



City of Chicago



SO2022-1840

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 6/22/2022

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 7-H at 2416-2520 N Elston Ave, 2000-2050 W Fullerton Ave, 2425-2455 N Elston Ave, 2418-2518 N Damen Ave and 2463-2497 N Leavitt St - App No. 21048

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

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 the C3-3 Commercial, Manufacturing and Employment District and Planned Development No. 1238 symbols and indications as shown on Map No. 7-H in the area bounded by

beginning along North Leavitt Street; North Elston Avenue; a point located at the easterly right-of-way line of North Elston Avenue and 523.39 feet southeast of the south right-of-way line of vacated North Leavitt Street; a line from a point 523.39 feet southeast of the south right-of-way line of vacated North Leavitt Street and the easterly right-of-way line of North Elston Avenue to a point, said line being 312.94 feet in length running northeast; a line from the previously described point to a point, said line being 257.83 feet in length running north; a line from the previously described point to a point, said line being 126.41 feet in length running southeast; a line from the previously described point to a point, said line being 41.14 feet in length running south; a line from the previously described point to a point located at the westerly right-of way line of North Damen Avenue, said line being 25 feet in length; North Damen Avenue; West Fullerton Avenue; a line from a point 482.24 feet west of and parallel to North Damen Avenue; a line from a point 482.24 feet west of North Damen Avenue and 201.33 feet north of West Fullerton Avenue proceeding southwesterly along an arc with a radius of 550.22 feet, running 91.89 feet; a line from the previously described point to a point, said line being 195.35 feet in length running southwesterly; a line from the previously described point to a point, said line being 31 feet in length running northerly; a line from the previously described point to a point, said line being 92.12 feet in length running northeasterly; a line from the previously described point to a point on the south right of way line of North Leavitt street, said line being 457.32 feet in length running northwesterly (ToB)

to the designation of Planned Development No. 1238, as amended and a corresponding use district is hereby established in the area above described.

SECTION 2: This Ordinance shall be in force and effect from after its passage and due publication.

Common Address: 2416-2520 N. Elston Ave., 2000-2050 W. Fullerton Ave., 2425-2455 N. Elston Ave., 2418-2518 N. Damen Ave., 2463-2497 N. Leavitt St., Chicago, IL

Bulk Regulations Table

| | |
|---------------------------------------|------------------------|
| GROSS SITE AREA: | 650,651 SF |
| AREA IN THE PUBLIC RIGHT OF WAY: | 125,068 SF |
| NET SITE AREA: | 525,583 SF |
| MAXIMUM ALLOWABLE FAR: | 3.0 |
| BICYCLE PARKING: | 50 |
| MINIMUM LOADING DOCK: | 3 |
| SET BACK: | PER APPROVED SITE PLAN |
| MAXIMUM PROPOSED BUILDING HEIGHT: | 80 FT |
| MINIMUM NUMBER OF OFF STREET PARKING: | 65 |

PD-A

MIDTOWN PLAZA

Planned Development Exhibits

Applicant TENNIS CORPORATION OF AMERICA d/b/a MIDTOWN ATHLETIC CLUB
 Address 2416-2520 N. Elston Ave. 2000-2050 W. Fullerton Ave. 2425-2455 N. Elston Ave.
 2418-2518 N. Damen Ave. 2463-2497 N. Leavitt St. Chicago IL

City Council Introduction Date 06.22.2022
 Chicago Plan Commission Date: 11.17.2022

**WATERWAY-BUSINESS PLANNED DEVELOPMENT No. 1238,
AS AMENDED**

**PLAN OF DEVELOPMENT
STATEMENTS**

1. The area delineated herein as Waterway-Business Planned Development Number 1238 consists of approximately 525,583 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”) and is owned or controlled by the applicant, Tennis Corporation of America, doing business as Midtown Athletic Club.

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 titleholders 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 titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 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 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 adjustments of right-of-way, shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assignees, 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 Department of Planning and Development and the Department of 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.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of these eighteen (18) statements; a Bulk Regulations Table; Existing Land-Use/Aerial Map; Existing Zoning Map; a Right-of-Way Adjustment Map; Planned Development Boundary & Property Line Map; Site Plan / First Floor Plan; Landscaping Exhibits

| | |
|-----------------|---|
| Applicant | Tennis Corporation of America d/b/a Midtown Athletic Club |
| Address | 2416-2520 N. Elston Ave. 2000-2050 W. Fullerton Ave. 2425-2455 N. Elston Ave. 2418-2518 N. Damen Ave. 2463-2497 N. Leavitt St |
| Introduced | June 22, 2022 |
| Plan Commission | Number 17, 2022 |

The following Exhibits were approved pursuant to Business Planned Development No. 1238, as amended dated April 30, 2014, City Council Journal of Proceedings dated April 30, 2014, pages 80527-80531:

- PD-H Green Roof Diagram – page 80527
- PD-I1 Elevations – page 80528
- PD-I2 Elevations – page 80529
- PD-I3 Elevations – page 80530
- PD-I4 Elevations – page 80531

The following minor change and site plan approval letters are hereby incorporated by reference and made part of this Planned Development (collectively, the “Administrative Approvals”):

- a. Administrative Relief request for Business Planned Development No. 1238 Additional hotel rooms at Midtown Athletic Club, 2444 N. Elston Ave., to John J. George dated October 11, 2016
- b. Administrative Relief request for Business Planned Development No. 1238 Proposed Midtown Athletic Club addition, Elston, Damen and Fullerton Avenues, to John J. George dated December 29, 2015

5. The following uses shall be allowed within the area herein delineated as Waterway-Business planned development: indoor and outdoor participant sports and recreation, retail sales, hotel, eating and drinking establishments, financial services, medical service, office, personal service, drive-through facilities when reviewed as Site Plan Approval in accordance with statement Number 9, multiple freestanding wireless communication facilities, accessory parking and all other uses allowed in the commercial use group of the C3-3 Commercial, Manufacturing and Employment District.

6. On-premises 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. There are three off-premises signs that are allowed within the boundaries of the planned development. CDOT is taking a portion of applicant’s property to accommodate the re-routing of North Elston Avenue and in doing so is displacing the location of two of the existing off-premises signs. As a result, applicant must relocate these signs. The two off-premises signs shall be permitted to be located within the boundary of the planned development at the locations indicated on the attached planned development exhibits. The first off-premises sign shall be a wall sign measuring 36 feet by 10 feet, 6 inches (36 feet x 10 feet, 6 inches), illuminated by wall mounted overhead lighting. The second off-premises sign shall be a freestanding sign on a pole measuring 30 feet by 14 feet (30 feet x 14 feet), illuminated by overhead lighting. The third off-premises sign is an existing legal, nonconforming sign measuring 672 square feet (48 feet x 14 feet), pursuant to sign permit no. 100159187, issued on 5/9/2007. While the address of the sign permit is 2501 N. Elston Ave., the sign is located along

| | |
|-------------------------------|---|
| Applicant Address | Tennis Corporation of America d/b/a Midtown Athletic Club 2416-2520 N Elston Ave., 2000-2030 W Fullerton Ave 2425-2455 N Elston Ave., 2418-2518 N Damen Ave 2463-2497 N Leavitt St |
| Introduced Plan Commission | June 22, 2022 November 17, 2022 |

Damen Ave., as shown on the attached exhibit(s). Nonconforming signs may remain in use subject to the regulations of Section 17-15-0500 of the Zoning Ordinance.

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 and Data 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 and Data Table has been determined using a Net Site Area of 526,128 square feet.

