



CHICAGO PLAN COMMISSION

Logan Square Community Area / 32nd Ward / Alderman Waguespack

**Proposed Amendment to Waterway-
Business Planned Development No. 1222**

**Delta Real Estate Holdings, LLC
2501 N. Elston Ave.**

11/17/22

**Proposed Amendment to Business
Planned Development No. 1238**

**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./2418-2518 N. Damen
Ave./2463-2497 N. Leavitt St.**

★ Community Area Snap Shot

COMMUNITY AREA INFORMATION:

- Logan Square Community

Race and Ethnicity, Over Time

	2000 Percent	2006-2010 Percent	2016-2020 Percent
White (Non-Hispanic)	26.3	37.6	51.6
Hispanic or Latino (of Any Race)	65.1	50.9	36.3
Black (Non-Hispanic)	5.2	6.9	4.5
Asian (Non-Hispanic)	1.3	3.1	4.2
Other/Multiple Races (Non-Hispanic)	2.1	1.5	3.3

Source: 2000 Census; 2006-2010 and 2016-2020 American Community Survey five-year estimates.

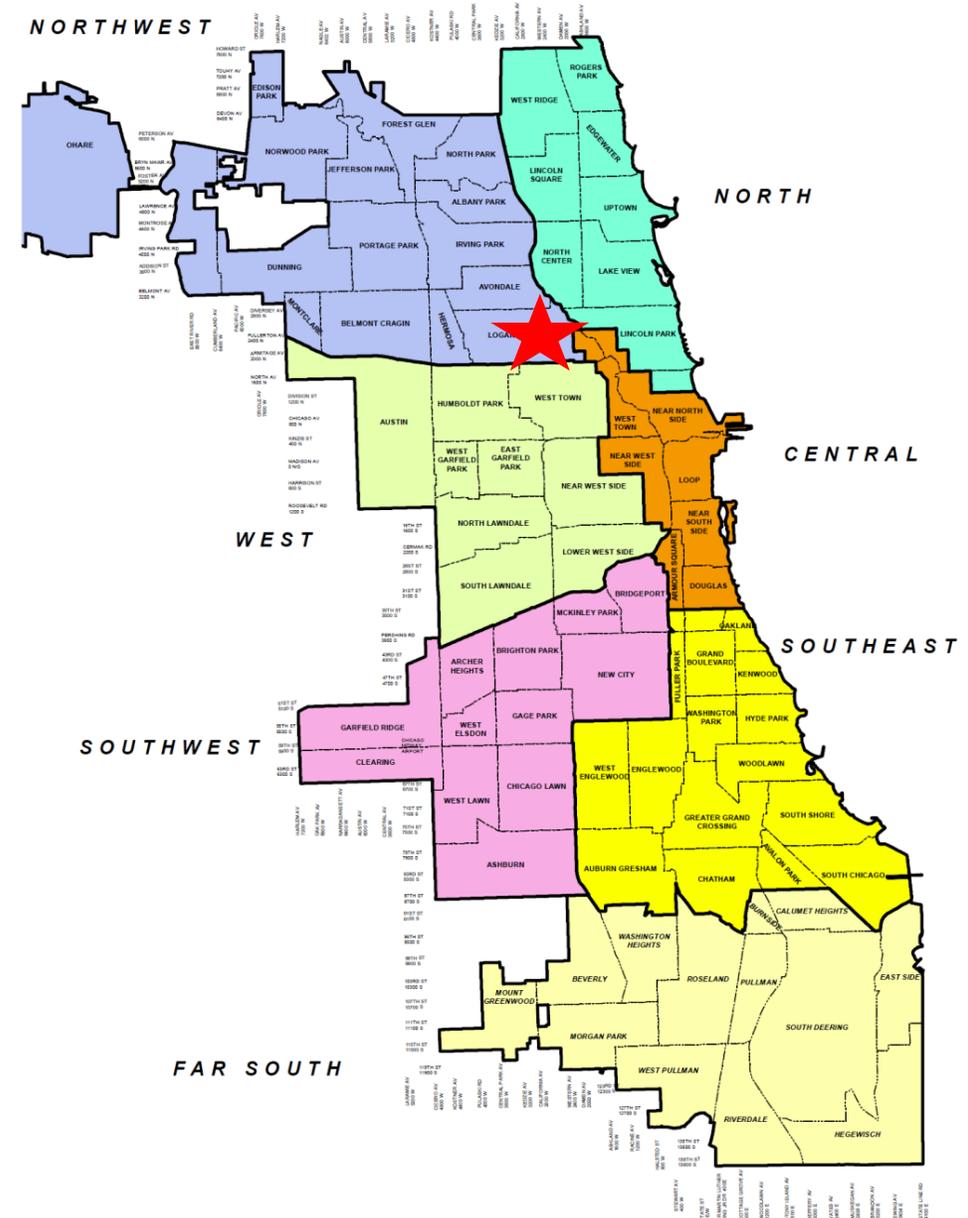
Universe: Total population

Age Cohorts, Over Time

	2006-2010 Percent	2016-2020 Percent
19 and Under	23.1	18.4
20 to 34	36.2	39.5
35 to 49	21.8	23.5
50 to 64	12.7	11.2
65 and Over	6.1	7.3
Median Age	31.3	32.4

Source: 2006-2010 and 2016-2020 American Community Survey five-year estimates.

