

PD 1415

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

June 25, 2020

Stephen Coorlas
Camburus Theodore LTD
2454 E. Dempster St., Ste. 202
Des Plaines, IL 60016

Re: REVISED Minor change for PD No. 1415, trash enclosures at 4601-4715 W. Foster Ave.

Dear Mr. Coorlas:


Please be advised that your request for a minor change to Business Planned Development No. 1415 ("PD 1415") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 1415.

Your client and the owner of all of the property, the Edens Collection, LLC, is seeking a minor change to allow for a design change to both trash enclosures and the relocation of the southern trash enclosure within the new shopping center at 4601-4715 W. Foster. A minor change was granted on October 22, 2018 which included a trash enclosure detail of tension rods with brick piers. Based on the center's design, you are proposing two modern, black metal designed trash enclosures to match the light bollards, bike racks, waste bins, etc. You are also relocating the southern trash enclosure. In order to improve truck maneuverability and access, it will be relocated from next to the outlet building to the southern property line. The new location will not be visible from any right-of-way and the adjacent property to the south is also a parking lot serving a grocer and smaller commercial tenants. Attached are a revised Site/Landscape Plan and Landscape Plan Details.

With regard to your request, the Department of Planning and Development has determined that allowing the trash enclosure modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1415, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,


Steven Valenziano

Assistant Zoning Administrator

C: Mike Marmo, Erik Glass, Ron Daye, Main file



SITE / LANDSCAPE PLAN

APPLICANT: FOSTER EDENS LLC
 ADDRESS: 4601-4715 WEST FOSTER AVENUE
 COUNCIL INTRODUCTION: JANUARY 17, 2018
 PLANNING COMMISSION: MARCH 15, 2018

16.19.20

General Notes

- All planting shall conform to the regulations and guidelines relating to Title 10, Chapter 32 and Title 17, Chapter 194A of the latest edition of the Chicago Municipal Code and conform to the "Guide to the Chicago Landscape Ordinance".
- The landscape contractor shall repair all damage to parkway landscaping resulting from construction activities including topsoil placement, grading and sodding. Any tree damaged during construction shall be replaced with the same variety and size and as approved by the City, at no additional cost to the owner.
- The landscape contractor shall fertilize existing trees with a slow release (50% nitrogen) soluble fertilizer. Application shall conform to the recommendations of the University of Illinois Extension Service.
- All planting areas shall be either excavated to a depth of 18" and backfilled with 100% clean topsoil over a barrier fabric, or excavated to a depth of 36" and backfilled with 100% clean topsoil without barrier fabric - Verify with Owner. Barrier Fabric type Geotex 4x4HF (Or approved equal).

Parking Lot and Vehicular Use Area Calculations

Total Vehicular Use Area:
Internal landscape area (10%) required:

189,880 square feet
18,988 square feet required

One tree / 125 square feet of required internal landscape area:

152 trees required
152 trees provided

Parking Spaces: Surface Parking Lot - 381 spaces
Level 2 Parking Lot - 153 spaces
TOTAL: 514 spaces

Chicago Sustainability Policy Compliance

- 60% of the species types must be native (straight species or cultivars). In compliance
- The landscape plan must provide at least 3 of the following plant structure types: trees, shrubs, forbs or graminoids, excluding turf grass. In compliance
- 40% of the landscaped area must be dedicated to the production of food for the landscaped areas larger than 500 square feet. NA

Plant List

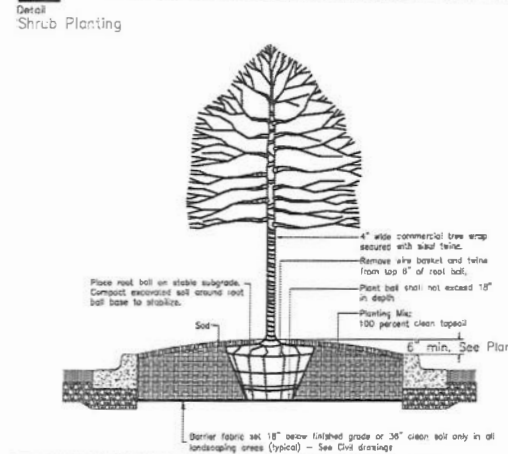
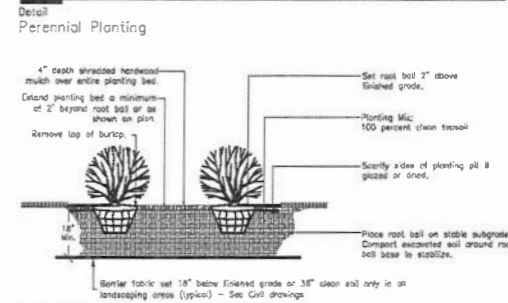
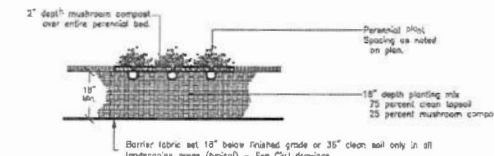
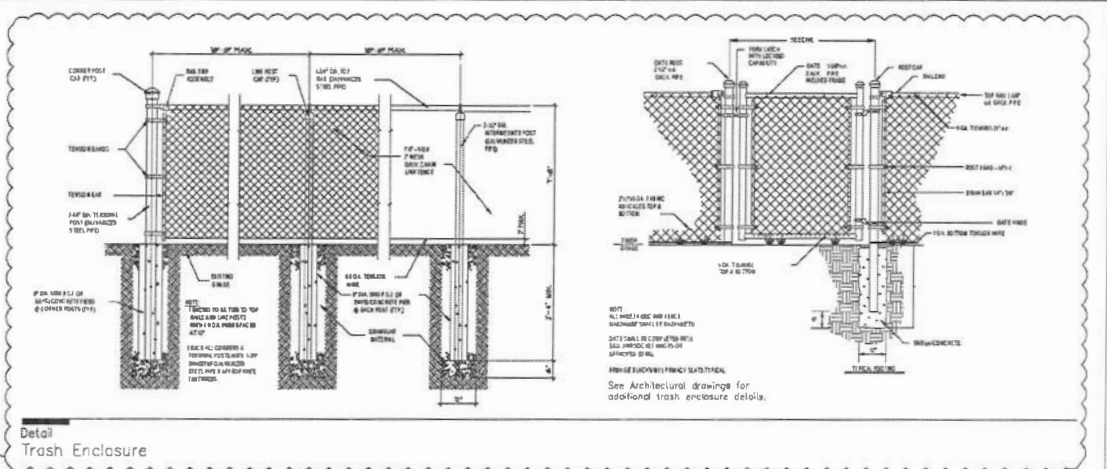
Shade Trees	Key	Qty.	Size	Botanical Name	Common Name	Remarks	Origin
ACM	3	2.5'	Acer miyabei 'Morton'	State Street Miyabe Maple	BB	Non-native	
AES	12	2.5'	Aesculus glabra	Ohio Buckeye	BB	Native	
CEC	20	2.5'	Celtis occidentalis	Common Hackberry	BB	Native	
GPS	39	2.5'	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	BB	Non-native	
GTS	33	2.5'	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Thornless Honeylocust	BB	Native Cultivar	
CYD	21	2.5'	Gymnocladus dioica	Kentucky Coffeetree	BB	Native	
QUB	6	2.5'	Quercus bicolor	Swamp White Oak	BB	Native	
QUC	10	2.5'	Quercus muehlenbergii	Chinkapin Oak	BB	Native	
TAK	18	2.5'	Taxodium distichum 'Shawnee Brave'	Shawnee Brave Baldcypress	BB	Native Cultivar	
ULM	17	2.5'	Ulmus 'New Horizon'	New Horizon Elm	BB	Non-native	
Total shade trees:		179	Total native trees and native cultivars:		120	Percentage of native trees + cultivars: 67%	

Shrubs	Key	Qty.	Size	Botanical Name	Common Name	Remarks	Origin
JCS	21	24"	Juniperus chinensis var. sargentii	Sargent Juniper	BB	Non-native	
VEM	93	30"	Viburnum dentatum	Blue Mullein Arrowwood	BB	Native Cultivar	
VTA	50	30"	Viburnum trilobum 'Alfreda'	Alfreda Comp. Am. Cranberrybush	BB	Native Cultivar	
Total shrubs:		164	Total native shrubs and native cultivars:		143	Percentage of native cultivars: 87.2%	

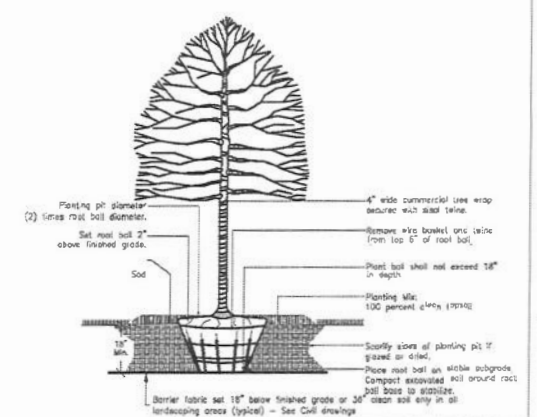
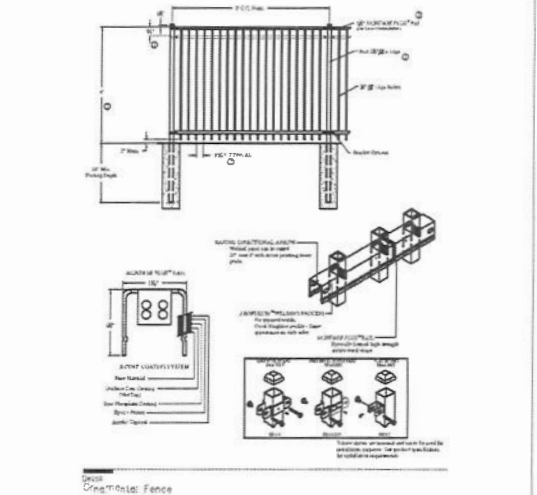
Perennials, Ornamental Grasses and Vines	Key	Qty.	Size	Botanical Name	Common Name	Remarks	Origin
HHR	17	#1	Hemerocallis 'Happy Returns'	Happy Returns Daylily	Container	Non-native	
PAT	5	#1	Parthenocissus tricuspidata	Boston Ivy	Container	Non-native	
RUD	12	#1	Rudbeckia fulgida 'Little Goldstar'	Little Goldstar Black-Eyed Susan	Container	Native Cultivar	
SCH	28	#1	Schizanthus scoparium	Little Bluestem	Container	Native	
SPO	65	#1	Sporobolus heterolepis	Prairie Dropseed	Container	Native	
Total perennials:		127	Total native peren. and native cultivars:		105	Percentage of native perennials + cultivars: 82.6%	

LANDSCAPE PLAN DETAILS

APPLICANT: FOSTER EDENS LLC
ADDRESS: 4601-4715 WEST FOSTER AVENUE
COUNCIL INTRODUCTION: JANUARY 17, 2018
PLANNING COMMISSION: MARCH 15, 2018



Detail Deciduous Tree Planting at Parking Lot Island



Detail Deciduous Tree Planting

10.17.20



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

June 17, 2020

Stephen Coorlas
Camburus Theodore LTD
2454 E. Dempster St., Ste. 202
Des Plaines, IL 60016

Re: Minor change for PD No. 1415, trash enclosures at 4601-4715 W. Foster Ave.

Dear Mr. Coorlas:

Please be advised that your request for a minor change to Business Planned Development No. 1415 ("PD 1415") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 1415.

Your client and the owner of all of the property, the Jaffe Companies, is seeking a minor change to allow for a design change to both trash enclosures and the relocation of the southern trash enclosure within the new shopping center at 4601-4715 W. Foster. A minor change was granted on October 22, 2018 which included a trash enclosure detail of tension rods with brick piers. Based on the center's design, you are proposing two modern, black metal designed trash enclosures to match the light bollards, bike racks, waste bins, etc. You are also relocating the southern trash enclosure. In order to improve truck maneuverability and access, it will be relocated from next to the outlet building to the southern property line. The new location will not be visible from any right-of-way and the adjacent property to the south is also a parking lot serving a grocer and smaller commercial tenants. Attached are a revised Site/Landscape Plan and Landscape Plan Details.

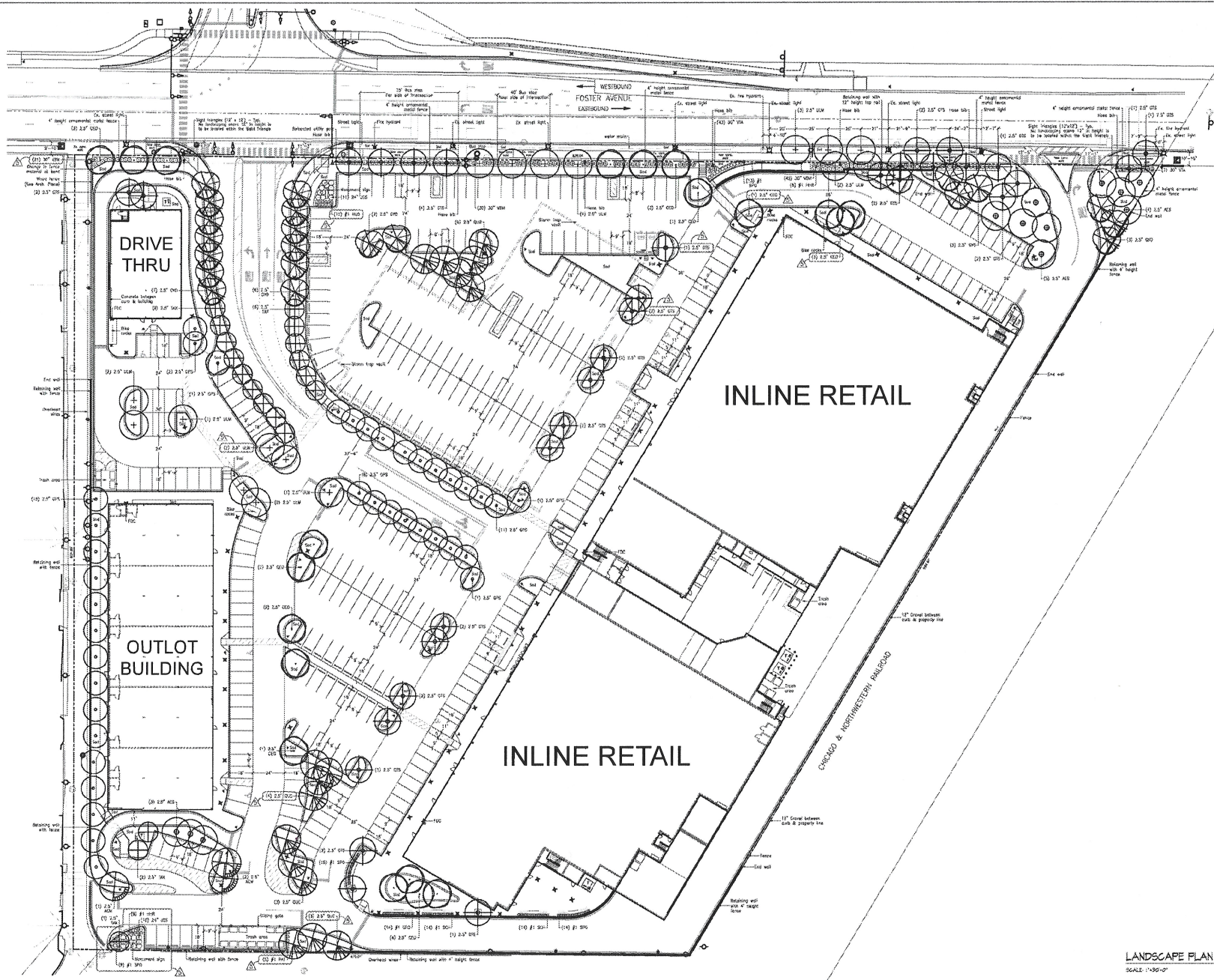
With regard to your request, the Department of Planning and Development has determined that allowing the trash enclosure modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1415, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

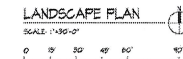

Steven Valenziano
Assistant Zoning Administrator

C: Mike Marmo, Erik Glass, Ron Daye, Main file



SITE / LANDSCAPE PLAN

APPLICANT: FOSTER EDENS LLC
 ADDRESS: 4601-4715 WEST FOSTER AVENUE
 COUNCIL INTRODUCTION: JANUARY 17, 2018
 PLANNING COMMISSION: MARCH 15, 2018



6.12.20

General Notes

- All planting shall conform to the regulations and guidelines relating to Title 10, Chapter 32 and Title 17, Chapter 134A of the latest edition of the Chicago Municipal Code and conform to the "Guide to the Chicago Landscape Ordinance".
- The landscape contractor shall repair all damage to parkway landscaping resulting from construction activities including topsoil placement, grading and sodding. Any tree damaged during construction shall be replaced with the same variety and size and as approved by the City, at no additional cost to the owner.
- The landscape contractor shall fertilize existing trees with a slow release (50% nitrogen) soluble fertilizer. Application shall conform to the recommendations of the University of Illinois Extension Service.
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Parking Lot and Vehicular Use Area Calculations

Total Vehicular Use Area:
Internal landscape area (10%) required:

189,880 square feet
18,988 square feet required

One tree / 125 square feet of required internal landscape area:

152 trees required
152 trees provided

Parking Spaces: Surface Parking Lot - 381 spaces
Level 2 Parking Lot - 153 spaces
TOTAL: 534 spaces

Chicago Sustainability Policy Compliance

- 60% of the species types must be native (straight species or cultivars). In compliance
- The landscape plan must provide at least 3 of the following plant structure types: trees, shrubs, forbs or graminoids, excluding turf grass. In compliance
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Plant List

