



City of Chicago



O2010-6676

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date:	11/17/2010
Status:	Introduced
Sponsor(s):	Rice, John
Type:	Ordinance
Title:	Install Sign(s)/Signboard(s) at 7180-7192 W. Grand Ave./2519 N. Harlem Ave.
Committee(s) Assignment:	Committee on Buildings

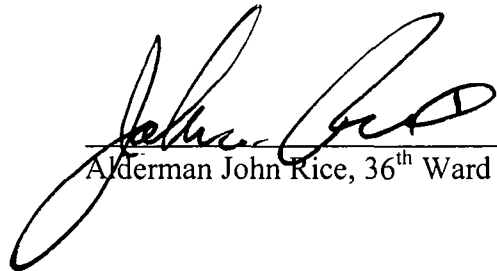
Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Commissioner of Buildings is hereby authorized and directed to issue a sign permit to NW Sign Industries, 360 Crider Avenue, Moorestown, NJ 08057 for the erection of a sign/signboard over 24 feet in height and/or over 100 square feet (in area of one face) at Chase, 7180-7192 West Grand Avenue/2519 North Harlem Avenue, Chicago, Illinois with the dimensions, height and square foot area:

Dimensions: length, 4 feet, 10.25 inches; height, 24 feet
Height Above Grade/Roof to Top of Sign: 24 feet, .625 inches
Total Square Foot Area: 116.75 square feet

Notwithstanding any provisions of Title 17 of the Municipal Code of the City of Chicago (the Chicago Zoning Ordinance) to the contrary, the Commissioner of Buildings is hereby directed and authorized to issue a sign permit to the address referenced within this ordinance.

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


Alderman John Rice, 36th Ward



NEW BUILD PROGRAM

CHECK LIST

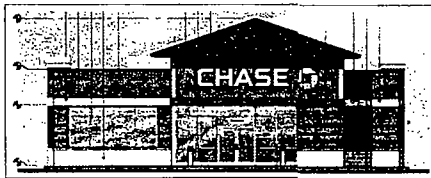
July 30, 2010

Harlem & Belmont
Chicago, IL 60707

Revision Notes

Chase New Build - HARLEM & BELMONT

1. New DD Sheet and P-100	08/27/09	RG
2. New Elevation page	09/15/09	RG
3. Added new elevations, revised site plan and directional layouts	12/7/09	JLF
4. Added new elevations revised site plan and brought up to link soecs	3/12/10	JW
5. Added new aerial photo, floor plan, dd and sign schedule, DBC #13	7/14/10	DH
6. New Site Plan, added Pylon Options, Changes to #6 and #7. Added South Letters	7/29/10	DH
7. Various note changes, changes to Drive-Up signs, changes to directionals	7/30/10	DH



- Drawing has correct PID Number & Address
- Correct drawing number or revision number is displayed
- Signs that are (morohed) onto photographs are properly scaled based on provided survey information
- Drawing has been spell checked
- Sign Schedule and description notes match what is being proposed
- Site schedule matches site plan & drawing pages
- Family of Signs was utilized for proper referencing and general material callout references
- Most current drawing date is displayed
- Proper orientations for all signs are called out (side a - side b - etc...)
- Custom Signs are identified as a "-CUST" in the sign schedule
- Drawing pages are in the correct order and the correct overall page count is correct
- All letter & logo sizes are called out for replacement faces
- Branding matches engineering (if applicable)
- Engineering specifications are all current to latest manufacturing release docs
- Confirm disconnect switches are called out for all illuminated signs

