



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

May 12, 2023

Leon I. Walker  
DL3 Realty  
77 W. Washington St., Suite 405  
Chicago, IL 60602

**Re: Minor change to PD 702, landscaping at 8560 S. Cottage Grove Ave.**

Dear Mr. Walker:

Please be advised that the request for a minor change to Business Planned Development No. 702 ("PD 702") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement Numbers 10 and 11 of PD 702.

A request for a minor change was submitted by Burnham Nationwide on behalf of your tenant, Discover Financial Services. As the sole property owner, your consent was included in the request. The minor change request is to allow landscape modifications to the PD's centrally located surface parking lot. Based on existing site conditions along with your tenant's desire to maintain the existing number of parking spaces, they are seeking to relocate a small portion of the vehicular use area's internal landscaping elsewhere on site. As shown on the attached, revised Landscape Plan, the overall amount of landscaping provided will exceed the requirements of Chapter 17-11 of the Zoning Ordinance,

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






Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 702, 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 issuance of a building permit and construction does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

Noah Szafraniec  
Assistant Commissioner, Plan Commission

C: Jessica Sulka (Burnham Nationwide), Ron Daye, Mike Marmo, Janice Hill, Main file

## LEGEND

	PROPERTY LINE
	EXISTING TREE TO REMAIN
	ORNAMENTAL TREE
	SHADE TREE
	SOD

PLANT SCHEDULE						
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
<b>SHADE TREES</b>						
CA.SP	3	<i>Catalpa speciosa</i>	Northern Catalpa	B&B	2" cal	6'T clear branch height
CE.OC	3	<i>Celtis occidentalis</i>	Common Hackberry	B&B	2" cal	6'T clear branch height
GL.SM	3	<i>Gleditsia triacanthos var. inermis</i> 'Shademaster'	Shademaster Thornless Common Honeylocust	B&B	2" cal	6'T clear branch height
GY.ES	4	<i>Gymnocladus dioica</i> 'Espresso'	Espresso Kentucky Coffeetree	B&B	2" cal	6'T clear branch height
UL.NH	4	<i>Ulmus x 'New Horizon'</i>	New Horizon Hybrid Elm	B&B	2" cal	6'T clear branch height
<b>ORNAMENTAL TREES</b>						
AM.AB	40	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	B&B	2" cal	Single Stem
<b>FASTIGIATE TREES</b>						
GL.PS	13	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	B&B	2" cal	6'T clear branch height
QU.KS	8	<i>Quercus x 'Nadler'</i> KINDRED SPIRIT	Kindred Spirit® Hybrid Oak	B&B	2" cal	4'T clear branch height
SY.IS	7	<i>Syringa reticulata</i> 'Moyi Silk'	Moyi Silk Japanese Tree Lilac	B&B	2" cal	4'T clear branch height
TASB	20	<i>Taxodium distichum</i> 'Mickelson' SHAWNEE BRAVE	Shawnee Brave Bald Cypress	B&B	2" cal	4'T clear branch height
<b>TOTAL:</b>		<b>105</b>				

VUA Calculations	
Paving and curb	171,512 sf
Required Internal Landscape Area	17,151 sf
Existing Internal Landscape Area	23,579 sf
Required Internal Tree Planting	137
Existing Internal Trees To Remain	32
Proposed Internal Trees	105

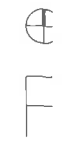
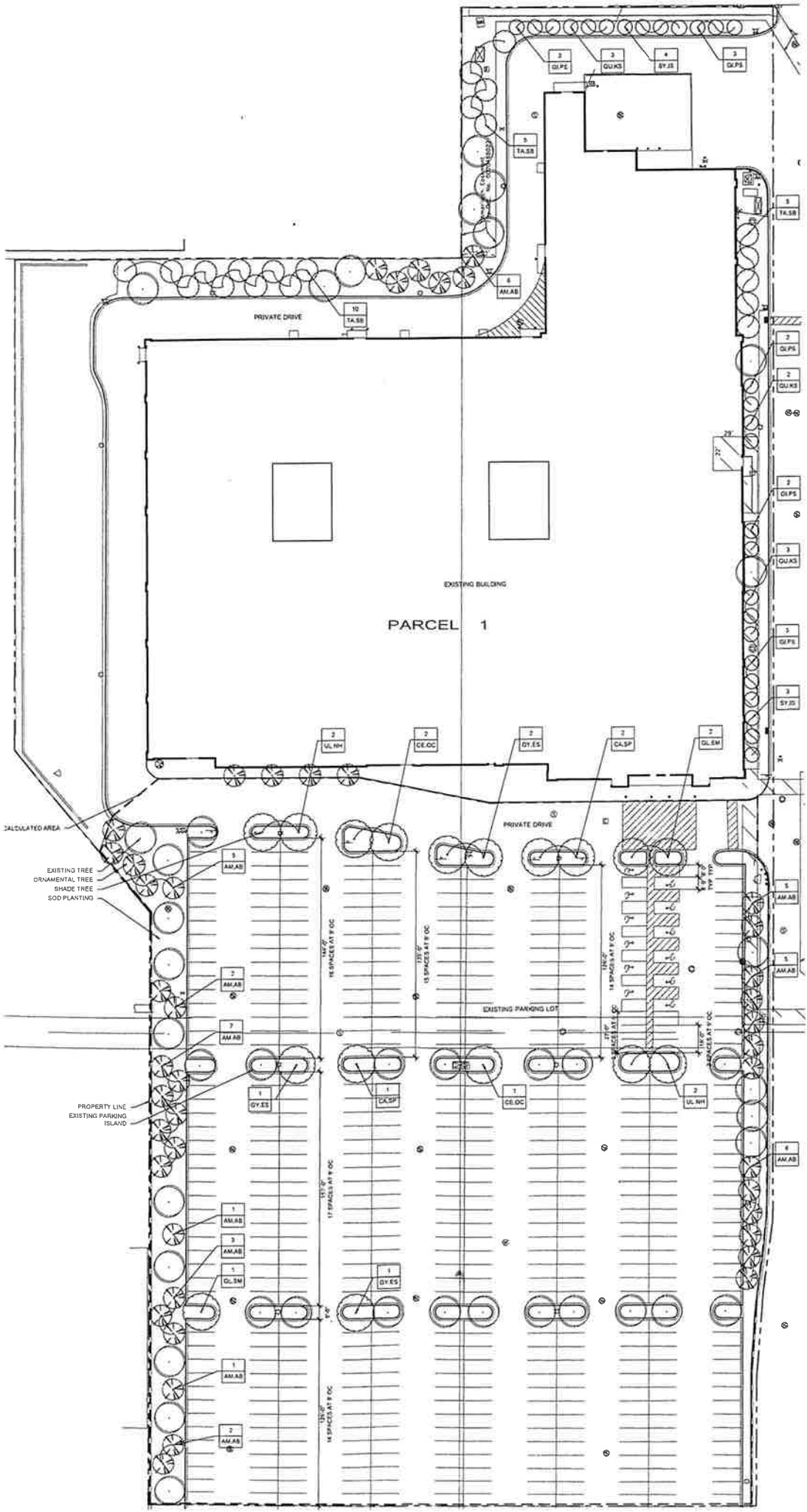
The undersigned landscape architect, registered in the State of Illinois, acknowledges that the landscape planting plan and construction details shown on the attached landscape plan(s) for the property at 8560 S Cottage Grove Avenue, Chicago, IL 60619 has, to the best of the undersigned applicant's knowledge, 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".


