



City of Chicago



SO2013-8395

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 11/13/2013

Sponsor(s): City Clerk (transmitted by)

Type: Ordinance

Title: Zoning Reclassification App No. 17881 at 2416-2520 N Elston Ave, 2000-2050 W Fullerton Ave, 2463-2497 N Leavitt St, 2425-2455 N Elston Ave and 2418-2458 N Damen Ave

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

SUBSTITUTE 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 C1-1 Neighborhood Commercial District and M3-3 Heavy Industry District symbols and indications as shown on Map No. 7-H in an 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 667.91 feet southeast of the south right-of-way line of vacated North Leavitt Street; a line from a point 667.91 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 145.95 feet in length running northeast on a bearing of N. 36 degrees 51 minutes 23 seconds E; a line from the previously described point; to a point, said line being 149 feet in length running northeast on a bearing of N. 42 degrees 21 minutes 43 seconds E; a line from the previously described point; to a point, said line being 20.94 feet in length running to the northeast on a bearing of N. 84 degrees 15 minutes 19 seconds E and ending at the west right-of-way line of North Damen Avenue (said point is 432.32 feet north of the intersection of North Damen Avenue and North Elston Avenue); North Damen Avenue; West Fullerton Avenue; a line from a point 522.23 feet west of and parallel to North Damen Avenue; a line from a point 522.23 feet west of North Damen Avenue and 201.33 feet North of West Fullerton Avenue; to a point, 610.18 feet west of North Damen Avenue and 178.46 feet north of West Fullerton Avenue, said line is a convex arc measuring 91.89 feet in length with a radius of 550.22 feet with a bearing of S. 75 degrees 34 minutes 09 seconds W; a line from a point 610.18 feet of North Damen Avenue and 178.46 feet north of West Fullerton Avenue; to a point, 803.71 feet west of North Damen Avenue and 145.73 feet north of West Fullerton Avenue; a line from a point 803.71 feet west of North Damen Avenue and 145.73 feet north of West Fullerton Avenue; to a point 808.0 feet west of North Damen Avenue and 176.29 feet north of West Fullerton Avenue; a line from a point 808.9 feet west of North Damen Avenue and 176.29 feet north of West Fullerton Avenue; to a point 400.82 feet southwest of North Elston Avenue (measured perpendicular thereto) and 191.73 feet north of West Fullerton Avenue; and a line from a point 400.82 feet southwest of North Elston Avenue (measured perpendicular thereto) and 191.73 feet north of West Fullerton Avenue; to a point 401.45 feet southwest of North Elston Avenue as measured along the southeast right-of-way line of North Leavitt Street and the southwest right-of-way of North Leavitt Street (ToB),

to the designation of C3-3 Commercial, Manufacturing, and Employment District and a corresponding use district is hereby established in the area above described.

SECTION 2: Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance is hereby amended by changing all C3-3 Commercial, Manufacturing and Employment District symbols and indications established in Section 1 above to the designation of Business Planned Development No. _____ 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 3: This Ordinance shall be in force and effect from after its passage and due publication.

Bulk Regulations Table

GROSS SITE AREA:	528,420 SF
AREA IN THE PUBLIC RIGHT OF WAY:	105,747 SF
NET SITE AREA:	422,673 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: 11.11.2013

Address: 2416-2520 N. Elston Ave, 2000-2050 W. Fullerton Ave, 2425-2455 N. Elston Ave,
2418-2458 N. Damen Ave, 2463-2497 N. Leavitt St, Chicago IL

Chicago Plan Commision Date: 04.18.2014

BUSINESS PLANNED DEVELOPMENT NO. _____
PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Business Planned Development No. _____ consists of approximately 422,673 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 d/b/a 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 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 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

APPLICANT: TENNIS CORPORATION OF AMERICA d/b/a MIDTOWN ATHLETIC CLUB
ADDRESS: 2416-2520 NORTH ELSTON AVENUE, 2000-2050 WEST FULLERTON AVENUE, 2425-2455 NORTH ELSTON AVENUE, 2418-2458 NORTH DAMEN AVENUE, 2463-2497 NORTH LEAVITT STREET, CHICAGO, ILLINOIS
INTRODUCED: NOVEMBER 13, 2013
PLAN COMMISSION: APRIL 23, 2014

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 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.

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 sixteen (16) Statements; a Bulk Regulations and Data Table; Existing Zoning Map; an Existing Land Use Map; a Planned Development and Property Line Map; a Right of Way Adjustment Map; a Site Plan; a Landscape Plan; and Building Elevations prepared by DMAC Architecture P.C. dated April 18, 2014.. Full size copies of the Site Plan, Landscape Plan, and Building Elevations are on file with the Department of Planning and Development. In any

APPLICANT: TENNIS CORPORATION OF AMERICA d/b/a MIDTOWN ATHLETIC CLUB
ADDRESS: 2416-2520 NORTH ELSTON AVENUE, 2000-2050 WEST FULLERTON AVENUE, 2425-2455 NORTH ELSTON AVENUE, 2418-2458 NORTH DAMEN AVENUE, 2463-2497 NORTH LEAVITT STREET, CHICAGO, ILLINOIS
INTRODUCED: NOVEMBER 13, 2013
PLAN COMMISSION: APRIL 23, 2014

instance where a provision of this Planned Development conflicts with the Chicago 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.

5. The following uses shall be allowed within the area herein delineated as Business Planned Development: Indoor and Outdoor Participant Sports and Recreation, Retail Sales, Eating and Drinking Establishments, Financial Services, Medical Service, Office, Personal Service, Drive-Through Facilities when reviewed as Site Plan Approval in accordance with Statement No. 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-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. Currently there are two Off-Premise signs that exist 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 both of the existing Off-Premise signs. As a result, Applicant must relocate both signs. The two Off-Premise signs shall be permitted to be

APPLICANT: TENNIS CORPORATION OF AMERICA d/b/a MIDTOWN ATHLETIC CLUB
ADDRESS: 2416-2520 NORTH ELSTON AVENUE, 2000-2050 WEST FULLERTON AVENUE, 2425-2455 NORTH ELSTON AVENUE, 2418-2458 NORTH DAMEN AVENUE, 2463-2497 NORTH LEAVITT STREET, CHICAGO, ILLINOIS
INTRODUCED: NOVEMBER 13, 2013
PLAN COMMISSION: APRIL 23, 2014

relocated within the boundary of the Planned Development at the locations indicated on the attached Planned Development Exhibits. The first Off-Premise sign shall be a wall sign measuring 36 feet by ten feet six inches (36' x 10'6") , illuminated by wall mounted overhead lighting. The second Off-Premise sign shall be a freestanding sign on a pole measuring 30 feet by fourteen feet (30' x 14'), illuminated by overhead lighting.

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 422,673 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 for a drive through facility, a site plan for the proposed drive through facility shall be submitted to the Department of Housing and Economic 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.

APPLICANT: TENNIS CORPORATION OF AMERICA d/b/a MIDTOWN ATHLETIC CLUB
ADDRESS: 2416-2520 NORTH ELSTON AVENUE, 2000-2050 WEST FULLERTON AVENUE, 2425-2455 NORTH ELSTON AVENUE, 2418-2458 NORTH DAMEN AVENUE, 2463-2497 NORTH LEAVITT STREET, CHICAGO, ILLINOIS
INTRODUCED: NOVEMBER 13, 2013
PLAN COMMISSION: APRIL 23, 2014

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 #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 with 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

APPLICANT: TENNIS CORPORATION OF AMERICA d/b/a MIDTOWN ATHLETIC CLUB
ADDRESS: 2416-2520 NORTH ELSTON AVENUE, 2000-2050 WEST FULLERTON AVENUE, 2425-2455 NORTH ELSTON AVENUE, 2418-2458 NORTH DAMEN AVENUE, 2463-2497 NORTH LEAVITT STREET, CHICAGO, ILLINOIS
INTRODUCED: NOVEMBER 13, 2013
PLAN COMMISSION: APRIL 23, 2014

or modified pursuant to the provisions of Statement No. 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.

A Site Plan for a drive through facility 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

APPLICANT: TENNIS CORPORATION OF AMERICA d/b/a MIDTOWN ATHLETIC CLUB
ADDRESS: 2416-2520 NORTH ELSTON AVENUE, 2000-2050 WEST FULLERTON AVENUE, 2425-2455 NORTH ELSTON AVENUE, 2418-2458 NORTH DAMEN AVENUE, 2463-2497 NORTH LEAVITT STREET, CHICAGO, ILLINOIS
INTRODUCED: NOVEMBER 13, 2013
PLAN COMMISSION: APRIL 23, 2014

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 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,

APPLICANT: TENNIS CORPORATION OF AMERICA d/b/a MIDTOWN ATHLETIC CLUB
ADDRESS: 2416-2520 NORTH ELSTON AVENUE, 2000-2050 WEST FULLERTON AVENUE, 2425-2455 NORTH ELSTON AVENUE, 2418-2458 NORTH DAMEN AVENUE, 2463-2497 NORTH LEAVITT STREET, CHICAGO, ILLINOIS
INTRODUCED: NOVEMBER 13, 2013
PLAN COMMISSION: APRIL 23, 2014

- 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 title holders 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 with all applicable laws and regulations related to access for persons with disabilities and to promote accessibility.
 15. 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 of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development. The project will exceed ASHRAE 90.1-2004 and will provide a 100% green roof for all new net roof area. Included in the 100% green roof calculation is not only green roof area but also rainwater harvesting.