9. Prior to the Department of Planning and Development issuing a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance (a "Part II Approval") for development of any portion of the Property, including for a drive-through facility, a site plan for the proposal shall be submitted to the Department of Planning and Development for Site Plan Approval. Such site plan need only include the area within the Property for which approval is being sought by the applicant. No Part II Approval for such area shall be granted until an applicable Site Plan has been approved.

The planned development at time of passage does not include a site plan for a drive-through use. The burden of proof remains with the applicant that a drive-through can be located on the site in such a way that does not adversely affect traffic or the physical character and pattern of development in the surrounding neighborhood. The Department of Planning and Development and the Department of Transportation reserve the right to deny the site plan if both departments agree that the drive-through cannot be accommodated appropriately on the site.

If the Department of Planning and Development and the Department of Transportation agree that the applicant has demonstrated that the drive-through is appropriately sited within the planned development and has met all of the other requirements with respect to site plan approval within this statement number 9, then the Department of Planning and Development shall approve said site plan. Following approval of a site plan by the Department of Planning and Development, the site plan shall be kept on permanent file within the Department of Planning and Development and shall be deemed to be an integral part of this Planned Development.

After approval of a Site Plan Approval or Part II Approval by the Department of Planning and Development concerning the Property or a portion thereof, the same may be changed or modified pursuant to the provisions of statement number 9 of this planned development. In the event of any inconsistency between an approved site plan and the terms of this planned development (including any amendments hereto that may be in effect at the time of such approval), the terms of this planned development (as the same may be so amended) shall govern.

| | |
|-----------------|---|
| Applicant | Tennis Corporation of America d/b/a Midtown Athletic Club |
| Address | 2416-2520 N. Elston Ave. 2000-2050 W. Fullerton Ave. 2425-2455 N. Elston Ave. 2418-2518 N. Damen Ave. 2463-2497 N. Leavitt St |
| Introduced | June 22, 2022 |
| Plan Commission | November 17, 2022 |

A site plan shall, at a minimum, provide the following information with respect to the proposed improvements within the boundaries of the area to be developed:

- a. building elevations;
- b. footprint of the improvements;
- c. preliminary landscaping plan;
- d. vehicular and pedestrian circulation;
- e. preliminary cross-sections of the improvements; and
- f. statistical information applicable to the area, including floor area and floor area ratio, uses to be established, building heights and setbacks.

A site plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this planned development and any City ordinances or policies in effect at the time of submission of the site plan. Prior to approval of a site plan by the Department of Planning and Development, applicant shall also submit a site plan to the Chicago Department of Transportation for review and approval along with a traffic study describing the impact of the proposed drive-through facility should said traffic study be determined to be required by CDOT. The Department of Planning and Development will not approve the site plan until CDOT has approved the site plan.

10. 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.

11. The site and landscape plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. 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.

12. The applicant shall comply with the Rules and Regulations for the Maintenance of Stockpiles, promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.

13. 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 titleholders and any ground lessors.

14. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enable 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

| | |
|-----------------|---|
| Applicant | Tennis Corporation of America d/b/a Midtown Athletic Club |
| Address | 2416-2520 N. Elston Ave. 2000-2050 W. Fullerton Ave. 2425-2455 N. Elston Ave. 2418-2518 N. Damen Ave. 2463-2497 N. Leavitt St |
| Introduced | June 22, 2022 |
| Plan Commission | November 17, 2022 |

with all applicable laws and regulations related to access for persons with disabilities and to promote accessibility.

15. 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 hereof, the Applicant must submit to DPD (a) 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 the 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 foregoing, 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 Mayor. This planned development amendment does not contemplate any new development and so applicant is not required to submit an M/WBE Participation Proposal in connection with the application at this time. This statement shall apply to future planned development amendments.

16. The Applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City’s goals of improving the appearance, quality and accessibility of the river, as contained in the waterway planned development guidelines contained in the Chicago Zoning Ordinance (Section 17-8-0912) and the Chicago River Design Guidelines. The Applicant also acknowledges the desirability to include wildlife habitat and other natural features in or near the water’s edge. To further these goals, upon Site Plan Approval of a proposal including property abutting the Chicago River the Applicant agrees

| | |
|-----------------|---|
| Applicant | Tennis Corporation of America d/b/a Midtown Athletic Club |
| Address | 2416-2520 N. Elston Ave. 2000-2050 W. Fullerton Ave, 2425-2455 N. Elston Ave. 2418-2518 N. Damen Ave. 2463-2497 N. Leavitt St |
| Introduced | June 22, 2022 |
| Plan Commission | November 17, 2022 |

to: (a) provide and maintain a landscaped minimum 30-foot wide river setback and continuous riverside trail in such area indicated on the approved site plan. The Applicant shall permit un-gated public access to the river setback and provide informational and way-finding signage following the Chicago River Brand and Sign Guidelines at all entries to the riverwalk that the riverwalk is open to the public, free of charge, during normal park hours from 6:00 a.m. to 11:00 p.m. No Part II approval for any development parcels adjacent to the river shall be granted until site plan approval has been granted for the riverwalk identifying the menu and location of improvement items necessary to meet the requirements of the Chicago River Design Guidelines in effect at the time of Part II review. Following approval by DPD, the approved Site Plan Approval Submitted for the riverwalk with supporting materials shall be made part of the main file. All improvements within the river setback must be substantially completed prior to receipt of Certificate of Occupancy for the principal building, provided that planting may be delayed, if consistent with good landscape practice, but not longer than one year following receipt of the occupancy certificate.

This planned development amendment does not contemplate any new development and so applicant is not required to submit a site plan with respect to any new improvements abutting the Chicago River at this time. At the time in the future when Applicant seeks planned development approval for new development on the property abutting the Chicago River Applicant shall be required to implement the details contained in this planned development statement.

17. The applicant acknowledges that it is in the public interest to design, construct, and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. At the time any Site Plan Approval is granted for future buildings 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 building that is subject to the aforementioned Policy and must provide documentation verifying compliance. For previous improvements, Applicant has used rainwater harvesting in the past as a mechanism for satisfying the Sustainable Development Policy. Cisterns have been installed so that Rainwater is collected into the cisterns and pumped back into the irrigation system to assist in maintaining the landscape throughout the Property.

18. Construction of the new improvements contemplated by the April 30, 2014 planned development have been completed. This amendment to the planned development does not contemplate any new construction and therefore the planned development shall be considered vested and shall not expire.

| | |
|-----------------|---|
| Applicant | Fennis Corporation of America db/a Midtown Athletic Club |
| Address | 2416-2520 N Elston Ave., 2000-2050 W Fullerton Ave, 2425-2455 N Elston Ave., 2418-2518 N Damen Ave., 2463-2497 N Leavitt St |
| Introduced | June 22, 2022 |
| Plan Commission | November 17, 2022 |

Planned Development Exhibits

- PD-0 Planned Development Exhibits
- PD-A Bulk Regulations Table
- PD-B Existing Land-Use / Areal Map
- PD-C Existing Zoning Map
- PD-D Right of Way Adjustment Map
- PD-E Planned Development Boundary & Property Line Map
- PD-F Site Plan / First Floor Plan
- PD-G Landscape Plans (G1-G4)

MIDTOWN PLAZA

Planned Development Exhibits

| | | | |
|-----------|---|--------------------------------|------------|
| Applicant | TENNIS CORPORATION OF AMERICA d/b/a MIDTOWN ATHLETIC CLUB | City Council Introduction Date | 06.22.2022 |
| Address | 2416-2520 N. Elston Ave, 2000-2050 W. Fullerton Ave, 2425-2455 N. Elston Ave, 2418-2518 N. Damen Ave, 2463-2497 N. Leavitt St. Chicago IL. | Chicago Plan Commission Date | 11.17.2022 |