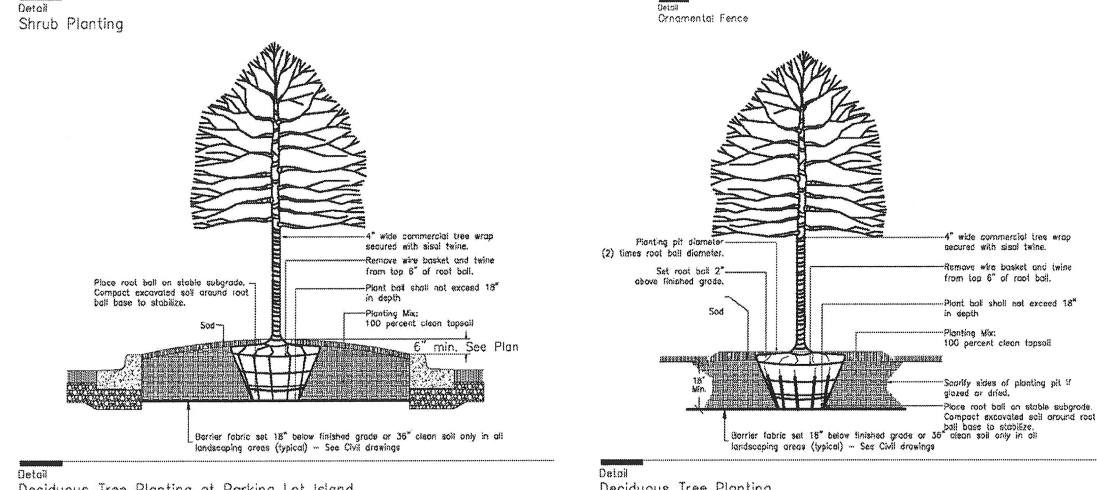
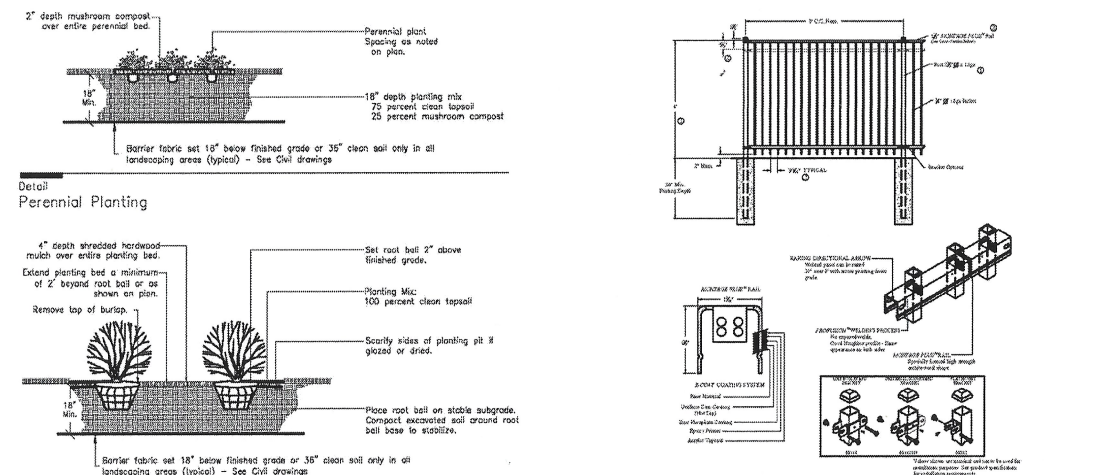
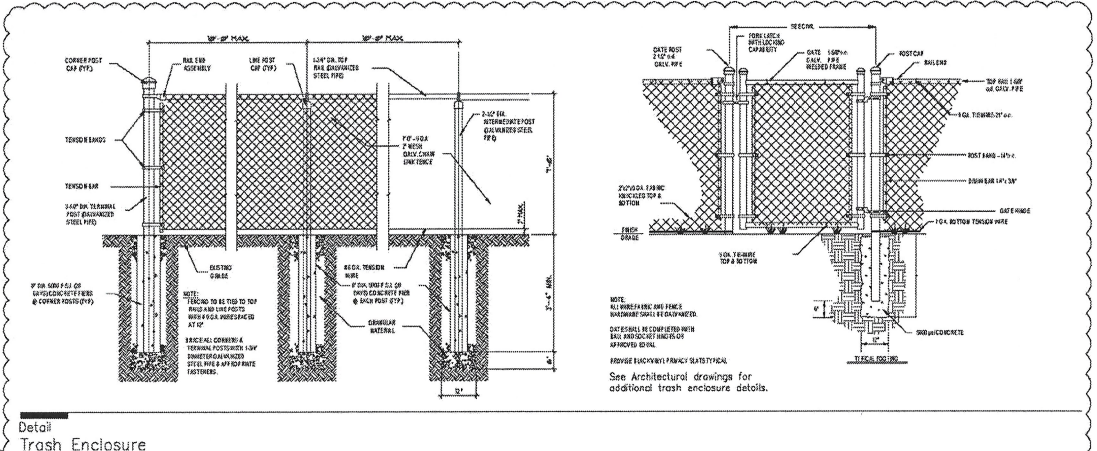
Shade Trees	Key	Qty.	Size	Botanical Name	Common Name	Remarks	Origin
ACM	3	2.5"	Acar miyabei 'Morion'	State Street Miyabe Maple	BB	Non-native	
ACS	12	2.5"	Aesculus glabra	Ohio Buckeye	BB	Native	
ACT	20	2.5"	Celtis occidentalis	Common Hackberry	BB	Native	
GPS	39	2.5"	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	BB	Non-native	
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CYD	21	2.5"	Cymocladus dioica	Kentucky Coffeetree	BB	Native	
QUB	6	2.5"	Quercus bicolor	Swamp White Oak	BB	Native	
QUC	10	2.5"	Quercus muhlenbergii	Chinkapin Oak	BB	Native	
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ULW	17	2.5"	Ulmus 'New Horizon'	New Horizon Elm	BB	Non-native	
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PAT	5	#1	Parthenocissus tricuspidata	Boston Ivy	Container	Non-native	
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SCH	28	#1	Schizachyrium scoparium	Little Bluestem	Container	Native	
SPO	65	#1	Sporobolus heterolepis	Prairie Dropseed	Container	Native	
Total perennials:		127	Total native peren. and native cultivars: 105		Percentage of native perennials + cultivars: 82.6%		

LANDSCAPE PLAN DETAILS

APPLICANT: FOSTER EDENS LLC
ADDRESS: 4601-4715 WEST FOSTER AVENUE
COUNCIL INTRODUCTION: JANUARY 17, 2018
PLANNING COMMISSION: MARCH 15, 2018



6.12.20



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

February 28, 2020

Richard F. Klawiter
DLA Piper LLP
444 W. Lake St., Suite 900
Chicago, IL 60606-0089

Re: Minor change for PD No. 1415, Signage plan for 4601-4715 W. Foster Ave.

Dear Mr. Klawiter:

Please be advised that your request for a minor change to Business Planned Development No. 1415 ("PD 1415") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number's 6 and 12 of PD 1415.

Your client and the owner of all of the property within PD 1415, Edens Collection LLC is seeking a minor change to allow additional on- premise signage for the new shopping center at 4601-4715 W. Foster. Based on an underlying zoning of B3, Community Shopping District, and pursuant to Section 17-12-1003-A of the Zoning Ordinance, the PD is allowed a maximum total sign area of 4x the street frontage or 1,500 square feet, whichever is less. Based on a Foster Ave. street frontage of 850 linear feet, the PD is allowed 1,500 sq. ft. However, since the shopping center is limited by only one street frontage and due to its size and the proposed number of tenants, you are seeking an increase in the maximum total sign from 1,500 sq. ft. to 3,400 sq. ft. (4 x 850). The attached exhibits identify both proposed and some recently approved signs. No signage is allowed on the west elevations of the buildings adjacent to the neighboring residences. Also, pursuant to Section 17-12-1003-D of the Zoning Ordinance, a minimum guaranteed wall sign area of 32 sq. ft. is allowed for ground floor tenants. This standard is intended to ensure that each ground-floor tenant in a business or shopping center has the opportunity to identify their respective businesses.

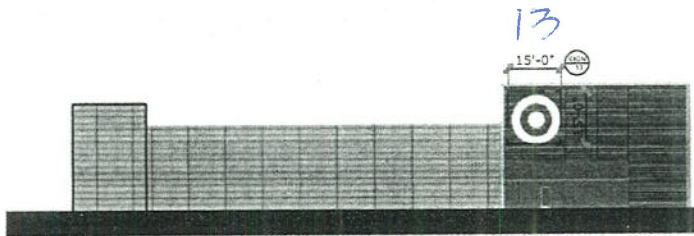
With regard to your request, the Department of Planning and Development has determined that allowing the additional signage will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1415, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

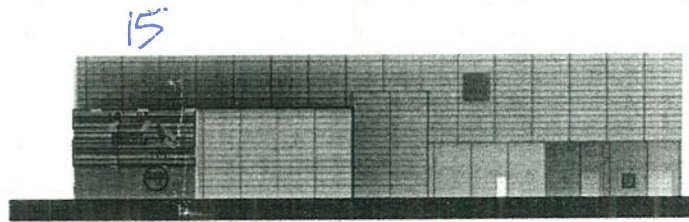
Sincerely,


Nancy Radzevich
Assistant Commissioner

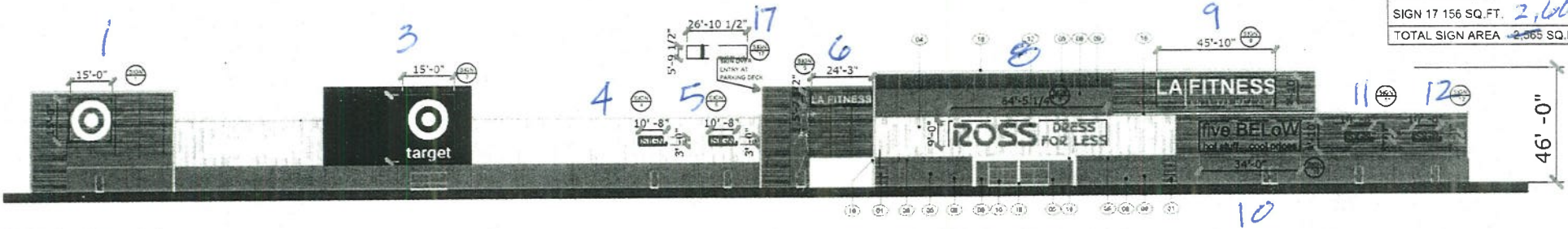
C: Mike Marmo, Erik Glass, Noah Szafraniec, Main file



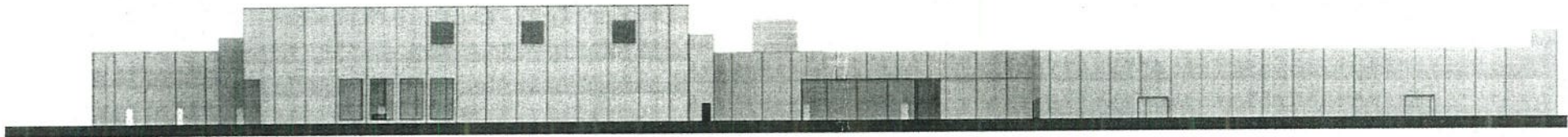
1. ROSS BUILDING ELEVATION NORTH-EAST
1/8\"/>



2. ROSS BUILDING ELEVATION NORTH-WEST
1/8\"/>



3. ROSS BUILDING ELEVATION NORTH-WEST
1/8\"/>



4. ROSS BUILDING ELEVATION SOUTH-EAST
1/8\"/>

11. FINISH FLOOR SHALL BE POLISHED CONCRETE WITH POLISHED POLYURETHANE FINISH WITH STAIN RESISTANT SYSTEM COLOR TO MATCH ADJACENT STORE FRONT.
12. BUILDING SIGNAGE (FURNISHES) AND INSTALLED BY OTHERS UNDER SEPARATE PERMIT. ALL MATERIALS AND FINISHES COORDINATE WITH SIGNAGE.
14. HOLDING METAL DOOR AND FRAME EXTERIOR PRIME & PAINT COLOR TO MATCH ADJACENT.
15. HOLD UP FRAME FINISHED STEEL HESSEYING COLOR TO MATCH WITH LIGHT WORK.
16. FINISH ALL BUILDING CLIPPING WITH POSITIVE FIT TO HOPE COLOR TO MATCH ADJACENT MATERIAL.
18. COMPOSITE METAL PANEL SYSTEM ENVELOPE COORDINATE BY STAFFER AND TECHNICAL PRODUCTS FOR APPROVED COLOR AND FINISH TO MATCH ADJACENT COLOR AND MATERIAL.
20. GRAPHIC VINYL FILM APPLIED TO INTERIOR OF GLAZED GLAZING PANELS PROVIDED BY TENANT COLOR BY TENANT.

BUILDING SIGN AREA	
SIGN 1	225 SQ. FT.
SIGN 3	266 SQ. FT. 342
SIGN 4	32 SQ. FT.
SIGN 5	32 SQ. FT.
SIGN 6	127 SQ. FT.
SIGN 8	580 SQ. FT.
SIGN 9	451 SQ. FT.
SIGN 10	335 SQ. FT.
SIGN 11	32 SQ. FT.
SIGN 12	32 SQ. FT.
SIGN 13	225 SQ. FT.
SIGN 15	32 SQ. FT.
SIGN 17	156 SQ. FT. 2,001
TOTAL SIGN AREA	2,865 SQ. FT.

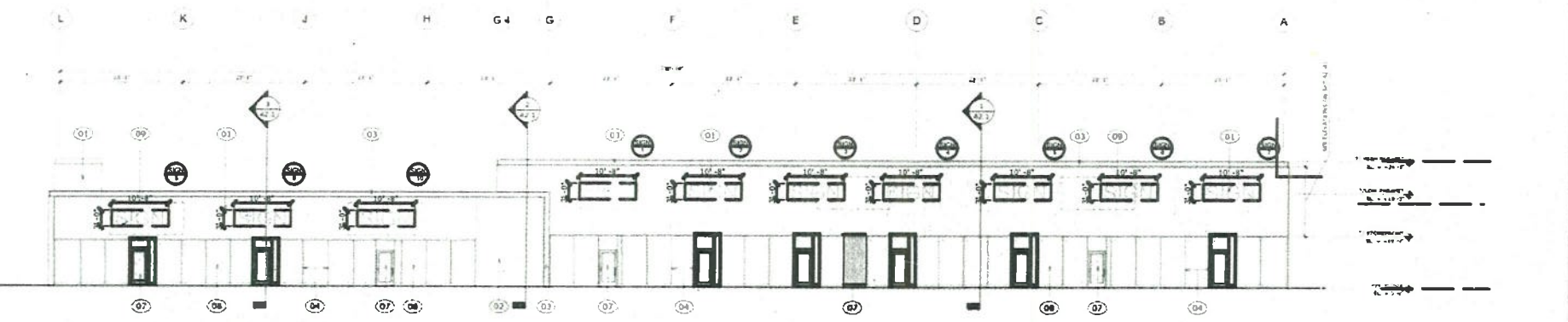
BUILDING A

ELEVATION KEY NOTES

- 1. ALL FINISHES AND MATERIALS SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.
- 2. ALL FINISHES AND MATERIALS SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.
- 3. ALL FINISHES AND MATERIALS SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.
- 4. ALL FINISHES AND MATERIALS SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.
- 5. ALL FINISHES AND MATERIALS SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.
- 6. ALL FINISHES AND MATERIALS SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.
- 7. ALL FINISHES AND MATERIALS SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.
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- 9. ALL FINISHES AND MATERIALS SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.
- 10. ALL FINISHES AND MATERIALS SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.
- 11. ALL FINISHES AND MATERIALS SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.
- 12. ALL FINISHES AND MATERIALS SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.

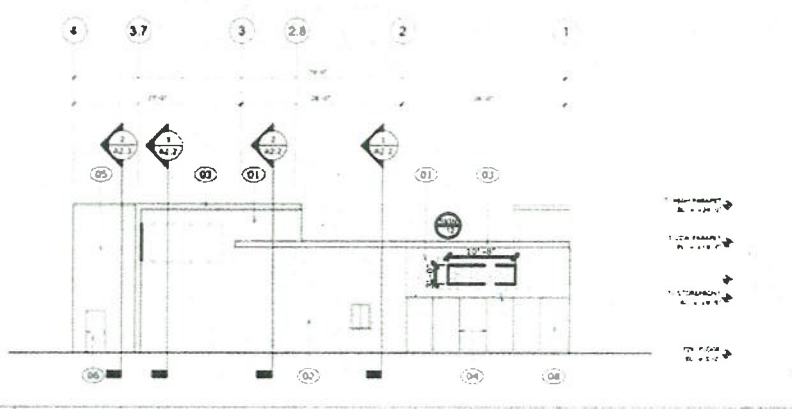
BUILDING SIGN AREA

SIGN 1	32 SQ. FT.
SIGN 2	32 SQ. FT.
SIGN 3	32 SQ. FT.
SIGN 4	32 SQ. FT.
SIGN 5	32 SQ. FT.
SIGN 6	32 SQ. FT.
SIGN 7	32 SQ. FT.
SIGN 8	32 SQ. FT.
SIGN 9	32 SQ. FT.
SIGN 10	32 SQ. FT.
SIGN 11	32 SQ. FT.
SIGN 12	32 SQ. FT.
TOTAL SIGN AREA	384 SQ. FT.



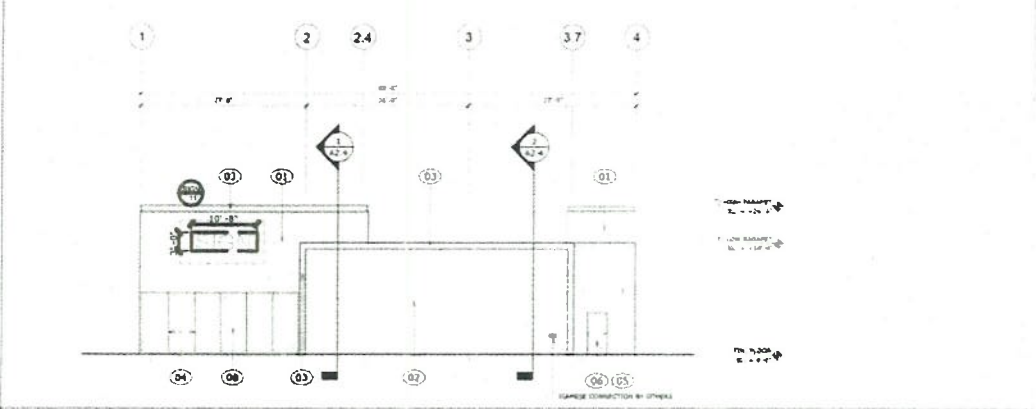
EAST ELEVATION

SCALE 1/8" = 1'-0"



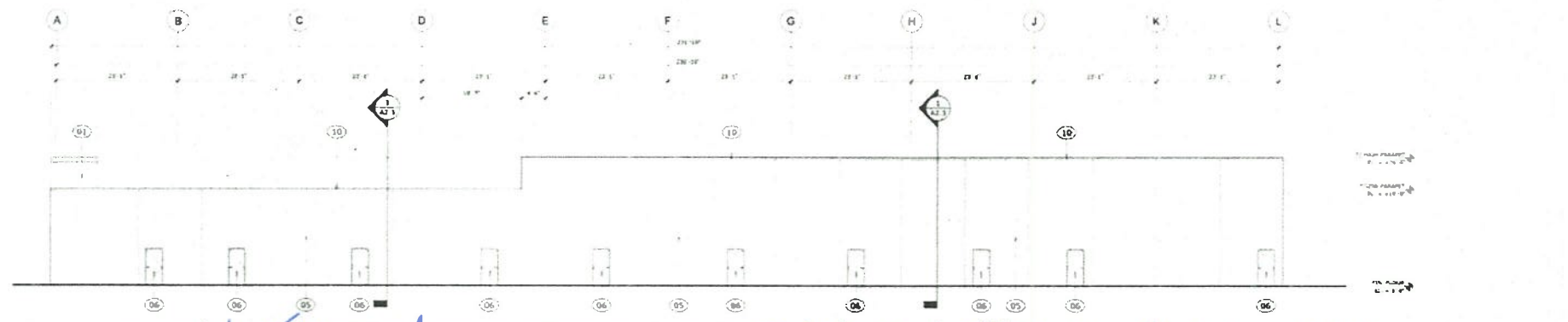
SOUTH ELEVATION

SCALE 1/8" = 1'-0"



3 NORTH ELEVATION

SCALE 1/8" = 1'-0"

