



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

January 2, 2024

Jack George
Akerman LLP
71 S. Wacker Dr., 47th Floor
Chicago, IL 60606

Re: Minor change to PD 566, 200 W. 87th St., Temporary trailer

Dear Mr. George:

Please be advised that your request for a minor change to Business Planned Development No. 566 ("PD 566") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement No. 12 of PD 566.

Your clients, MG Development Limited Partnership and Home Depot USA Inc., are seeking a minor change to allow a temporary trailer within the parking field of Home Depot at 200 W. 87th Street. The trailer would measure 10' by 40', occupy 14 parking spaces, and be used as a public safety mobile office by the Chicago Police Dept. A Site Plan showing the location of the trailer is attached along with a photo of an example model of trailer that would be utilized. The other property owners within PD 566, Lauren Goldstein (Bwana Theater Partners LLC), Donald Beal (General Partner, Landlord), Henry Orti (AutoZone), and Daniel Joyce (Tabani) have provided their consent to this request. Per your request, despite the temporary loss of 14 spaces, there will still be an adequate number of parking spaces to maintain a 2.01 parking ratio.

The Department of Planning and Development has determined that allowing the proposed trailer for up to three (3) years 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 566, 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. This temporary use will expire three (3) years from the date of this letter.

Sincerely,



Noah Szafraniec
Assistant Commissioner

C: Mike Marmo, Janice Hill, Main file



200 W 87TH ST.
CHICAGO, IL
STORE NO. 1914
SUBSTATION UNIT

HOME DEPOT U.S.A., INC.
1400 WEST DUNDEE ROAD
ARLINGTON HEIGHTS, IL 60044
PHONE (847) 870-5199

THE HOME DEPOT PROJECT MANAGER
NAME: JOHN CHESCAVAGE
PHONE: (770) 394-2864

OVERALL SITE PLAN IS A SCANNED IMAGE OF A
SITE PLAN APPROVAL DOCUMENT AND DOES
NOT NECESSARILY REPRESENT THE CURRENT
CENTER CONFIGURATION. THIS SHOULD BE
USED FOR REFERENCE ONLY.

YEAR	SQUARE FOOTAGE	PARKING STALLS	RATIO
ORIGINAL PD	330,520	605	1.83
FEBRUARY '97	285,425	605	2.12
JUNE '97	293,775	605	2.06
PROPOSED '23	294,175	591	2.01

February '07 had reduction in square footage due to movie theater using 63,005sf versus 138,000 originally accounted for, 45,095sf reduction.
June '97 had outparcel added; 8,350sf increase.
Proposed '23 is temporary 405sf increase using 14 parking stalls.



LOCATION MAP

NOT TO SCALE

PD 566



NO.	REVISIONS	DATE	BY

Kimley»Horn
4901 WERTON ROAD, SUITE 100, WASHINGTON, IL 60090
PH: 815-426-1330
WWW.KIMLEY-HORN.COM

CHK PROJECT	DATE	BY
10-27-2023		
10-27-2023		
10-27-2023		
10-27-2023		
10-27-2023		

STAGING PLAN

CHICAGO
200 W 87TH ST
#1914
PREPARED FOR
THE HOME DEPOT
ILLINOIS





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Christopher R. Hill
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-6550 (FAX)
(312) 744-2578 (TTY)

<http://www.ci.chi.il.us>

June 5, 1997

Mr. Graham C. Grady
Mayer, Brown and Platt
190 South LaSalle Street
Chicago, IL 60603-3441

Re: Request for a minor change to Business
Planned Development No. 566, as amended
(87th/Wentworth)

Dear Mr. Grady:

Please be advised that your request for a minor change to Business Planned Development No. 566, as amended, has been considered by the Department of Planning and Development pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development and is hereby approved, subject to the conditions listed below.

Specifically, you requested that the Site Plan and Landscape Plan be modified to reduce the outlot building setback from West 87th Street from 80 feet to 5 feet and to increase the maximum size of the outlot building footprint from 8,000 square feet to 8,350 square feet. These modifications would accommodate the construction of a proposed Parts U.S.A. store which would not include any auto servicing operations.

With regard to your request, the Department of Planning and Development has determined that these revisions to the Planned Development would constitute a minor change pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance. Although the proposed retail building would be constructed closer to the street than what is prescribed within the Planned Development for this outlot parcel, the siting of this structure closer to the street would result in the relocation of parking spaces and the loading area to the northside of the building further from view from the public right-of-way. This revised plan would also allow for direct pedestrian access to the front of the store from the 87th Street sidewalk and would result in additional landscaping adjacent to the public way.



Please
Recycle!



Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the foregoing minor changes, but no other changes to Business Planned Development No. 566, as amended, subject to the following conditions:

1. Planting of additional trees and landscaping adjacent to the southern and western facades of the building which do not contain any windows or doors;
2. Inclusion of a sidewalk connection from the front of the store to the 87th Street sidewalk; and
3. Limitation of signage along the building facades to the center portion of the building rather than the corners closest to 87th Street.

Sincerely,



Christopher R. Hill
Commissioner

Originated:



Christine K. Slattery
Deputy Commissioner

cc: Philip Levin
Michael A. Marmo
Paul Woznicki



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

J.F. Boyle, Jr.
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-6550 (FAX)
(312) 744-2578 (TTY)

February 3, 1997

Mr. David W. Norton
Rudnick and Wolfe
203 North LaSalle Street
Suite 1800
Chicago, Illinois 60601-1293

Re: Request for a minor change to Business
Planned Development No. 566, As Amended
Proposal: The construction of a new Cineplex
Odeon Theater.

Location: An area located at the northwest
corner of W. 87th Street and South Wentworth
Avenue

Dear Mr. Norton:

The Department of Planning and Development has considered your request for a minor change to Business Planned Development No. 566, and hereby approves your request pursuant to the authority granted by Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 12 of Business Planned Development No. 566, as amended.

Specifically, in your letter dated December 4, 1996, you requested that the Site Plan and Landscape Plan originally approved by the Chicago City Council on July 13, 1995, be modified to depict a proposed Cineplex Odeon Theater. The proposed theater building would be located at the northwest portion of the Planned Development area as depicted on the revised Site/Landscape Plan prepared by Greenberg, Farrow Architecture. Please note that the revised exhibit also includes site landscaping.

Originally, the Site Plan and Landscape Plan as passed by the Chicago City Council on July 13, 1995, depicted an area for a proposed 139,000 square foot retail structure at the north end of the property. The new fourteen (14) screen theater building now proposed for this portion of the property will extend slightly to the west of this area necessitating certain modifications to the parking lot as reflected in the revised Site/Landscape Plan. This proposed theater building will occupy 63,256 square feet of total floor area, which is less than fifty (50) percent of what was originally approved for this general area. Please note that the revised Site/Landscape Plan also includes a new 30,649 square foot "outlot parcel" located

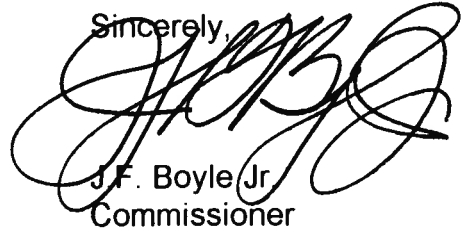


south of the proposed theater building in an area identified on the original Site Plan for parking purposes.

With regard to your request, the Department of Planning and Development has determined that the modifications to the approved Site and Landscape Plans as reflected in the revised combination Site/Landscape Plan submitted for approval, would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 12 of Business Planned Development No. 566, as amended.

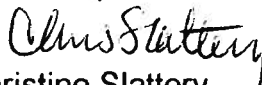
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 566, as amended, I hereby approve the foregoing minor change, but no other changes to Business Planned Development No. 566, as amended.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read 'J.F. Boyle Jr.', is written over the typed name and title.

J.F. Boyle Jr.
Commissioner

Originated by:


Christine Slattery
Deputy Commissioner

cc: Paul Woznicki
Philip Levin
Michael Marmo



September 1, 1995

City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Valerie B. Jarrett
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-2578 (TDD)
(312) 744-6550 (FAX)

Mr. John J. George
Two First National Plaza
Attorney at Law
Suite 400
20 South Clark Street
Chicago, Illinois 60603-1903

Re: Request for a minor change to
Business Planned Development No.
566; As Amended
Proposal: The Construction of a
Building Improvement Center - "Home
Depot Home Improvement Center and
Garden Center".
Location: 200-306 W. 87th Street

Dear Mr. George:

The Department of Planning and Development has considered your request for a minor change to Business Planned Development No. 566, as amended, and hereby approves your request pursuant to the authority granted by Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 12 of Business Planned Development No. 566, as amended.

Specifically, in your letter dated August 30, 1995, you requested that the Site Plan be modified to reflect the relocation of the truck loading dock, as depicted on the Site Plan dated revised August 29, 1995, and the Elevations dated June 2, 1995, from the north side of the proposed building to the southwest corner of the proposed building adjacent to West 87th Street. The Department of Planning and Development has determined that although the loading dock is located toward 87th Street, it is set back significantly from the south facade and is adjacent to the railway viaduct. Thus, the dock will not be visible from the street.

