

PD 880

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 10, 2015

John J. George
Schuyler, Roche & Crisham, P.C.
Two Prudential Plaza
180 North Stetson Avenue
Suite 3700
Chicago, IL 60601

**Re: Business Planned Development No. 880
Home Depot truck rental at 6211 N. Lincoln Avenue**


Dear Mr. George:

In response to your recent request, please be advised that the existing Home Depot located at 6211 N. Lincoln Ave. is within Business Planned Development 880 ("PD 880"). Pursuant to Statement No. 5 the following uses are permitted: a home improvement center with bulk storage and accessory uses; all uses permitted in the B5 General Service District; drive-through establishments offering goods or services directly to customers waiting in parked motor vehicles are expressly permitted provided that the drive-through establishments are accessed from interior driveways.

According to your letter, as part of the services offered to its customers, Home Depot allows people to rent small, 18-foot long flatbed trucks to perform certain activities. Home Depot would like to lease larger panel trucks, 12 to 22 feet in length, to its customers and Penske Trucks would be available for lease from Home Depot.

Currently, many of the existing Home Depot stores throughout Chicago permit both types of truck rental. The proposed expansion of larger truck rentals by Home Depot at 6211 N. Lincoln Ave. is a permitted accessory use within PD 880.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm
C: Janice Hill, Main file

9/4/2003

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~~West Ardmore Avenue; North Jersey Avenue; a line 125 feet north of West Bryn Mawr Avenue, as measured at the westerly right-of-way line of North Jersey Avenue; West Olive Avenue; a line 180 feet east of the alley next east of and parallel to North Spaulding Avenue; the alley next north of and parallel to West Olive Avenue; a line 148 feet east of the alley next east of and parallel to North Spaulding Avenue; West Hollywood Avenue; and the alley next west of and parallel to North Jersey Avenue,~~

~~to those of an R3 General Residence District and a corresponding use district is hereby established in the area above described.~~

~~SECTION 2. This ordinance shall be in full force and effect after its passage and publication.~~

*Reclassification Of Area Shown On Map Number 15-L.
(Application Number 13985) BPD 880*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B5-2 General Service District symbols and indications as shown on Map Number 15-L in the area bounded by:

West Devon Avenue; North McCormick Road; North Lincoln Avenue; and a line 579.40 feet northwesterly of the intersection of North Lincoln Avenue and North McCormick Road, as measured at the northeasterly right-of-way line of North Lincoln Avenue and perpendicular thereto,

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 hereof and to no others.

SECTION 2. 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 880

Plan Of Development Statements.

1. The area delineated herein as a Business Planned Development consists of approximately five hundred nine thousand six hundred fifty-two (509,652) square feet (eleven and seventy-seven hundredths (11.77) acres) and is owned or controlled by the applicant, Home Depot U.S.A., Inc.
2. All applicable **official** reviews, approvals or permits arc 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 rights-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 11.1 1- 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 and Boundary Map; and a Site Plan; Landscape Plan; and Building Elevations prepared by Greenberg Farrow Architects dated May 30, 2003. 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; all uses permitted in the B5 General Service District; drive-through establishments offering goods or services directly to customers waiting in parked motor vehicles are expressly permitted provided that the drive-through establishments are accessed from interior driveways.
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.
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 B5-2 General Service District.

[Existing Zoning Map; Boundary and Property Line Map;
Existing Land-Use Map; Site Plan; Landscape Plan;
Landscape Details; and Building Elevations
Drawings referred to in these Plan of
Development Statements printed
on pages 7412 through
7420 of this
Journal.]