Bulk Regulations Table

| | |
|---------------------------------------|------------------------|
| GROSS SITE AREA: | 650,651 SF |
| AREA IN THE PUBLIC RIGHT OF WAY: | 125,068 SF |
| NET SITE AREA: | 525,583 SF |
| MAXIMUM ALLOWABLE FAR: | 3.0 |
| BICYCLE PARKING: | 50 |
| MINIMUM LOADING DOCK: | 3 |
| SET BACK: | PER APPROVED SITE PLAN |
| MAXIMUM PROPOSED BUILDING HEIGHT: | 80 FT |
| MINIMUM NUMBER OF OFF STREET PARKING: | 65 |

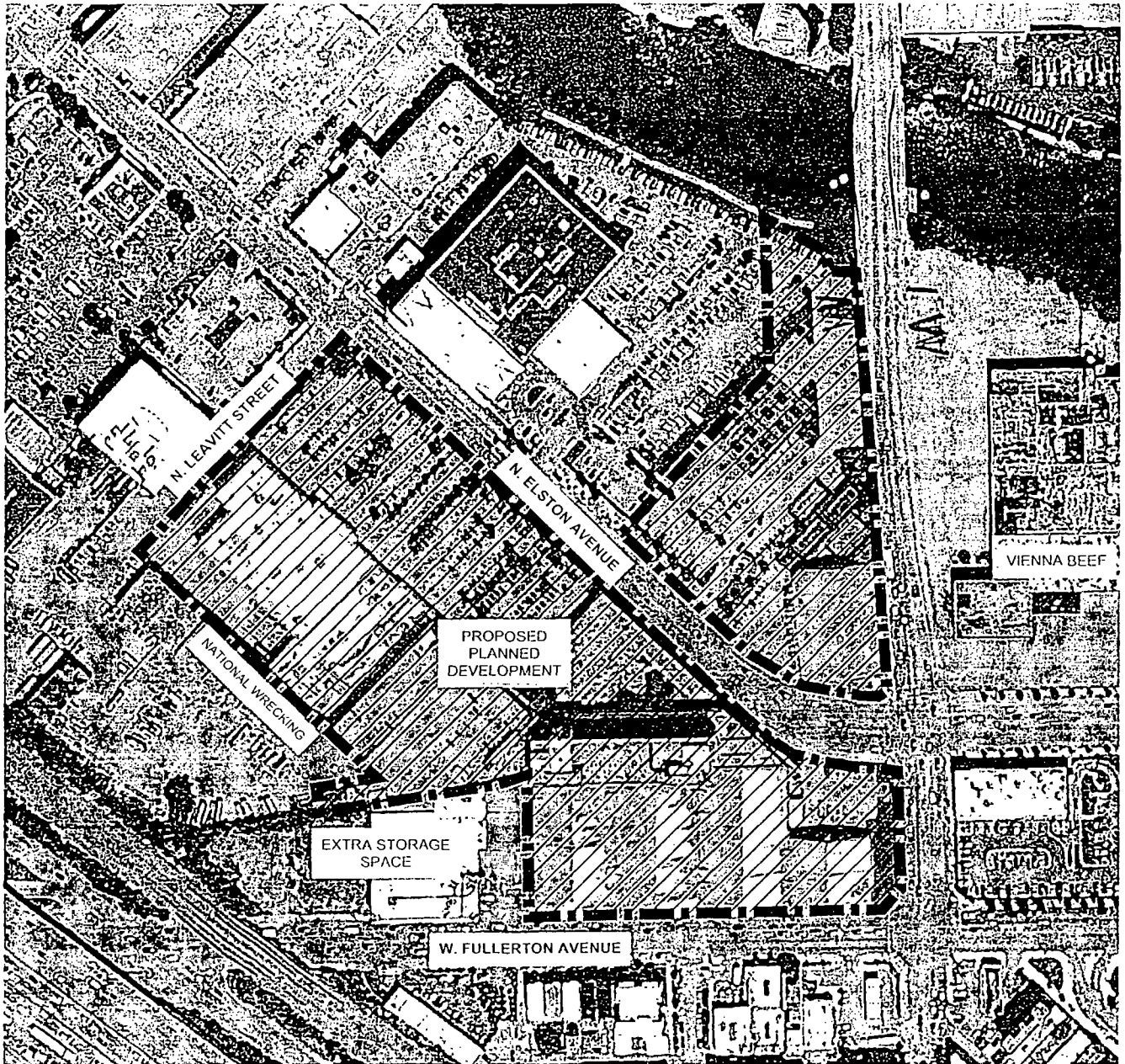
PD-A

MIDTOWN PLAZA

Planned Development Exhibits

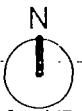
| | | | |
|-----------|--|--------------------------------|------------|
| Applicant | TENNIS CORPORATION OF AMERICA d/b/a MIDTOWN ATHLETIC CLUB | City Council Introduction Date | 06.22.2022 |
| Address | 2416-2520 N. Elston Ave, 2000-2050 W. Fullerton Ave, 2425-2455 N. Elston Ave, 2418-2518 N. Damen Ave, 2463-2497 N. Leavitt St, Chicago IL | Chicago Plan Commission Date: | 11.17.2022 |

