

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),

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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.

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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

Address:

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

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

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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

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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

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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

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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.

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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

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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

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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,

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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.

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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.

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Existing Zoning Map

*IM3-3 C2-II XI-H RT-4 CM I/
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MIDTOWN PLAZA

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Existing Land-Use / Areal Map

N

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PAP

Right of Way Adjustment Map

W. FULLERTON AVENUE

EXISTING PROPERTY LINE SHOWN DASHED
LINE HALFTONE

NEW
DASHED LINE

PROPERTY

LINE

SHOWN

SCALE: 1" = 160'

MIDTOWN PLAZA

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Planned Development Boundary & Property Line Map

4H2-7 11/16"

173,290 SF (+/- 3.978 AC)

AREA SCHEDULE

(+/- 4.473 AC) (+/- 0.022 AC) (+/- 0.223 AC)

194,824 SF 959 SF 10,365 SF

EXISTING

PARCEL

1:

EXISTING

PARCEL 2;

204,230 SF (+/- 4.688 AC)

PORTION OF CDOT ROW TO BE TAKEN FROM TCA: PORTION OF CDOT ROW TO BE GRANTED TO TCA:
(+/-1.292 AC) (+/- 0.256 AC)

(+/- 1.037 SF)

(+/- 9.703 AC)
56,299 SF 11,146 SF

45,153 SF

422,673 SF

GROSS PARCEL 2 PROPOSED CONDITION:

EXISTING PARCEL 3:

N

0

PORTION OF CDOT ROW TO BE TAKEN FROM TCA: GROSS PARCEL 3 PROPOSED CONDITION: GROSS TOTAL:

AREAS BASED ON PLAT OF SURVEY FOR THE MIDTOWN TENNIS CLUB DATED 5 29 2013

PD-E

PREPARED BY MACKIE CONSULTANTS, LLC CAD DRAWINGS FOR THE PROPOSED ELSTON AVE REALIGNMENT PROJECT PROVIDED BY ALFRED BENESCH & CO ON 10 08 2013

SCALE: 1" = 160'-0"

MIDTOWN PLAZA

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W. FULLERTON AVENUE

SCALE:

1"-140'

Planned Development Exhibits i

Address:

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SCALE: 1" = 160'-0" (J) Planned Development Exhibits

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Enlarged Landscape Plan

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CORNUS SERICEA JUNTA FRUS VNCINUNA PIMUS Mi.'GO PICEA PijNGENS T.'.XLI S OENSI^ORMIS

COMMON NAME

RED WIG OCGWOOO PASTER N RED CFOAR MUCO PINE SPRUCE DENSE YEW

SYM. Co SO P i mj

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PROPOSED PI AN! t IS' SOIANICAL NAME

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MIDTOWN PLAZA

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

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Enlarged Landscape Plan

PD-G3

Planned Development Exhibits

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

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Enlarged Landscape Plan

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PD-G4

Planned Development Exhibits

Address:

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Landscape Plan Data Tables

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CCHERAL LANDSCAPE NOTES:

1. ALL ALTERATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
- I. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- V. 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.
- K. ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACKFILLED MIX AMENDED SOIL WITH A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED AND HAVE ALL TABS AND ROPES REMOVED.
- T. LAWN AND BCD AREAS SHALL BE ROTOTILLED AND CLUMPS OF SOIL, AEROSOLS AND DEBRIS RAKED OUT AND REMOVED FROM THE SITE.

- S. ALL DISTURBED AREAS SHALL HAVE A MIN. OF** OF TOPSOIL PLACED AND THEN SEED, PERT. AND BLANKET INSTALLED.
- «. 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. GROUNDCOVER BEDS WILL NOT BE MULCHED.
- II. ALL DEBRIS AND 8TONE 1"ORLAROER SHALL BE REMOVED FROM ALL PLANTING BEDS AND DISPOSED OF PROPERLY.
- 12. AMENDED TOPSOIL FOR PLANTINa BEDS SHALL CONSIST OF Z PARTS OF TOPSOIL FROM AN APPROVED SOURCE AND 1 PART MUSHROOM COMPOST.
- 15. ALL EXISTING TREES OF HIGH QUALITY LOCATED OUTSIDE OF THE CONSTRUCTION ZONE SHALL BE SAVED.