The Department of Planning and Development has noted that although the automobile parking configuration along the northern and southern portions of the proposed building has been changed in conjunction with the proposed modification, the total number of proposed off-street parking spaces will not change.



With regard to your request, the Department of Planning and Development has determined that the revisions to the Site Plan would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 12 of Business Planned Development No. 566, as amended.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 566, as amended, I hereby approve the foregoing minor change, but no other changes to Business Planned Development No. 566, as amended.

Sincerely,

Valerie B. Jarrett

Valerie B. Jarrett
Commissioner

cc: Christine Slattery
Philip Levin
Will Tippens
Paul Woznicki



September 1, 1995

City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Valerie B. Jarrett
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
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Mr. John J. George
Two First National Plaza
Attorney at Law
Suite 400
20 South Clark Street
Chicago, Illinois 60603-1903

Re: Request for a minor change to
Business Planned Development No.
566; As Amended
Proposal: The Construction of a
Building Improvement Center - "Home
Depot Home Improvement Center and
Garden Center".
Location: 200-306 W. 87th Street

Dear Mr. George:

The Department of Planning and Development has considered your request for a minor change to Business Planned Development No. 566, as amended, and hereby approves your request pursuant to the authority granted by Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 12 of Business Planned Development No. 566, as amended.

Specifically, in your letter dated August 30, 1995, you requested that the Site Plan be modified to reflect the relocation of the truck loading dock, as depicted on the Site Plan dated revised August 29, 1995, and the Elevations dated June 2, 1995, from the north side of the proposed building to the southwest corner of the proposed building adjacent to West 87th Street. The Department of Planning and Development has determined that although the loading dock is located toward 87th Street, it is set back significantly from the south facade and is adjacent to the railway viaduct. Thus, the dock will not be visible from the street.

The Department of Planning and Development has noted that although the automobile parking configuration along the northern and southern portions of the proposed building has been changed in conjunction with the proposed modification, the total number of proposed off-street parking spaces will not change.



With regard to your request, the Department of Planning and Development has determined that the revisions to the Site Plan would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 12 of Business Planned Development No. 566, as amended.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 566, as amended, I hereby approve the foregoing minor change, but no other changes to Business Planned Development No. 566, as amended.

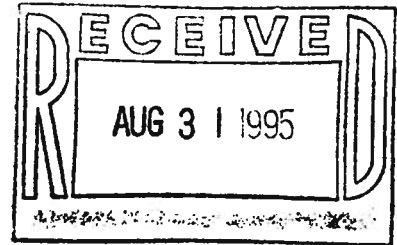
Sincerely,

Valerie B. Jarrett
Valerie B. Jarrett
Commissioner

cc: Christine Slattery
Philip Levin
Will Tippens
Paul Woznicki

566

JOHN J. GEORGE
ATTORNEY AT LAW
TWO FIRST NATIONAL PLAZA
SUITE 400
20 SOUTH CLARK STREET
CHICAGO, ILLINOIS 60603-1903
(312) 726-8797



August 30, 1995

BY MESSENGER

Mr. Phil Levin
Department of Planning
City Hall - Room 1003
121 North La Salle Street
Chicago, Illinois 60602

In re: Proposed Administrative Change to Business
Planned Development No. 566, as amended
200-306 West 87th Street

Dear Mr. Levin:

On behalf of my client, HOME DEPOT USA, INC., I respectfully request that the Commissioner of Planning and Development pursuant to the authority granted by Section 11.11-3(c) of the Chicago Zoning Ordinance consider and approve the modification to the Site Plan as described on the attached Site Plan dated August 29, 1995 and substitute the enclosed Site Plan in place of the current Site Plan. Specifically, the modification involves the relocation of the truck dock servicing The Home Depot Home Improvement Center and Garden Center from the northern portion of the building to the southwest corner of the proposed building, adjacent to West 87th Street. The automobile parking configuration along the northern and southern portions of the proposed building has been re-arranged in conjunction with the proposed modification.

We respectfully submit that the proposed minor changes be approved since the minor changes:

- (1) will not result in a change in the character of the development;
- (2) will not result in an increase in the maximum permitted floor area ratio for the total net site area;

Phil Levin
August 30, 1995
Page 2

- (3) will not result in an increase in the maximum number of units per acre of total net site area;
- (4) will not result in a reduction in the minimum required distance between structures;
- (5) will not result in an increase in the maximum percent of land covered.

If you have any questions or comments concerning this matter, please feel free to contact me.

Sincerely,

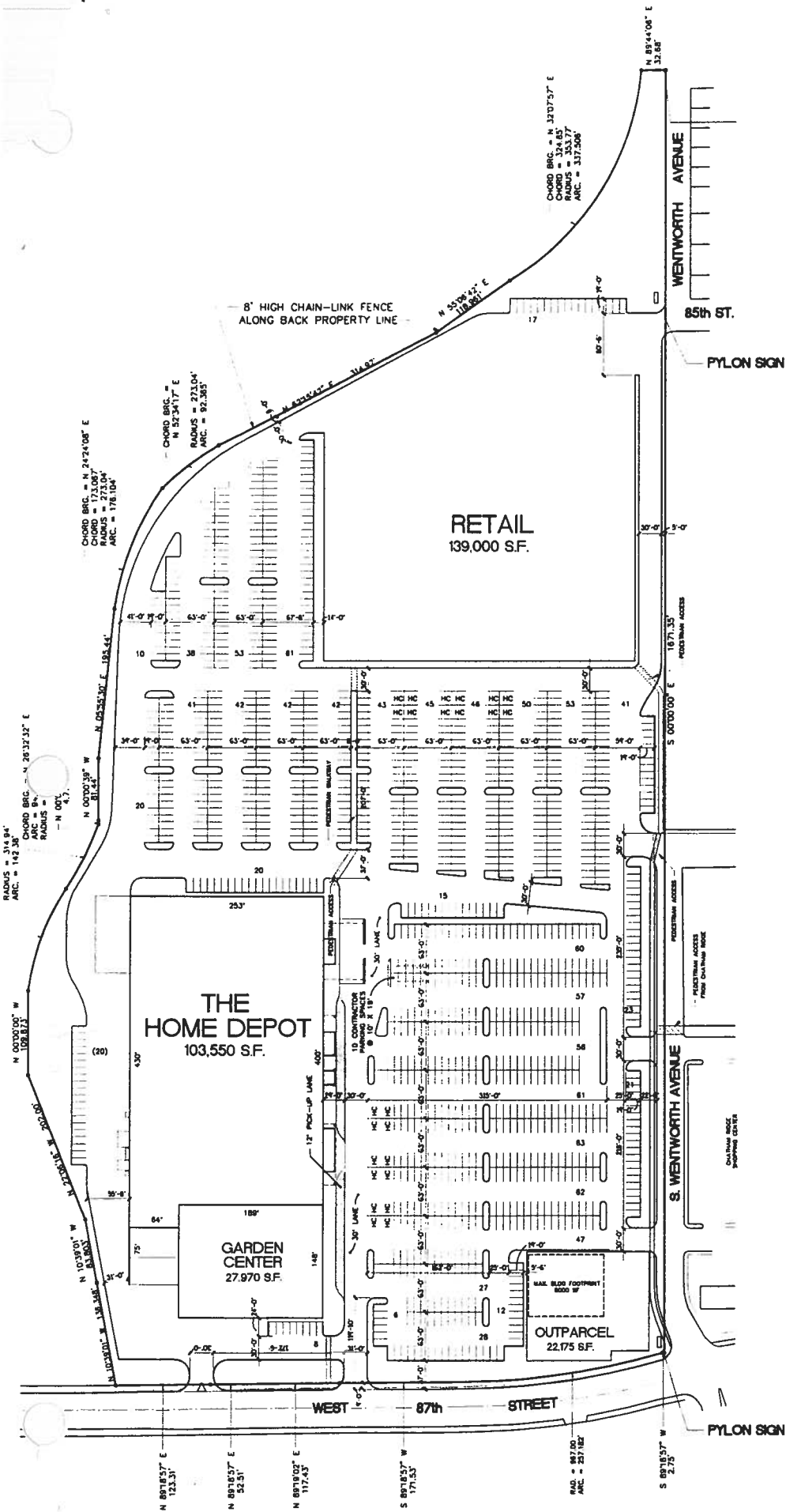


John J. George

JJG:dfo

cc: Michael Folio
Robert Parisi

SITE PLAN



OUTLOT PARCEL

MAX. BLDG. FOOTPRINT _____ 8000 S.F.
 SETBACK FROM 87th ST. — IN ACCORDANCE WITH SITE PLAN

SITE SIGNAGE

	W	D	H
PYLON SIGNS (2)	3'	16'	50'

APPLICANT: THE HOME DEPOT U.S.A., INC.
 ADDRESS: 200 - 306 WEST 87TH STREET
 DATE: MARCH 8, 1995
 REVISED: AUGUST 29, 1995



11494

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

Business Planned Development Number 566,

As Amended.

