



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

CITY COUNCIL
COMMITTEE ON ZONING, LANDMARKS AND BUILDING STANDARDS

COUNCIL ORDER

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

ORDERED, that the City Council hereby approves the following sign application submitted by: ouintr , l&e m '*4y . r ,
Applicant *-■_ fptoCS LLC- / Tfo .Zh hier/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.)

This Order approves the following sign in accordance with Municipal Code of Chicago Section 13-20-680:

Address of Sign:

2311-a! Bls-bn f)"\f_Chicago, IL606 ^7

Zoning District: ^

DOB Sign Permit Application #: _

Sign Details: y/

1. On-premise^j_ OR Off-premise

2. Static sign />> OR Dynamic-image 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 feet in areafc? Vj? feet Q_inches

6. Height above grade: feet 0 inches

7. £±&vation (side of building or lot where the sign will be erected): <^)^
of Sign Contractor/Erector:

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.

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Department of Planning and Development
CITY OF CHICAGO

March 13, 2019

Donna J. Pugh Foley & Lardner LLP 321 N. Clark St.
Suite 2800
Chicago, IL 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