Existing Land-Use / Aerial Map



PD-B

SCALE: 1:3000



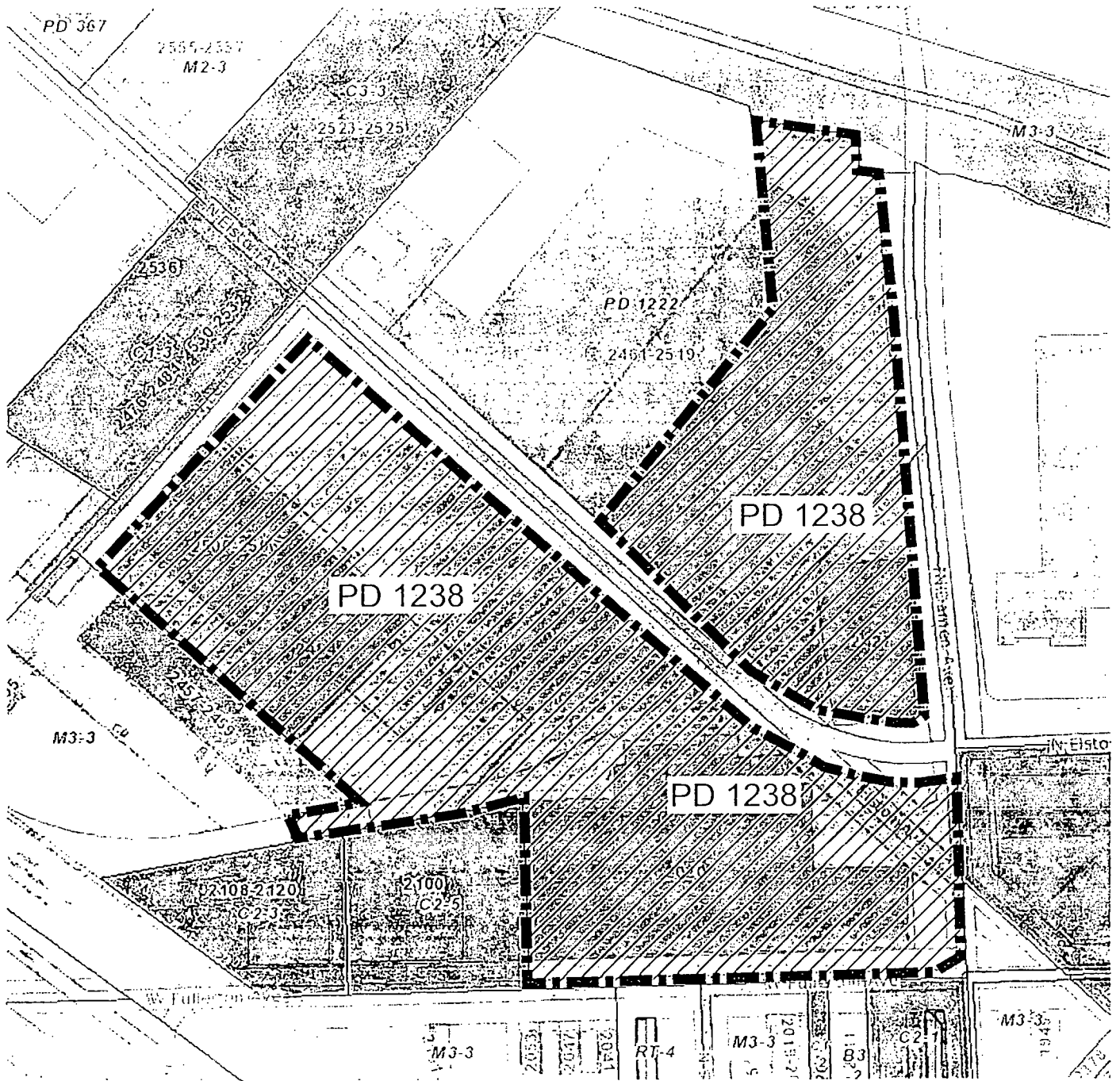
MIDTOWN PLAZA

Planned Development Exhibits

Applicant TENNIS CORPORATION OF AMERICA d/b/a MIDTOWN ATHLETIC CLUB
 Address 2416-2520 N Elston Ave., 2000-2050 W Fullerton Ave., 2425-2455 N Elston Ave.,
 2418-2518 N Damen Ave., 2463-2497 N Leavitt St Chicago IL

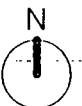
City Council Introduction Date 06 22 2022
 Chicago Plan Commission Date: 11.17.2022

Existing Zoning Map



PD-C

SCALE: 1:3000

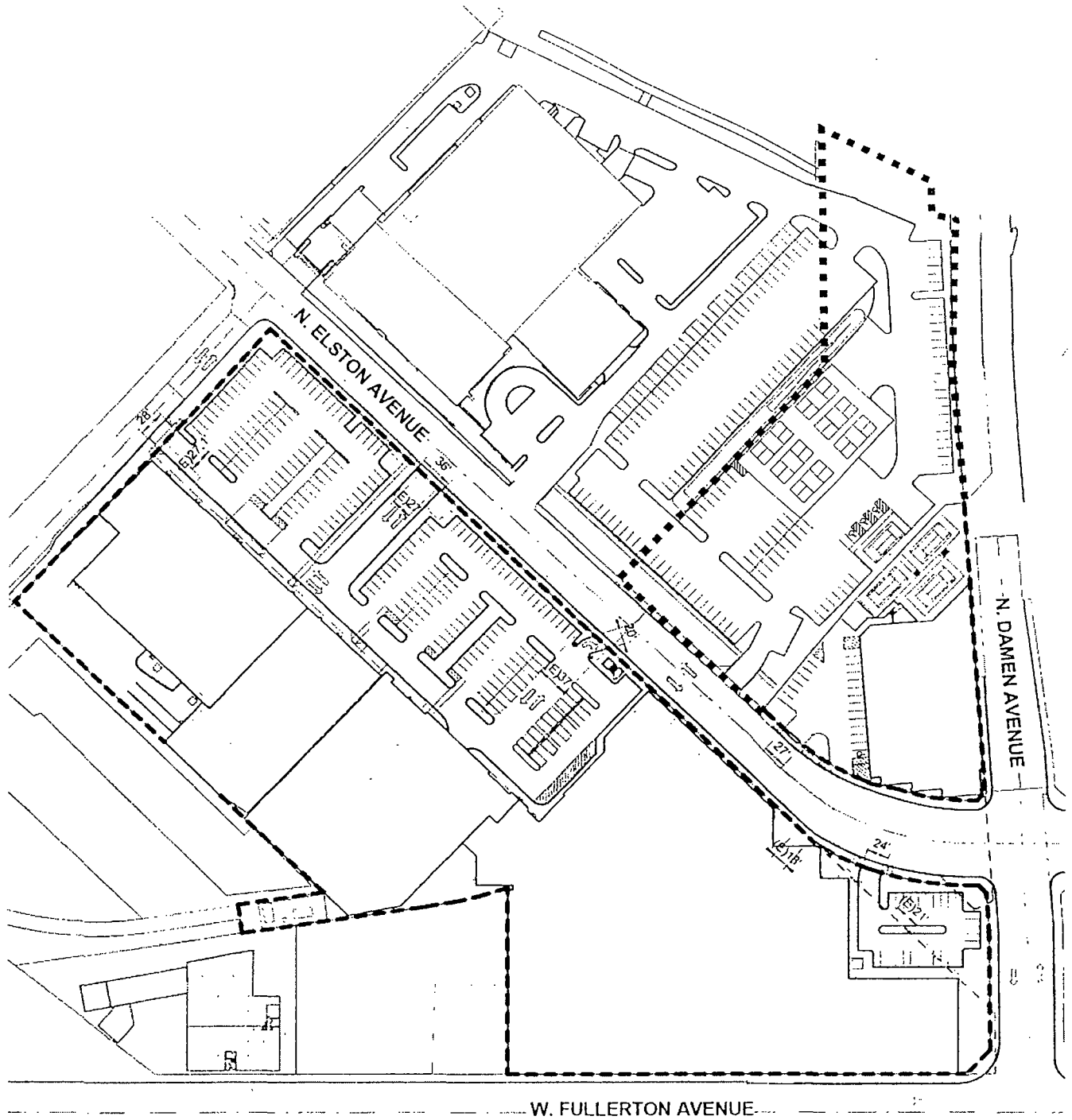


MIDTOWN PLAZA

Planned Development Exhibits

Applicant TENNIS CORPORATION OF AMERICA d/b/a MIDTOWN ATHLETIC CLUB
 Address 2416-2520 N Elston Ave, 2000-2050 W Fullerton Ave, 2425-2455 N Elston Ave,
 2418-2518 N Damen Ave, 2463-2497 N Leavitt St Chicago IL

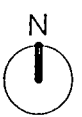
City Council Introduction Date 06.22.2022
 Chicago Plan Commission Date: 11.17.2022



- PD Adjusted Property and ROW Limits
- Old Property and ROW Limits

PD-D

SCALE: 1" = 160'-0"