Plan Of Development Statements.

1. The area delineated herein as Business Planned Development No. 566, as amended, consists of approximately 1,028,079 square feet (23.6 acres) and is owned or controlled by the Applicant, Home Depot U.S.A., Inc..
2. 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 easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and as signs and, if different than the Applicant, the legal title holders 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 title holder or any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors. Nothing herein shall be construed to mean that any individual owner, or any ground lessors, of the Property or any portion thereof is relieved of obligations imposed hereunder or rights granted herein or is not subject to City action pursuant to this Planned Development. In addition, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any

portion of the Property or the rights therein, except any assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness, and solely with respect to the portion of the Property so transferred, the term Applicant shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder.

4. This Plan of Development consists of these fourteen (14) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan, Landscape Plan, Building Elevations and Pylon Sign Elevation Plan prepared by Warman Olsen Warman, Ltd., dated May 11, 1995. Full size sets of the Site Plan, Landscape Plan, Building Elevations and Pylon Sign Elevation Plan are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.
5. The following uses shall be permitted within the area delineated herein as "Business Planned Development": all uses permitted in the C3-1 Commercial-Manufacturing District, except dwelling units and lodging rooms; hotels and motels; adult uses; automobile, battery and tire stations (unless said uses are ancillary to a primary retail use); and crematories, which shall not be permitted.
6. Business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Two (2) pylon signs shall be permitted within the Planned Development in general conformance with the Pylon Sign Elevation Plan attached hereto. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. Ingress and egress shall be subject to the review and approval of the

Department of Transportation, Bureau of Traffic Engineering and Operations and of the Department of Planning and Development.

8. Height restriction of any building or any appurtenance thereto shall, in addition to the Bulk Regulations and Data Table, be subject to:
 - (A) height limitations as certified on Form FAA-117 or successor forms involved in the same subject matter and approved by the Federal Aviation Administration; and
 - (B) airport zoning regulations as established by the Department of Planning and Development, Department of Aviation and Department of Law, and approved by the City Council.
9. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements in the Property shall be designed, installed and maintained in general conformance with the Site Plan, Landscape Plan, Building Elevations and Pylon Sign Elevation Plan dated May 11, 1995. The landscaping (including street trees in the adjacent right-of-way) shall be designed, installed and maintained in general conformance with the Landscape Plan and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. With respect to the 139,000 square foot Retail Building and the outparcel identified on the Site Plan and Landscape Plan, the Applicant shall submit a site plan and elevations, including drawings of all signage, to the Department of Planning and Development for site plan and Part II approval pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance. Site plan approval is intended to assure that the development proposal for the 139,000 square foot Retail Building and the outlot is architecturally integrated and otherwise consistent with the remainder of the Planned Development Ordinance and to assist the City in monitoring ongoing development. No driveways shall be permitted from the outparcel to West 87th Street. The outparcel building shall be setback from West 87th Street in accordance with the Planned Development Boundary and Property Line Map. If a site plan substantially conforms with the provisions of this Planned Development Ordinance, the Commissioner shall approve the site plan and shall issue written approval thereof to the Applicant within thirty (30) days of submission of the completed application. If the Commissioner determines within said thirty (30) day period that the site plan does not substantially conform with the provisions of the Planned Development Ordinance, the Commissioner shall advise the

Applicant in writing regarding the specific reasons for such adverse determination and the specific areas in which the site plan does not conform to the provisions of this Planned Development Ordinance within fourteen (14) days from the expiration of said thirty (30) day period. In the event of an adverse determination by the Commissioner, the Applicant shall have the right to submit a supplemental or revised site plan for approval. The Commissioner shall thereafter review any resubmission within fourteen (14) days and make a final written determination within said period. The failure of the Commissioner to so advise the Applicant in writing within the time periods herein specified shall be deemed the Commissioner's approval of the submitted site plan. Following approval of the site plan by the Commissioner, the site plan shall be kept on permanent file with the Commissioner and shall be deemed to be an integral part of this Planned Development Ordinance. After the Commissioner approves the site plan, the approved site plan may be changed or modified pursuant to the provisions of this Planned Development Ordinance. In the event of any inconsistency between an approved site plan and the terms of the Planned Development ordinance in effect at the time of approval of such site plan or of the modifications thereto, the terms of the Planned Development Ordinance shall govern. The site plan for any new building to be constructed as the 139,000 square foot Retail Building or within the outlot parcel shall, at a minimum, provide the following information:

- building footprint;
- dimensions of all setbacks;
- location and depiction of all driveways (including relevant dimensions);
- location and depiction of all parking spaces and loading berths (including relevant dimensions);
- location and depiction of all signage;
- all building elevations; and
- statistics regarding the new building to be constructed, including:
 - (1) floor area and the F.A.R. as presented on submitted drawings;
 - (2) number of parking spaces provided;
 - (3) number of loading berths provided;

- (4) the uses to occur in the building;
 - (5) maximum building height;
 - (6) setbacks and vertical setbacks, required and provided; and
 - (7) traffic generation data to update and supplement previously submitted traffic impact studies, if the Chicago Department of Transportation deems it necessary.
12. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3 (c) of the Chicago Zoning Ordinance.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
14. Unless substantial construction has commenced within ten (10) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all Planned Developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said Amendatory Ordinance (the first day of which as applied to this Planned Development shall be the effective date of the Amendatory

Ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the Property shall automatically revert to that of a C3-1 Commercial-Manufacturing District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Building Elevation Drawings; and Pylon Sign Elevation Plan referred to in these Plan of Development Statements printed on pages 5168 through 5174 of this Journal.]

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

Business Planned Development Number 566, As Amended.

Bulk Regulations And Data Table.

Net Site Area	Maximum Floor Area Ratio	Maximum Percent Of Site Coverage
<u>Square Feet</u> Acres		
<u>1,028,079.23</u> 23.60	0.30	See Site Plan

Gross Site Area, 1,051,776.59 square feet (24.14 acres) = Net Site Area, 1,028,079.23 square feet (23.60 acres) + Area in Public Right-of-Way, 23,697.36 square feet (0.54 acres).

Maximum Floor Area Ratio for
Total Net Site Area: 0.30.

Minimum Number of Off-Street
Parking Spaces: 1,100 (including 2% handicapped).

Minimum Number of Off-Street Loading Berths:	Six at 10 feet, 0 inches by 50 feet, 0 inches.
Maximum Percent of Site Coverage:	In accordance with the Site Plan.
Minimum Required Building Setbacks:	In accordance with the Site Plan.
Maximum Permitted Building Height:	In accordance with the Building Elevations.

CHICAGO ZONING ORDINANCE AMENDED TO
RECLASSIFY PARTICULAR AREAS.

On motion of Alderman Banks, the City Council took up for consideration the report of the Committee on Zoning, deferred and published in the Journal of the Proceedings of June 14, 1995, pages 3413 through 3455 and 3472 through 3474, recommending that the City Council pass said proposed ordinances which amend the Chicago Zoning Ordinance by reclassifying particular areas.

On motion of Alderman Banks, the said proposed ordinances were *Passed* by yeas and nays as follows:

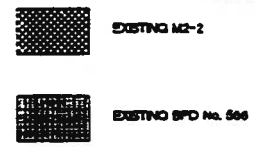
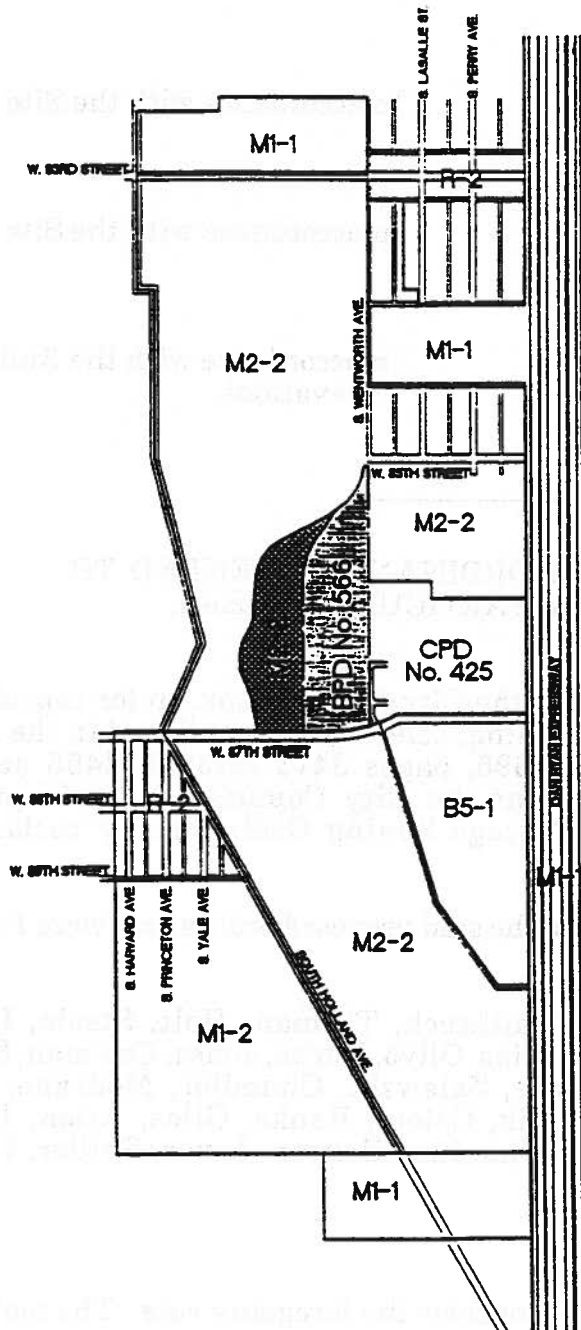
Yeas -- Aldermen Granato, Haithcock, Tillman, Holt, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Frias, Olivo, Burke, Jones, Coleman, Streeter, Rugai, Troutman, Evans, Munoz, Zalewski, Chandler, Medrano, Ocasio, Burnett, E. Smith, Burrell, Wojcik, Colom, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Bernardini, Hansen, Levar, Shiller, Schuler, M. Smith, Moore, Stone -- 44.

