

March 16, 2021

Sunnie Pickard  
Property Development/Permit Coordinator  
Consolidated Development Services  
14901 Quorum Drive, Suite 300  
Dallas, TX 75254

**Re: Opinion response for PD 770, Out parcel 1, Chili's reimaging at 1750 W. 119<sup>th</sup> St.**

Dear Ms. Pickard:

In response to your recent request, please be advised that the subject property is currently zoned Planned Development Number 770 ("PD 770"). Chili's is interested in reimaging their existing restaurant on out parcel 1, at 1750 W. 119<sup>th</sup> St. Per your request letter and attached drawings, they are seeking to paint the existing exterior panels shades of brown. The existing stone finish will remain as is. The existing awnings will be replaced with new metal awnings and a new LED border will be installed near the top of the 1-story roofline. No other work is proposed.

It is our opinion that based on the information submitted, the proposed work complies with PD 770. Please contact the Building Department to obtain permit information. Additional information and drawings maybe required upon submittal of any necessary permits, and additional comments may arise upon our complete permit review.

Sincerely,



Patrick Murphey  
Zoning Administrator

PM:tm

C: Main file, Mike Marmo, Erik Glass, Janice Hill

NOTE: EXISTING STONE FINISH TO REMAIN AS IS.

- SHERWIN WILLIAMS "HALF-COFF"
- SHERWIN WILLIAMS "SMOXY BOGE"
- SHERWIN WILLIAMS "IRON ORE"
- SHERWIN WILLIAMS "TECORN BLACK"
- SHERWIN WILLIAMS "SALUTE - ACRYLON 218" (DOORS & FRAMES)



OS FR 23'-8 1/2"  
 OF FR 18'-7 1/2"  
 100'-0"

FRONT ELEVATION

TOP OF FR EL. 123'-8 1/2"  
 TOP OF FR EL. 118'-7 1/2"  
 FF EL. 100'-0"

NEW LED BORDER



OS FR 17'-7 1/2"  
 100'-0"

LEFT ELEVATION

NOTE: BOLLARDS NOT SHOWN FOR CLARITY. - PAINT BOLLARDS "IRON ORE".

NOTE: EXISTING SIGNAGE TO BE REPLACED WITH NEW, UNLESS NOTED OTHERWISE IS NOT PART OF THIS APPLICATION. SIGNAGE PERMIT APPLICATION TO BE SUBMITTED BY SIGNAGE CONTRACTOR.



JOB NO. 191021001

DATE	REVISION	CODE	BY/CHK
12/15/20	CODE REVISIONS		



MARSHFIELD, IL - EXTERIOR ELEVATIONS  
 PROTO SPECIAL



TOP OF FR  
EL. 123'-8 1/2"

TOP OF FR  
EL. 117'-7 1/2"

FF  
EL. 100'-0"

NEW LED BORDER

NEW LED BORDER

NOTE:  
- EXISTING STONE FINISH TO REMAIN AS IS.

- SHERWIN WILLIAMS "HALF-CAT"
- SHERWIN WILLIAMS "SMOXY BEIGE"
- SHERWIN WILLIAMS "IRON GREY"
- SHERWIN WILLIAMS "TRICORN BLACK"
- SHERWIN WILLIAMS "SALUTE - AEROLUX 218" (DOORS & FRAMES)

TOP OF FR  
EL. 118'-7 1/2"

FF  
EL. 100'-0"

RIGHT ELEVATION

TOP OF FR  
EL. 118'-7 1/2"

TOP OF FR  
EL. 114'-1 1/2"

FF  
EL. 100'-0"

TOP OF FR EL.  
118'-7 1/2"

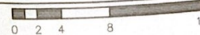
EL. 100

REAR ELEVATION

NOTE:  
EXISTING SIGNAGE TO BE REPLACED WITH NEW, UNLESS NOT  
OTHERWISE  
SIGNAGE IS NOT PART OF THIS APPLICATION SIGNAGE PER  
APPLICATION TO BE SUBMITTED BY SIGNAGE CONTRACTOR

**chili's**

MARSHFIELD, IL - EXTERIOR ELEVATIONS  
PROTO SPECIAL



JOB NO. 191013.001

DATE	DESCRIPTION
12/15/20	EXTERIOR ELEVATIONS





DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

November 5, 2019

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

**Re: REVISED AND REISSUED - Site Plan Approval for Business Planned Development No. 770, generally located at 119<sup>th</sup> St. and Marshfield Avenue (Marshfield Plaza)**

Dear Mr. Klawiter:

Please be advised that your request for site plan approval for Business Planned Development No. 770 ("PD 770") has been considered by the Department of Planning and Development pursuant to Section 17-13-0800 of the Chicago Zoning Ordinance. This letter supercedes the approval letter dated October 25, 2019, which erroneously referenced PGIM instead of Primestor 119 in paragraph 3 below.

The City of Chicago Department of Planning and Development (DPD) has reviewed the site plan request for approval submitted for the project identified above. The project consists of modifications to an existing single-story commercial building generally located at 119<sup>th</sup> St. and Marshfield Avenue within PD 770. The proposed project will repurpose and rehabilitate a portion of the Marshfield Plaza shown on the attached plans.

The proposed development will reconfigure the interior space of the existing commercial facility to accommodate uses including general office, customer service and other accessory uses as permitted under PD 770. No material changes are proposed to the exterior of the structure. No changes are proposed to the existing parking lot, which exceeds the minimum number of parking spaces required within PD 770. The overall FAR will be unchanged. Additionally referenced on the site plan, but outside of the scope of the proposed development, is a traffic signal to be installed on W. 119<sup>th</sup> St. pursuant to an amendment to the redevelopment agreement between DPD and **Primestor 119**.

This approval includes the following attached documents, dated October 9, 2019, prepared by ZPD&A:

- Site Plan
- Elevations
- Floor Plan

Upon review of the material submitted, DPD has determined that these plans are consistent with and satisfy the requirements of Business Planned Development No. 770. Accordingly, this site

plan submittal is hereby approved as conforming to PD 770. This site plan approval does not cover any signage, which requires the submission of a sign permit application.

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

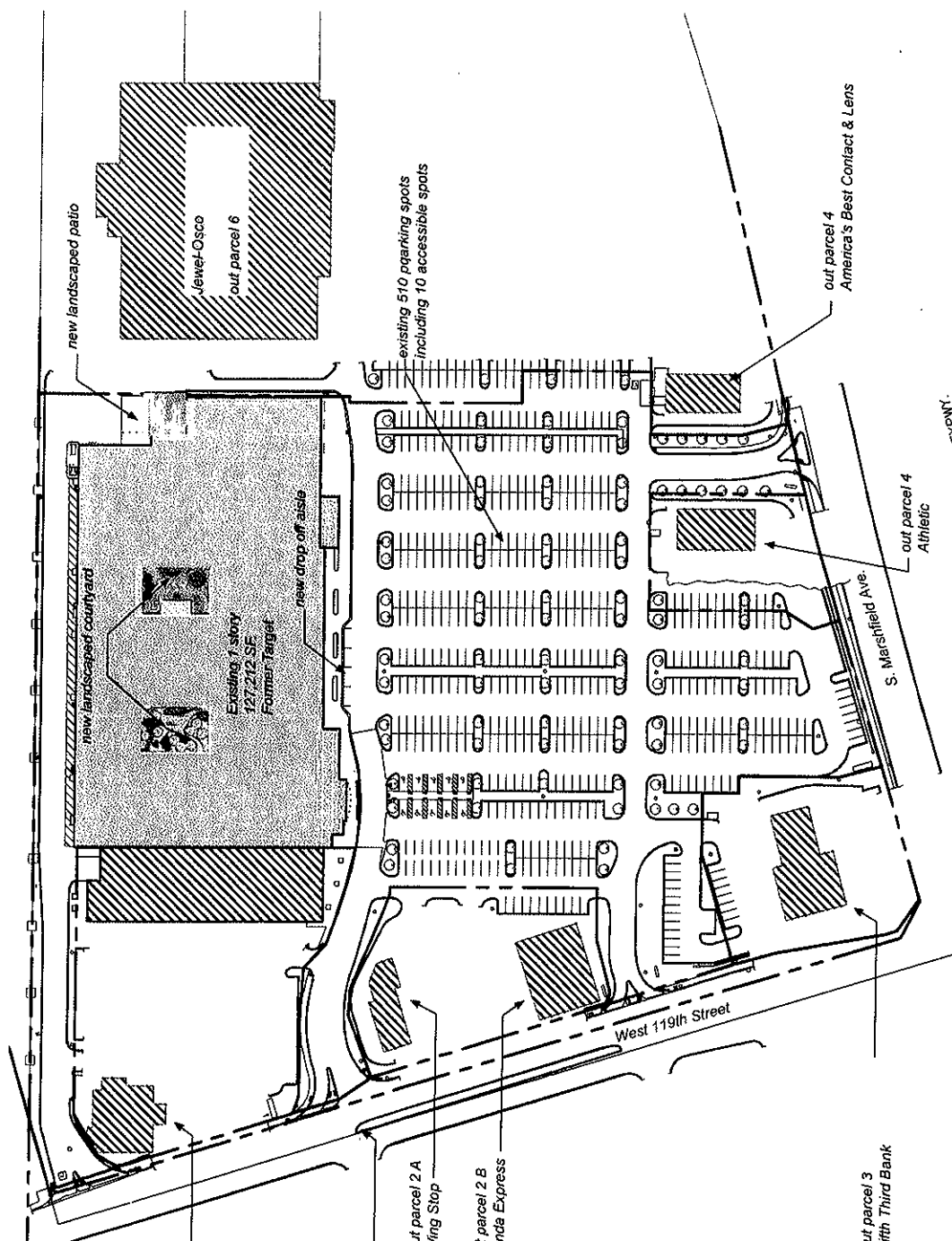
Sincerely,



Patrick Murphey  
Zoning Administrator

Originated by: Heidi Sperry

cc: Elizabeth Butler, DLA Piper LLC  
Erik Glass, DPD  
Janice Hill, DPD  
Tim Jefferies, DPD  
Mike Marmo, DPD  
Ranti Orseni, DOL  
Heidi Sperry, DPD  
Planned Development files



Future Traffic light. Light is not part of the BCBS improvements and is subject to further agreement between PCIM and the City

EXPNT.

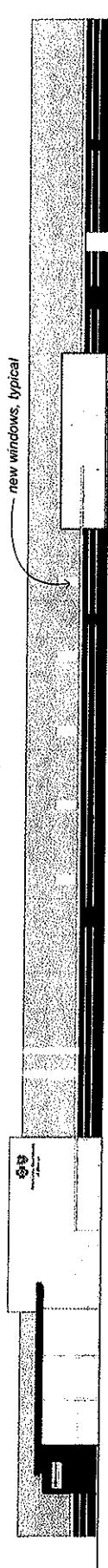
CHICAGO SOUTH: ZONING DIAGRAMS  
 BLUECROSS BLUESHIELD SERVICE CENTER  
 11840 S. MARSFIELD  
 CHICAGO, IL 60643  
 OCTOBER 09, 2019



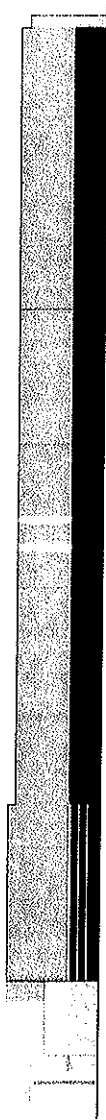
BlueCross BlueShield of Illinois



EXTERIOR ELEVATIONS



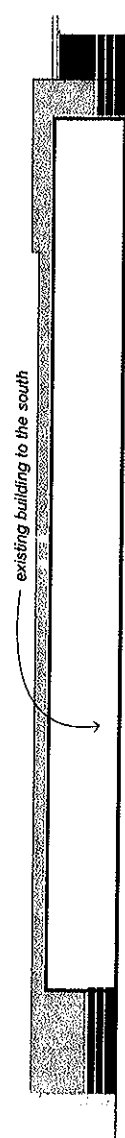
EXTERIOR ELEVATION - EAST



EXTERIOR ELEVATION - NORTH



EXTERIOR ELEVATION - WEST



EXTERIOR ELEVATION - SOUTH



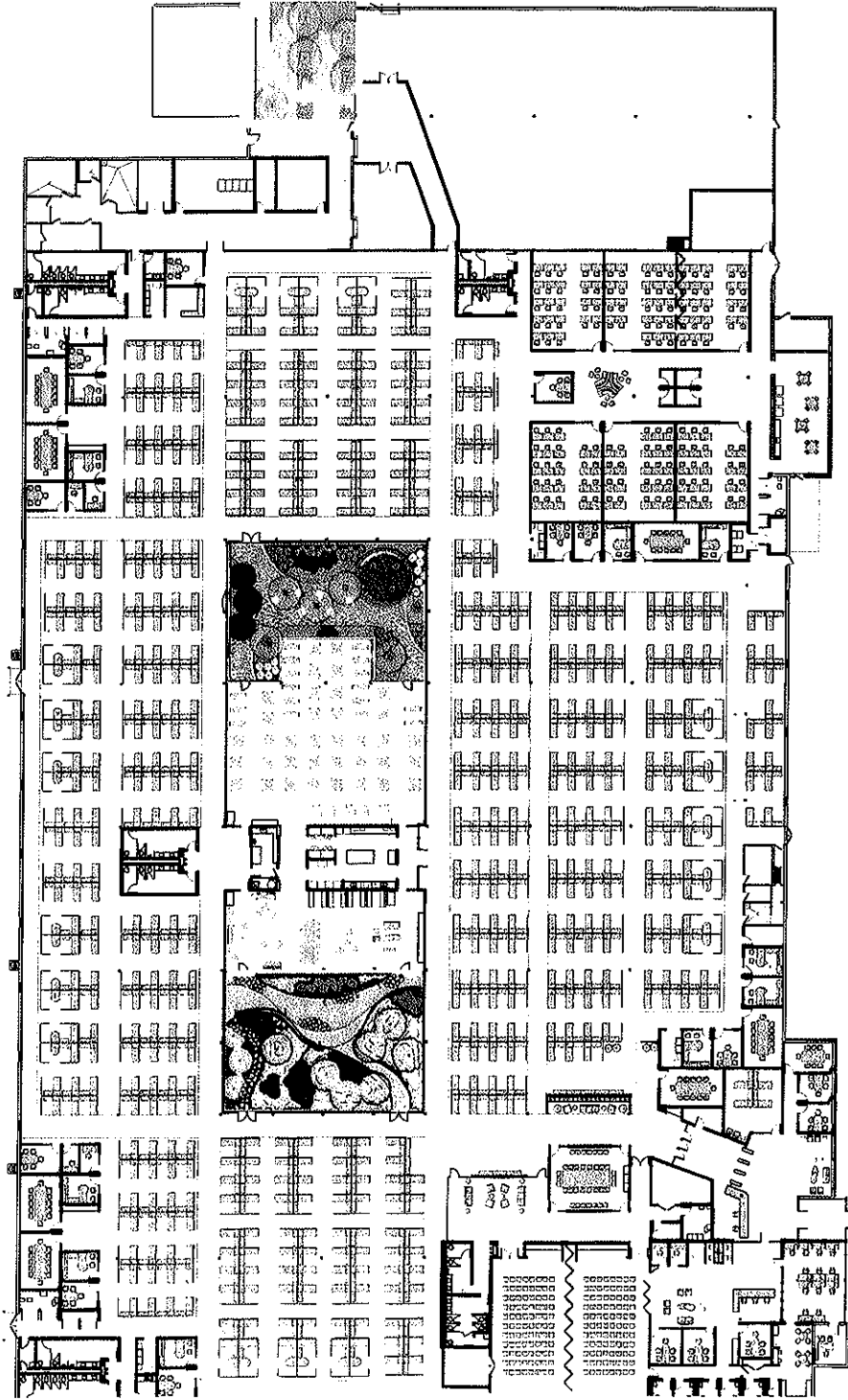
BlueCross BlueShield  
of Illinois



HCSC  
Health Care Service Corporation

CHICAGO SOUTH: ZONING DIAGRAMS  
BLUECROSS BLUESHIELD SERVICE CENTER  
11840 S MARSFIELD  
CHICAGO, IL 60643  
OCTOBER 08, 2018

