



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 765, 1919 N. Cicero Ave., Temporary trailer

Dear Mr. George:

Please be advised that your request for a minor change to Business Planned Development No. 765 ("PD 765") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement No. 11 of PD 765.

Your client, Home Depot USA, is seeking a minor change to allow a temporary trailer within the parking field of Home Depot at 1919 N. Cicero Ave. 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 the trailer to be utilized. The other property owners within PD 765, Ryan Repp (JPM Chase) and Claudia Young (Starbucks) have provided their consent to this request. Per your request, the number of parking spaces will remain the same as provided for in the original PD.

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 765, 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



1919 N CICERO AVENUE
 CHICAGO, IL
 STORE NO. 1974
 SUBSTATION UNIT

HOME DEPOT U.S.A., INC.
 1400 WEST DUNDEE ROAD
 ARLINGTON HEIGHTS, IL 60004
 PHONE (847) 870-5199

THE HOME DEPOT PROJECT MANAGER
 NAME: JOHN CHESCAVAGE
 PHONE: (770) 384-2864

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



YEAR	SQUARE FOOTAGE	PARKING STALLS	RATIO
ORIGINAL PD	158,662	525	3.31
MARCH '02	135,114	503	3.72
JULY '03	139,377	541	3.66
DECEMBER '16	145,377	541	3.72
PROPOSED '23	149,377	527	3.53

March '03 had building also reduced to 116,211 sq ft and garden center reduced to 19,903 sq ft, respectively
 reduced square footage 17,807 sq ft and 5,841 sq ft.
 July '16 added 1,285 sq ft building and 38 parking stalls.
 December '16 added parcel and approximately 6,000 sq ft building.
 Proposed '23 adding temporary 4,000 sq ft and using 14 parking stalls.

LOCATION MAP
 NOT TO SCALE
 PD 765



Kimley-Horn
 4201 WARD ROAD, SUITE 600, WOODBRIDGE, IL 60090
 PHONE: 815-481-1300
 WWW.KIMLEY-HORN.COM

RHA PROJECT
 PROJECT NO.
 DATE
 SCALE AS SHOWN
 DRAWN BY
 CHECKED BY

STAGING PLAN

1919 N CICERO AVE.
 #1974
 PREPARED FOR
 THE HOME DEPOT
 CHICAGO
 SHEET NUMBER
 C-100

NO.	REVISIONS	DATE	BY





DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 12, 2016

Joseph P. Gattuso
Taft Stettinius & Hollister LLP
111 E. Wacker Drive
Suite 2800
Chicago, IL 60601

**Re: Administrative Relief and Site Plan Approval for Planned Development No. 765
1845-1957 N. Cicero Avenue**

Dear Mr. Gattuso:

Please be advised that your request for a minor change and site plan approval to Business Planned Development No. 765 ("PD 765") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

Your firm represents Ziv Property Group LLC, which has entered into a contract with Home Depot USA to purchase a parcel containing approximately 27,576 square feet of site area located at the southeast corner of N. Cicero and W. Armitage Avenues, within PD 765. You are seeking administrative relief and site plan approval for a proposed one story, approximately 6,000 square foot retail building on this parcel. The proposed building will contain three separate retail spaces, one of which will be occupied by a coffee shop with associated drive-through facility. The proposed building and related improvements are shown on the attached: Overall Site Plan, Enlarged Site Plan, Landscape Plan, East Elevation, North Elevation, West Elevation, and South Elevation.

The owners of PD 765, Home Depot USA and Armitage & Cicero Development, LLC, have provided their consent to the administrative relief request. Also, Alderman Villegas supports the proposed development.

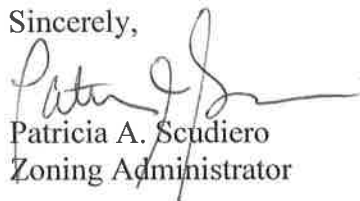
With regard to your first request, the Department of Planning and Development has determined that allowing the proposed building will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character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

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 765, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

This minor change is valid for 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.

In regards to your second request, you are also seeking site plan approval for the proposed building. We have reviewed the attached exhibits and upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Accordingly, this Site Plan submittal for Business Planned Development No. 765 is hereby approved as conforming to the Plan of Development as passed by the Chicago City Council.

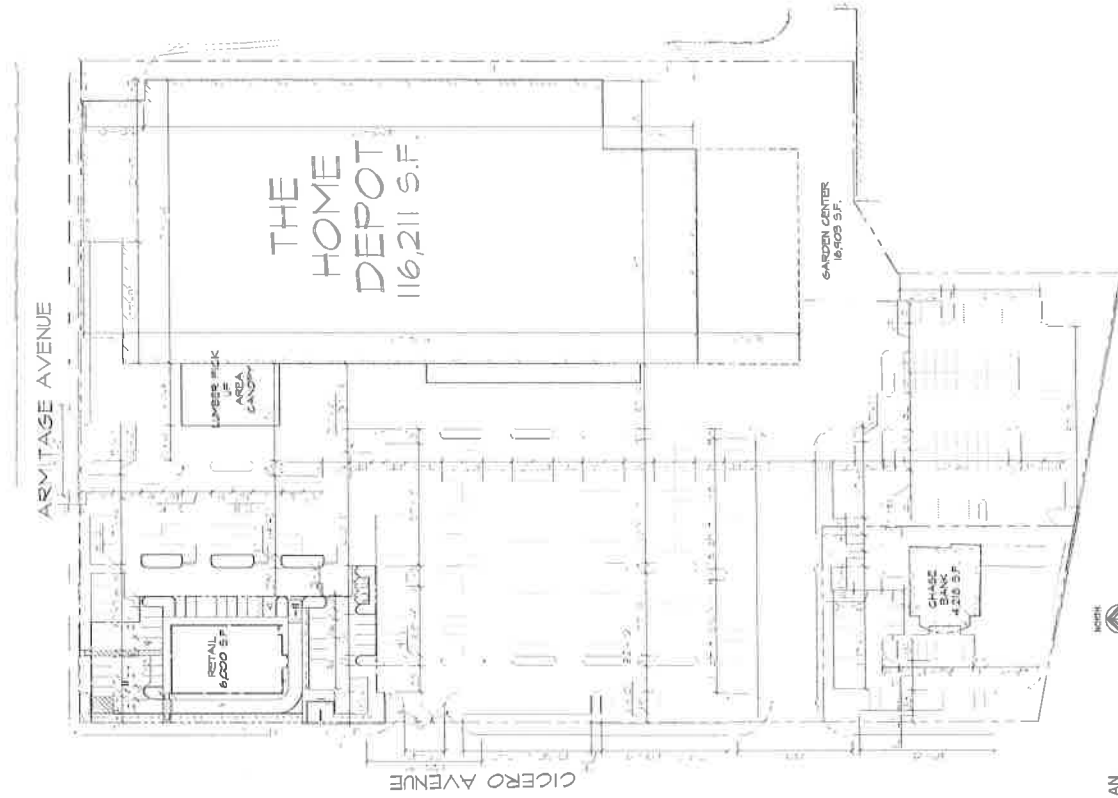
Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

