

PD 272

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 6, 2019

Liz Butler
DLA Piper LLP
444 W. Lake Street, Suite 900
Chicago, Illinois 60606-0089

Re: REVISED Site Plan Approval for Business Planned Development No. 272, generally located at 5000 S. Kedzie Avenue

Dear Ms. Butler:

Please be advised that your request for revised site plan approval for Business Planned Development No. 272 ("PD 272") has been considered by the Department of Planning and Development pursuant to Section 17-13-0800 of the Chicago Zoning Ordinance.

The City of Chicago Department of Planning and Development (DPD) has reviewed the revised site plan request for approval submitted for the project identified above. The project consists of modifications to an existing single-story commercial building and a surface parking lot generally located at 5000 S. Kedzie Avenue in PD 272. A Site Plan Approval letter authorizing the Proposed Development was issued on May 31, 2019 (see attached).

The proposed project has been revised to include modifications including the following:

- removal of 11 central landscape islands,
- widening of 11 westerly landscape islands and the addition of one tree per island,
- increase of the landscaped area to 19,439 square feet,
- reduction of the total number of trees from 93 to 82,
- reduction of one parking space from 458 to 457,
- substitution of ACM metal panels at tenant facades between column lines 11 and 26 with thin brick or modular brick construction on the west elevation,
- substitution of thin brick with modular brick along the entire west elevation,
- substitution of ACM metal panels between column lines 14 and 16 with thin brick on the east elevation,
- addition of a thin brick corner return at column line 24 on the east elevation, and
- substitution of thin brick within the interior Service Court between column lines 18 and 24 with painted CMU on the east elevation.

This approval includes the following attached documents:

- C200 – Site Plan (prepared by Woolpert, dated 09.23.19)
- C500 – Landscape Plan (prepared by Woolpert, dated 10.29.19)
- C501 – Landscape Notes and Details (prepared by Woolpert, dated 10.29.19)
- A7-01 – Exterior Elevations (prepared by Nelson, dated 10.15.19)
- A7-01a – Exterior Elevation – West (prepared by Nelson, dated 10.15.19)
- A7-01b – Exterior Elevation – East (prepared by Nelson, dated 10.15.19)
- A7-01c/d – Exterior Elevations – North and South (prepared by Nelson, dated 10.15.19)

Upon review of the material submitted, DPD has determined that these plans are consistent with and satisfy the requirements of Business Planned Development No. 272. Accordingly, this revised site plan submittal is hereby approved as conforming to PD 272. This revised site plan approval does not cover any signage, which requires the submission of a sign permit application.

If you have any questions or need further clarification on these comments, please contact Heidi Sperry at (312) 744-0879 or at heidi.sperry@cityofchicago.org.

Sincerely,

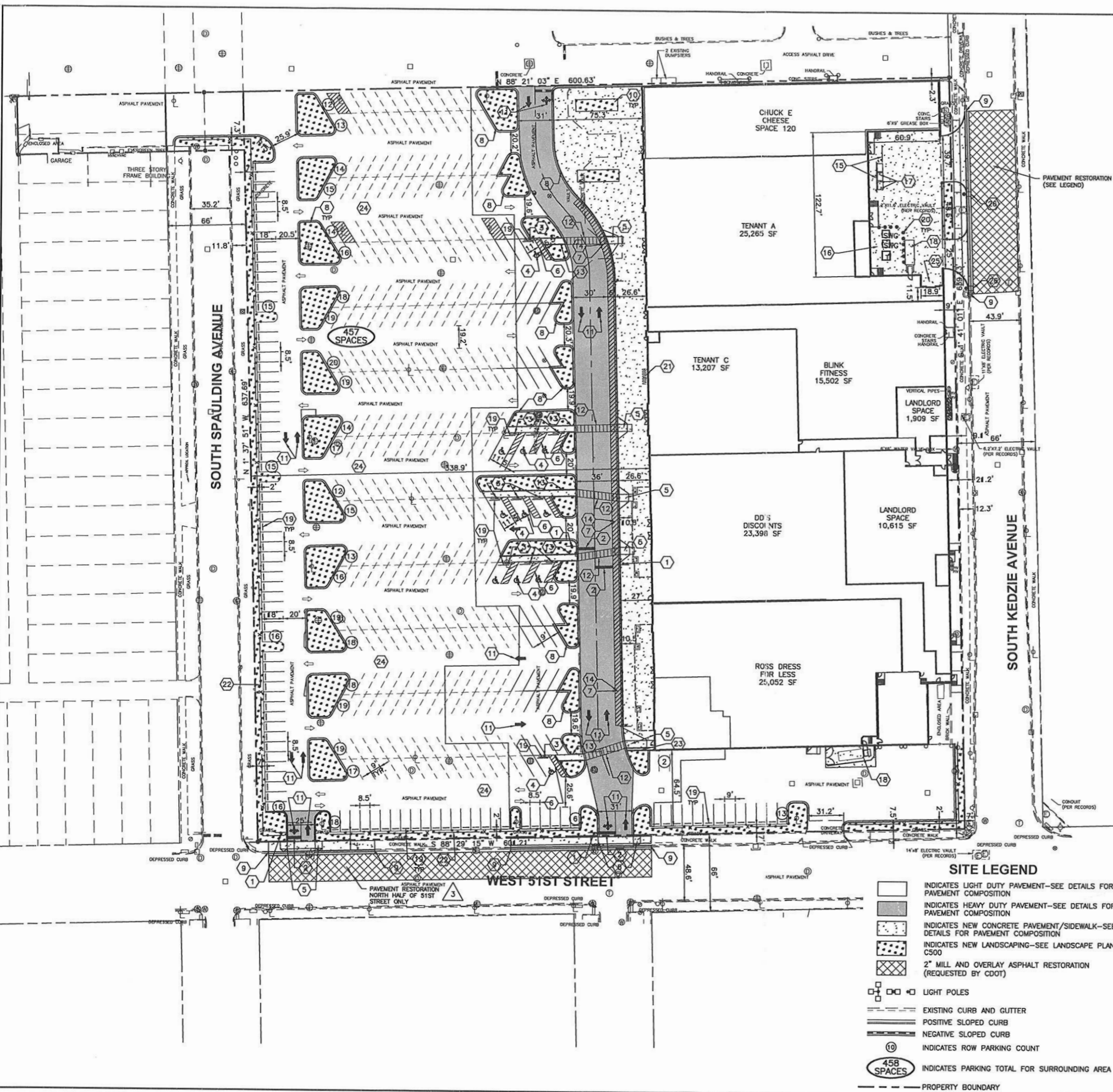


Patrick Murphey
Zoning Administrator

Originated by: Heidi Sperry

cc: Elizabeth Butler, DLA Piper LLC
Janice Hill, DPD
Erik Glass, DPD
Mike Marmo, DPD
Teresa McLaughlin, DPD
Heidi Sperry, DPD
Planned Development files

Layout Tab Name: C200 SITE PLAN, Images: IL Chicago 3594 Blink Fitness Plan 2018.06.18 Page 002.jpg; kездie square aerial.jpg; Chicago DIGGER.PNG; Xrefs: 078924-X.dwg; 078924-TBL-X.dwg; 078924-X-DIGI.dwg
 Last Saved By: Hadley, 8/15/2019 4:33:01 PM
 G:\Clients\Shelton\078924 Kездie Square - Chicago, IL\4-0 Disciplines\Civil\Cadd\Cad\Cad\078924-C200-SIT.dwg Plotted By: Cooke, Jake Plotted: September 23, 2019, 4:50:05 PM



- ### SITE KEY NOTES
- 1 "STOP" SIGN, R1-1
 - 2 24" WIDE STOP BAR, TRAFFIC WHITE PAINT
 - 3 ACCESSIBLE PARKING SIGN
 - 4 ACCESSIBLE PARKING SYMBOL
 - 5 ACCESSIBLE RAMP (SEE NOTE 4)
 - 6 ACCESSIBLE PARKING SPACES & THEIR ACCESS AISLES SHALL BE 2% MAX. SLOPE IN ALL DIRECTIONS
 - 7 PAINT 4" WIDE STRIPES @ 2'-0" O.C. @ 45° ANGLE, TRAFFIC YELLOW PAINT
 - 8 CURB AND GUTTER
 - 9 BEGIN/END PROPOSED CURB AND GUTTER. SAWCUT EXISTING CURB TO PROVIDE CLEAN CONSTRUCTION JOINT.
 - 10 TREE PIT (SEE LANDSCAPE PLAN)
 - 11 DIRECTIONAL ARROW, TRAFFIC WHITE PAINT
 - 12 6' WIDE CROSSWALK, PAINT 12-4" WIDE STRIPES AT 2' O.C. CENTERED ON ENTRY, TRAFFIC WHITE PAINT
 - 13 CONCRETE 5' WALK
 - 14 6' FIRELANE
 - 15 GUARDRAIL
 - 16 15'x30' TRANSFORMER PAD
 - 17 DUMPSTERS
 - 18 FUTURE COMPACTOR
 - 19 WHEEL STOP
 - 20 BOLLARDS
 - 21 BIKE RACK (6 STALLS)
 - 22 4' HIGH DECORATIVE FENCE (SEE LANDSCAPE PLAN)
 - 23 RETAINING WALL WITH HANDRAIL (SEE ARCHITECTURAL)
 - 24 EXISTING PAVEMENT TO REMAIN (EXCLUDES NEW LANDSCAPE ISLANDS)
 - 25 TRUCK DOCK BAY
 - 26 RELOCATED LIGHT POLE, CONTACT CDOT ELECTRICAL DEPARTMENT FOR PERMITTING AND RELOCATION

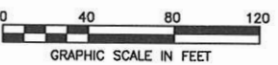
SITE DATA

ZONING	PLANNED DEVELOPMENT 272
PROPERTY AREA	8.99± ACRES
MINIMUM SETBACKS (PER EXISTING P.D.)	
NORTH	0'
EAST	5'
SOUTH	75'
WEST	493' (PARKING LOT)
BUILDING DATA:	
PROPOSED INLINE RETAIL BUILDING AREA	119,525 SQ. FT.
EXISTING CHUCK-E-CHEESE BUILDING AREA	14,424 SQ. FT.
TOTAL	133,949 SQ. FT.
F.A.R.	0.34
PARKING DATA:	
SPACES AVAILABLE BEFORE PROJECT	465
SPACES AVAILABLE AFTER PROJECT	457
SPACES REQUIRED (PER EXISTING P.D.)	441
ACCESSIBLE SPACES REQUIRED	11
ACCESSIBLE SPACES PROVIDED	11

- ### SITE NOTES
1. ALL DIMENSIONS, RADII AND COORDINATES ARE TO BACK OF CURB WHERE APPLICABLE. ALL RADII SHALL BE 4' UNLESS INDICATED OTHERWISE.
 2. ALL PAVEMENT MARKING SHALL BE YELLOW IN COLOR UNLESS INDICATED OTHERWISE.
 3. ALL CURB & GUTTER SHALL BE B6.12, "POSITIVE", UNLESS NOTED OTHERWISE (SEE DETAILS).
 4. ADA DETECTABLE WARNINGS/TRUNCATED DOMES TO BE PROVIDED AT SIDEWALKS ONLY DETECTABLE WARNINGS NOT REQUIRED AT 51ST STREET DRIVEWAYS.
 5. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
 6. SEE LANDSCAPE PLAN-C500 FOR LANDSCAPING IMPROVEMENTS.

- ### SITE LEGEND
- INDICATES LIGHT DUTY PAVEMENT-SEE DETAILS FOR PAVEMENT COMPOSITION
 - INDICATES HEAVY DUTY PAVEMENT-SEE DETAILS FOR PAVEMENT COMPOSITION
 - INDICATES NEW CONCRETE PAVEMENT/SIDEWALK-SEE DETAILS FOR PAVEMENT COMPOSITION
 - INDICATES NEW LANDSCAPING-SEE LANDSCAPE PLAN C500
 - 2" MILL AND OVERLAY ASPHALT RESTORATION (REQUESTED BY CDOT)
 - LIGHT POLES
 - EXISTING CURB AND GUTTER
 - POSITIVE SLOPED CURB
 - NEGATIVE SLOPED CURB
 - INDICATES ROW PARKING COUNT
 - INDICATES PARKING TOTAL FOR SURROUNDING AREA
 - PROPERTY BOUNDARY

BENCHMARK:
 THE BASIS OF ELEVATIONS HEREON IS CHICAGO CITY DATUM (CCD).
 CITY OF CHICAGO BENCHMARK #541.
 LOCATION: 8.5 FEET SOUTH OF THE SOUTH LINE OF W 51ST STREET,
 21.0 FEET WEST OF THE EAST LINE OF SOUTH WILLARD AVENUE.
 ELEVATION = 21.57.