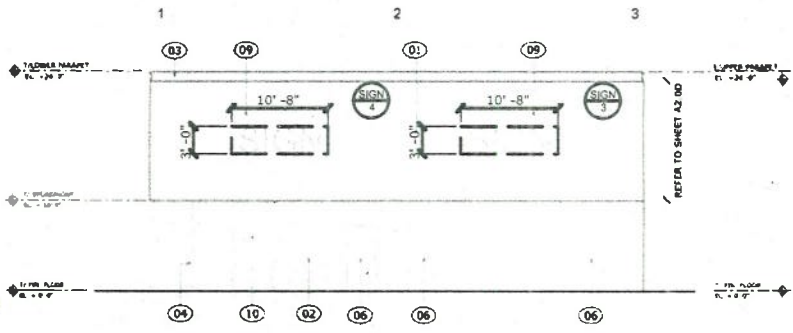


WEST ELEVATION

SCALE 1/8" = 1'-0"

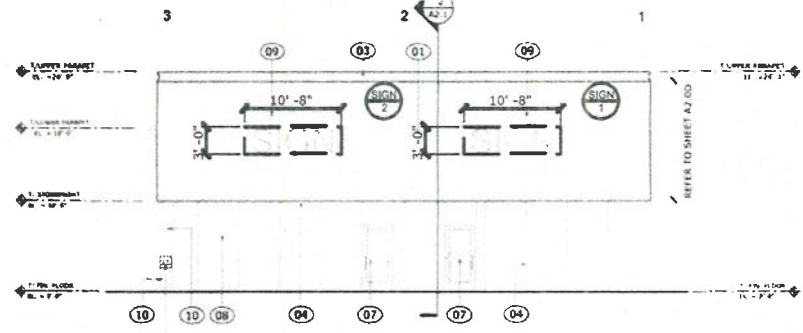
NO SIGNS ALLOWED ON W. ELEVATION FACING RESIDENTIAL

BUILDING B



1 NORTH ELEVATION

SCALE 3/16" = 1'-0"



2 SOUTH ELEVATION

SCALE 3/16" = 1'-0"

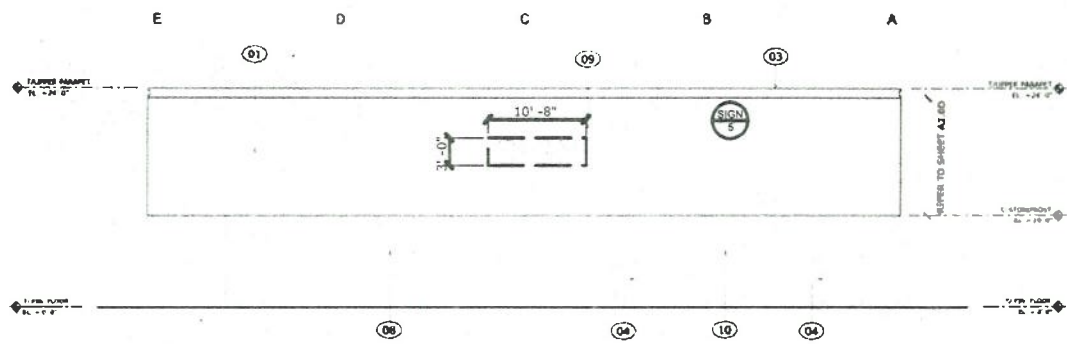
- 1. SEE FINISH SCHEDULE FOR MATERIALS AND FINISHES
- 2. METAL PANELS SHALL BE MATCHED TO MATCH ADJACENT STOREFRONT
- 3. METAL PANELS SHALL BE MATCHED TO MATCH ADJACENT STOREFRONT
- 4. METAL PANELS SHALL BE MATCHED TO MATCH ADJACENT STOREFRONT
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- 7. METAL PANELS SHALL BE MATCHED TO MATCH ADJACENT STOREFRONT
- 8. METAL PANELS SHALL BE MATCHED TO MATCH ADJACENT STOREFRONT
- 9. METAL PANELS SHALL BE MATCHED TO MATCH ADJACENT STOREFRONT
- 10. METAL PANELS SHALL BE MATCHED TO MATCH ADJACENT STOREFRONT

BUILDING SIGN AREA

SIGN 1	32 SQ.FT.
SIGN 2	32 SQ.FT.
SIGN 3	32 SQ.FT.
SIGN 4	32 SQ.FT.
SIGN 5	32 SQ.FT.
SIGN 6	32 SQ.FT.

TOTAL SIGN AREA 192 SQ.FT.

160



3 EAST ELEVATION

SCALE 3/16" = 1'-0"

SUPPORT COLLAR BY OTHER AS REQUIRED

04

10

STANDPIPE BY OTHER

6" BATT INSULATION (R-20) WITH VAPOR BARRIER ON WARM SIDE

SIAMESE CONNECTION BY OTHER, PROVIDE FIRE TREATED BLOCKING AS NECESSARY FOR CONNECTION SUPPORT

COMPOSITE METAL PANEL FINISH TO MATCH STOREFRONT SYSTEM

04

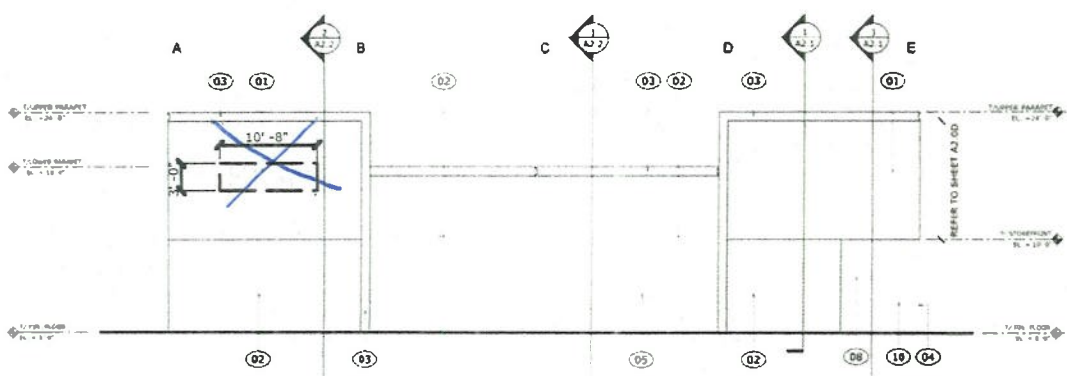
10

6" 16 GA. METAL STUD FRAMING AT 16" O C

1/2" RATED GYPSUM BOARD TYPE X OR C UNO

5 SIAMESE CONNECTION DETAIL

SCALE 1/2" = 1'-0"

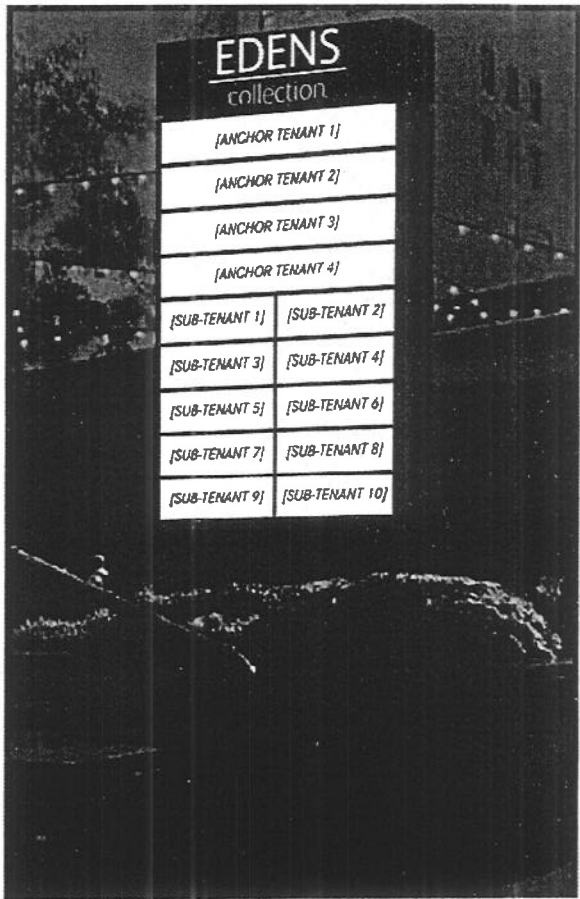
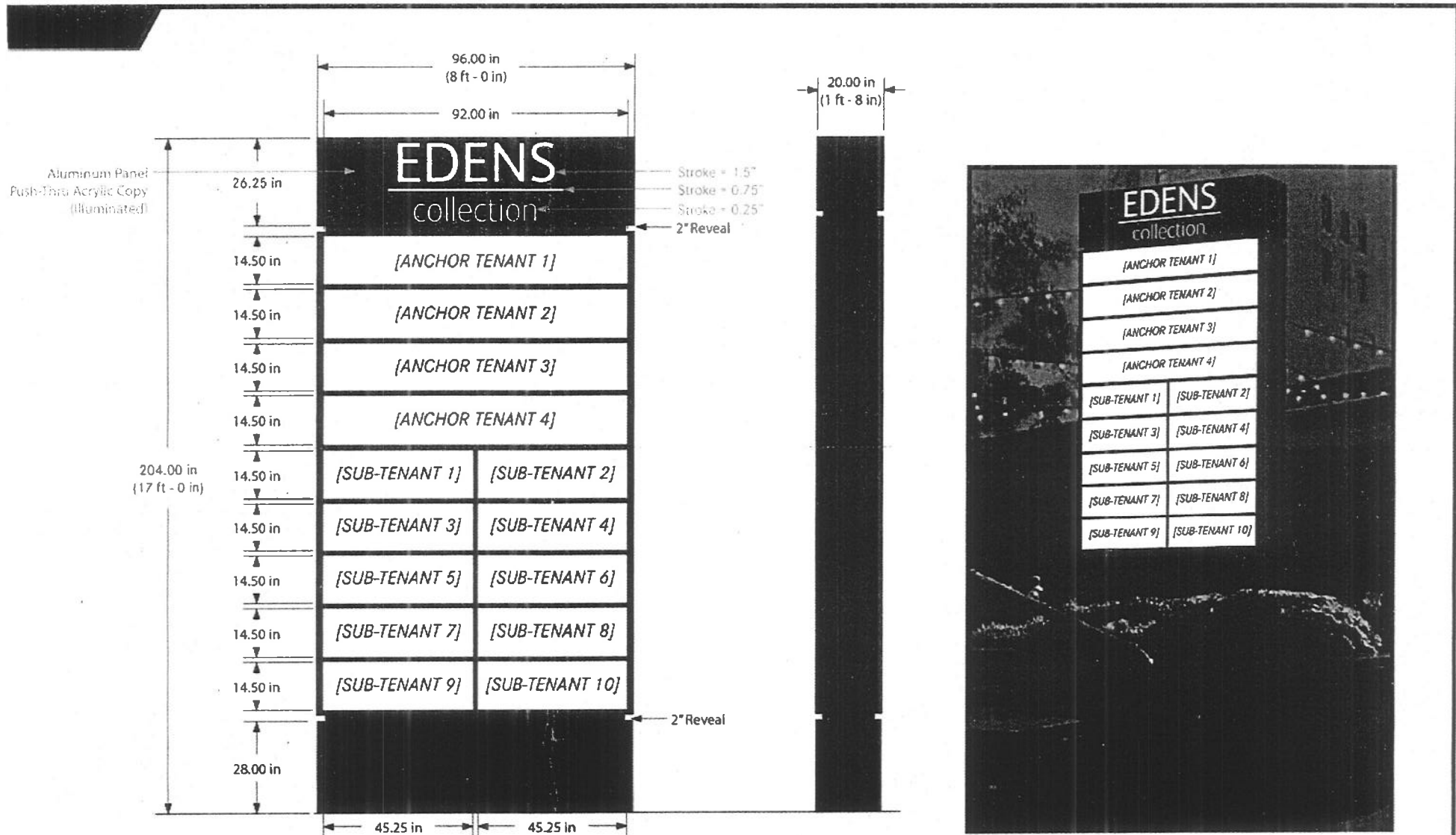


4 WEST ELEVATION

SCALE 3/16" = 1'-0"

BUILDING C

NO SIGNS ALLOWED ON W. ELEVATION FACING RESIDENTIAL



TENANT PANELS: Lexan Panel w/ Applied 3M Translucent Vinyl

MONUMENT SIGN
Total Sign Area 17'-0" x 8'-0" = 136 sq.ft.
Total Sign Area 136 sq.ft.

FIELD VERIFICATION REQUIRED

Revision Date: 06/04/19 Rev. Details: Revise panel type

Scale: 3/8" = 12"

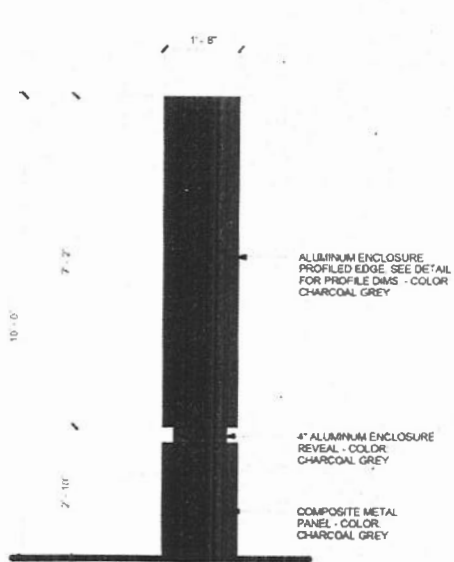
Designer: JJ Revision Art: Liz

1291 Wiley Rd, Ste 150 Schäumburg, IL 60173 O: 847.301.0510 F: 847.301.0518	Project No. SO-ED	Proj. Location. 4601 - 4715 W. Foster Avenue, Chicago, IL 60630
	Orig. Draft: 07.23.18	Proj. Manager: N/A

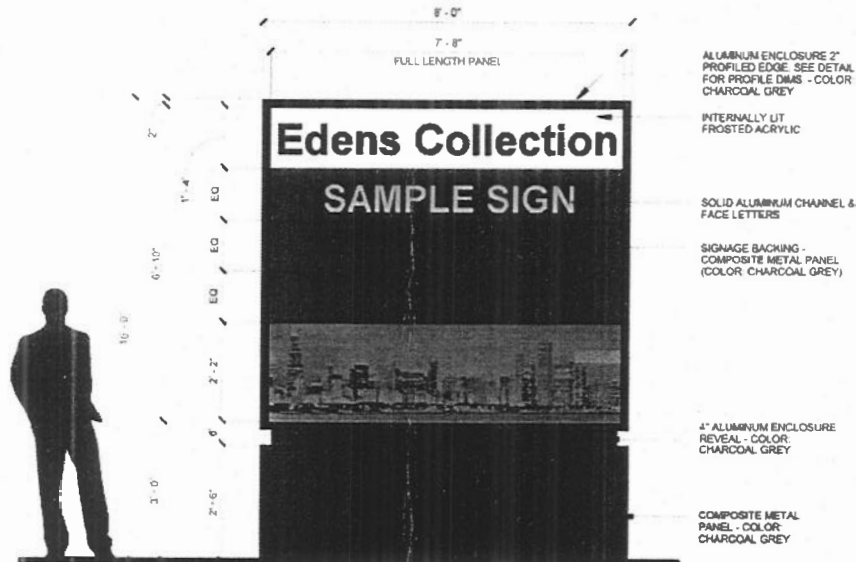
PROJECT

EDENS Collection

This sign design is the exclusive property of Identity Resources, LTD. and is the result of the original and creative work of its employees. This drawing is submitted to the customer for the sole purpose of purchase of the design or signage manufactured to this design by Identity Resources, LTD. Distribution or reuse of this sign design by anyone outside of the customer's organization without



3 ELEVATION - PYLON SIGNAGE - SIDE - OP 02
3/8" = 1'-0"



2 ELEVATION - PYLON SIGNAGE - FRONT - OP 02
3/8" = 1'-0"



1 PYLON SIGNAGE - AXONOMETRIC - OP 02

MONUMENT SIGN
Total Sign Area 8'-0"x10'-0"= 80 sq.ft.
Total Sign Area 80 sq.ft.

29 MAY 2018

3/8" = 1'-0"

PROPOSED SITE MONUMENT SIGNAGE

EDENS COLLECTION

MONUMENT SIGNAGE OPTION 02

THE | JAFFE | COMPANIES CT CAMBURAS & THEODORE, LTD.

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 7, 2018

Richard F. Klawiter
DLA Piper LLP
444 W. Lake St., Suite 900
Chicago, IL 60606-0089

Re: Minor change request for PD No. 1415, 4601-4715 W. Foster Ave.

Dear Mr. Klawiter:

Please be advised that your request for a minor change to Business Planned Development No. 1415 ("PD 1415") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1415.