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



OVERALL SITE PLAN
SCALE: 1" = 50'



10/27/16

KMA JOB No. 1626

CICERO ARMITAGE COMMONS

HOME DEPOT OUTLOT - RETAIL BUILDING
SEC CICERO AND ARMITAGE
CHICAGO, ILLINOIS

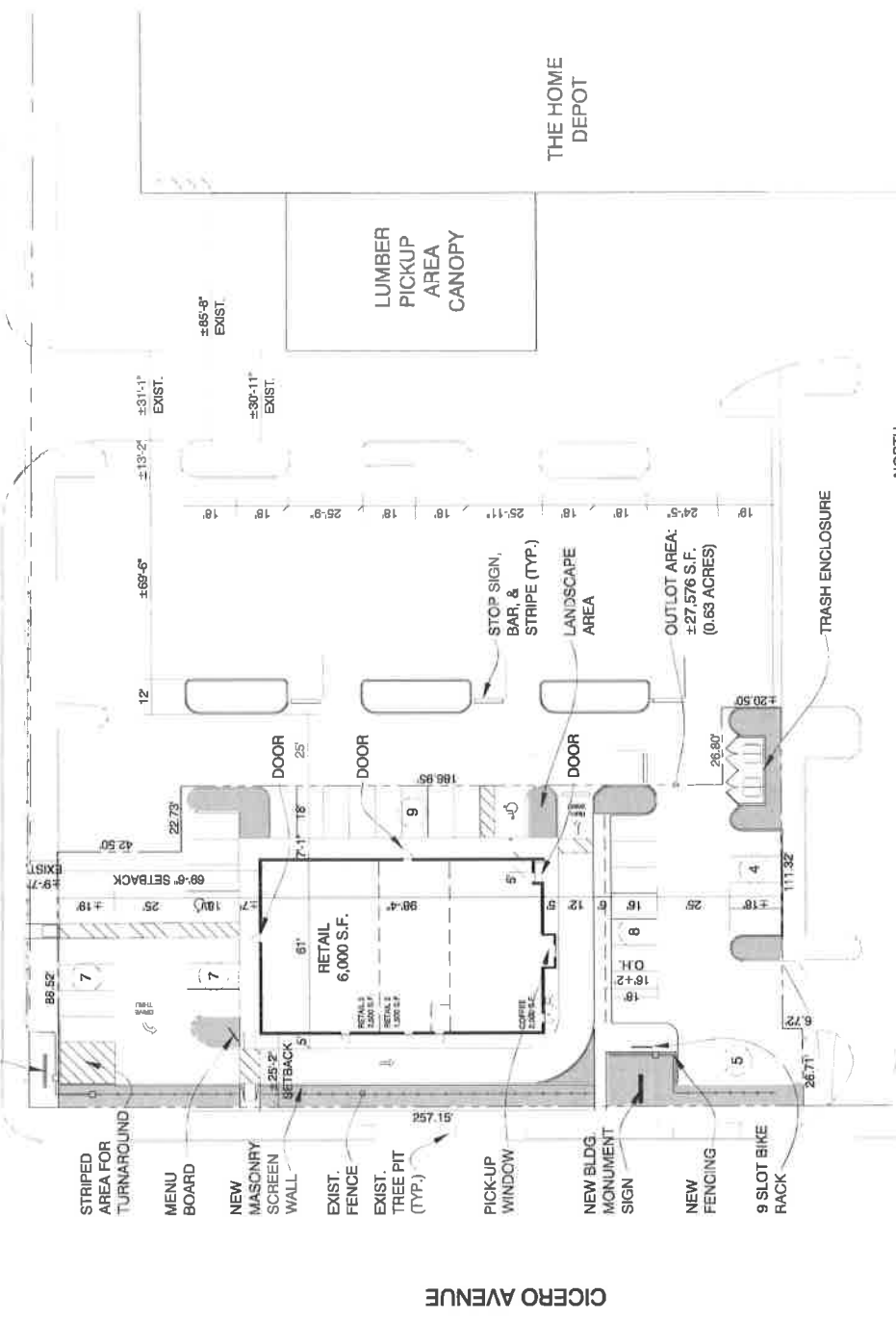
ZIV PROPERTY GROUP LLC.
200 W. MADISON STREET, SUITE 4200
CHICAGO, ILLINOIS 60606
(312) 332-4172

KMA & ASSOCIATES, INC. ARCHITECTS
1161 LAKE COOK ROAD, SUITE C
DEERFIELD, ILLINOIS 60015
(847) 945-6869



ARMITAGE AVENUE

EXIST. HOME DEPOT MONUMENT SIGN



CICERO AVENUE



ENLARGED SITE PLAN
SCALE: 1" = 40'

1/8/16
9/28/16

KMA JOB No. 1626 SITE 10K

CICERO ARMITAGE COMMONS

HOME DEPOT OUTLOT - RETAIL BUILDING
SEC CICERO AND ARMITAGE
CHICAGO, ILLINOIS

ZIV PROPERTY GROUP L.L.C.