SITE IMPROVEMENT PLANS

KEDZIE SQUARE SHOPPING CENTER

SITE PLAN

1815 South Meyers Road
Suite 950
Oakbrook Terrace, IL 60181
630.424.9080
FAX: 630.485.3731

W

WOOLPERT
ARCHITECTURE / LANDSCAPE ARCHITECTURE

PROJECT No: 078924
DATE: 03/05/19
DES. RW
DR. JC
CKD. RW

REVISION

No.	DATE	REVISION
4	09/23/19	REVISED LANDSCAPING ISLANDS
3	08/15/19	ISSUE FOR CONSTRUCTION
2	06/21/19	REVISED PER CITY COMMENTS
1	06/10/19	REVISED PER CITY COMMENTS

SHEET No.

C200

NELSON

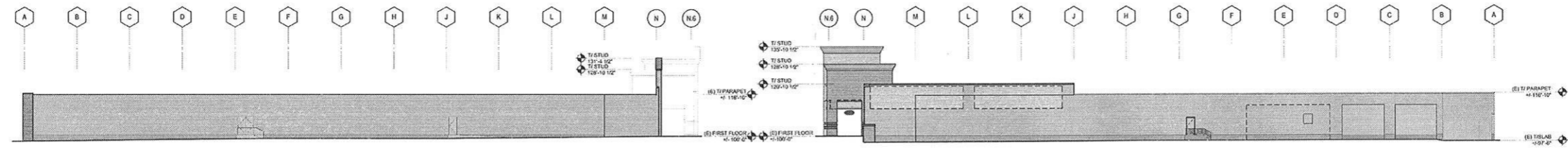
Nelo Architecture, Inc.
 Illinois Design Firm Registration Number: 19-003435

6000 Lombardo Center Suite 500
 Cleveland, OH 44131
 Phone: (216) 741-9144

STRUCTURAL ENGINEER
 THORSON BAKER + ASSOCIATES
 3030 WEST STREETSBORO RD.
 RICHFIELD, OH, 44286
 330-659-6688

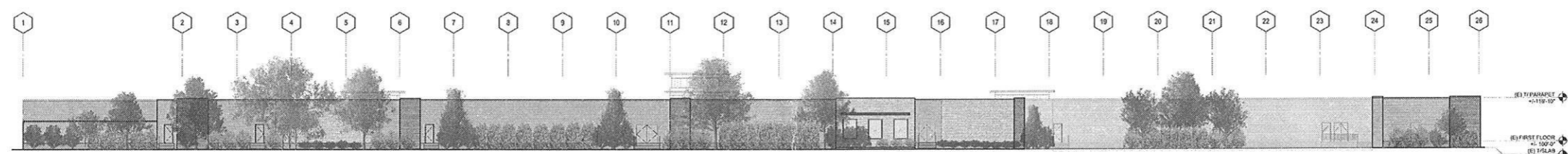
MPE ENGINEER
 MCHENRY & ASSOCIATES INC.
 25001 EMERY RD. #200
 WARRENSVILLE HEIGHTS, OH, 44128
 216-292-4696

CIVIL ENGINEER
 WOOLPERT
 1815 SOUTH MEYERS RD, SUITE 950
 OAKBROOK TERRANCE, IL, 60181
 630-693-6327

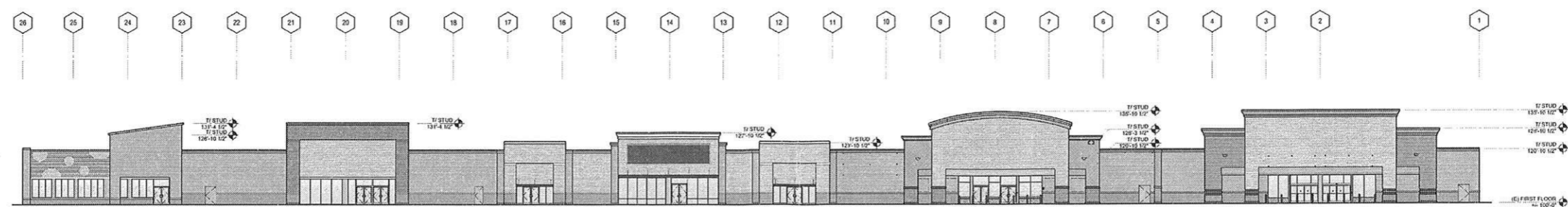


SEE ENLARGED ELEVATION ON SHEET A7-01cld NORTH ELEVATION 1/16"=1'-0"

SEE ENLARGED ELEVATION ON SHEET A7-01cld SOUTH ELEVATION 1/16"=1'-0"



SEE ENLARGED ELEVATION ON SHEET A7-01b EAST ELEVATION 1/16"=1'-0"



SEE ENLARGED ELEVATION ON SHEET A7-01a WEST ELEVATION 1/16"=1'-0"

DESCRIPTION: EXTERIOR ELEVATION RENDERINGS No. By: Date: 10/15/2019

500 FIFTH AVENUE
 SUITE 1530
 NEW YORK, NY,
 10010

KEDZIE SQUARE
 5950 S. KEDZIE AVE.
 CHICAGO, IL, 60632

EXTERIOR ELEVATIONS

Proj. No: 17-0428 Design: JOW
 Drawn By: DNE Reviewed By: JOW
 Project Manager: JAC Approved By: JAC

A7-01
 ALL DIMENSIONS AND CONSTRUCTION SHALL BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR AND SUBCONTRACTORS PRIOR TO BEGINNING THE WORK. THE PROJECT MANAGER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK. © NELSON AUCKLAND, LLC 2019. ALL RIGHTS RESERVED.

File Path: I:\2019\11\2019_A7-01\11-2019_A7-01.dwg
 Project Name: 5950 S. Kedzie Ave. - Kedzie Square
 Drawing Title: EXTERIOR ELEVATION RENDERINGS
 Date: 10/15/2019
 Author: JAC
 Plotter: HP DesignJet T1100e

NELSON

Nelso Architecture, Inc.

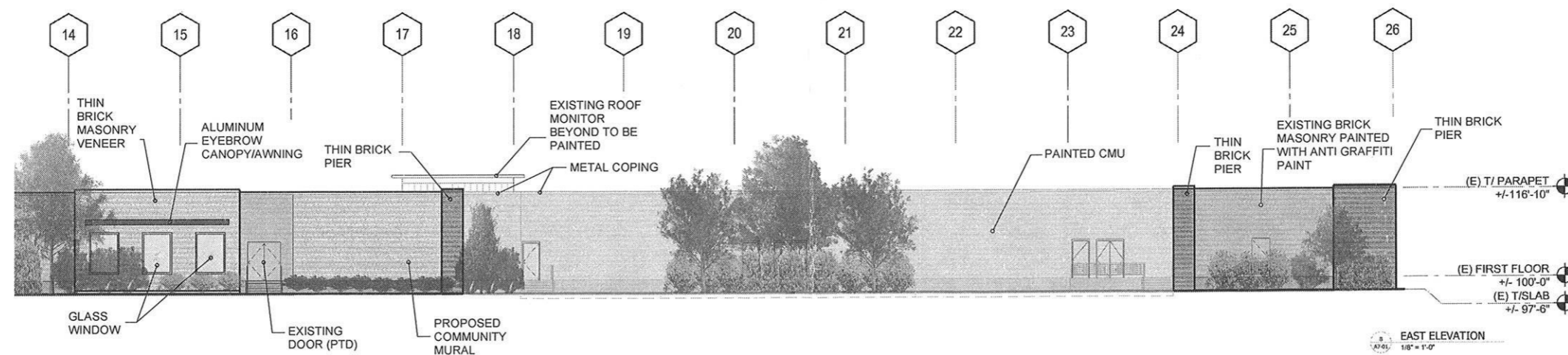
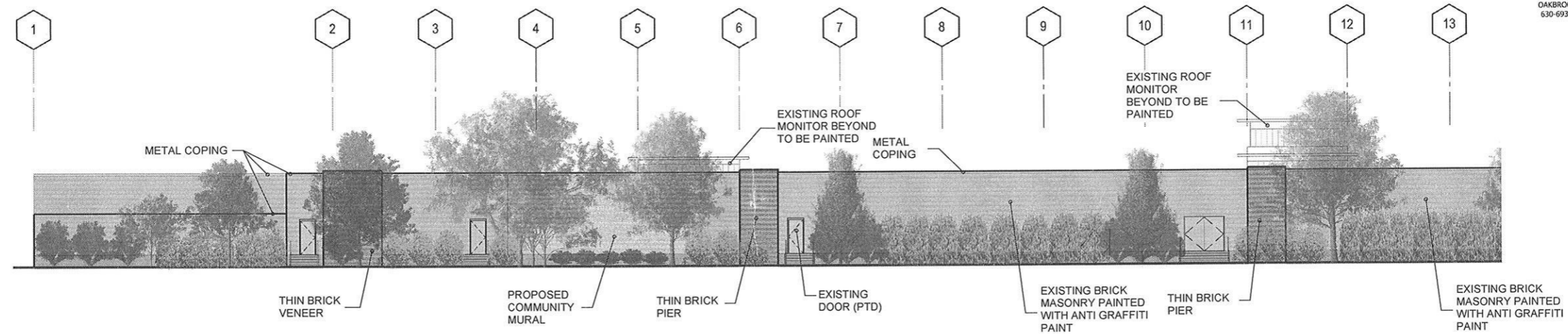
Illinois Design Firm Registration Number: 184002435

6000 Lombardo Center Suite 500
Cleveland, OH 44131
Phone: 216.781.4144

STRUCTURAL ENGINEER
THORSON BAKER + ASSOCIATES
3030 WEST STREETSBORO RD.
RICHFIELD, OH, 44286
330-659-6688

MPE ENGINEER
MCHENRY & ASSOCIATES INC.
25001 EMERY RD. #200
WARRENSVILLE HEIGHTS, OH, 44128
216-292-4696

CIVIL ENGINEER
WOODPERT
1815 SOUTH MEYERS RD, SUITE 950
OAKBROOK TERRANCE, IL, 60181
630-693-6327



EAST ELEVATION
1/8" = 1'-0"

Description: EXTERIOR ELEVATION RENDERINGS
No. 01
Date: 10/05/2019

SERITAGE
500 FIFTH AVENUE
SUITE 1530
NEW YORK, NY,
10010

KEDZIE SQUARE
5050 S. KEDZIE AVE.
CHICAGO, IL 60632

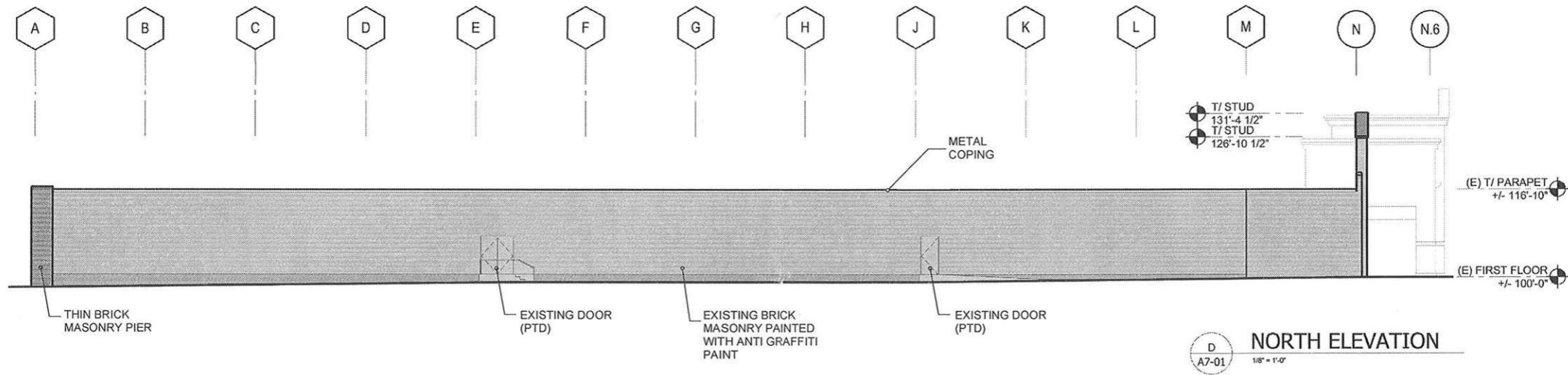
EXTERIOR ELEVATIONS

Proj. No.: 17-0475E Designer: JWC
Drawn By: JWC Date Reviewed By: JWC
Project Manager: JWC Approved By: JWC