03/29/2023  
 REGISTERED LANDSCAPE ARCHITECT DATE

The undersigned acknowledges that the landscape planting shown on the landscape plan(s) for the property at 8560 S Cottage Grove Avenue, Chicago, IL 60619 to the best of the undersigned applicant's knowledge has been designed and will be installed, maintained, and replaced, as required, by current and subsequent owners in accordance with the requirements of Chapter 32 of the Chicago Municipal Code, the landscaping standards of the Chicago Zoning Ordinance and the "Guide to the Chicago Landscape Ordinance".

  
 OWNER 04/20/2023  
DATE

PLANTING TIME BY DECEMBER 15, 2023  
 EXISTING TREES/FENCING TO BE PROTECTED WHILE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED IF DAMAGED BY CONTRACTOR





City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Alicia Mazur Berg  
Commissioner

121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

July 30, 2002

Mr. Langdon Neal  
Earl L. Neal and Associates, LLC  
111 West Washington Street  
Suite 1700  
Chicago, IL 60602

RE: Request for a minor change to Business Planned  
Development No. 702 (87<sup>TH</sup>/ Cottage Grove)

Dear Mr Neal:

Please be advised that your request for a minor change to Business Planned Development No.702 on behalf of Chatham Village Square LLC, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

Specifically, you requested that the approved Site and Landscape Plans be replaced with the revised Site and Landscape Plans dated July 30, 2002. As indicated on the revised plans, 33 parking spaces have been provided in the building setback space fronting the existing retail structures (buildings D-1, D-2, D-3 and E) at the corner of Cottage Grove Avenue and 87<sup>th</sup> Street. These spaces are being requested to serve the small stores in these buildings since no on-street parking will now be provided on either of the two adjacent streets. Although paved pedestrian space in front of these buildings would be eliminated, the revised plans include sufficient walkway and landscaped space adjacent to the parking area.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor change, but no other changes to this planned development. The Revised Site and Landscape Plans are made part of this approval.

Very truly yours,

A handwritten signature in black ink that reads "Alicia Mazur Berg".

Alicia Mazur Berg  
Commissioner

CC: Jack Swenson , Ed Kus , Philip Levin, Michael Marmo, Arnold Randall





City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Alicia Mazur Berg  
Commissioner

121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

December 19, 2001

Mr. Langdon Neal  
Earl L. Neal and Associates, LLC  
111 West Washington Street  
Suite 1700  
Chicago, IL 60602

RE: Request for minor changes to Business Planned Development  
No. 702 (87<sup>TH</sup>/ Cottage Grove)

Dear Mr Neal:

Please be advised that your request for minor changes to Business Planned Development No.702 on behalf of Target Stores has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

Specifically, you requested that the approved Building Elevations and Site and Landscape Plans be replaced with the revised Building Elevations and Site Plan dated October 25, 2001, and Landscape Plan dated October 27, 2001. As indicated on the revised Site Plan, a Target Store would be the major anchor store in this retail development in place of a Dominick's grocery store. The orientation of this building has shifted from facing east with the primary parking field to the east to facing south with the primary parking field south of the building. No other changes are proposed to the remaining proposed buildings within the project area. The 1,010 parking spaces for the entire development depicted on the Site Plan exceeds the minimum requirement of 897 spaces.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor changes, but no other changes to this planned development. The Revised Site and



Landscape Plans and Building Elevations are made part of this approval.

Very truly yours,

A handwritten signature in black ink, appearing to read "Alicia Mazur Berg". The signature is written in a cursive, flowing style with a long, sweeping tail on the final letter.

Alicia Mazur Berg  
Commissioner

CC: Jack Swenson , Ed Kus , Philip Levin, Michael Marmo, Arnold Randall

*Reclassification Of Area Shown On Map Number 14-M.  
(Application Number 12589)*

*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 R2 Single-Family Residence District symbols and indications as shown on Map Number 14-M in the area bounded by:

the south right-of-way line of the Belt Railway of Chicago; South Meade Avenue; West 60<sup>th</sup> Street; and South Merrimac Avenue, to the point of beginning,

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 Number 20-E.  
(As Amended)  
(Application Number 12402)*

**BPD 702**

*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 B5-2 General Service District and the R3 General Residence District symbols and indications as shown on Map Number 20-E in the area bounded by:

a line 1,305.32 feet north of East 87<sup>th</sup> Street; South Cottage Grove Avenue; East 87<sup>th</sup> Street; a line 526.11 feet west of South Cottage Grove Avenue; a line 100 feet north of East 87<sup>th</sup> Street; a line 646.11 feet west of South Cottage Grove Avenue; a line 240 feet north of East 87<sup>th</sup> Street; a line 654.82 feet west of South Cottage Grove Avenue; a line from a point 654.82 feet west of South Cottage Grove Avenue and 712.57 feet north of East 87<sup>th</sup> Street, to a point

1/20/99

REPORTS OF COMMITTEES

88299

743.16 feet west of South Cottage Grove Avenue and 819.27 feet north of East 87<sup>th</sup> Street; a line 743.16 feet west of South Cottage Grove Avenue; a line 1,140.85 feet north of East 87<sup>th</sup> Street; and a line 450 feet west of South Cottage Grove Avenue,

to the designation of a B5-1 General Service District and a corresponding use district which is hereby established in the area above-described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B5-1 General Service District symbols and indications established in Section 1 above to the designation of a Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

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

*Business Planned Development Number 702, As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as a Business Planned Development consists of approximately eight hundred thirty-nine thousand eight hundred thirty-seven (839,837) square feet (nineteen and twenty-eight hundredths (19.28) acres) and is owned or controlled by the Applicant, Crown Commercial Realty & Development L.L.C., an Illinois liability company.
2. The 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 holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property shall be under single ownership or under single designated control at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made. 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.
4. This Plan of Development consists of these thirteen (13) statements; a Bulk Regulations and Data Table; a Land-Use Map; a Planned Development Property Line and Boundary Map; an Existing Zoning Map; a Site Plan; a Landscape Plan; and Building Elevations dated January 11, 1999 prepared by Campbell, Tiu, Campbell. Full size sets of the Site Plan, Landscape Plan and the Building Elevations 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.
5. The following uses shall be permitted within the area delineated herein as "Business Planned Development":

all uses permitted in a B5-1 General Service District including (except residential, auto service stations or video arcades, stand alone liquor stores or adult uses), retail drug stores with drive-through, accessory parking and related uses.
6. Business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and

approval of the Department of Planning and Development. Pylon signs shall be limited in number and located depicted on the Site Plan.