Your client and the owner of all of the property within PD 1415, Foster Edens LLC, was issued a minor change on October 22, 2018, to reduce the no. of parking spaces from 515 to 500 spaces. Your client is now seeking a minor change for design modifications to the out lot and drive thru buildings. In order to accommodate tenant requests, modifications have been made including the removal of canopies so that the building massing and design mirrors the main retail building. A few storefront windows were removed on the rear out lot building and other material refinements were made, as shown on the attached, revised Elevations.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

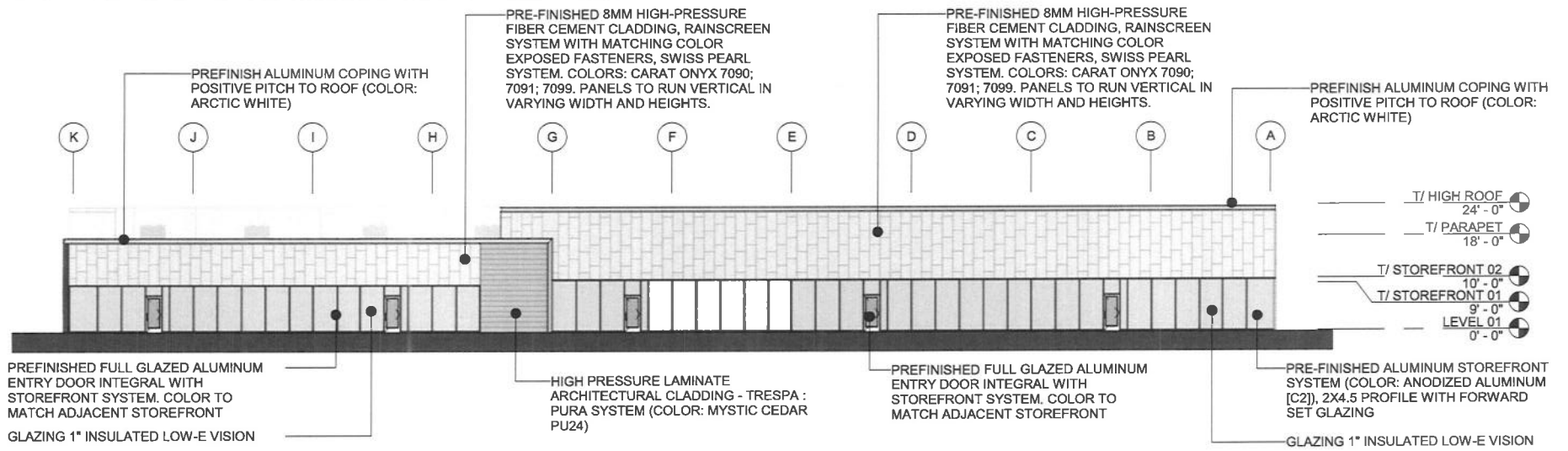
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1415, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

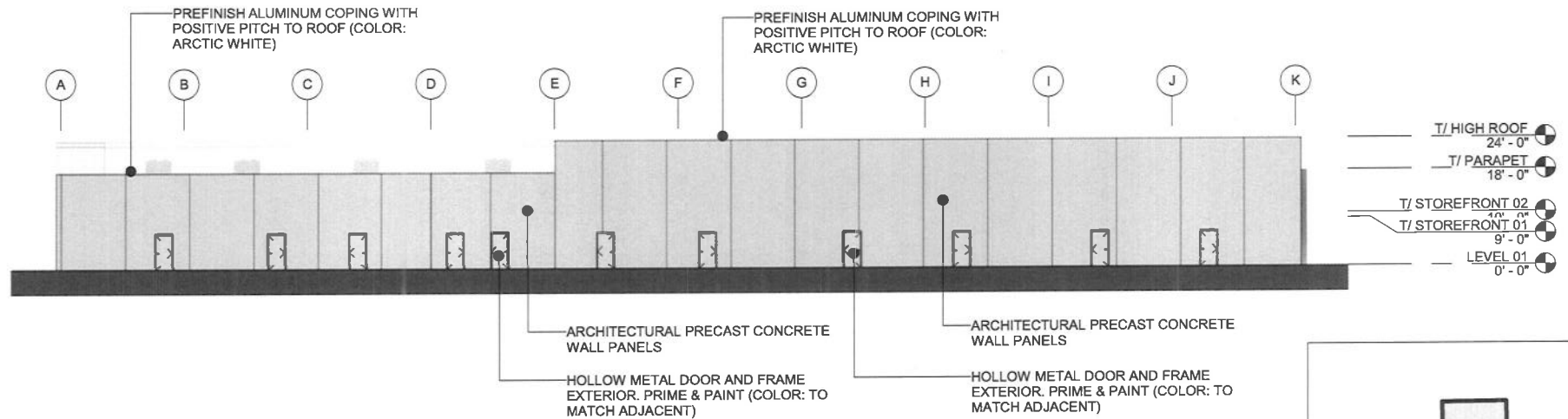
Patrick Murphey
Zoning Administrator

PM:tm

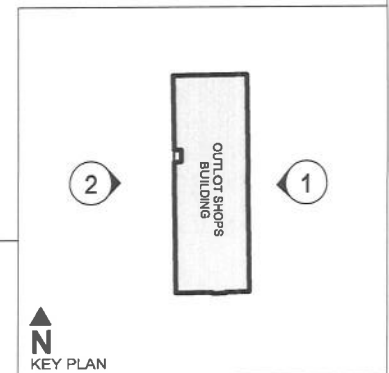
C: Mike Marmo. Erik Glass. Noah Szafraniec. Main file



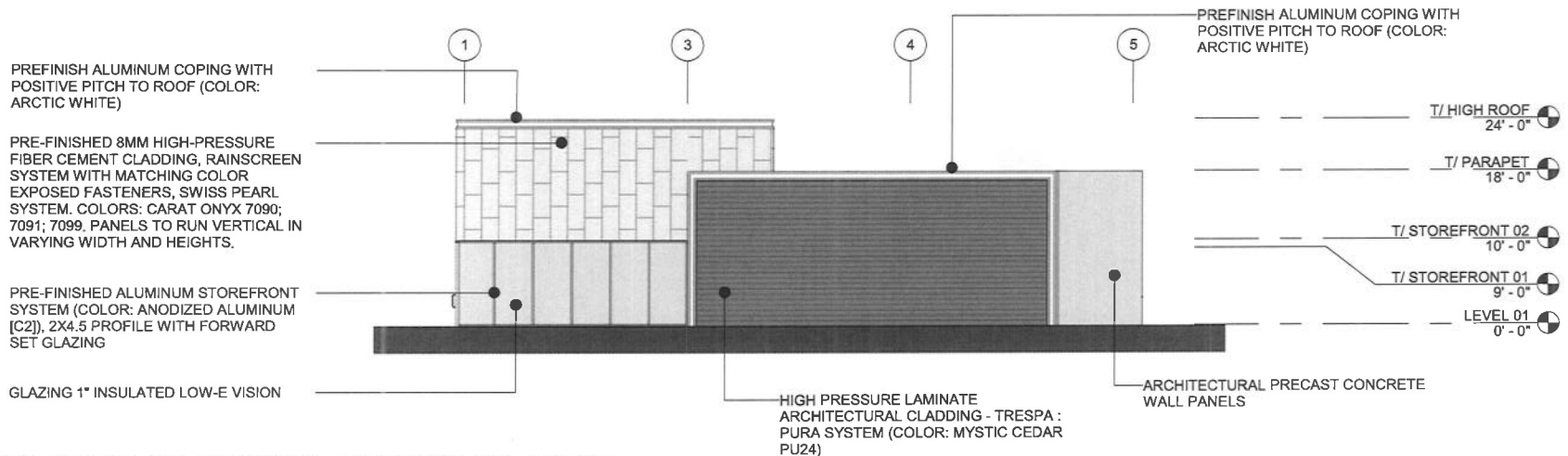
1 PD BUILDING ELEVATION - OUTLOT SHOPS - EAST
1" = 30'-0"



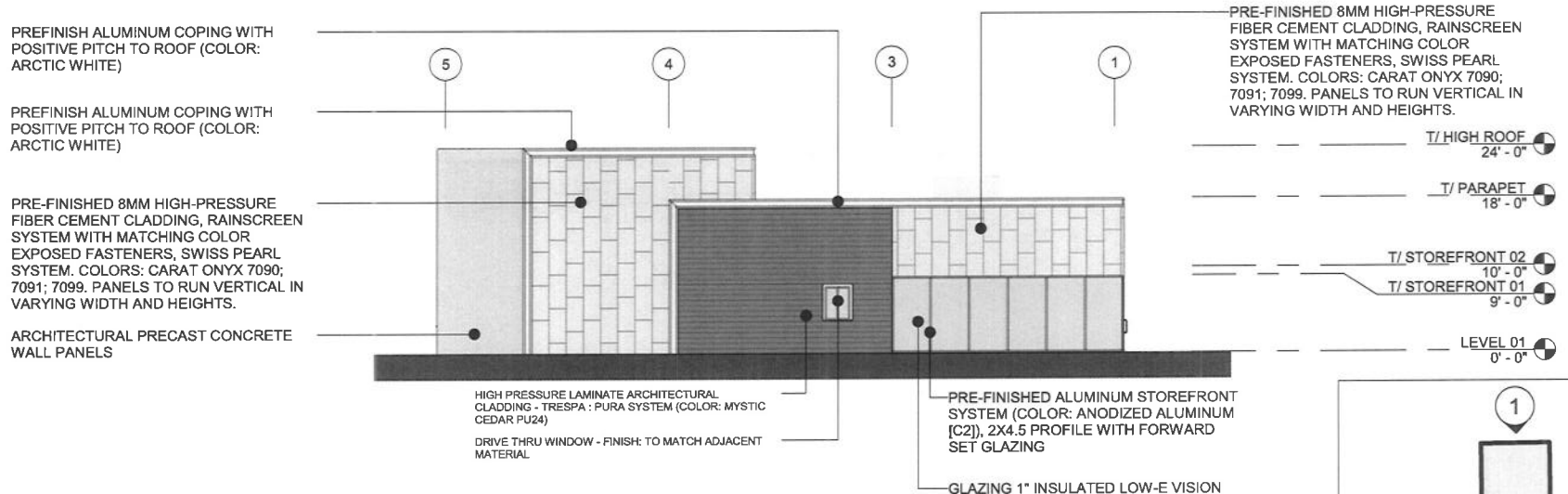
2 PD BUILDING ELEVATION - OUTLOT SHOPS - WEST
1" = 30'-0"



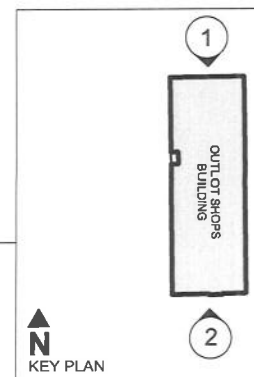
DATE LAST REVISED: 2018-08-06



1 PD BUILDING ELEVATION - OUTLOT SHOPS - NORTH
1" = 20'-0"



2 PD BUILDING ELEVATION - OUTLOT SHOPS - SOUTH
1" = 20'-0"

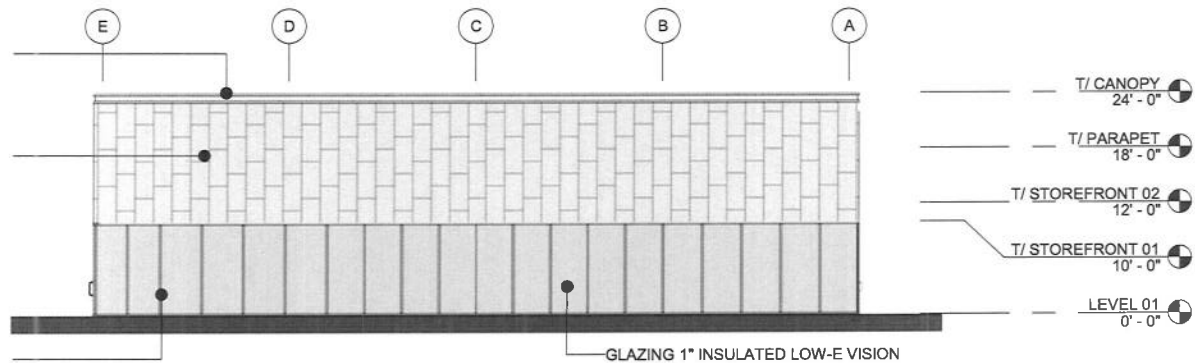


DATE LAST REVISED: 2018-08-06

PRE-FINISH ALUMINUM COPING WITH POSITIVE PITCH TO ROOF (COLOR: ARCTIC WHITE)

PRE-FINISHED 8MM HIGH-PRESSURE FIBER CEMENT CLADDING, RAINSCREEN SYSTEM WITH MATCHING COLOR EXPOSED FASTENERS, SWISS PEARL SYSTEM. COLORS: CARAT ONYX 7090; 7091; 7099. PANELS TO RUN VERTICAL IN VARYING WIDTH AND HEIGHTS.

PRE-FINISHED ALUMINUM STOREFRONT SYSTEM (COLOR: ANODIZED ALUMINUM [C2]), 2X4.5 PROFILE WITH FORWARD SET GLAZING

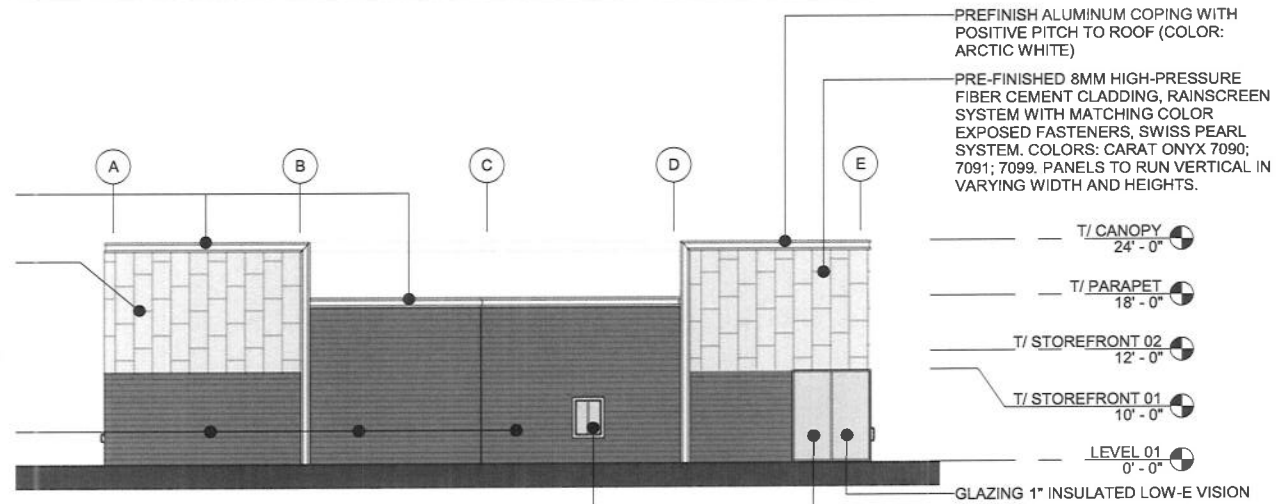


1 PD BUILDING ELEVATION - DRIVE THRU - EAST
1" = 20'-0"

PRE-FINISH ALUMINUM COPING WITH POSITIVE PITCH TO ROOF (COLOR: ARCTIC WHITE)

PRE-FINISHED 8MM HIGH-PRESSURE FIBER CEMENT CLADDING, RAINSCREEN SYSTEM WITH MATCHING COLOR EXPOSED FASTENERS, SWISS PEARL SYSTEM. COLORS: CARAT ONYX 7090; 7091; 7099. PANELS TO RUN VERTICAL IN VARYING WIDTH AND HEIGHTS.

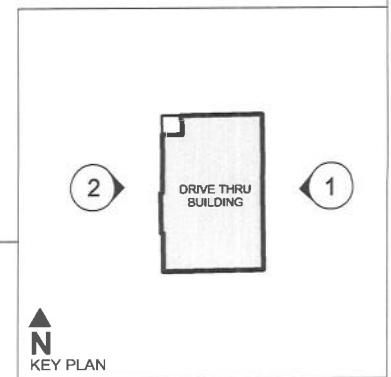
HIGH PRESSURE LAMINATE ARCHITECTURAL CLADDING - TRESPA : PURA SYSTEM (COLOR: MYSTIC CEDAR PU24)



DRIVE THRU WINDOW - FINISH: TO MATCH ADJACENT MATERIAL

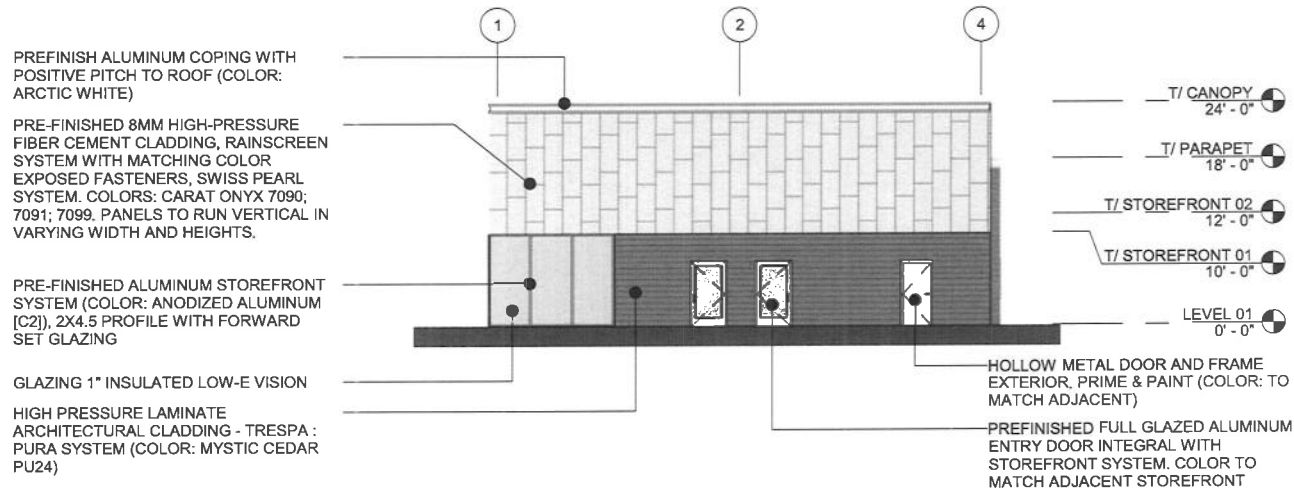
PRE-FINISHED ALUMINUM STOREFRONT SYSTEM (COLOR: ANODIZED ALUMINUM [C2]), 2X4.5 PROFILE WITH FORWARD SET GLAZING

2 PD BUILDING ELEVATION - DRIVE THRU - WEST
1" = 20'-0"

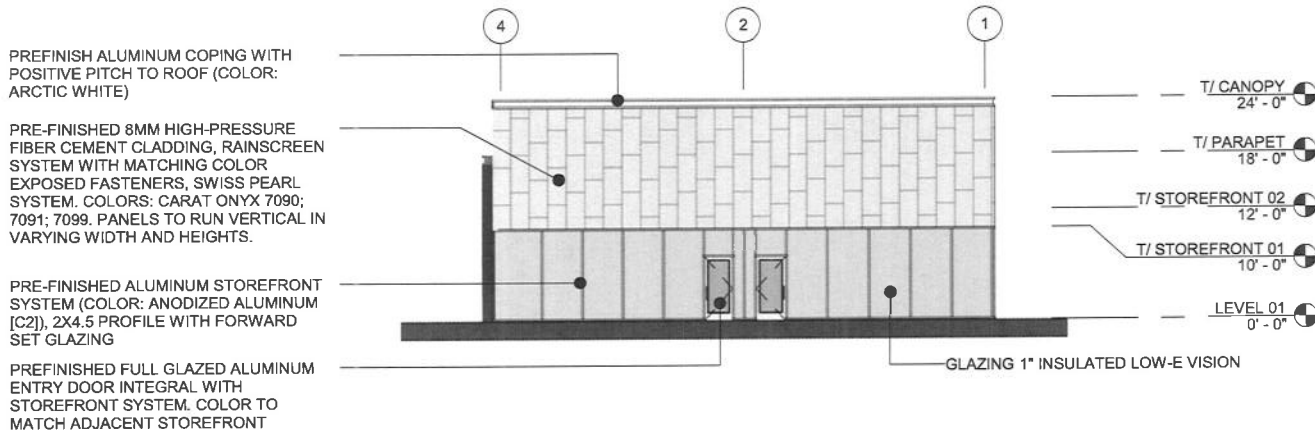


DATE LAST REVISED: 2018-08-06

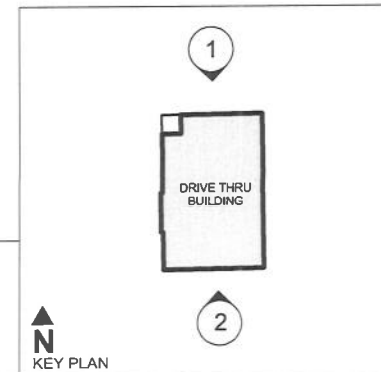
▲
N
KEY PLAN



1 PD BUILDING ELEVATION - DRIVE THRU - NORTH
1" = 20'-0"



2 PD BUILDING ELEVATION - DRIVE THRU - SOUTH
1" = 20'-0"



DATE LAST REVISED: 2018-08-06



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

October 22, 2018

Richard F. Klawiter
DLA Piper LLP
444 W. Lake St., Suite 900
Chicago, IL 60606-0089

**Re: Minor change request for Planned Development No. 1415
Foster Edens LLC, 4601-4715 W. Foster Ave.**

Dear Mr. Klawiter:

Please be advised that your request for a minor change to Business Planned Development No. 1415 ("PD 1415") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1415.