A7-01b

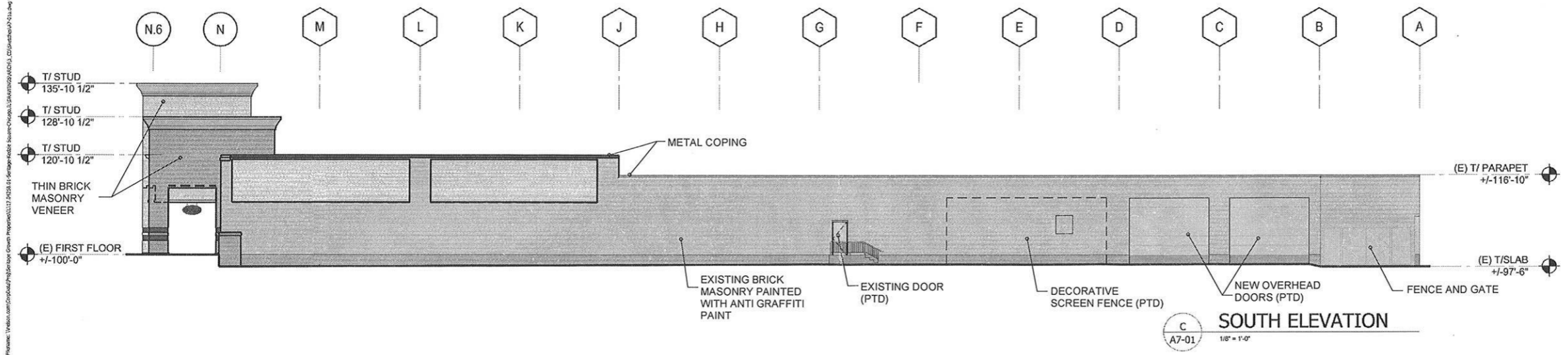
ALL DIMENSIONS AND FINISHES MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR AGAINST THE EXISTING CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND FINISHES PRIOR TO PROCEEDING WITH THE WORK. © NELSON AKNOWLEDGES, INC. 2019. ALL RIGHTS RESERVED.

FILE NO.: 181202018 11:20:21 AM Filename: I:\Users\jwagner\Documents\Projects\Kedzie Square\A7-01b\A7-01b.dwg User: jwagner Date: 10/05/2019 11:20:21 AM Plot: A7-01b.dwg



D NORTH ELEVATION
 A7-01 1/8" = 1'-0"

Plot Date: 10/25/2017 11:20:37 AM Pathname: \\houston.com\projects\1717\1717.dwg User: Nelson Architecture\jerry.davis Date: 10/25/2017 11:20:37 AM Plot Date: 10/25/2017 11:20:37 AM



C SOUTH ELEVATION
 A7-01 1/8" = 1'-0"

Description: EXTERIOR ELEVATION RENDERINGS No. By: Date: 1915019

HERITAGE 500 FIFTH AVENUE
 SUITE 1530
 NEW YORK, NY,
 10010

KEDZIE SQUARE
 5050 S. KEDZIE AVE.
 CHICAGO, IL 60632

EXTERIOR ELEVATIONS

Plot Date: 10/25/2017 11:20:37 AM Pathname: \\houston.com\projects\1717\1717.dwg User: Nelson Architecture\jerry.davis Date: 10/25/2017 11:20:37 AM
 Drawn By: DAE Reviewed By: JCW
 Project Manager: JRC Approved By: JRC

A7-01 c/d
 ALL DIMENSIONS AND SPACING MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR AND SUB CONTRACTOR PRIOR TO BEGINNING THE WORK. THE PROJECT MANAGER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
 © NELSON AKNOWLEDGES, LLC DESIGN AND ARCHITECTURE



DLA Piper LLP (US)
444 West Lake Street
Suite 900
Chicago, Illinois 60606-0089
www.dlapiper.com

Liz Butler
Elizabeth.Butler@dlapiper.com
T 312.368.4092
F 312.630.2780

October 16, 2019
VIA HAND DELIVERY & E-MAIL

Mr. Patrick Murphey, Zoning Administrator
Attn: Heidi Sperry
Department of Planning and Development
City of Chicago
121 N. LaSalle St. Rm. 905
Chicago, IL 60602

**Re: Request for REVISED Site Plan Approval
Business Planned Development No. 272
5000 South Kedzie, Chicago, IL
Seritage KMT Finance LLC**

Dear Mr. Murphey:

On behalf of our client, Seritage KMT Finance LLC (the "**Owner**"), and pursuant to Section 17-13-0800 of the Zoning Ordinance, I am writing to request approval of modifications to the previously approved site plan for an existing building located at 5000 South Kedzie (the "**Property**"). The Property is located within Business Planned Development No. 272 (the "**PD**") and consists of a single-story retail building (the "**Inline Retail Building**") and a surface parking lot.

The Owner proposes to substantially rehabilitate the Inline Retail Building and substantially upgrade the vehicular use area (the "**Proposed Development**"). A Site Plan Approval letter authorizing the Proposed Development was issued on May 31, 2019 ("**Original Site Plan Approval**").

Since the time that the Original Site Plan Approval letter was issued, the Owner has identified extraordinary costs associated with the rehabilitation of the Property that have necessitated a change in the overall scope of work for the project. We met with DPD staff on September 23, 2019 to discuss changes to the scope of work. Based on our discussions with staff and direction received by the design team, the Owner respectfully requests the following modifications to the previously approved plans:

Revisions to Site / Landscape Plan

- Removal of eleven central landscape islands;
- Widening of eleven westerly landscape islands and addition of one tree per island;
- Increase of landscaped area to 19,439 square feet (exceeding the code requirement of 17,826, square feet);
- Reduction of total number of trees from 93 to ~~78~~ 82
- Reduction of one parking space from 458 to 457 as a result of landscape reconfiguration.

Ken ✓



No revisions have been made to the parkway plantings or parking lot/vehicular use area screen plantings.

Revisions to Elevations

- Substitution of ACM metal panels at tenant facades between Column Lines 11 and 26 with thin brick or modular brick construction on west elevation;
- Substitution of thin brick with modular brick along the entire west elevation;
- Substitution of ACM metal panels between Column Lines 14 and 16 with thin brick on the east elevation;
- Addition of a thin brick corner pier at Column Line 24 on east elevation; and
- Substitution of thin brick wall within the Service Court between Column Lines 18 and 24 with painted CMU on the east elevation.

~~Modular
Brick~~ →

No revisions are proposed to the north or south elevations.

The proposed improvements are depicted on the enclosed site and landscape plans dated September 23, 2019, prepared by Woolpert, and elevations dated October 15, 2019 and prepared by Nelson Architecture, Inc.

Thank you for your consideration of this site plan approval request. If you need any additional information, please contact me or my colleague, Katie Jahnke Dale, at (312) 368-2153.

Very truly yours,

DLA Piper LLP (US)

Liz Butler

Enclosures

cc (via e-mail): Heidi Sperry
Katherine C. Jahnke Dale



**DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO**

May 31, 2019

Katherine C. Jahnke Dale
DLA Piper LLP
444 W. Lake Street, Suite 900
Chicago, Illinois 60606-0089

**Re: Site Plan Approval for Business Planned Development No. 272, generally located at
5000 S. Kedzie Avenue**

Dear Ms. Jahnke Dale:

Please be advised that your request for site plan approval for Business Planned Development No. 272 ("PD 272") has been considered by the Department of Planning and Development pursuant to Section 17-13-0800 of the Chicago Zoning Ordinance.

The City of Chicago Department of Planning and Development (DPD) has reviewed the site plan request for approval submitted for the project identified above. The project consists of modifications to an existing single-story commercial building and a surface parking lot generally located at 5000 S. Kedzie Avenue in PD 272. The proposed project will decrease the floor area of the existing building from its current size of approximately 174,534 square feet to approximately 133,949 square feet and a new façade will be constructed on the western elevation. The existing loading dock on the east elevation will be reconfigured to include interior service dock open to and accessed from S. Kedzie Avenue. The number of parking spaces will be decreased from 465 to 458, which exceeds the minimum number of space (441 spaces) required under PD 272. The 178,257 square foot vehicular use area of the site will be enhanced with traffic islands, landscape and ornamental fencing. Additionally, perimeter landscape will be planted along S. Spaulding Avenue, W. 51st Street and S. Kedzie Avenue all in compliance with the Chicago Landscape Ordinance.

The proposed project will result in a decrease in floor area in to an overall FAR of 0.34, which is below the maximum allowable FAR of 0.5 for PD 272. This approval includes the following attached documents:

- C200 – Site Plan (prepared by Woolpert and dated 05.22.19)
- C500 – Landscape Plan (prepared by Woolpert and dated 05.23.19)
- C501 – Landscape Notes and Details (prepared by Woolpert and dated 05.23.19)
- A7-01 – Exterior Elevations (prepared by Nelson and dated 5.16.19)
- A7-01 – Exterior Elevation – West (prepared by Nelson and dated 5.16.19)
- A7-01b – Exterior Elevation – East (prepared by Nelson and dated 5.16.19)
- A7-01c/d – Exterior Elevations – North and South (prepared by Nelson and dated 5.16.19)

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO ILLINOIS 60602

Upon review of the material submitted, DPD has determined that these plans are consistent with and satisfy the requirements of Business Planned Development No. 272. Accordingly, this site plan submittal is hereby approved as conforming to PD 272. This site plan approval does not cover any signage, which requires the submission of a sign permit application.

If you have any questions or need further clarification on these comments, please contact Heidi Sperry at (312) 744-0879 or at heidi.sperry@cityofchicago.org.

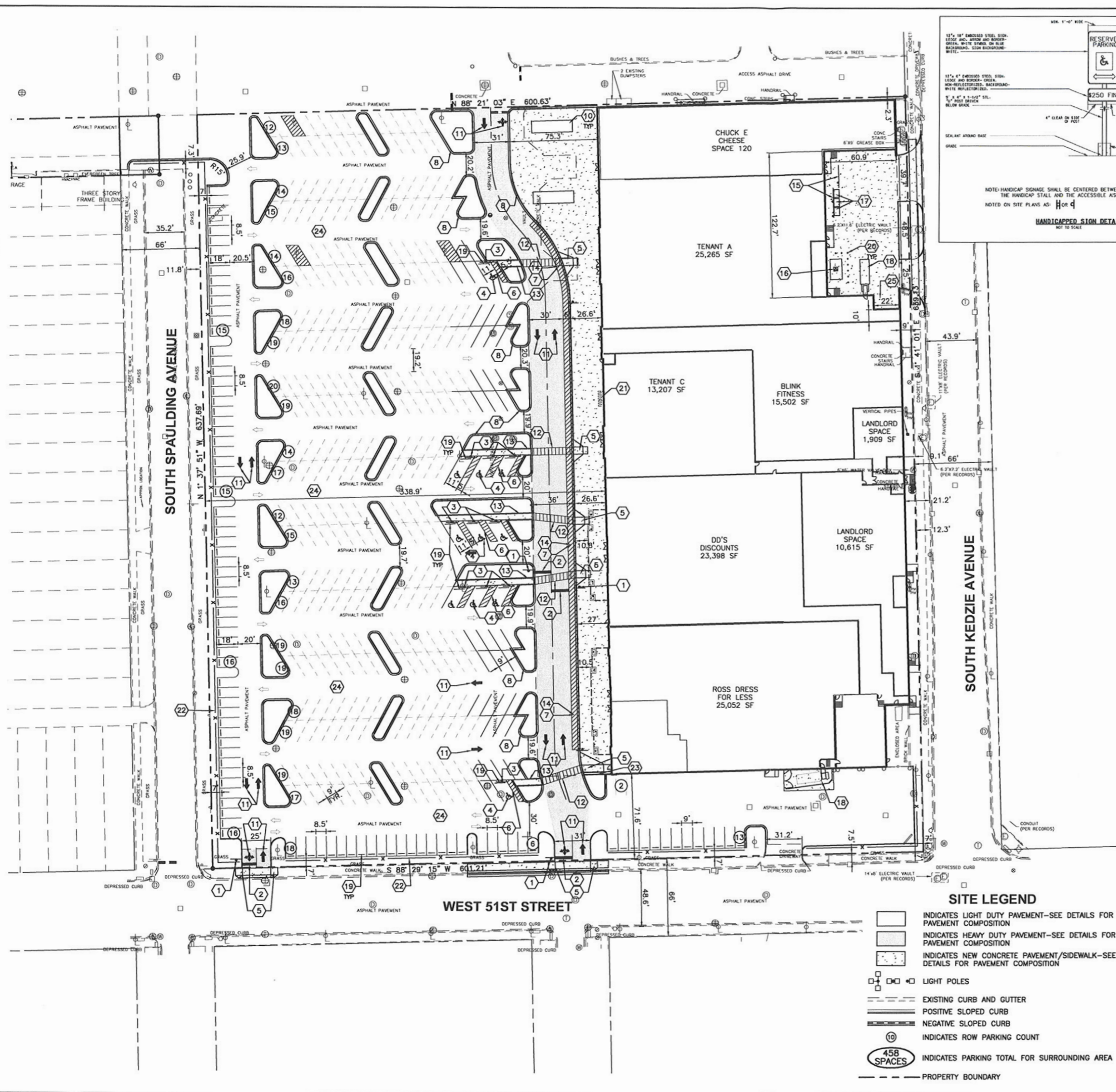
Sincerely,



Patrick Murphey
Zoning Administrator

Originated by: Heidi Sperry

cc: Elizabeth Butler, DLA Piper LLC
Janice Hill, DPD
Erik Glass, DPD
Mike Marmo, DPD
Teresa McLaughlin, DPD
Heidi Sperry, DPD
Planned Development files