Designer

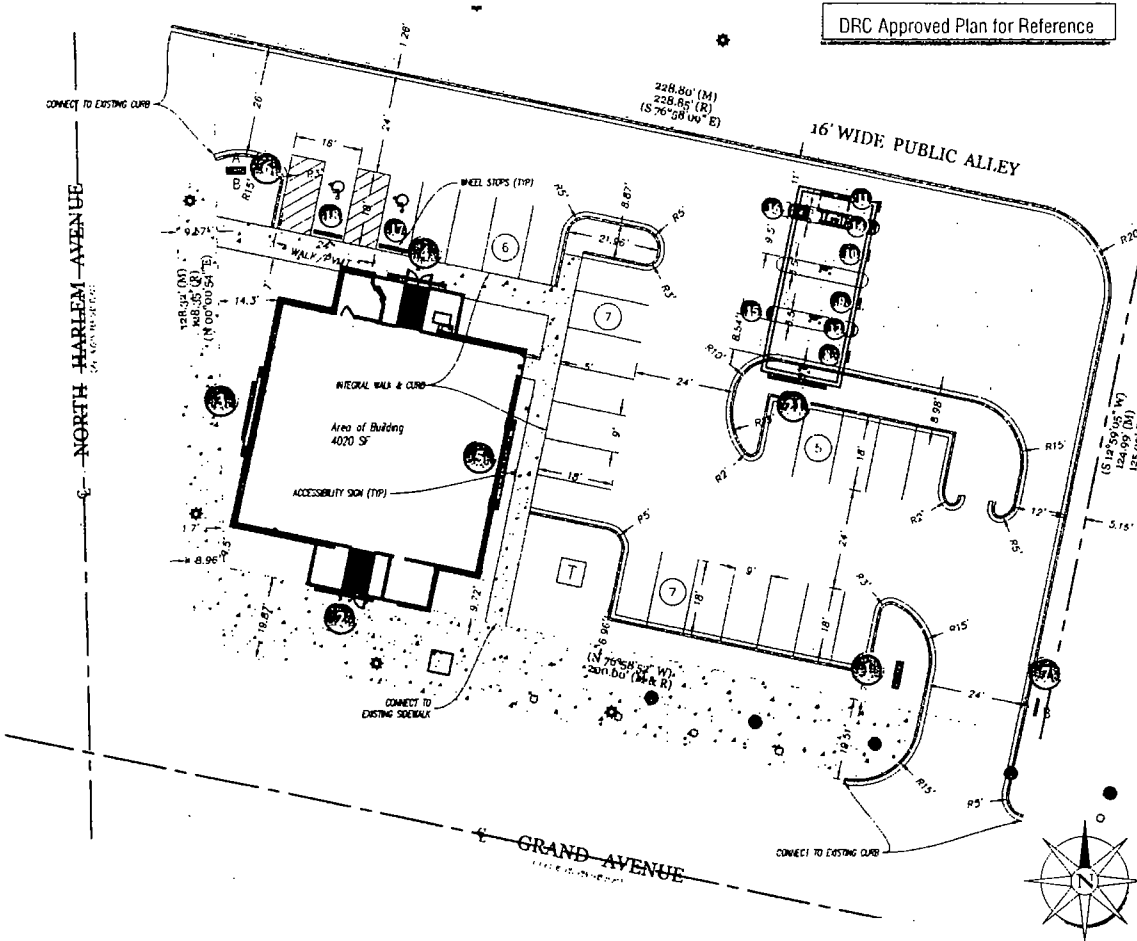
Project Manager

CORPORATE OFFICE: 360 CRIDER AVENUE MOORESTOWN, NJ 08057 P - 856.802.1677 F - 856.802.0412

www.nwsignindustries.com

FLORIDA 2416 SAND LAKE ROAD ORLANDO, FL 32809 - TEXAS SERVICE CENTER 460 SOUTH BELTLINE ROAD SUITE 422 IRVING, TX 75060 - NORTH CAROLINA 120 CASCADE DRIVE CONCORD, NC 28027 - TEXAS 7303 BURLESON ROAD, SUITE 706 AUSTIN, TX 78744

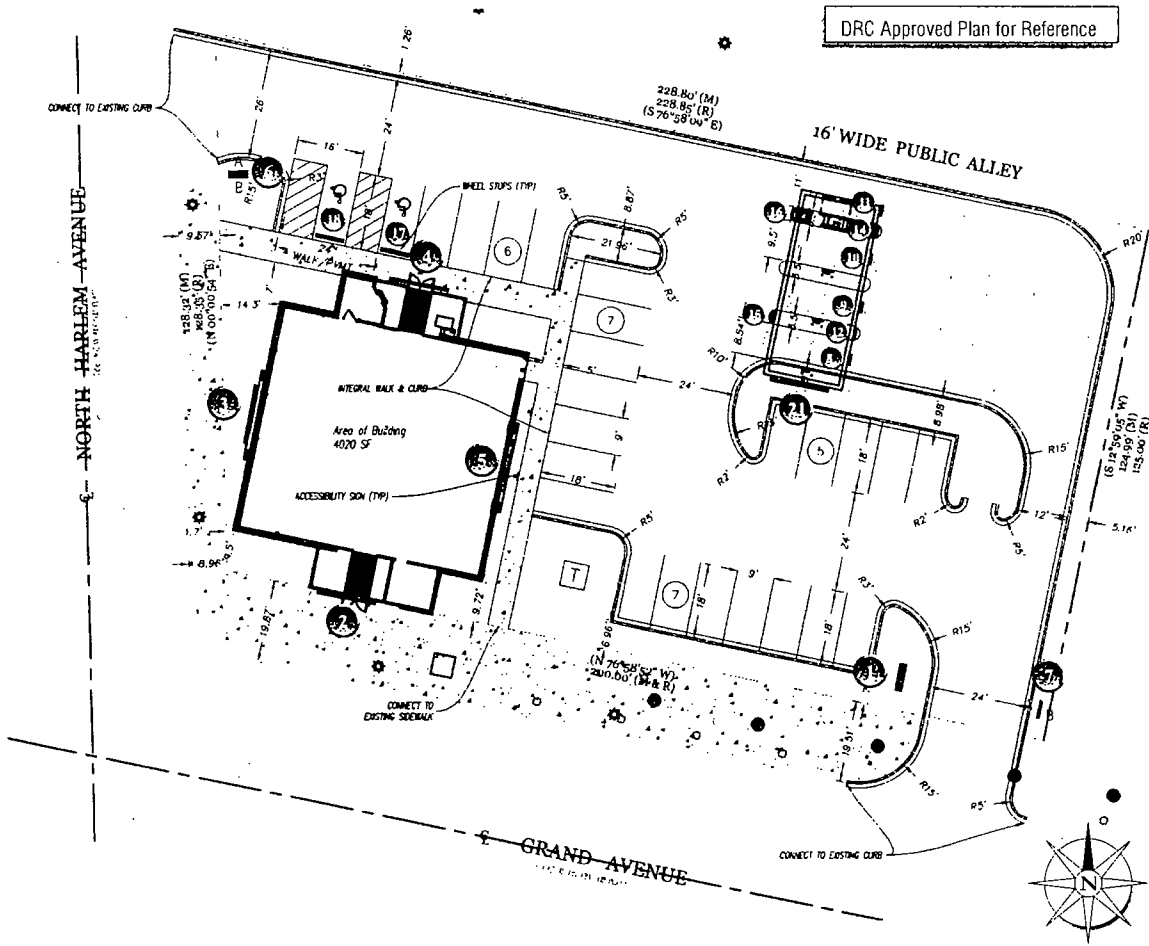




SIGN SCHEDULE					
Proposed Sign Inventory					
Site #	#	Sign Code	Description	SF	Comments
12805	1	P-100	Pylon	116.75	Council Order Req'd
12805	2	LIF-WBO-36	Channel Letters	82.96	
12805	3	LIF-WBO-30	Channel Letters	57.61	
12805	4	LIF-WBO-30	Channel Letters	57.61	
12805	5	LIF-WBO-30	Channel Letters	57.61	
12805	6	D-5	Directional		
12805	7	D-5	Directional		
12805	8	DU-B	Lane Designator		
12805	9	DU-B	Lane Designator		
12805	10	DU-B	Lane Designator		
12805	11	DU-C	Lane Designator		
12805	12	TC-3-W	Clearance		
12805	13	DBC	Deleted by Customer		
12805	14	TC-3-W	Clearance		
12805	15	TC-W-H	Regulatory		
12805	16	TC-W-H	Regulatory		
12805	17	TC-P-D	Regulatory		
12805	18	TC-P-D	Regulatory		
12805	19	IOP-FS-DU	ATM Topper - Standard		
12805	20	PPTE MP-DB	Coming Soon		
12805	21	LIF-WBO-12	Channel Letters	9.22	
12305	22	SUR-TTW-U	ATM Surround		
Total Proposed SF				372.54	Variance
Total Allowable SF				384.00	Recommend N/A
Difference				11.46	Allowed
					% of Approval