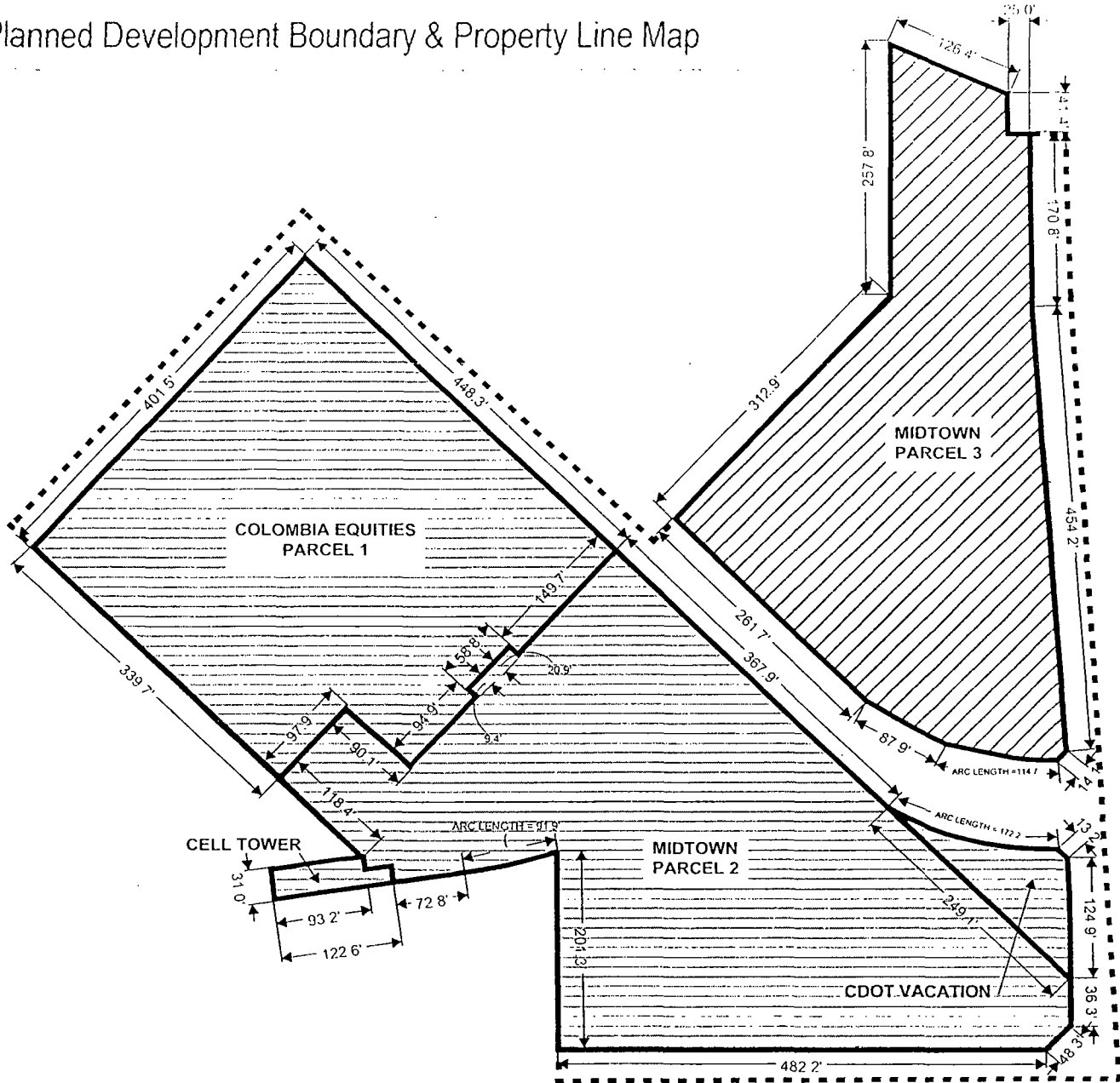
MIDTOWN PLAZA

Planned Development Exhibits

Applicant TENNIS CORPORATION OF AMERICA d/b/a MIDTOWN ATHLETIC CLUB
 Address 2416-2520 N Elston Ave 2000-2050 W Fullerton Ave., 2425-2455 N Elston Ave
 2418-2518 N Damen Ave 2463-2497 N Leavitt St Chicago IL

City Council Introduction Date 06 22 2022
 Chicago Plan Commission Date 11.17.2022

Planned Development Boundary & Property Line Map

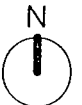


AREA SCHEDULE

| | | |
|--------------------------|-------------------|----------------|
| COLOMBIA PARCEL 1. | 166,201 SF | (+/- 3.815 AC) |
| MIDTOWN PARCEL 2 | 197,556 SF | (+/- 4.535 AC) |
| CELL TOWER | 3,390 SF | (+/- 0.078 AC) |
| CDOT VACATION | 10,217 SF | (+/- 0.235 AC) |
| MIDTOWN PARCEL 3 | 148,219 SF | (+/- 3.403 AC) |
| NET SITE TOTAL: | 525,583 SF | |
| FRONTAGE ROW: | 125,068 SF | |
| GROSS SITE TOTAL: | 650,651 SF | |

PD-E

SCALE: 1" = 160'-0"



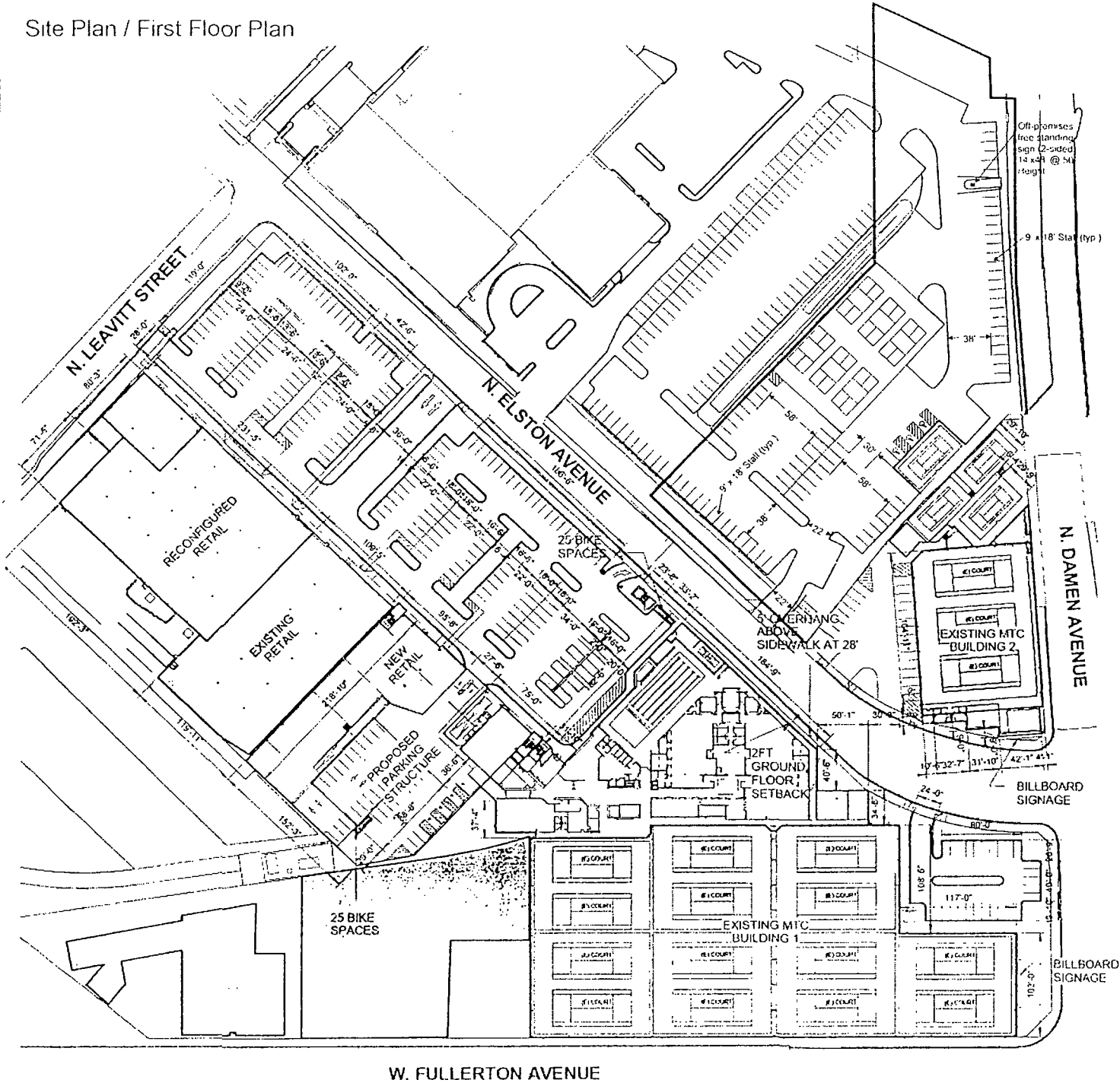
MIDTOWN PLAZA

Planned Development Exhibits

Applicant: TENNIS CORPORATION OF AMERICA d/b/a MIDTOWN ATHLETIC CLUB
 Address: 2416-2520 N Elston Ave, 2000-2050 W Fullerton Ave, 2425-2455 N Elston Ave
 2418-2518 N Damen Ave, 2463-2497 N Leavitt St Chicago Ill