9/4/2003

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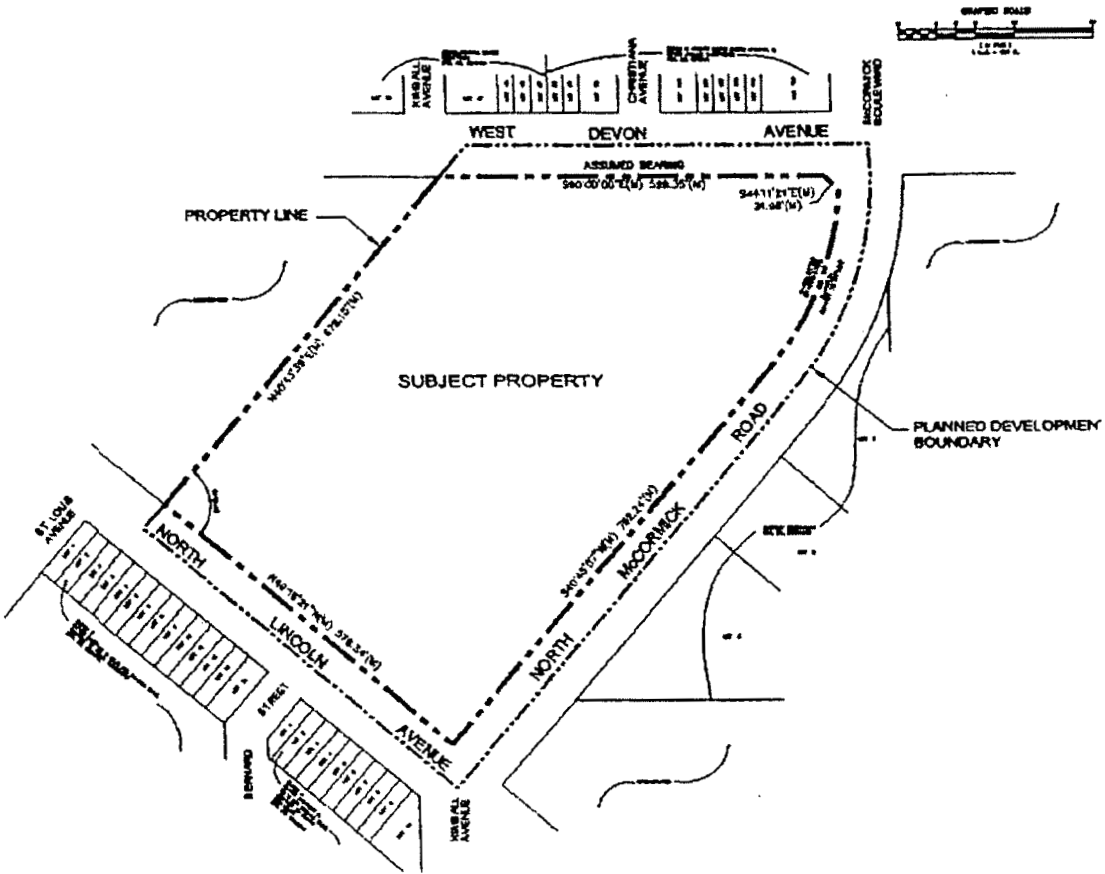
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Business Planned Development Number 880