OPEN OFFICE



**Program Summary:**

Open Office: 541  
 Workstations 34  
 Supervisors 10  
 Offices 7  
 Conference 12  
 Huddle Rooms 8  
 Focus Rooms 8  
 Health Tech 1

Total Open Office Capacity 583

Blue Door:  
 Workstations 12  
 Offices 1  
 Consultation Rooms 3

Total Blue Door Capacity 13

Sales Office:  
 Reception 1  
 Consultation Rooms 2

Total Sales Occupancy 3

Credit Union:  
 Teller 3  
 Manager 1

Estimated Occupancy 4

Total Building Occupancy 603



**BlueCross BlueShield**  
 of Illinois

**HCSC**  
 Health Care Service Corporation

**CHICAGO SOUTH: ZONING DIAGRAMS**  
**BLUECROSS BLUESHIELD SERVICE CENTER**  
 11840 S MARSHFIELD  
 CHICAGO, IL 60643  
 OCTOBER 09, 2019



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

October 25, 2019

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

**Re: Site Plan Approval for Business Planned Development No. 770, generally located at 119<sup>th</sup> St. and Marshfield Avenue (Marshfield Plaza)**

Dear Mr. Klawiter:

Please be advised that your request for site plan approval for Business Planned Development No. 770 ("PD 770") has been considered by the Department of Planning and Development pursuant to Section 17-13-0800 of the Chicago Zoning Ordinance.

The City of Chicago Department of Planning and Development (DPD) has reviewed the site plan request for approval submitted for the project identified above. The project consists of modifications to an existing single-story commercial building generally located at 119<sup>th</sup> St. and Marshfield Avenue within PD 770. The proposed project will repurpose and rehabilitate a portion of the Marshfield Plaza shown on the attached plans.

The proposed development will reconfigure the interior space of the existing commercial facility to accommodate uses including general office, customer service and other accessory uses as permitted under PD 770. No material changes are proposed to the exterior of the structure. No changes are proposed to the existing parking lot, which exceeds the minimum number of parking spaces required within PD 770. The overall FAR will be unchanged. Additionally referenced on the site plan, but outside of the scope of the proposed development, is a traffic signal to be installed on W. 119<sup>th</sup> St. pursuant to an amendment to the redevelopment agreement between DPD and PGIM.

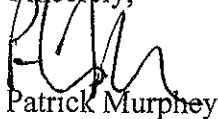
This approval includes the following attached documents, dated October 9, 2019, prepared by ZPD&A:

- Site Plan
- Elevations
- Floor Plan

Upon review of the material submitted, DPD has determined that these plans are consistent with and satisfy the requirements of Business Planned Development No. 770. Accordingly, this site plan submittal is hereby approved as conforming to PD 770. This site plan approval does not cover any signage, which requires the submission of a sign permit application.

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

Sincerely,



Patrick Murphey  
Zoning Administrator

Originated by: Heidi Sperry

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



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

Richard F. Klawiter  
richard.klawiter@dlapiper.com  
T 312.368.7243

September 24, 2019  
*VIA HAND DELIVERY & E-MAIL*

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

**Re: Request for Site Plan Approval  
Business Planned Development No. 770  
Marshfield Plaza, 119th & Marshfield, Chicago, IL**

Dear Mr. Murphey:

Pursuant to Statement 10 of Business Planned Development No. 770, as amended (the "**PD**") and Section 17-13-0800 of the Zoning Ordinance, I am writing on behalf of our client, Primestor, LLC (the "**Owner**"), to request site plan approval for modifications to an existing building located at 119th & Marshfield within the Marshfield Plaza (the "**Property**"). The Property is located within and consists of a multi-tenant shopping center and surface parking lot.

DL3 Marshfield, LLC (the "**Developer**") proposes to repurpose and substantially rehabilitate a portion of the plaza that was formally occupied by a Target store (the "**Proposed Development**"). The Developer proposes to reconfigure the interior space to accommodate a facility which includes a range of uses, including general office, customer servicing center, a customer community and health education center and accessory uses. No material changes are proposed to the exterior of the site.

The number of parking spaces provided will remain, which exceeds the minimum parking spaces required within the PD. The overall project FAR will be unchanged. The proposed changes will allow the Developer to reuse an existing under-utilized structure, allowing it to remain productive and economically viable. These results support the economic vibrancy of this location.

The proposed improvements are depicted on the enclosed elevations, site and floor plans, dated September 20, 2019, prepared by ZPD&A.



Mr. Patrick Murphey, Zoning Administrator  
September 24, 2019  
Page 2

Thank you for your consideration of this site plan approval request. If you need any additional information, please contact me or my colleague, Liz Butler, at (312) 368-4092.

Very truly yours,

**DLA Piper LLP (US)**

A handwritten signature in black ink, appearing to read 'Richard Klawiter'.

Richard Klawiter

Enclosures

cc (via e-mail):  
Teresa McLaughlin  
Liz Butler



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

October 25, 2019

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

**Re: Site Plan Approval for Business Planned Development No. 770, generally located at 119<sup>th</sup> St. and Marshfield Avenue (Marshfield Plaza)**

Dear Mr. Klawiter:

Please be advised that your request for site plan approval for Business Planned Development No. 770 ("PD 770") has been considered by the Department of Planning and Development pursuant to Section 17-13-0800 of the Chicago Zoning Ordinance.

The City of Chicago Department of Planning and Development (DPD) has reviewed the site plan request for approval submitted for the project identified above. The project consists of modifications to an existing single-story commercial building generally located at 119<sup>th</sup> St. and Marshfield Avenue within PD 770. The proposed project will repurpose and rehabilitate a portion of the Marshfield Plaza shown on the attached plans.

The proposed development will reconfigure the interior space of the existing commercial facility to accommodate uses including general office, customer service and other accessory uses as permitted under PD 770. No material changes are proposed to the exterior of the structure. No changes are proposed to the existing parking lot, which exceeds the minimum number of parking spaces required within PD 770. The overall FAR will be unchanged. Additionally referenced on the site plan, but outside of the scope of the proposed development, is a traffic signal to be installed on W. 119<sup>th</sup> St. pursuant to an amendment to the redevelopment agreement between DPD and PGIM.

This approval includes the following attached documents, dated October 9, 2019, prepared by ZPD&A:

- Site Plan
- Elevations
- Floor Plan

Upon review of the material submitted, DPD has determined that these plans are consistent with and satisfy the requirements of Business Planned Development No. 770. Accordingly, this site plan submittal is hereby approved as conforming to PD 770. This site plan approval does not cover any signage, which requires the submission of a sign permit application.

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

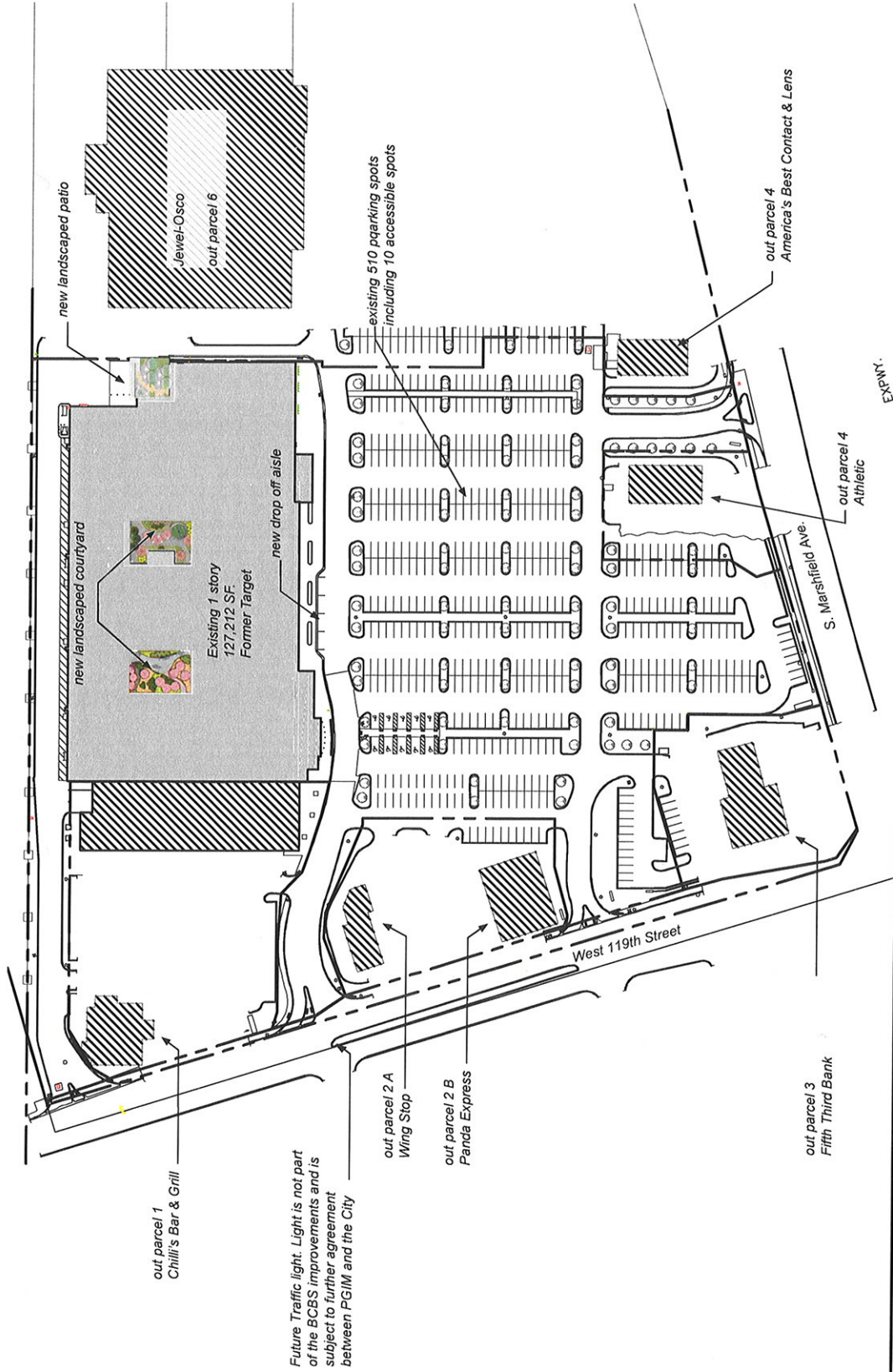
Sincerely,



Patrick Murphey  
Zoning Administrator

Originated by: Heidi Sperry

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



Future Traffic light. Light is not part of the BCBS improvements and is subject to further agreement between PGIM and the City

CHICAGO SOUTH: ZONING DIAGRAMS  
 BLUECROSS BLUESHIELD SERVICE CENTER  
 11840 S MARSFIELD  
 CHICAGO, IL 60643  
 OCTOBER 09, 2019