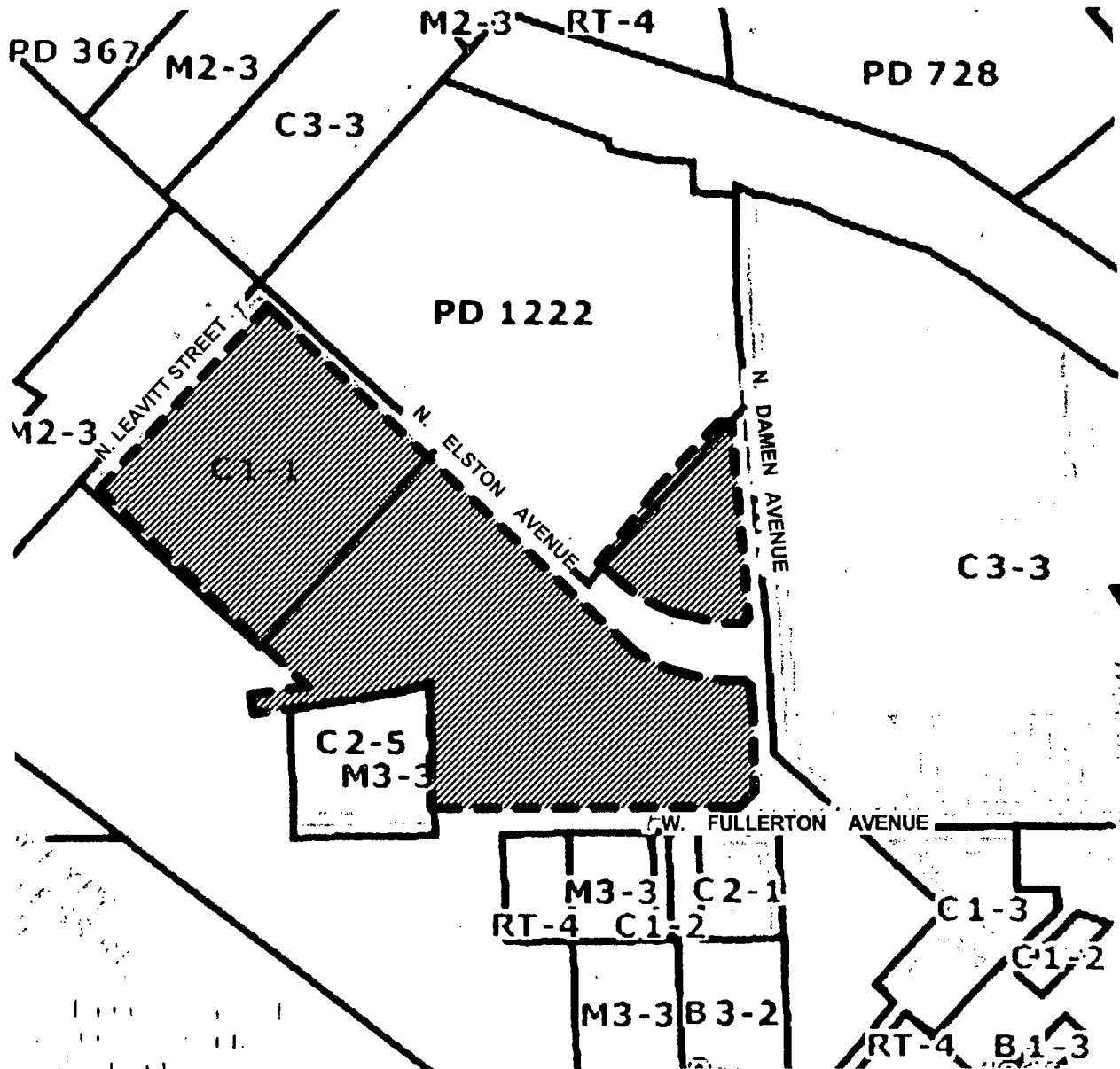
APPLICANT: TENNIS CORPORATION OF AMERICA d/b/a MIDTOWN ATHLETIC CLUB
ADDRESS: 2416-2520 NORTH ELSTON AVENUE, 2000-2050 WEST FULLERTON AVENUE, 2425-2455 NORTH ELSTON AVENUE, 2418-2458 NORTH DAMEN AVENUE, 2463-2497 NORTH LEAVITT STREET, CHICAGO, ILLINOIS
INTRODUCED: NOVEMBER 13, 2013
PLAN COMMISSION: APRIL 23, 2014

Rainwater shall be collected into cisterns and pumped back into the irrigation system to maintain the landscape throughout the property. "Net roof area" is defined as total roof area minus any required perimeter setbacks, roof top structures, and roof-mounted equipment.

16. Unless construction of the new improvements contemplated in this Planned Development 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 C3-3 Commercial, Manufacturing and Employment District classification.

APPLICANT: TENNIS CORPORATION OF AMERICA d/b/a MIDTOWN ATHLETIC CLUB
ADDRESS: 2416-2520 NORTH ELSTON AVENUE, 2000-2050 WEST FULLERTON AVENUE, 2425-2455 NORTH ELSTON AVENUE, 2418-2458 NORTH DAMEN AVENUE, 2463-2497 NORTH LEAVITT STREET, CHICAGO, ILLINOIS
INTRODUCED: NOVEMBER 13, 2013
PLAN COMMISSION: APRIL 23, 2014

Existing Zoning Map



PD-C

SCALE: 1:3000



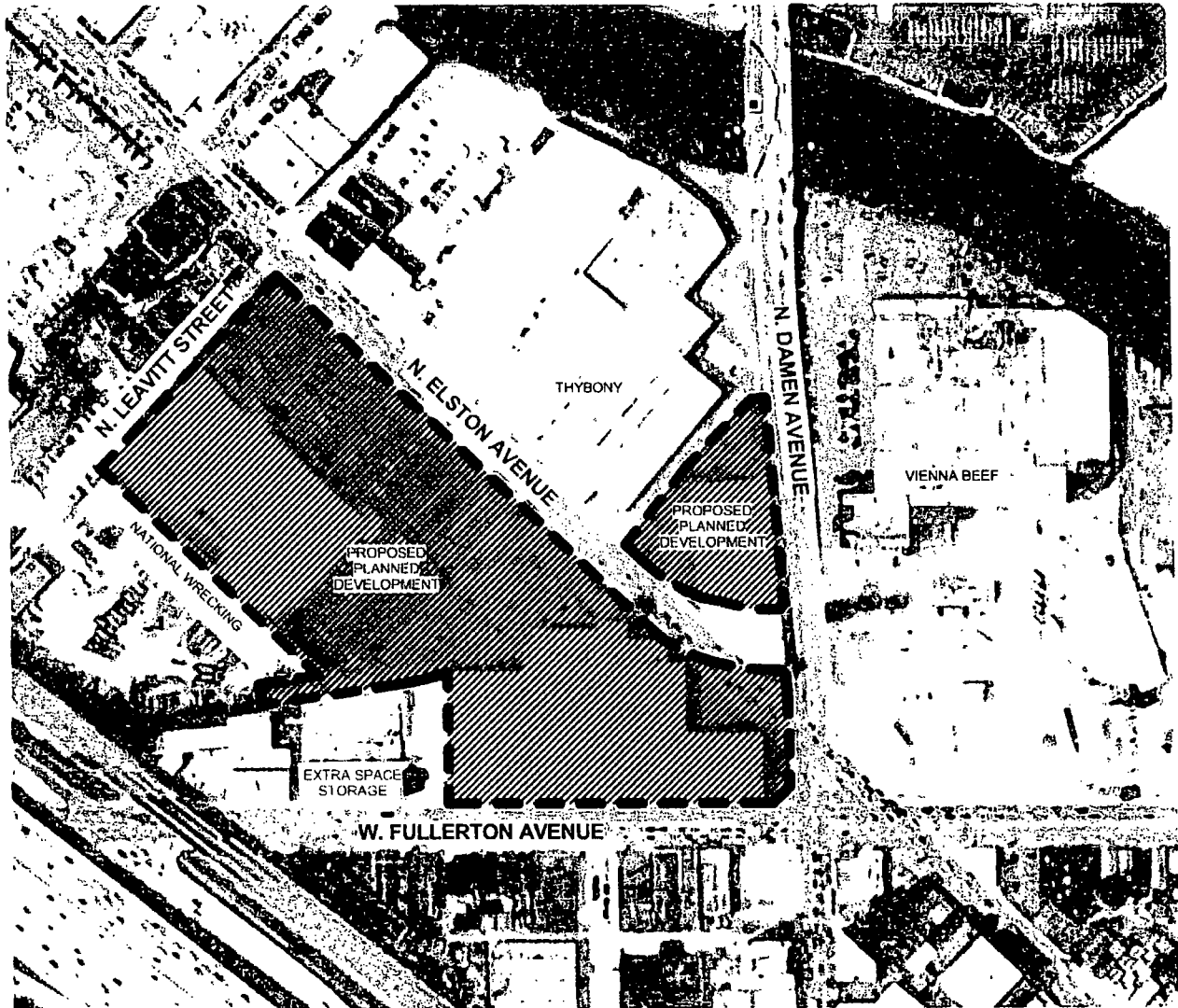
MIDTOWN PLAZA

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,
 2418-2458 N. Damen Ave, 2463-2497 N. Leavitt St, Chicago IL

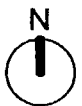
City Council Introduction Date: 11.11.2013
 Chicago Plan Commission Date: 04.18.2014