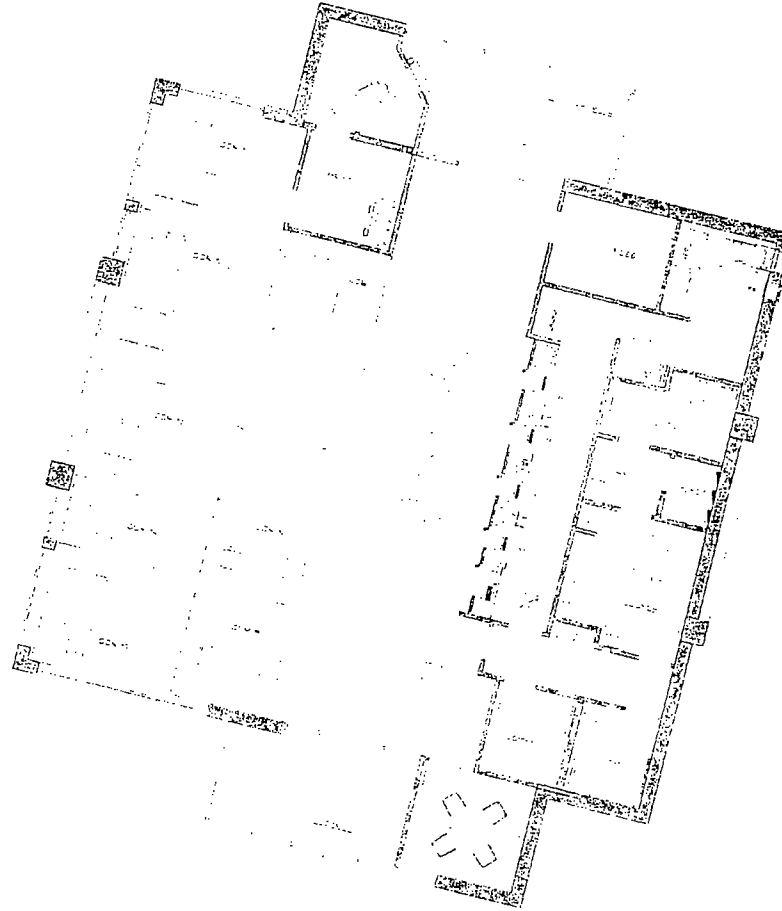
SIGN LEGEND & LOCATION PLAN

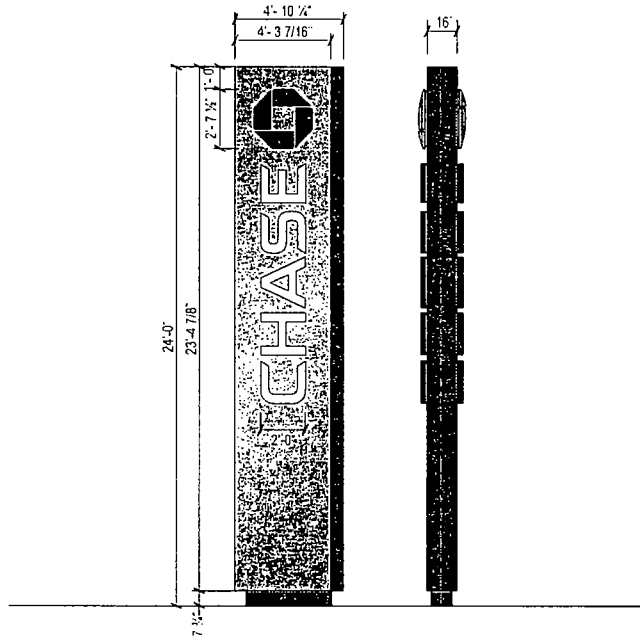


SIGN SCHEDULE					
Proposed Sign Inventory					
Site #	#	Sign Code	Description	SF	Comments
12805	1	P-75-CUST	Pylon	84.84	
12805	2	LIF-WBO-36	Channel Letters	82.96	
12805	3	LIF-WBO-30	Channel Letters	57.61	
12805	4	LIF-WBO-30	Channel Letters	57.61	
12805	5	LIF-WBO-30	Channel Letters	57.61	
12805	8	D-5	Directional		
12805	7	D-5	Directional		
12805	8	DU-B	Lane Designator		
12805	9	DU-E	Lane Designator		
12805	10	DU-B	Lane Designator		
12805	11	DU-C	Lane Designator		
12805	12	TC-3-W	Clearance		
12805	13	DBC	Deleted by Customer		
12805	14	TC-3-W	Clearance		
12805	15	TC-W-H	Regulatory		
12805	16	TC-W-H	Regulatory		
12805	17	TC-P-D	Regulatory		
12805	18	TC-P-D	Regulatory		
12805	19	TOP-FS-DU	ATM Topper - Standard		
12805	20	PPTF MP-DB	Coming Soon		
12805	21	LIF-WBO-12	Channel Letters	9.22	
12805	22	SUR-TTW-U	ATM Sunona		
Total Proposed SF				310.63	Variance
Total Allowable SF				384.00	Recomendment
Difference				43.37	Allowed
					% of Approval