SITE KEY NOTES

- NO. DESCRIPTION
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- 2 24" WIDE STOP BAR, TRAFFIC WHITE PAINT
- 3 ACCESSIBLE PARKING SIGN
- 4 ACCESSIBLE PARKING SYMBOL
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- 6 ACCESSIBLE PARKING SPACES & THEIR ACCESS AISLES SHALL BE 2% MAX. SLOPE IN ALL DIRECTIONS
- 7 PAINT 4" WIDE STRIPES @ 2'-0" O.C. @ 45° ANGLE, TRAFFIC YELLOW PAINT
- 8 CURB AND GUTTER
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- 10 TREE GRATE (SEE LANDSCAPE PLAN)
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- 16 TRANSFORMER PAD
- 17 DUMPSTERS
- 18 FUTURE COMPACTOR
- 19 WHEEL STOP
- 20 BOLLARDS
- 21 BIKE RACK (6 STALLS)
- 22 4' HIGH DECORATIVE FENCE (SEE LANDSCAPE PLAN)
- 23 RETAINING WALL WITH HANDRAIL (SEE ARCHITECTURAL)
- 24 EXISTING PAVEMENT TO REMAIN (EXCLUDES NEW LANDSCAPE ISLANDS)
- 25 TRUCK DOCK BAY

SITE DATA

ZONING	PLANNED DEVELOPMENT 272
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EAST	5'
SOUTH	75'
WEST	493' (PARKING LOT)
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EXISTING CHUCK-E-CHEESE BUILDING AREA	14,424 SQ. FT.
TOTAL	133,949 SQ. FT.
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SPACES AVAILABLE AFTER PROJECT	458
SPACES REQUIRED (PER EXISTING P.D.)	441
ACCESSIBLE SPACES REQUIRED	11
ACCESSIBLE SPACES PROVIDED	11

SITE NOTES

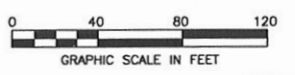
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- ALL PAVEMENT MARKING SHALL BE YELLOW IN COLOR UNLESS INDICATED OTHERWISE.
- ALL CURB & GUTTER SHALL BE B6.12, "POSITIVE", UNLESS NOTED OTHERWISE (SEE DETAILS).
- ADA DETECTABLE WARNINGS/TRUNCATED DOMES TO BE PROVIDED AT SIDEWALKS ONLY DETECTABLE WARNINGS NOT REQUIRED AT 51ST STREET DRIVEWAY.
- SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
- SEE LANDSCAPE PLAN-C500 FOR LANDSCAPING IMPROVEMENTS.

SITE LEGEND

- INDICATES LIGHT DUTY PAVEMENT-SEE DETAILS FOR PAVEMENT COMPOSITION
- INDICATES HEAVY DUTY PAVEMENT-SEE DETAILS FOR PAVEMENT COMPOSITION
- INDICATES NEW CONCRETE PAVEMENT/SIDEWALK-SEE DETAILS FOR PAVEMENT COMPOSITION
- LIGHT POLES
- EXISTING CURB AND GUTTER
- POSITIVE SLOPED CURB
- NEGATIVE SLOPED CURB
- INDICATES ROW PARKING COUNT
- INDICATES PARKING TOTAL FOR SURROUNDING AREA
- PROPERTY BOUNDARY

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS CHICAGO CITY DATUM (CCD).
 CITY OF CHICAGO BENCHMARK #541:
 LOCATION: 0.5 FEET SOUTH OF THE SOUTH LINE OF W 51ST STREET,
 210.0 FEET WEST OF THE EAST LINE OF SOUTH MILLARD AVENUE.
 ELEVATION = 21.87'



PROJECT No: 078924		DATE 03/05/19	
DES. RW		REVISED PER CITY COMMENTS	
DR. JC		REVISED PER CITY COMMENTS	
CKD. RW		REVISED PER CLIENT	
1		04/12/19 REVISED PARKING LAYOUT	

1815 South Meyers Road
 Suite 950
 Oakbrook Terrace, IL 60181
 630.424.9080
 630.424.9080
 FAX: 630.495.3731

WOOLPERT
 Architectural & Engineering

SITE IMPROVEMENT PLANS
KEDZIE SQUARE SHOPPING CENTER
 5030-5050 SOUTH KEDZIE AVENUE
 CHICAGO, ILLINOIS 60632

SITE PLAN

SHEET NO. **C200**

LANDSCAPE CODE SUMMARY

GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE

PARKWAY PLANTING

ONE (1) TREE PER TWENTY-FIVE (25) LINEAR FEET OF FRONTAGE ON A PUBLIC RIGHT-OF-WAY

SOUTH SPAULDING AVENUE (591.9 LF)
= 23.6 TREES REQUIRED
= 13 EXISTING TREES & 11 NEW TREES PROVIDED

SOUTH KEDZIE AVENUE (555.4 LF)
= 22.2 TREES REQUIRED
= 13 EXISTING TREES, 12 NEW TREES, & 122 SHRUBS PROVIDED

PARKING LOT AND VEHICULAR USE AREA SCREENING

ORNAMENTAL FENCE, CONTINUOUS SCREEN HEDGE AND ONE (1) TREE PER TWENTY-FIVE (25) LINEAR FEET OF FRONTAGE ALONG WITH ONE (1) HOSE BIB EVERY ONE HUNDRED (100) FEET

WEST 51ST STREET (539.3 LF)
= FENCE, HEDGE, 21.6 TREES, & 5.3 HOSE BIBS REQUIRED
= 22 TREES, 103 SHRUBS, 417 LF FENCE, & 5 HOSE BIBS PROVIDED

SOUTH SPAULDING AVENUE (591.9)
= FENCE, HEDGE, 23.6 TREES, & 5.9 HOSE BIBS REQUIRED
= 26 TREES, 142 SHRUBS, 670 LF FENCE, & 6 HOSE BIBS PROVIDED

SOUTH KEDZIE AVENUE (67 LF)
= FENCE, HEDGE, 2.6 TREES, & 0.67 HOSE BIBS REQUIRED
= 3 TREES, 16 SHRUBS, 67 LF FENCE, & 1 HOSE BIB PROVIDED

PARKING LOT AND VEHICULAR USE AREA INTERNAL PLANTING

INTERNAL LANDSCAPED AREA EQUAL TO TEN PERCENT (10%) OF TOTAL VEHICULAR USE AREA ONE (1) TREE PER ONE HUNDRED TWENTY-FIVE (125) SF OF REQUIRED INTERNAL LANDSCAPED AREA

178,257 SF OF VEHICULAR USE AREA
= 17,825.7 SF OF LANDSCAPED AREA REQUIRED
= 18,333 SF OF LANDSCAPED AREA PROVIDED (EXCLUDING 7 FOOT SETBACK)
= 17,825.7 / 125 = 142.6 TREES REQUIRED
= 93 TREES PROVIDED

LANDSCAPE AREA PROVIDED WITHIN VEHICULAR USE AREA

LANDSCAPE ISLANDS SIDEWALK AREAS
219 350
466 + 350
304 SUBTOTAL= 700 SF

219
466
304
306
915
529
423
182
378
306
538
367
146
456
493
146
414
632
132
292
301
967
539
321
311
259
697
261
452
387
207
571
146
300
305
194
189
125
211
274
262
448
483
508
479
473
+ 318
SUBTOTAL= 17,633 SF

OVERALL TOTAL LANDSCAPE AREA PROVIDED WITHIN VEHICULAR USE AREA = 18,333 SF

LANDSCAPE NOTES

- LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES, PRIOR TO DIGGING, IS RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUB GRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS. WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR AND/OR CONSTRUCTION MANAGER.
- GENERAL AND LANDSCAPE CONTRACTOR ARE RESPONSIBLE FOR PROTECTING EXISTING TREES FROM DAMAGE DURING CONSTRUCTION. GENERAL CONTRACTOR TO INSTALL TREE PROTECTION FENCING PRIOR TO ANY SITE WORK.
- ALL SHRUB AND GROUND COVER BEDS TO BE MULCHED WITH A MINIMUM OF 2 INCHES OF CLEAN SHREDDED HARDWOOD MULCH. PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND 6-12 INCHES DEEPER THAN THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE. AMEND BACKFILL WITH TOPSOIL MIX. BACKFILL AND TAMP BOTTOM OF HOLE PRIOR TO PLANTING SO TOP OF ROOT BALL DOES NOT SETTLE BELOW SURROUNDING GRADE.
- TOPSOIL MIX TO BE 4 PARTS SCREENED TOPSOIL AND 1 PART ORGANIC MATERIAL (i.e. NATURE'S HELPER OR PRO MIX).
- EXISTING GRASS IN PROPOSED PLANTING AREAS TO BE REMOVED AND AREA TO BE HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO PLANTING SHRUBS.
- SOIL TO BE TESTED TO DETERMINE FERTILIZER AND LIME REQUIREMENTS. LIME AND FERTILIZER TO BE DISTRIBUTED PRIOR TO LAYING SOD.
- ALL DISTURBED AREAS (INCLUDING RIGHT-OF-WAYS) NOT RECEIVING MULCH TO BE SODDED. SOD TO BE DELIVERED FRESH (CUT LESS THAN 24 HOURS PRIOR TO ARRIVING ON SITE), LAID IMMEDIATELY, ROLLED AND WATERED THOROUGHLY WITHIN ONE HOUR OF INSTALLATION.
- ALL CHANGES TO DESIGN AND/OR PLANT SUBSTITUTIONS TO BE AUTHORIZED BY LANDSCAPE ARCHITECT.
- ALL PARKING ISLANDS TO BE BERMED UP 6"-10" WITH CLEAN FRIABLE TOPSOIL PRIOR TO PLANTING.
- ALL LANDSCAPING SHALL BE INSTALLED IN CONFORMANCE WITH ANSI 260.1 THE AMERICAN STANDARD FOR NURSERY STOCK, AND THE ACCEPTED STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERMEN. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ACTS OF GOD OR VANDALISM.
- ANY PLANT THAT IS DETERMINED DEAD, IN AN UNHEALTHY OR UNSIGHTLY CONDITION, LOST ITS SHAPE DUE TO DEAD BRANCHES OR OTHER SYMPTOMS OF POOR, NON-VIGOROUS GROWTH SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR WITH THE COST OF THE REPLACEMENT INCLUDED IN THE BID OR PROPOSAL PRICE.
- WATER THOROUGHLY TWICE IN THE FIRST 24 HOURS AND APPLY MULCH IMMEDIATELY.
- OBTAIN BUREAU OF FORESTRY APPROVAL FOR ANY TREE REMOVAL. CONTACT JOHN KIRCHNER 312-747-2098.
- CONTACT JOE MCCARTHY, SENIOR CITY FORESTER OF THE BUREAU OF FORESTRY, REGARDING TREE PRESERVATION OF ALL EXISTING PARKWAY TREES.
- TREE GRATE TO BE NEENAH FOUNDRY AVENUE TREE GRATE MODEL R-8712, 60"x60".