Universe: Total population



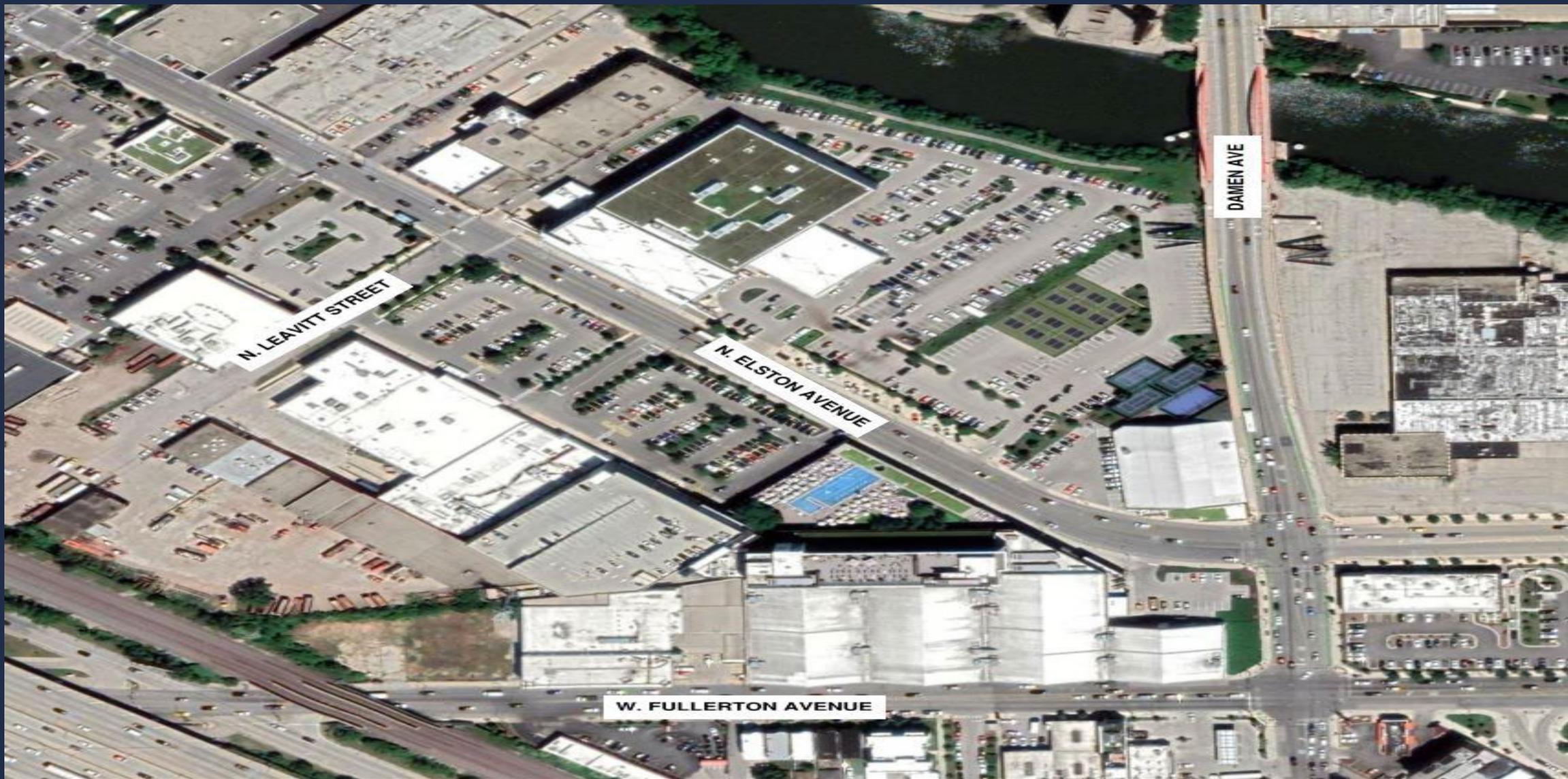


Project Overview

- **Proposed Zoning:**
 - Waterway-Business Planned Development No. 1222, as amended
 - Waterway-Business Planned Development No. 1238, as amended
- **Adjacent Zoning:** C3-3, C1-3, M3-3, C2-1, PD No. 1471
- **Midtown Athletic Club, owner of PD 1238 purchased Subarea B of PD 1222 from Delta Real Estate Holdings, owner of PD 1222.**
- **The amendment to PD 1222 removes Subarea B from the boundaries of PD 1222 and rezones the parcel to C3-3.**
- **The amendment to PD 1238 adds this parcel into its boundaries and rezones it from C3-3 to PD 1238.**