**HCSC**  
 Health Care Service Corporation

**BlueCross BlueShield of Illinois**



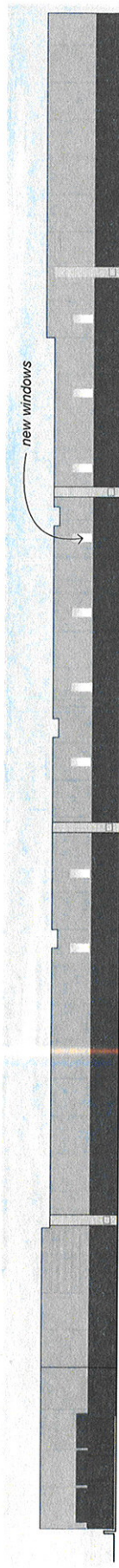
EXTERIOR ELEVATIONS



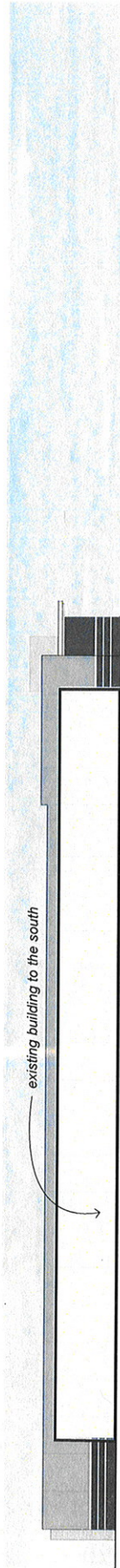
EXTERIOR ELEVATION - EAST



EXTERIOR ELEVATION - NORTH



EXTERIOR ELEVATION - WEST



EXTERIOR ELEVATION - SOUTH

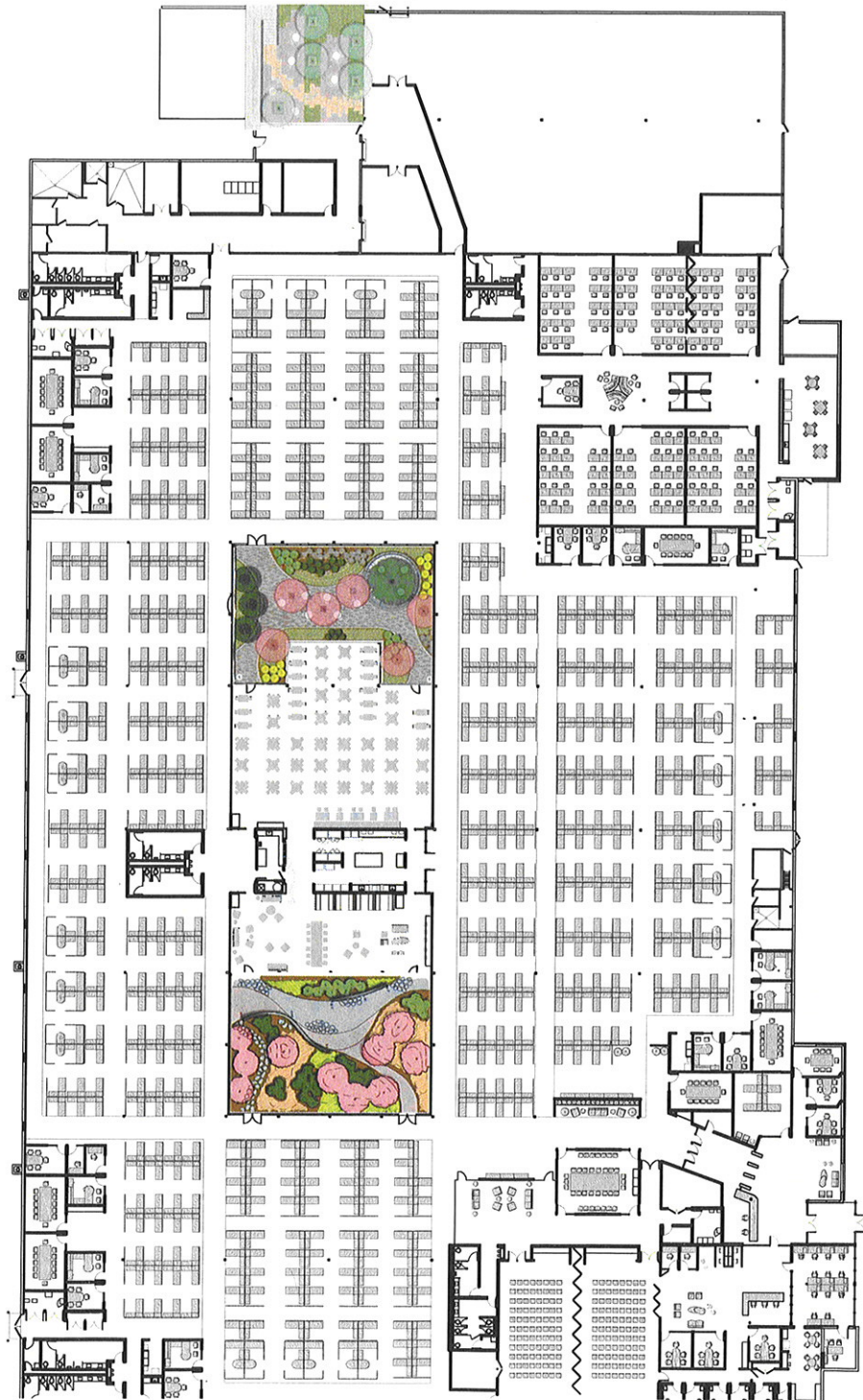


BlueCross BlueShield  
of Illinois

HCSC  
Health Care Service Corporation

CHICAGO SOUTH: ZONING DIAGRAMS  
BLUECROSS BLUESHIELD SERVICE CENTER  
11840 S MARSFIELD  
CHICAGO, IL 60643  
OCTOBER 03, 2019

OPEN OFFICE



**Program Summary:**

Open Office: 541  
 Workstations 34  
 Supervisors 10  
 Offices 7  
 Conference 12  
 Huddle Rooms 8  
 Focus Rooms 1  
 Health Tech

Total Open Office Capacity 583

Blue Door:  
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 Offices 1  
 Consultation Rooms 3

Total Blue Door Capacity 13

Sales Office:  
 Reception 1  
 Consultation Rooms 2

Total Sales Occupancy 3

Credit Union:  
 Tellers 3  
 Manager 1

Estimated Occupancy 4

Total Building Occupancy 603



**BlueCross BlueShield of Illinois**

**HCSC**  
 Health Care Service Corporation

**CHICAGO SOUTH: ZONING DIAGRAMS**  
**BLUECROSS BLUESHIELD SERVICE CENTER**  
 11840 S MARSFIELD  
 CHICAGO, IL 60643  
 OCTOBER 05, 2019



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

Richard F. Klawiter  
richard.klawiter@dlapiper.com  
T 312.368.7243

September 24, 2019  
VIA HAND DELIVERY & E-MAIL

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

**Re: Request for Site Plan Approval  
Business Planned Development No. 770  
Marshfield Plaza, 119th & Marshfield, Chicago, IL**

Dear Mr. Murphey:

Pursuant to Statement 10 of Business Planned Development No. 770, as amended (the "**PD**") and Section 17-13-0800 of the Zoning Ordinance, I am writing on behalf of our client, Primestor, LLC (the "**Owner**"), to request site plan approval for modifications to an existing building located at 119th & Marshfield within the Marshfield Plaza (the "**Property**"). The Property is located within and consists of a multi-tenant shopping center and surface parking lot.

DL3 Marshfield, LLC (the "**Developer**") proposes to repurpose and substantially rehabilitate a portion of the plaza that was formally occupied by a Target store (the "**Proposed Development**"). The Developer proposes to reconfigure the interior space to accommodate a facility which includes a range of uses, including general office, customer servicing center, a customer community and health education center and accessory uses. No material changes are proposed to the exterior of the site.

The number of parking spaces provided will remain, which exceeds the minimum parking spaces required within the PD. The overall project FAR will be unchanged. The proposed changes will allow the Developer to reuse an existing under-utilized structure, allowing it to remain productive and economically viable. These results support the economic vibrancy of this location.

The proposed improvements are depicted on the enclosed elevations, site and floor plans, dated September 20, 2019, prepared by ZPD&A.



Mr. Patrick Murphey, Zoning Administrator  
September 24, 2019  
Page 2

Thank you for your consideration of this site plan approval request. If you need any additional information, please contact me or my colleague, Liz Butler, at (312) 368-4092.

Very truly yours,

**DLA Piper LLP (US)**

A handwritten signature in black ink, appearing to read 'Richard Klawiter', written over a horizontal line.

Richard Klawiter

Enclosures

cc (via e-mail):  
Teresa McLaughlin  
Liz Butler



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

June 10, 2015

Darryl J. Strouse  
Senior Project Manager  
Ware Malcomb  
1900 Spring Road, Suite 210  
Oak Brook, Illinois 60523

**Re: Site Plan Approval for Outlot Parcel 5 – 11750 S. Marshfield Avenue -  
Business Planned Development #770**

Dear Mr. Strouse:

The City of Chicago Department of Planning and Development (DPD) has reviewed the site plan submitted for the project identified above. The project consists of the construction of an approximately 3,200 square foot single-story commercial building with access drive, accessory parking and landscaping. The project will achieve LEED certification in accordance with Planned Development #770 and the City of Chicago Sustainable Development Policy. The following documents were submitted as part of the site plan review request from Ware Malcomb:

- L-1: Landscape Plan (4-15-15)
- L-2: Landscape Plan (4-15-15)
- A3.1: Exterior Elevations and Building Sections (5-11-15)
- A1.1: Site Plan and Details (5-11-15)
- C5: Geometric Plan (3-1-15, prepared by Spaceco, Inc.)

Upon review of the materials submitted, DPD has determined that the site plan is consistent with, and satisfies, the requirements of the Planned Development. Accordingly, this site plan submittal for Business Planned Development #770 is hereby approved as conforming to the Planned Development as amended by the Chicago City Council (2/7/2001) and further revised by a Request For Minor Change granted via letter from DPD in 2007. This site plan approval does not cover any signage, which must be covered by a separate application.

Sincerely,

A handwritten signature in black ink, appearing to read "Patricia A. Scudiero". The signature is fluid and cursive, with a large initial "P" and "S".

Patricia A. Scudiero,  
Zoning Administrator

Originated by: Dan Klaiber

cc: Mike Marmo (DPD)  
Erik Glass (DPD)  
Planned Development files

# LANDSCAPE MATERIALS LIST

SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.	QUANTITY
(UNLESS OTHERWISE NOTED)				
—	DECIDUOUS CANOPY TREES			
AST	STATE STREET MAPLE	Acer NITIDIPALM MORTON	2 1/2 CAL. 8.65	2
—	DECIDUOUS SHRUBS			
IVL	LITTLE HENRY VIRGINIA SWEETSPIRE	ITEA VIRGINICA LITTLE HENRY	24" HEIGHT	15
—	EVERGREEN SHRUBS			
TSO	SEA GREEN JUNPER	JUNIPERUS CHAMBERSII SEA GREEN	24" HEIGHT	3
TMO	SEA GREEN JUNPER	TAXUS X MEDIA BELLEPERFORME	24" HEIGHT	3
—	GRASSES			
PV	HEAVY METAL SWITCHGRASS	PANICUM VIRGATUM HEAVY METAL	1 GAL. CONT. 24" D.C.	10
—	PERENNIALS			
AME	MEADOW ANEMONE	ANEMONE DANONENSIS	1 GAL. CONT. 18" O.C.	10

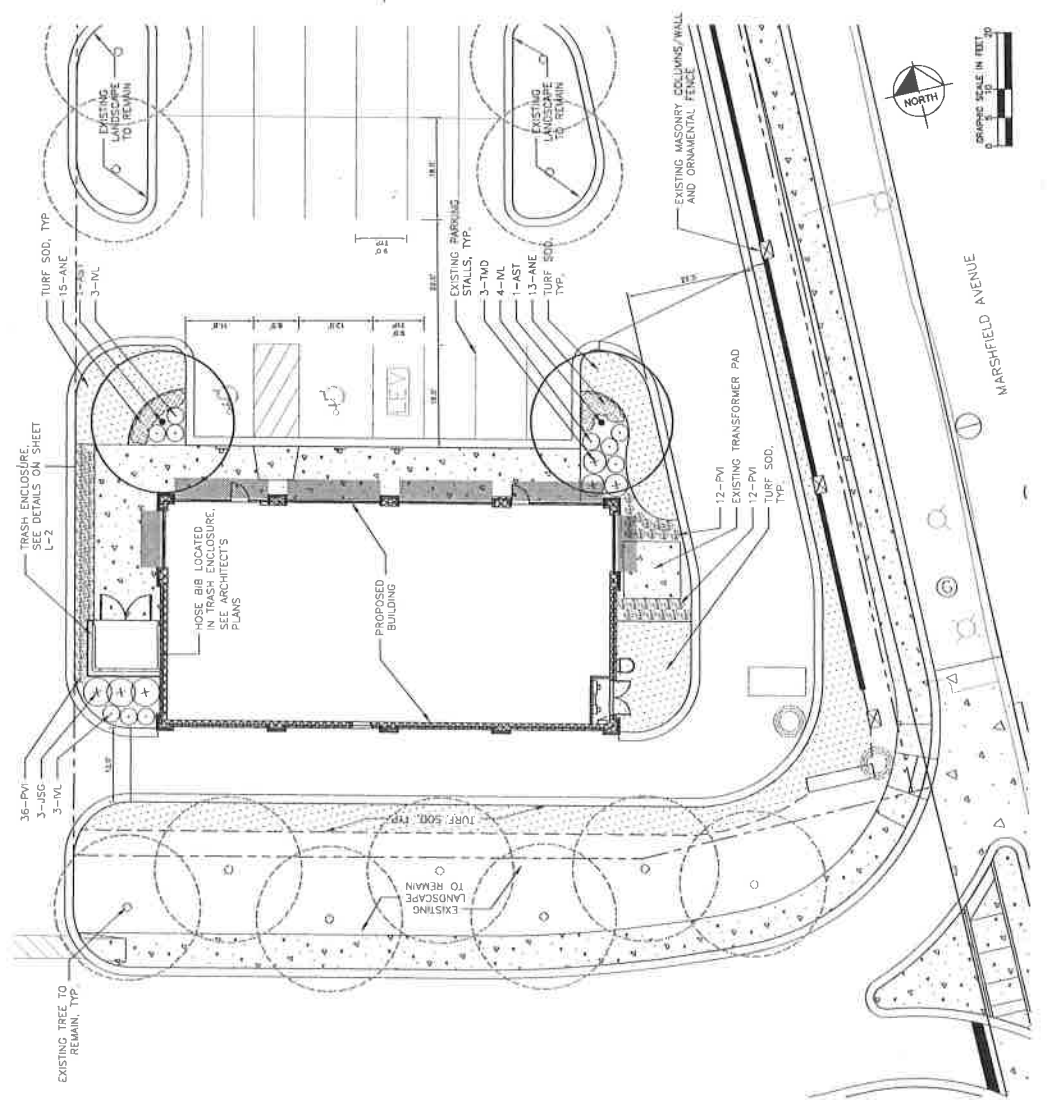
# LANDSCAPE NOTES

1. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL REFORMATION AT 150% IN DEPTH OF 18" IN ALL AREAS WHERE NEEDED. REFORMATION SHALL BE PERFORMED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
2. ALL PLANTINGS ARE TO BE MAINTAINED WITH A 2" DEPTH OF MULCH. MULCH SHALL BE ORGANIC, UNFERTILIZED, AND FREE OF WEEDS AND OTHER CONSTRUCTION DEBRIS.
3. ALL PLANTINGS ARE TO BE MAINTAINED WITH A 2" DEPTH OF MULCH. MULCH SHALL BE ORGANIC, UNFERTILIZED, AND FREE OF WEEDS AND OTHER CONSTRUCTION DEBRIS.
4. ALL SOILED AND LANDSCAPED AREAS SHALL BE WATERED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION DESIGN PROVIDED BY THE CONTRACTOR.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE LOCATIONS PRIOR TO ANY EXCAVATION.
6. LOCATIONS PRIOR TO ANY EXCAVATION SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE OR DO NOT DRAIN THE EXISTING FINISH. LIGHTING, LANDSCAPING, OR OTHER UTILITIES SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER.
8. ALL EXCAVATIONS SHALL BE BACKFILLED WITH ORIGINAL OR BETTER MATERIAL. ALL EXCAVATIONS SHALL BE MAINTAINED TO ORIGINAL FINISH OR BETTER.
9. GRAPHICALLY REPRESENTED ON THE PLANS.

**Owner's Statement:** I, the undersigned, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein.

**Contractor's Statement:** I, the undersigned, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am the contractor for the project described herein.

**Architect's Statement:** I, the undersigned, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am the architect for the project described herein.



