PERMANENT SOD MIX

90% FINE LEAF FESCUE (FESTUCA ARUNDINACEA)
REBEL, REBEL II, WRANGLER, BONAZZA, MOJAVE OR EQUAL
10% KENTUCKY BLUEGRASS (POA PRATENSIS)
MIDNIGHT, RUGBY II, MIDIRON VARIETIES OR EQUAL
98% PURITY AND 85% GERMINATION
95% WEED FREE

SOD AREA (15,196 SF)

SOIL REMEDIATION

KEDZIE AVENUE PARKWAY
REMOVE ALL SOILS TO A DEPTH OF 36 INCHES WHERE PARKWAY TREES DO NOT EXIST AND DISPOSE OFF SITE. REPLACE WITH 36 INCHES OF NEW TOPSOIL AND SOD. WHERE EXISTING PARKWAY TREES EXIST, A TEN FOOT BUFFER ZONE ON EITHER SIDE OF THE PARKWAY MUST REMAIN PROTECTED TO ENSURE THE CRITICAL ROOTING ZONE IS UNHARMED.

1,400 SF OF REMEDIATION

PERENNIAL PLANTINGS

PERENNIAL PLANTINGS AREA WITHIN ISLANDS TO BE PLANTED AT 24 INCH ON CENTER. KEEP PERENNIALS 36 INCHES FROM BACK OF CURB WITHIN ISLAND. REMAINDER OF ISLAND TO BE MULCHED WITH 3 INCH SHREDDED HARDWOOD.

PERENNIAL AREA



BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS CHICAGO CITY DATUM (CCD).
CITY OF CHICAGO BENCHMARK #541
LOCATION: 9.0 FEET SOUTH OF THE SOUTH LINE OF W 51ST STREET,
210.0 FEET WEST OF THE EAST LINE OF SOUTH MILLARD AVENUE.
ELEVATION = 21.57'

POSTS, RAILS & PICKETS: COLD ROLLED STEEL TUBING
PAPER OR A FIBERGLASS GEL COATING
CHEMICAL CONCRETE COATING
ELECTROSTATICALLY APPLIED
THERMALLY BONDED POWDER COATING
MINIMUM FILM THICKNESS 2.5 MILS

POSTS:
51mm x 51mm (2"x2"), 16 GAUGE
STANDARD POST SPACING (CENTRE TO CENTRE)
2495mm (99 1/4") OR 14 GAUGE
76mm x 152mm (3"x6") x 5mm (1/4")

POST FLANGES:
16mm x 16mm (5/8"x5/8"), 16 GAUGE

POST CAP:
BALL

RAILS:
25mm x 25mm (1" x 1"), 14 GAUGE

PICKETS:
16mm x 16mm (5/8"x5/8"), 16 GAUGE

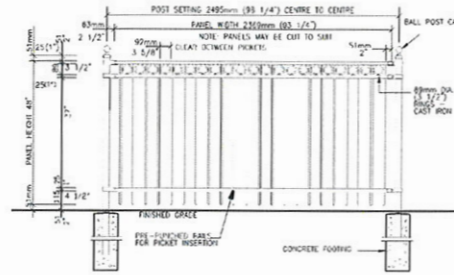
FITTINGS:
14 GAUGE STAMP FENCED
FACTORY FINISH AS ABOVE

WEELS:
STAINLESS STEEL

STANDARD PANEL WIDTH: 2360mm (93 1/4")

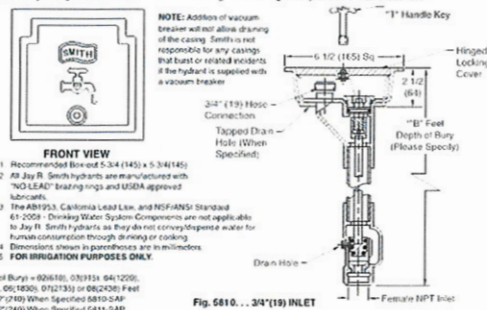
PANEL HEIGHTS: 48"

TAMPER PROOF HILT FOR BRACKETS



4 ORNAMENTAL FENCE

FUNCTION: A Hydrant with a hinged cover box, for positive protection against freezing when buried outside or in unheated areas and the closing valve is located below the frost line. When hydrant is shut off, water is drained from the casing through the drain hole in the valve housing. The locking cover prevents unauthorized use.



MODEL 5810 BY JAY R SMITH MFG. CO.

5 NON-FREEZE GROUND HYDRANT

Biocote Non-Freeze Ground Hydrant with 1" Handle Key, and Bronze Hydrant Box.

ARCHITECT STATEMENT

THE UNDERSIGNED DESIGN PROFESSIONAL, REGISTERED IN THE STATE OF ILLINOIS, ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN AND CONSTRUCTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLANS FOR THE PROPERTY AT 5030-5050 SOUTH KEDZIE AVENUE, CHICAGO, ILLINOIS HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

DESIGN PROFESSIONAL SIGNATURE AND SEAL DATE

MAINTENANCE STATEMENT BY OWNER

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 5030-5050 SOUTH KEDZIE AVENUE, CHICAGO, ILLINOIS HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

OWNER SIGNATURE DATE

OWNER STATEMENT

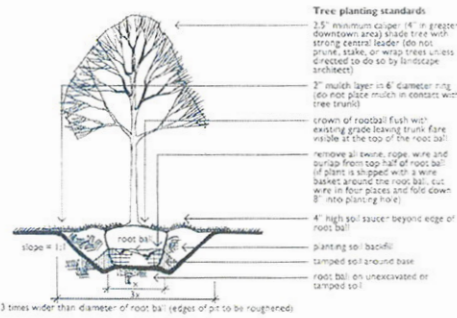
EXISTING PARKWAY AND ON-SITE INTERIOR TREES ARE TO BE PROTECTED WHILE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED BY CURRENT AND SUBSEQUENT OWNER IF DAMAGED.

OWNER SIGNATURE DATE

INSTALLATION STATEMENT

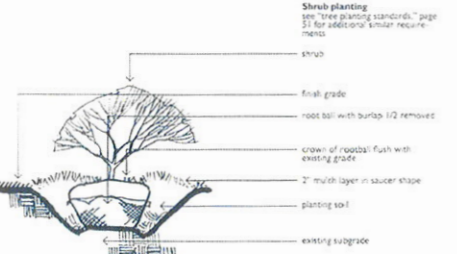
LANDSCAPE INSTALLATION, PENDING ANY DELAYS IN CONSTRUCTION, SHALL BE COMPLETED BY DECEMBER 31, 2019.

OWNER SIGNATURE DATE



1 TREE PLANTING

Tree planting standards: 2.5" minimum caliper (1" in greater diameter, any size tree with trunk diameter leader (do not prune, stake, or wrap trees unless directed to do so by landscape architect). 2" mulch layer in 6" diameter ring (do not place mulch in contact with tree trunk). crown of rootball flush with existing grade leaving trunk flare visible at the top of the root ball. remove all loose rope, wire and surplus from top half of root ball. if plants is shipped with a wire basket around the root ball, cut wire in four places and fold down it into planting hole. 4" high soil saucer beyond edge of root ball. planting soil backfill. tamp soil around base. root ball on unexcavated or tamped soil. tree pit 3 times wider than diameter of root ball (edges of pit to be roughened).



2 SHRUB PLANTING

Shrub planting: see "tree planting standards" page 31 for additional similar requirements. final grade. root ball with burble 1/2 removed. crown of rootball flush with existing grade. 2" mulch layer in saucer shape. planting soil. existing vegetation.



3 PLANT SCHEDULE

TAG	QTY	SCIENTIFIC NAME	COMMON NAME	COND.	SIZE	REMARKS
TREE						
AP	9	Acer platanoides 'Emerald Queen'	Emerald Queen Norway Maple	B&B	2.5" col. 14"ht. 7"wd	Full, well shaped, single-stem
BT	12	Betula nigra 'BHNIT'	Dark Heart River Birch	B&B	2.5" col. 14"ht. 7"wd	Full, well shaped, single-stem
CD	18	Calla occidentalis 'Patrie Pride'	Patrie Pride Hackberry	B&B	2.5" col. 14"ht. 7"wd	Full, well shaped, single-stem
CS	6	Cotula speciosa	Common Cotula	B&B	2.5" col. 14"ht. 7"wd	Full, well shaped, single-stem
CJ	10	Cercidiphyllum japonicum	Kotano Tree	B&B	2.5" col. 14"ht. 7"wd	Full, well shaped, single-stem
GB	6	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	B&B	2.5" col. 14"ht. 7"wd	Full, well shaped, single-stem
GT	9	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Honeylocust	B&B	2.5" col. 14"ht. 7"wd	Full, well shaped, single-stem
GD	6	Gymnocladia dioica 'Espresso'	Fruitless KY Coffeetree	B&B	2.5" col. 14"ht. 7"wd	Full, well shaped, single-stem
PC	13	Pyrus calleryana 'Redspire'	Redspire Flowering Pear	B&B	2.5" col. 14"ht. 7"wd	Full, well shaped, single-stem
QB	8	Quercus bicolor	Swamp White Oak	B&B	2.5" col. 14"ht. 7"wd	Full, well shaped, single-stem
QI	4	Quercus imbricaria	Shingle Oak	B&B	2.5" col. 14"ht. 7"wd	Full, well shaped, single-stem
ON	9	Quercus macrocarpa 'IFS-KWS'	Urban Pinnales Oak	B&B	2.5" col. 14"ht. 7"wd	Full, well shaped, single-stem
SR	6	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	B&B	2.5" col. 14"ht. 7"wd	Full, well shaped, single-stem
TD	10	Taxodium distichum 'Shawnee Brave'	Shawnee Brave Bald Cypress	B&B	2.5" col. 14"ht. 7"wd	Full, well shaped, single-stem
TA	14	Tilia americana 'Redmond'	Redmond American Linden	B&B	2.5" col. 14"ht. 7"wd	Full, well shaped, single-stem
UC	10	Ulmus carpinifolia 'Accolade'	Accolade Smoothleaf Elm	B&B	2.5" col. 14"ht. 7"wd	Full, well shaped, single-stem
UP	7	Ulmus minor 'Patriot'	Patriot Elm	B&B	2.5" col. 14"ht. 7"wd	Full, well shaped, single-stem
ZS	8	Zelkova serrata 'Green Vase'	Green Vase Zelkova	B&B	2.5" col. 14"ht. 7"wd	Full, well shaped, single-stem
SHRUB						
AM	68	Aronia melanocarpa 'Viking'	Viking Black Chokeberry	B&B	30"ht. x 24"wd.	Full, vigorous
CA	26	Carexgona arborea 'Larbergi'	Siberian Peashrub	B&B	30"ht. x 24"wd.	Full, vigorous
JC	25	Juniperus chinensis 'Sea Green'	Sea Green Juniper	B&B	24"ht. x 24"wd.	Full, vigorous
FD	18	Foraythia x intermedia 'Golden Bells'	Golden Bells Forsythia	B&B	30"ht. x 24"wd.	Full, vigorous
SP	86	Syringa patula 'Miss Kim'	Miss Kim Korean Lilac	B&B	30"ht. x 24"wd.	Full, vigorous
VC	77	Viburnum carlesii 'Compactum'	Dwarf Koreanopice Viburnum	B&B	30"ht. x 24"wd.	Full, vigorous
VD	53	Viburnum dentatum 'Blue Muffin'	Blue Muffin Viburnum	B&B	30"ht. x 24"wd.	Full, vigorous
PERENNIAL						
HE	360	Hemerocallis sp.	Daylily Mix	quart		24" on center
EP	360	Echinacea sp.	Coneflower Mix	quart		24" on center