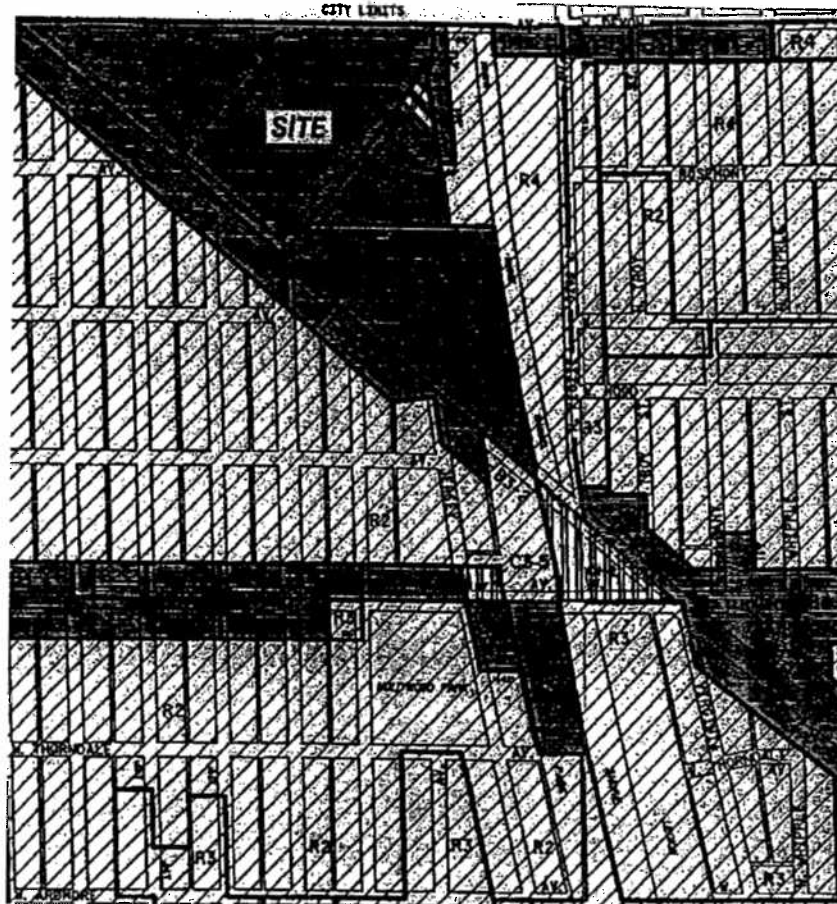
Bulk Regulations And Data Table.

Net Site Area Square Foot (Acres)	Maximum Floor Area Ratio	Maximum Percent Of Site Coverage Per Landscape Plan
522,933 square feet (12,005 acres)	0.60	
Gross Site Area:		522,933 square feet (12,005 acres)
Maximum Floor Area Ratio for Total Net Site Area:	0.60	
Minimum Number of Off-Street Parking Spaces:		470 (including 2% 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

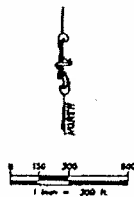
Boundary And Property Line Map.



Existing Land-Use Map.