Your client and the owner of all of the property within PD 1415, Foster Edens LLC, is seeking a minor change to allow for a reduction in the minimum number of off street parking spaces from 515 to 500 spaces. As shown on the attached, revised Site Plan and revised Landscape Plan, several parking spaces have been converted to cart corrals and vehicular pick up areas for online customers of the proposed retailers.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed parking reduction will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

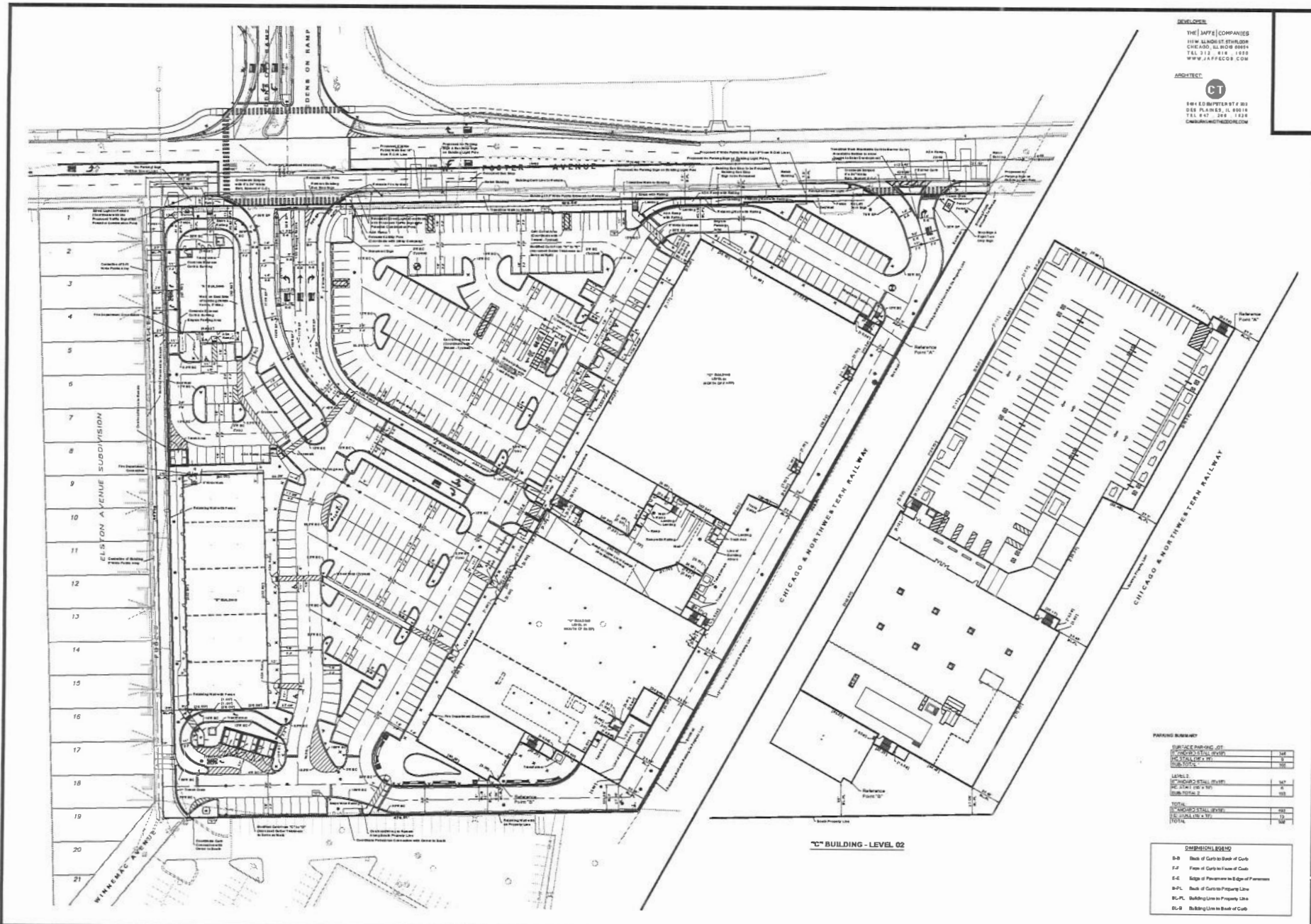
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1415, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

Patrick Murphey
Acting Zoning Administrator

PM:tm

C: Mike Marmo, Erik Glass, Noah Szafraniec, Main file



DEVELOPER
 THE JAFFE COMPANIES
 111 W. LEXINGTON ST., SUITE 200
 CHICAGO, ILLINOIS 60604
 TEL: 312.816.1833
 WWW.JAFFECOS.COM

ARCHITECT

 840 S. DEARBORN ST. # 801
 DES PLAINES, IL 60018
 TEL: 815.424.1114
 CHICAGOARCHITECTS.COM



City of Chicago Project No. 10075440



1 1/4" = 1'-0"
 Date: _____
 Drawn by: _____
 Checked by: _____
 Scale: _____

HAEGER ENGINEERING
 CONSULTING ENGINEERS & ARCHITECTS
 100 East Dearborn Street, Suite 800 Chicago, IL 60604
 Tel: 847.842.4000 Fax: 847.261.2440
 www.haegerengineering.com

SITE PLAN
EDENS COLLECTION
 4650 JAYTS WESTFOSTER AVENUE, CHICAGO, IL

Project Manager: T.A.S.
 Engineer: P.A.C.
 Date: 08/06/2016
 Project No.: 15-0004
 Sheet: **CP1**

PARKING SUMMARY

TYPE	NO.	TOTAL
SURFACE PARKING - ST	147	147
UNDERGROUND PARKING	0	0
TOTAL	147	147

LEVELS

LEVEL	NO.	TOTAL
LEVEL 1	147	147
LEVEL 2	0	0
TOTAL	147	147

DIMENSIONAL KEYING

B-B	Back of Curb to Back of Curb
F-F	Face of Curb to Face of Curb
E-E	Edge of Pavement to Edge of Pavement
P-P	Back of Curb to Property Line
B-L	Building Line to Property Line
B-R	Building Line to Back of Curb

"C" BUILDING - LEVEL 02

File Name: C:\15-0004_C01.dwg
 Plot Date: 8/6/2016 10:00:00 AM
 Plot Path: C:\15-0004_C01.dwg

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Property	Value
Material	SURTAP 4000
Weight	1.25 lbs/sq yd
Thickness	0.05 in.
Strength	100 lbs/ft
Permeability	1.0 x 10 ⁻¹⁰ cm/s
UV Resistance	5 years
Temperature Range	-40 to 150 °F
Installation	See instructions
Applications	Landfill, Road, etc.

For more information, please contact your local distributor or visit our website at www.geotex.com.

Certified Statements

I, the undersigned, certify that the information contained in the following table is true and correct to the best of my knowledge and belief.

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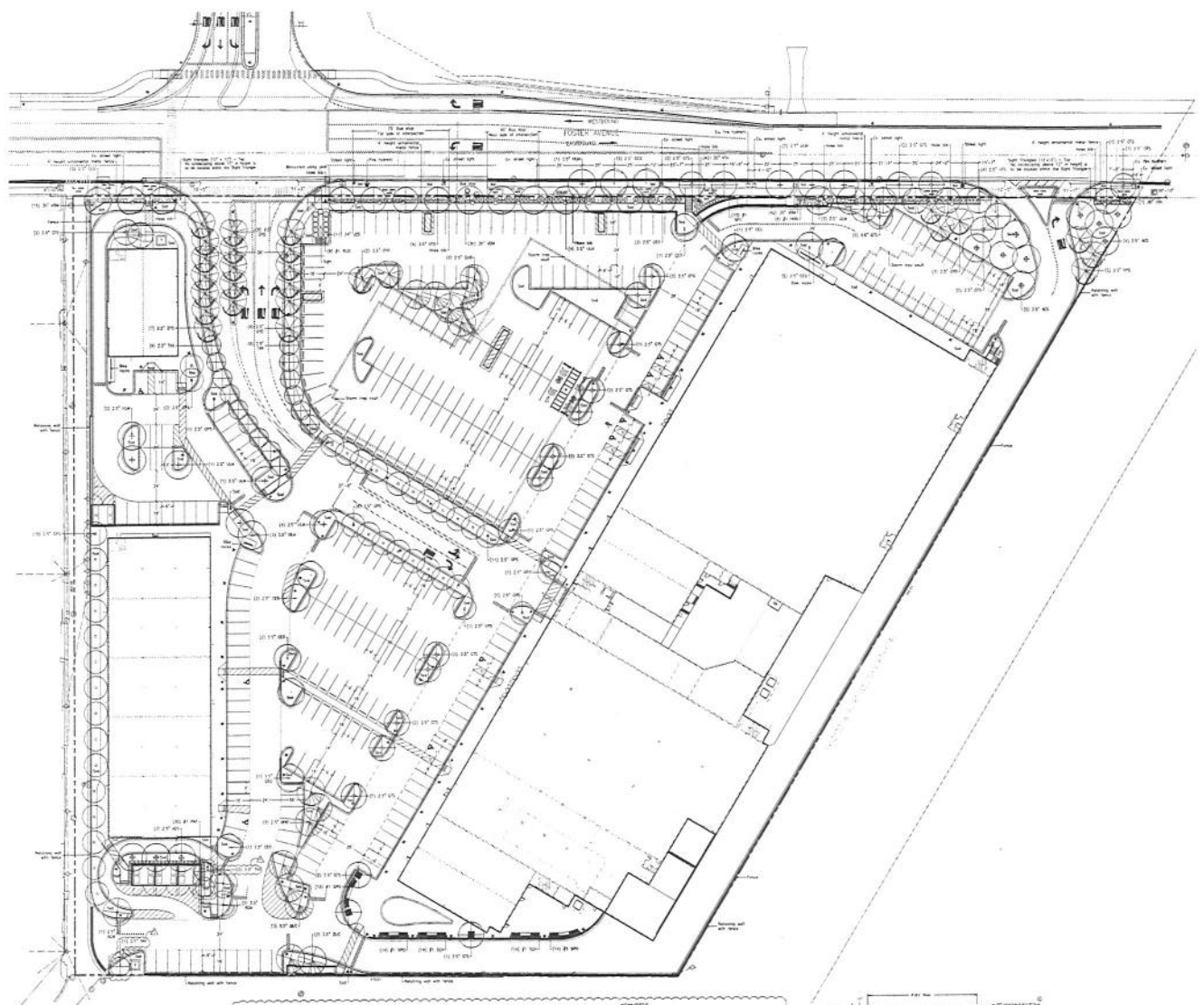
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Design Sustainability Policy Compliance

1. All of the design team's work shall comply with the following:

2. All of the design team's work shall comply with the following:

3. All of the design team's work shall comply with the following:

4. All of the design team's work shall comply with the following:

5. All of the design team's work shall comply with the following:

6. All of the design team's work shall comply with the following:

7. All of the design team's work shall comply with the following:

8. All of the design team's work shall comply with the following:

9. All of the design team's work shall comply with the following:

10. All of the design team's work shall comply with the following:

11. All of the design team's work shall comply with the following:

12. All of the design team's work shall comply with the following:

13. All of the design team's work shall comply with the following:

14. All of the design team's work shall comply with the following:

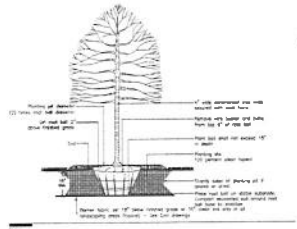
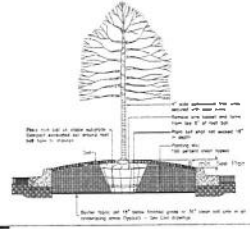
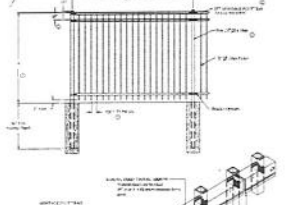
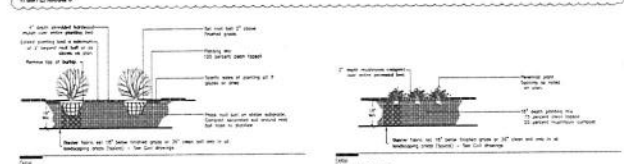
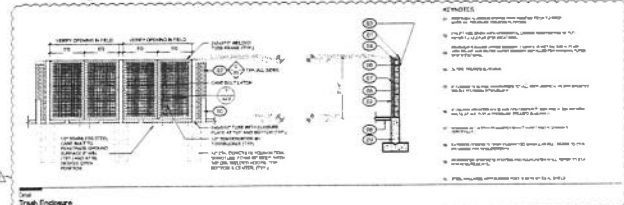
15. All of the design team's work shall comply with the following:

16. All of the design team's work shall comply with the following:

17. All of the design team's work shall comply with the following:

18. All of the design team's work shall comply with the following:

19. All of the design team's work shall comply with the following:



RESUMANCE REVISION LOG

NO.	DATE	DESCRIPTION
1	10/15/18	ISSUED FOR PERMIT
2	10/15/18	ISSUED FOR PERMIT
3	10/15/18	ISSUED FOR PERMIT
4	10/15/18	ISSUED FOR PERMIT
5	10/15/18	ISSUED FOR PERMIT
6	10/15/18	ISSUED FOR PERMIT
7	10/15/18	ISSUED FOR PERMIT
8	10/15/18	ISSUED FOR PERMIT
9	10/15/18	ISSUED FOR PERMIT
10	10/15/18	ISSUED FOR PERMIT

COMPLIANCE STATEMENT:
I HAVE PREPARED, OR CAUSED TO BE PREPARED, THESE PLANS AND SPECIFICATIONS AND STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE BEST OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH ALL APPLICABLE STATE AND LOCAL CODES.

CAMBURIS & THEODORE, LTD.
3401 E. Devonshire, Suite 202
Chicago, Illinois 60618
Tel: 312.467.1234
Fax: 312.467.1234
www.camburisaandtheodore.com



THE JAFFE COMPANIES

EDENS COLLECTION
FOSTER AVE. AND KEATING AVE.
CHICAGO, IL 60630

CURRENT DATE
09/27/18
PROJECT NUMBER
472718
SHEET TITLE
Landscape Plan

L1.0

19508

3/28/2018

REPORTS OF COMMITTEES

74711

~~to those of an RT3.5 Two-Flat, Townhouse and Multi-Unit District and a corresponding use district is hereby established in the area above described.~~

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

Reclassification Of Area Shown On Map No. 13-K.
(As Amended)
(Application No. 19508)
(Common Address: 4601 -- 4715 W. Foster Ave.)

BPD 1415

[SO2018-549]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the M1-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 13-K in the area bounded by:

West Foster Avenue; the Chicago and Northwestern Railroad; a line 604.88 feet south of and parallel to West Foster Avenue; and a line 110.43 feet east of and parallel to North Keating Avenue,

to those of a B3-1 Community Shopping District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the B3-1 Community Shopping District symbols and indications as shown on Map Number 13-K in the area bounded by:

West Foster Avenue; the Chicago and Northwestern Railroad; a line 604.88 feet south of and parallel to West Foster Avenue; and a line 110.43 feet east of and parallel to North Keating Avenue,

to those of a Business Planned Development 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 and after its passage and due publication.

Plan of Development Statements referred to in this ordinance reads as follows:

Business Planned Development No 1415.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1415 ("Planned Development") consists of approximately 392,564 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). Foster Edens LLC is the "Applicant" for this Planned Development pursuant to authorization from the owner.
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 titleholders 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 titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
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 any adjustment of the right-of-way shall require a separate submittal to the Chicago Department of Transportation ("CDOT") on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Department of Planning and Development ("DPD") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the CDOT.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between CDOT's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by CDOT's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter

- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any CDOT and Planned Development Part II Review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with CDOT's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow CDOT's Rules and Regulations for Construction in the Public Way as well as the Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by CDOT.

The Applicant commits to fully fund and install a traffic signal at the Foster Avenue entrance to the proposed project prior to issuance of the final Certificate of Occupancy. The traffic signal will be subject to review and approval by CDOT and must be designed and constructed in accordance with CDOT Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.

4. This Plan of Development consists of 16 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Property and Boundary Map; Site Plan; Landscape Plan; and Building Elevations (Inline Retail -- Northwest, Southeast, NW 01, NW 02, Northeast, Southwest, SE 01, SE 02; Outlot Shops -- East, West, North, South; Drive Through -- East, West, North, South) prepared by Camburas & Theodore Ltd. and dated March 15, 2018, submitted herein. In any 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 Chicago 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 Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as a Planned Development: general retail; eating and drinking establishments (all); drive-through facility; food and beverage retail sales (all, including liquor sales); financial services, including automated teller machine facility (excluding payday/title secured loan store and pawn shop); day care; animal services (excluding shelter/boarding kennel); business support services; office; personal service (all); dry-cleaning drop-off or pick-up (no on-premises plant); artist work or sales space; medical service; indoor participant sports and recreation; children's play center; laundry/dry cleaning plant max two employees and catering and shared kitchen only; co-located wireless communication facilities and accessory and incidental uses.

6. On-premises 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. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago 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 Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose 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 392,564 square feet and a base FAR of .40.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, 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.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. 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.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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 titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables 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 the highest standard of accessibility.

14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.

15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and City residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and City resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of City residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and *(ii) 50 percent City resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and City residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II Permit Review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan; (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts; and (d) updates (if any) to the applicant's M/WBE and City resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and City resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and City residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and City residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor

* Editor's Note: Numbering sequence error; (i) missing in original document.

16. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the property to the B3-1 Community Shopping District.