CHASE Harlem & Belmont - Chicago, IL 60707 12805 13 House RG 8/18/09 3 09-964-7



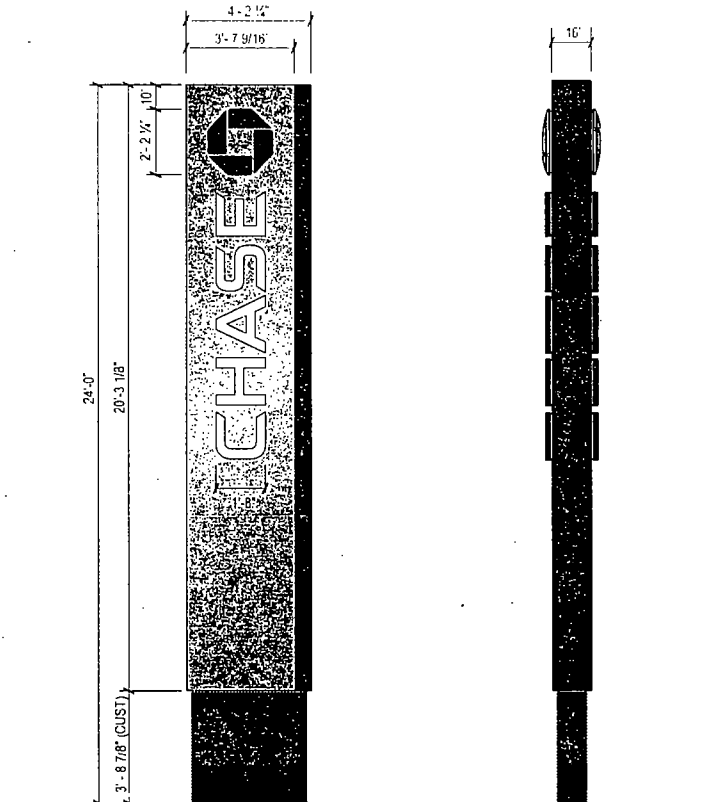


Illuminated Pylon - P-100

Scale: 3/16" = 1'-0"
COUNCIL ORDER REQUIRED

Side View

Scale: 1/2" = 1'-0"



Illuminated Pylon - P-75-CUST

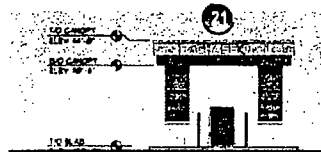
Scale: 1/4" = 1'-0"
CUSTOM BASE HEIGHT

Side View

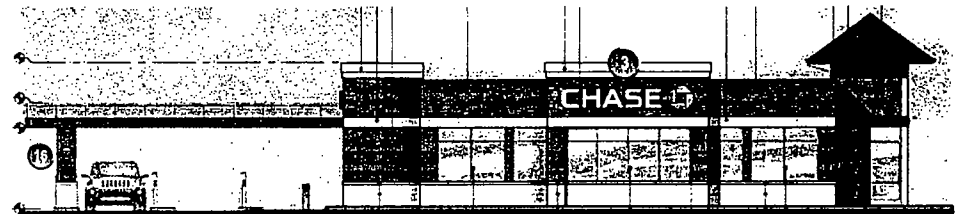
Scale: 1/4" = 1'-0"



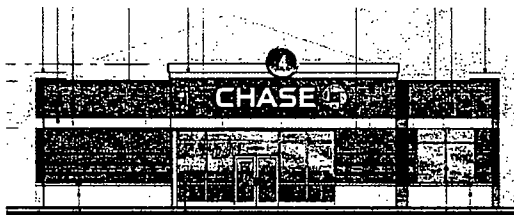
SOUTH ELEVATION - (WHITE LTRS / BLUE OCTAGON) - LIF-WBO-36
Scale: 1/16" = 1'-0"



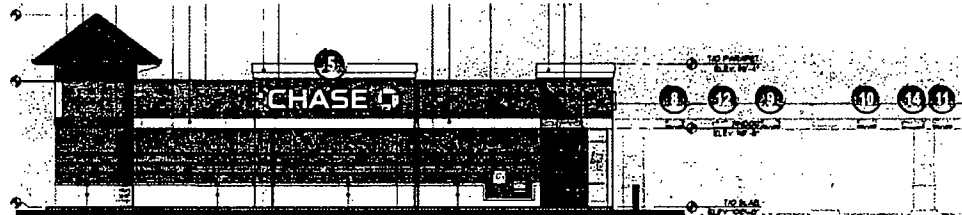
SOUTH ELEVATION/DRIVE UP - (WHITE LTRS / BLUE OCTAGON) - LIF-WBO-12
Scale: 1/16" = 1'-0"



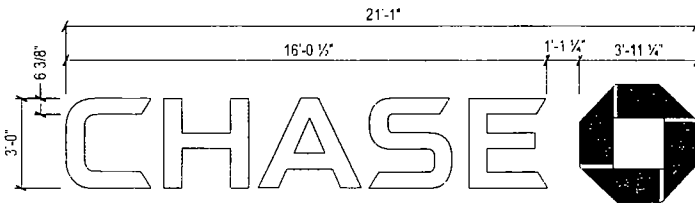
WEST ELEVATION - (WHITE LTRS / BLUE OCTAGON) - LIF-WBO-30
Scale: 1/16" = 1'-0"



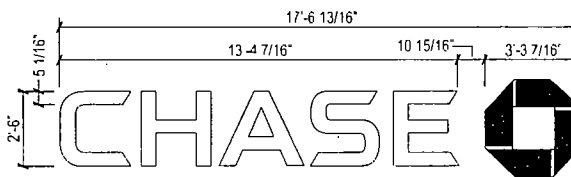
NORTH ELEVATION - (WHITE LTRS / BLUE OCTAGON) - LIF-WBO-30
Scale: 1/16" = 1'-0"



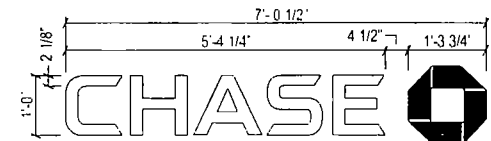
EAST ELEVATION - (WHITE LTRS / BLUE OCTAGON) - LIF-WBO-30
Scale: 1/16" = 1'-0"