City Council Introduction Date: 06.22.2022
 Chicago Plan Commission Date: 11.17.2022

Site Plan / First Floor Plan



PD-F

SCALE: 1" = 140'

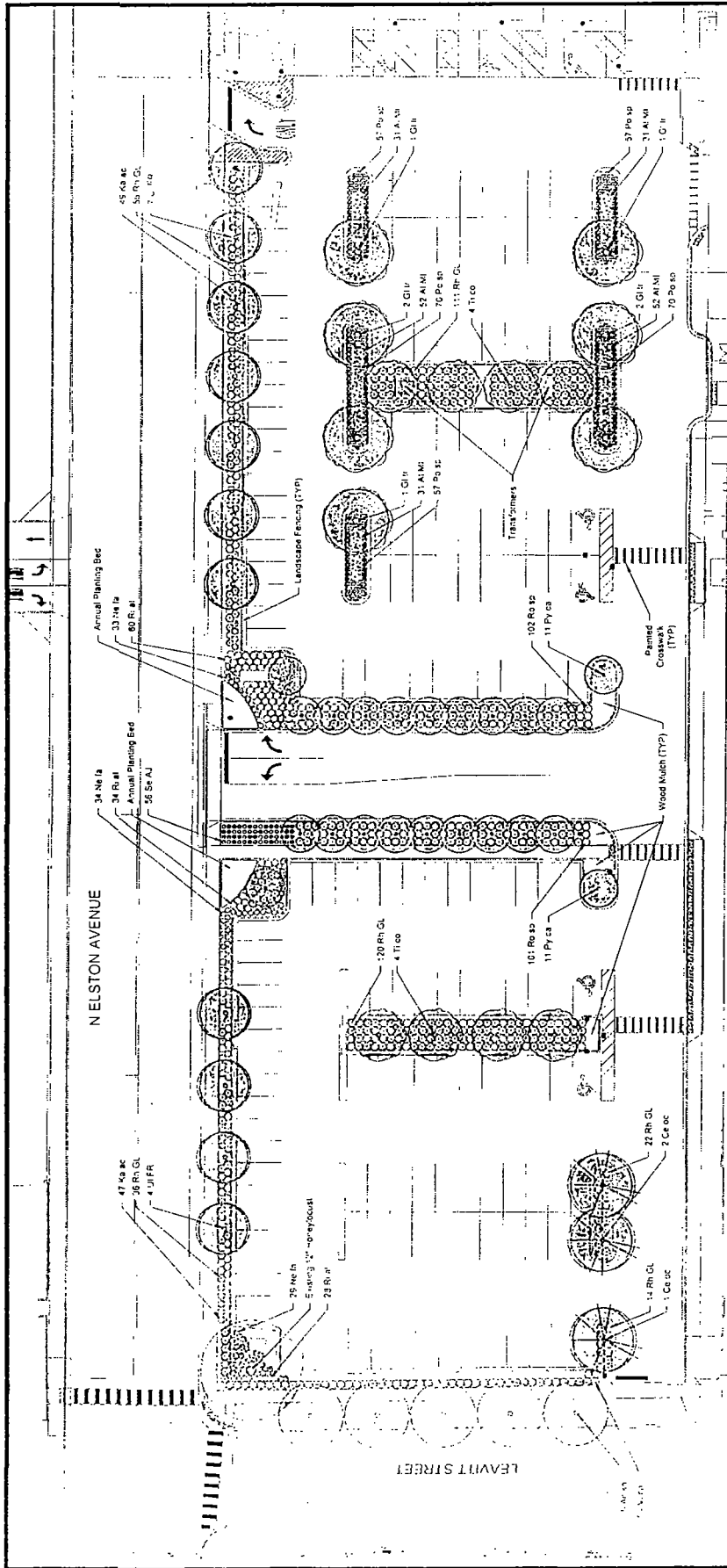


MIDTOWN PLAZA

Planned Development Exhibits

Applicant TENNIS CORPORATION OF AMERICA d/b/a MIDTOWN ATHLETIC CLUB
 Address 2416-2520 N. Elston Ave, 2000-2050 W. Fullerton Ave, 2425-2455 N. Elston Ave
 2418-2518 N. Damen Ave, 2463-2497 N. Leavitt St Chicago, IL

City Council Introduction Date 06.22.2022
 Chicago Plan Commission Date 11.17.2022



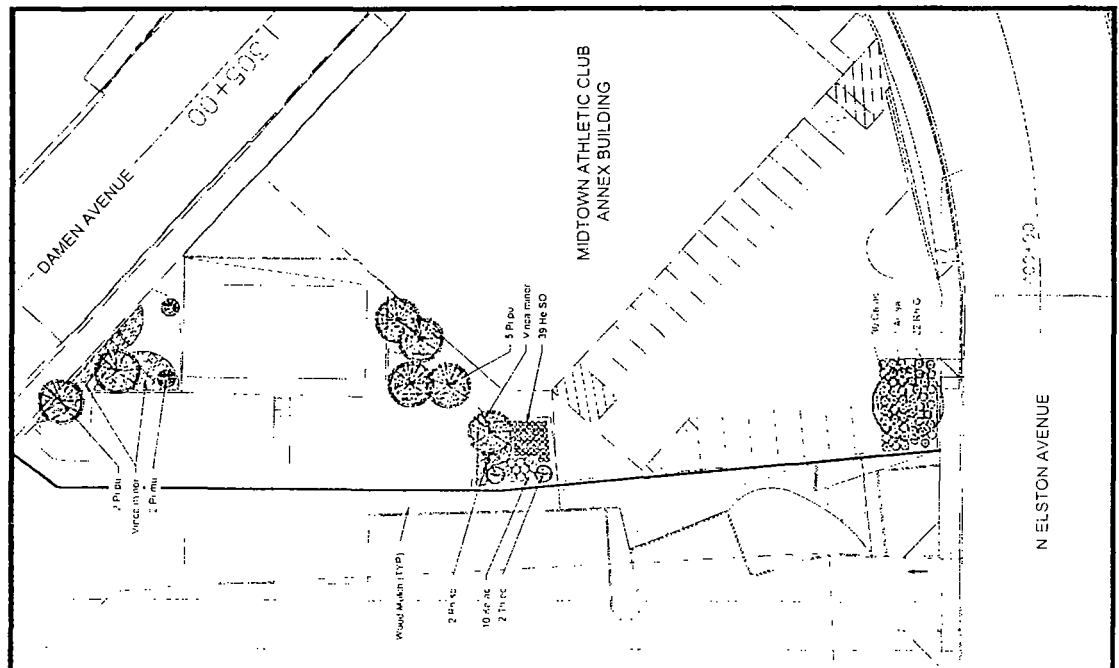
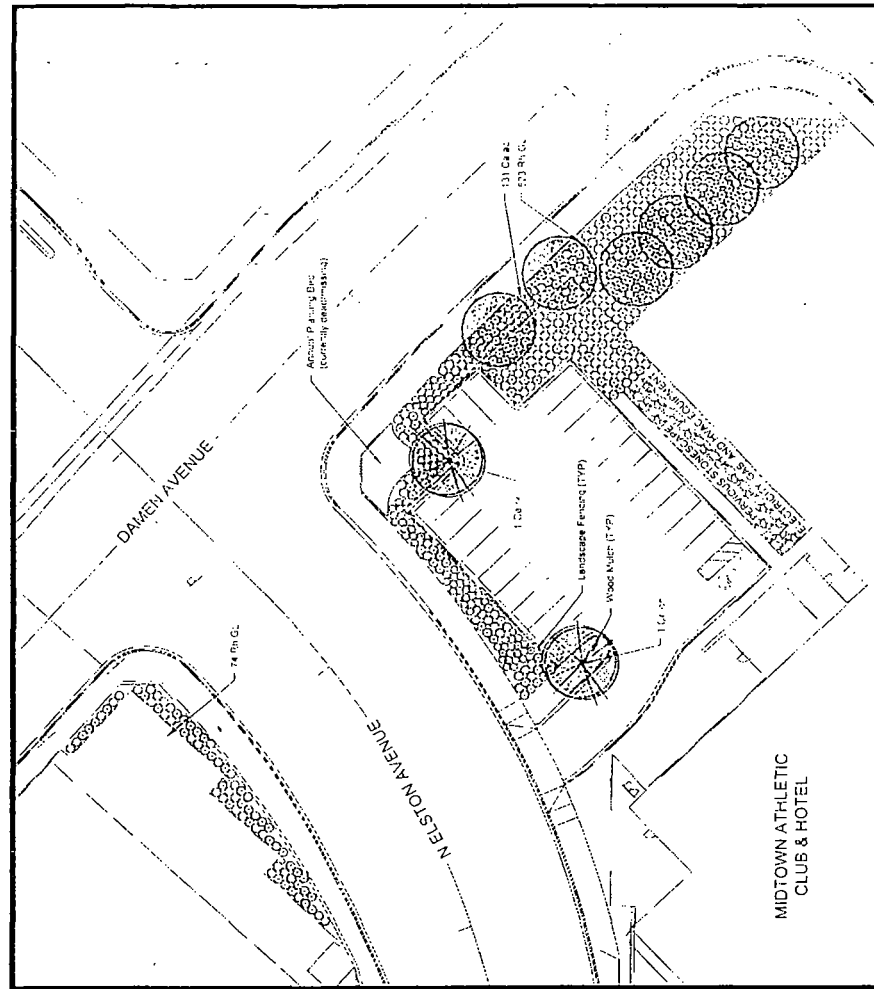
PD-G1