3 PLANT SCHEDULE

TAG	QTY	SCIENTIFIC NAME	COMMON NAME	COND.	SIZE	REMARKS
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CS	6	Cotula speciosa	Common Cotula	B&B	2.5" col. 14"ht. 7"wd	Full, well shaped, single-stem
CJ	10	Cercidiphyllum japonicum	Kotano Tree	B&B	2.5" col. 14"ht. 7"wd	Full, well shaped, single-stem
GB	6	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	B&B	2.5" col. 14"ht. 7"wd	Full, well shaped, single-stem
GT	9	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Honeylocust	B&B	2.5" col. 14"ht. 7"wd	Full, well shaped, single-stem
GD	6	Gymnocladia dioica 'Espresso'	Fruitless KY Coffeetree	B&B	2.5" col. 14"ht. 7"wd	Full, well shaped, single-stem
PC	13	Pyrus calleryana 'Redspire'	Redspire Flowering Pear	B&B	2.5" col. 14"ht. 7"wd	Full, well shaped, single-stem
QB	8	Quercus bicolor	Swamp White Oak	B&B	2.5" col. 14"ht. 7"wd	Full, well shaped, single-stem
QI	4	Quercus imbricaria	Shingle Oak	B&B	2.5" col. 14"ht. 7"wd	Full, well shaped, single-stem
ON	9	Quercus macrocarpa 'IFS-KWS'	Urban Pinnales Oak	B&B	2.5" col. 14"ht. 7"wd	Full, well shaped, single-stem
SR	6	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	B&B	2.5" col. 14"ht. 7"wd	Full, well shaped, single-stem
TD	10	Taxodium distichum 'Shawnee Brave'	Shawnee Brave Bald Cypress	B&B	2.5" col. 14"ht. 7"wd	Full, well shaped, single-stem
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JC	25	Juniperus chinensis 'Sea Green'	Sea Green Juniper	B&B	24"ht. x 24"wd.	Full, vigorous
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SP	86	Syringa patula 'Miss Kim'	Miss Kim Korean Lilac	B&B	30"ht. x 24"wd.	Full, vigorous
VC	77	Viburnum carlesii 'Compactum'	Dwarf Koreanopice Viburnum	B&B	30"ht. x 24"wd.	Full, vigorous
VD	53	Viburnum dentatum 'Blue Muffin'	Blue Muffin Viburnum	B&B	30"ht. x 24"wd.	Full, vigorous
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HE	360	Hemerocallis sp.	Daylily Mix	quart		24" on center
EP	360	Echinacea sp.	Coneflower Mix	quart		24" on center

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QI	4	Quercus imbricaria	Shingle Oak	B&B	2.5" col. 14"ht. 7"wd	Full, well shaped, single-stem
ON	9	Quercus macrocarpa 'IFS-KWS'	Urban Pinnales Oak	B&B	2.5" col. 14"ht. 7"wd	Full, well shaped, single-stem
SR	6	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	B&B	2.5" col. 14"ht. 7"wd	Full, well shaped, single

NELSON

Nico Architecture, Inc.

Illinois Design Firm Registration Number: 184003435

6000 Lombardo Center Suite 500
Cleveland, OH 44131
Phone: (216) 781-9161

STRUCTURAL ENGINEER

THORSON BAKER + ASSOCIATES
3030 WEST STREETSBORO RD.
RICHFIELD, OH, 44286
330-659-6888

MPE ENGINEER

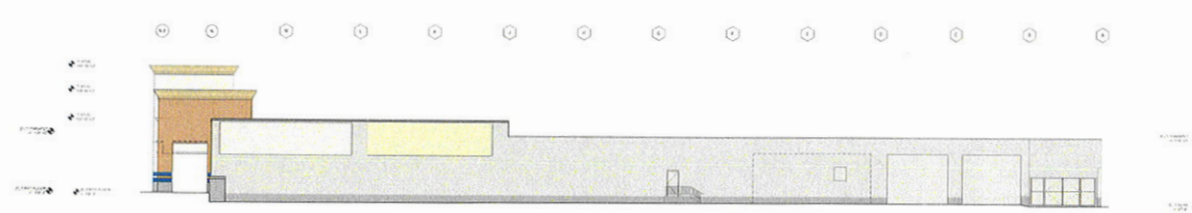
MCHENRY & ASSOCIATES INC.
25001 EMERY RD. #200
WARRENSVILLE HEIGHTS, OH, 44128
216-292-4696

CIVIL ENGINEER

WOOLPERT
1815 SOUTH MEYERS RD, SUITE 950
OAKBROOK TERRANCE, IL, 60181
630-693-6327



SEE ENLARGED ELEVATION ON SHEET A7-01c/d
D NORTH ELEVATION
A7-01 1/16" = 1'-0"



SEE ENLARGED ELEVATION ON SHEET A7-01c/d
C SOUTH ELEVATION
A7-01 1/16" = 1'-0"



SEE ENLARGED ELEVATION ON SHEET A7-01b
B EAST ELEVATION
A7-01 1/16" = 1'-0"



SEE ENLARGED ELEVATION ON SHEET A7-01a

Description: EXTERIOR ELEVATIONS RENOVATIONS
No. By: Date: 06/16/2019

500 FIFTH AVENUE
SUITE 1530
NEW YORK, NY,
10010

KEDZIE SQUARE
5050 S. KEDZIE AVE.
CHICAGO, IL, 60632

EXTERIOR ELEVATIONS

Proj. No. 17-00756
Drawn By: GAF
Project Manager: SIC

Design: GAF
Reviewed By: GAF
Approved By: GAF

A7-01

ALL DIMENSIONS AND CONSTRUCTION SHALL BE CHECKED AND ACCEPTED
ON SITE BY THE CONTRACTOR AND SUB CONTRACTOR PRIOR TO
BEGINNING THE WORK. THE PROJECT MANAGER SHALL BE NOTIFIED IN
WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
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STRUCTURAL ENGINEER

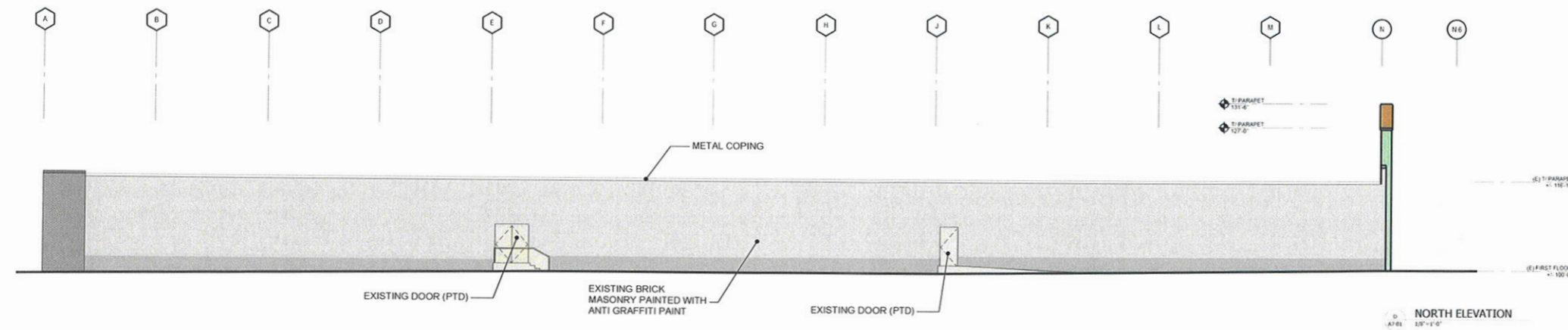
THORSON BAKER + ASSOCIATES
3030 WEST STREETSBORO RD.
RICHFIELD, OH, 44286
330-659-6688

MPE ENGINEER

MCHENRY & ASSOCIATES INC.
25001 EMERY RD. #200
WARRENSVILLE HEIGHTS, OH, 44128
216-292-4696

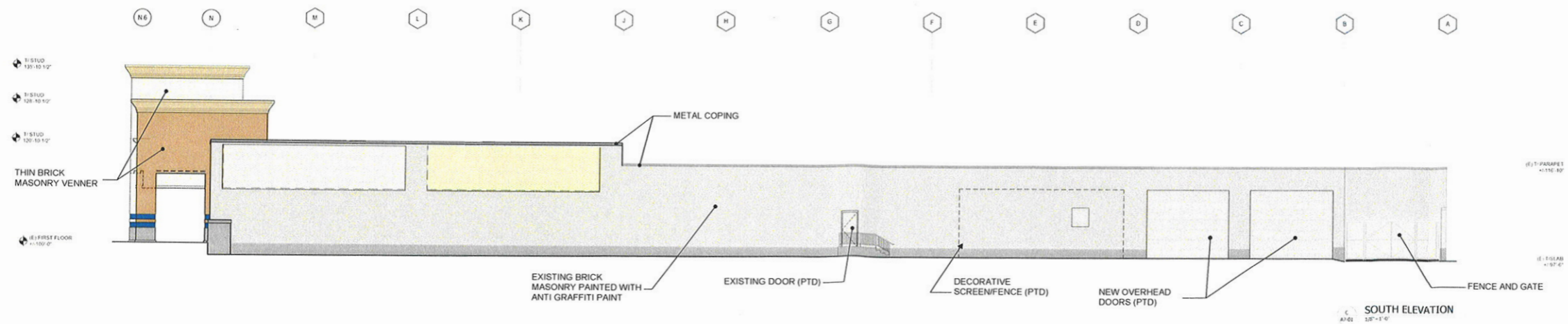
CIVIL ENGINEER

WOOLPERT
1815 SOUTH MEYERS RD, SUITE 950
OAKBROOK TERRACE, IL, 60181
630-693-6327



NORTH ELEVATION
A7-01
1/8" = 1'-0"

Description	Rev	By	Date
EXTERIOR ELEVATION RENDERINGS			05/16/2019



SOUTH ELEVATION
A7-01
1/8" = 1'-0"

SERITAGE
500 FIFTH AVENUE
SUITE 1530
NEW YORK, NY,
10010

KEDZIE SQUARE
5050 S. KEDZIE AVE.
CHICAGO, IL, 60632

EXTERIOR ELEVATIONS

Proj. No.	17-00258	Designer:	
Drawn By:	DAK	Reviewed By:	
Project Manager:	JBC	Approved By:	

A7-01c/d

NO DIMENSIONS AND CONNECTIONS SHALL BE GIVEN UNLESS OTHERWISE SPECIFIED BY THE CONTRACTOR AND SUB CONTRACTOR PRIOR TO BEGINNING THE WORK. THE PROJECT MANAGER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
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Plot Date: 2/22/2019 10:02:13 AM Instance: C:\Users\jbc\AppData\Local\Temp\1\1714248.01\Design\Kedzie Square\Chorus\1\2019\02\22\A7-01c.dwg User: Dora Edward [Device: DWG, To: PDF] Job Name: A7-01c.dwg



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

January 8, 2019

Katherine C. Jahnke Dale
DLA Piper LLP
444 W. Lake Street
Suite 900
Chicago, IL 60606-0089

Re: Minor change request for PD No. 272, 5000 S. Kedzie Ave.

Dear Ms. Jahnke Dale:

Please be advised that your request for a minor change to Business Planned Development No. 272 ("PD 272") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance..

Your client and the owner of all of the property within PD 272, Seritage KMT Finance LLC, is seeking a minor change to allow for a reduction and rehabilitation of the existing retail building at 5000 S. Kedzie Ave. and the addition of a new retail out lot building with a drive-through facility, as shown on the attached, proposed Site Plan.

With regard to your request, the Department of Planning and Development has determined that a drive-through facility is not a permitted use in PD 272. Pursuant to Statement No. 6, the following uses are permitted: general merchandise uses, retail and service type business uses, parking and related uses (exclusive of any principal activity of permanent outdoor storage and auto service station uses). In order to add a new use, including a drive-through facility, PD 272 will need to be amended. Therefore, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 272, I hereby deny this minor change request.