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 Departments of Transportation and Planning and Development. Closure of all or part of any public streets or alleys during construction shall be subject to the review and approval of the Chicago Department of Transportation. Subject to approval by the Chicago Department of Transportation, Applicant shall install traffic signals as shown on the Site Plan.
8. In addition to the maximum heights of buildings and any appurtenance thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. For purposes of floor area ratio (F.A.R.) Calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The Improvements on the Property shall be designated, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations and in accordance with the parkway tree and parking lot landscaping 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 is made 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 as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of subclauses (4) and (5) of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery set backs or an increase in the maximum percent of land coverage.

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, Refrigeration 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 six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the pre-existing B5-2 General Service District and R3 General Residence District classifications.

[Existing Land-Use Map; Property Line and Planned Development Boundary Line; Existing Zoning Map; Landscape Architect; Conceptual Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 88304 through 88317 of this Journal.]

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

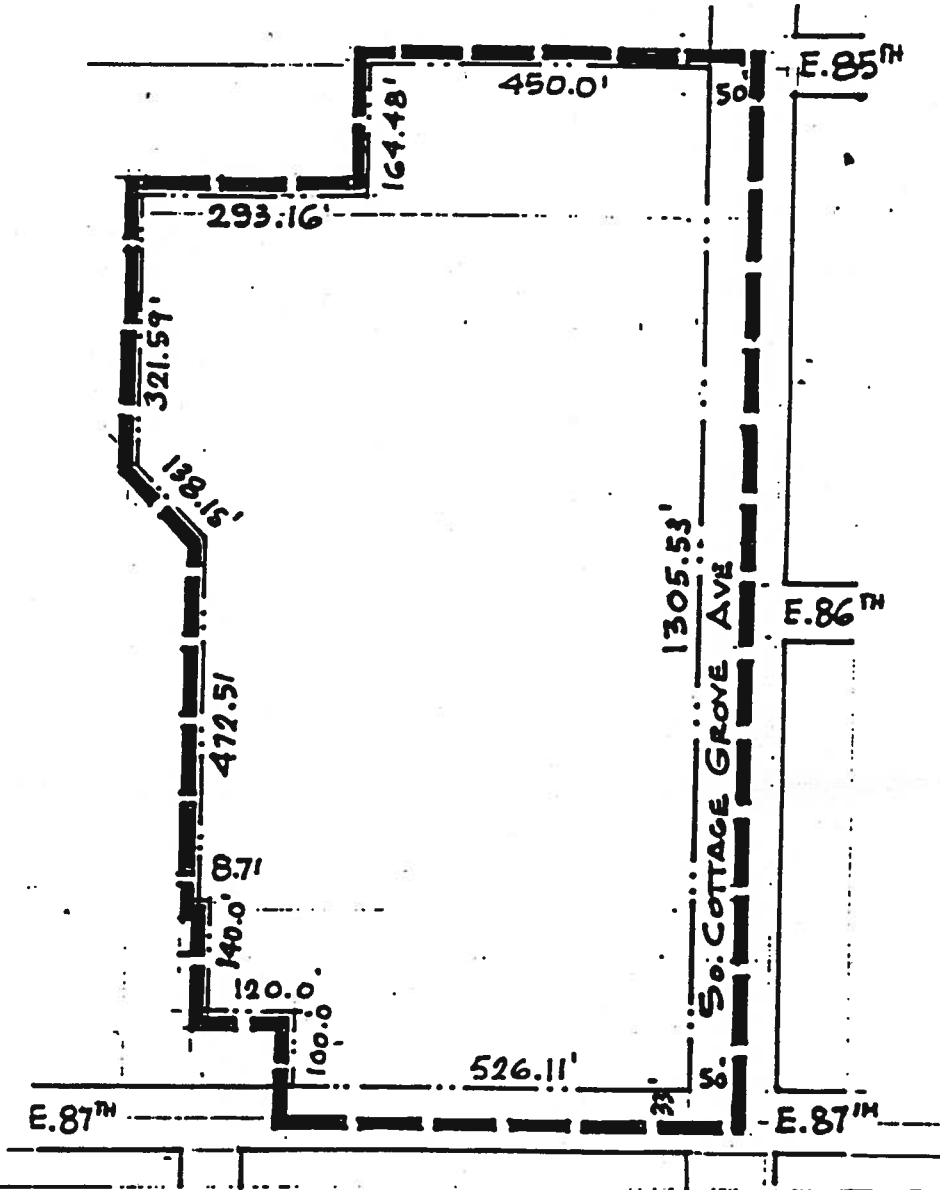
*Business Planned Development Number 702.*

*Bulk Regulations And Data Table.*

Net Site Area:	839,836 square feet (19.28 acres).
Maximum Floor Area Ratio:	0.4.
Maximum Percent of Site Coverage:	In accordance with the Site Plan.
Gross Site Area:	924,120 square feet.
Area in Public Right-of-Way:	84,284 square feet.
Minimum Number of Off-Street Loading Spaces:	In accordance with the B5-1 General Service District.
Minimum Number of Off-Street Parking Spaces:	897.  A minimum of two percent of all parking spaces shall be devoted to parking for the handicapped.
Minimum Required Setback:	In accordance with the Site Plan.
Maximum Building Height:	50 feet.