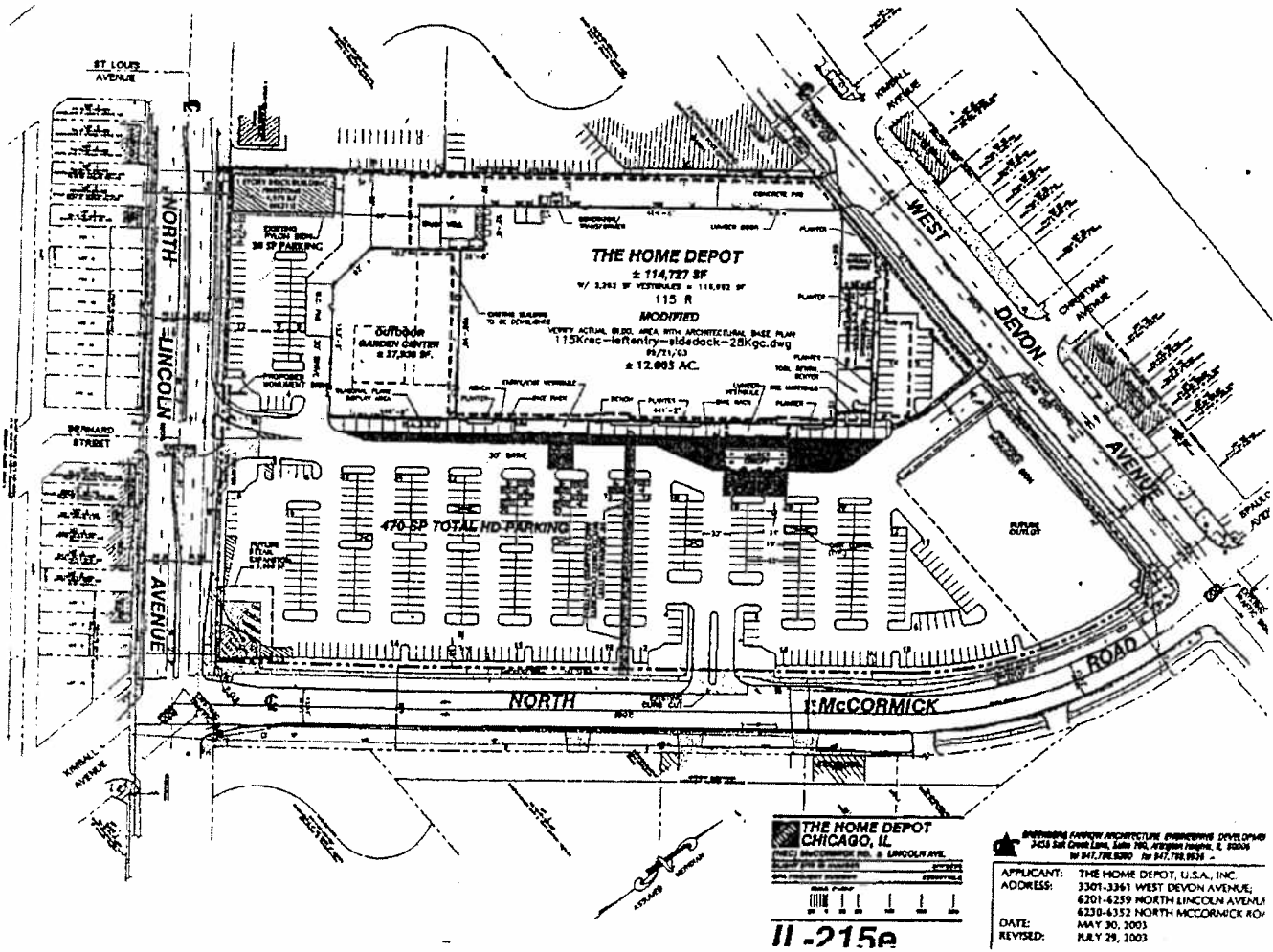
-  RESIDENTIAL USES
-  BUSINESS USES
-  COMMERCIAL USES
-  MANUFACTURING USES

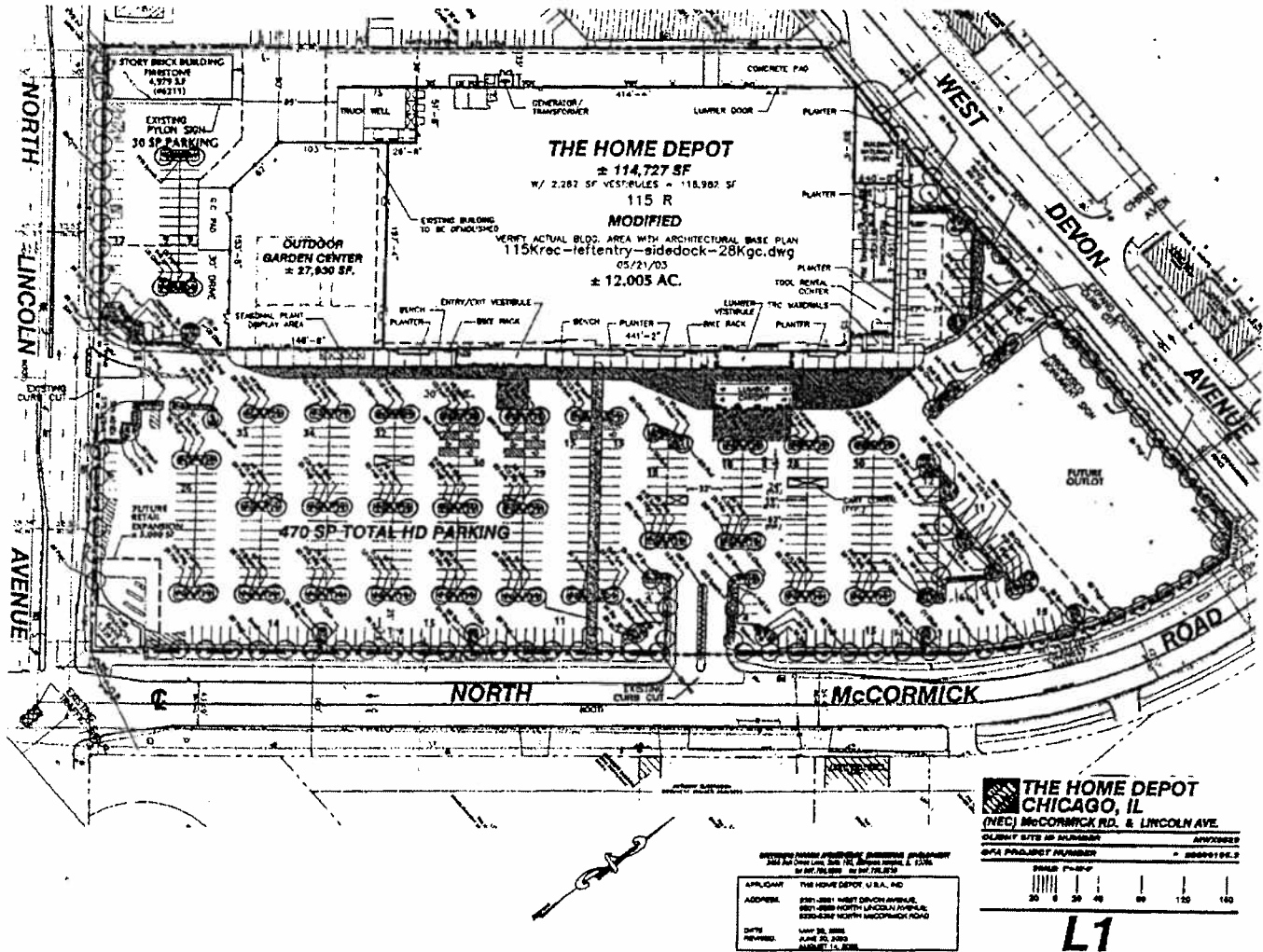


GREENBERG FARNOW ARCHITECTURE ENGINEERING INC
 2455 South Canal Lane, Suite 302, Arlington Heights, IL 60018