Existing Land-Use / Areal Map



PD-B

SCALE: 1 : 3000



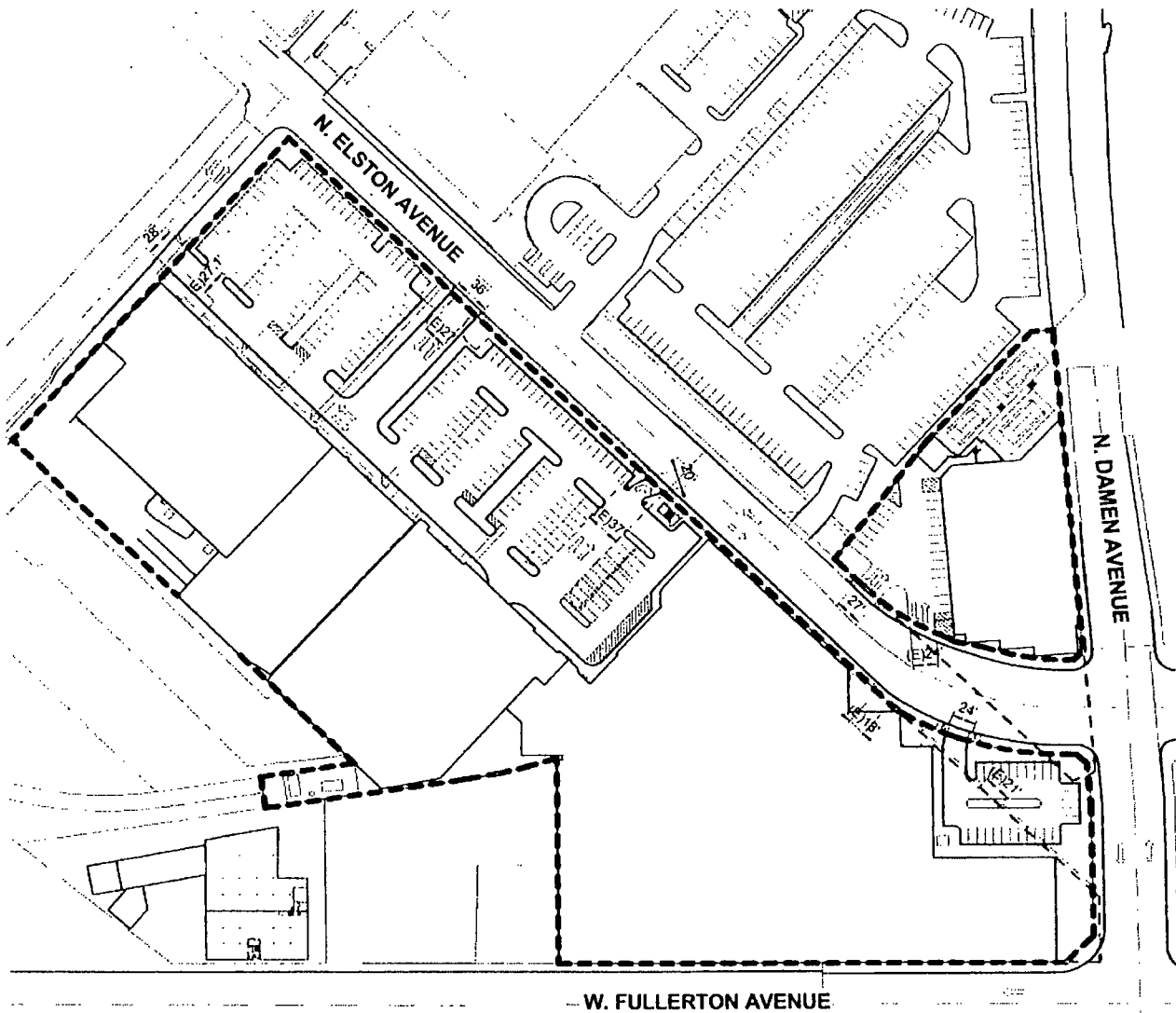
MIDTOWN PLAZA

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,
2418-2458 N. Damen Ave, 2463-2497 N. Leavitt St, Chicago IL

City Council Introduction Date: 11.11.2013
Chicago Plan Commission Date: 04.18.2014

Right of Way Adjustment Map



- EXISTING PROPERTY LINE
SHOWN DASHED LINE HALFTONE
- NEW PROPERTY LINE
SHOWN DASHED LINE

PD-D

SCALE: 1" = 160'-0"



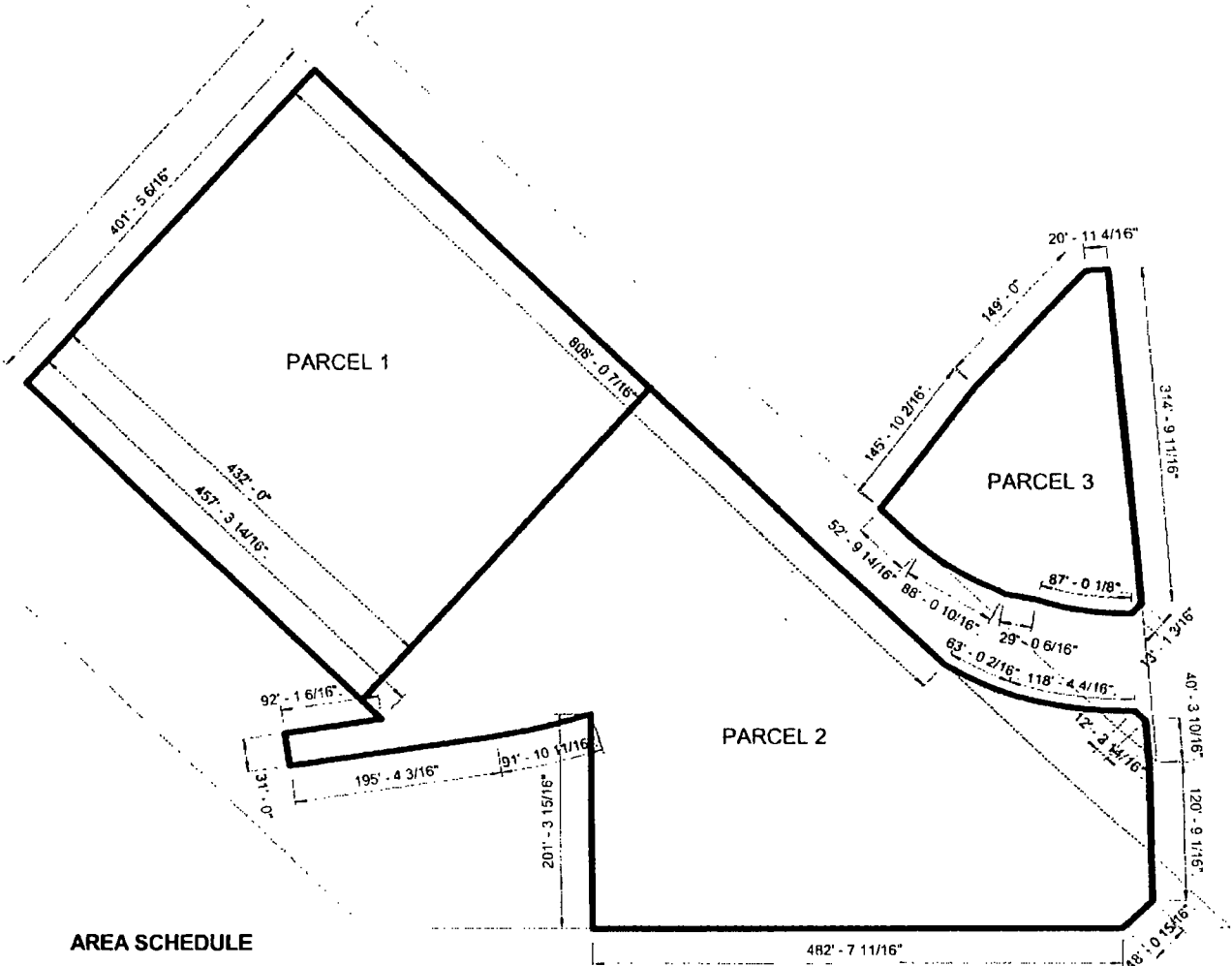
MIDTOWN PLAZA

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,
2418-2458 N. Damen Ave, 2463-2497 N. Leavitt St, Chicago IL

City Council Introduction Date: 11.11.2013
Chicago Plan Commission Date: 04.18.2014

Planned Development Boundary & Property Line Map



AREA SCHEDULE

EXISTING PARCEL 1:	173,290 SF	(+/- 3.978 AC)
EXISTING PARCEL 2:	194,824 SF	(+/- 4.473 AC)
PORTION OF CDOT ROW TO BE TAKEN FROM TCA:	959 SF	(+/- 0.022 AC)
PORTION OF CDOT ROW TO BE GRANTED TO TCA:	10,365 SF	(+/- 0.223 AC)
GROSS PARCEL 2 PROPOSED CONDITION:	204,230 SF	(+/- 4.688 AC)
EXISTING PARCEL 3:	56,299 SF	(+/- 1.292 AC)
PORTION OF CDOT ROW TO BE TAKEN FROM TCA:	11,146 SF	(+/- 0.256 AC)
GROSS PARCEL 3 PROPOSED CONDITION:	45,153 SF	(+/- 1.037 SF)
GROSS TOTAL:	422,673 SF	(+/- 9.703 AC)

AREAS BASED ON PLAT OF SURVEY FOR THE MIDTOWN TENNIS CLUB DATED 5 29 2013
 PREPARED BY MACKIE CONSULTANTS, L.L.C. CAD DRAWINGS FOR THE PROPOSED ELSTON AVE REALIGNMENT PROJECT
 PROVIDED BY ALFRED BENESCH & CO. ON 10 08 2013

PD-E

SCALE: 1" = 160'-0"