LAND USE MAP



SITE CONTEXT PLAN





PD No. 1222 – Subarea B sold to Midtown



PD No. 1238 Boundaries plus area purchased from PD No. 1222

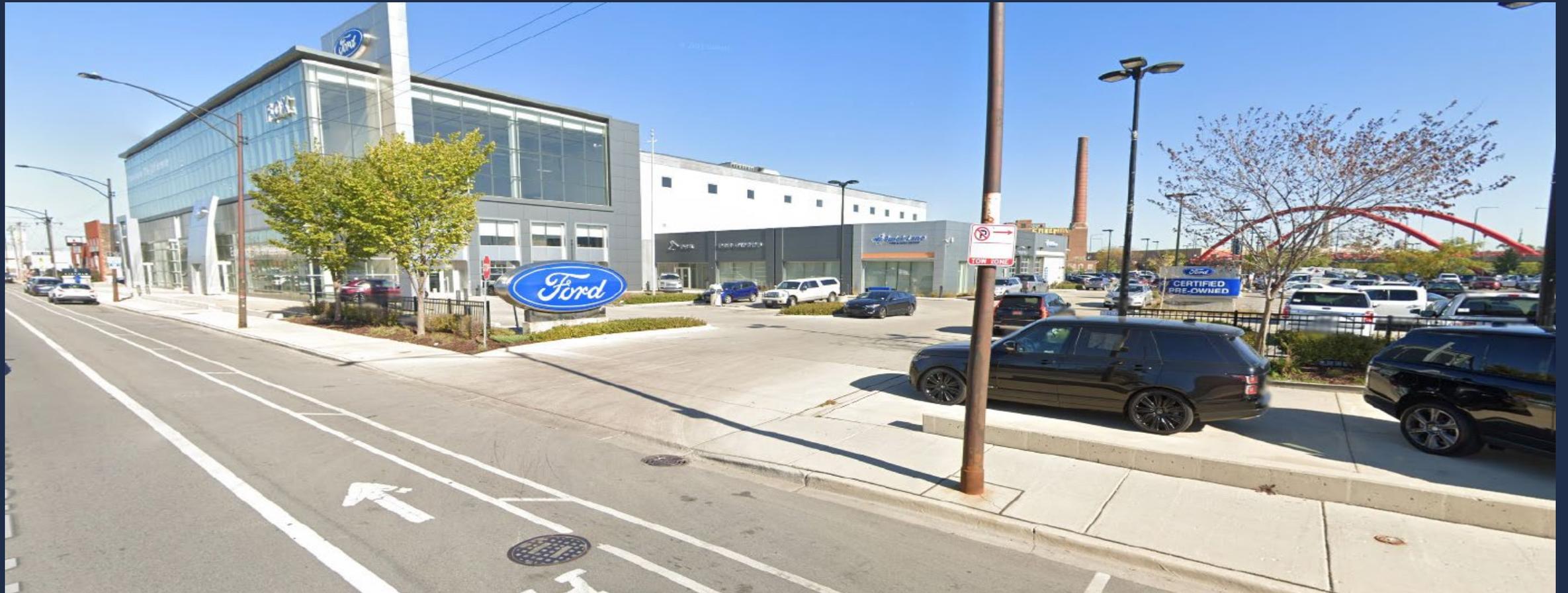


PD No. 1238 Boundaries – Final

Pedestrian Context – Parcel to be removed from PD No. 1222 and added to PD No. 1238