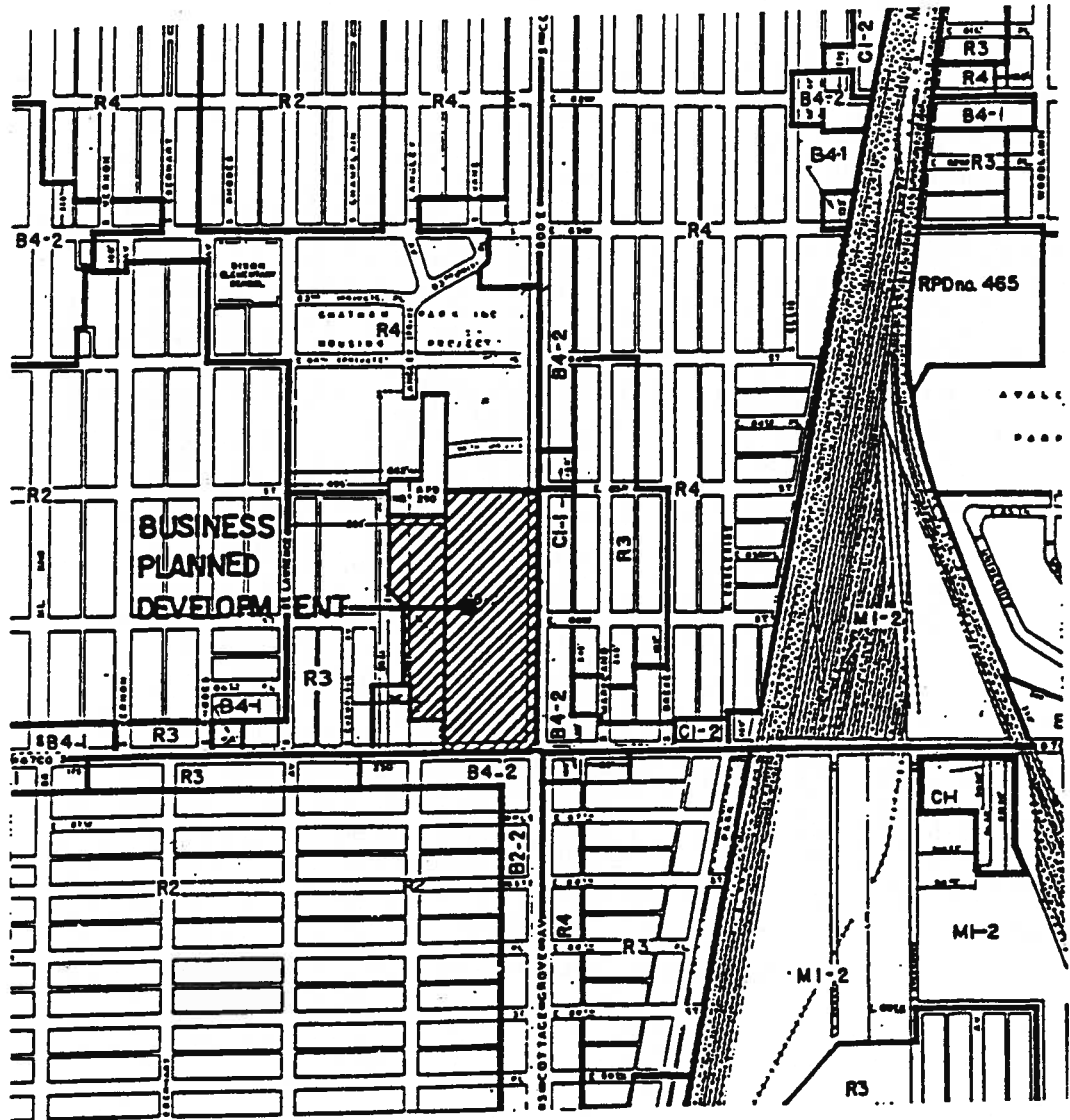
Property Line And Planned Development Boundary Line.



--- PROPERTY LINE  
 ——— P.D. BOUNDARY LINE

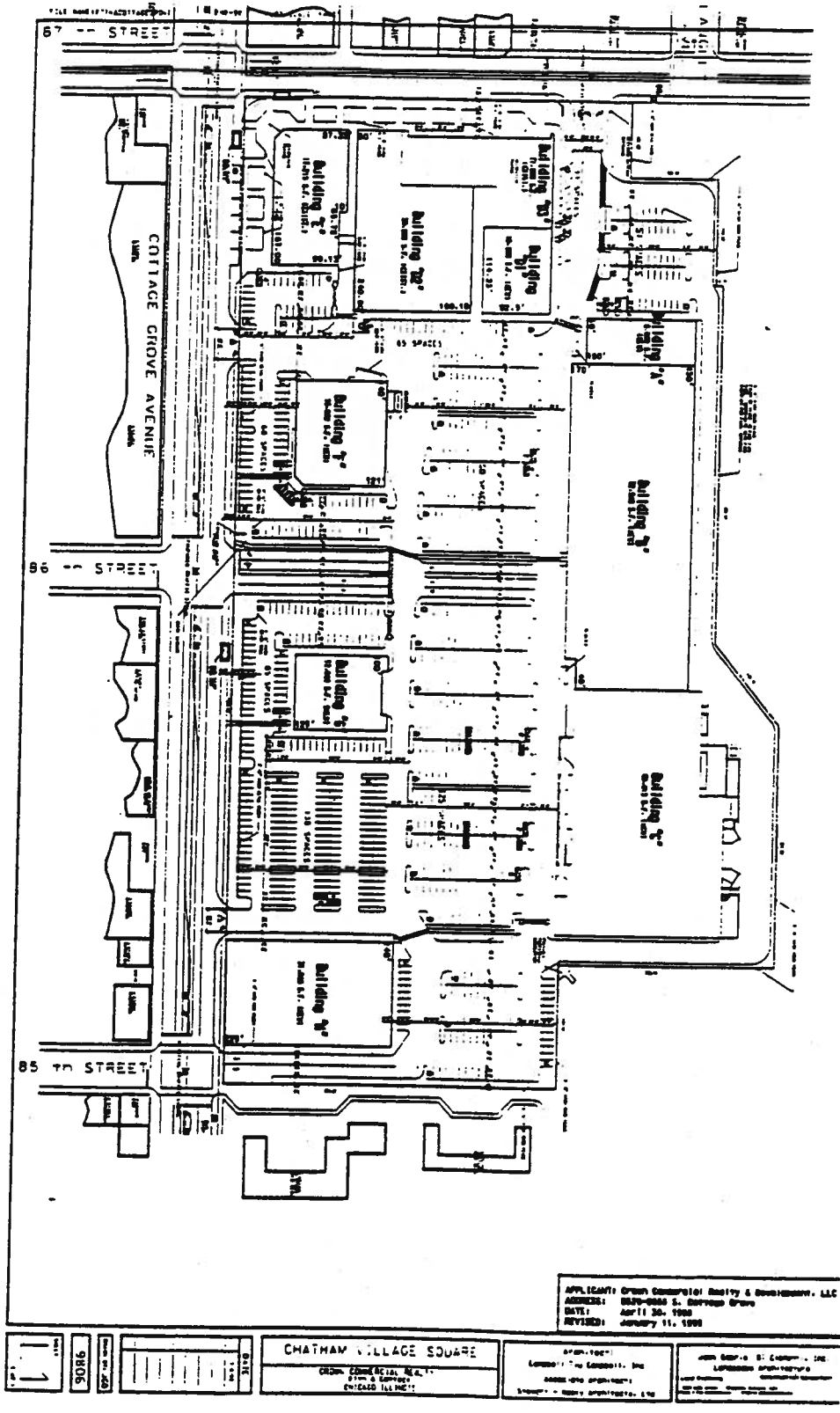
APPLICANT: Crown Commercial Realty & Development, LLC  
 ADDRESS: 8526-8658 S. Cottage Grove  
 DATE: April 30, 1998  
 REVISED: January 11, 1999

Existing Zoning Map.



APPLICANT: Crown Commercial Realty  
 & Development, LLC  
 ADDRESS: 8526-8658 S. Cottage Grove  
 DATE: April 30, 1998  
 REVISED: January 11, 1999

Landscape Architect.