 Tel: 847.796.8200 Fax: 847.796.8549

APPLICANT: THE HOME DEPOT, U.S.A., INC.
 ADDRESS: 1361-1384 WEST DEVON AVENUE,
 8204-8230 NORTH LINCOLN AVENUE,
 63428E NORTH MCCORMICK ROAD
 DATE: MAY 29, 2004
 REVISION:

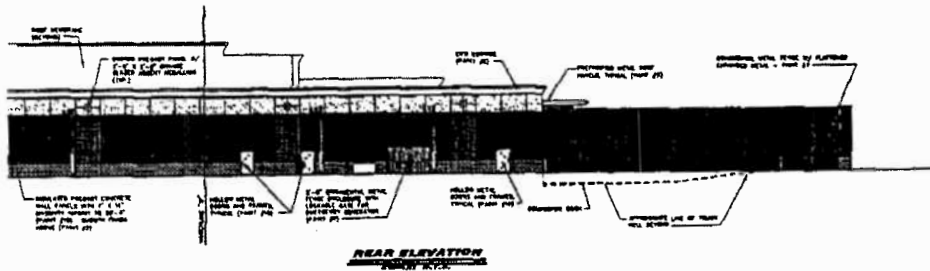
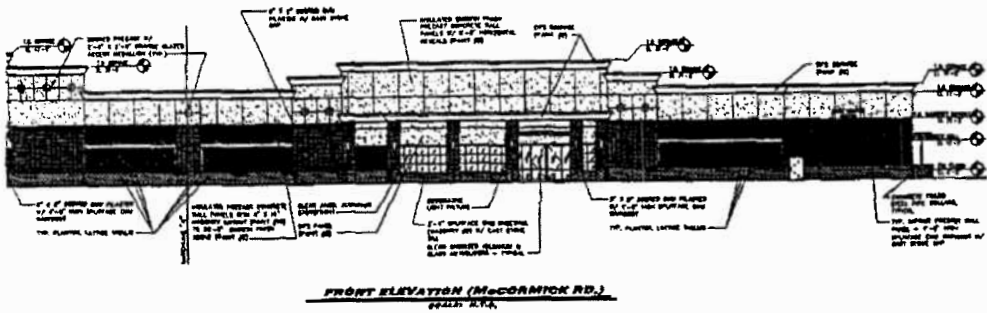
Site Plan.