20 CHANNEL LETTERS - LIF-WBO-36 - ELEVATION
SCALE: 1/4" = 1'-0" **SQ FT = 82.96**

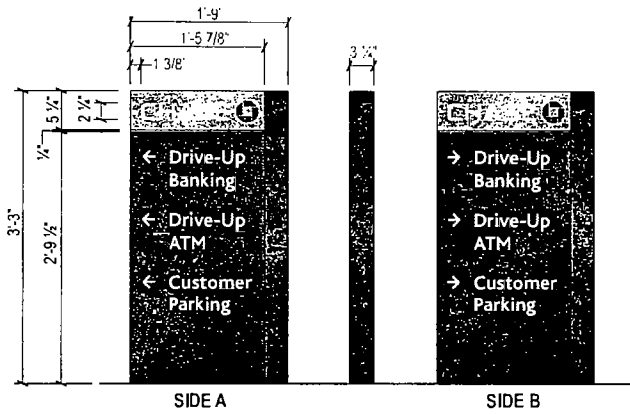


21 CHANNEL LETTERS - LIF-WBO-30 - ELEVATION
SCALE: 1/4" = 1'-0" **SQ FT = 57.61**

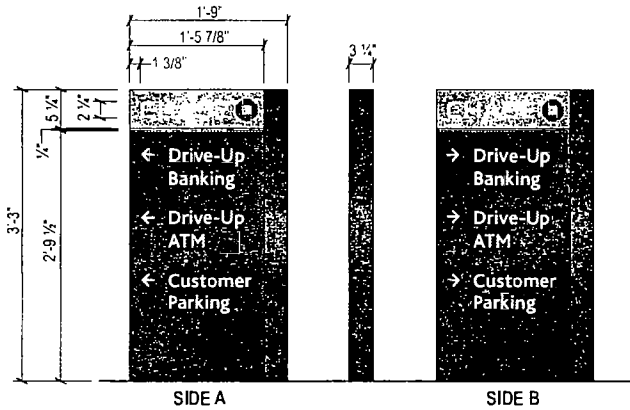


21 CHANNEL LETTERS - LIF-WBO-12 - ELEVATION
SCALE: 1/2" = 1'-0" **SQ FT = 9.22**

OTHER SIGNS

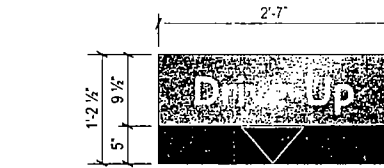


6 **DIRECTIONAL - D-5**
Scale: 1/4" = 1'-0"

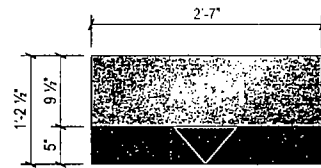


7 **DIRECTIONAL - D-5**
Scale: 3/4" = 1'-0"

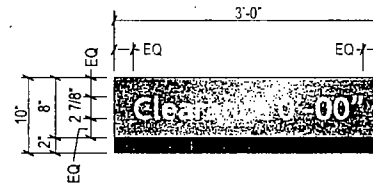
13 **Deleted By Customer - DBC**
Scale: NTS



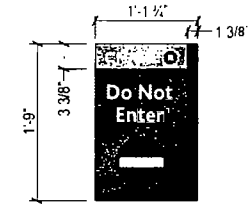
8 **9** **10** **DRIVE UP LANE DESIGNATOR-DU-B**
Scale: 1/4" = 1'-0"



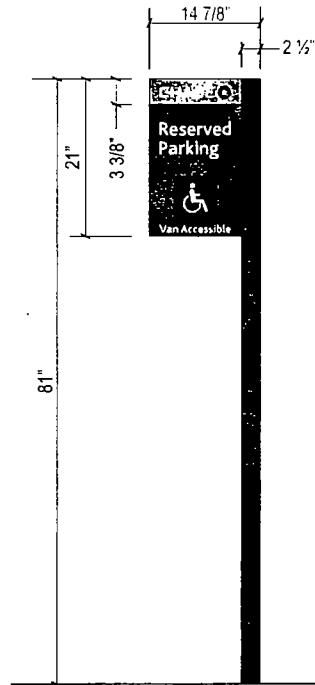
11 **ATM DRIVE UP LANE DESIGNATOR-DU-C**
Scale: 1/4" = 1'-0"



12 **14** **CLEARANCE SIGN - TC-3-W**
Scale: 1/4" = 1'-0"



15 **16** **WALL MOUNTED REGULATORY SIGN - TC-W-H**
Scale: 1/4" = 1'-0"



17 **18** **POLE MOUNTED REGULATORY SIGN - TC-P-D**
SCALE: 1/4" = 1'-0"



Signage Due Diligence Worksheet

Project Name:	Harlem and Belmont	Cheryl Levin
Project Site Number:	12805	Chase MDRE
Address / Legal Description / Intersection:	Grand and Harlem	Chase RE PM
City / State / Zip:	Chicago IL 60707	Michael Matsas
Turn Over to Retail:	06/23/2011	Sign Vendor
Opening Date:	08/06/2011	Signage DD Created
		Signage DD Revised

Developer / Landlord Restrictions - completed by MDRE / PM

Developer / Landlord Name	Mariano Mollo AvenueOne Realty Group, INC. 7159 West Grand Chicago, IL 60707 773-822-4663
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Temporary Signs	
Is the 8' x 4' Coming Soon Ground Sign Allowed? If so, how many?	YES
Are temporary banners allowed? If so, for how long?	NO
Are fly guys allowed? If so, for how long?	NO

Primary Ground Sign	
Will Developer / LL allow our standard pylon or monument? If yes, which one (ex: P-100, P-15, M-50, M-25, refer to reference guide for all standard options). Is more than 1 primary ground sign allowed?	YES, P100, subject to approval by the City of Chicago
If not, what are the pylon / monument restrictions? (include illumination restrictions/overall allowable sq ft / custom design requirements)	
Is there a Multi-tenant ground sign (pylon or monument) available to us?	NO, Single Tenant Building

Building Sign	
Prototypical FS branch - Will Developer / LL allow our standard illuminated bldg sign package (36" letterset on front, 30" lettersets on remaining sides)?	YES - Alderman Banks has seen Chase's Prototypical Elevations and we're fine. - Three Sides will be sign.
If not, what are the variables/restrictions (include illumination and sq ft restrictions, as well as custom sign requirements)?	N/A
In-line / Urban branch - what are the exterior wall sign restrictions (sign type including max. sq ft and illumination)?	N/A
Interior Window Signs - List all interior window signs restrictions including storefront set back requirements	No restrictions
ATM Topper - does this count against our overall allowable sq ft? Is illumination allowed?	Need to confirm with City Ordinance.