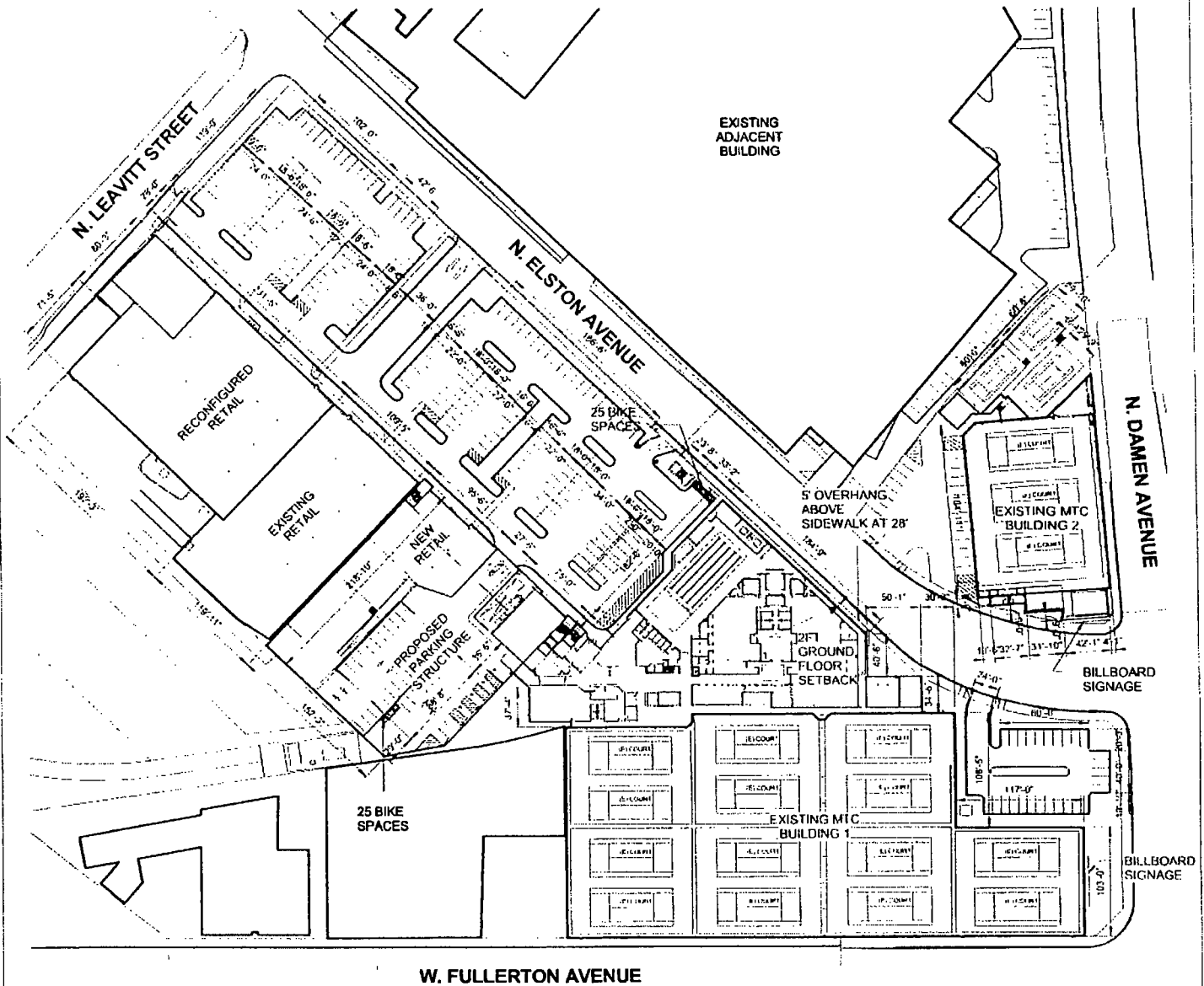
MIDTOWN PLAZA

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,
 2418-2458 N. Damen Ave, 2463-2497 N. Leavitt St, Chicago IL

City Council Introduction Date: 11.11.2013
 Chicago Plan Commission Date: 04.18.2014

Site Plan / First Floor Plan



PD-F

SCALE: 1" = 140'



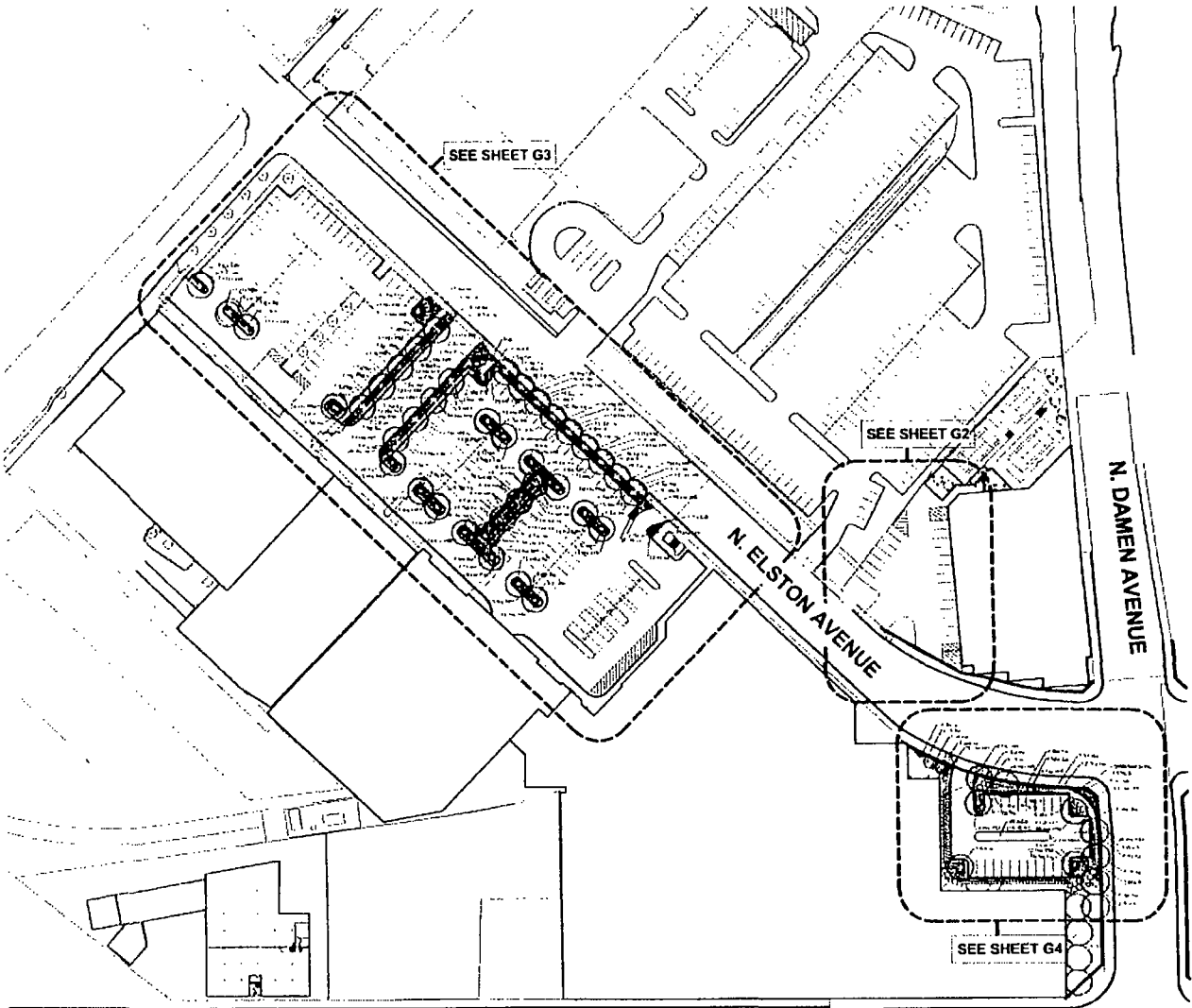
MIDTOWN PLAZA

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,
 2418-2458 N. Damen Ave, 2463-2497 N. Leavitt St, Chicago IL

City Council Introduction Date: 11.11.2013
 Chicago Plan Commission Date: 04.18.2014

Landscape Plan



W. FULLERTON AVENUE

PD-G1

SCALE: 1" = 160'-0"



MIDTOWN PLAZA

Planned Development Exhibits

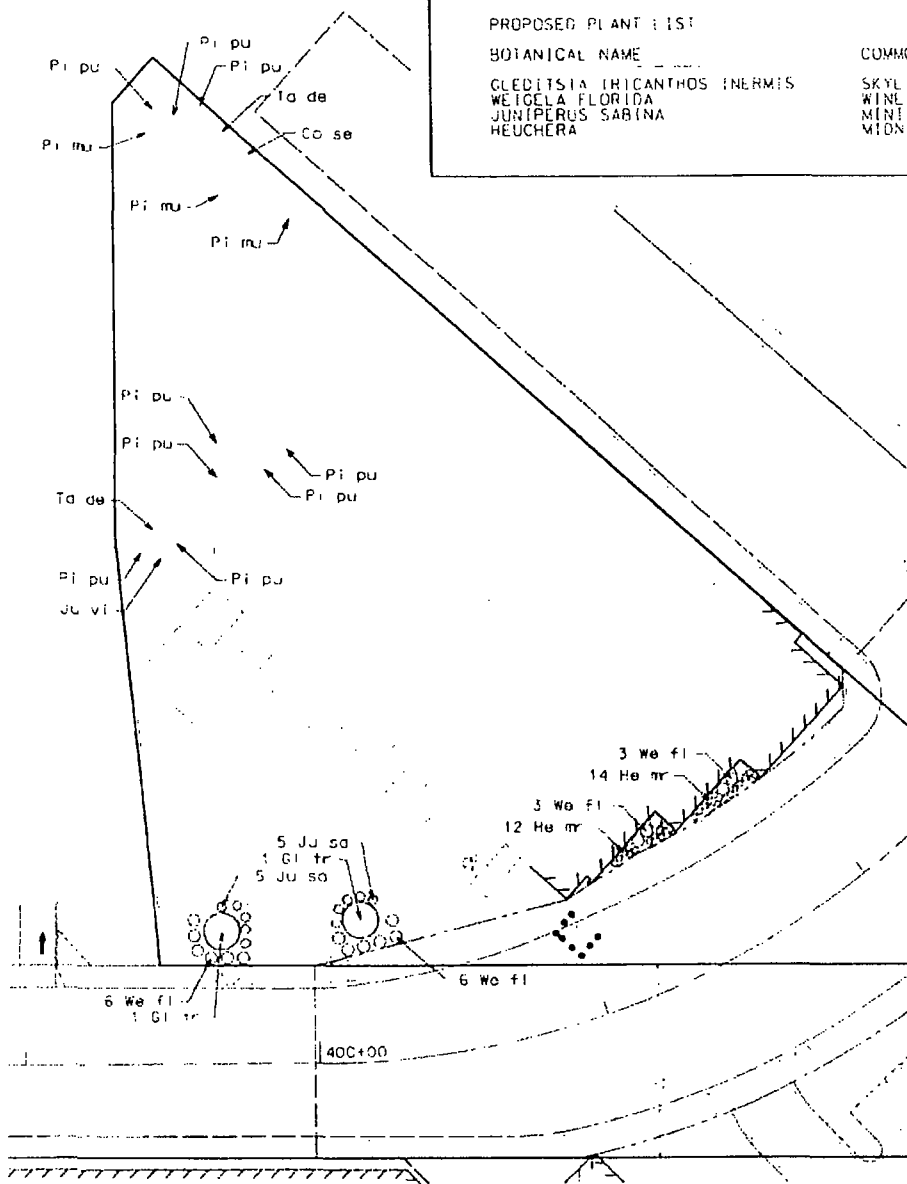
Applicant: TENNIS CORPORATION OF AMERICA d/b/a MIDTOWN ATHLETIC CLUB
 Address: 2416-2520 N. Elston Ave, 2000-2050 W. Fullerton Ave, 2425-2455 N. Elston Ave,
 2418-2458 N. Damen Ave, 2463-2497 N. Leavitt St, Chicago IL