Nays -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

(Continued on page 5175)

Existing Zoning Map.

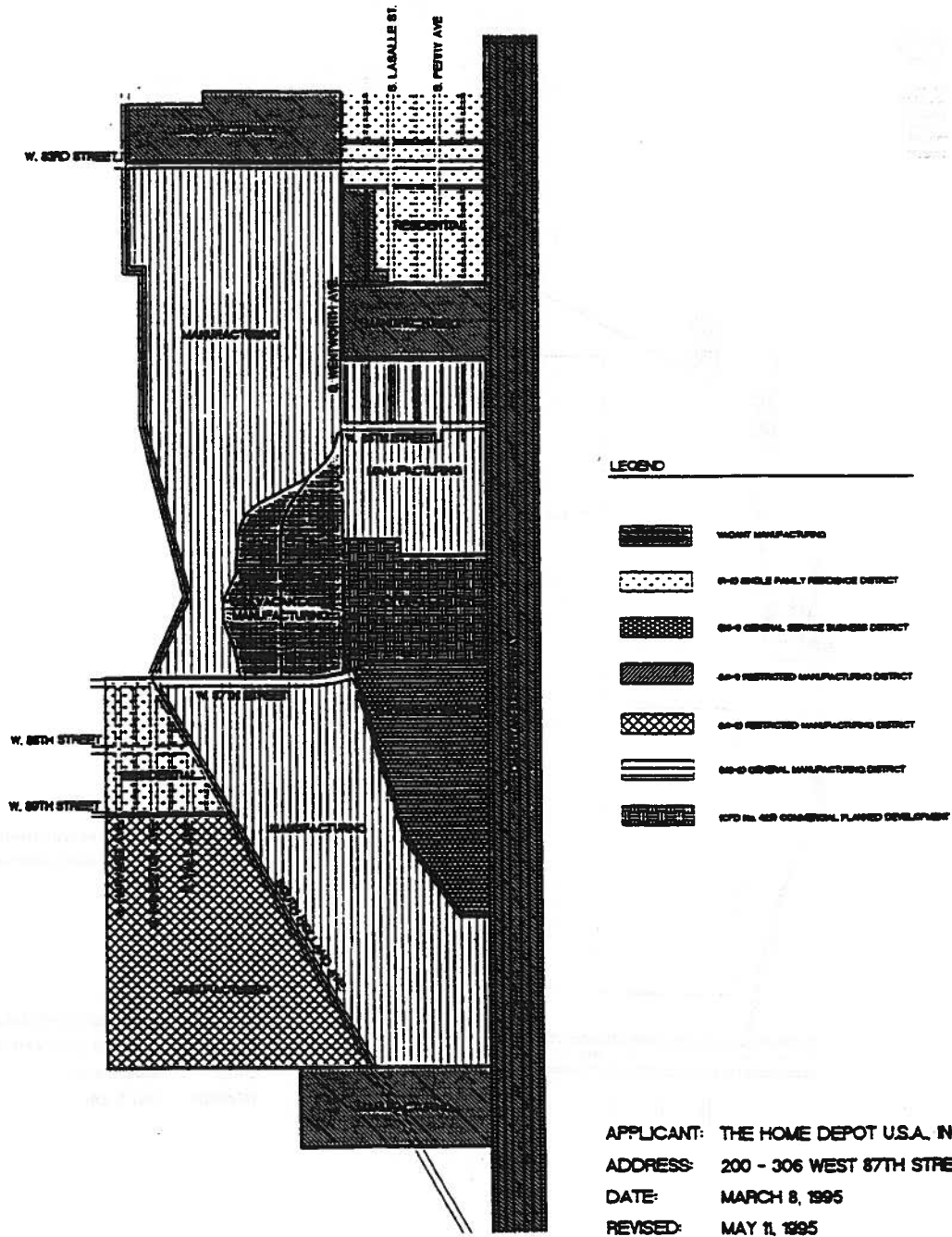









LEGEND

RF-1	SINGLE FAMILY RESIDENCE DISTRICT
GB-1	GENERAL SERVICE BUSINESS DISTRICT
MM-1	PERMITTED MANUFACTURING DISTRICT
MP-2	PERMITTED MANUFACTURING DISTRICT
MB-1	GENERAL MANUFACTURING DISTRICT
CPD No. 425	COMMERCIAL PLANNED DEVELOPMENT
BPD No. 596	BUSINESS PLANNED DEVELOPMENT

APPLICANT: THE HOME DEPOT U.S.A. INC.
 ADDRESS: 200 - 306 WEST 87TH STREET
 DATE: MARCH 8, 1995
 REVISED: MAY 11, 1995

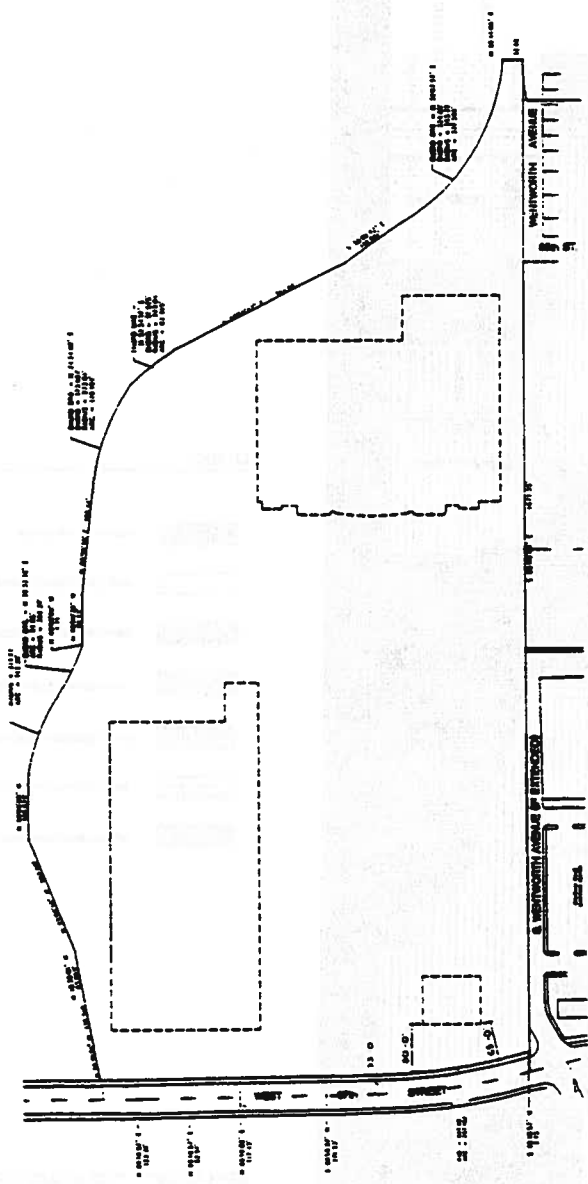
Existing Land-Use Map.