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SHRUB.PIAfQING BED. DETAIL

PD-G5

Planned Development Exhibits

Applicant: Address:

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Landscape Plan Data Tables

NORTHWEST LOT DATA TABLES

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PLANT LIST

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Sp hi Spwyx-tw r&svtyz Toral'

Conwvwn H'trma

Comral HacVofrv Ginnto

Stylinw Hof'y Locust Rod Bjw'¹ Crab

Gabitama Spiraa Aro#MCT3j Viburnum WiwiRbBeiWahefi

Min Aicadh Jumper

SurranrMtw Yarrow Bjub Tester Onion Midnlight Ptairnbbe Rub. Indioip Mir frof Etody CmnesHl HapPC Flotums Onyik/ Pardon Ml Ornlv ftarv ftrevms L.ljyS> H-dnbht fbcx Cerate* Dovav Bin Jjntfch Gross Mar tt't SaMa CnoxsiLLH) Btosto.n Dwarf Prairie. CWopwad

Qty 9 go Cond

B&B B&B B&B 813 81 S

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Coor.t Coz.1
CoM

Coni Cor.t Cent Cool Conil Cunt Cont Cora Cool

SOUTHEAST LOT DATA TABLES

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PLANT UST

Botanical.Hbt

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Coorwon Hero

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Co oc Co>b ccc peanuts

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Ma Sa Mafca 3arr*n'a

Qsdtkm) Spina ArruANUQjd Vi."jrtien Bbckhflw Vwvrum Who * Poxs Wa hab

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DaoduounSkrubs

Sp bu StP'Ba i>jnada GokKlarrnfl'

Vi da Vbumum dnelikon Crihaqo Likfru'

Vi tr VLurnum pinfoluRt

Mtl Arcadh Junltjor *fchzn* Atbxwtac

Il WlirKb flalcob *Vln> 1 hjul'

EvtfuTMn ftknrfas

Vfatry Cbljme Dayl^ Percbn Mg DwKk CbrouM^ Lr' Btosfor.

Ju sa Juntcn'l'us sebltia 'mini Arcadb' Th cc Thula ocr-ldnbnbls Tach.iy'

rooBtbluCh 9*4*4 i V*4M

Hb PV HwtT^a>5 Pjrcfen orfa'

So a Schflicficyrtul(Sul)ffjfm *Cewiar

Sp ha SpcrDtnius rettlobfe Trra'

CALCULATICNS FOR INTERIOR GREEN SPACC

Qty Sir* Good

B&B
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eta

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E SB G *B

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222 t Cnt
102 t Cool
14 i Cbnl.
73 i Cunt

OUCULATICJns FOR INTERIOR GREEN SPACE

IUTAI VUII'tjJA.cib> j Af>r' IW *Wfi 51 I ANEW: AM ARC A RATI

RCCIUtll) L.NIRICR LANDAREA UNIT
rr.rjfr LANDSCAPE AREA SF

ASM

REQUIREDSHAWTarESI 1 '3S
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TOTAL if MUJIUARIUS AREA 17.1561 LAJDSIAH AR LA KM in KM.

WCPJKD INTERIOR LANDARCA UNIT
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PD-G6

MIDTOWN PLAZA

Planned Development Exhibits

Applicant: TENNIS CORPORATION OF AMERICA rj/b/a MIDTOWN ATHLETIC CLUB
Address 2416*2520 N_ Elston Ave* 200* 2050 W_ Fullerton Ave* 2425*2455 N_ Elston Ave*
2418-2458 N. Damen Ave, 2463-2497 N. Leavitt St, Chicago IL ^a

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

GREEN ROOF CALCULATIONS

TOTAL HIGH ROOF AREA TOTAL POOL DECK AREA (EXCLUDING POOL) LESS L'XISIING ROOF FOOTPRINT

TOTALNET NET ROOF AREA:

GREEN ROOF 100% NET REQUIRED.

GREEN ROOF PROPOSED

AT HIGH ROOF AT POOL DECK-

AREA OF RAINWATER HARVESTING.

TOTAL:

20.053 SF 10,123 SF

41,035 SF 41,035 SF

15,989 SF 2,504 SF

23.341 SF 41,834 SF

NOTE:

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

N

SCALE:

1" = 50'-0" (J)

Planned Development Exhibits

Address:

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, 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

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