MIDTOWN PLAZA

Planned Development Exhibits

| | | | |
|------------|---|---------------------------------|------------|
| Applicant: | TENNIS CORPORATION OF AMERICA dba MIDTOWN ATHLETIC CLUB | City Council Introduction Date: | 06.22.2022 |
| Address: | 2416-2520 N. Elston Ave, 2000-2050 W. Fullerton Ave, 2425-2455 N. Elston Ave, 2418-2518 N. Damen Ave, 2483-2497 N. Leavitt St, Chicago IL | Chicago Plan Commission Date: | 11.17.2022 |

Landscaping Exhibit



PD-G2

MIDTOWN PLAZA

Planned Development Exhibits

Applicant: TENNIS CORPORATION OF AMERICA d/b/a MIDTOWN ATHLETIC CLUB
 Address: 2416-2520 N. Elston Ave. 2000-2050 W. Fullerton Ave. 2425-2455 N. Elston Ave.
 2418-2518 N. Damen Ave. 2463-2497 N. Leavitt St. Chicago IL

City Council Introduction Date: 06/22/2022
 Chicago Plan Commission Date: 11/17/2022

Landscaping Exhibit

PLANT LIST

| Sym | Botanical Name | Common Name | Ex Qty | Prop Qty | Size | Cond |
|-------------------|---|----------------------------|--------|----------|------|------|
| Trees | | | | | | |
| Ac sa | <i>Acer saccharum</i> | Sugar Maple | 5 | 2 | 2.5" | B&B |
| Ac sa | <i>Acer saccharum</i> | Sugar Maple | 1 | 3 | 3" | B&B |
| Ce oc | <i>Celtis occidentalis</i> | Common Hackberry | 3 | 2 | 2.5" | B&B |
| Ce oc | <i>Celtis occidentalis</i> | Common Hackberry | 2 | 3 | 3" | B&B |
| Gl ti | <i>Gleditsia triacanthos var. inermis</i> | Thornless Honeylocust | 7 | 2 | 2.5" | B&B |
| Gl ti | <i>Gleditsia triacanthos var. inermis</i> | Thornless Honeylocust | 1 | 17 | 3" | B&B |
| Py pu | <i>Picea pungens</i> | Colorado Spruce | 7 | 8 | B&B | |
| Py ca | <i>Pyrus callerya</i> | Asian Pear | 22 | 2 | 2.5" | B&B |
| Ti co | <i>Tilia cordata</i> | Littleleaf Linden | 8 | 2 | 2.5" | B&B |
| IF FR | <i>Fraxinus Franconia</i> | Franch Elm | 11 | 2 | 2.5" | B&B |
| Ac ru | <i>Acer rubrum 'October Glory'</i> | October Glory Red Maple | 6 | 3 | 3" | B&B |
| Shrubs | | | | | | |
| Pi mu | <i>Pinus mugo</i> | Mugo Pine | 2 | #5 | CONT | |
| Ri al | <i>Ribes alpinum</i> | Alpine Currant | 122 | #5 | CONT | |
| Ri sp | <i>Rhododendron speciosa</i> | Asiatic | 2 | #5 | CONT | |
| Ri Gl | <i>Rhus aromatica 'Gm Low'</i> | Cre-Flow Fragrant Sumac | 956 | 22 | #5 | CONT |
| Ro sp | <i>Rosa speciosa</i> | Shrub Rose | 203 | #5 | CONT | |
| Th oc | <i>Thuja occidentalis</i> | American Arborvitae | 7 | #5 | CONT | |
| Vi ca | <i>Viburnum carlesii</i> | Korean Spice Viburnum | 54 | #5 | CONT | |
| Grasses | | | | | | |
| Ca ac | <i>Calamagrostis x acutiflora</i> | Feather Reed Grass | 237 | 32 | #1 | CONT |
| Po sp | <i>Poaa speciosa</i> | Ornamental Grass | 311 | #1 | CONT | |
| Perennials | | | | | | |
| Al Mi | <i>Allium 'Millenium'</i> | Millenium Ornamental Onion | 197 | #1 | CONT | |
| He SO | <i>Hemerocallis x 'Stella De Oro'</i> | Stella De Oro Daylily | 39 | #1 | CONT | |
| Ne fa | <i>Nepeta x 'Jasseyana'</i> | Catmint | 96 | #1 | CONT | |
| Se Al | <i>Sedum 'Autumn Joy'</i> | Autumn Joy Stonecrop | 96 | #1 | CONT | |

LANDSCAPE CALCULATIONS

210523 - Midtown Athletic Club 2416 N Elston Avenue Chicago, IL 60617

| SETBACK / PERIMETER | LF | REQ TREES | PROP TREES |
|---------------------|-------|-----------|------------|
| (1 tree / 25 LF) | 1,401 | 57 | 24 |

(Continuous Screening Hedge)

| REQ LF | PROP LF |
|--------|---------|
| 981 | 577 |

(Continuous Ornamental Fence)

| REQ LF | PROP LF |
|--------|---------|
| 929 | 782 |

| VEHICULAR USE / INTERNAL AREA | PARKING SF | REQ. AREA RATIO | PROP. AREA RATIO |
|-------------------------------|------------|-----------------|------------------|
| (Landscape Area Ratio) 10% | 97,202 | 9,202 | 27,705 |