APPLICANT: Crown Commercial Realty & Development, LLC  
 ADDRESS: 8500-8550 S. Cottage Grove  
 DATE: April 30, 1998  
 REVISED: January 11, 1999

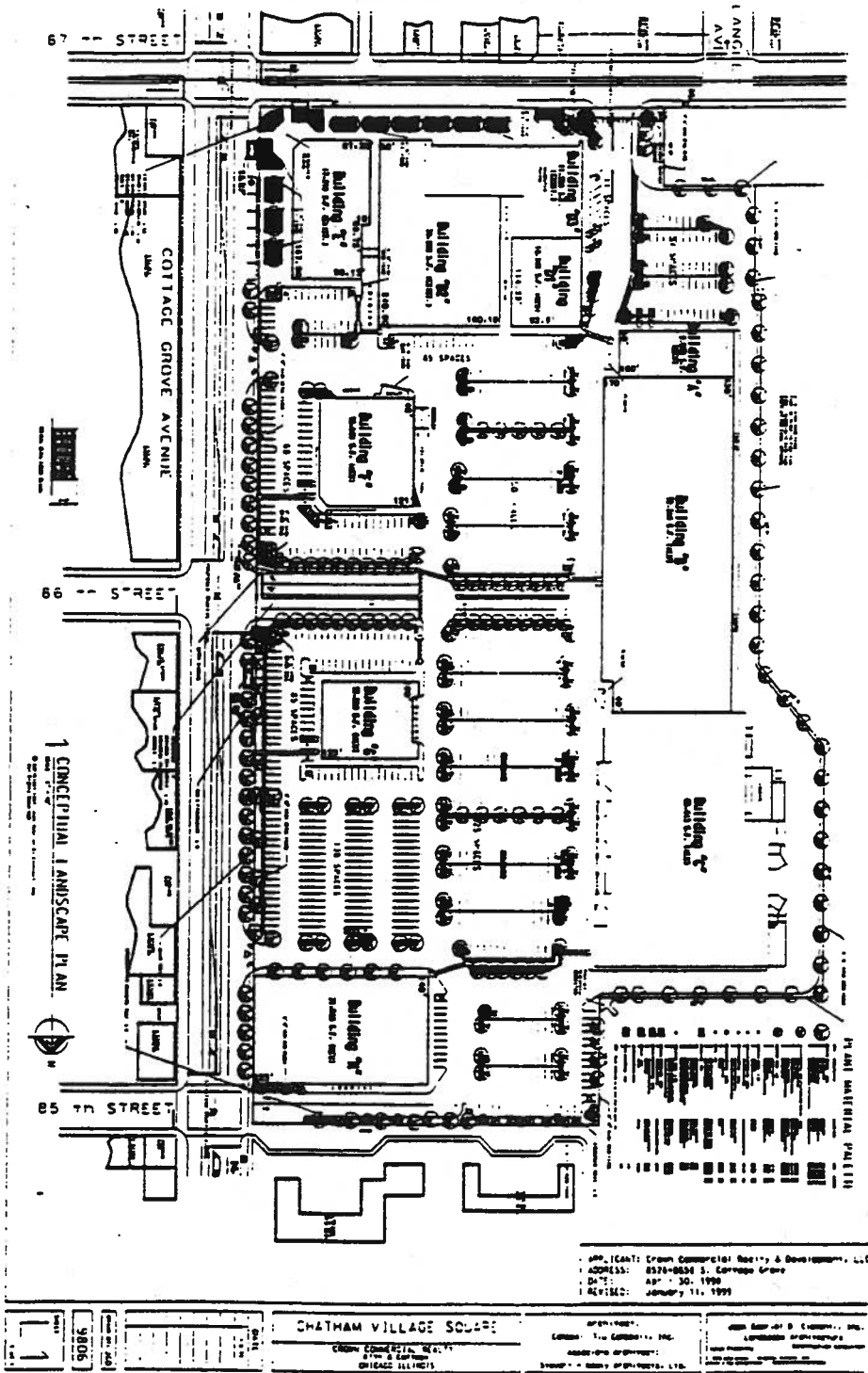
**CHATHAM VILLAGE SQUARE**  
 Crown Commercial Realty  
 8700 S. Cottage Grove  
 Chicago, IL 60619

ARCHITECT:  
 Lombardi & Lombardi, Inc.  
 4400 S. Cottage Grove  
 Chicago, IL 60609

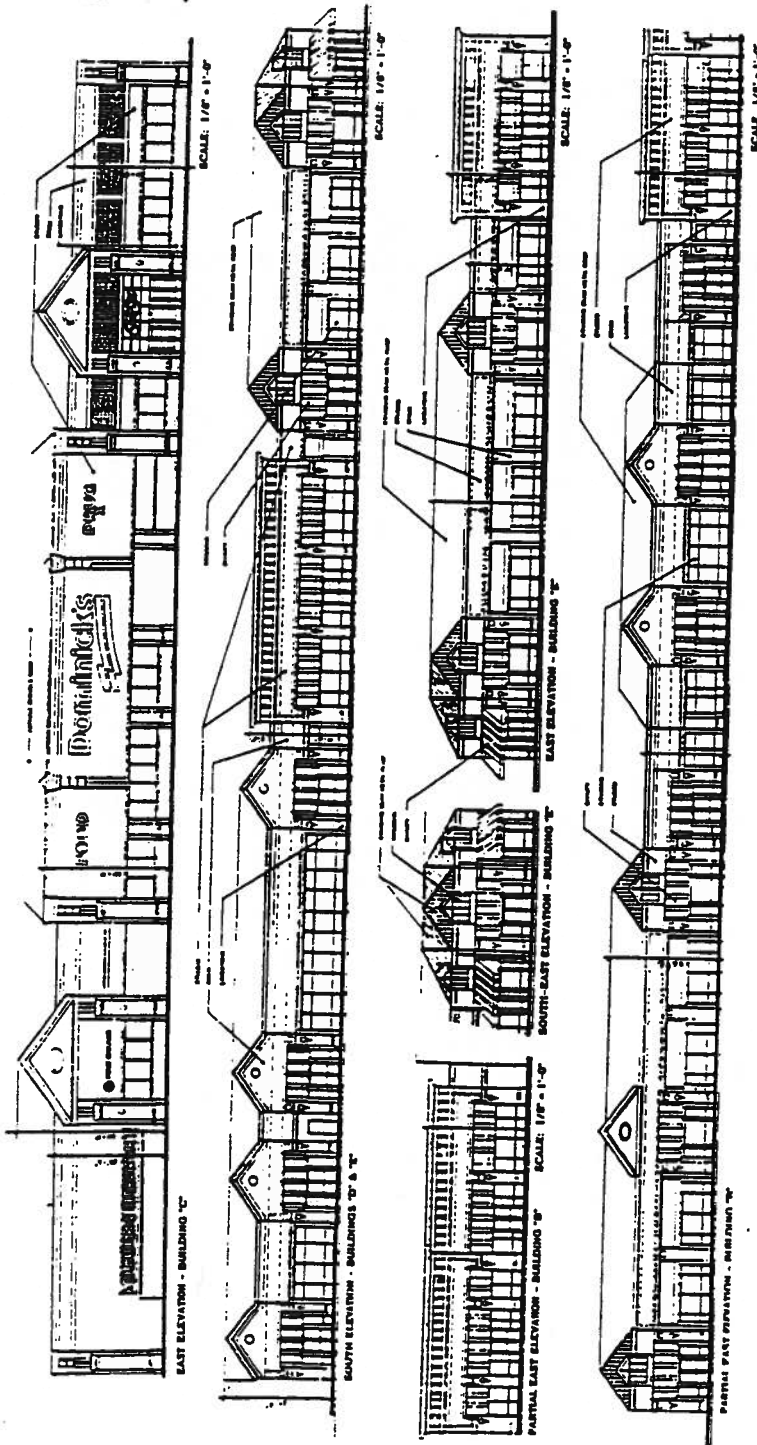
LANDSCAPE ARCHITECT:  
 Lombardi & Lombardi, Inc.  
 4400 S. Cottage Grove  
 Chicago, IL 60609