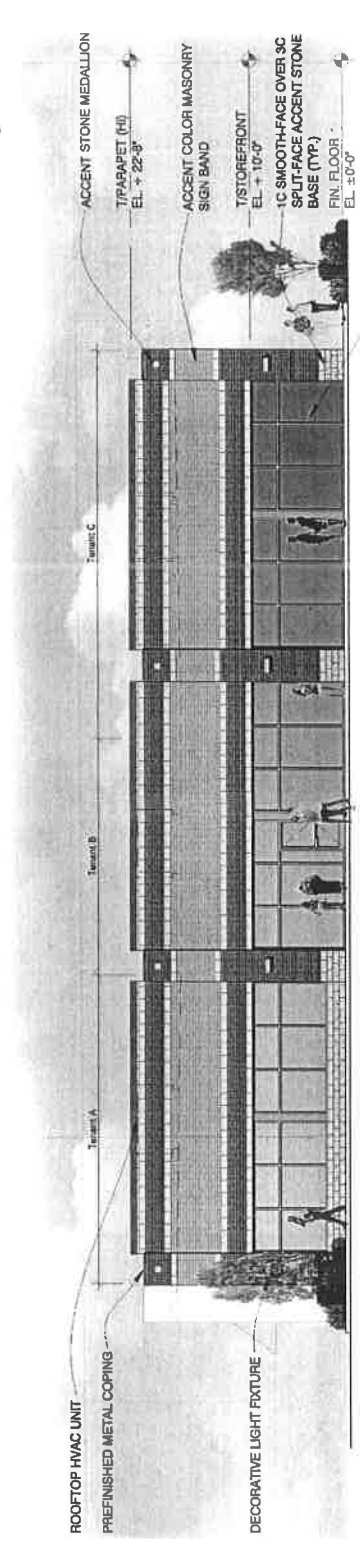
200 W. MADISON STREET, SUITE 4200
CHICAGO, ILLINOIS 60606
(312) 332-4172

KMA & ASSOCIATES, INC. ARCHITECTS

1161 LAKE COOK ROAD, SUITE C
DEERFIELD, ILLINOIS 60015
(847) 945-6869

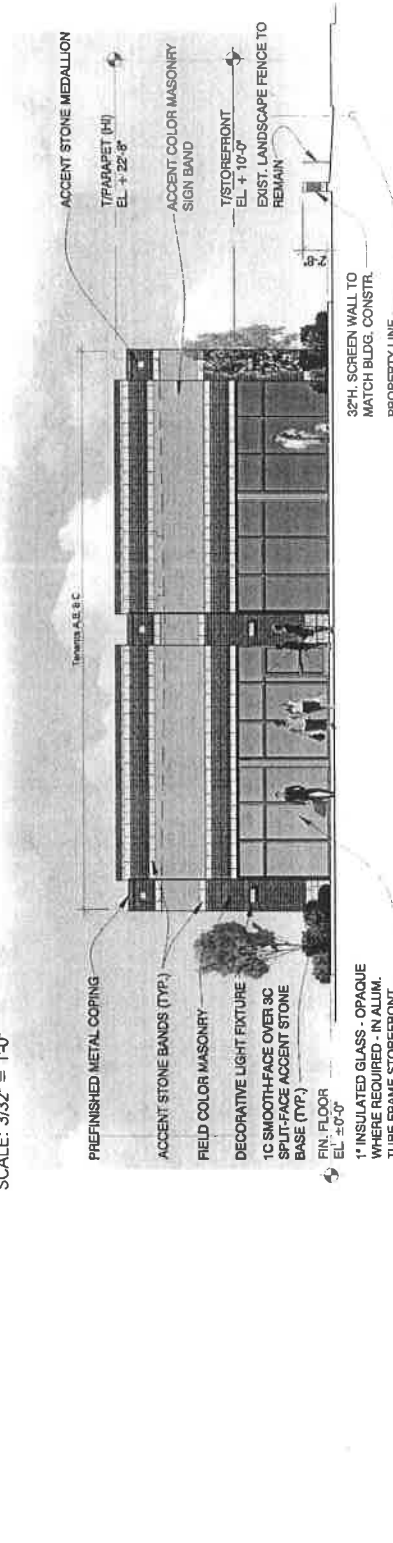


1A



EAST ELEVATION

SCALE: 3/32" = 1'-0"



NORTH ELEVATION

SCALE: 3/32" = 1'-0"