City Council Introduction Date: 11.11.2013
 Chicago Plan Commission Date: 04.18.2014

Enlarged Landscape Plan

EXISTING PLANT LIST		
BOTANICAL NAME	COMMON NAME	SYM.
CORNUS SERICEA	REDTIG DOGWOOD	Co se
JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	Ju vi
PINUS MUGO	MUGO PINE	Pi mu
PICEA PUNGENS	SPRUCE	Pi pu
TAXUS DENIFORMIS	DENSE YEW	Tg de

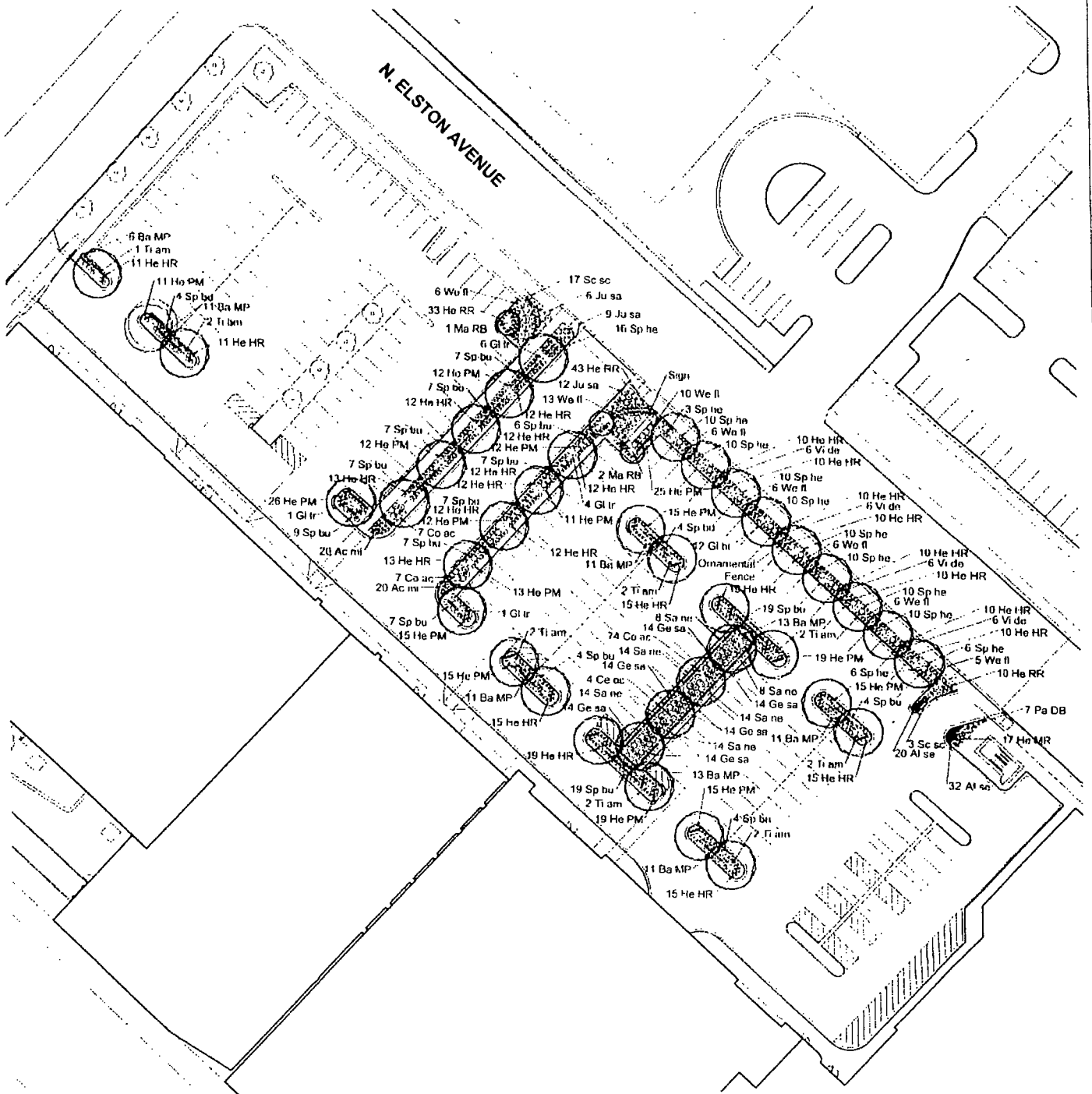
PROPOSED PLANT LIST		
BOTANICAL NAME	COMMON NAME	SYM.
CLEDISTIA TRICANTHOS INERMIS	SKYLINE HONEY LOCUST	Cl tr
WEIGELA FLORIDA	WINE & ROSES WEIGELA	We fl
JUNIPERUS SABINA	MINT ARCADIA JUNIPER	Ju sc
HEUCHERA	MIDNIGHT ROSE CORAL BELL	He nr



PD-G2

MIDTOWN PLAZA		Planned Development Exhibits	
Applicant:	TENNIS CORPORATION OF AMERICA d/b/a MIDTOWN ATHLETIC CLUB	City Council Introduction Date:	11.11.2013
Address:	2416-2520 N. Elston Ave, 2000-2050 W. Fullerton Ave, 2425-2455 N. Elston Ave, 2418-2458 N. Damen Ave, 2463-2497 N. Leavitt St, Chicago IL	Chicago Plan Commission Date:	04.18.2014

Enlarged Landscape Plan



PD-G3

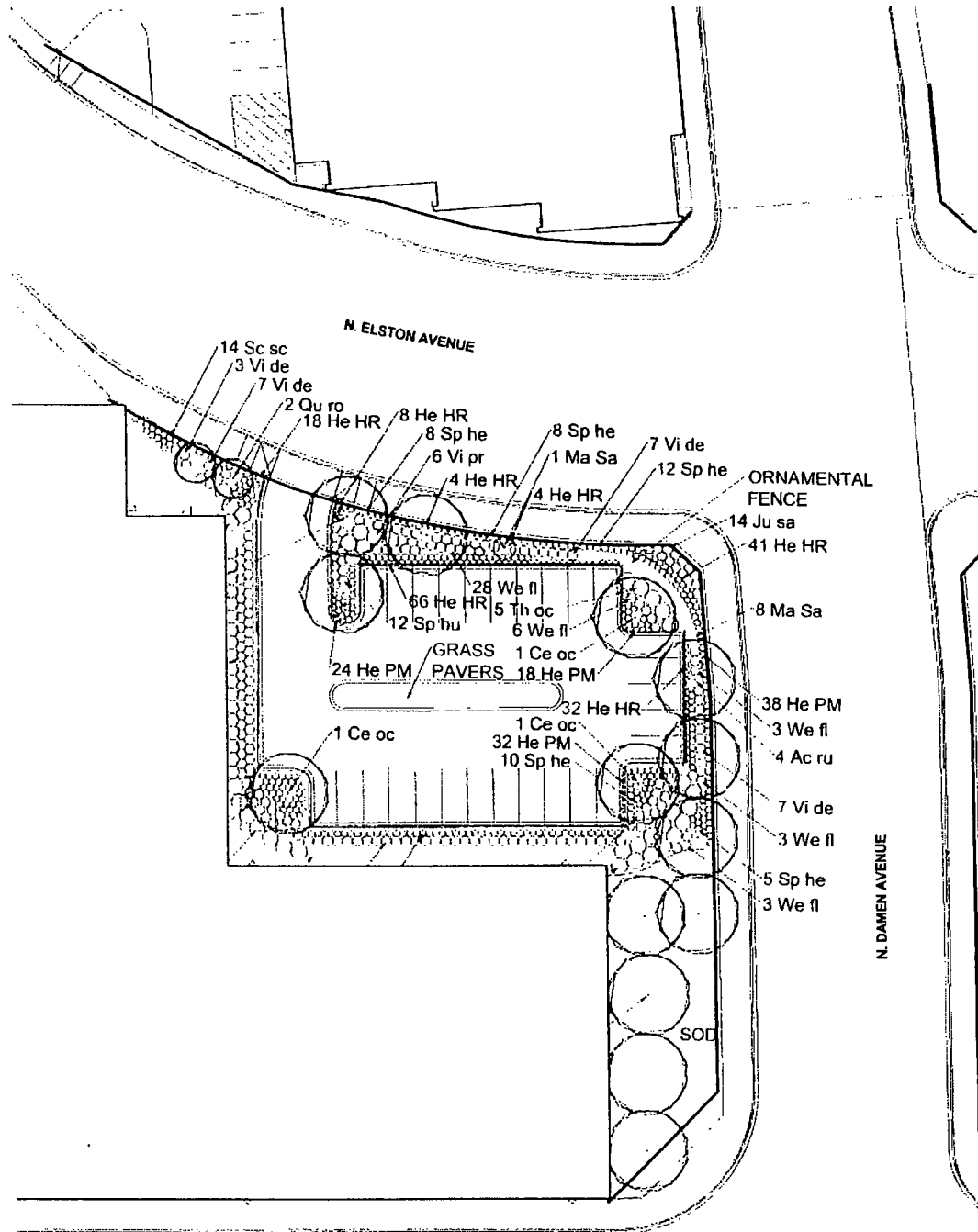
MIDTOWN PLAZA

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,
2418-2458 N. Damen Ave, 2463-2497 N. Leavitt St, Chicago IL

City Council Introduction Date: 11.11.2013
Chicago Plan Commision Date: 04.18.2014