- LEGEND**
-  M-101 VACANT MANUFACTURING
 -  R-10 SINGLE FAMILY RESIDENCE DISTRICT
 -  B-10 GENERAL SERVICE BUSINESS DISTRICT
 -  M-102 RESTRICTED MANUFACTURING DISTRICT
 -  M-103 RESTRICTED MANUFACTURING DISTRICT
 -  M-104 GENERAL MANUFACTURING DISTRICT
 -  C-100 R.L. 402 COMMERCIAL PLANNED DEVELOPMENT

APPLICANT: THE HOME DEPOT U.S.A. INC.
 ADDRESS: 200 - 306 WEST 87TH STREET
 DATE: MARCH 8, 1995
 REVISED: MAY 11, 1995

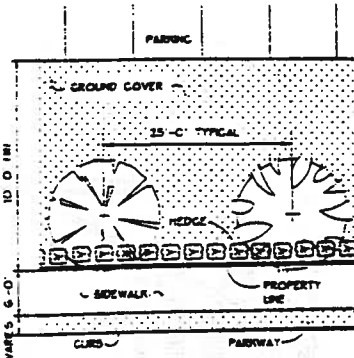
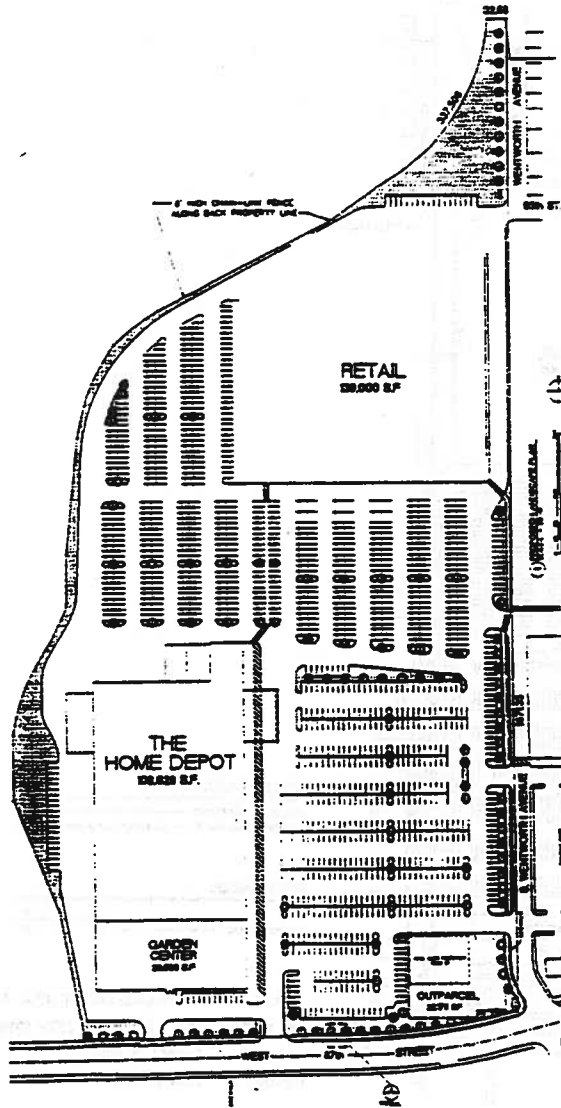
Planned Development Boundary And Property Line Map.



————— SUBJECT PROPERTY LINE
 - - - - - ZONING DISTRICT LINE

APPLICANT: THE HOME DEPOT U.S.A., INC.
 ADDRESS: 200 - 306 WEST 67TH STREET
 DATE: MARCH 8, 1995
 REVISED: MAY 2, 1995

Landscape Plan.



LANDSCAPE PLAN IN COMPLIANCE WITH 5X
REQUIRED LANDSCAPING ORDINANCE

CALCULATION

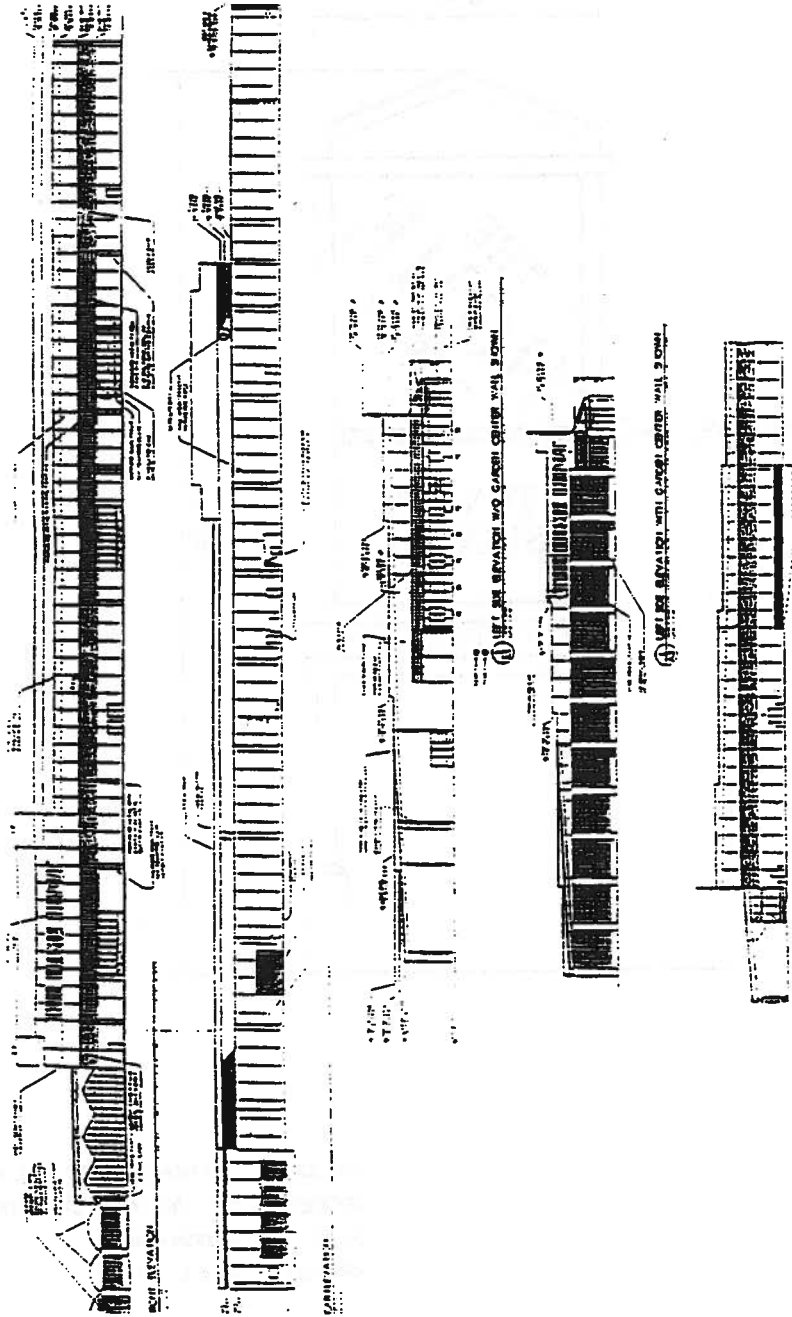
VEHICULAR USE AREA (PARKING FIELD) — 532,284 S.F.
 LANDSCAPE AREA (EXCLUDING NORTH
 AND WEST BOUNDARY AREAS) — 47,423 S.F.
 $47,423 \text{ S.F.} / 532,284 \text{ S.F.} \times 100\% = 4.00\%$

UNPAVED AREA

PLANTING SCHEDULE	
1	...
2	...
3	...
4	...
5	...
6	...
7	...
8	...
9	...
10	...
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APPLICANT: THE HOME DEPOT U.S.A. INC.
 ADDRESS: 200 - 306 WEST 87TH STREET
 DATE: MARCH 8, 1995
 REVISED: MAY 11, 1995

Building Elevations.

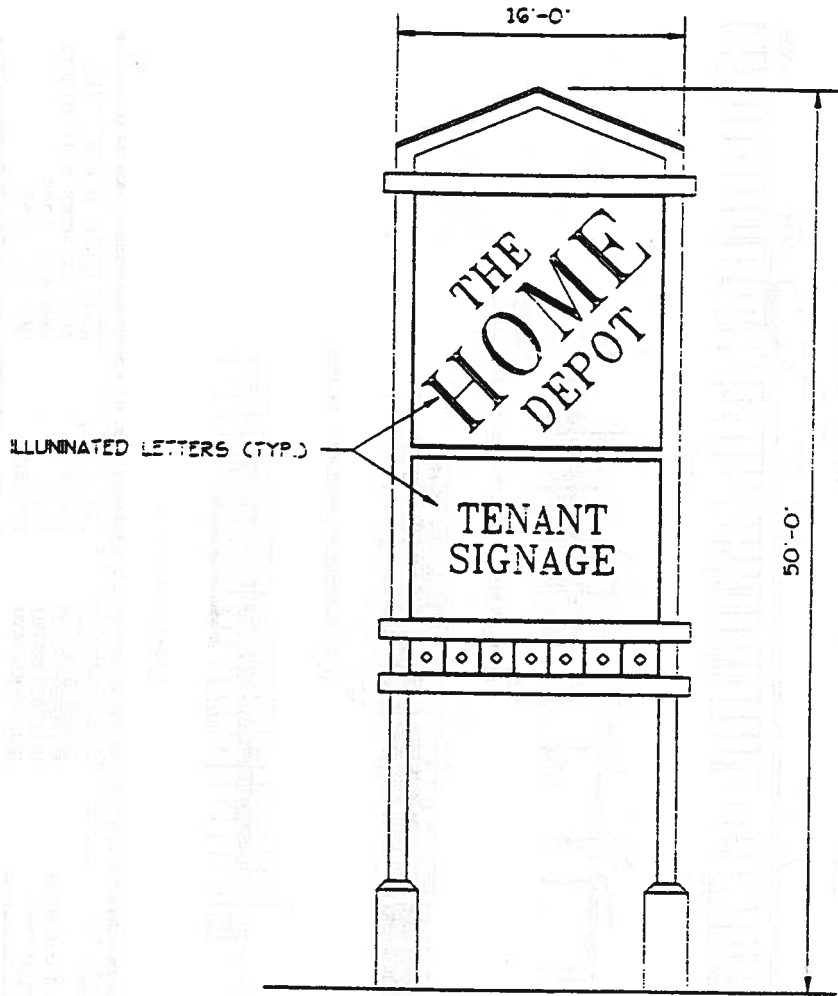


(A) SECTION THROUGH GARAGE CENTER WALL ROOM
 (A) SECTION THROUGH GARAGE CENTER WALL ROOM
 (A) SECTION THROUGH GARAGE CENTER WALL ROOM

APPLICANT: HOME DEPOT U.S.A., INC.
 ADDRESS: 200-106 WEST 17TH STREET
 DATE: MARCH 8, 1995
 REVISED: MAY 11, 1995

GUY H. & DAN RYAN
 ARCHITECTS
 1000 BROADWAY
 NEW YORK, N.Y. 10018

Pylon Sign Elevation Plan.