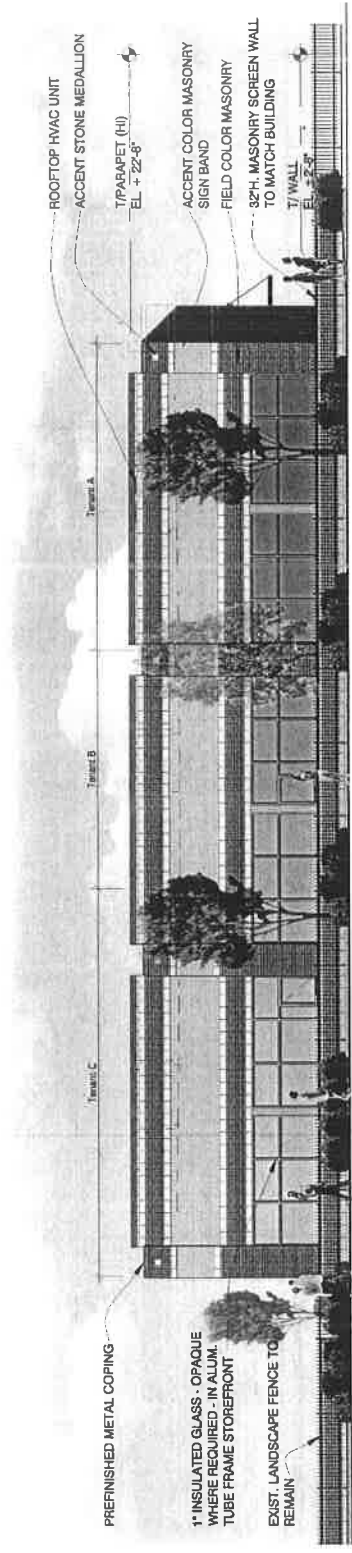
KMA JOB No. 1626 ELEV. 10K 10/10/16

CICERO ARMITAGE COMMONS
 HOME DEPOT OUTLOT - RETAIL BUILDING
 SEC CICERO AND ARMITAGE
 CHICAGO, ILLINOIS

ZIV PROPERTY GROUP L.L.C.
 200 W. MADISON STREET, SUITE 4200
 CHICAGO, ILLINOIS 60606
 (312) 338-4172

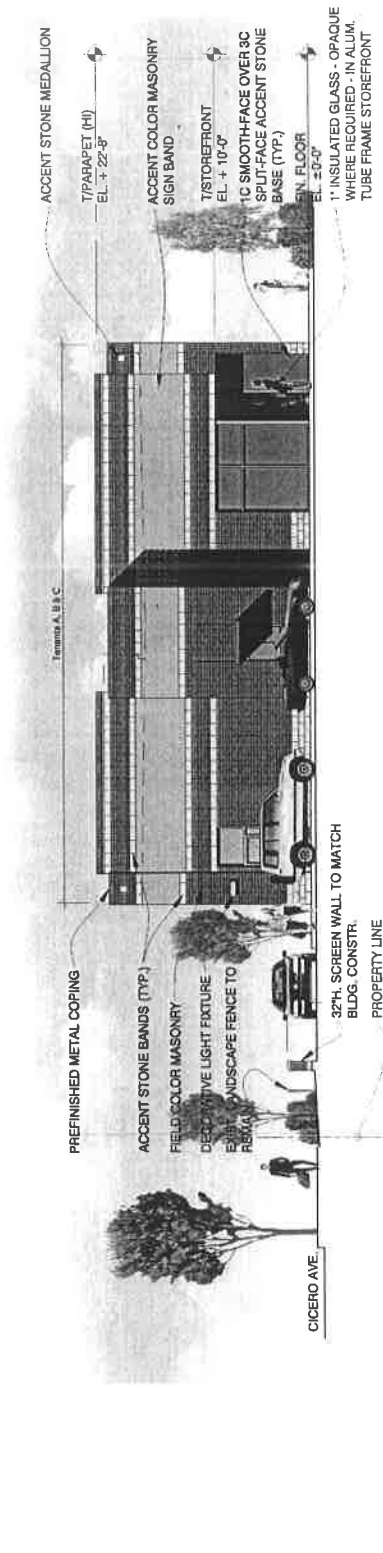
KMA & ASSOCIATES, INC. ARCHITECTS
 1161 LAKE COOK ROAD, SUITE C
 DEERFIELD, ILLINOIS 60015
 (847) 945-6669





WEST ELEVATION

SCALE: 3/32" = 1'-0"



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

KMA JOB No. 1826 ELEV 10K 10/10/16

CICERO ARMITAGE COMMONS

HOME DEPOT OUTLOT - RETAIL BUILDING
SEC CICERO AND ARMITAGE
CHICAGO, ILLINOIS

ZIV PROPERTY GROUP LLC.

200 W. MADISON STREET, SUITE 4200
CHICAGO, ILLINOIS 60606
(312) 332-4172

KMA & ASSOCIATES, INC. ARCHITECTS

1161 LAKE COOK ROAD, SUITE C
DEERFIELD, ILLINOIS 60015
(847) 945-6888

4A



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 15, 2003

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

Re: Site Plan Approval for outlot parcel (Bank One) within
Business Planned Development No. 765

Proposal: The construction of a one (1) story, four-thousand,
two-hundred and sixty-three (4,263) square-foot commercial
building containing five (5) drive-through lanes and thirty-
eight (38) surface parking spaces.

Location: The property located at 1845-1957 North Cicero
Avenue

Dear Jack:

We have reviewed the Site Plan, Landscape Plan, and Building Elevation Plans submitted by you for the construction of a one (1) story, four-thousand, two-hundred and sixty-three (4,263) square-foot commercial building containing five (5) drive-through lanes and thirty-eight (38) surface parking spaces within the Planned Development area. These plans prepared by Interplan Midwest LLC - Architects, dated June 24, 2003 and July 2, 2003, are submitted in accordance with Statement No. 11 of Business Planned Development No. 765.

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Accordingly, this Site Plan submittal for Business Planned Development No. 765, for the construction of a one (1) story, four-thousand, two-hundred and sixty-three (4,263) square-foot commercial building containing five (5) drive-through lanes and thirty-eight (38) surface parking spaces, is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on January 20, 1999.

Very truly yours,

Alicia Mazur Berg
Commissioner

cc. Jack Swenson, Ed Kus, Philip Levin, Tim Bleuher, Michael Marmo, Danita Childers





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>

March 12, 2002

Mr. John J. George
Attorney at Law
20 South Clark Street, Suite 400
Chicago, IL 60603-1903

Re: Request for Minor Changes to Business Planned
Development No. 765 - The Home Depot
4701-4757 West Armitage Avenue
1845-1957 North Cicero Avenue

Dear Mr. George:

Please be advised that your request for minor changes to Business Planned Development No. 765 on behalf of Home Depot 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. 11 of the Business Planned Development No. 765.

Specifically, you requested the following modifications:

Site Plan:

- Inclusion of an 0.82 acre out-lot parcel located at the southwest corner of the site. The developer of said out-lot parcel would be required to submit plans to the Department of Planning and Development for Site Plan, Landscape Plan and Building Elevation approval.
- Reduction of the parking count for the site from 525 to 503. Because the building itself was reduced from 158,662 to 135,114 square feet, the parking ratio has actually increased from 3.30/1000 s.f. to 3.72/1000 s.f.