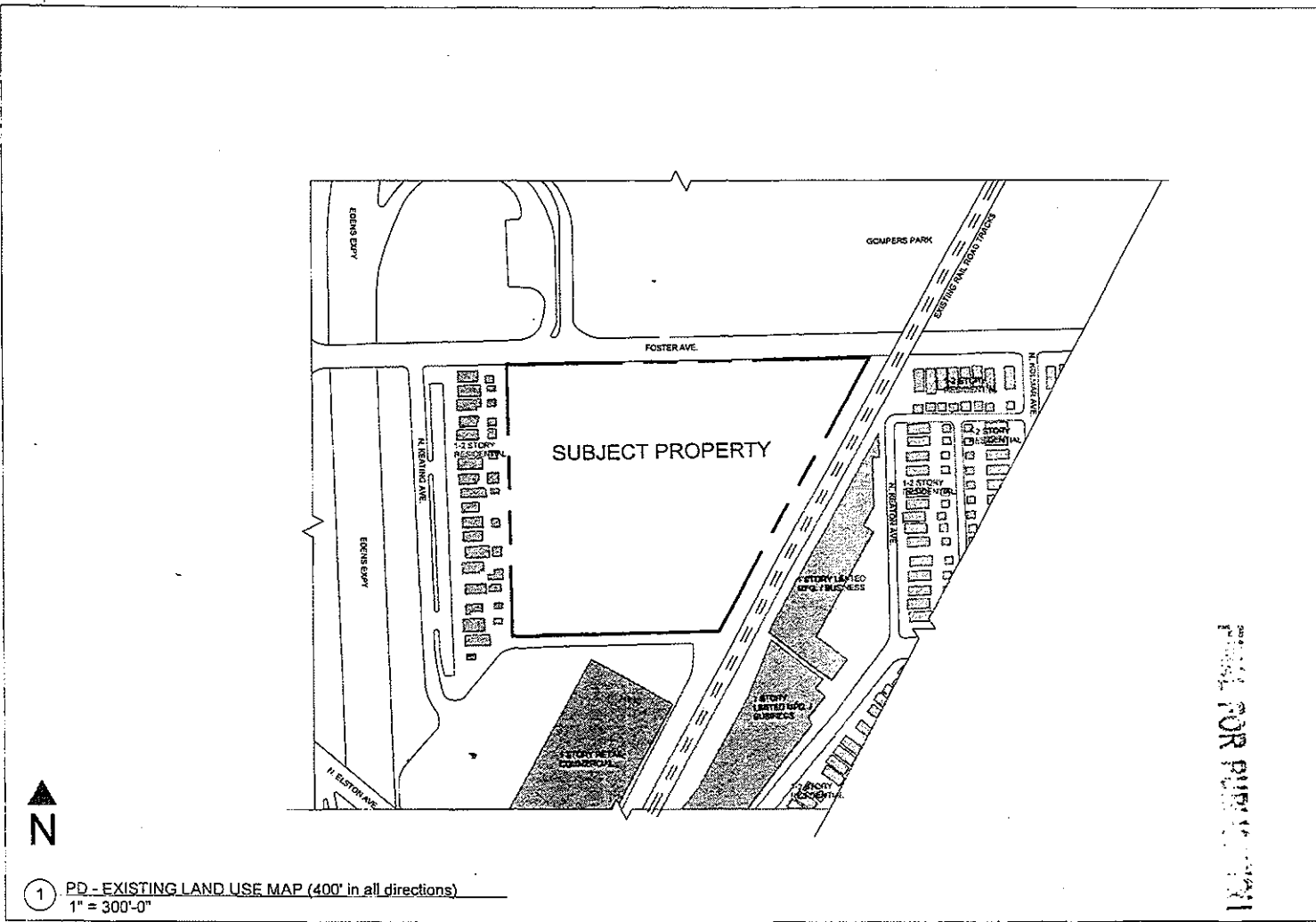
[Existing Land-Use Map; Property and Boundary Map; Site Plan; Landscape Plan; Landscape Plan Details; Building Elevations; and Existing Zoning Map referred to in these Plan of Development Statements printed on pages 74717 through 74730 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:

Business Planned Development No. 1415.

Bulk Regulations And Data Table.

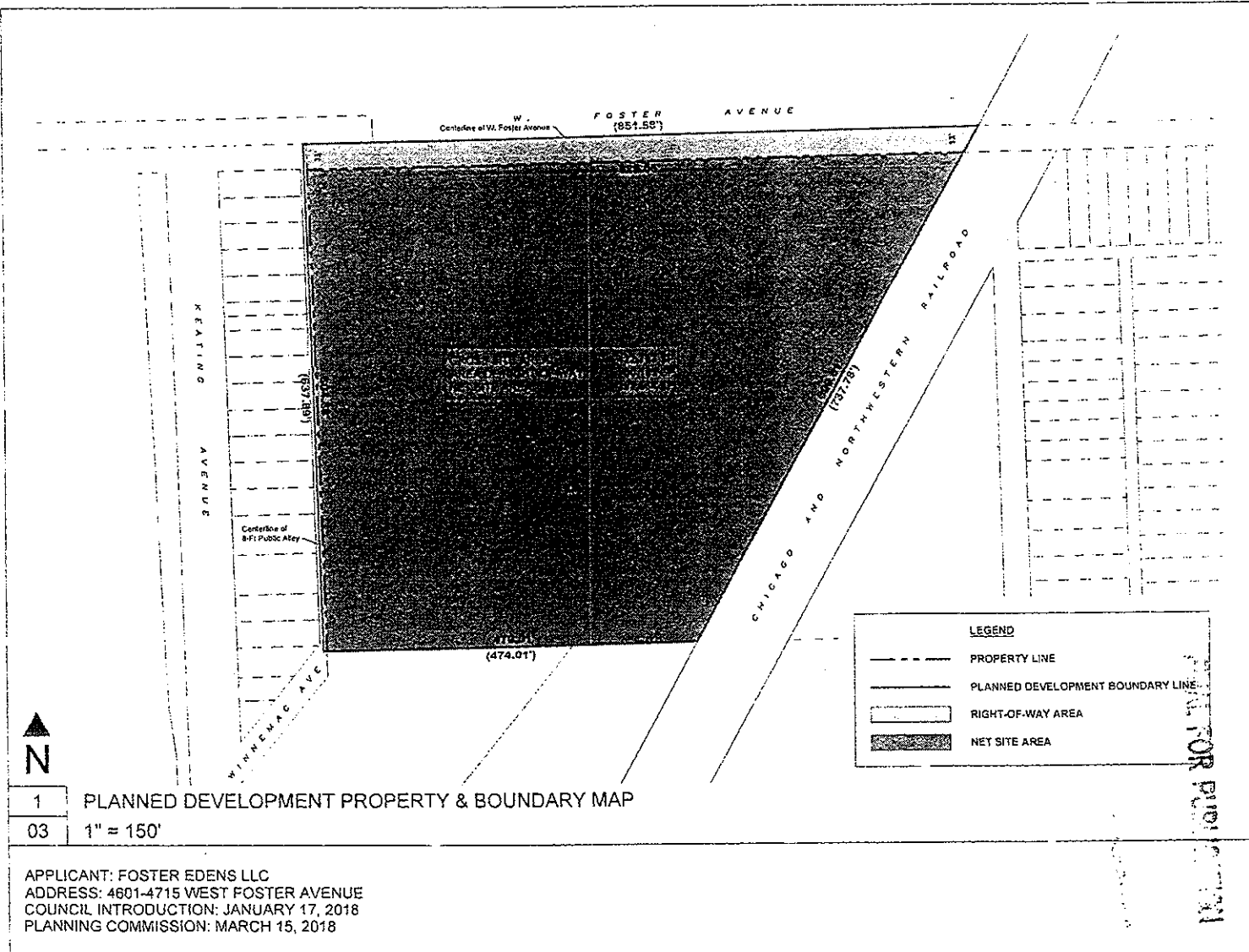
Gross Site Area (square feet):	422,763
Area of Public Rights-of-Way (square feet):	30,199
Net Site Area (square feet):	392,564
Maximum Floor Area Ratio:	.40
Minimum Off-Street Parking Spaces:	515
Minimum Bicycle Parking Spaces:	103
Minimum Off-Street Loading Spaces:	4
Maximum Building Height:	46 feet, 0 inches
Minimum Setbacks:	Per plans



1 PD - EXISTING LAND USE MAP (400' in all directions)
1" = 300'-0"

APPLICANT: FOSTER EDENS LLC
 ADDRESS: 4601-4715 WEST FOSTER AVENUE
 COUNCIL INTRODUCTION: JANUARY 17, 2018
 PLANNING COMMISSION: MARCH 15, 2018

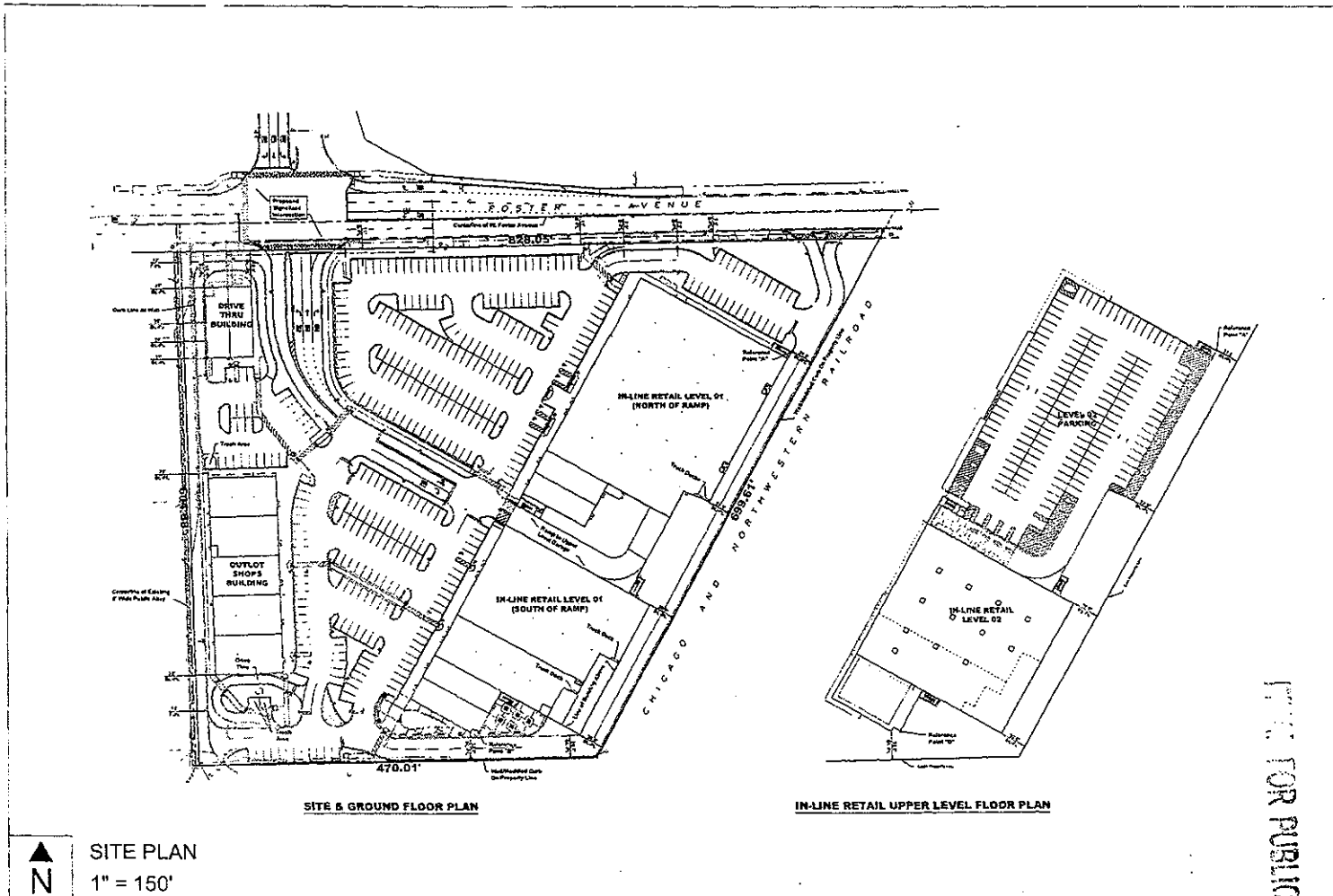
PLANNING FOR PUBLIC COMMENT



1 PLANNED DEVELOPMENT PROPERTY & BOUNDARY MAP
 03 1" = 150'

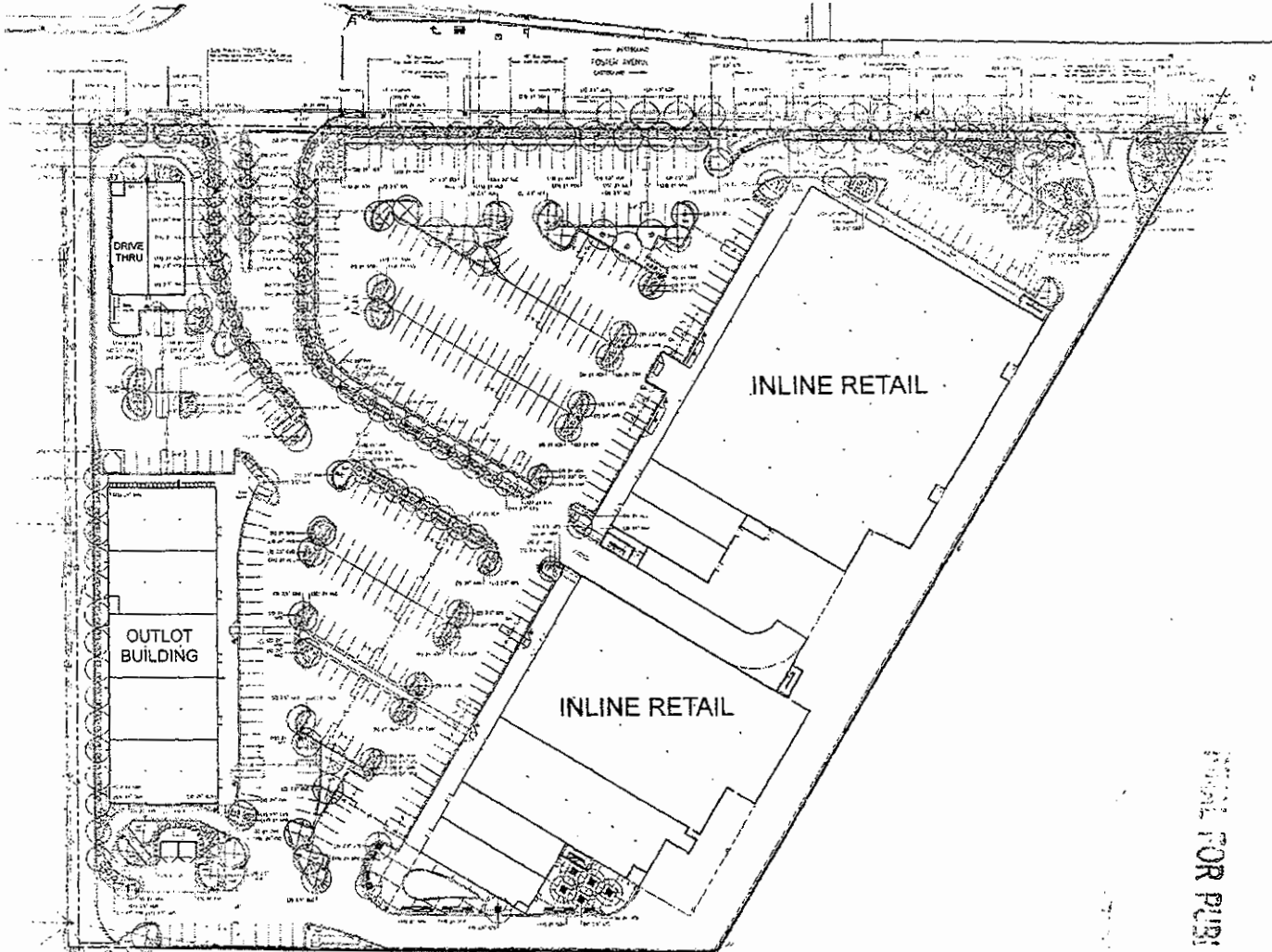
APPLICANT: FOSTER EDENS LLC
 ADDRESS: 4601-4715 WEST FOSTER AVENUE
 COUNCIL INTRODUCTION: JANUARY 17, 2018
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FOR PUBLIC REVIEW



FOR PUBLICATION

APPLICANT: FOSTER EDENS LLC
 ADDRESS: 4601-4715 WEST FOSTER AVENUE
 COUNCIL INTRODUCTION: JANUARY 17, 2018
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LANDSCAPE PLAN

APPLICANT: FOSTER EDENS LLC
ADDRESS: 4601-4715 WEST FOSTER AVENUE
COUNCIL INTRODUCTION: JANUARY 17, 2018
PLANNING COMMISSION: MARCH 15, 2018

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Estimated time of planting: December 15, 2019

General Notes

- All planting shall conform to the regulations and guidelines relating to Title 10, Chapter 32 and Title 17, Chapter 134A of the latest edition of the Chicago Municipal Code and conform to the "Guide to the Chicago Landscape Ordinance".
- The landscape contractor shall repair all damage to parkway landscaping resulting from construction activities including topsoil placement, grading and seeding. Any tree damaged during construction shall be replaced with the same variety and size and at the expense of the City, at no additional cost to the owner.
- The landscape contractor shall fertilize existing trees with a slow release (3000 nitrogen) soluble fertilizer. Application shall conform to the recommendations of the University of Illinois Extension Service.
- All planting areas shall be excavated to a depth of 3' and backfilled with 50% clean topsoil and 50% clean clay. Site requires encapsulation. Provide soil test for approval by environmental engineer prior to placement.

Parking Lot and Vehicular Use Area Calculations

Total Vehicular Use Area:	136,996 square feet
Internal Landscape Area (10%) required:	13,699 square feet required
One tree / 125 square feet of required internal landscape area:	149 trees required
	149 trees provided

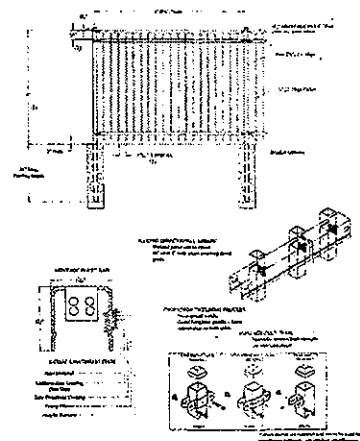
Plant List

Shade Trees	Key	Qty	Size	Botanical Name	Common Name	Remarks
ACR	8	2.5'	Acer rubrum 'Redspice'	Redspice Red Maple	88	
ACM	5	2.5'	Acer nyctose 'Moran'	State Street Nyctose Maple	88	
AD5	10	2.5'	Aspidistra x smilacina 'Autumn Splendor'	Autumn Splendor Hosta/Aspidistra	88	
ASD	21	2.5'	Asplenium adnigrum 'Trade Winds'	Princeton Ridge Common Mossfern	88	
CPS	41	2.5'	Castanea coccinea 'Princeton Sentry'	Princeton Sentry Gingko	88	
GIS	38	2.5'	Quercus macrocarpa var. 'inermis' 'Skyline'	Skyline Thornless Honeylocust	88	
CYD	23	2.5'	Cornus dioica	Hardy Spice Dogwood	88	
QUC	6	2.5'	Quercus muhlenbergii	Chinkapin Oak	88	
TAF	14	2.5'	Taxodium distichum 'Shennee Grove'	Shennee Grove Baldcypress	88	
ULM	18	2.5'	Ulmus 'New Horizon'	New Horizon Elm	88	

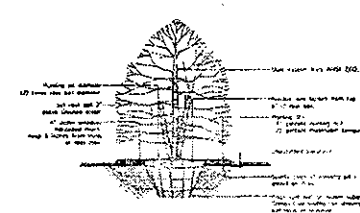
Ornamental Trees	Key	Qty	Size	Botanical Name	Common Name	Remarks
AMC	2	6'	Ameletia canadensis	Shadow Serviceberry	88/Clump	

