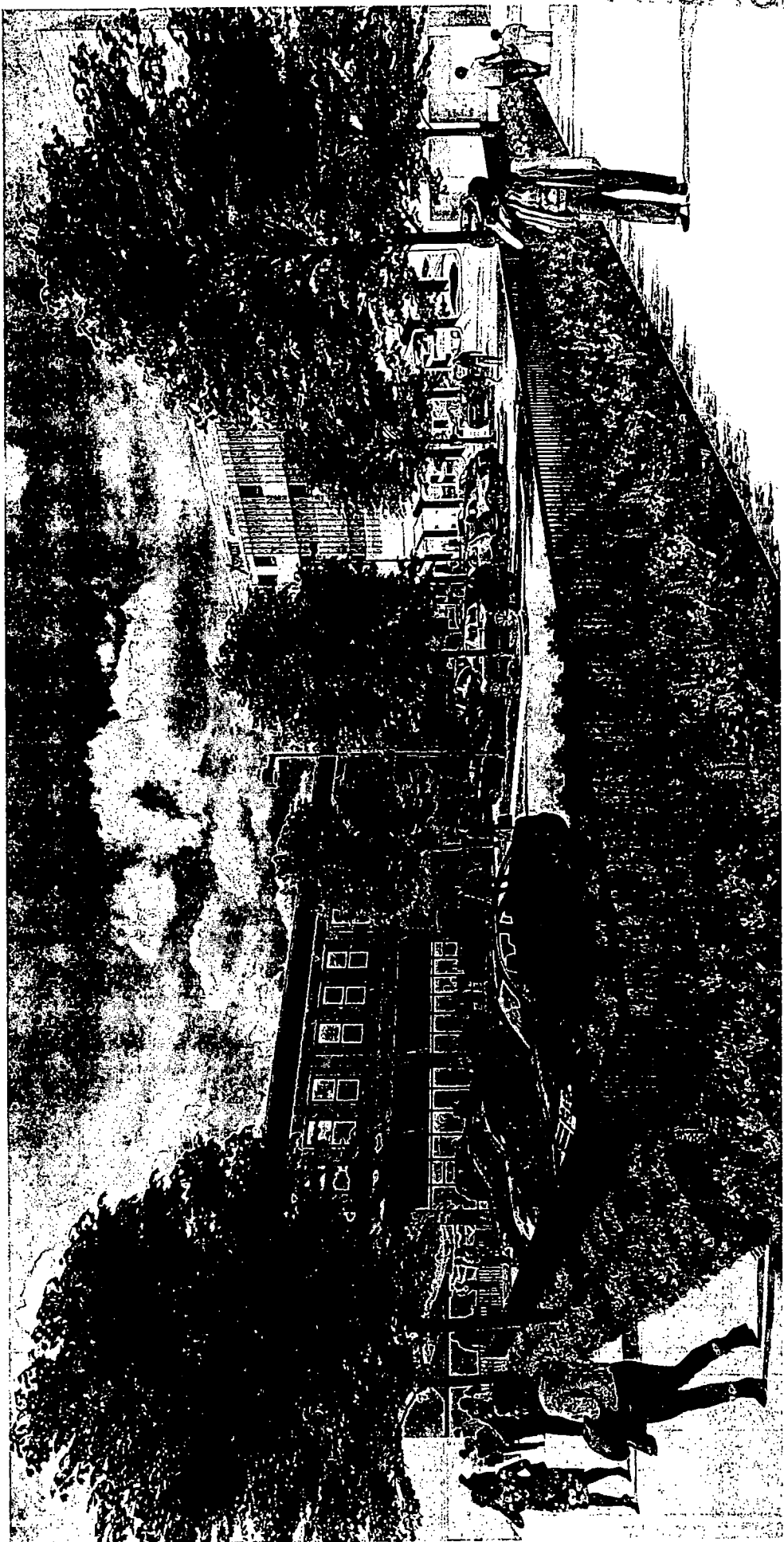


VEHICULAR AND LOADING ACCESS PLAN
 SCALE: 1" = 60'-0"