In addition to these requests, several aspects of the development proposal have been clarified in your letter to the Department dated February 1, 2002. The Department of Planning and Development has determined that the above requested items constitute minor changes. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, your request, outlined above, is hereby deemed approved.

Very truly yours,

Alicia Mazur Berg
Commissioner

cc: Philip Levin, Jack Swenson, Mike Marmo, Tim Bleuher, Ed Kus





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>

November 30, 2001

Mr. John J. George
20 South Clark Street, Suite 400
Chicago, IL 60603-1903

Re: Administrative Relief - Business Planned
Development No. 765 - The Home Depot
4701-4757 West Armitage Avenue
1845-1957 North Cicero Avenue

Dear Mr. George:

Please be advised that your request for minor changes to Business Planned Development No. 765 on behalf of Home Depot 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. 11 of the Business Planned Development No. 765.

Specifically, you requested the following modifications:

Site Plan:

- Building reduced in size from 136,118 to 118,211 square feet
- Garden Center reduced from 22,544 to 16,903 square feet
- Outlot parcel of 0.82 acres added southwest of Home Depot along Cicero Avenue
- Parking count reduced to 503 spaces (ratio is 3.72/1000 s.f.)
- Seasonal sales area is now proposed in front of Garden Center
- Retaining wall added south of Garden Center
- No thru car or truck access to Kilpatrick permitted south of store (truck must use Armitage)

Floor Plan:

- Width (east-west measurement) reduced 46-feet
- Length (north-south measurement) reduced 3-feet
- Distance between Entrance and Exit vestibules reduced 45-feet
- Pro-Storage area pushed further to rear of building along Armitage Avenue

Elevations:

- "The Home Depot" signage added to Armitage Avenue elevation
- Entrance and Exit vestibules connected by one continuous roof/canopy
- Additional masonry pilaster added to Front Elevation
- Tool Rental Center roof line changes North elevation; interrupts horizontal band

Landscaping:

- Slight decrease from 12.32% to 12.2%



With regard to your request, the Department of Planning and Development has determined that the following revisions to the Planned Development would not be supportable and not deemed as "minor changes" pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance:

Site Plan:

- Outlot parcel of 0.82 acres added to the southwest portion of the site along Cicero Avenue.
- Parking count reduced to 503 spaces
- Seasonal sales area

These proposed changes would reduce the overall parking ratio to 2.7 which is unacceptable for the approved retailer. Additionally the proposed outlot parcel would require site plan approval by the Department which was never requested.

Elevations:

Concrete retaining wall with chain-link fence..

This aspect should be revised to indicate black ornamental fencing and splitface CMU which would relate to adjoining garden center design.

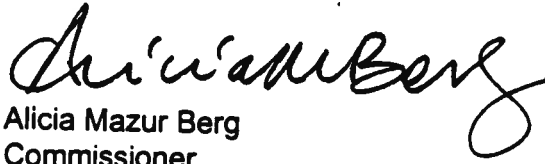
Additionally, the following changes to the site plan, never approved by the Department, are noted on the drawings submitted with these requests: These are:

- Left turn lane onto Armitage Avenue.
- Sidewalk Merchandise Display areas.
- Proposed driveway width and geometry for Covered Lumber Pad accessed from North Kilpatrick Avenue.
- "5-foot sidewalk and crosswalk with colored concrete" language has been removed from approved site plan.
- 2 large black squares appear on the Tool Rental Center portion of the front elevation which are not identified.
- Planter system at front of Tool Rental Center and along drive have been removed from originally approved landscape plan.

These changes are not supportable by the Department and are required to revert to the specific aspects of the approved site plan.

The Department advises you to address these aspects of your request and submit a revised request for Administrative Relief.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Alicia Mazur Berg". The signature is fluid and cursive, with a large, sweeping flourish at the end of the name.

Alicia Mazur Berg
Commissioner

cc: Philip Levin, Jack Swenson, Mike Marmo, Tim Bleuher, Ed Kus

Maximum Permitted Floor Area Ratio:	1.75.
Setbacks From Property Line:	In substantial conformance with the Site Plan.
Maximum Percentage of Site Coverage:	In substantial conformance with the Site Plan.
Maximum Number of Dwelling Units:	37.
Minimum Number of Off-Street Parking Spaces:	89 spaces. Note: If fewer dwelling units are constructed, fewer parking spaces may also be constructed, however, the parking ratio of 2.4:1 shall be maintained.
Maximum Building Height:	In substantial conformance with the building elevations.

Reclassification Of Area Shown On Map Number 5-K.

(As Amended)

(Application Number 13109)

BPD 765-

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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map Number 5-K in the area bounded by:

(Continued on page 48498)

(Continued from page 48488)

West Armitage Avenue; North Kilpatrick Avenue or the westerly right-of-way line thereof extended where no street exists; a line 678.71 feet south of and parallel to West Armitage Avenue; a line from a point 678.71 feet south of West Armitage Avenue and 123.44 feet west of North Kilpatrick Avenue or the westerly right-of-way line thereof extended where no street exists; to a point 717.36 feet south of West Armitage Avenue; and 187.20 feet west of North Kilpatrick Avenue or the westerly right-of-way line thereof extended where no street exists; a line 187.20 feet west of North Kilpatrick Avenue or the westerly right-of-way line thereof extended where no street exists; the northerly right-of-way line of the Chicago Milwaukee Saint Paul and Pacific Railroad; and North Cicero Avenue,

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 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 read as follows:

Business Planned Development Number 765

Plan Of Development Statements.

1. The area delineated herein as a Business Planned Development consists of approximately four hundred seventy-five thousand two hundred thirty-nine and six-tenths (475,239.6) square feet (ten and ninety-one hundredths (10.91) 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 then to the owners of record title to all of the property and to 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. An agreement among property owners or a covenant binding property owners may designate the authorized party for any future amendment, modification or change.
4. This Plan of Development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Property Line, Boundary and Right-of-Way Adjustment Map; and a Site Plan; Landscape Plan; and Building Elevations prepared by

Greenberg Farrow Architects dated November 16, 2000. Full size sets of the Site Plan, Landscape Plan and 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": Home Improvement Center with bulk storage and accessory 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.

7. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic, and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. Subject to approval by the Chicago Department of Transportation, the applicant shall install at its own expense a traffic signal on Cicero Avenue at the location depicted on the Site Plan.
8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations 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 in the property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations 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, 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.
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. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities (M.O.P.D.) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
- 14. 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. If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to that of the pre-existing M2-3 General Manufacturing District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Property Line, Boundary and Right-of-Way Adjustment Map; Site Plan; Landscape Plan; Landscape Details and Calculations; Building Elevation Drawings; and Sign Drawing referred to in these Plan of Development Statements printed on pages 48503 through 48510 of this Journal.]

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

Business Planned Development Number 265.

Bulk Regulations And Data Table.

Net Site Area	Maximum Floor Area Ratio	Maximum Percent Of Site Coverage
475,239.6 square feet (10.91 acres)	0.50	Per Landscape Plan

Gross Site Area = Net Site Area, 475,239.6 square feet (10.91 acres) + Area to be Dedicated to Kilpatrick Road, 1,089 square feet (0.025 acres) = 476,328.6 square feet (10.935 acres).

Maximum Floor Area Ratio
for Total Net Site Area:

0.50.

Minimum Number of Off-Street
Parking Spaces:

525 (including 2% for handicapped).

Minimum Number of Off-Street
Loading Berths:

4 at 10 feet, 0 inches by 50 feet, 0 inches.

Maximum Percent of Site Coverage:

Per Landscape Plan.

Minimum Required Building
Setbacks:

Per Site Plan.

Maximum Permitted Building
Height:

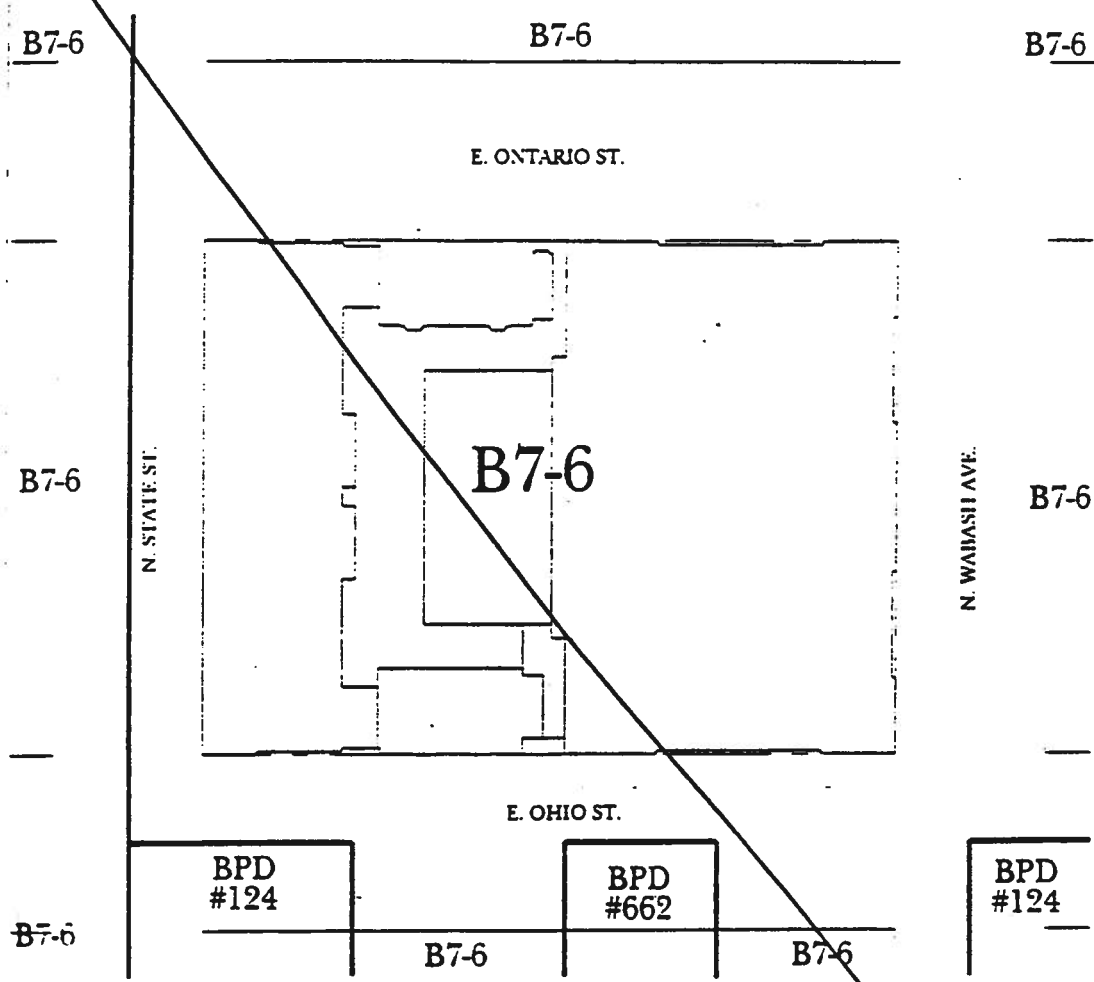
Per Building Elevations.

*Reclassification Of Area Shown On Map Number 7-H.
(As Amended)
(Application Number 13112)*

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

(Continued on page 48511)

Existing Zoning Map.