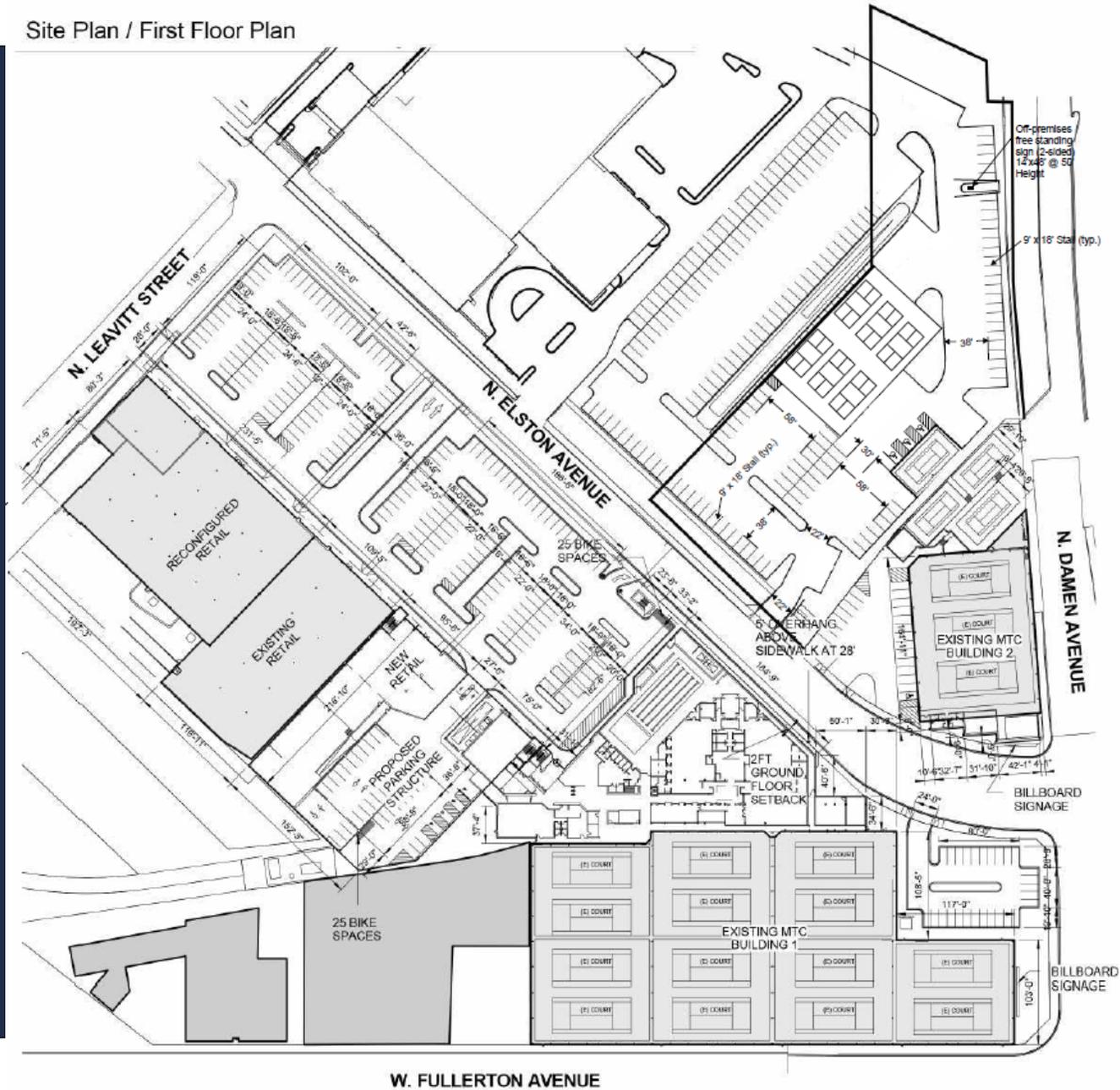
Pedestrian Context – PD No. 1222



Pedestrian Context – PD No. 1238



Site Plan / First Floor Plan

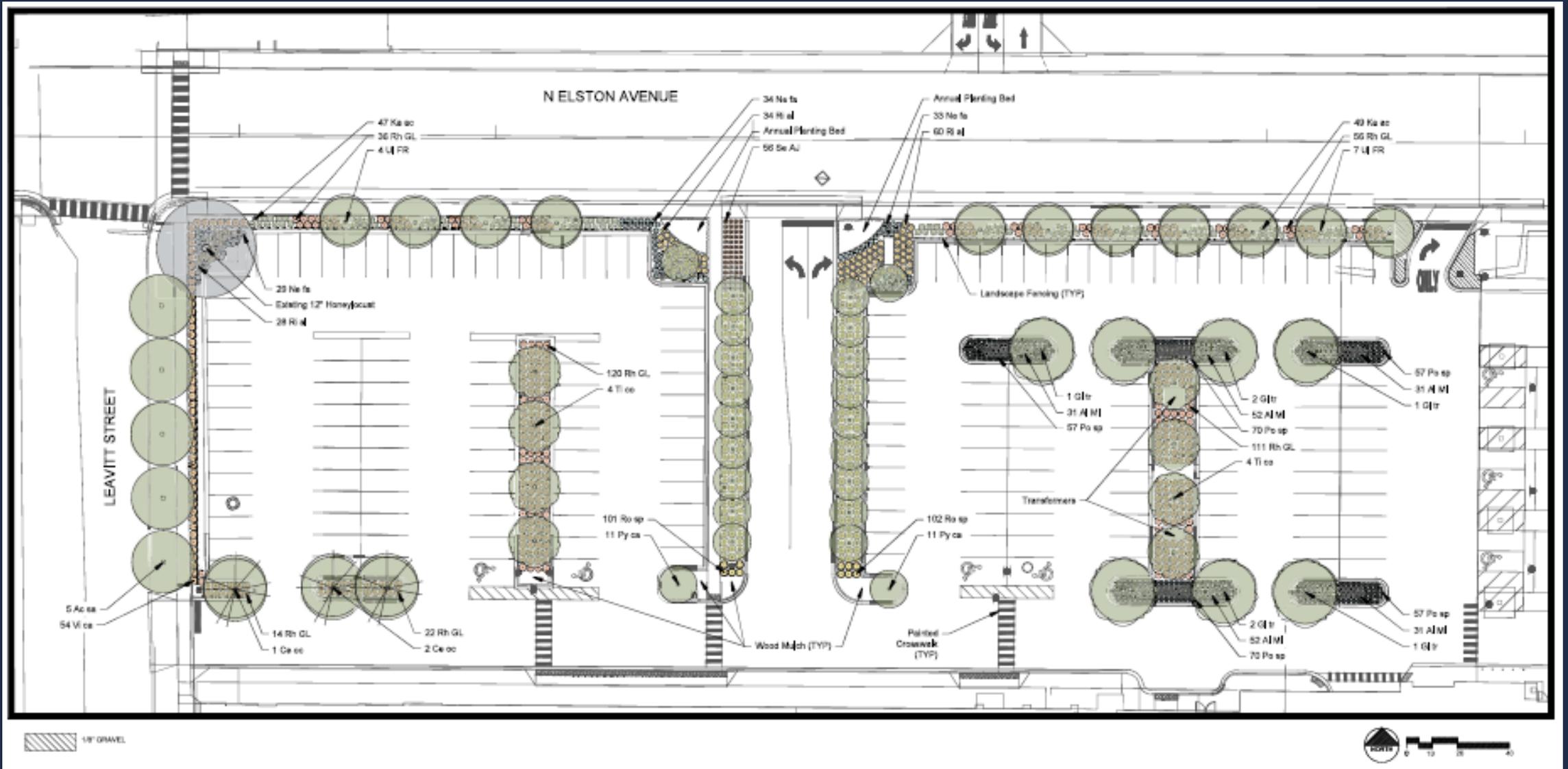


W. FULLERTON AVENUE

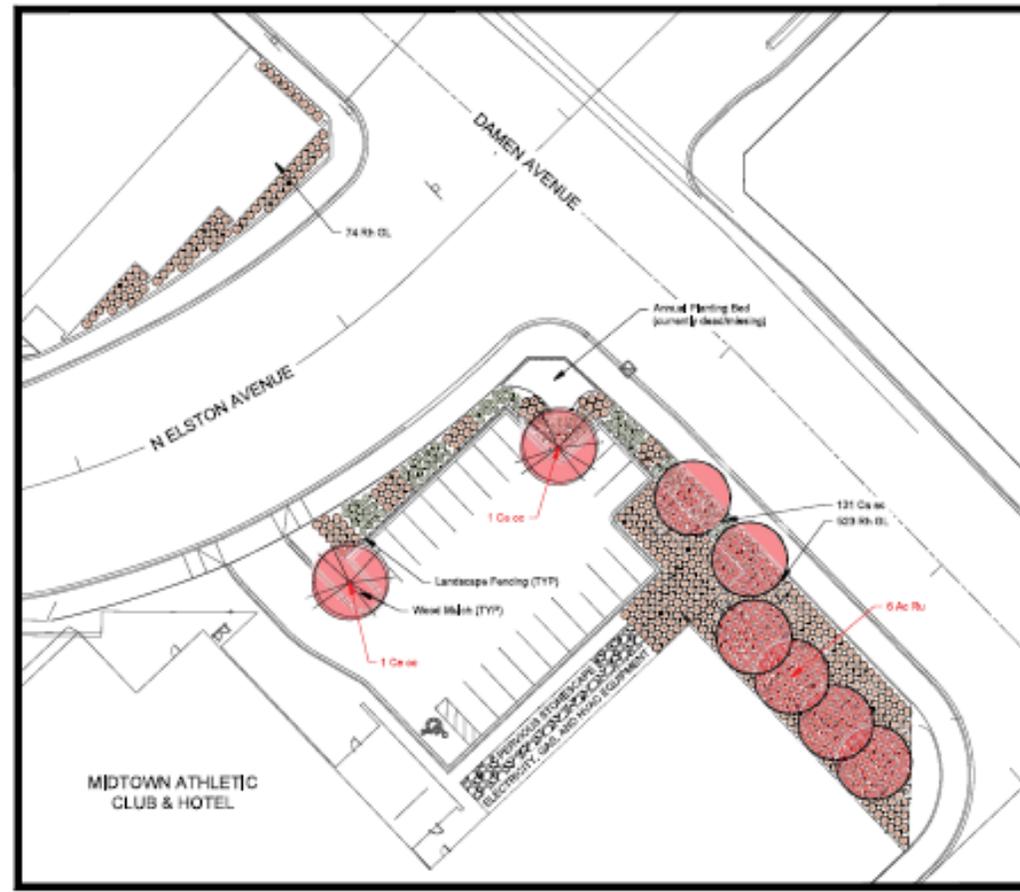
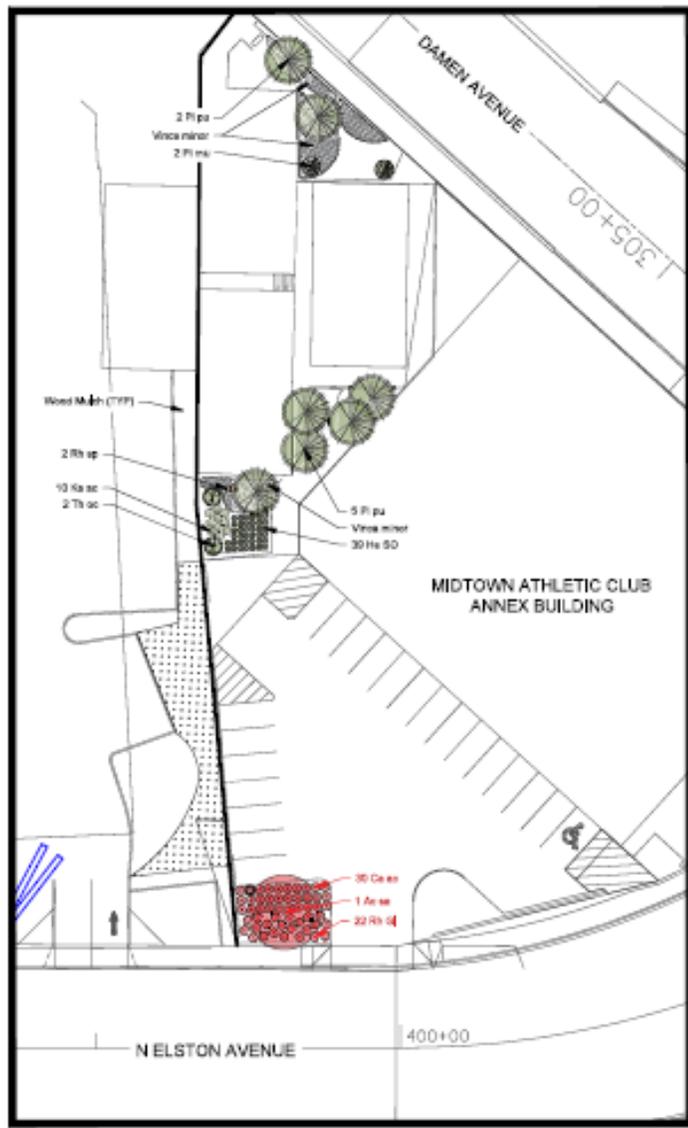


Existing Fox Ford Dealership:

- **Completed in 2015**
- **34,000 square foot green roof**
- **LEED Certified (including water efficient landscaping and water use reduction)**



PD No. 1238 Updated Landscape Plan – Previously Exhibit PD-G3 (New - PD-G1)



- SOD/TURF
- SOD/TURF

GENERAL NOTES:
 THE LANDSCAPE ARCHITECT KNOWS THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY OF 400 N ELSTON AVENUE, CHICAGO, ILLINOIS, IS TO BE USED FOR THE PROPERTY AND SHALL BE SUBJECT TO THE CITY OF CHICAGO'S LANDSCAPE ARCHITECTURE ORDINANCES AND REGULATIONS. THE LANDSCAPE ARCHITECT'S LIABILITY IS LIMITED TO THE ACCURACY OF THE INFORMATION PROVIDED AND THE QUALITY OF THE LANDSCAPE ARCHITECTURE DESIGN.
 THE PLANTING WILL BE RETAINED BY THE CLIENT.