Directional / Regulatory Signs	
Is our standard directional and regulatory sign package allowed?	YES
If not, what are the variables/restrictions?	

Awnings	
Will Developer / LL allow our branded awnings?	YES
Will Developer / LL allow illuminated awnings?	YES

Other Restricting Factors	
Is there a MSP that will affect the outcome of us being granted our standard package once we apply for permitting?	NO
List MSP restrictions	
Is there a condo board or any other assoc. related to the Landlord's property that would prohibit us from receiving our standard package?	NO
List any other variable restrictions that may apply	This is an Alderman Banks Ward. Need to review and coordinate with the LL, they are responsible for getting all Chase's approvals. Need to work closely with PM, all submittals should be as one.

Additional Comments	
Please list any additional comments	Work closely with PM

Code Allowances - completed by Sign Vendor

General Info	
Zoning Designation	Zoning PUD District City Contact Chick Hoes 312 744.5762 Code Check by Shanda Jones @ NW 5.21.09

Temporary Signs	
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Is the 8' x 4' Coming Soon Ground Sign Allowed? If so, how many?	Yes/No
Are temporary banners allowed? If so, for how long?	
Are fly guys allowed? If so, for how long?	when building permit or lease agreement has been secured

Primary Ground Sign	
Will code allow our standard pylon or monument? If yes, which one (ex: P-100, P-15, M-50, M-25, refer to reference guide for all standard options). Is more than 1 primary ground sign allowed?	Yes - see additional comments
If not, what are the pylon / monument restrictions? (include illumination restrictions/overall allowable sq ft / custom design requirements)	24' OAH; Recommending a P100 will require a Council Order due to the sign being over 100 sq ft, the city includes the blue bar requirements
List the set back requirements.	No setback - just need to be within property lines

Building Sign	
Prototypical FS branch - Will code allow our standard illuminated bldg sign package (36" letterset on front, 30" lettersets on remaining sides)?	Yes - see additional comments
If not, what are the variables/restrictions (include illumination and sq ft restrictions, as well as custom sign requirements)?	Based on our lot frontage we are allowed 384 sq ft. - Recommending a standard package (36" on South Elevation and 30" letters on the 3 other elevations - using up 372.54 sq. ft. (including Pylon))
In-line / Urban branch - what are the exterior wall sign restrictions (sign type including max. sq ft and illumination)?	
Interior Window Signs - List all interior window signs restrictions including storefront set back requirements	
ATM Topper - does this count against our overall allowable sq ft? Is illumination allowed?	No; Yes

Directional / Regulatory Signs	
Is our standard directional and regulatory sign package allowed?	Yes, D-5
If not, what are the variables/restrictions?	

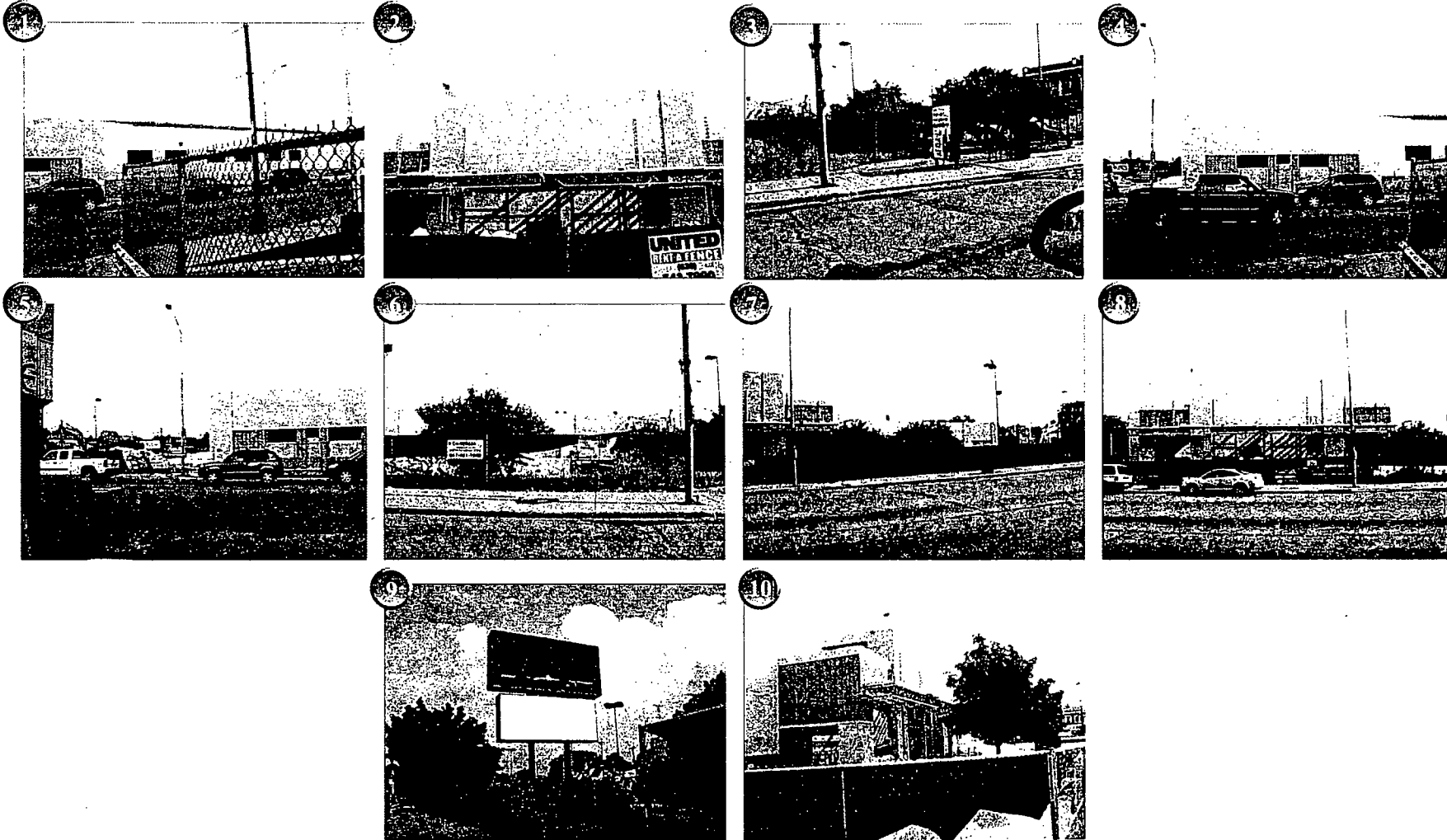
Awnings	
Are branded awnings allowed?	Yes
Are illuminated awnings allowed?	No