EXISTING ZONING MAP

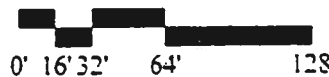
MEDINAH TEMPLE / TREE STUDIOS REDEVELOPMENT

CHICAGO, ILLINOIS

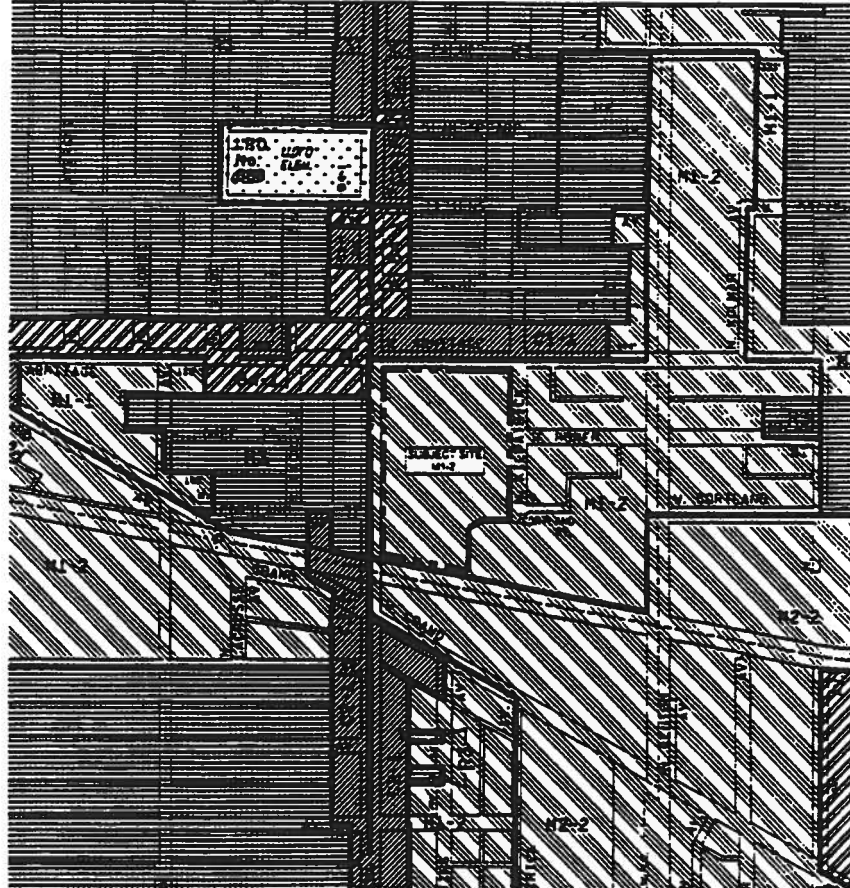
Applicant: Medinah Temple, Inc.
 Unit Building, Inc.
 Tree Studios, LLC






Address: 325 N. LaSalle Street
 Chicago, Illinois 60610

Date: October 12, 2000
 Revised Date: November 16, 2000



Existing Land-Use Map.

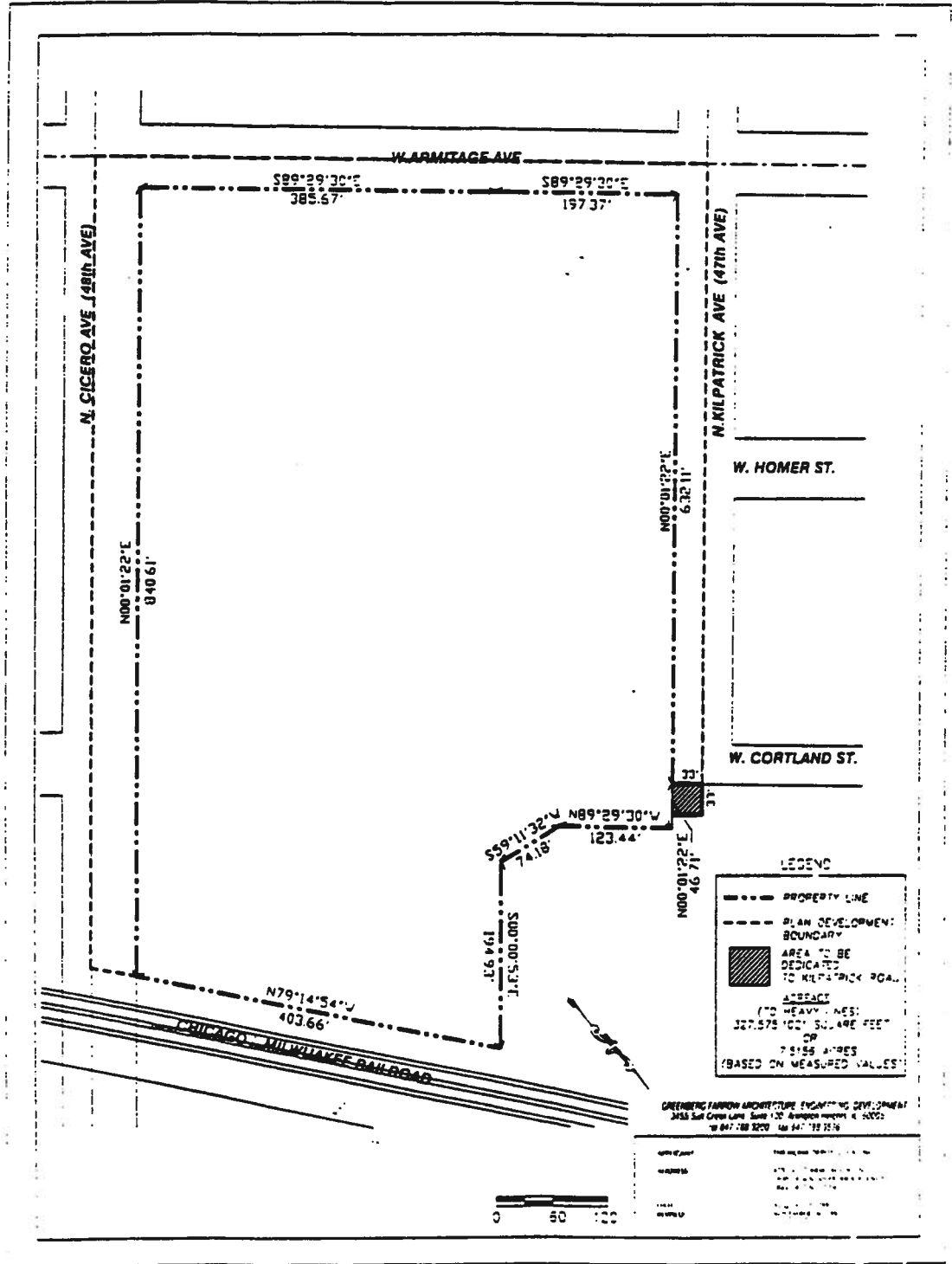


-  RESIDENTIAL USES
-  BUSINESS USES
-  COMMERCIAL USES
-  MANUFACTURING USES
-  PUBLIC USES



GREENBERG FARRON ARCHITECTURE ENGINEERING LLP
 2455 East Chicago Avenue, Suite 100, Chicago, Illinois 60640
 Tel: 312.786.8222 Fax: 312.786.8223

Planned Development Property Line, Boundary
And Right-Of-Way Adjustment Map.