URGENT AND EFFECTIVE STATEMENT:
 THE LANDSCAPE ARCHITECT HAS BEEN ADVISED BY THE CLIENT THAT THE PROPERTY IS TO BE USED FOR THE PROPERTY AND SHALL BE SUBJECT TO THE CITY OF CHICAGO'S LANDSCAPE ARCHITECTURE ORDINANCES AND REGULATIONS. THE LANDSCAPE ARCHITECT'S LIABILITY IS LIMITED TO THE ACCURACY OF THE INFORMATION PROVIDED AND THE QUALITY OF THE LANDSCAPE ARCHITECTURE DESIGN.
 THE PLANTING WILL BE RETAINED BY THE CLIENT.



PLANT LIST						
Symb.	Botanical Name	Common Name	Ex. Qty.	Prop. Qty.	Size	Cond.
Trees						
Ac sa	Acer saccharum	Sugar Maple	5	2"	BBB	
Ac sl	Acer saccharum	Sugar Maple	1	2"	BBB	
Ce cr	Celtis occidentalis	Common Hackberry	3	2"	BBB	
Ce cr	Celtis occidentalis	Common Hackberry	2	2"	BBB	
Qf fl	Quercus macrocarpa var. prinus	Thornless Honeylocust	7	2.5"	BBB	
Co pl	Cornus rugosa	Colony Dogwood	7	8"	BBB	
Py gl	Pyracantha	Star Fire	22	2.5"	BBB	
Li co	Lilium comiflorum	Littleleaf Linden	8	2.5"	BBB	
Uf fl	Ulmus floridulus	Flowering Elm	11	2.5"	BBB	
Ac rl	Acer rubrum 'October Glory'	October Glory Red Maple	5	2"	BBB	
Shrubs						
Pr fr	Prunella	Prune Tree	2	48"	COND	
Al al	Albizia julibrissin	Albino Crape	123	48"	COND	
Rh sp	Rhododendron sp.	Rhodod.	2	48"	COND	
Rh G	Rhus glabra 'Gro-Low'	Gro-Low 'Lodestar' Sumac	958	48"	COND	
Rh sp	Rhododendron	Syrill Rose	208	48"	COND	
Th ca	Thunbergia alata	American Aster	2	48"	COND	
Vi ca	Viburnum cedricum	Worcester Whiteberry	54	48"	COND	
Grasses						
Co or	Coreopsis	Butterfly Bush	257	48"	COND	
Co sp	Coreopsis	Ornamental Grass	313	48"	COND	
Perennials						
Al fl	Albizia julibrissin	Millenium Crape	103	48"	COND	
He SO	Hebe	Sea Holly	39	48"	COND	
He fl	Hebe	Catmint	36	48"	COND	
Se A	Sedum	Autumn Joy	56	48"	COND	

LANDSCAPE CALCULATIONS

210523 - Midtown Athletic Club, 2444 N Elston Avenue, Chicago, IL
10.21.11

SETBACK / PERIMETER	LF	REQ. TREES	PROP. TREES
(1 tree / 25ft)	1,404	57	24

(Continuous Screening Hedge)	REQ. LF	PROP. LF
	93	577

(Continuous Ornamental Fence)	REQ. LF	PROP. LF
	99	782

VEHICULAR USE / INTERNAL AREA	PARKING SF	REQ. AREA RATIO	PROP. AREA RATIO
(Landscape Area Ratio: 30%)	92,202	9,220	28,185

(1 tree / 125sf)	REQ. TREES	PROP. TREES
	74	46

GENERAL LANDSCAPE NOTES:

- ALL ALTERATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT,
- CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES,
- ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES,
- ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP,
- LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS,
- 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,
- ALL MASS PLANTED SHRUB BEDS TO BE BERMED 2" TO 3" ABOVE GRADE AND MEET DRAINAGE REQUIREMENTS,
- LAWN AND BED AREAS SHALL BE ROTOTILLED AND CLUMPS OF SOIL, AGGREGATES AND DEBRIS RAKED OUT AND REMOVED FROM THE SITE,
- ALL DISTURBED AREAS SHALL HAVE A MIN. OF 6" OF TOPSOIL PLACED AND THEN SEED, FERT. AND BLANKET INSTALLED,
- ALL BEDS SHALL BE EDGED, HAVE WEED PRE-EMERGENTS APPLIED AT THE RECOMMENDED RATE,
- SHREDDED HARDWOOD MULCH SPREAD AT A MINIMUM OF 3" DEPTH THROUGHOUT ALL NEW LANDSCAPE BEDS AND AROUND THE BASE OF ALL NEW TREES PLANTED OUTSIDE OF A LANDSCAPE BED,
- ALL DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.

