

# Office of the City Clerk

City Hall 121 N. LaSalle St. Room 107 Chicago, IL 60602 www.chicityclerk.com

### **Legislation Text**

File #: Or2019-209, Version: 1

RE: Approval of sign over 100 square feet in area or over 24 feet above grade

# CITY COUNCIL COMMITTEE ON ZONING, LANDMARKS AND BUILDING STANDARDS

#### COUNCIL ORDER

ORDERED, that the	e City Council hereby approves the following sign application submitted by: Ouintr	,	l&e m '*4y.	r	
Applicant *-■	fptoCS LLC-/ Tfo .Zhhier/fanMemtH.J'towufi Int.		•		

(\* The Applicant is the owner <5f the real property or the business tenant of the real property. Do not list the sign contractor, sign erector, sign company or advertising entity in the above space.)

advertising entity in	the above space.)			
	This Order approves the	e following sign in accordance with Municipal Code of C	Chicago Section 13-20-680:	
Address of Sign:			2311-a! Bls-bn f)"\f_Chicago, IL606 ^?	
Zoning District: ^				
DOB Sign Permit A	pplication #: _			
Sign Details: y/ 1. On-premise^j_ Ol	R Off-premise			
2.	Static sign />> OR Dynamic-im	nage display sign		
3.	Number of sign faces t			
4.	Projecting over the public way JlfL (Yes or No) If yes, Public Way Use #;			
5.	Dimensions: Length ^ ^ feet	0_inches Height 2\$ feet-^itches		
Total square fee	et in areafc? Vj? feet	Q_inches		
6.	Height above grade: feet $0$ inc	hes		
7.	£±&vation (side of building or l	lot where the sign will be erected): <^)0		

Such sign shall comply with all provisions of Title 17 of the Chicago Municipal Code ("Zoning Ordinance") and ail other provisions of the Municipal Code of Chicago governing the permitting, construction and maintenance and removal of signs and sign structures. Failure of the applicant and the applicant's successors shall be grounds for invalidation or revocation of the sign permit.

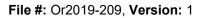
of Sign Contractor/Erector:

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A'derman // Ward

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Department of Planning and Development

CITY OF CHICAGO

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March 13, 2019

Donna J. Pugh Foley & Lardner LLP 321 N. Clark St.

**Suite 2800** 

Chicago, II 60654-5313

Re: PD 367, Signage for Riverfront Plaza, 2639 N. Elston Ave.

Dear Ms. Pugh:

In response to your recent request, please be advised that the subject property is zoned Business Planned Development Number 367 ("PD 367"). Prior to the establishment of the Planned Development the property was zoned M2-3. Although Riverfront Plaza's lot is greater than one acre in area, its maximum total sign area is limited to 5x the street frontage (4,388 SF) or 1,800 SF, whichever is less, based on having only one street frontage.

According to your request, the Plaza has maintained approximately the same amount of signage (approximately 3,500 SF) since 1985 and you are seeking to maintain that amount or the 5x the street frontage (4,388 SF) amount, rather than the 1,800 SF currently allowed.

Based on the sign permit information submitted, we are allowing PD 367 to maintain 3,110 SF of legal, non-conforming signage for the entire Plaza. According to your attached chart, the existing/previously permitted signage totals 3,477 SF. However, this includes 367 SF for recently approved Burlington signage. Burlington is now a tenant in a portion of space previously occupied by Strack Van Till and Strack Van Till's former signage totaling 897 SF is also included in the 3,477 SF. Therefore, rather than double counting old and new tenant signage at the same location, we are allowing PD 367 a maximum of 3,110 SF (3,477-367) of total signage. If you have any questions or need additional information, please contact Teresa McLaughlin of my staff at (312) 744-3509.

Zoning Administrator