3086	3087	3088	3089	3090	3091	3092	3093	3094	3095
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Conceptual Landscape Plan.

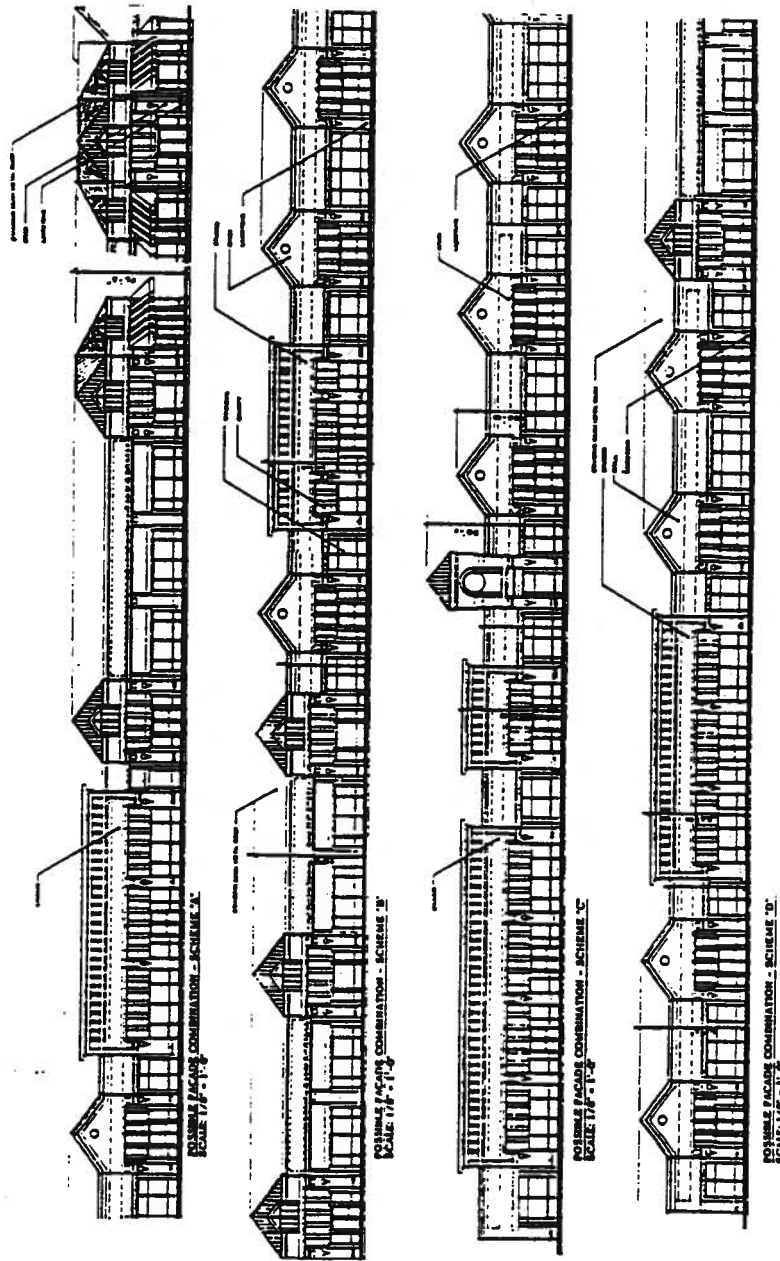


Building Elevation.  
(Page 1 of 9)