Enlarged Landscape Plan



PD-G4

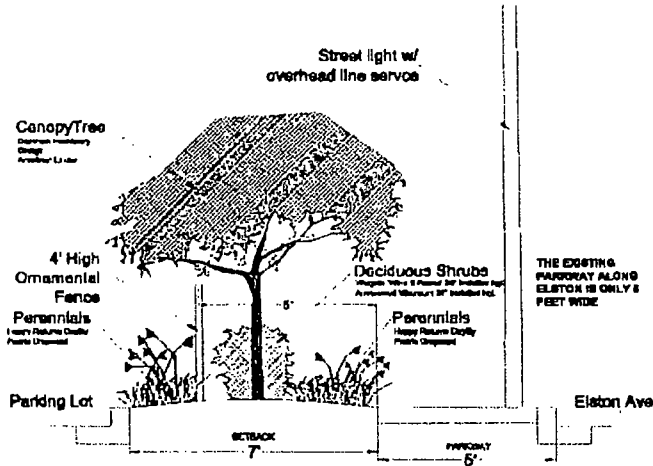
MIDTOWN PLAZA

Planned Development Exhibits

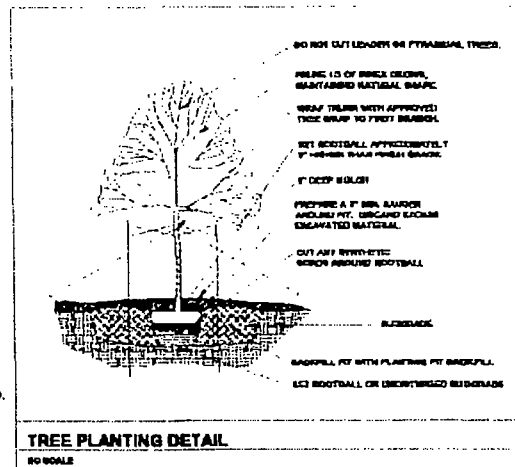
Applicant: TENNIS CORPORATION OF AMERICA d/b/a MIDTOWN ATHLETIC CLUB
 Address: 2416-2520 N. Elston Ave, 2000-2050 W. Fullerton Ave, 2425-2455 N. Elston Ave,
 2418-2458 N. Damen Ave, 2463-2497 N. Leavitt St, Chicago IL

City Council Introduction Date: 11.11.2013
 Chicago Plan Commission Date: 04.18.2014

Landscape Plan Data Tables



THE EXISTING PARKWAY ALONG ELSTON IS ONLY 6 FEET WIDE

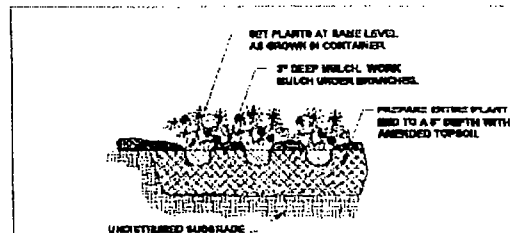


TREE PLANTING DETAIL

NO SCALE

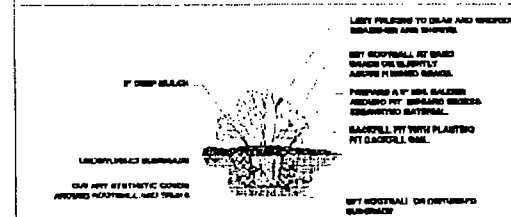
GENERAL LANDSCAPE NOTES:

1. ALL ALTERATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
2. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
3. ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
4. ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
5. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
6. 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.
7. LAWN AND BED AREAS SHALL BE ROTOTILLED AND CLUMPS OF SOIL, AGGREGATES AND DEBRIS RAKED OUT AND REMOVED FROM THE SITE.
8. ALL DISTURBED AREAS SHALL HAVE A MIN. OF 4" OF TOPSOIL PLACED AND THEN SEED, FERT. AND BLANKET INSTALLED.
9. ALL BEDS SHALL BE EDGED, HAVE WEED PRE-EMERGENTS HERBICIDE APPLIED AT THE MANUFACTURERS RECOMMENDED RATE
10. ALL TREES, WOODY SHRUBS AND PERENNIALS SHALL HAVE HARDWOOD MULCH SPREAD AT A MINIMUM OF 3" DEPTH ACROSS THE SURFACE OF THE ENTIRE BED. GROUND COVER BEDS WILL NOT BE MULCHED.
11. ALL DEBRIS AND STONE 1" OR LARGER SHALL BE REMOVED FROM ALL PLANTING BEDS AND DISPOSED OF PROPERLY.
12. AMENDED TOPSOIL FOR PLANTING BEDS SHALL CONSIST OF 2 PARTS OF TOPSOIL FROM AN APPROVED SOURCE AND 1 PART MUSHROOM COMPOST.
13. ALL EXISTING TREES OF HIGH QUALITY LOCATED OUTSIDE OF THE CONSTRUCTION ZONE SHALL BE SAVED.



PERENNIAL PLANTING BED DETAIL

NO SCALE



SHRUB PLANTING BED DETAIL

NO SCALE

PD-G5

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,
 2418-2458 N. Damen Ave, 2463-2497 N. Leavitt St, Chicago IL

City Council Introduction Date: 11.11.2013
 Chicago Plan Commission Date: 04.18.2014

Landscape Plan Data Tables

NORTHWEST LOT DATA TABLES

CALCULATION OF SETBACK TREES	
126 linear feet	QUANTITY
REQUIRED TREES (1 Tree for each 25 ft)	5
PROVIDED TREES	7

PLANT LIST

Sym.	Botanical Name	Common Name	Qty	Size	Cond.
Deciduous Trees					
Co oc	<i>Celtis occidentalis</i>	Common Hackberry	4	3"	B & B
Cl tr	<i>Ginkgo biloba</i>	Ginkgo	12	3"	B & B
Cl tr	<i>Gleditsia triacanthos var. inermis</i> 'Skyline'	Skyline Honey Locust	12	3"	B & B
Ma CB	<i>Malus Rud Baron</i>	Rud Baron Crab	3	3"	B & B
Tr am	<i>Tilia americana</i> 'Redmond'	Redmond American Linden	16	2.6	B & B
Deciduous Shrubs					
Sp bu	<i>Spiraea bumalda</i> 'Goldflame'	Goldflame Spiraea	129	2'	B & B
Vi da	<i>Viburnum dentatum</i> 'Chicago Lustre'	Arrowwood Viburnum	24	4'	B & B
We ll	<i>Wineba. Itzida</i> 'Wine & Roses'	Wine & Roses Weibels	65	30"	B & B
Evergreen Shrubs					
Je sa	<i>Juniperus sabina</i> 'Mini Arcadia'	Mini Arcadia Juniper	27	3'	B & B
Perennials / Grasses / Vines					
Ac me	<i>Achillea millefolium</i> 'Summerwine'	Summerwine Yarrow	40	1'	Cont.
Al sa	<i>Alfalfa serotensis</i> 'glaucom'	Blue Twister Onion	52	1'	Cont.
Be MI	<i>Baptisia 'Midnight Prairieblue'</i>	Midnight Prairieblue False Indigo	67	1'	Cont.
Ca ca	<i>Cardium squillifolium</i> 'Max Frier'	Max Frier Beauty Creosote	64	1'	Cont.
Hb HR	<i>Hemerocallis 'Happy Returns'</i>	Happy Returns Daylily	322	1'	Cont.
Hb PM	<i>Hemerocallis 'Pardon Me'</i>	Pardon Me Daylily	247	1'	Cont.
Hb DR	<i>Hemerocallis 'Ray Returns'</i>	Ray Returns Daylily	65	1'	Cont.
Hb MR	<i>Hemerocallis 'Midnight Rose'</i>	Midnight Rose Coralbell	17	1'	Cont.
Pa DB	<i>Panicum anserum</i> 'Tweety Blue'	Tweety Blue Switch Grass	7	1'	Cont.
Se ne	<i>Salvia nemerosa</i> 'May Night'	May Night Salvia	72	1'	Cont.
Sc sc	<i>Schizanthus scaber</i> 'Couscous'	Couscous Little Bluestem	20	1'	Cont.
Sp ha	<i>Sporobolus heterostachys</i> 'Tara'	Dwarf Prairie Dropseed	111	1'	Cont.

CALCULATIONS FOR INTERIOR GREEN SPACE

TOTAL VEHICULAR USE AREA	84,446	SF
LANDSCAPE AREA RATIO	8.7%	
REQUIRED INTERIOR LANDSCAPE AREA	8,545	SF
PROVIDED INTERIOR LANDSCAPE AREA	8,803	SF
REQUIRED SHADE TREES (1 Tree for each 250 sf)	35	
PROVIDED SHADE TREES	34	

SOUTHEAST LOT DATA TABLES

CALCULATION OF SETBACK TREES	
225 linear feet	QUANTITY
REQUIRED TREES (1 Tree for each 25 ft)	9
PROVIDED TREES	7

PLANT LIST

Sym.	Botanical Name	Common Name	Qty	Size	Cond.
Deciduous Trees					
Ar ro	<i>Aster roburum</i> 'October Glory'	October Glory Red Maple	6	3"	B & B
Co oc	<i>Celtis occidentalis</i>	Common Hackberry	3	3"	B & B
Cl tr	<i>Gleditsia triacanthos var. inermis</i> 'Skyline'	Skyline Honey Locust	3	3"	B & B
Ma Sa	<i>Malus Sarquend'</i>	Sargent Crab	9	4'	B & B
Qu ro	<i>Quercus robur</i> 'festucoides'	English Oak	2	3"	B & B
Deciduous Shrubs					
Sp bu	<i>Spiraea bumalda</i> 'Goldflame'	Goldflame Spiraea	95	2'	B & B
Vi da	<i>Viburnum dentatum</i> 'Chicago Lustre'	Arrowwood Viburnum	42	4'	B & B
Vi pr	<i>Viburnum prunifolium</i>	Blackhaw Viburnum	32	4'	B & B
We ll	<i>Wineba. Itzida</i> 'Wine & Roses'	Wine & Roses Weibels	70	30"	B & B
Evergreen Shrubs					
Je sa	<i>Juniperus sabina</i> 'Mini Arcadia'	Mini Arcadia Juniper	14	3'	B & B
Th oc	<i>Thuja occidentalis</i> 'Techway'	Techway Arborvitae	24	6'	B & B
Perennials / Grasses / Vines					
Hb HR	<i>Hemerocallis 'Happy Returns'</i>	Happy Returns Daylily	222	1'	Cont.
Hb PM	<i>Hemerocallis 'Pardon Me'</i>	Pardon Me Daylily	132	1'	Cont.
Sc sc	<i>Schizanthus scaber</i> 'Couscous'	Couscous Little Bluestem	14	1'	Cont.
Sp ha	<i>Sporobolus heterostachys</i> 'Tara'	Dwarf Prairie Dropseed	73	1'	Cont.