City of Chicago  
Richard M. Daley, Mayor

Department of Zoning and  
Land Use Planning

Patricia A. Scudiero  
Commissioner

City Hall, Room 905  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-5777 (Voice)  
(312) 744-6552 (FAX)  
(312) 744-2950 (TTY)  
<http://www.cityofchicago.org>

June 23, 2009

Mr. Gary Collins  
Director of Development  
LA Fitness  
1350 East Touhy Avenue  
Des Plaines, IL 60018

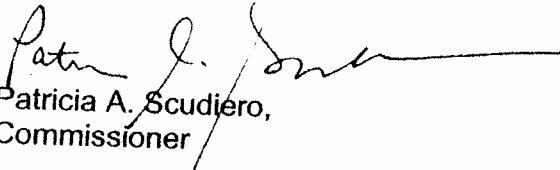
Re: **Site Plan Approval for Business Planned Development No. 770, (Marshfield Plaza): Outparcel 8B**  
**Proposal:** Construction of new 34,848 sq. ft. fitness club  
**Location:** Outparcel 8B  
11520 South Marshfield

Dear Mr. Collins:

We have reviewed the Geometric Plan (aka site plan) dated April 15, 2009, prepared by Spaceco Consulting Engineers, the Landscape Plan, dated March 3, 2009 and prepared by Camburs & Theodore, Ltd, and the Elevations dated March 6, 2009, prepared by 222 Architects submitted by you for the construction of a 34,848 sq ft. LA Fitness club. These plans are submitted in accordance with Statement No. 10 of Residential-Business Planned Development No. 770.

Upon review of the material submitted, the Department of Zoning and Planning 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. 770, Outparcel 8B is hereby approved as conforming to the Plan of Development and passed by the Chicago City Council on February 7, 2001.

Sincerely,

  
Patricia A. Scudiero,  
Commissioner

Originated by: Benet Haller  
cc: Judy Minor-Jackson, Mike Marmo, Wendy Walker





City of Chicago  
Richard M. Daley, Mayor

Department of Planning and  
Development

Arnold L. Randall  
Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
312 744-4190  
312 744-2271 (FAX)  
312 744-2578 (TTY)

<http://www.cityofchicago.org>

June 5, 2008

Mr. Aarti A. Kotak  
DLA Piper  
203 North LaSalle Street - #1900  
Chicago, IL 60601-1293

Re: **Site Plan Approval for Business Planned Development No. 770, (Marshfield Plaza):** pads 1 and 2 in Developer Tract Parcel 4

**Proposal:** Pad 1: 3,000 sq. ft. Retail/Restaurant  
Pad 2: 3,000 sq. ft. Retail/Restaurant

**Location:** Developer Tract 4  
1700 West 119<sup>th</sup> Street

Dear Mr. Kotak:

We have reviewed the Site Plan, Landscape Plans, and Building Elevations dated April 16, 2008, prepared by Camburas & Theodore, Ltd submitted by you for the construction of two retail outlot buildings each of which will be 3,000 sq. ft. in size on pad 1 and pad 2 within Developer Tract Parcel 4. Though there are only a small number of parking spaces within each "pad" (9 in pad 1 and 10 in pad 2), these spaces are part of the 689 spaces which will exist within Development Tract 4. These plans are submitted in accordance with Statement No. 10 of Residential-Business Planned Development No. 770.

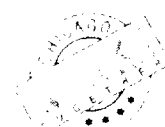
Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Accordingly, this Site Plan submittal for Residential-Business Planned Development No. 770, pads 1 and 2 within developer tract 4 is hereby approved as conforming to the Plan of Development and passed by the Chicago City Council on February 7, 2001.

Sincerely,

Arnold L. Randall,  
Commissioner

Originated by: Benet Haller  
cc: Judy Minor-Jackson, Mike Marmo, Wendy Walker

NEIGHBORHOODS





City of Chicago  
Richard M. Daley, Mayor

Department of Planning and  
Development

Arnold L. Randall  
Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
312 744-4190  
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312 744-2578 (TTY)

<http://www.cityofchicago.org>

April 28, 2008

Ms. Aarti A. Kotak  
DLA Piper US LLP  
203 North LaSalle Street  
Suite 1900  
Chicago, IL 60601-1293

Re: **Site Plan Approval for Business Planned Development No. 770,  
Outparcel 3**  
**Proposal:** The construction of a 4,141 square foot Fifth Third Bank with  
parking and drive-through facilities.  
**Location:** NW corner of South Marshfield Avenue and West 119<sup>th</sup> Street

Dear Ms. Kotak:

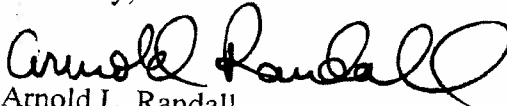
We have reviewed the Site Plan, Landscape Development Plan and Elevations  
submitted for the proposed Fifth Third Bank on the northwest corner of South  
Marshfield Ave. and West 119<sup>th</sup> St. These drawings are submitted in accordance  
with Statement No. 10 of the Planned Development.

The following drawings, prepared by Camburas & Theodore Ltd., were reviewed  
and will be inserted into the main file:

- Site Plan (January 9, 2008)
- Landscape Development Plan (January 23, 2008)
- East, West, North and South Elevations (January 9, 2008)

Upon review of the material submitted, the Department of Planning and  
Development has determined that these drawings are consistent with and satisfy  
the requirements of the Plan of Development. Any minor change to the above-  
mentioned plans must be submitted for approval by the Commissioner of the  
Department of Planning and Development. Accordingly, this Site Plan submittal  
for Business Planned Development No. 770 is hereby approved as conforming to  
the Plan of Development as passed by the Chicago City Council on February 7,  
2001.

Sincerely,

  
Arnold L. Randall  
Commissioner

ALR:SA:tm

cc: Judy Minor-Jackson, Fred Deters, Mike Marmo, Pat Haynes, Erik Glass, DPD Files





City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
(312) 744-2271 (FAX)  
(312) 744-2578 (TTY)  
<http://www.cityofchicago.org>

July 27, 2007

Ms. Aarti A. Kotak  
DLA Piper US LLP  
203 North La Salle Street; Suite 1900  
Chicago, Illinois 60601

**RE: Request for Minor Change to Business Planned Development No. 770  
(1700 West 119<sup>th</sup> Street - Marshfield Plaza)**

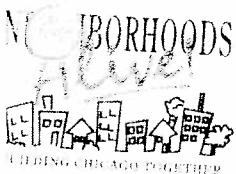
Dear Ms. Kotak:

Please be advised that your request for Minor Changes to Business Planned Development No. 770 on behalf of Primestor 119, L.L.C., has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of Chicago Zoning Ordinance and Statement No.13 of the Planned Development.

Specifically, you have requested to replace the Site Plan, Landscape Plans, Building Elevations, and Signage Elevations incorporated in the Planned Development with the following 8 1/2" x 11" exhibits, all prepared by OKW Architects and dated July 19, 2007:

- Parcel Map
- Site Plans (Overall, South, and North Enlargement)
- Landscape Plans (Overall, South and North Enlargements)
- Landscape Plan Details (12 sheets)
- Green Roof Plan
- Signage Location, Dimension and Elevation Plans (3 sheets)
- Building Elevations:
  - \* Overall, front & rear (2 sheets)
  - \* Parcel #1
  - \* Parcel #2 (Target - 2 sheets)
  - \* Parcel #3 (Retail A)
  - \* Parcel #3 (Retail B)
  - \* Parcel #3 (Retail C)
  - \* Parcel #3 (Retail D)
  - \* Parcel #3 (Retail E)
  - \* Parcel #3 (Retail F)
  - \* Parcel #3 (Retail G)
  - \* Parcel #3 (Retail H)
  - \* Parcel #3 (Retail I)
  - \* Parcel #3 (Retail J)
  - \* Parcel #3 (Retail K)
  - \* Parcel #3 (Retail L)
  - \* Parcel #3 (Retail M)
  - \* Parcel #3 (Retail N)
  - \* Parcel #3 (Retail O)
  - \* Parcel #3 (Retail P)
  - \* Outparcel 2A
  - \* Outparcel 2B

The Parcel Plan identifies three Parcels (1, 2 & 3) and eleven Outparcels (1, 2A, 2B, 3, 4, 5A, 5B, 6, 7, 8A & 8B). The Site Plan, Landscape Plans, Green Roof Plan, Signage Plan and Building Elevations apply to Parcels 1, 2, & 3 and Outparcels 2A, 2B & 8A. The development identified on the Site Plan entails approximately 1,545,365 square feet (+/- 35.48 acres) of the total +/- 1,660,800 square feet (+/- 38.13 acres) of Net Site Area, and includes +/- 367,786 square feet of floor area, 1760 off-street parking spaces, and at least 10 loading berths.



The Green Roof Plan identifies approximately 229,400 square feet of vegetated ("green") roof area, equal to approximately 55% of the gross roof area. The Signage Plans identify only the location, dimensions, and elevations of the monument and pylon signs identified on the Site Plan; all signs are subject to the review and approval of the Department of Planning and Development; any free-standing sign exceeding 50 feet in height also requires a separate aldermanic ordinance. The Building Elevation for Parcel #2 (Target-front) indicates the use of split-face CMU; this material is not approved and will have to be substituted with an acceptable material for any Part II application.

The above revised exhibits would also require the following minor changes in the Planned Development Statements:

- Statement No. 5. Drive-throughs would be permitted only for retail establishments, restaurants, and banking uses, and then only on Outparcels 2A, 3, 4 & 5A. Since the Site Plan would no longer include gas stations and auto laundries/car washes, they are not permitted uses; however, this prohibition shall not be construed so as to prohibit a motor vehicle repair shop.
- Statement No. 6. All signs shall be subject to the review and approval of the Department of Planning and Development.
- Statement No. 10. Separate site plan approval shall be required for Outparcels 1, 3, 4, 5A, 5B, 6, 7, & 8B.
- Statement No. 11. The traffic signal for which the applicant shall be responsible shall be located at the intersection of W. 119<sup>th</sup> Street and Page Street, as indicated on the Site Plan.

The Department has reviewed the request and has determined that the proposed minor changes would conform to the requirements of Section 17-13-0611 of the Zoning Ordinance and would be appropriate.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and the Planned Development, I hereby approve the requested Minor Changes to this Planned Development.

Very truly yours,



Kathleen Nelson  
First Deputy Commissioner

Originated by: Fred Deters

cc: Kathleen Nelson, Michael Marmo, Judy Jackson, Planned Development files

*Reclassification Of Area Shown On Map Number 28-H.*

(As Amended)

(Application Number 13023)

**BPD 770**

*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 M1-1 Restricted Manufacturing District symbols and indications as shown on Map Number 28-H in the area bounded by:

West 115<sup>th</sup> Street; South Marshfield Avenue; West 119<sup>th</sup> Street; and the east line of the right-of-way of the Regional Transportation Authority/Metropolitan Rail Association (formerly the Chicago Rock Island and Pacific Railroad),

to those of a C3-3 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 C3-3 Commercial-Manufacturing District symbols and indications as shown on Map Number 28-H in the area bounded by:

West 115<sup>th</sup> Street; South Marshfield Avenue; West 119<sup>th</sup> Street; and the east line of the right-of-way of the Regional Transportation Authority/Metropolitan Rail Association (formerly the Chicago Rock Island and Pacific Railroad),

to those of a Business Planned Development, subject to such use and bulk regulations 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 full force and effect upon its passage and due publication.

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

*Business Planned Development Number 770*

*Plan Of Development Statements.*

1. The net site area delineated herein as a business planned development consists of approximately one million six hundred sixty thousand eight hundred (1,660,800) square feet (thirty-eight and thirteen hundredths (38.13) acres) of property (the "P.D. Area") which is depicted on the attached Planned Development Boundary and Property Line Map and is owned or controlled by the applicant, 119<sup>th</sup> & Dan Ryan/Urban, Inc. (the "Applicant").
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 and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time of 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.
4. This Planned Development consists of: fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; Building Elevations; and three (3) Signage Elevations (for Type 1, Type 2 and Type 3 signs). Full size copies of the Site Plan, the Landscape Plan and Elevations are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This 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 in this Planned Development: retail establishments (including drive-throughs on Outlots B, C and D only); restaurants (including drive-throughs on Outlots B, C and D only), including live entertainment and dancing, and the serving of liquor in conjunction therewith; grocery stores; banking uses (including drive-throughs on Outlots B, C and D only); gas stations; auto laundries/car washes (only in substantial conformance with location on Site Plan); outdoor sales centers, including garden centers; and all uses permitted within a C3-3 Commercial-Manufacturing District (excluding: animal hospitals; animal pounds; boat showrooms; taxidermists; casket and casket supplies; undertaking establishments and funeral parlors).
6. Business identification signs shall be permitted in substantial conformance with the Building Elevations, Site Plan and Signage Elevations. Other business identification signs and temporary signs, such as construction and marketing signs, shall be permitted subject to the review and approval of the Department of Planning and Development. No advertising signs shall be permitted.
7. In addition to the maximum heights of the buildings and any appurtenances attached 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.
8. 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 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.
9. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with the plans and exhibits attached hereto and with the parkway and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

10. Prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II Approval") of the buildings contemplated within Outlots B, C or D, or of the future convenience store or future carwash station of the Planned Development, the Applicant shall submit plans of such buildings for site and elevation plan review and approval of the Commissioner of the Department. Review and approval of the Site and Elevation Plans by the Commissioner is intended to assure that specific development proposals substantially conform with this Planned Development and to assist the City in monitoring ongoing development. Such Site and Elevation Plans need only include that portion of the Property, for which approval is being sought by the Applicant. No Part II Approval for any portion of the Property shall be granted until an applicable Site Plan has been approved.

Following approval of Site/Landscape Plan and Elevations by the Commissioner, the approved Plans and supporting data and materials shall be kept on permanent file with the Department and shall be deemed to be an integral part of this Planned Development.

After approval of Site/Landscape and Elevation Plans, the approved Plans may be changed or modified pursuant to the provisions of Statement 13 hereof. In the event of any inconsistency between approved Plans and the terms of this Planned Development in effect at the time of approval of such Plans or of the modifications or changes thereto, the terms of this Planned Development shall govern.

Plans shall, at a minimum, provide the following information:

- (a) the boundaries of the site or portion of the Property for which approval is being sought;
- (b) the footprint of the proposed improvements;
- (c) elevations of the improvements;
- (d) location and depiction of all parking spaces (including relevant dimensions);
- (e) location and depiction of all loading berths (including relevant dimensions);
- (f) all drives, roadways and vehicular routes;

- (g) all landscaping and buffer zones (including a description of all landscape materials);
- (h) statistical information application to the Property limited to the following:
  - (i) floor area and floor area ratio;
  - (ii) floor area devoted to retail uses;
  - (iii) number of dwelling units;
  - (iv) number of parking spaces;
  - (v) number of loading berths; and
  - (vi) uses of parcels.
- (i) parameters of building envelopes including:
  - (i) maximum building height; and
  - (ii) setbacks, required and provided.

Site/Landscape and Elevation Plans shall include such other information as may be necessary to illustrate substantial conformance to this Planned Development.

11. Subject to approval by the Department of Transportation, the Applicant shall fund the installation of a traffic signal at the intersection of West 119<sup>th</sup> and South Paulina Street. Signalization at this intersection shall be in operation concurrent with the initial occupancy of any use on this property.
12. 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 proposed building or improvement.

13. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of Planning and Development upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance; however, regarding development of Outlots B, C and/or D, a reduction in the minimum required periphery setbacks and/or an increase in the maximum percentage of land covered shall be considered minor changes under this Planned Development.
14. 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 the property 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.
15. Unless substantial construction has commenced upon a minimum of two hundred thousand (200,000) square feet of the Property, within six (6) years of the effective date of this Planned Development, this Planned Development shall expire upon the sixth (6<sup>th</sup>) anniversary of the effective date hereof. If this Planned Development expires pursuant to the foregoing provision, the zoning of the Property shall automatically revert to the C3-3 Commercial-Manufacturing District classification. Such reversion shall not render any building existing at the time to be non-conforming. The six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that good cause for an extension is shown.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Building Elevation Drawings; and Signage Elevation Drawings referred to in these Plan of Development Statements printed on pages 51980 through 52000 of this Journal.]

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

*Business Planned Development Number 770.*

*Plan Of Development*

*Bulk Regulations And Data Table.*

Gross Site Area, 1,784,662.53 square feet (40.97 acres) = Net Site Area, 1,660,800 square feet (38.13 acres) + Area Remaining in Public Right-of-Way, 123,862.53 square feet (2.84 acres).

Maximum Permitted Floor Area Ratio:	0.5.
Maximum Building Height:	In substantial conformance with the Building Elevations.
Setbacks From Property Line:	In substantial conformance with the Site Plan.
Maximum Percentage of Site Coverage:	In substantial conformance with the Site Plan.
Minimum Number of Off-Street Parking Spaces:	1,300 parking spaces.

2/7/2001

## REPORTS OF COMMITTEES

51979

Minimum Percent of Spaces Designed for the Handicapped:	2%.
Maximum Number of Parking Spaces for Compact Cars:	20%.
Minimum Number of Off- Street Loading Berths:	Seven berths (10 feet by 50 feet) and two berths (10 feet by 25 feet).

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AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF  
CHICAGO (CHICAGO ZONING ORDINANCE) BY  
RECLASSIFICATION OF PARTICULAR AREAS.

(Committee Meeting Held January 16, 2001)

The Committee on Zoning submitted the following report:

CHICAGO, February 7, 2001.

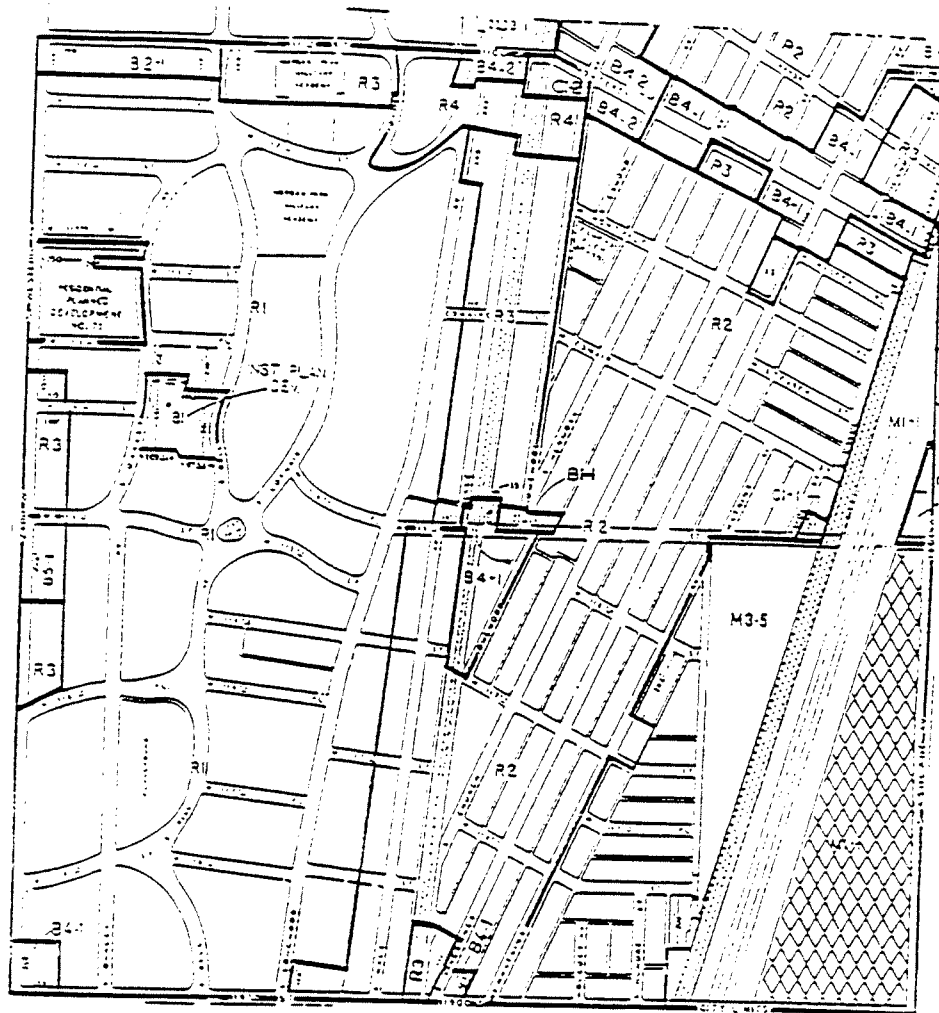
*To the President and Members of the City Council:*

Reporting for your Committee on Zoning, for which a meeting was held on January 16, 2001, I beg leave to recommend that Your Honorable Body *Pass* various ordinances transmitted herewith for the purpose of reclassifying particular areas.


I beg leave to recommend the passage of nine ordinances which were corrected and amended in their amended form. They are Application Numbers 13204, A-4509, A-4516, 13193, 13179, 13023, 12772, A-4351 and 12592.

(Continued on page 52001)

Existing Zoning Map.

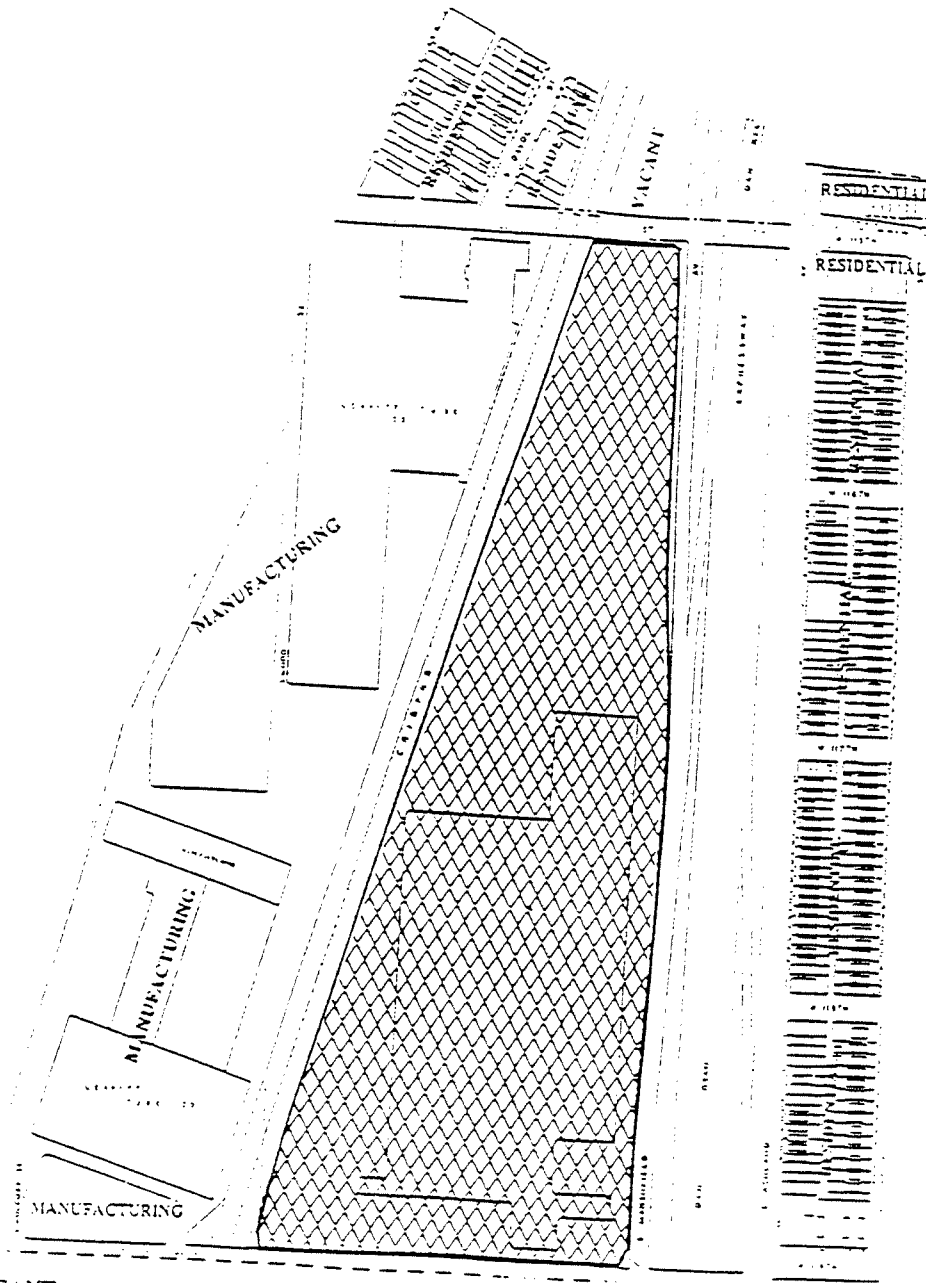


APPLICANT: 119th & Dan Ryan Urban Inc.  
401 N. Michigan Avenue, Suite 2900  
Chicago, Illinois 60611

SUBJECT PROPERTY 

DATE: April 11, 2000  
REVISED: December 14, 2000

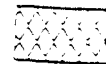
Existing Land-Use Map.



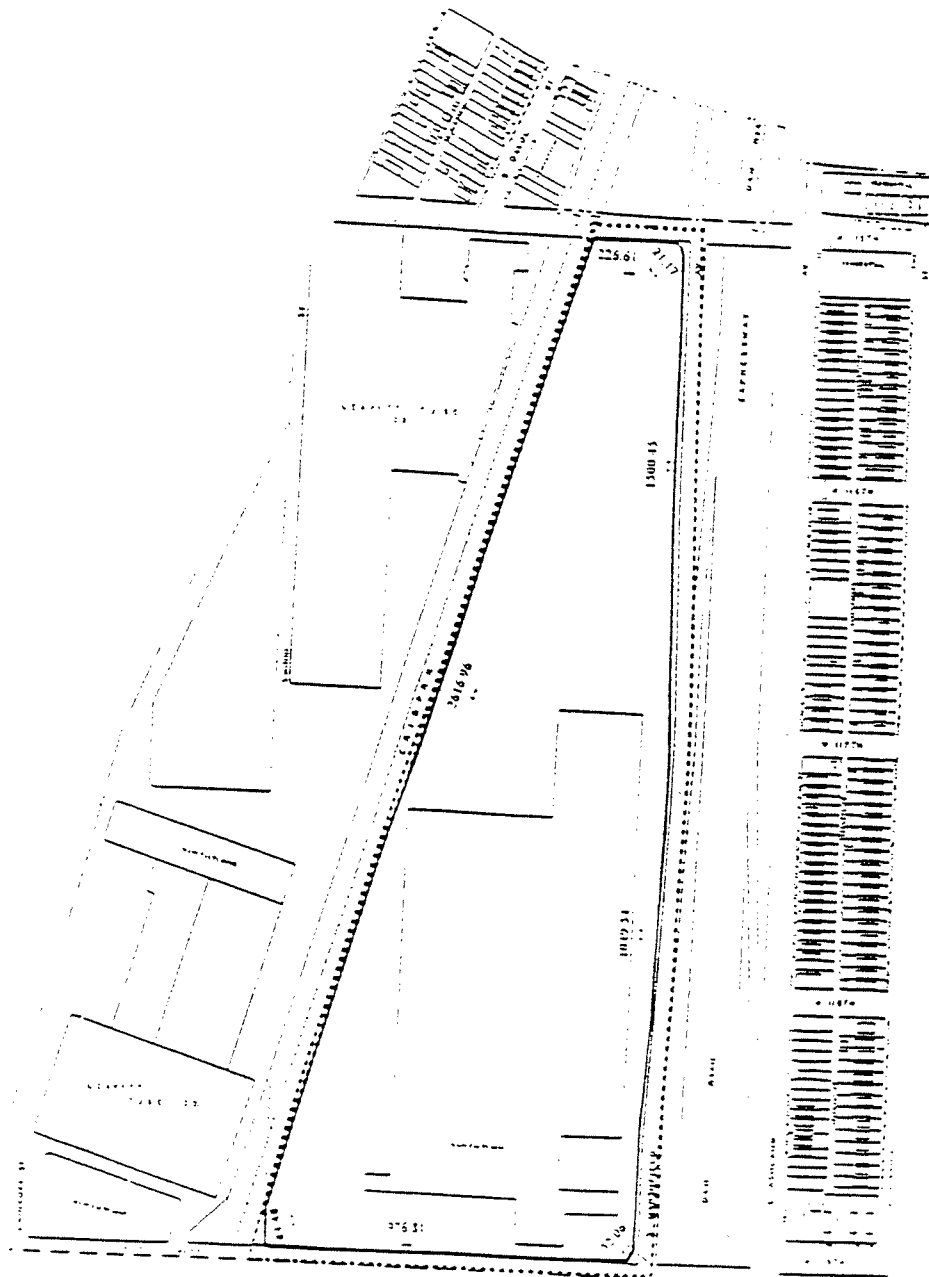
APPLICANT: 119th & Dan Ryan Urban Inc.  
401 N. Michigan Avenue  
Suite 2900  
Chicago, Illinois 60611

DATE: April 11, 2000  
REVISED: December 14, 2000

SUBJECT  
PROPERTY



Planned Development Boundary And  
Property Line Map.