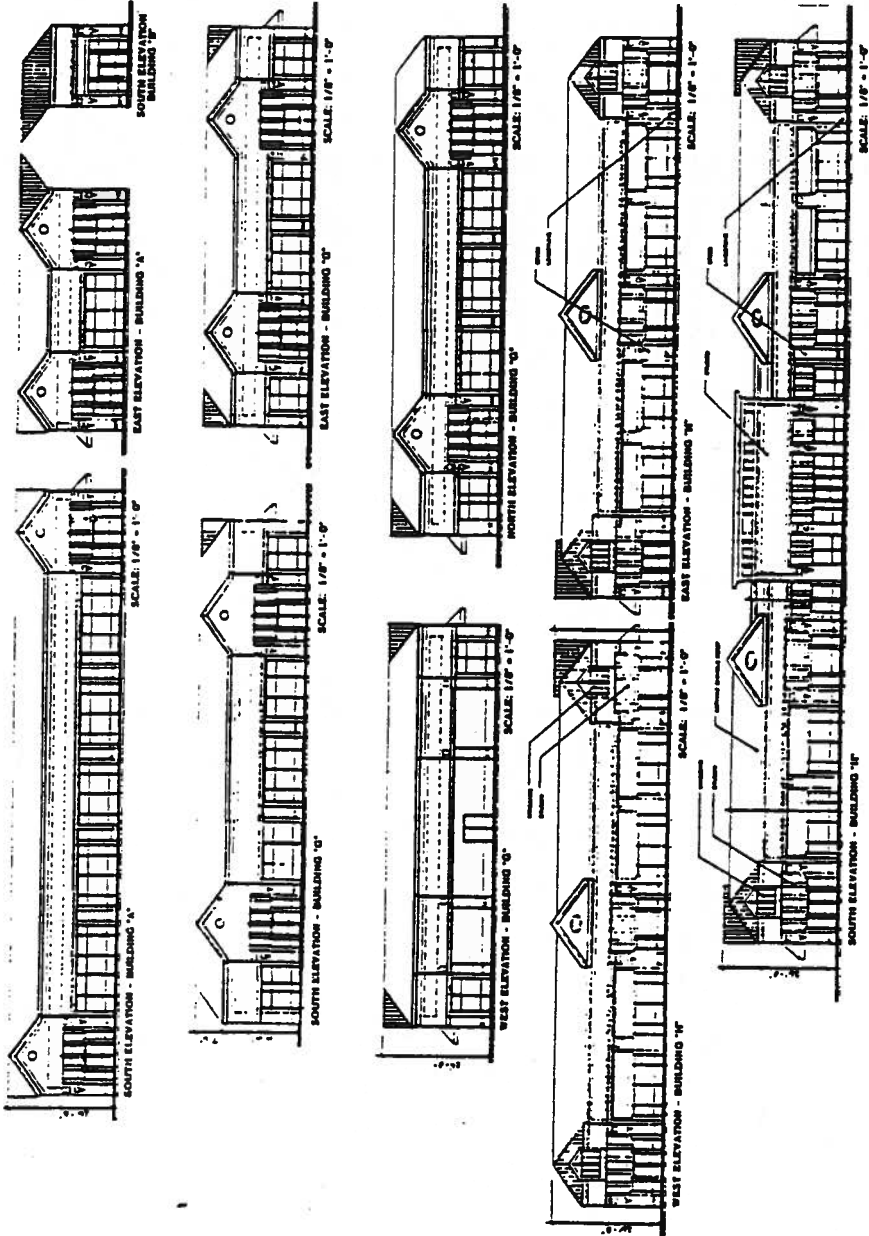


APPLICANT: Crown Commercial Realty & Development, LLC  
 ADDRESS: 8526-8658 S. Collage Grove  
 DATE: April 30, 1998  
 REVISED: January 11, 1999

Building Elevation.  
(Page 2 of 9)

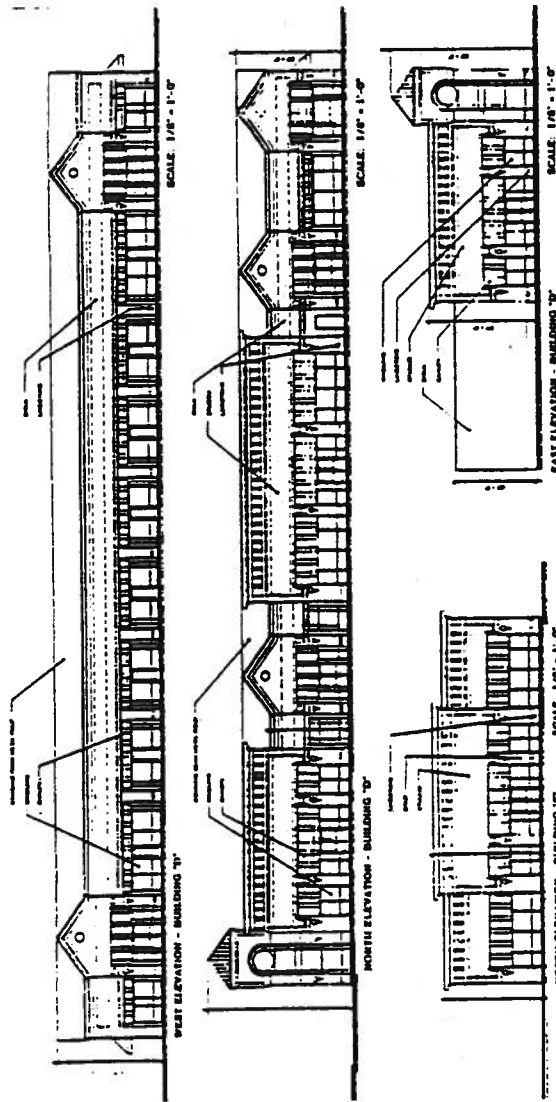


Building Elevation.  
(Page 3 of 9)

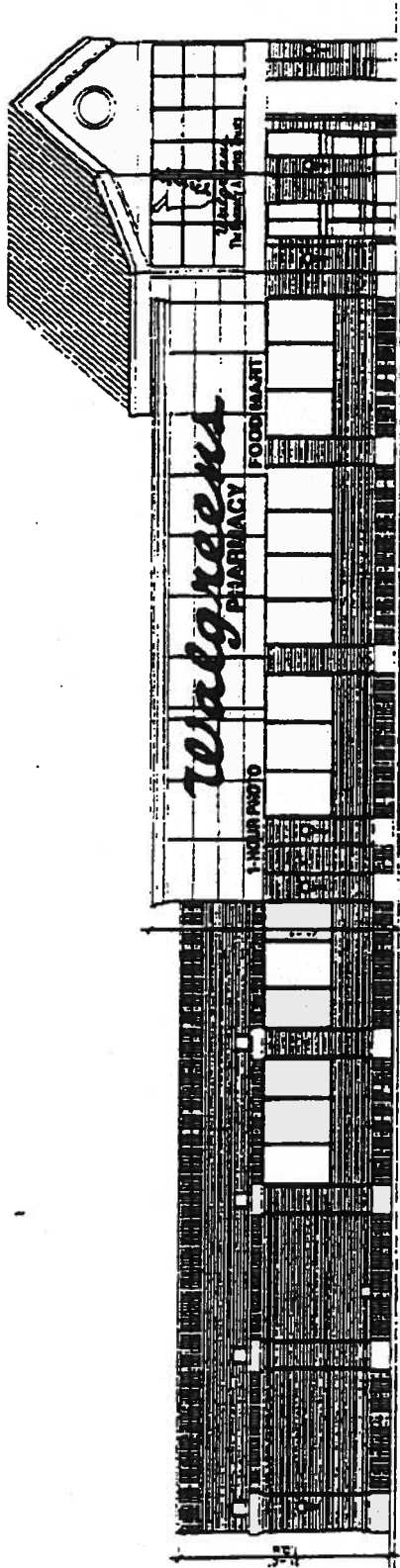


Handwritten notes and signatures, including a large signature that appears to be 'J. S. ...'.

Building Elevation.  
(Page 4 of 9)



Building Elevation.  
(Page 5 of 9)



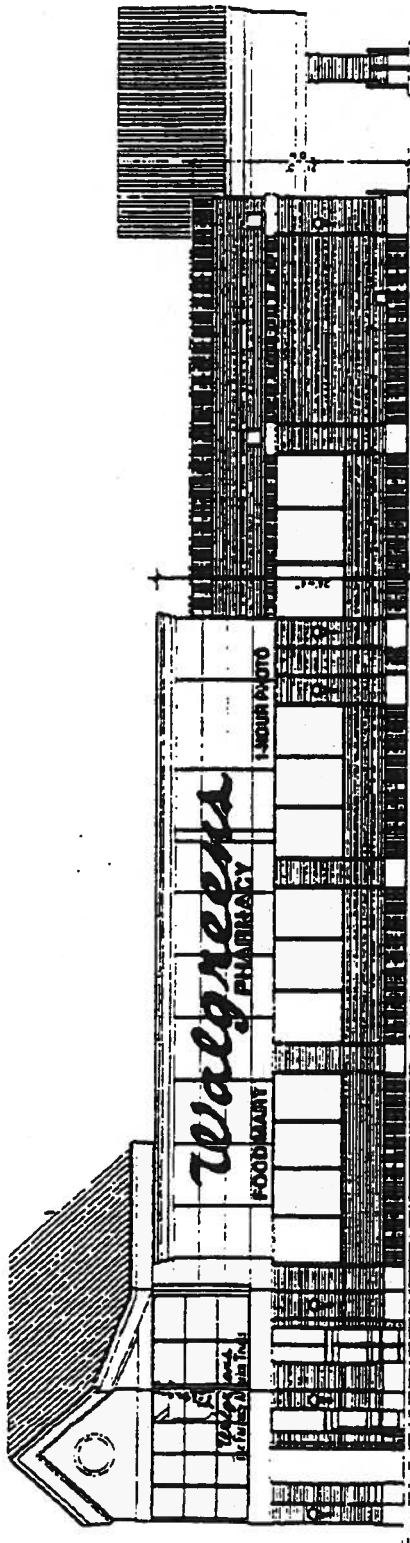
EAST ELEVATION BUILDING "F"  
SCALE: 1/8" = 1'-0"