Shrubs	Key	Qty	Size	Botanical Name	Common Name	Remarks
MW	38	24"	Koeleria macrantha	Low Scope Mound	Chadlerberry	88
HKT	143	14"	Rhus x microphylla 'Coccoloba'	Chickadee Green Boxwood	88	
HT	103	10"	Cedrus canadensis 'Hummingbird'	Hummingbird Summergreen	88	
CO	22	20"	Cornus alternifolia	Peking Cornelian	88	
FO	27	24"	Foraxia villoso-lanceolata 'Bonsaiensis'	Bonsai Dwarf Forsythia	88	
HB	34	24"	Hydrangea paniculata 'Boba'	Boba Hydrangea	88	
HL	15	24"	Hydrangea arborescens 'Incrediball'	Incrediball Smooth Hydrangea	88	
HL	43	24"	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	88	
HT	3	24"	Hydrangea quercifolia	Oakleaf Hydrangea	88	
JCS	21	24"	Juniperus chinensis var. 'sargentii'	Sargent Juniper	88	
JCC	32	24"	Juniperus chinensis 'Katy's Compact'	Katy's Compact Juniper	88	
HL	41	24"	Rhus aromatica 'Crisp-Leaf'	Crisp-Leaf Sumac	88	
HT	78	6"	Thuja occidentalis 'Topsy'	Minnon Arborvitae	88	
VSM	9	24"	Viburnum dentatum 'Christm'	Blue Muffin Arrowwood Viburnum	88	

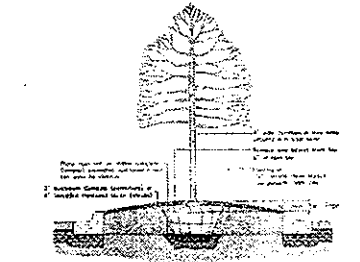
Perennials, Ornamental Grasses and Vines	Key	Qty	Size	Botanical Name	Common Name	Remarks
APN	233	11	Achillea 'Moonshine'	Moonshine Yarrow	Container	
ALL	367	11	Allium 'Summer Breeze'	Summer Breeze Allium	Container	
CMR	76	11	Calamagrostis canadensis 'Karl Foerster'	Feather Reed Grass	Container	
HRB	74	11	Hamamelis 'Happy Returns'	Happy Returns Day Lily	Container	
HRB	139	11	Hamamelis 'Little Gracie'	Little Gracie Day Lily	Container	
PAI	9	11	Parthenocissus tricuspidata	Boston Ivy	Container	
PEH	86	11	Pennisetum alopecuroides 'nana'	Dwarf Fountain Grass	Container	
SCA	264	11	Scirpus setaceus	Lilac Broomcorn	Container	
SPD	199	11	Sporobolus hetererepis	Prarie Dropseed	Container	



Ornamental Fence



Deciduous Ornamental Tree Planting



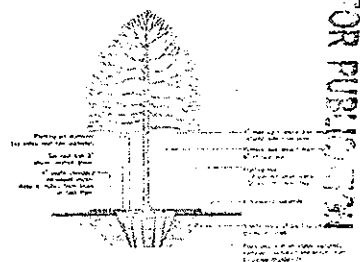
Deciduous Tree Planting at Parking Lot Island



Perennial Planting



Shrub Planting

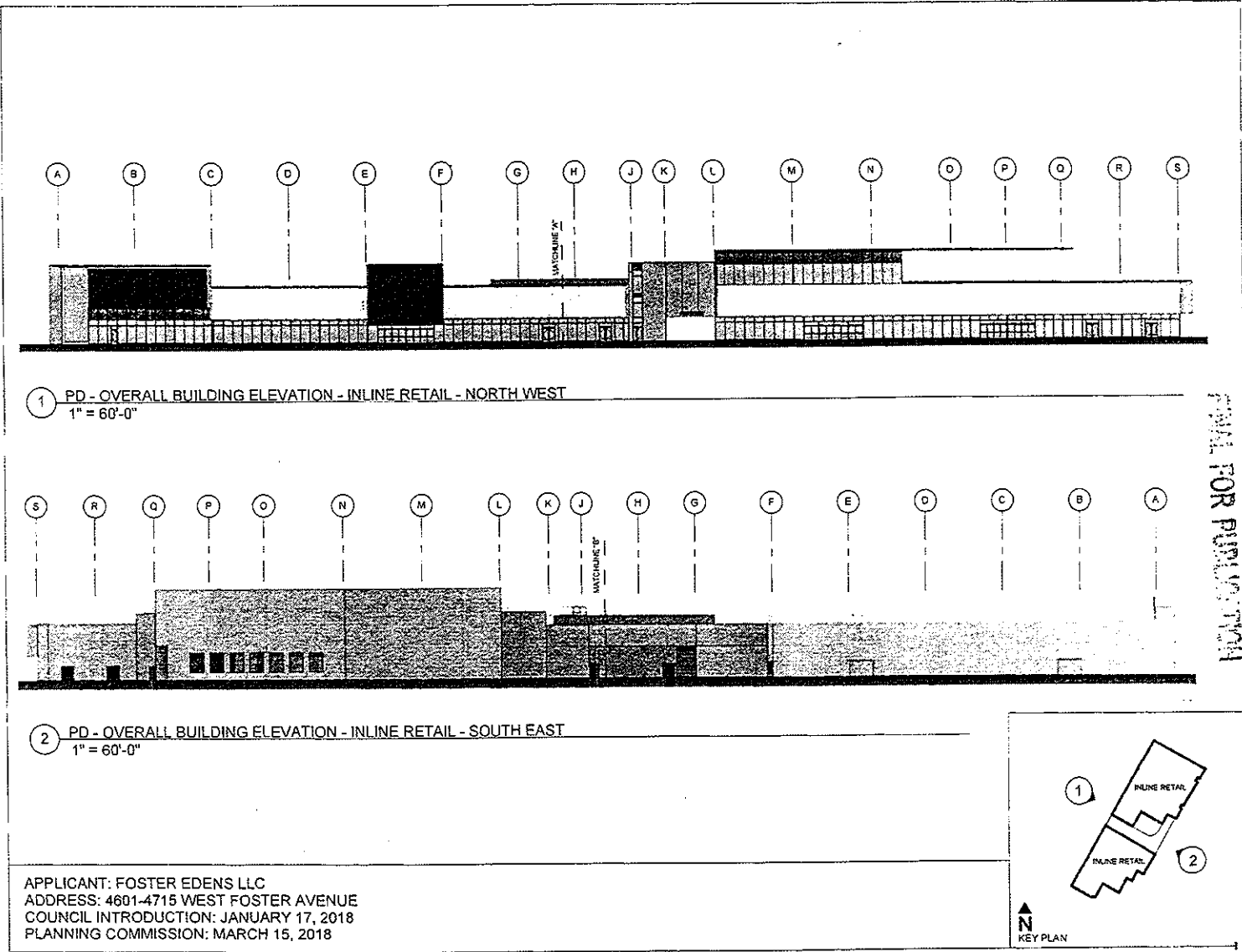


Deciduous Tree Planting

LANDSCAPE PLAN DETAILS

APPLICANT: FOSTER EDENS LLC
 ADDRESS: 4601-4715 WEST FOSTER AVENUE
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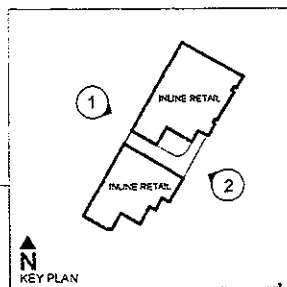
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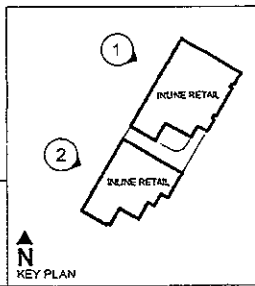
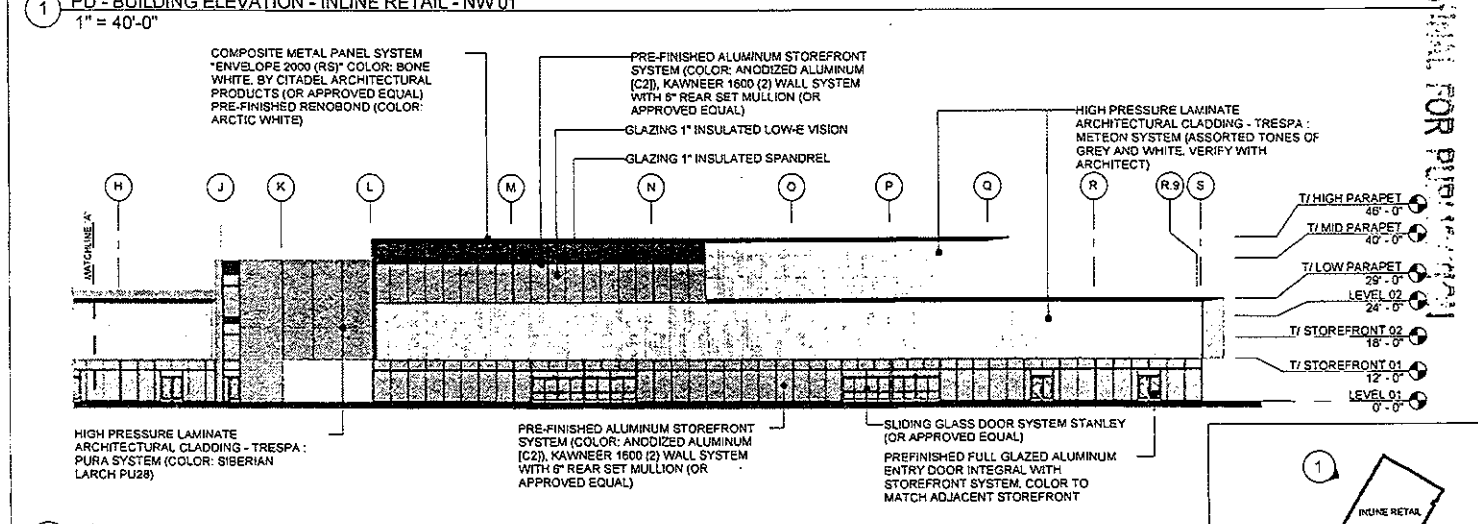
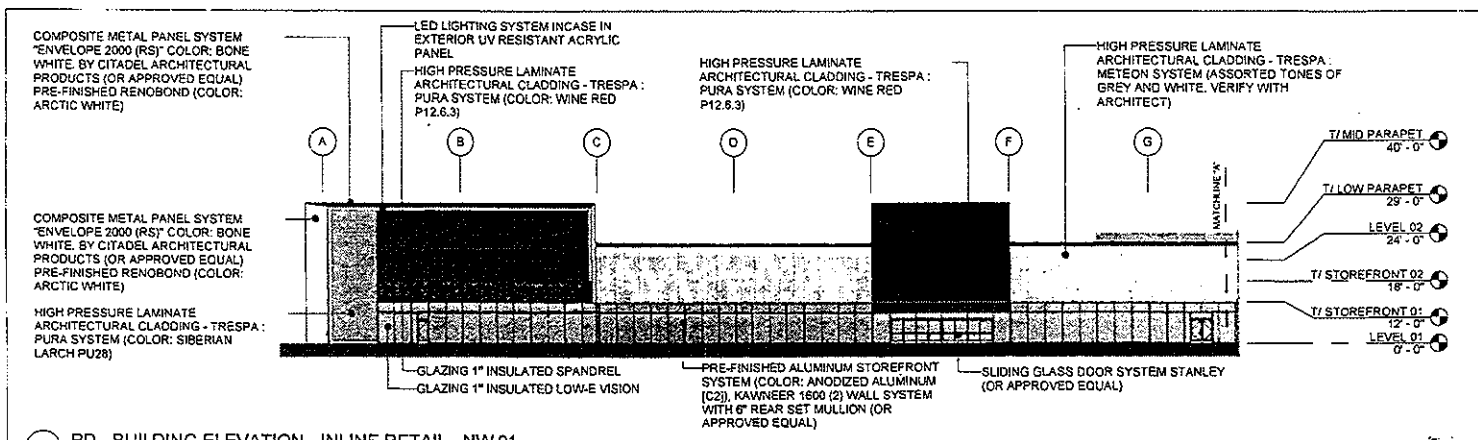


1 PD - OVERALL BUILDING ELEVATION - INLINE RETAIL - NORTH WEST
1" = 60'-0"

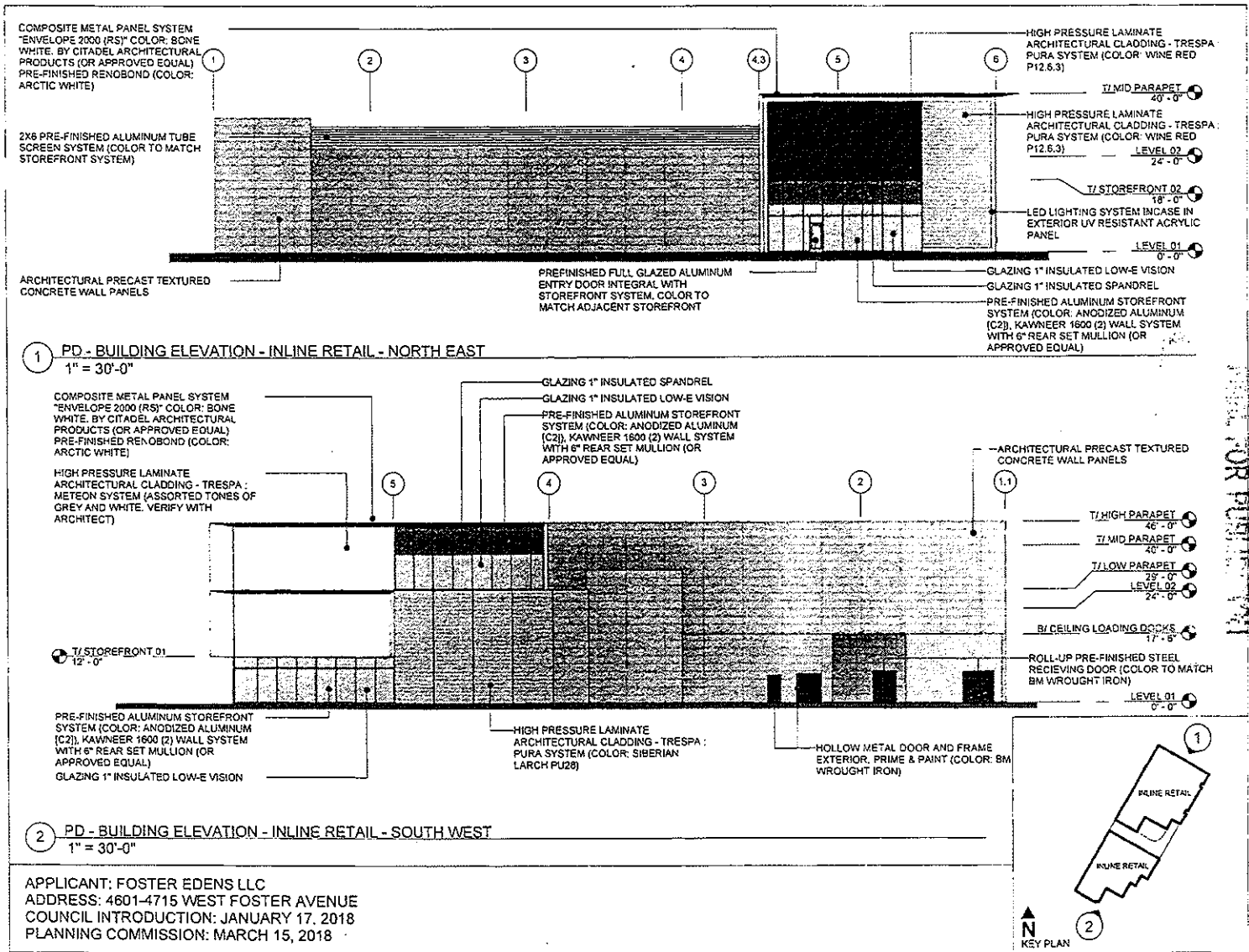
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1" = 60'-0"