Landscape Area 1

Common Name	PD Drawings		As Built		Proposed Addition	
	Quantity	Size (Trees Only)	Quantity	Size (Trees Only)	Quantity	Size (Trees Only)
Trees						
Common Hackberry	4	3"	1	2.5"		
Gingko	13	3"				
Skyline Honey Locust	13	3"				
Red Baron Crab	1	3"				
Redmond American Linden	15	2.5"				
Sugar Maple			5	2.5"		
Thornless Honeylocust			7	2.5"		
Thornless Honeylocust			1	12"		
Asian Pear			23	2.5"		
Littleleaf Linden			8	2.5"		
Frontier Elm			11	2.5"		
Total	46		57		0	
Shrubs						
Alpine Currant			121			
Gro-Low Fragrant Sumac			359			
Shrub Rose			200			
Konsmopice Viburnum			54			
Goldflame Spirea	139					
Arrowood Viburnum	24					
Wine & Roses Weigela	58					
Mini Arcadia Juniper	27					
Total	298		797		0	
Perennials/Grasses/Vines						
Summerwine Yarrow	40					
Blue Twister Onion	53					
Midnight Prairieblue False Indigo	87					
Max Frei Bloody Cranebill	84					
Happy Returns Daylily	132					
Pardon Me Daylily	247					
Rosy Returns Daylily	86					
Midnight Rose Coralbell	17					
Dewey Blue Switch Grass	7					
May Night Salvia	72					
Carousel Little Bluestem	30					
Dwarf Prairie Dropseed	111					
Feather Reed Grass			96			
Ornamental Grass			311			
Millennium Ornamental Onion			197			
Catmint			96			
Autumn Joy Stonecrop			50			
Total	1145		750		0	

Landscape Area 2

Common Name	Planned		As Built		Proposed Addition	
	Quantity	Size (Trees Only)	Quantity	Size (Trees Only)	Quantity	Size (Trees Only)
Deciduous Trees						
October Glory Red Maple	8	3"				6 3"
Common Hackberry	3	3"				2 3"
Skyline Honey Locust	3	3"				
Sargent Crab	9	4'				
English Oak	2	3"				
Total	25		0		8	
Shrubs						
Gro-Low Fragrant Sumac			523			
Goldflame Spirea	95					
Arrowood Viburnum	42					
Blackhaw Viburnum	32					
Wine & Roses Weigela	70					
Mini Arcadia Juniper	14					
Techny Arborvitae	24					
Total	277		523		0	
Perennials/Grasses/Vines						
Happy Returns Daylily	222					
Pardon Me Daylily	132					
Carousel Little Bluestem	14					
Dwarf Prairie Dropseed	73					
Feather Reed Grass			131			
Total	441		131		0	

Landscape Area 3

Common Name	Planned		As Built		Proposed Addition	
	Quantity	Size (Trees Only)	Quantity	Size (Trees Only)	Quantity	Size (Trees Only)
Trees						
Colorado Spruce				7 8'		
Skyline Honey Locust	2					
Sugar Maple						1 3"
Total	2		7		1	
Shrubs						
Mugo Pine			2			
Azalea			2			
Gro-Low Fragrant Sumac			74			22
American Arborvitae			2			
Mini Arcadia Juniper	10					
Total	10		80		22	
Perennials/Grasses/Vines						
Wine & Roses Weigela	18					
Midnight Rose Coralbell	26					
Feather Reed Grass			10			30
Stella De Ora Daylily			39			
Total	44		49		30	

- The Stormwater Management Ordinance does apply to this project and the Parcel being removed from PD No. 1222 and added to PD No. 1238 will be required to meet the volume control requirements.
- The Parcel does meet the volume control requirements and a Water Retention Easement Agreement is in place between the parties of PD No. 1222 and PD No. 1238 to ensure stormwater requirements for the Parcel continue to met.



DPD Recommendations

The Department of Planning and Development has reviewed the proposal submitted by the Applicant and has concluded that this proposal is appropriate for this site and supports this development for the following reasons:

1. Ensures adequate public review of major development proposals (Section 17-8-0101). This project has been reviewed by the Mayor's Office for People with Disabilities, the Chicago Department of Transportation, the Chicago Fire Department, and the Department of Planning and Development.
2. Encourages unified planning and development (Section 17-8-0102). The proposal will not adversely affect adjacent developments and is compatible with its base zoning district of C3-3 (Commercial, Manufacturing, and Employment District).
3. Promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods (Section 17-8-0103). The proposal is in line with existing development patterns in the immediate area, which is predominately commercial and industrial uses.
4. The proposed development complies with the applicable standards and guidelines of Sec. [17-8-0900](#) (Section 17-13-0609-A).
5. The proposed development is compatible with the character of the surrounding area in terms of uses, density and building scale (Section 17-13-0609-B).
6. Public infrastructure facilities and city services will be adequate to serve the proposed development at the time of occupancy (Section 17-13-0609-C).

The project meets the purpose and relevant criteria set forth in the Chicago Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety or welfare.