APPLICANT:  
ADDRESS:  
DATE:  
REVISED:

Crown Commercial Realty & Development, LLC  
8526-8658 S. Cottage Grove  
April 30, 1998  
January 11, 1999

1-10-99

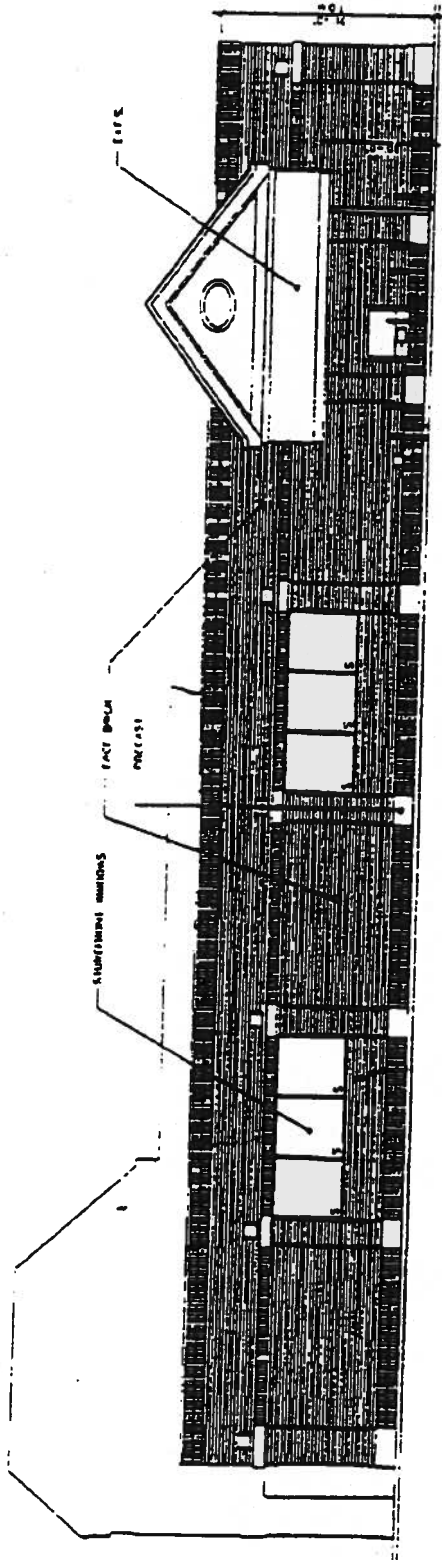
Building Elevation.  
(Page 6 of 9)



NORTH ELEVATION -- BUILDING "F"  
SCALE 1/8" = 1' 0"

APPLICANT: Crown Commercial Realty & Development, LLC  
ADDRESS: 8526-8658 S. Cottage Grove  
DATE: April 30, 1998  
REVISED: January 11, 1999

Building Elevation.  
(Page 7 of 9)

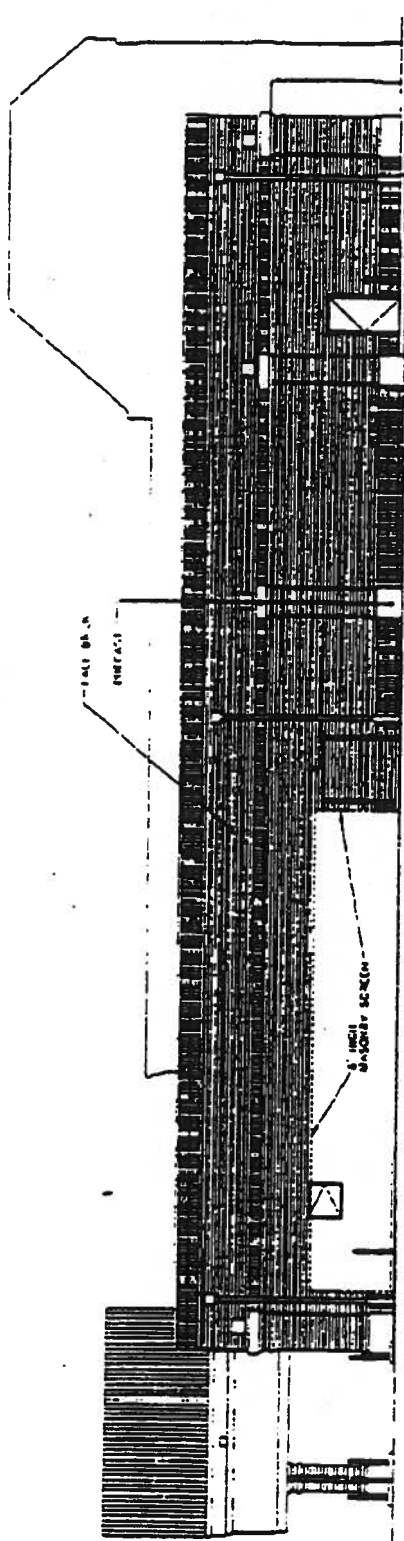


WEST ELEVATION -- BUILDING "F"  
SCALE 1/8"=1'-0"

APPLICANT: Crown Commercial Realty & Development, LLC  
 ADDRESS: 8526-8658 S. Cottage Grove  
 DATE: April 30, 1998  
 REVISED: January 11, 1999



Building Elevation.  
(Page 8 of 9)



SOUTH ELEVATION -- BUILDING "F"  
SCALE 1/8"=1'-0"

APPLICANT:  
ADDRESS:  
DATE:  
REVISED:

Crown Commercial Realty & Development, LLC  
8526-8658 S. Cottage Grove  
April 30, 1998  
January 11, 1999

Building Elevation.  
(Page 9 of 9)



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

APPLICANT: Crown Commercial Realty & Development, LLC  
ADDRESS: 8526-8658 S. Cottage Grove  
DATE: April 30, 1998  
REVISED: January 11, 1999