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A14



A14

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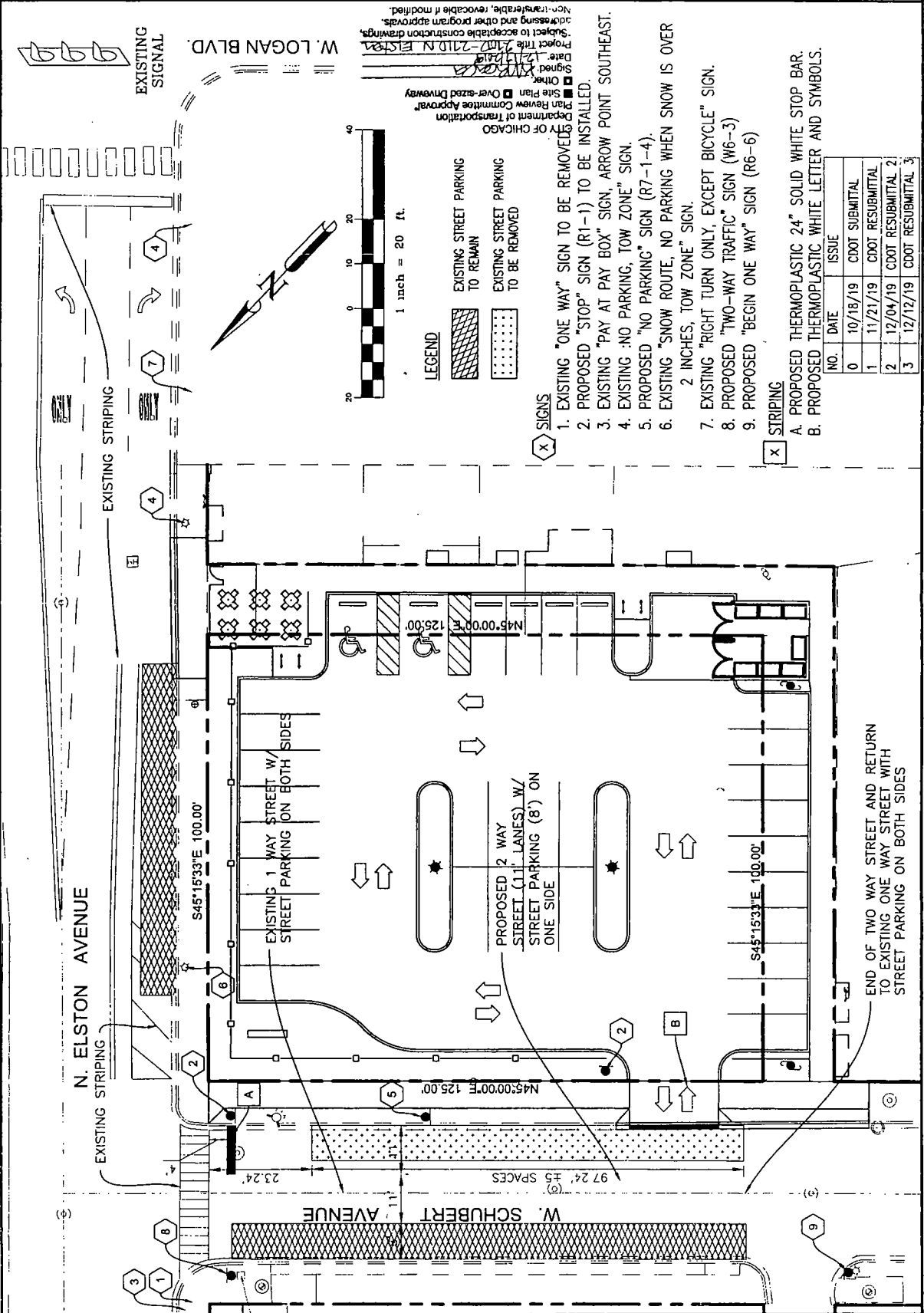
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2710 N. ELSTON AVE. CHICAGO, IL
STRIPING, SIGNING & STREET PARKING
 PROJECT NAME
 PROJECT No. **18.NOVK.C02**
 SHEET No. **3**
 OF 3 SHEETS



END OF TWO WAY STREET AND RETURN TO EXISTING ONE WAY STREET WITH STREET PARKING ON BOTH SIDES