APPLICANT: 119th & Dan Ryan Urban Inc.  
401 N. Michigan Avenue  
Suite 2900  
Chicago, Illinois 60611

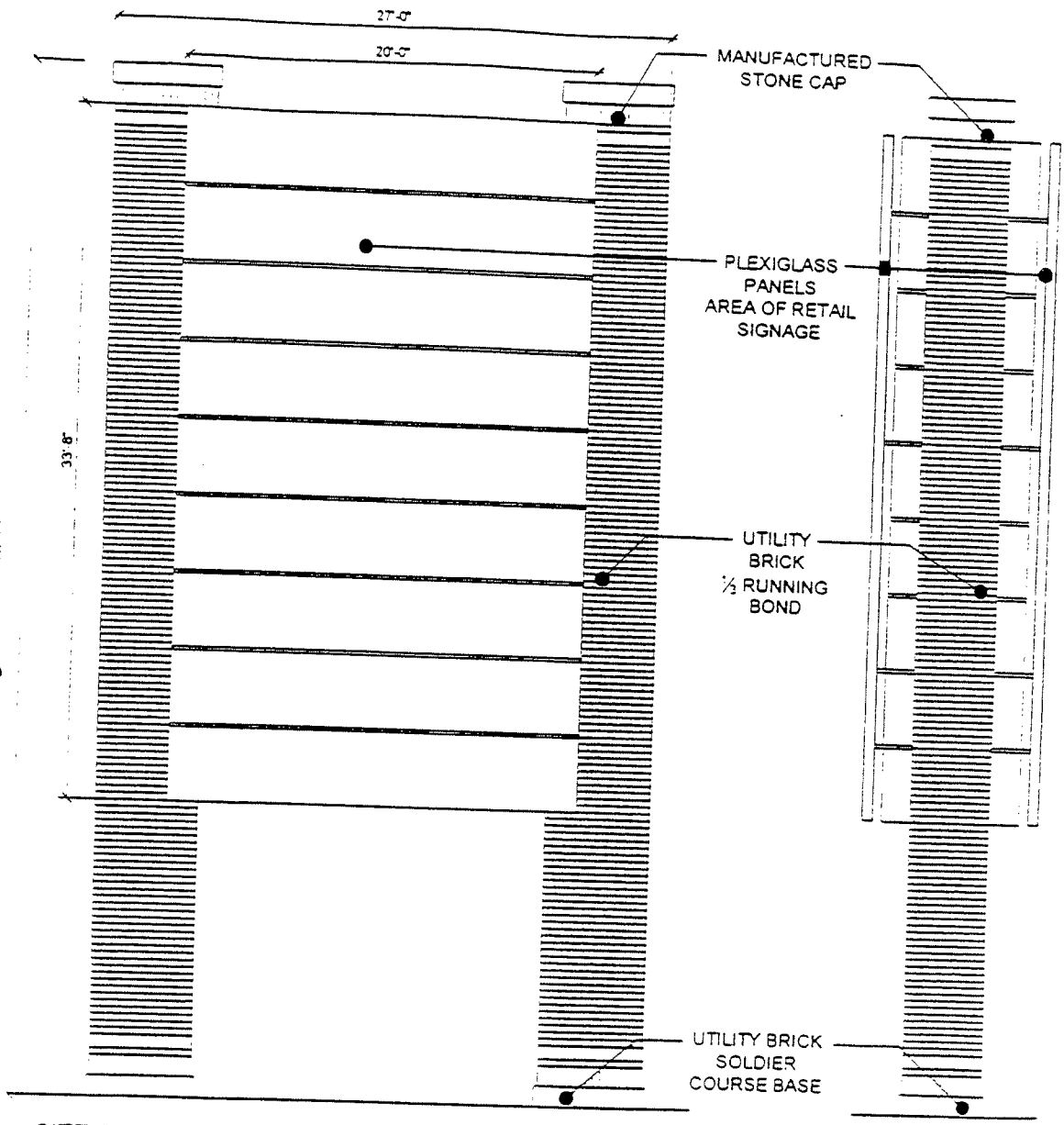
Planned Development:  
Boundary .....

DATE: April 11, 2000  
REVISED: December 14, 2000

Property Line \_\_\_\_\_

Signage Elevation -- Type 1.

The maximum height of the sign would be subject to the Department of Planning and Development approval according to statement 6.



SITE SIGNAGE ELEVATION  
TYPE 1  
SCALE: N.T.S.

SITE SIGNAGE SIDE ELEVATION  
TYPE 1  
SCALE: N.T.S.

MARSHFIELD MARKETPLACE  
WEST 19TH STREET & MARSHFIELD AVE.

APPLICANT: 119th & Dan Ryan Urban, Inc  
401 North Michigan Avenue, Suite 2900  
Chicago, Illinois 60611

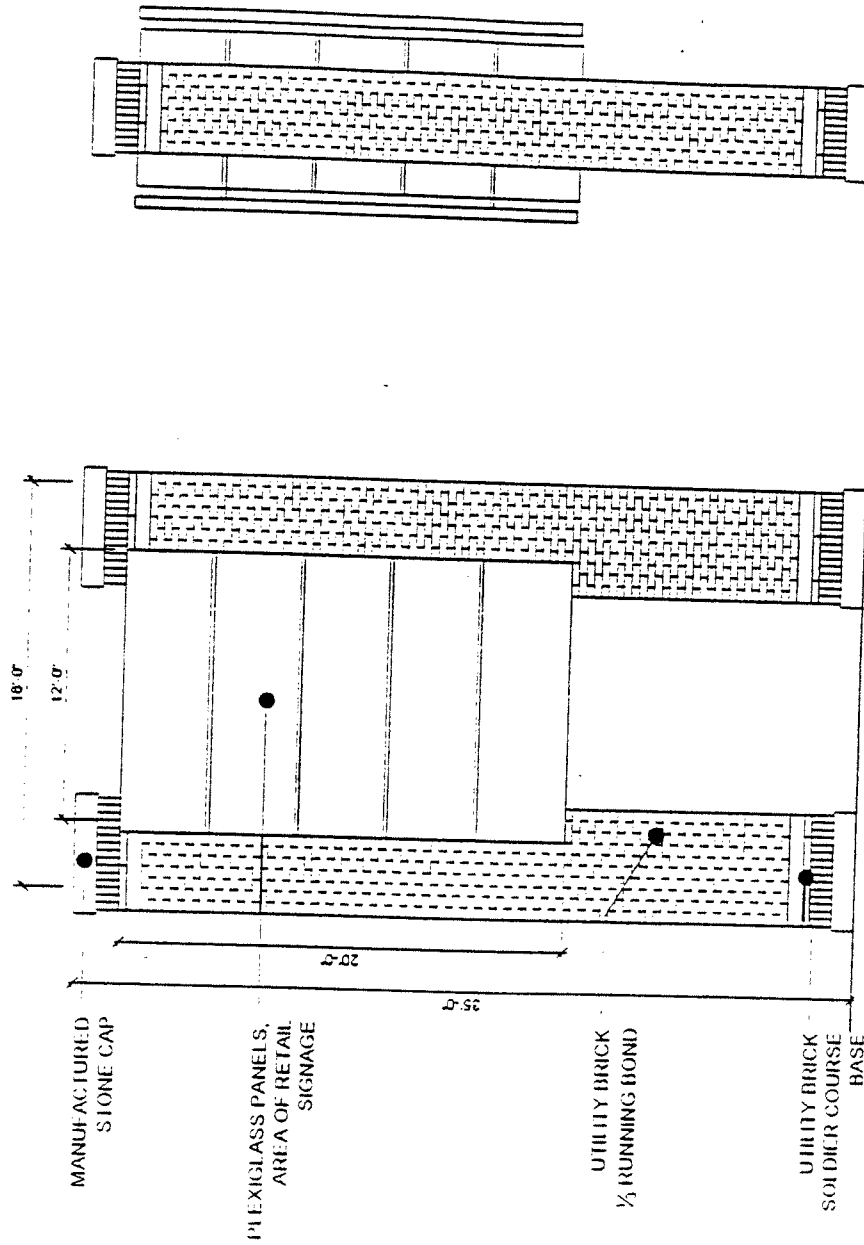
Urban Investment Trust

Guaraco Associates Ltd

DATE: April 11, 2000  
REVISED: December 14, 2000

Signage Elevation -- Type 2.

The maximum height of the sign would be subject to the Department of Planning and Development approval according to statement 6.



SITE SIGNAGE SIDE ELEVATION  
SCALE: N.T.S. TYPE 2

SITE SIGNAGE ELEVATION  
SCALE: N.T.S. TYPE 2

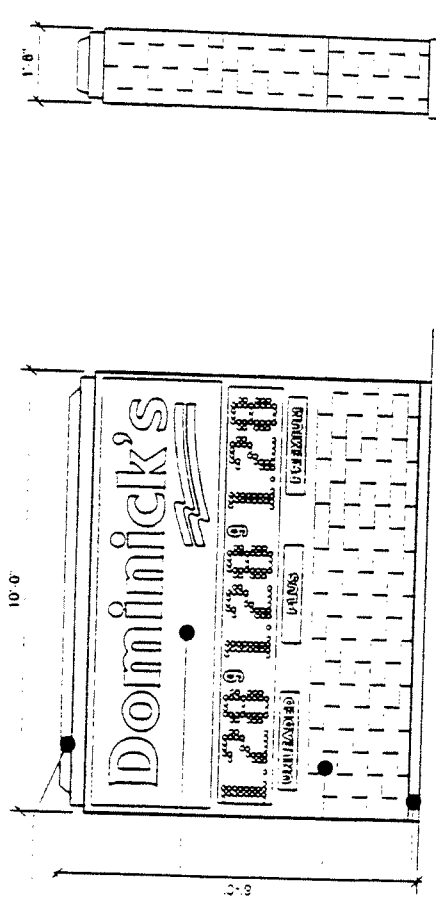
APPLICANT: 119th & Dan Ryan Urban, Inc  
 401 North Michigan Avenue, Suite 2900  
 Chicago, Illinois 60611

DATE: April 11, 2000  
 REVISED: December 14, 2000

MARSHFIELD MARKETPLACE  
 3111 N. STATE ST. & MARSHFIELD AVE.  
 Chicago, Illinois 60647

Urban Investment Fund  
 Compendio Associates Ltd

Signage Elevation -- Type 3.



MANUFACTURED  
STONE CAP

FLAT WHITE LEXAN  
FACE WITH VINYL  
APPLIED GRAPHICS

UTILITY BRICK  
1/2 RUNNING BOND

MANUFACTURED  
STONE BASE

SITE SIGNAGE ELEVATION  
TYPE 3  
SCALE: N.T.S.

SITE SIGNAGE SIDE ELEVATION  
TYPE 3  
SCALE: N.T.S.

MARSHFIELD MARKETPLACE  
WEST 19TH STREET & MARSHFIELD AVE

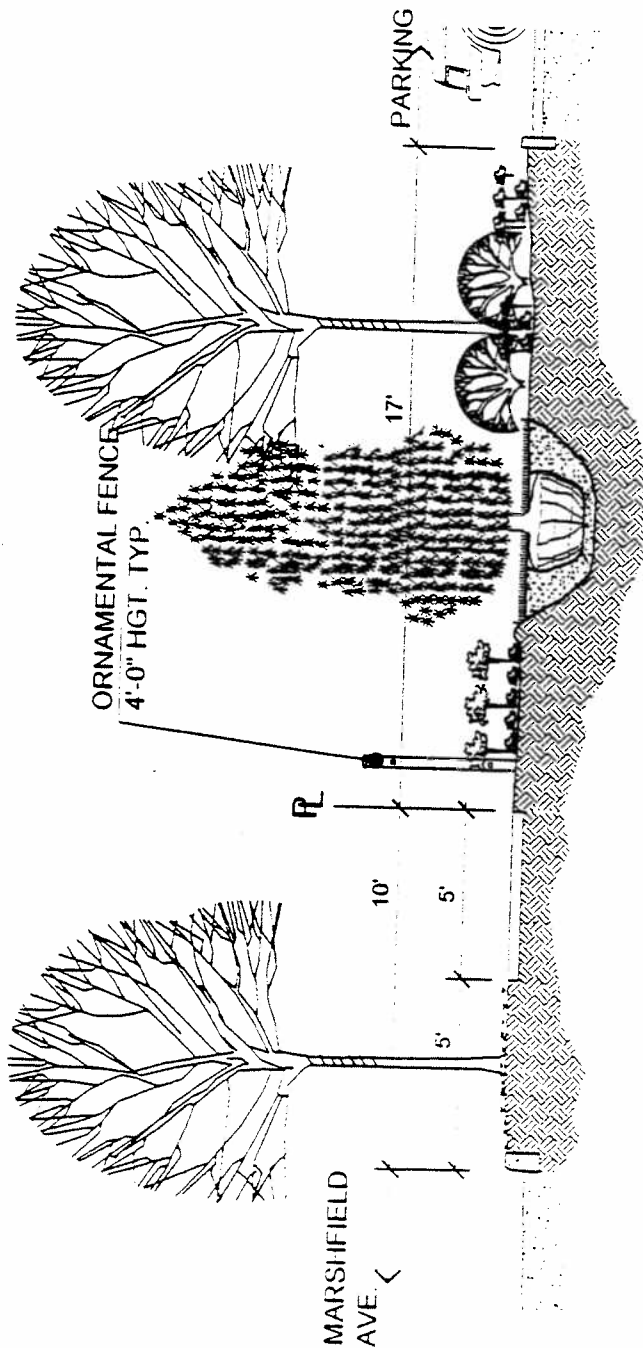
Urban Investment Trust  Campredo Associates Ltd.

APPLICANT 119th & Dan Ryan Urban, Inc  
401 North Michigan Avenue, Suite 2900  
Chicago, Illinois 60611

DATE: April 11, 2000

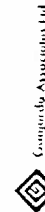


Landscape Plan -- Exhibit "G".



SECTION THRU LANDSCAPE @ MARSHFIELD AVE. SOUTH OF I-57 EXIT  
SCALE: N.T.S.

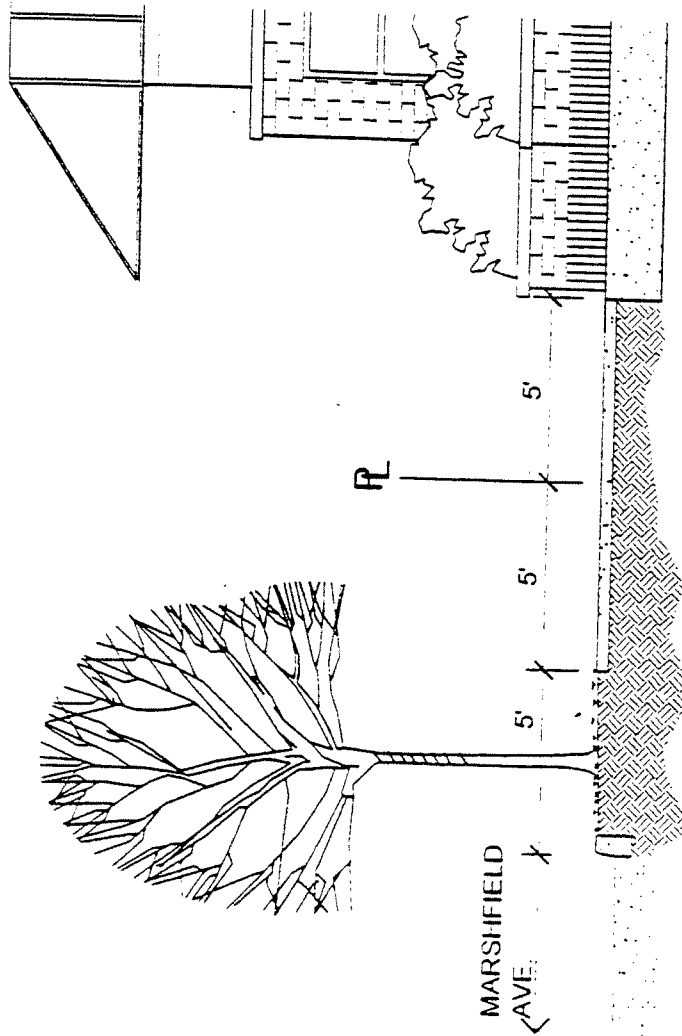
Revised date December 14, 2000



MARSHFIELD MARKETPLACE  
WEST 119TH STREET & MARSHFIELD AVE.  
November, 2000

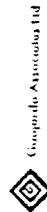
Urban Investment Trust

Landscape Plan -- Exhibit "H".