(1 tree / 125sf)

| REQ TREES | PROP TREES |
|-----------|------------|
| 78 | 46 |

GENERAL LANDSCAPE NOTES:

- ALL ALTERATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
- CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
- ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
- LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
- ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACKFILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED AND HAVE ALL TAGS AND ROPES REMOVED.
- ALL MASS PLANTED SHRUB BEDS TO BE BERMED 2" TO 3" ABOVE GRADE AND MEET DRAINAGE REQUIREMENTS.
- LAWN AND BED AREAS SHALL BE ROTOTILLED AND CLUMPS OF SOIL, AGGREGATES AND DEBRIS RAKED OUT AND REMOVED FROM THE SITE.
- ALL DISTURBED AREAS SHALL HAVE A MIN. OF 6" OF TOPSOIL PLACED AND THEN SEED, FERT. AND BLANKET INSTALLED.
- ALL BEDS SHALL BE EDGED, HAVE WEED PRE-EMERGENTS APPLIED AT THE RECOMMENDED RATE.
- SHREDDED HARDWOOD MULCH SPREAD AT A MINIMUM OF 3" DEPTH THROUGHOUT ALL NEW LANDSCAPE BEDS AND AROUND THE BASE OF ALL NEW TREES PLANTED OUTSIDE OF A LANDSCAPE BED.
- ALL DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.

PD-G3

MIDTOWN PLAZA

Planned Development Exhibits

Applicant TENNIS CORPORATION OF AMERICA d/b/a MIDTOWN ATHLETIC CLUB

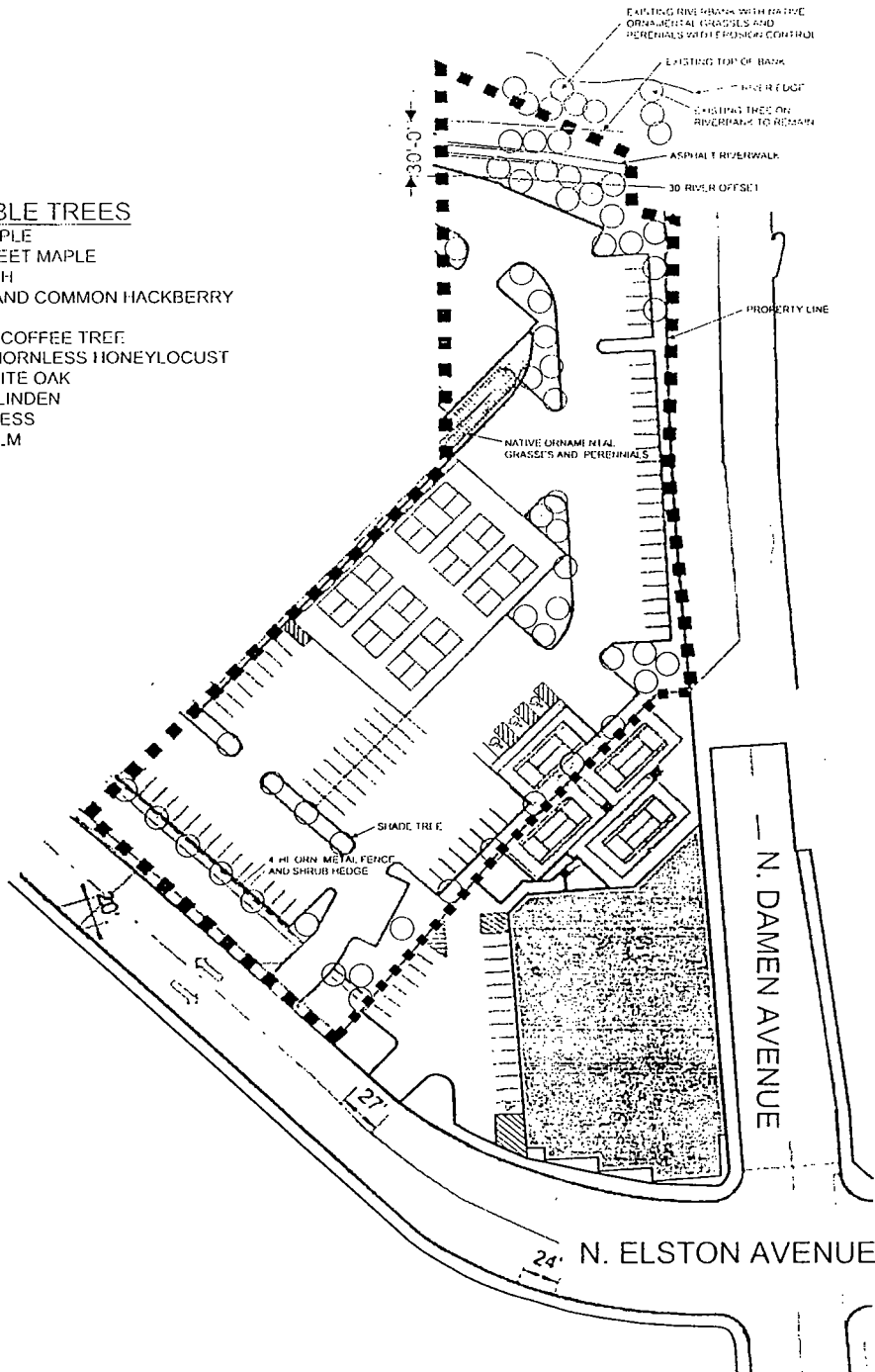
City Council Introduction Date 06 22 2022

Address 2416-2520 N Elston Ave, 2000-2050 W Fullerton Ave 2425-2455 N Elston Ave, 2418-2518 N Damen Ave 2463-2497 N Leavitt St Chicago IL

Chicago Plan Commission Date 11.17 2022

ALLOWABLE TREES

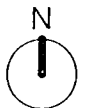
- MARMO MAPLE
- STATE STREET MAPLE
- RIVER BIRCH
- CHICAGOLAND COMMON HACKBERRY
- GINKO
- KENTUCKY COFFEE TREE
- SKYLINE THORNLESS HONEYLOCUST
- SWAMP WHITE OAK
- REDMOND LINDEN
- BALD CYPRESS
- TRIUMPH ELM



—— LANDSCAPE AREA 4 LIMITS

PD-G4

SCALE: 1" = 100'-0"



MIDTOWN PLAZA

Planned Development Exhibits

Applicant: TENNIS CORPORATION OF AMERICA d/b/a MIDTOWN ATHLETIC CLUB
 Address: 2416-2520 N. Elston Ave, 2000-2050 W. Fullerton Ave, 2425-2455 N. Elston Ave
 2418-2518 N. Damen Ave, 2463-2497 N. Leavitt St, Chicago IL


City Council Introduction Date: 06.22.2022
 Chicago Plan Commission Date: 11.17.2022



-DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Tom Tunney
Chairman, City Council Committee on Zoning

From: 
Maurice D. Cox
Chicago Plan Commission

Date: November 17, 2022

Re: Proposed Waterway-Business Planned Development No. 1238, as amended – 2416-2520
N. Elston Avenue

On November 17, 2022, the Chicago Plan Commission recommended approval of the proposed Waterway-Business Planned Development No. 1238, as amended, submitted by Tennis Corporation of America d/b/a Midtown Athletic Club. The Applicant proposes to rezone the subject site from Business Planned Development No. 1238 to Waterway-Business Planned Development Number 1238, as amended. The proposal will include additional property within the Planned Development boundaries. No new construction or site improvements are proposed as part of this amendment request. A copy of the proposed ordinance, planned development statements, bulk table and exhibits are attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact Carmen Martinez at 312-744-5920.

Cc: PD Master File (Original PD, copy of memo)