Landscape Details And Calculations.

LANDSCAPE DETAILS AND CALCULATIONS

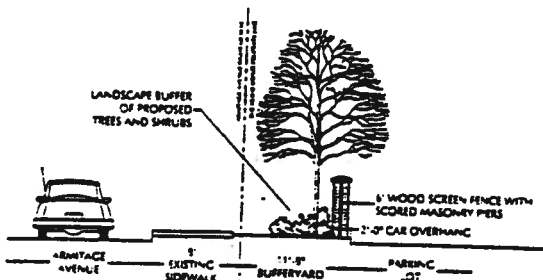
LANDSCAPE PLAN IN COMPLIANCE WITH 10% REQUIRED LANDSCAPE ORDINANCE

CALCULATION:
VEHICULAR USE AREA (PARKING FIELD) = 301.613 SF

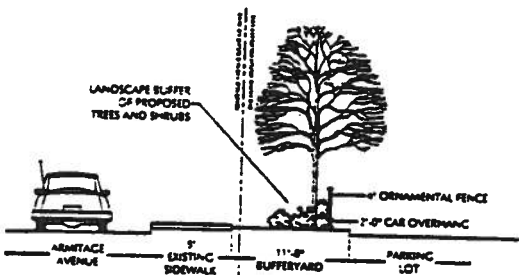
LANDSCAPE AREA (EXCLUDING ARMITAGE AVE. AND CICERO AVE. BOUNDARY AREA) = 37.223 SF

RATIO OF LANDSCAPED AREA TO VEHICULAR USE AREA = 12.34%

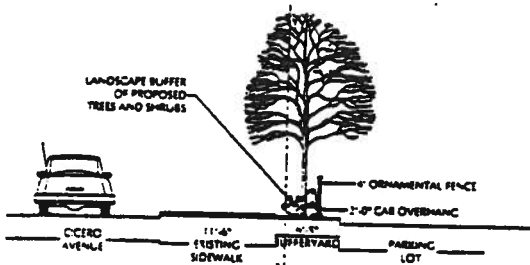
Note: The tree standing planting diagrams in the parking lot are exceeding the City's landscape requirements and were not included in the required landscape calculations.



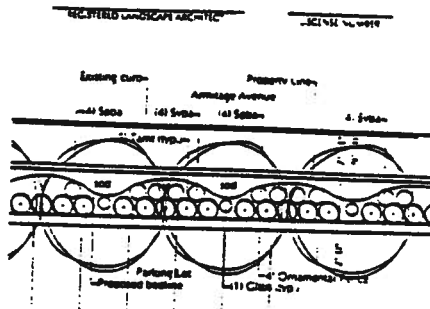
A LANDSCAPE PLANTING SECTION WITH WOOD SCREEN WALL ALONG ARMITAGE AVENUE NOT TO SCALE



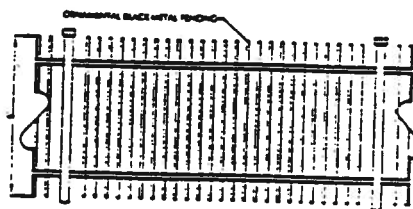
B LANDSCAPE PLANTING SECTION WITH 4' ORNAMENTAL METAL FENCE ALONG ARMITAGE AVENUE NOT TO SCALE



C LANDSCAPE PLANTING SECTION ALONG CICERO AVENUE NOT TO SCALE



C LANDSCAPE PLANTING DETAIL ALONG ARMITAGE AVENUE NOT TO SCALE



D ORNAMENTAL FENCE DETAIL ALONG ARMITAGE AVENUE AND CICERO AVENUE NOT TO SCALE

PLANT LEGEND

SYMBOL	PLANT NAME	QUANTITY	UNIT
[Tree Symbol]	Plant Name	1	Tree
[Shrub Symbol]	Plant Name	1	Shrub
[Fence Symbol]	Plant Name	1	Fence
[Overhang Symbol]	Plant Name	1	Overhang
[Sidewalk Symbol]	Plant Name	1	Sidewalk
[Avenue Symbol]	Plant Name	1	Avenue
[Lot Symbol]	Plant Name	1	Lot
[Buffer Yard Symbol]	Plant Name	1	Buffer Yard
[Screen Wall Symbol]	Plant Name	1	Screen Wall
[Ornamental Fence Symbol]	Plant Name	1	Ornamental Fence
[Car Overhang Symbol]	Plant Name	1	Car Overhang
[Total]			

GREENBERG FARROW ARCHITECTURE ENGINEERING DEVELOPMENT
2455 East Cross Lane, Suite 120, Addison, Illinois 60101
Tel: 630.738.9250 Fax: 630.738.9252

APPLICANT: [Name]
ADDRESS: [Address]
JOB: [Job Title]
DATE: [Date]

Sign Drawing.

PROJECT: HOME DEPOT
Cicero Ave. Chicago, IL

CUSTOMER APPROVAL:

AUTHORIZED SIGNATURE:

DATE

REVISIONS:
11-3-00

REPRESENTATIVE:
LINDA / MAC
630-377-0070

DRAWN BY: LINDA
DRAWING #00-9018

DATE: May 2, 2000
Scale: 1/4" = 1'

**GRATE
SIGNS**