Other Governing Agencies	
Identify other governing agencies that could override code (ARB, PRB, PUD, etc) and list the known restrictions	There was no LL criteria provided at time of code check - the code check is based on city codes only - if LL criteria exists the code check will have to be updated

Variance Process	
What is the application process and timing for variance approval?	2-4 month process \$500
What are the variance application fees?	
What is the approval or non-approved variance with this municipality?	Fail

Additional Comments	
Please list any additional comments	Total Sign Allowance (building & freestanding) is 3 times your street frontage with a max of 1000 sq ft. If any one sign is over 100 sq ft then a council order is required which means the City Council will have to approve - this adds an extra 2 months to the process

SURROUNDING PHOTOS



CHASE

Harlem & Belmont - Chicago, IL 60707

12805

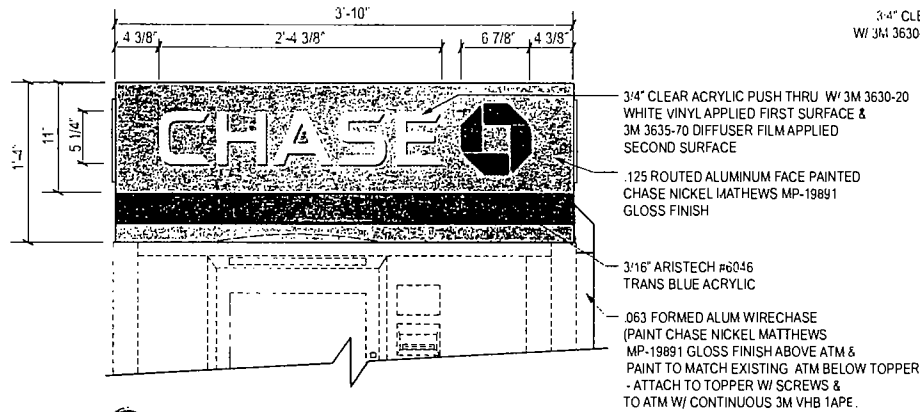
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09-964-7

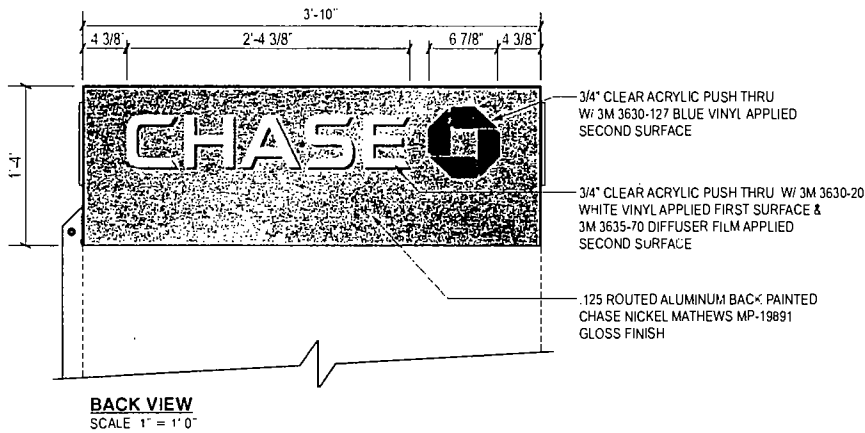
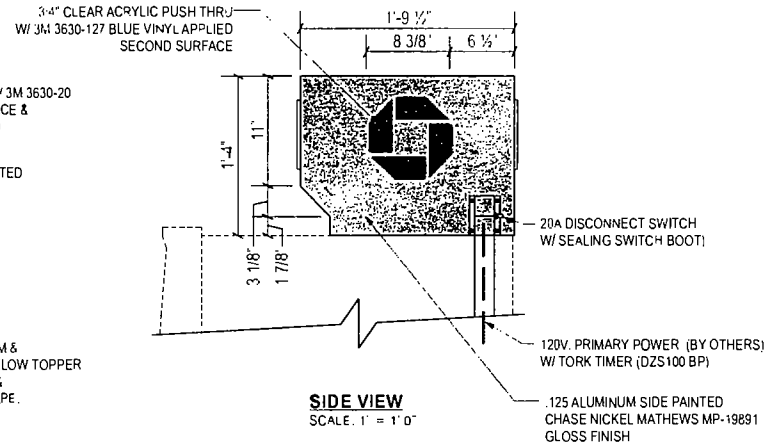
CORPORATE OFFICE: 360 CRIDER AVENUE MOORESTOWN, NJ 08057 P - 856.802.1677 F - 856.802.0412