APPLICANT: THE HOME DEPOT U.S.A. INC.
ADDRESS: 200 - 306 WEST 87TH STREET
DATE: MARCH 8, 1995
REVISED: MAY 11, 1995

PD# 566 11366

Yeas -- Aldermen Mazola, Haithcock, Tillman, Preckwinkle, Bloom, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Fary, Olivo, Burke, Jones, Coleman, Streeter, Murphy, Rugai, Troutman, Evans, Munoz, Laski, Miller, Medrano, Ocasio, Watson, E. Smith, Burrell, Bialczak, Suarez, Gabinski, Mell, Austin, Wojcik, Banks, Giles, Allen, Laurino, Doherty, Natarus, Bernardini, Levar, Schulter, M. Smith, Moore, Stone -- 47.

Nays -- None.

Alderman Natarus moved to reconsider the foregoing vote. The motion was lost.

COMMITTEE ON ZONING.

AUTHORIZATION FOR RECLASSIFICATION OF AREA
SHOWN ON MAP NUMBER 20-F.
(As Amended)

The Committee on Zoning submitted the following report:

CHICAGO, November 30, 1994.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on November 1, 1994, I beg leave to recommend that Your Honorable Body *Pass* the ordinance transmitted herewith to amend the Chicago Zoning Ordinance for the purpose of reclassifying the particular area.

I beg leave to recommend the passage of one ordinance which was corrected and amended in its corrected form. It is Application Number 11366.

Please let the record reflect that I have abstained from voting on Application Number 11366 under the provisions of Rule 14.

At this time, I, move that this report pass immediately because time is of the essence. Again, I abstain from voting under the provisions of Rule 14.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,
Chairman.

On motion of Alderman Banks, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Mazola, Haithcock, Tillman, Preckwinkle, Bloom, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Fary, Olivo, Burke, Jones, Coleman, Streeter, Murphy, Rugai, Troutman, Evans, Munoz, Laski, Miller, Ocasio, Watson, E. Smith, Burrell, Bialczak, Suarez, Gabinski, Mell, Austin, Wojcik, Giles, Allen, Laurino, Doherty, Natarus, Bernardini, Levar, Schulter, M. Smith, Moore, Stone -- 45.

Nays -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

Alderman Banks was excused from voting under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

The following is said ordinance as passed:

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. 20-F in the area bounded by:

a line 1,671.35 feet north of West 87th Street; the westerly right-of-way line of South Wentworth Avenue or the line thereof if extended where no street exists; West 87th Street; a line 428 feet west of the westerly right-of-way line of South Wentworth Avenue or the line thereof if extended where no street exists; a line from a point 974.09 feet north of West 87th Street and 428 feet west of the westerly right-of-way line of South Wentworth Avenue or the line thereof if extended where no street exists to a point 1,259 feet north of West 87th Street and 390 feet west of the westerly right-of-way line of South Wentworth Avenue or the line thereof if extended where no street exists, to be connected by a line with an arc of 311.71 feet and a chord length of 306.44 feet; a line from a point 1,259 feet north of West 87th Street and 390 feet west of the westerly

11366

right-of-way line of South Wentworth Avenue or the line thereof if extended where no street exists, to a point 1,337.35 feet north of West 87th Street and 205 feet west of the westerly right-of-way line of South Wentworth Avenue or the line thereof if extended where no street exists; a line from a point 1,337.35 feet north of West 87th Street and 205 feet west of the westerly right-of-way line of South Wentworth Avenue or the line thereof if extended where no street exists, to a point 1,671.35 feet north of West 87th Street and 32.68 feet west of the westerly right-of-way line of South Wentworth Avenue or the line thereof if extended where no street exists, to be connected by a line with a chord length of 324.85 feet and an arc of 337.506 feet; and a line 1,671.35 feet north of West 87th Street (point of beginning),

to those of a C3-1 Commercial-Manufacturing District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the C3-1 Commercial Manufacturing District symbols and indications established in Section 1 above to the designation of a Business Planned Development which is hereby established in the above described area, subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto 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 read as follows:

Business Planned Development No. 566.

Plan Of Development

Statements.

1. The area delineated herein as Business Planned Development consists of approximately 596,199 square feet (13.69 acres) and is owned or controlled by the Applicant, Home Depot U.S.A., Inc..
2. 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 easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant

or its successors, assignees, or grantees and approval by the City Council.

3. 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 title holders 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 title holder or any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors. Nothing herein shall be construed to mean that any individual owner, or any ground lessors, of the Property or any portion thereof is relieved of obligations imposed hereunder or rights granted herein or is not subject to City action pursuant to this Planned Development. In addition, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein, except any assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness, and solely with respect to the portion of the Property so transferred, the term Applicant shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder.
4. This Plan of Development consists of thirteen statements; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Generalized Land-Use Map; a Bulk Regulations and Data Table; and a Site Plan, Landscape Plan and Building Elevation and Pylon Sign Elevation prepared by Warman Olsen Warman Ltd., dated October 20, 1994. Full-size sets of the Site Plan, Landscape Plan and Elevation Plans are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements

thereof, and satisfies the established criteria for approval as a Planned Development.

5. The following uses shall be permitted within the area delineated herein as "Business Planned Development": all uses permitted in the C3-1 Commercial Manufacturing District, except dwelling units and lodging rooms; hotels and motels; adult uses; automobile, battery and tire stations (unless said uses are ancillary to a primary retail use); and crematories, which shall not be permitted.
6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Commissioner of the Department of Planning and Development. Only one (1) pylon sign shall be permitted within the Planned Development in general conformance with the Building Elevation and Pylon Sign Elevation Plan attached hereto. Temporary signs, such as construction and marketing signs, shall be permitted, subject to the review and approval of the Commissioner of the Department of Planning and Development.
7. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic Engineering and Operations and of the Commissioner of the Department of Planning and Development. Prior to the occupancy of any structure constructed pursuant to this Planned Development and conditioned upon receipt of the requisite permits and approvals, the Applicant shall contribute its proportionate share of the cost to provide (1) traffic signalization at the western driveway, (2) an eastbound to northbound left-turn lane at the western driveway, and (3) a continuous right-turn lane along the property's frontage on 87th Street.
8. Height restriction of any building or any appurtenance thereto shall, in addition to the Table of Use and Bulk Regulations, be subject to:
 - a. Height limitations as certified on Form FAA-117 or successor forms involved in the same subject matter and approved by the Federal Aviation Administration; and
 - b. Airport zoning regulations as established by the Department of Planning and Development, Department of Aviation and Department of Law, and approved by the City Council.

9. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements in the Property shall be designed, installed and maintained in general conformance with the Site Plan, Landscape Plan and Building Elevation and Pylon Sign Elevation Plan dated October 20, 1994. The landscaping (including street trees in the adjacent right-of-way) shall be designed, installed and maintained in general conformance with the Landscape Plan dated October 20, 1994 and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
13. Unless substantial construction has commenced within ten (10) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all Planned Developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said Amendatory Ordinance (the first day of which as applied to this

Planned Development shall be the effective date of the Amendatory Ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to that of a C3-1 Commercial-Manufacturing District.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Generalized Land-Use Map; Site Plan; Landscape Plan; and Building Elevation and Pylon Sign Elevation Drawings referred to in these Plan of Development Statements printed on pages 62972 through 62977 of this Journal.]

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

Business Planned Development No. _____.

Bulk Regulations And Data Table.

Net Site Area Square Feet/Acres	Maximum Floor Area Ratio	Maximum Percent Of Site Coverage
596,199/13.69	0.25	See Site Plan

Gross Site Area, 610,906 square feet (14.03 acres) = Net Site Area, 596,199 square feet (13.69 acres) + Area in Public Right-of-Way, 14,707 square feet (0.34 acres).

Maximum Floor Area Ratio
for Total Net Site Area: 0.25.

Minimum Number of Off-Street
Parking Spaces: 605 (including 2% handicapped).