Sincerely,

Patrick Murphey
Zoning Administrator

PM:tm

C: Mike Marmo, Erik Glass, Main file

Layout: 1/26/16; Date: 01/27/16; Project: Chicago 102261/PMC; Kedzie square center/lot; Chicago 3514 Blunk Fitness Plan; 2018.05.18; Pgs: 002-007; Xref: 078924-TBLK.dwg; 078924-X.dwg; 078924-P.dwg; C:\Users\jgarcia\Documents\102261\102261.dwg; Source: Chicago, IL\AD\Engineering\City\Code\Concept\Concept Plan 2\078924-C200-50.dwg; Plotted By: Chalk, Mike; Plotted: December 4, 2018, 10:40:10 PM

LANDSCAPE CODE SUMMARY

GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE

BARKWAY PLANTING
 ONE (1) TREE PER TWENTY-FIVE (25) LINEAR FEET OF FRONTAGE ON A PUBLIC RIGHT-OF-WAY

SOUTH SPAULDING AVENUE (591.9 LF)
 = 23.6 TREES REQUIRED
 = 13 EXISTING TREES & 11 NEW TREES PROVIDED

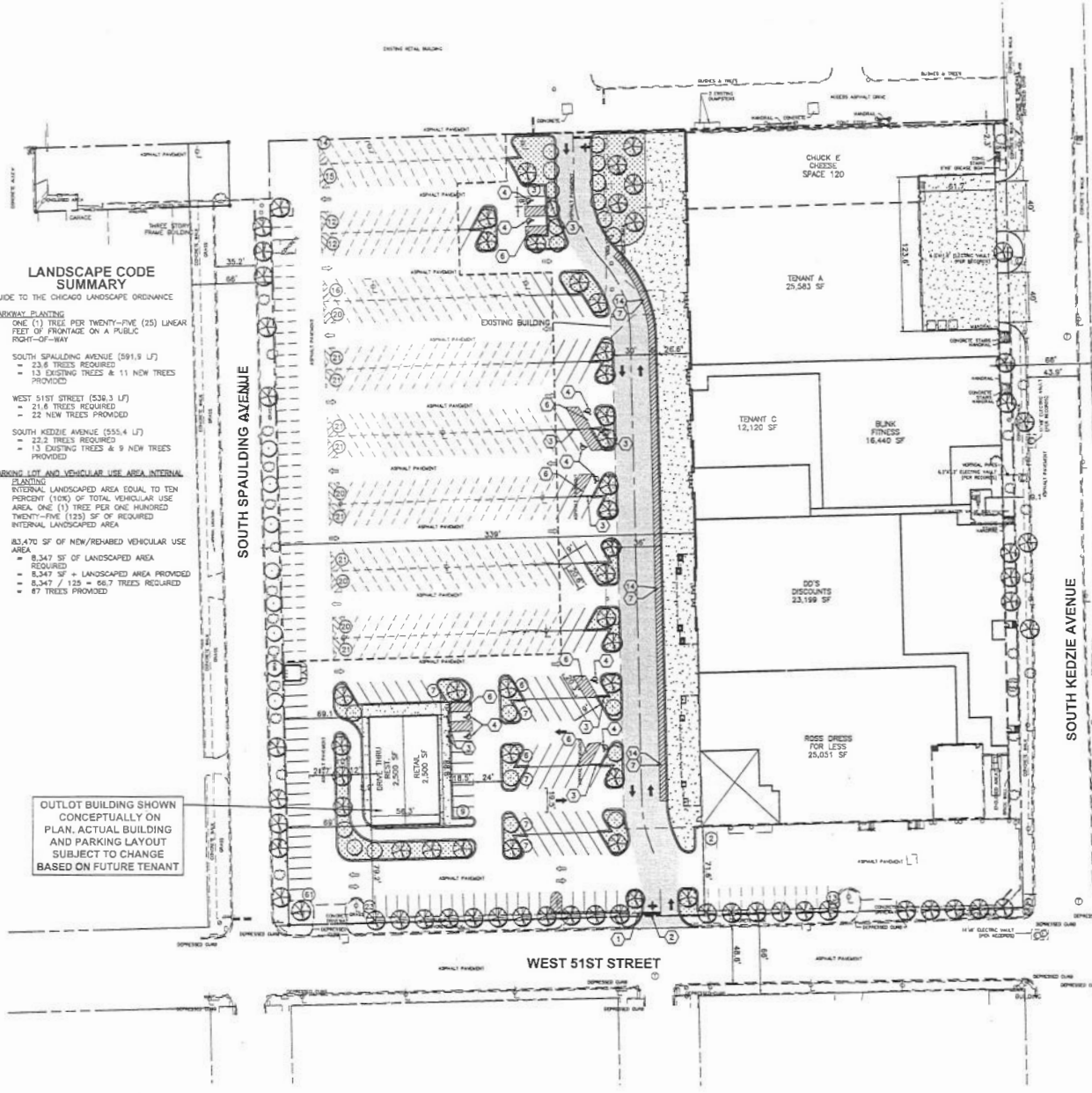
WEST 51ST STREET (539.3 LF)
 = 21.6 TREES REQUIRED
 = 22 NEW TREES PROVIDED

SOUTH KEDZIE AVENUE (555.4 LF)
 = 22.2 TREES REQUIRED
 = 13 EXISTING TREES & 9 NEW TREES PROVIDED

PARKING LOT AND VEHICULAR USE AREA INTERNAL PLANTING
 INTERNAL LANDSCAPED AREA EQUAL TO TEN PERCENT (10%) OF TOTAL VEHICULAR USE AREA. ONE (1) TREE PER ONE HUNDRED TWENTY-FIVE (125) SF OF REQUIRED INTERNAL LANDSCAPED AREA.

83,470 SF OF NEW/REHABED VEHICULAR USE AREA
 = 8,347 SF OF LANDSCAPED AREA REQUIRED
 = 8,347 SF OF LANDSCAPED AREA PROVIDED
 = 8,347 / 125 = 66.77 TREES REQUIRED
 = 67 TREES PROVIDED

OUTLOT BUILDING SHOWN CONCEPTUALLY ON PLAN. ACTUAL BUILDING AND PARKING LAYOUT SUBJECT TO CHANGE BASED ON FUTURE TENANT



SITE LEGEND

- [Pattern] INDICATES LIGHT DUTY PAVEMENT—SEE DETAILS FOR PAVEMENT COMPOSITION
- [Pattern] INDICATES HEAVY DUTY PAVEMENT—SEE DETAILS FOR PAVEMENT COMPOSITION
- [Pattern] INDICATES NEW CONCRETE PAVEMENT/SIDWALK—SEE DETAILS FOR PAVEMENT COMPOSITION
- [Pattern] INDICATES PROPOSED LANDSCAPED AREAS
- [Symbol] LIGHT POLES
- [Symbol] EXISTING CURB AND CUTTER
- [Symbol] POSITIVE SLOPED CURB
- [Symbol] NEGATIVE SLOPED CURB
- [Symbol] INDICATES ROW PARKING COUNT
- [Symbol] 100 SPACES INDICATES PARKING TOTAL FOR SURROUNDING AREA
- [Line] PROPERTY BOUNDARY
- [Line] PROPOSED IMPROVED AREA

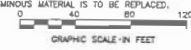
SITE KEY NOTES

NO.	DESCRIPTION
1	"STOP" SIGN, R1-1
2	24" WIDE STOP BAR, TRAFFIC WHITE PAINT
3	ACCESSIBLE PARKING SIGN
4	ACCESSIBLE PARKING SYMBOL
5	ACCESSIBLE RAMP WITH DETECTABLE WARNING
6	ACCESSIBLE PARKING SPACES & THEIR ACCESS ASILES SHALL BE 2% MAX. SLOPE IN ALL DIRECTIONS
7	PAINT 4" WIDE STRIPES @ 2'-0" O.C. @ 45° ANGLE, TRAFFIC YELLOW PAINT
8	CURBS AND CUTTER
9	REMOVING PROPOSED CURB AND CUTTER, SMOOTHS EXISTING CURB TO PROVIDE CLEAN CONSTRUCTION JOINT.
10	DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS)
11	DIRECTIONAL ARROW, TRAFFIC WHITE PAINT
12	CROSSWALK, PAINT 12-4" WIDE STRIPES AT 2' O.C. CENTERED ON ENTRY, TRAFFIC WHITE PAINT
13	CONCRETE 5" WALK
14	5" FIRELANE

SITE DATA

ZONING		PLANNED DEVELOPMENT 272
PROPERTY AREA	8.99±	ACRES
PROPOSED IMPROVEMENT AREA	6.21±	ACRES
IMPERVIOUS AREA WITHIN IMPROVEMENT	5.03	ACRES
PERVIOUS AREA WITHIN IMPROVEMENT	0.38	ACRES
MINIMUM SETBACKS (PER EXISTING P.D.)		
NORTH	0'	
EAST	5'	
SOUTH	75'	
WEST	493'	(PARKING LOT)
BUILDING DATA:		
PROPOSED INLINE RETAIL BUILDING AREA	102,393	SQ. FT.
EXISTING CHUCK-E-CHEESE BUILDING AREA	13,680	SQ. FT.
PROPOSED OUTLOT BUILDING AREA	5,000	SQ. FT.
TOTAL	121,083	SQ. FT.
F.A.R.	0.31	
PARKING DATA:		
SPACES AVAILABLE BEFORE PROJECT	454	
SPACES LOST WITH PROJECT	123	
SPACES GAINED WITH PROJECT	112	
SPACES AVAILABLE AFTER PROJECT	454	
SPACES REQUIRED (PER EXISTING P.D.)	441	
ACCESSIBLE SPACES REQUIRED	9	
ACCESSIBLE SPACES PROVIDED	6	

- ### SITE NOTES
- ALL DIMENSIONS, RADI AND COORDINATES ARE TO BACK OF CURB WHERE APPLICABLE. ALL RADI SHALL BE 4" UNLESS INDICATED OTHERWISE.
 - ALL PAVEMENT MARKING SHALL BE YELLOW IN COLOR UNLESS INDICATED OTHERWISE.
 - ALL CURBS & CUTTER SHALL BE 86-12, "POSITIVE", UNLESS NOTED OTHERWISE (SEE DETAILS).
 - ADA DETECTABLE WARNING/FRINGING DOWES TO BE PROVIDED AT SIDEWALKS ON EITHER SIDE OF EACH DRIVEWAY CROSSING.
 - SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
 - WHERE NEW PAVEMENT IS TO BE PLACED OVER CURBED ISLANDS THAT HAVE BEEN REMOVED, CONTRACTOR TO PROVIDE AGGREGATE BASE & BINDER COURSE, MATCHING THE EXISTING PAVEMENT SECTIONS PRIOR TO PLACEMENT OF SURFACE COURSE.
 - CONTRACTOR TO PERFORM PAVEMENT RESTORATION FOR ALL BUILDING FOOTINGS AND UTILITY INSTALLATIONS. CONTRACTOR TO PROVIDE 5" AGGREGATE BASE, 3" BINDER COURSE, AND 1.5" SURFACE COURSE OR MATCH THE EXISTING PAVEMENT SECTION, WHICHEVER IS GREATER.
 - AREAS OF PAVEMENT RESTORATION SHALL BE PROOF ROLLED TO DETERMINE IF FULL DEPTH RESTORATION IS REQUIRED OR IF ONLY THE BITUMINOUS MATERIAL IS TO BE REPLACED.



REVISION

NO.	DATE	DESCRIPTION

PROJECT NO: 078924
 DATE: 12/03/16
 DES. BY: [Signature]
 DR. BY: [Signature]
 C.D. BY: [Signature]

1815 South Mayens Road
 Suite 900
 Oakbrook Terrace, IL 60181
 630.424.9080
 FAX: 630.495.3731

WOOLPERT
 ARCHITECTS

SITE IMPROVEMENT PLANS
KEDZIE SQUARE SHOPPING CENTER
 5519-5559 SOUTH KEDZIE AVENUE
 CHICAGO, ILLINOIS 60632

SHEET NO. **CP-2**

~~W. Irving Park Road; a line 104 feet east of and parallel to N. Olcott Avenue; the alley next south of W. Irving Park Road; and N. Olcott Avenue;~~

~~to those of a C1-2 Restricted Commercial 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. 11-L~~

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

~~SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 11-L in area bounded by~~

~~a line 143.35 feet north of and parallel to W. Windsor Avenue; a line 60 feet east of and parallel to N. Central Avenue; W. Windsor Avenue; and N. Central Avenue,~~

~~to those of an R4 General Residence 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. 12-J.~~

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

~~SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M2-2 General Manufacturing District symbols and indications as shown on Map No. 12-J in area bounded by~~

~~a line 638 feet 5/8 inches north of W. 51st Street; S. Kedzie Avenue; W. 51st Street; S. Spaulding Avenue; a line 588 feet 1-3/8 inches north of W. 51st Street; and a line 158 feet 9 inches West of S. Spaulding Avenue,~~

~~to those of a Business Planned Development District, and a corresponding use district is hereby established in the area above described.~~

~~[Planned Development printed on pages 7907 thru 7912 of this Journal.]~~

~~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. 16-K.~~

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

~~SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-1 Restricted Commercial District symbols and indications as shown on Map No. 16-K in the area bounded by~~

~~W. 69th Street; S. Pulaski Road; W. 70th Street; and the alley next west of and parallel to S. Pulaski Road.~~

PD
372

BUSINESS PLANNED DEVELOPMENT No. 272

PLAN OF DEVELOPMENT

1. The area delineated herein as a "Business Planned Development" is controlled by Jacobs Kahan & Company (the "applicant") pursuant to contracts to purchase.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Development and Planning. Ingress and egress to such off-street facilities shall be from West 51st Street and South Spaulding Avenue.
3. All applicant official reviews, approvals or permits are required to be obtained by the applicant, or its successors, assignees or grantees.
4. Any dedication or vacation of streets and alleys, or easements, or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of applicant or its successors, assignees or grantees.
5. Any service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles; there shall be no parking within such paved areas. Fire lanes, if required, shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 24 feet to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas. South Spaulding shall itself serve as a sufficient fire lane for the West side of the Planned Development.
6. The following uses shall be permitted within the area delineated herein as Business Planned Development: General merchandise uses, retail and service type business uses, parking and related uses (exclusive of any principal activity of permanent outdoor storage and auto service station uses).
7. Identification signs may be permitted within the area delineated herein as Business Planned Development subject to review and approval of the Department of Buildings and the Department of Planning.