CALCULATIONS FOR INTERIOR GREEN SPACE

TOTAL VEHICULAR USE AREA	17,356	SF
LANDSCAPE AREA RATIO	3.0%	
REQUIRED INTERIOR LANDSCAPE AREA	1,216	SF
PROVIDED INTERIOR LANDSCAPE AREA	6,717	SF
REQUIRED SHADE TREES (1 Tree for each 250 sf)	27	
PROVIDED SHADE TREES	4	

PD-G6

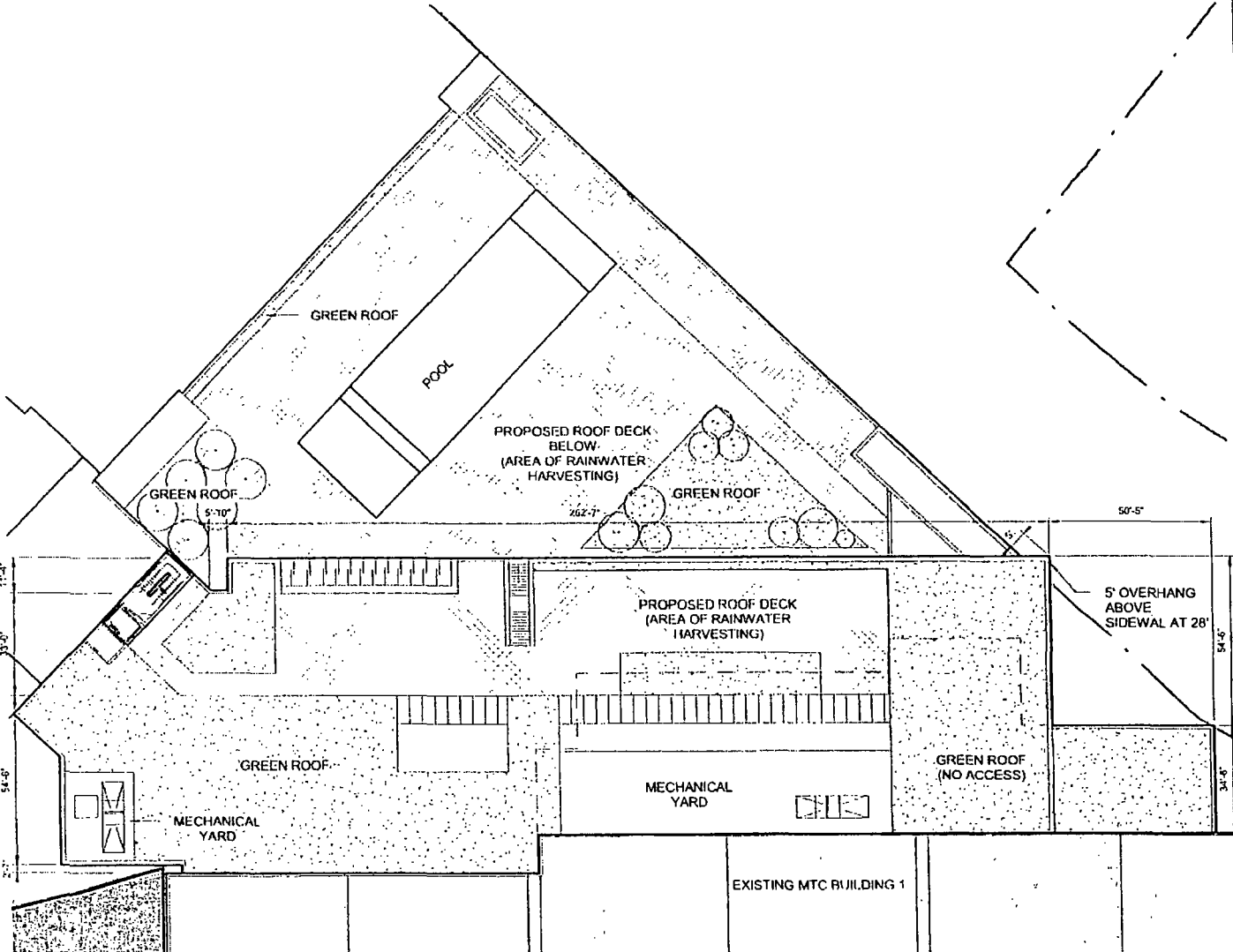
MIDTOWN PLAZA

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,
 2418-2458 N. Damen Ave, 2463-2497 N. Leavitt St, Chicago IL

City Council Introduction Date: 11.11.2013
 Chicago Plan Commission Date: 04.18.2014

Green Roof Diagram



GREEN ROOF CALCULATIONS

TOTAL HIGH ROOF AREA	31,105 SF
TOTAL POOL DECK AREA (EXCLUDING POOL)	20,053 SF
LESS EXISTING ROOF FOOTPRINT	10,123 SF
TOTAL NET ROOF AREA:	41,035 SF
GREEN ROOF 100% NET REQUIRED:	41,035 SF
GREEN ROOF PROPOSED:	
AT HIGH ROOF	15,989 SF
AT POOL DECK	2,504 SF
AREA OF RAINWATER HARVESTING:	23,341 SF
TOTAL:	41,834 SF

NOTE:
RAINWATER SHALL BE COLLECTED INTO CISTERNS AND
PUMPED BACK INTO THE IRRIGATION SYSTEM TO
MAINTAIN THE LANDSCAPE THROUGHOUT THE PROPERTY

PD-H

SCALE: 1" = 50'-0"



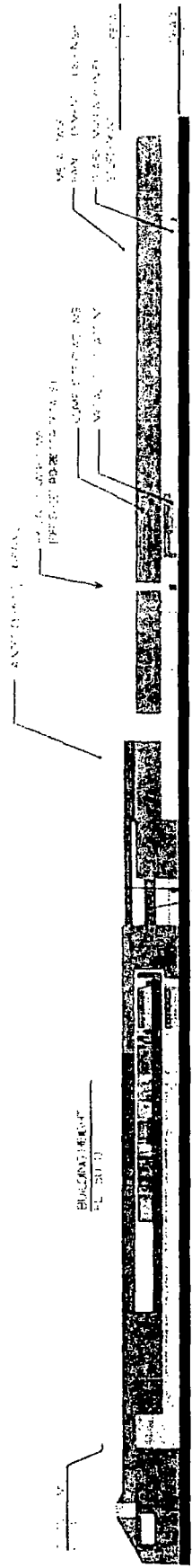
MIDTOWN PLAZA

Planned Development Exhibits

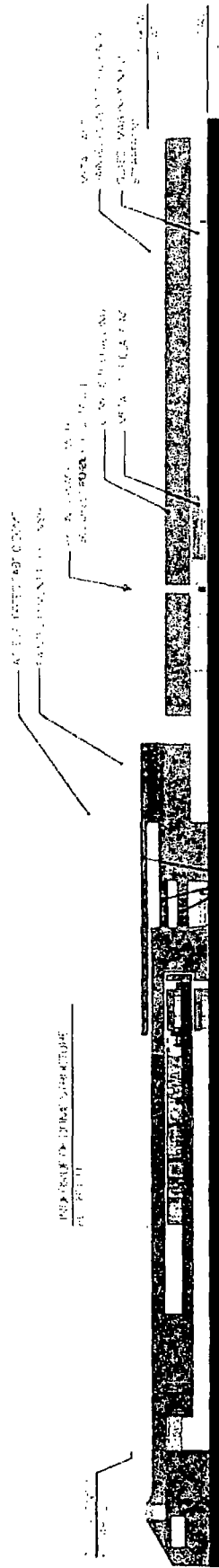
Applicant: TENNIS CORPORATION OF AMERICA d/b/a MIDTOWN ATHLETIC CLUB
Address: 2416-2520 N. Elston Ave, 2000-2050 W. Fullerton Ave, 2425-2455 N. Elston Ave,
2418-2458 N. Damen Ave, 2463-2497 N. Leavitt St, Chicago IL

City Council Introduction Date: 11.11.2013
Chicago Plan Commission Date: 04.18.2014

Elevations



EAST ELEVATION - PHASE I



EAST ELEVATION - PHASE II

PD-11

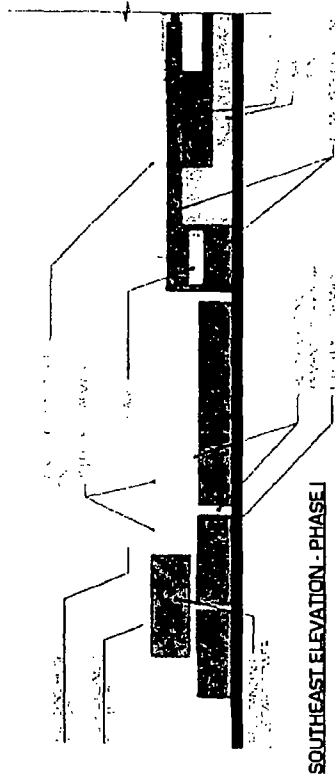
MIDTOWN PLAZA

Planned Development Exhibits

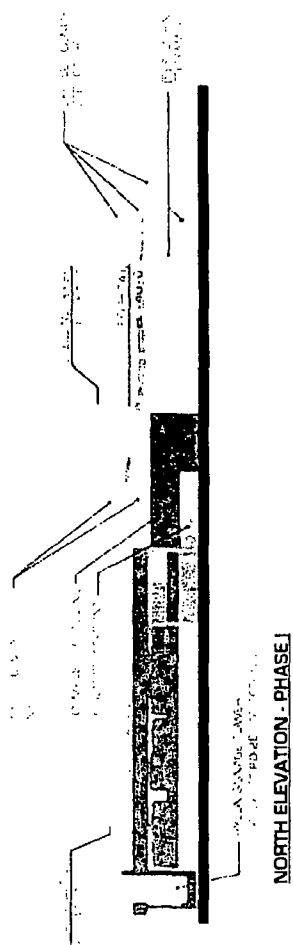
Applicant: TENNIS CORPORATION OF AMERICA d/b/a MIDTOWN ATHLETIC CLUB
 2416-2520 N. Elston Ave, 2000-2050 W. Fullerton Ave, 2425-2455 N. Elston Ave,
 Address: 2418-2458 N. Damen Ave, 2463-2497 N. Leavitt St, Chicago IL