Minimum Number of Off-Street
Loading Berths Required for
Commercial Building:

Four (4) at ten (10) feet, zero (0)
inches by fifty (50) feet, zero (0)
inches.

Maximum Percent of
Site Coverage:

In accordance with the Site Plan.

Minimum Required
Building Setbacks:

In accordance with the Site Plan.

Maximum Permitted
Building Height:

In accordance with the Elevation
Plans.

JOINT COMMITTEE.

COMMITTEE ON FINANCE.

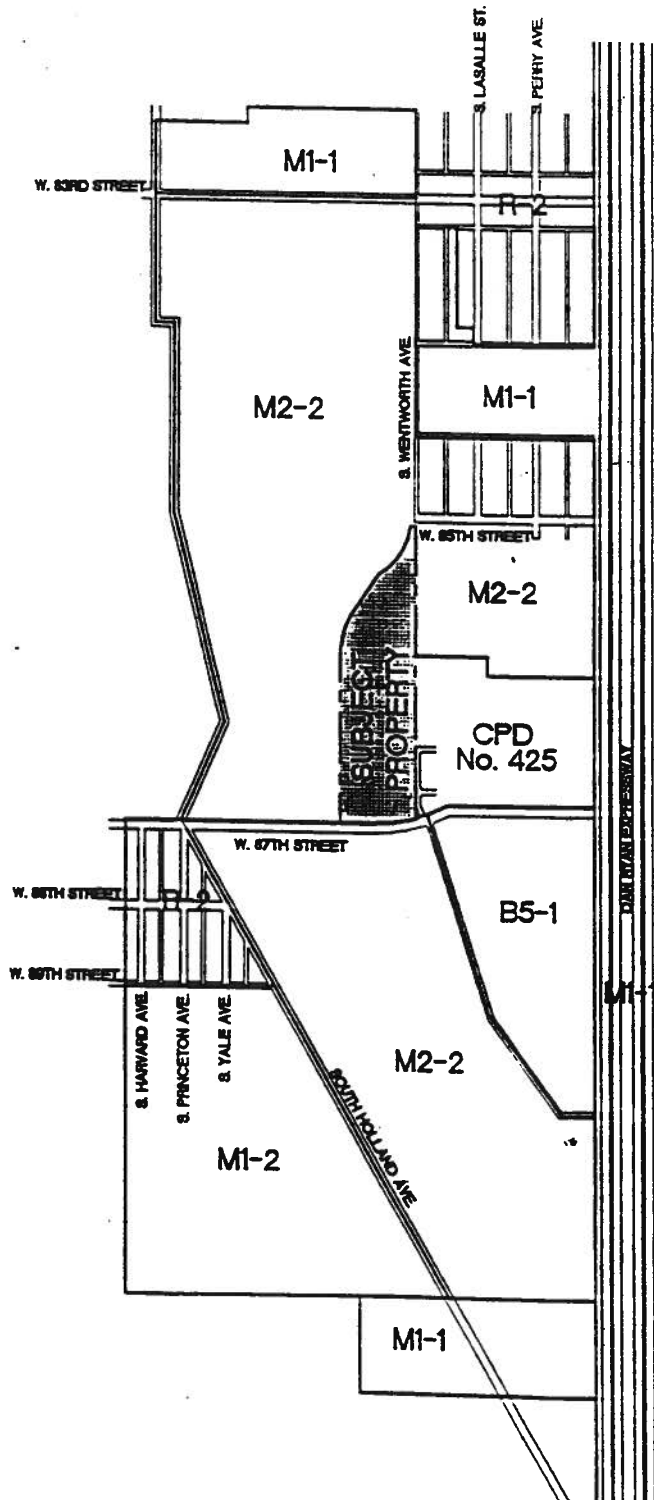
COMMITTEE ON EDUCATION.

***Action Deferred* -- 1994 TAX LEVY FOR COMMUNITY
COLLEGE DISTRICT NUMBER 508.**

A Joint Committee, composed of the members of the Committee on Finance and the members of the Committee on Education, submitted the following report which was, on motion of Alderman Streeter, Alderman Murphy and Alderman Giles, *Deferred* and ordered published:

(Continued on page 62978)

Existing Zoning Map.

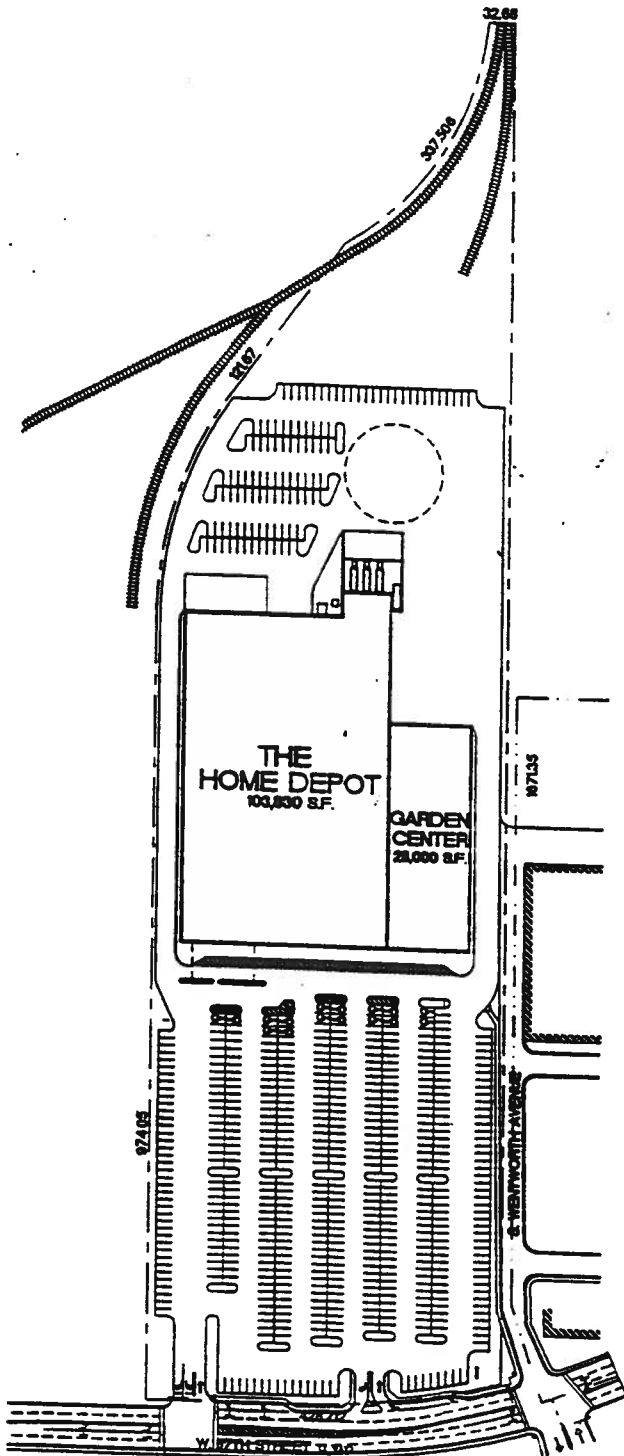


LEGEND

- R-2 SINGLE FAMILY RESIDENCE DISTRICT
- BS-1 GENERAL SERVICE BUSINESS DISTRICT
- MP-1 RESTRICTED MANUFACTURING DISTRICT
- MP-2 RESTRICTED MANUFACTURING DISTRICT
- ME-2 GENERAL MANUFACTURING DISTRICT
- CPD No. 425 COMMERCIAL PLANNED DEVELOPMENT

APPLICANT: THE HOME DEPOT U.S.A., INC.
 ADDRESS: 200 - 240 WEST 87TH STREET
 DATE: AUGUST 2, 1994
 REVISED: OCTOBER 20, 1994

Planned Development Boundary And Property Line Map.