8. The information in the tables and maps attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as Business Planned Development, and illustrates that the development of such area shall be in general compliance with the intent and purpose of the Chicago Zoning Ordinance.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of Planning.

Applicant: Jacobs, Kahan & Company

Date: June 15, 1981

November 4, 1981

UNFINISHED BUSINESS

7909

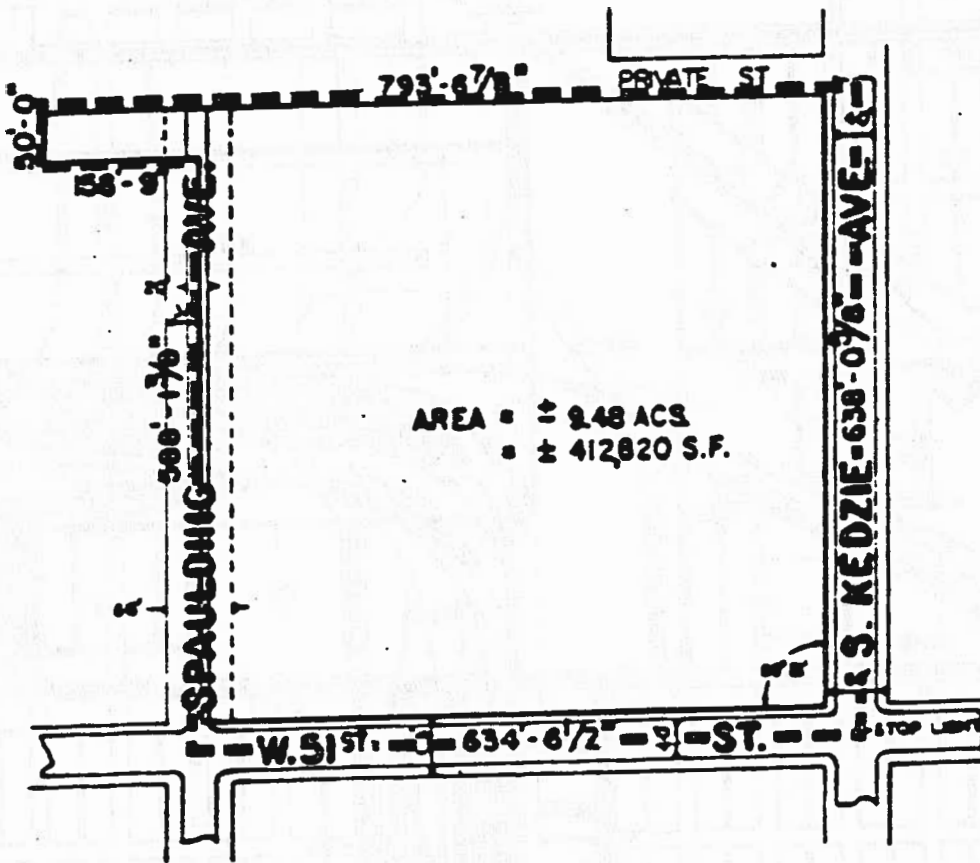
BUSINESS PLANNED DEVELOPMENT

LEGEND:

————— Property Line

----- Planned Development Boundary

1" = 200' (Approximate Scale)



APPLICANT: Jacobs Kahan & Company

DATE: June 15, 1981

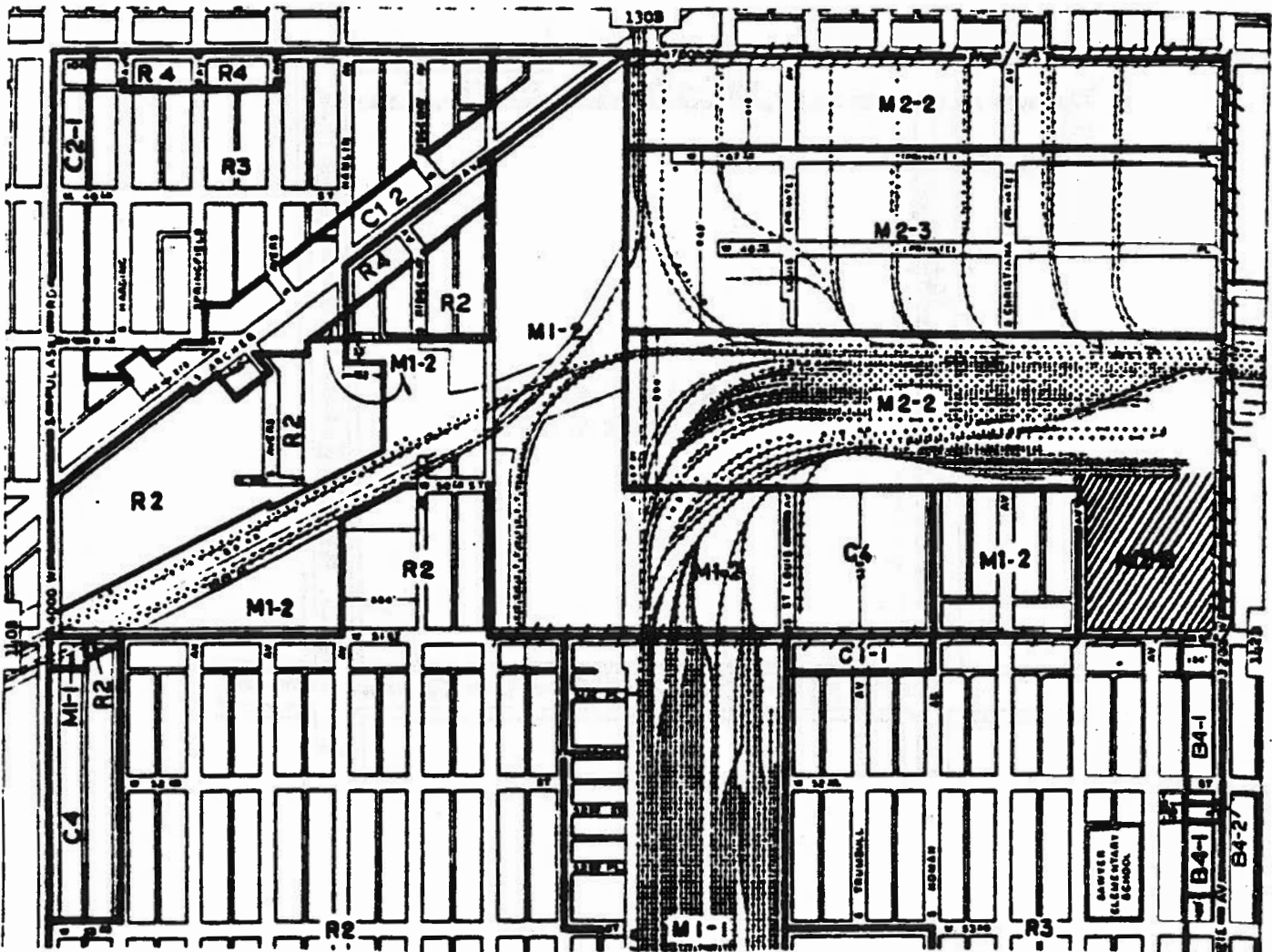
BUSINESS PLANNED DEVELOPMENT

Existing Zoning and Preferential Street Map

CHICAGO ZONING ORDINANCE

SEC II T38M R13E

MAP 12-J



LEGEND:



Planned Development



Preferential Streets



Zoning District Boundaries

APPLICANT: Jacobs Kahan & Company

DATE: June 15, 1981

November 4, 1981





UNFINISHED BUSINESS

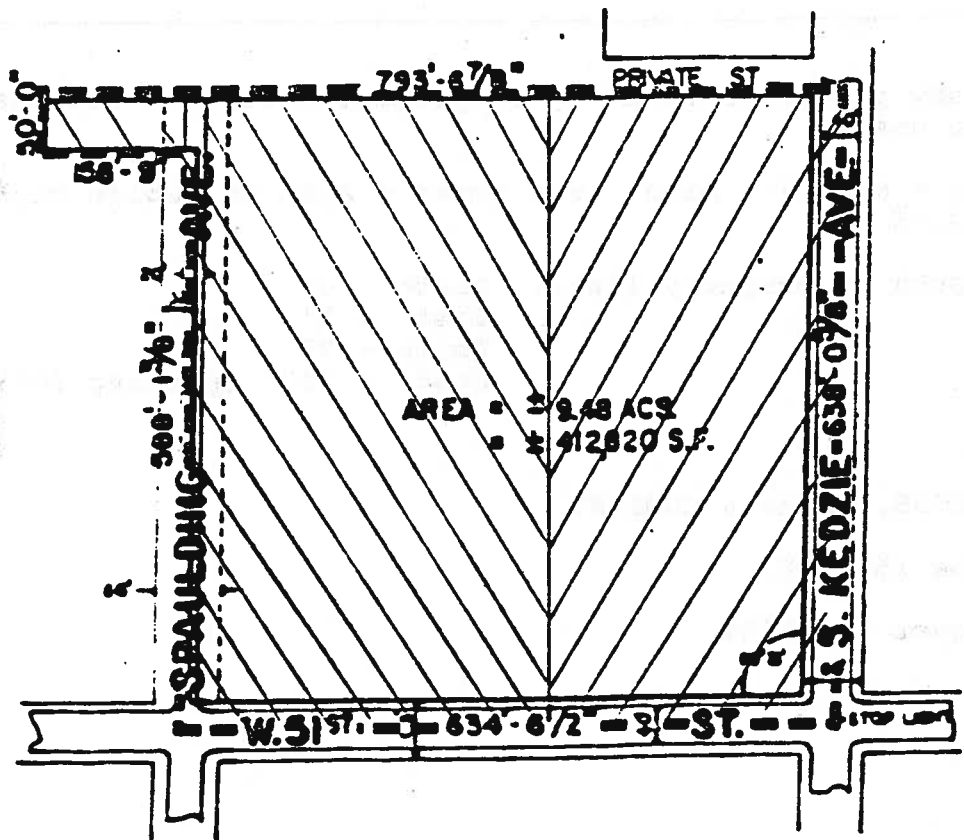
7911

BUSINESS PLANNED DEVELOPMENT

Generalized Land Use Plan

LEGEND:

-  Property Line
-  Planned Development Boundary
-  Generalized Merchandise Uses, Retail and Service Type Business Uses
-  Parking



APPLICANT: Jacobs Kahan & Company

DATE: June 15, 1981

BUSINESS PLANNED DEVELOPMENT**Planned Development Use & Bulk Regulations & Data**

<u>Net Site Area</u>		<u>General Description of Land Use</u>	<u>Maximum F.A.R.</u>	<u>Maximum % of Land Coverage</u>	<u>Minimum No. of Parking Spaces</u>
<u>Sq. Ft.</u>	<u>Acres</u>				
426,800	9.6	General merchandise uses, retail and service type busi- ness uses, parking and related uses*	0.5	42.68%	441

*Exclusive of any principal activity of permanent outdoor storage and service station uses.

Gross Site Area = Net Site Area: 9.8 acres + Area in Public Right-of-Way:
0.95 acres = 10.75

Periphery setbacks at property lines: North - 0'
East - 5'
South - 75'
West - 493' (parking lot)

APPLICANT: JACOBS, KAHAN & COMPANY

DATE: June 15, 1981

REVISED: August 13, 1981