City Council Introduction Date: 11.11.2013
 Chicago Plan Commission Date: 04.18.2014

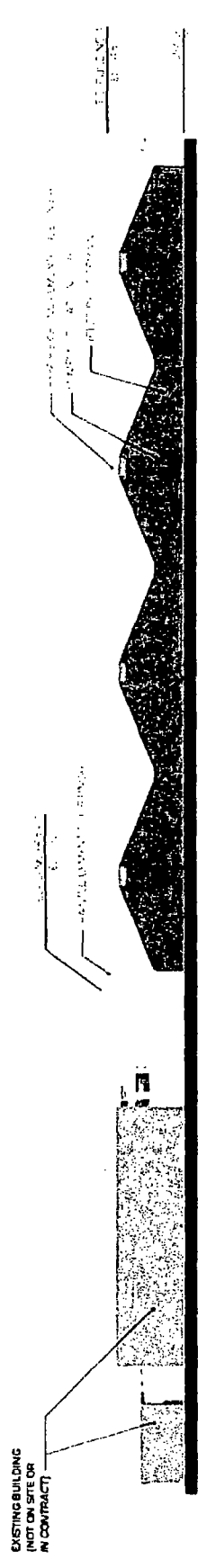
Elevations



SOUTHEAST ELEVATION - PHASE I



NORTH ELEVATION - PHASE I



SOUTHWEST ELEVATION - PHASE I (ALONG FULLERTON AVE)

PD-I2

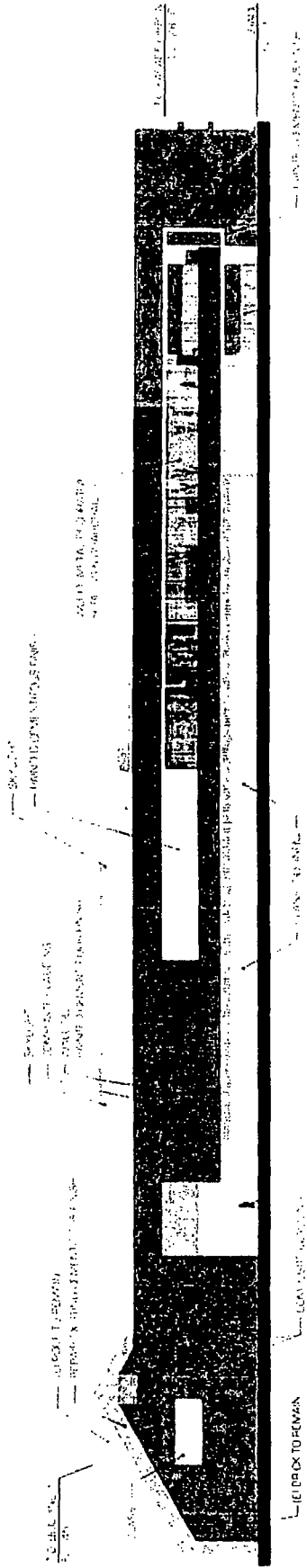
MIDTOWN PLAZA

Planned Development Exhibits

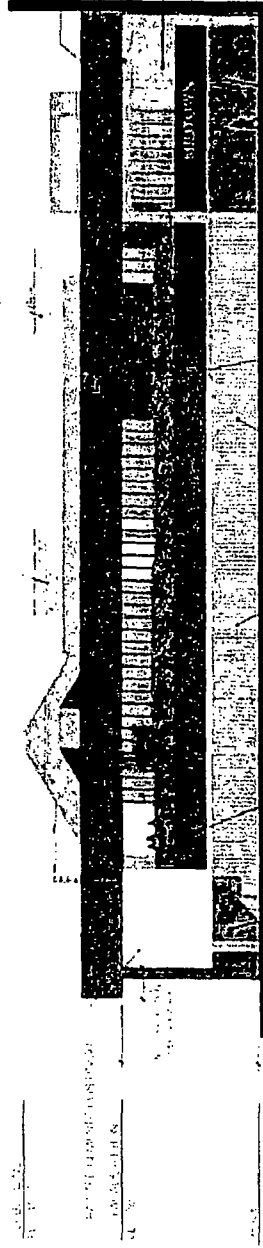
Applicant: TENNIS CORPORATION OF AMERICA db/a MIDTOWN ATHLETIC CLUB
 Address: 2416-2520 N. Elston Ave, 2000-2050 W. Fullerton Ave, 2425-2455 N. Elston Ave,
 2418-2458 N. Damen Ave, 2463-2497 N. Leavitt St, Chicago IL

City Council Introduction Date: 11.11.2013
 Chicago Plan Commission Date: 04.18.2014

Elevations



EAST ELEVATION - BUILDING 1



NORTH ELEVATION - BUILDING 1

PD-13

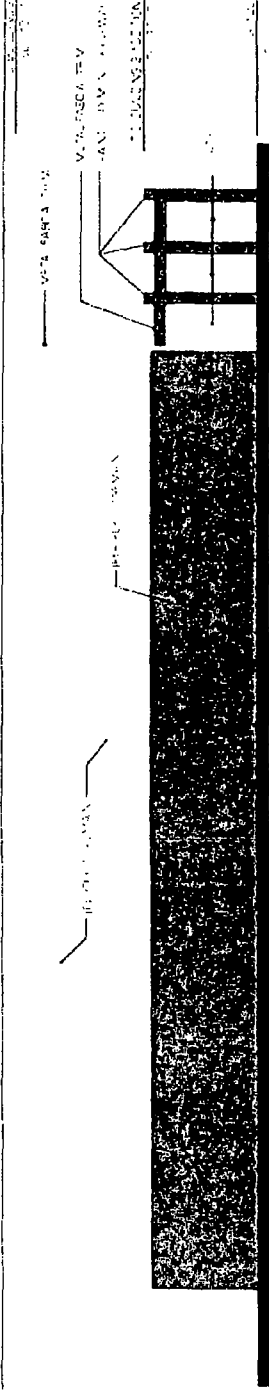
MIDTOWN PLAZA

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,
 2418-2458 N. Damen Ave, 2463-2497 N. Leavitt St, Chicago IL

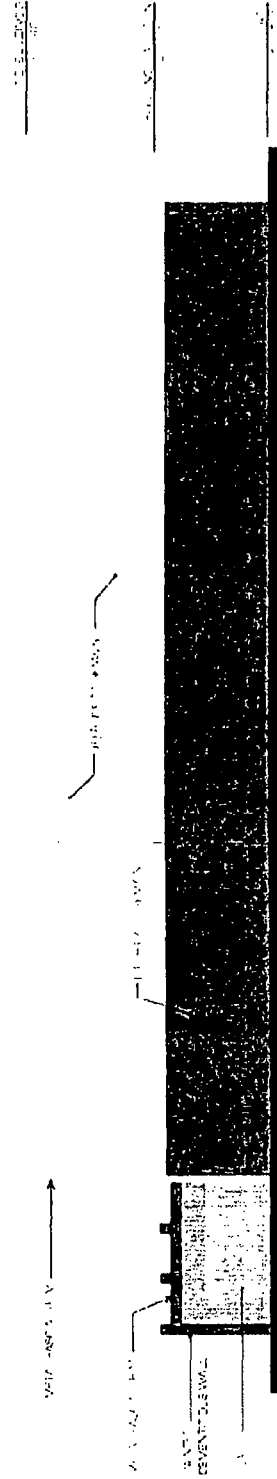
Planned Development Exhibits

City Council Introduction Date: 11.11.2013
 Chicago Plan Commission Date: 04.16.2014

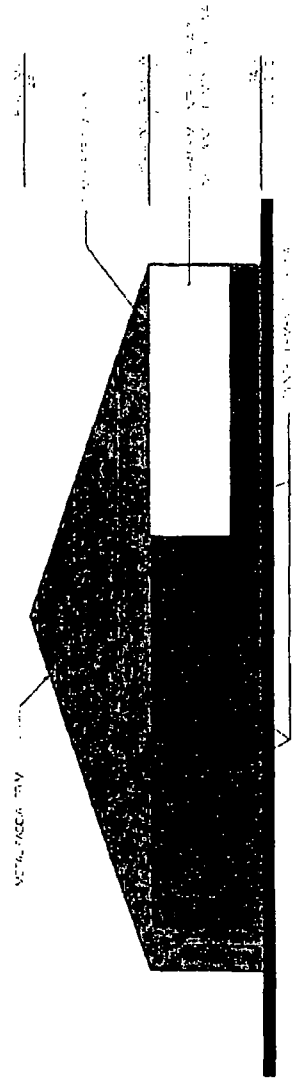
Elevations



NORTH ELEVATION - BUILDING 2



SOUTH ELEVATION - BUILDING 2



WEST ELEVATION - BUILDING 2

PD-14

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,
 2418-2458 N. Damen Ave, 2463-2497 N. Leavitt St, Chicago IL

City Council Introduction Date: 11.11.2013
 Chicago Plan Commission Date: 04.18.2014