SECTION THRU LANDSCAPE @ MARSHFIELD AVE NORTH OF I-57 EXIT  
SCALE: N.T.S.

Revised date December 14, 2000

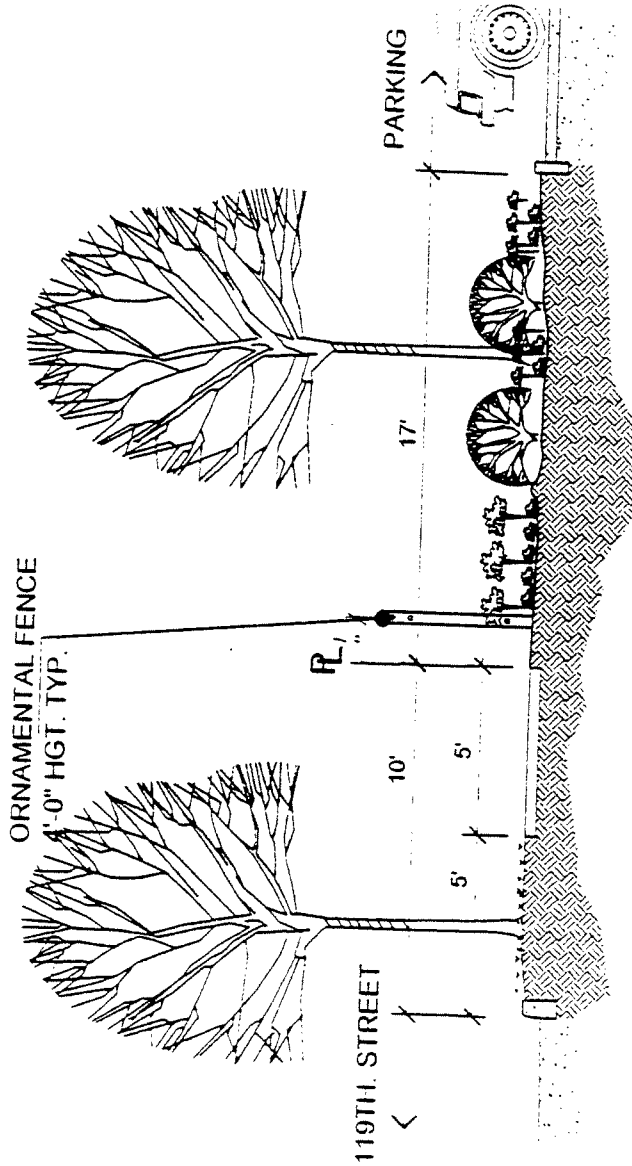


Computer Associates Ltd

MARSHFIELD MARKETPLACE  
WEST 110TH STREET & MARSHFIELD AVE  
November, 2000

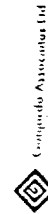
Urban Investment Trust

Landscape Plan -- Exhibit "I".



SECTION THRU LANDSCAPE @ 119TH STREET  
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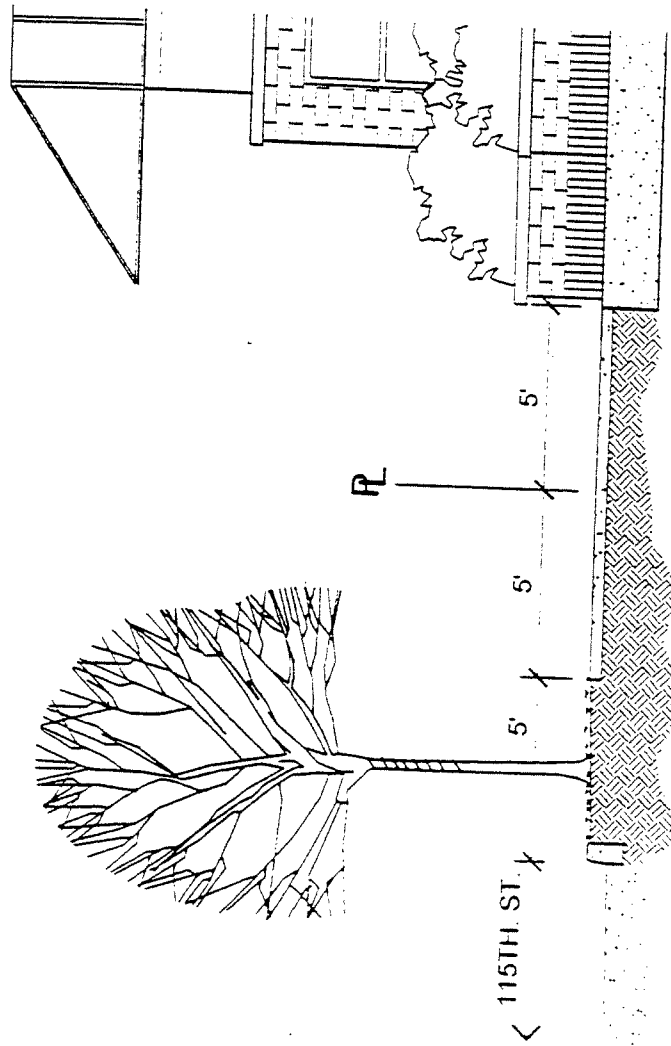
Revised date December 14, 2000



MARSHFIELD MARKETPLACE  
WEST 119TH STREET & MARSHFIELD AVE.  
November, 2000

Urban Investment Trust

Landscape Plan -- Exhibit "J".

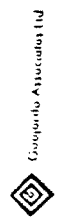


SECTION THRU LANDSCAPE @ 115TH STREET  
SCALE N.T.S.

Revised date December 14, 2000

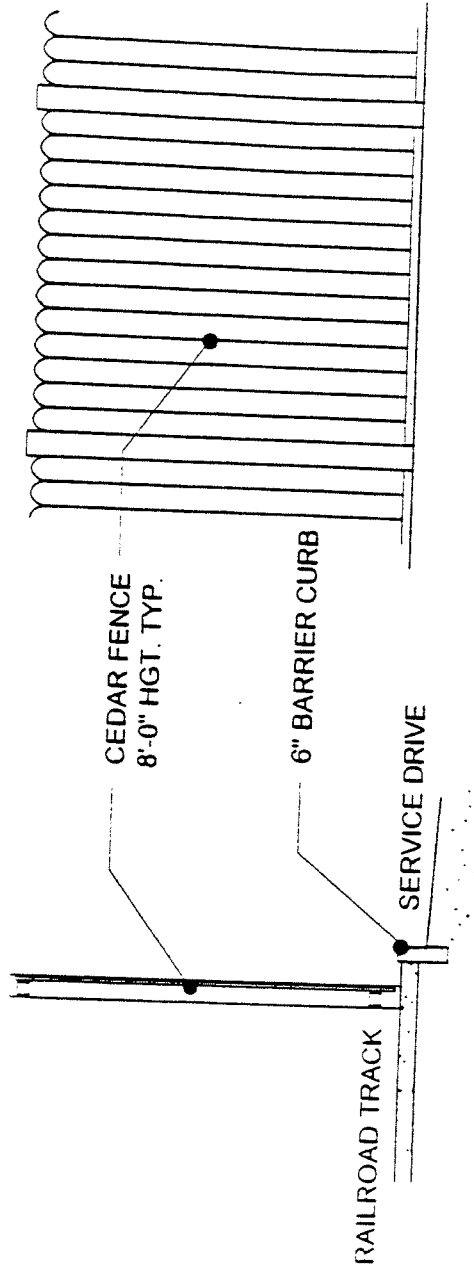
MARSHFIELD MARKETPLACE  
WEST 119TH STREET & MARSHFIELD AVE.  
November, 2000

Urban Investment Trust



Cooper & Associates Ltd

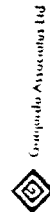
Landscape Plan -- Exhibit "K".



SECTION THRU FENCE @ RAILROAD TRACK  
SCALE: N.T.S.

FENCE ELEVATION @ RAILROAD TRACK  
SCALE: N.T.S.

Revised date December 14, 2000

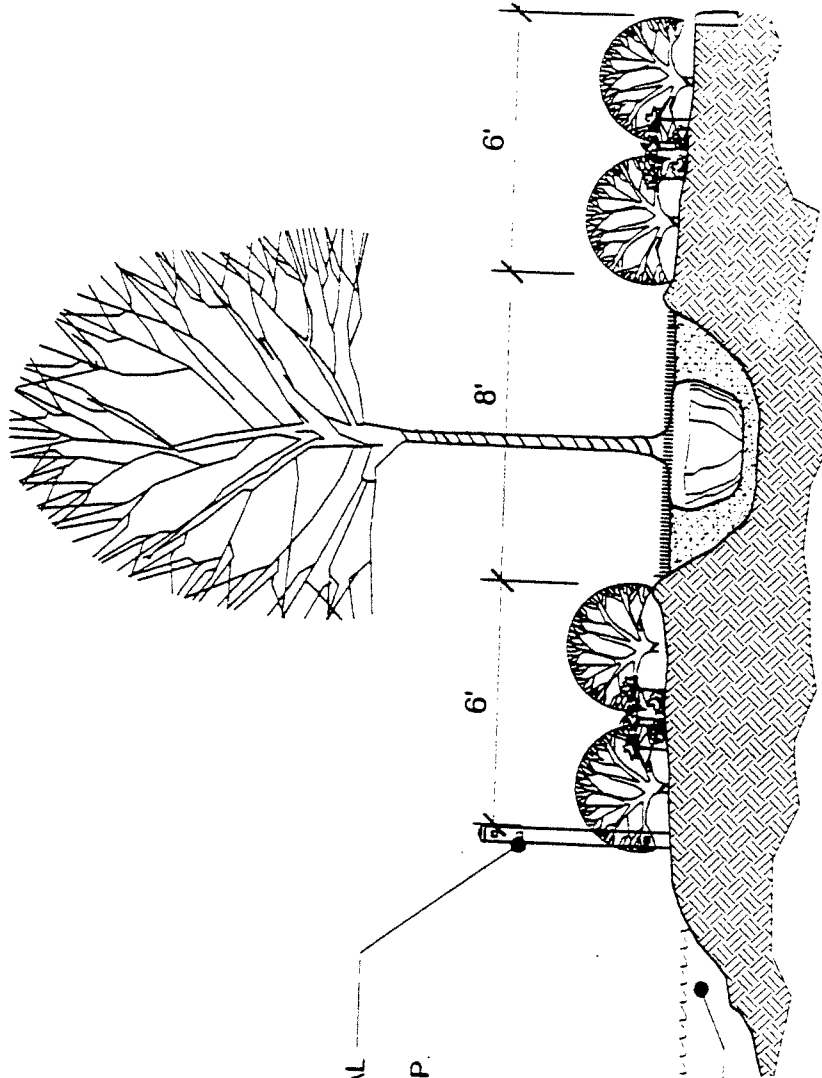


Grandscape Associates Ltd

MARSHFIELD MARKETPLACE  
WEST 119111 STREET & MARSHFIELD AVE  
November, 2000

Urban Investment Trust

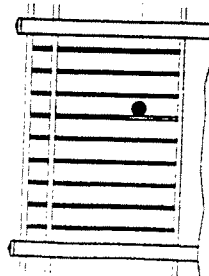
Landscape Plan -- Exhibit "L".



ORNAMENTAL  
FENCE  
4'-0" HGT. TYP.

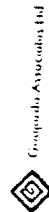
FENCE  
ELEVATION

RETENTION  
AREA



SECTION THRU LANDSCAPE @ RETENTION  
SCALE: N.T.S.

Revised date December 14, 2000

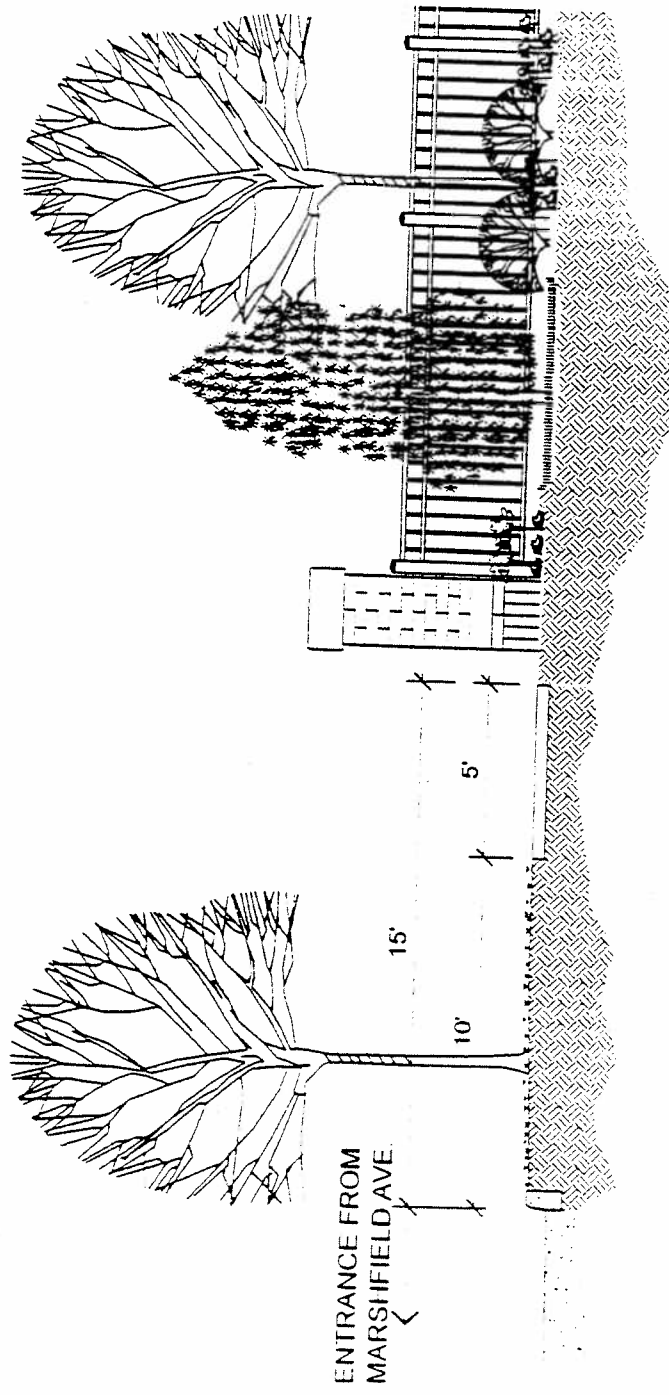


Groupada Associates, Ltd.