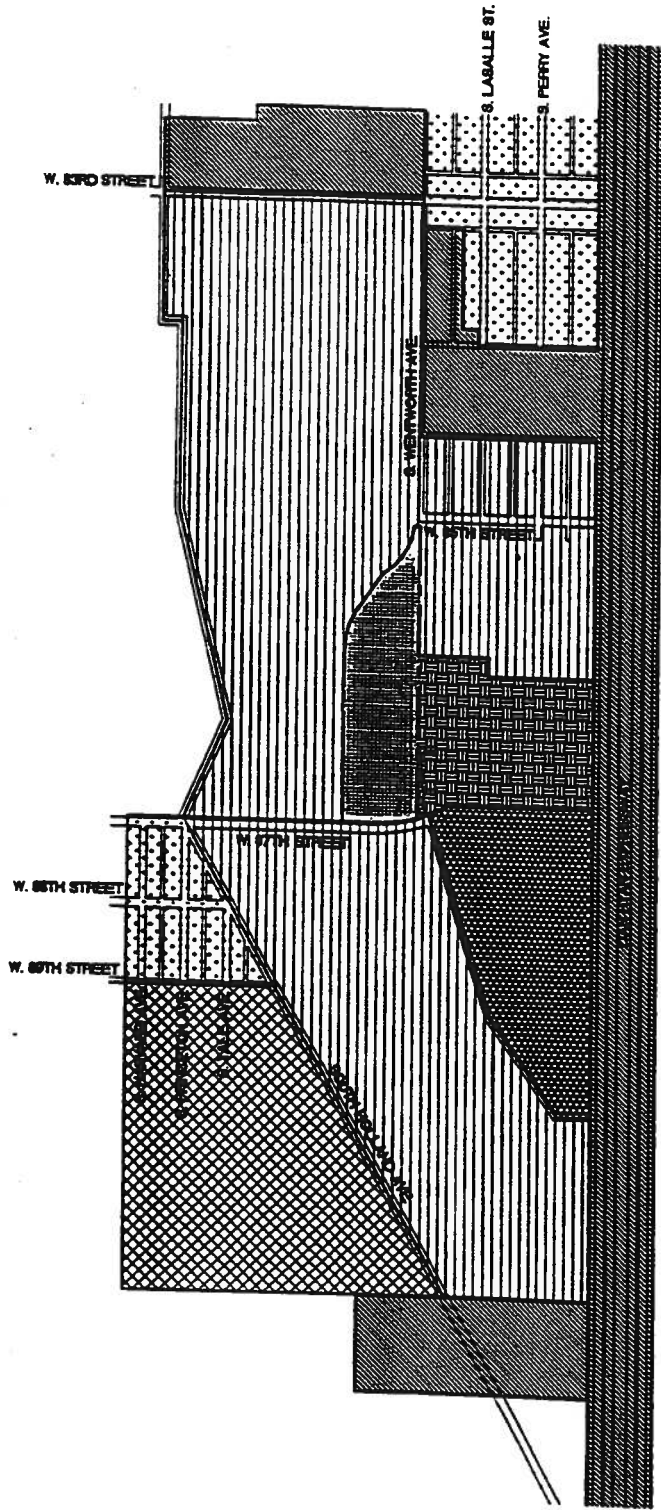


① RECORDED SITE PLAN








--- SUBJECT PROPERTY LINE
 - - - ZONING DISTRICT LINE

APPLICANT: THE HOME DEPOT U.S.A. INC.
 ADDRESS: 200 - 240 WEST 87TH STREET
 DATE: AUGUST 2, 1994
 REVISED: OCTOBER 20, 1994

Generalized Land-Use Map.

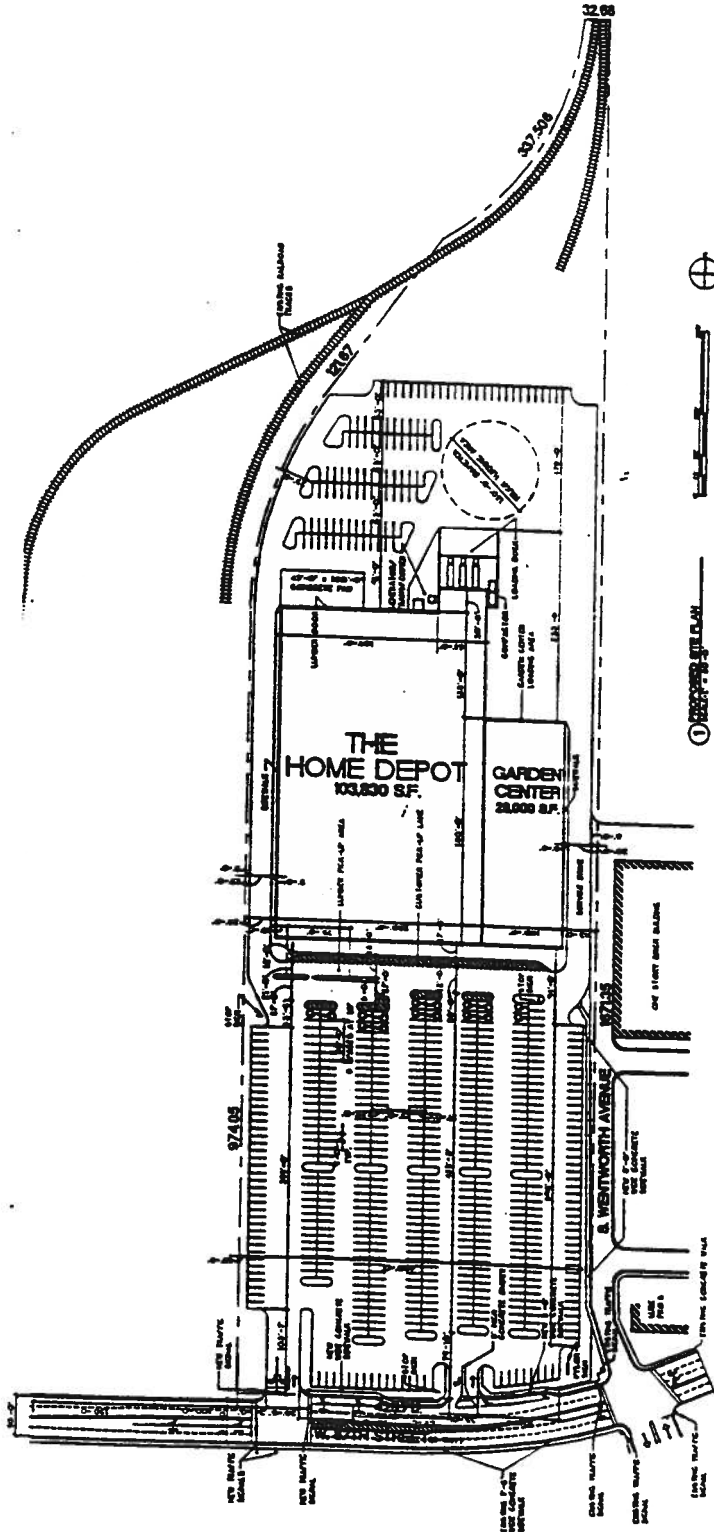


LEGEND

-  SUBJECT PROPERTY
-  R-1 SINGLE FAMILY RESIDENCE DISTRICT
-  B-1 GENERAL SERVICE BUSINESS DISTRICT
-  M-1 RESTRICTED MANUFACTURING DISTRICT
-  M-2 RESTRICTED MANUFACTURING DISTRICT
-  M-3 GENERAL MANUFACTURING DISTRICT
-  CPO No. 455 COMMERCIAL PLANNED DEVELOPMENT

APPLICANT: THE HOME DEPOT U.S.A. INC.
 ADDRESS: 200 - 240 WEST 87TH STREET
 DATE: AUGUST 2, 1994
 REVISED: OCTOBER 20, 1994

Site Plan.



① SEE P. 10 FOR SITE PLAN

SITE DATA

OVERALL SITE AREA _____ 84,150 SF (2.40 ACRES)

THE HOME DEPOT BUILDING FLOOR AREA _____ 103,800 SF

GARDEN CENTER BUILDING FLOOR AREA _____ 28,000 SF

TOTAL BUILDING FLOOR AREA _____ 131,800 SF

FRONT PARKING _____ 601

REAR PARKING _____ 104

TOTAL PARKING _____ 705

TOTAL HANDICAPPED PARKING _____ 10

THE HOME DEPOT PARKING RATIO _____ 0.82 / 1000 SF

TOTAL PARKING RATIO WITH GARDEN CENTER _____ 0.59 / 1000 SF

F.A.R. RECAP

BASED ON 0.25 PERMITTED _____ 14,000 SF.

ACTUAL THE HOME DEPOT _____ 103,800 SF.

GARDEN CENTER _____ 28,000 SF.

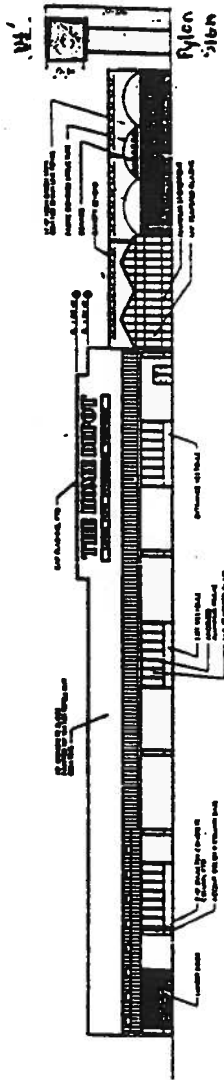
TOTAL _____ 131,800 SF.

SITE SIGNAGE

FLOR SIGN	W D H		
	F	M	ST
_____	_____	_____	_____

APPLICANT: THE HOME DEPOT U.S.A., INC.
 ADDRESS: 200 - 240 WEST 87TH STREET
 DATE: AUGUST 2, 1994
 REVISED: OCTOBER 20, 1994

Building Elevation And
Pylon Sign Elevation.



① BUILDING ELEVATION

APPLICANT: THE HOME DEPOT U.S.A., INC.
 ADDRESS: 200 - 240 WEST 87TH STREET
 DATE: SEPTEMBER 30, 1994
 REVISED: OCTOBER 20, 1994