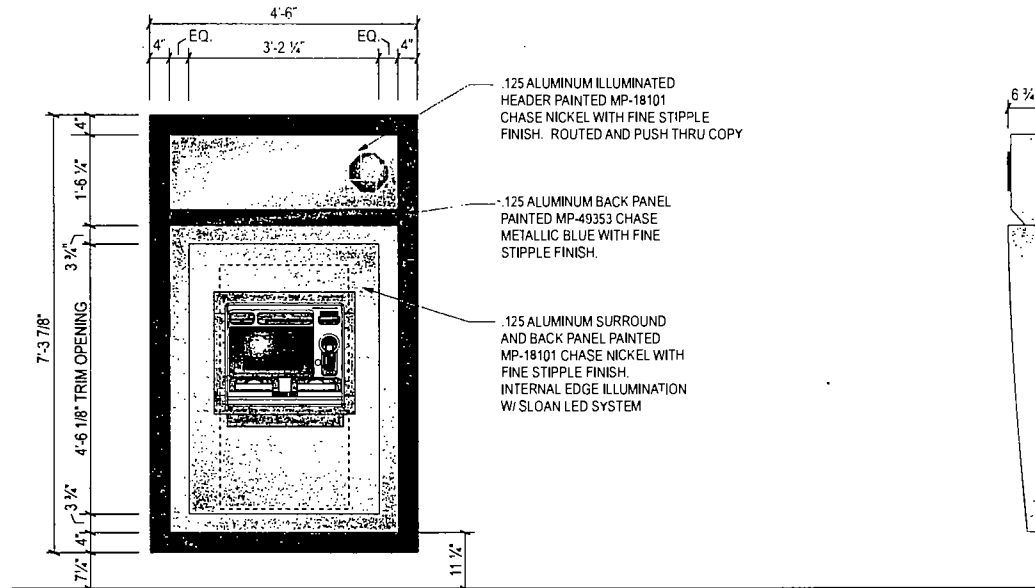
FLORIDA: 2416 SAND LAKE ROAD, OPLAND, FL 32809 - TEXAS SERVICE CENTER: 460 SOUTH BELTLINE ROAD SUITE 412 IRVING, TX 75060 - NORTH CAROLINA: 120 CASCADE DRIVE CONCORD, NC 28027 - TEXAS: 7303 BURLESON ROAD, SUITE 766 AUSTIN, TX 78744

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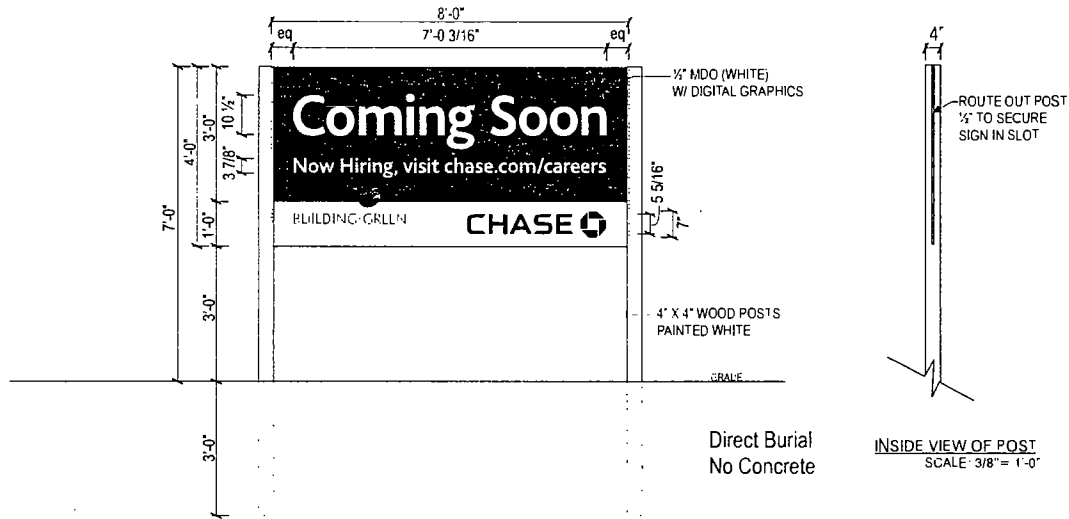
19 DRIVE-UP TOPPER - TOP-FS-DU
SCALE: 1" = 1' 0"
PERMLIGHT WHITE AND BLUE NITRO LED ILLUMINATION W/
PERMLIGHT POWER SUPPLIES





UNIVERSAL ATM SURROUND - SUR-TTW-U
SCALE: 1/8" = 1'-0"
NOTE: PERMLIGHT LED ILLUMINATION W/
PERMLIGHT POWER SUPPLIES

SIDE VIEW
SCALE: 1/4" = 1'-0"



20 COMING SOON "NOW HIRING- GREEN" POST & PANEL TEMP SIGN -DIRECT BURIAL- PPTMP-DB
SCALE: 3/8" = 1'-0"

THOMPSON COBURN LLP

55 East Monroe Street
37th Floor
Chicago, Illinois 60603
312-346-7500
FAX 312-580-2201
www.thompsoncoburn.com

August 2, 2010

Bernard I. Citron
312-580-2209
FAX 312-782-1372
bcitron@thompsoncoburn.com

VIA REGULAR MAIL

Alderman John A. Rice
36th Ward Office
6839 West Belmont Avenue
Chicago, Illinois 60634

Re: Chase Bank
Grand and Harlem
Sign Order

Dear Alderman Rice:

Thank you for your continued support of the Chases Bank facility at Harlem and Grand. We do have one final request which would be to sponsor a council order in order to allow us to construct the pylon sign at the corner of the property. We have enclosed the full sign package for your review. If you have any questions or concerns, please contact our team. If the signage does meet your approval, we would appreciate if you would submit the council order for the Pylon Sign, a draft of which is enclosed.

Thank you much.

Very truly yours,

Thompson Coburn LLP

Bernard I. Citron

BIC/mse

cc: Ms. Mariano Mollo
Ms. Cheryl Levin
Mr. Jason Golub

5182323.1