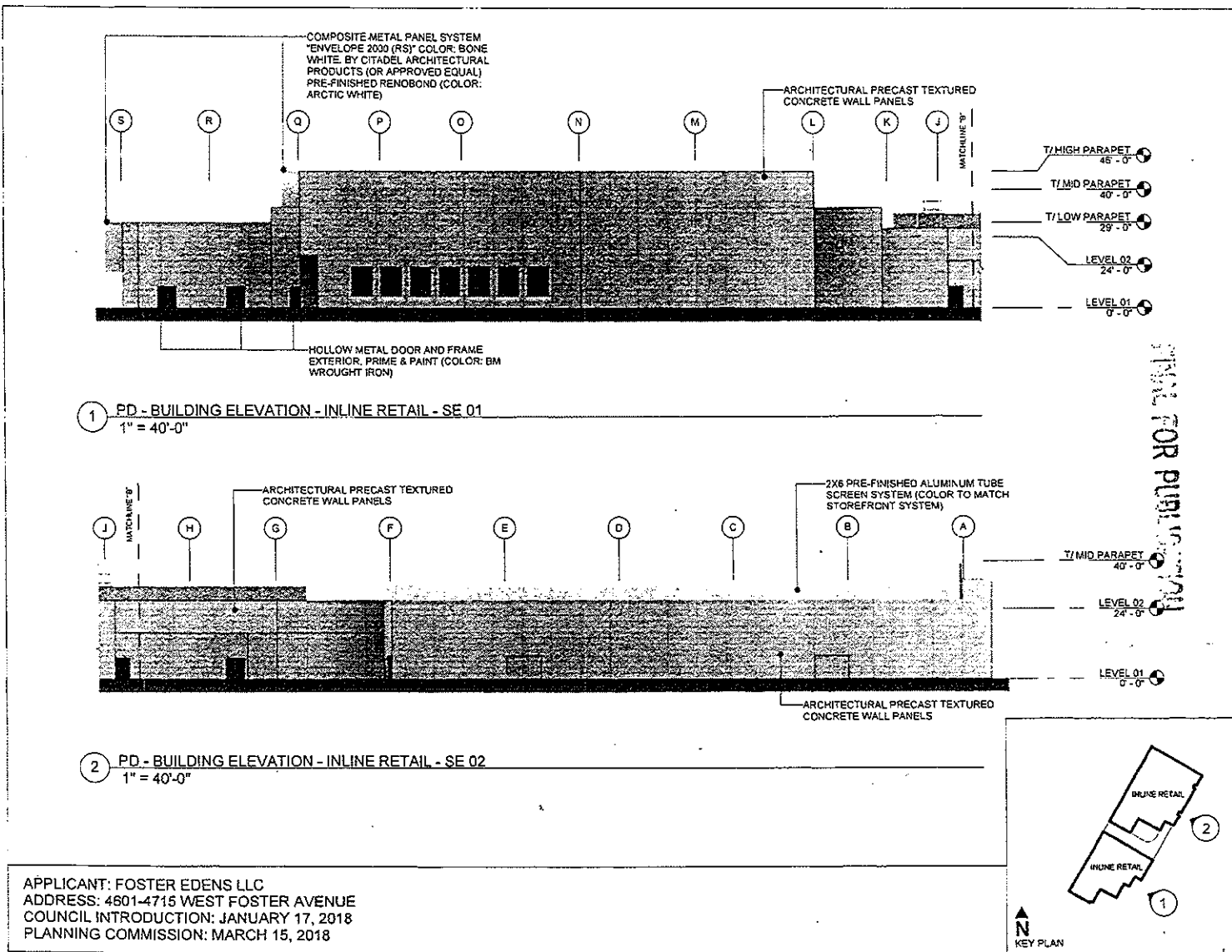
PLAN FOR PUBLIC VIEW



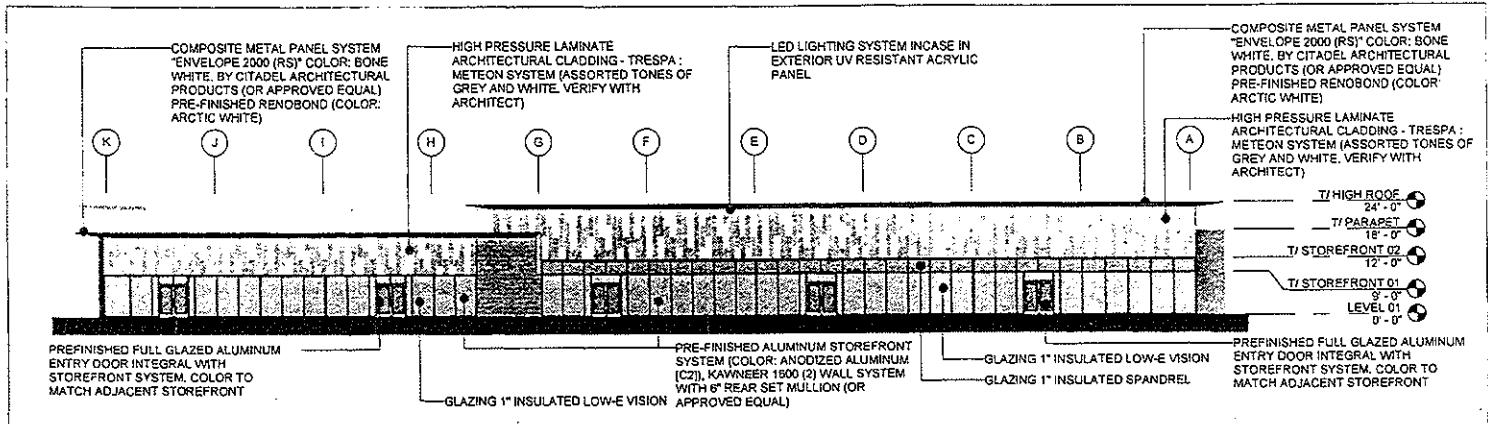


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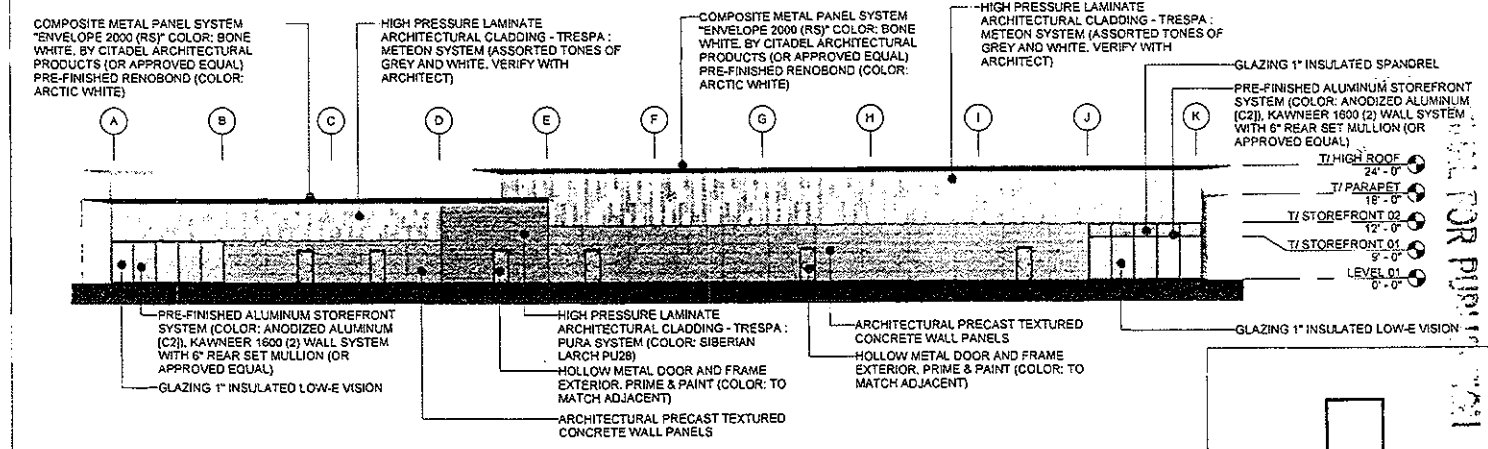




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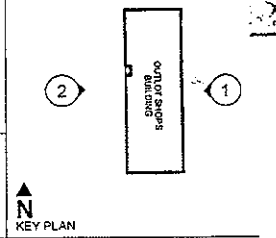


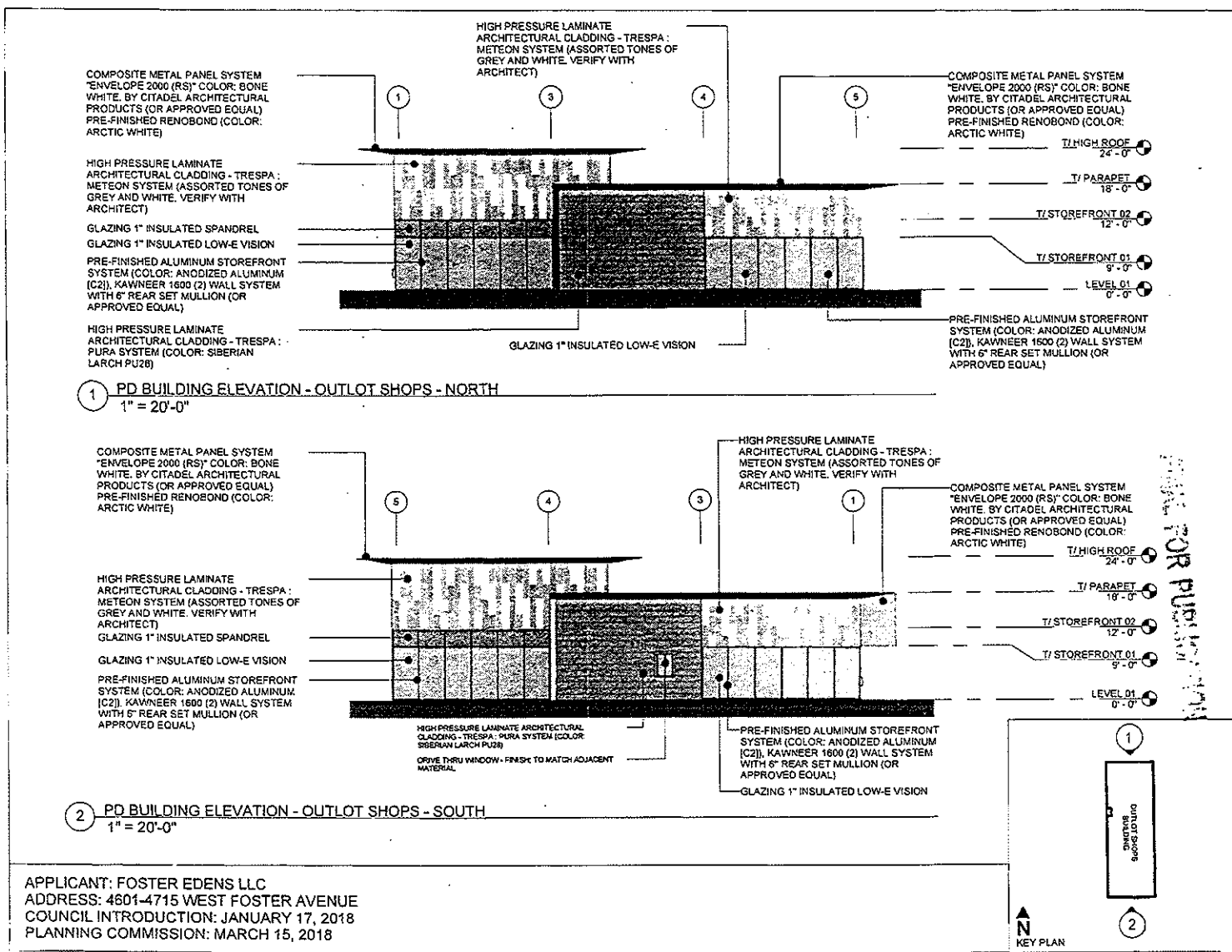
1 PD BUILDING ELEVATION - OUTLOT SHOPS - EAST
1" = 30'-0"



2 PD BUILDING ELEVATION - OUTLOT SHOPS - WEST
1" = 30'-0"

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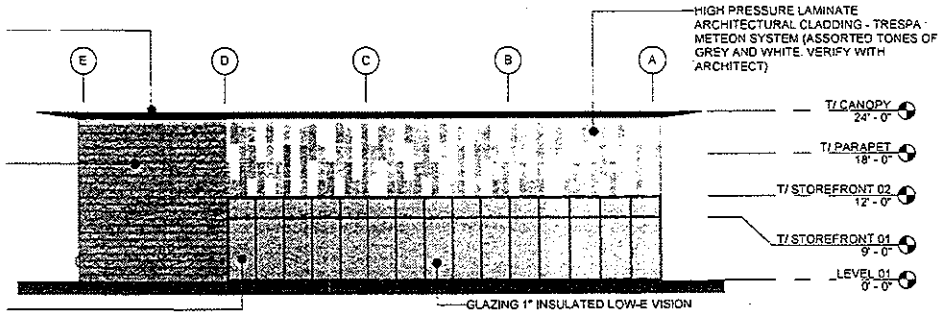




COMPOSITE METAL PANEL SYSTEM
"ENVELOPE 2000 (RS)" COLOR: BONE
WHITE. BY CITADEL ARCHITECTURAL
PRODUCTS (OR APPROVED EQUAL)
PRE-FINISHED RENOBOND (COLOR:
ARCTIC WHITE)

HIGH PRESSURE LAMINATE
ARCHITECTURAL CLADDING - TRESPA:
PURA SYSTEM (COLOR: SIBERIAN
LARCH PU28)

PRE-FINISHED ALUMINUM STOREFRONT
SYSTEM (COLOR: ANODIZED ALUMINUM
(C2), KAWNEER 1600 (2) WALL SYSTEM
WITH 6" REAR SET MULLION (OR
APPROVED EQUAL)



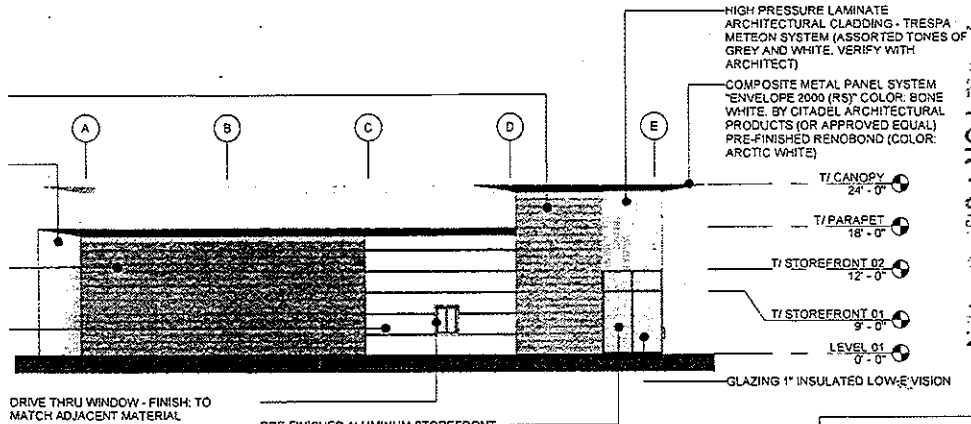
1 PD BUILDING ELEVATION - DRIVE THRU - EAST
1" = 20'-0"

HIGH PRESSURE LAMINATE
ARCHITECTURAL CLADDING - TRESPA:
PURA SYSTEM (COLOR: SIBERIAN
LARCH PU28)

COMPOSITE METAL PANEL SYSTEM
"ENVELOPE 2000 (RS)" COLOR: BONE
WHITE. BY CITADEL ARCHITECTURAL
PRODUCTS (OR APPROVED EQUAL)
PRE-FINISHED RENOBOND (COLOR:
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HIGH PRESSURE LAMINATE
ARCHITECTURAL CLADDING - TRESPA:
PURA SYSTEM (COLOR: SIBERIAN
LARCH PU28)

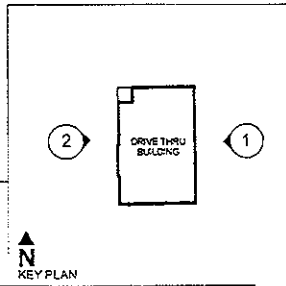
COMPOSITE METAL PANEL SYSTEM
"ENVELOPE 2000 (RS)" COLOR: BONE
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PRODUCTS (OR APPROVED EQUAL)
PRE-FINISHED RENOBOND (COLOR:
ARCTIC WHITE)

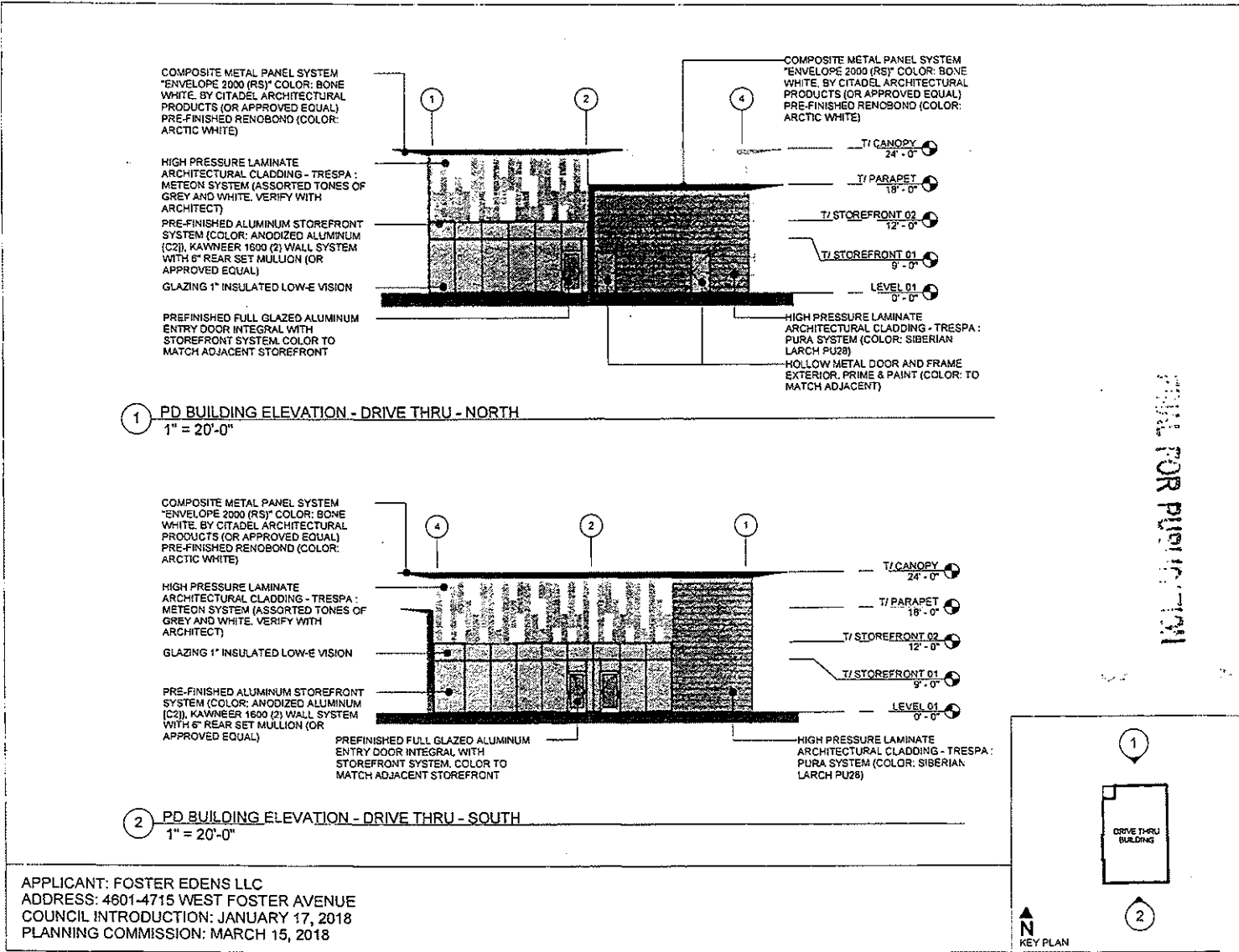


2 PD BUILDING ELEVATION - DRIVE THRU - WEST
1" = 20'-0"

NOT FOR PERMITS

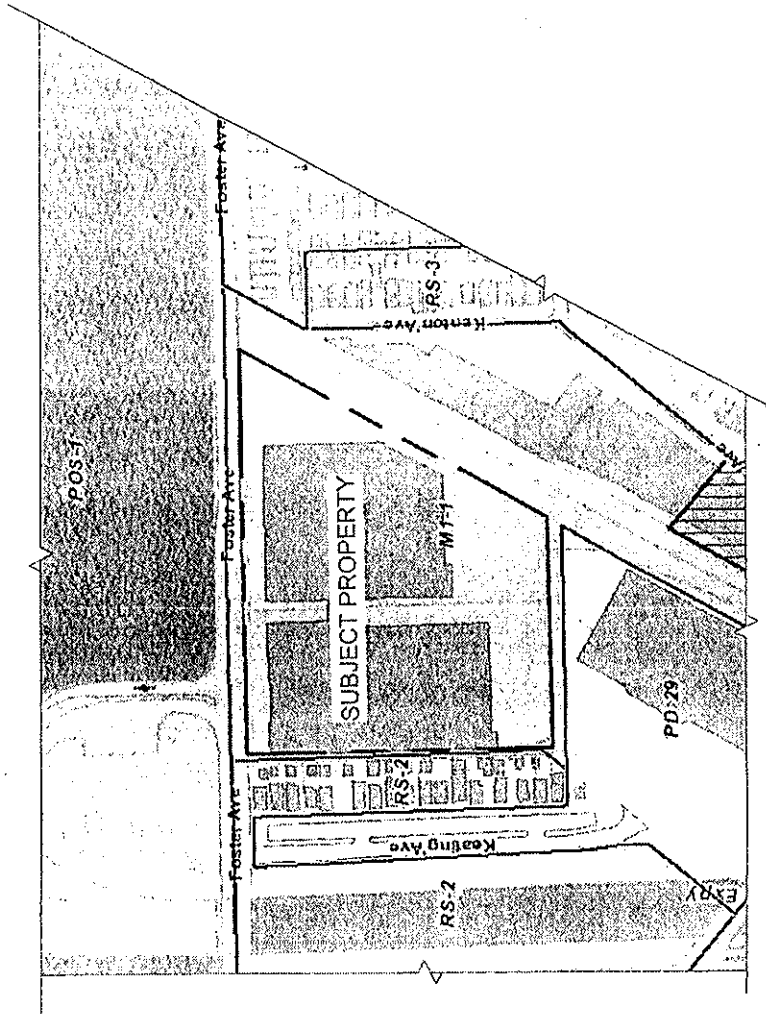
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1 PD - PLANNED DEVELOPMENT EXISTING ZONING MAP
 1" = 300'-0"

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