MARSHFIELD MARKETPLACE  
WI ST 119111 S FREE T & MARSHFIELD AVE  
November, 2000

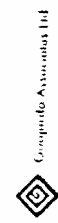
Urban Investment Trust

Landscape Plan -- Exhibit "M".



ELEVATION @ MAIN ENTRANCE FROM MARSHFIELD AVE.  
SCALE: N.T.S.

Revised date December 14, 2000

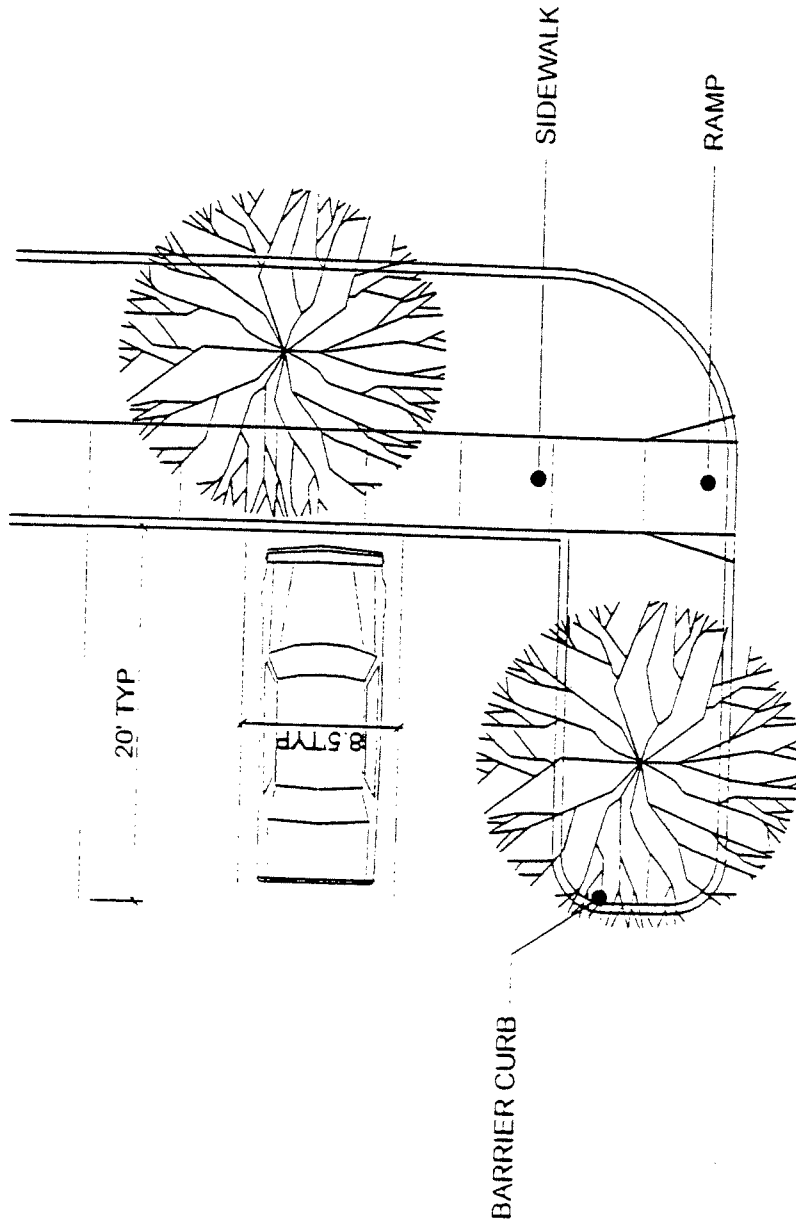


Conquedo Associates Ltd

MARSHFIELD MARKETPLACE  
WEST 119111 STREET & MARSHFIELD AVE  
November, 2000

Urban Investment Trust

Landscape Plan -- Exhibit "N".

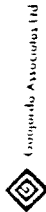


ENLARGED PLAN @ PARKING LOT  
SCALE N.T.S.

Revised date December 1-4, 2000

MARSHFIELD MARKETPLACE  
WEST 119TH STREET & MARSHFIELD AVE.  
November, 2000

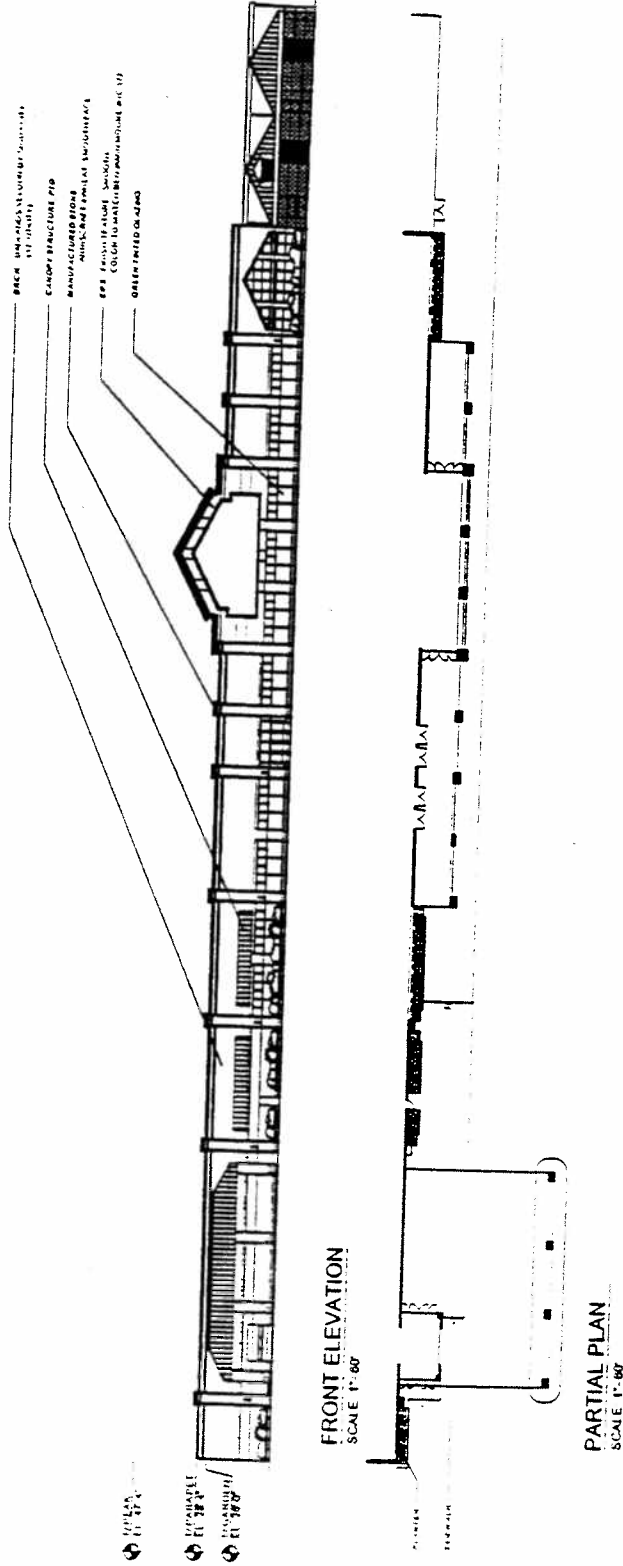
Urban Investment Trust



Corporation, Inc.



Building Elevation -- Retail 2.



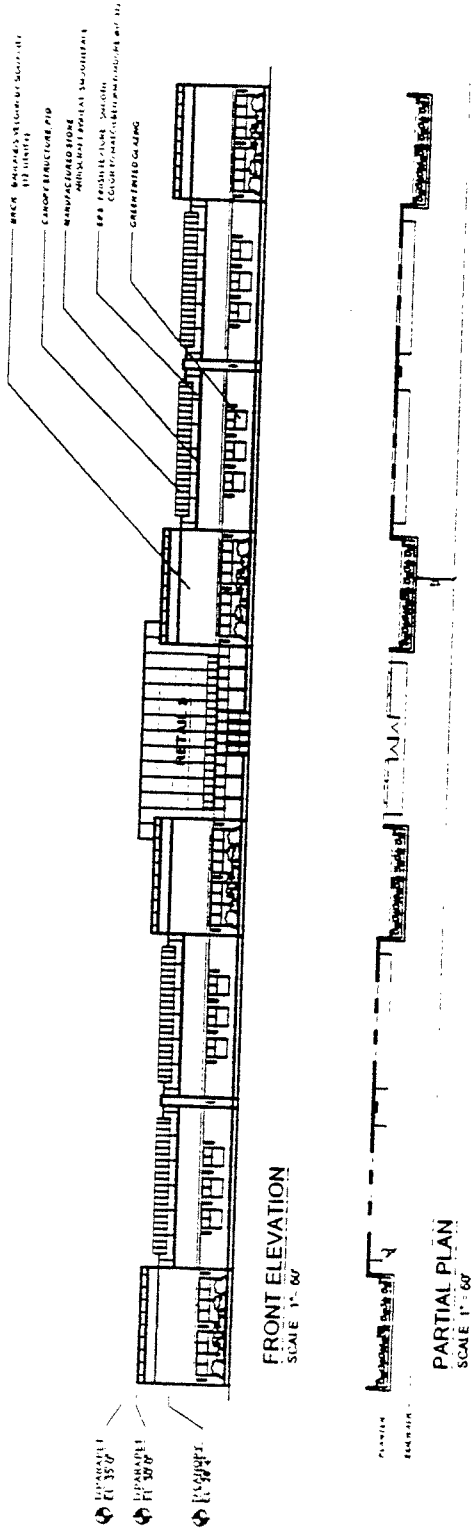
APPLICANT: 119th & Dan Ryan | Urban, Inc  
 401 North Michigan Avenue, Suite 2900  
 Chicago, Illinois 60611

DATE: April 11, 2000  
 REVISED: December 14, 2000

MARSHFIELD MARKETPLACE  
 WEST 119TH STREET & MARSHFIELD AVE

Urban Investment Fund  Conjurdo Associates Ltd

Building Elevation -- Retail 3.



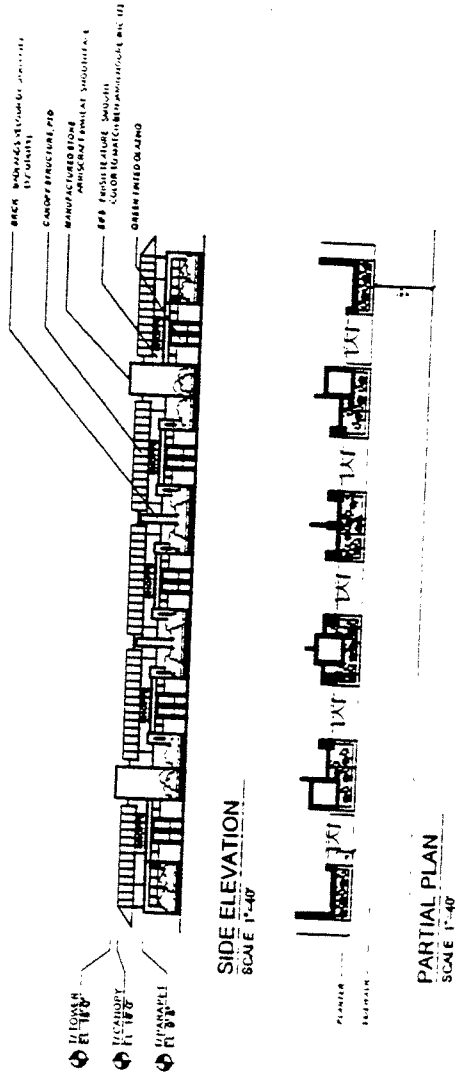
APPLICANT: 119th & Dan Ryan Urban, Inc  
 401 North Michigan Avenue, Suite 2900  
 Chicago, Illinois 60611

DATE: April 11, 2000  
 REVISED: December 14, 2000

**MARSHFIELD MARKETPLACE**  
 WEST 119TH STREET & MARSHFIELD AVE  
 Urban Investment Trust  Conjordo Associates Ltd



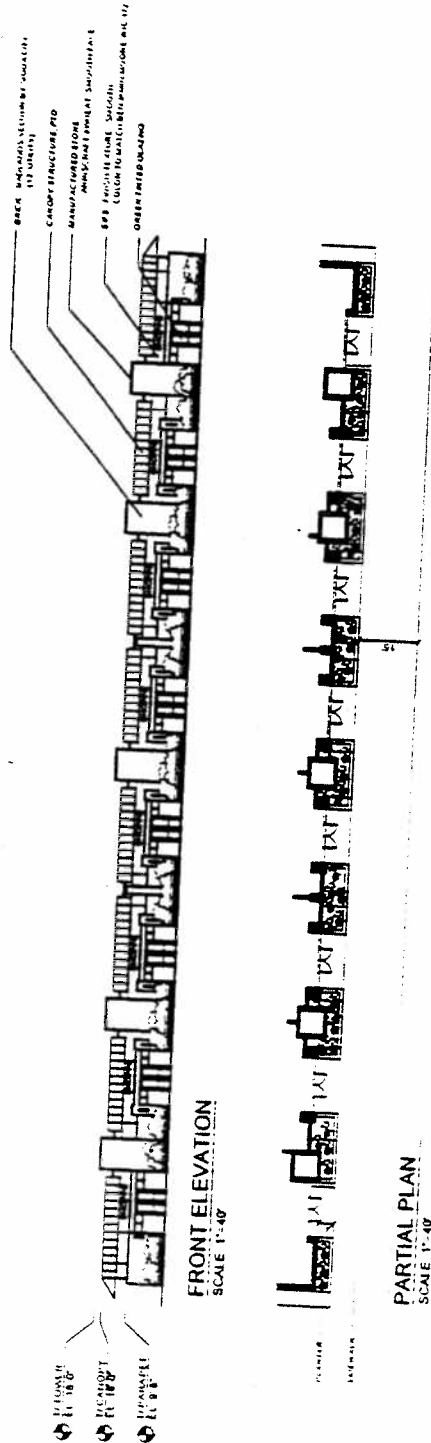
Building Elevations -- Building 6.



APPLICANT: 119th & Dan Ryan Urban, Inc  
 401 North Michigan Avenue, Suite 2900  
 Chicago, Illinois 60611  
 DATE: April 11, 2000  
 REVISED: December 14, 2000

**MARSHFIELD MARKETPLACE**  
 WEST 119TH STREET & MARSHFIELD AVE  
 Urban Investment Trust  Conjecture Associates Ltd

Building Elevation -- Building 7.



**APPLICANT:** 119th & Dan Ryan | Urban, Inc  
 401 North Michigan Avenue, Suite 2900  
 Chicago, Illinois 60611

**DATE:** April 11, 2000  
**REVISED:** December 14, 2000

**MARSHFIELD MARKETPLACE**  
 WEST 119TH STREET & MARSHFIELD AVE  
 Guerinco Associates Ltd.

Urban Investment Trust