Landscape Plan.

Building Elevations.
(Page 2 of 3)



FINISH SCHEDULE NOTES

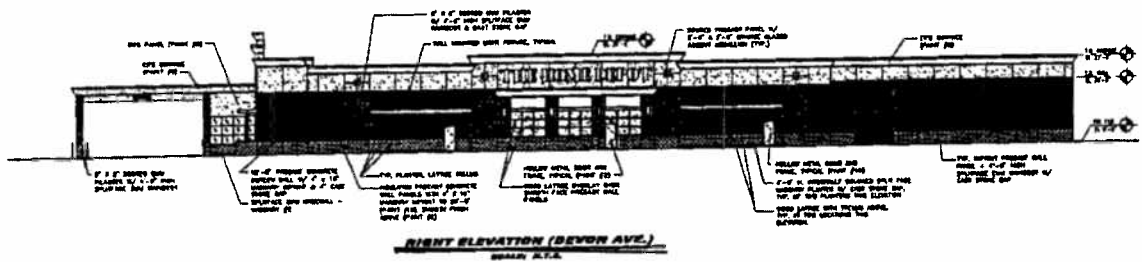
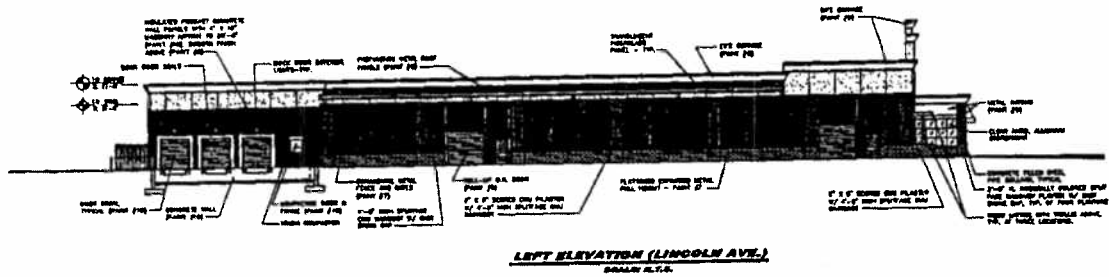
GENERAL:
 1. ALL FINISHES TO BE AS SHOWN ON THESE ELEVATIONS.
 2. ALL FINISHES TO BE AS SHOWN ON THESE ELEVATIONS UNLESS OTHERWISE NOTED.
 3. ALL FINISHES TO BE AS SHOWN ON THESE ELEVATIONS UNLESS OTHERWISE NOTED.
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DISCLAIMER

THESE ELEVATIONS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

ADDRESS: 23810 251 WEST DECK AVE.
 6306-4250 NORTH LINDSEY AVENUE
 6306-4250 NORTH MCCORMICK RD.
 DATE: MAY 26, 2003

Building Elevations.
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FINISH SCHEDULE NOTES

1. PORTLAND CEMENT BRICK, 8" MIN. THICK, WITH MORTAR JOINTS.
2. PORTLAND CEMENT BRICK, 8" MIN. THICK, WITH MORTAR JOINTS.
3. PORTLAND CEMENT BRICK, 8" MIN. THICK, WITH MORTAR JOINTS.
4. PORTLAND CEMENT BRICK, 8" MIN. THICK, WITH MORTAR JOINTS.
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7. PORTLAND CEMENT BRICK, 8" MIN. THICK, WITH MORTAR JOINTS.
8. PORTLAND CEMENT BRICK, 8" MIN. THICK, WITH MORTAR JOINTS.
9. PORTLAND CEMENT BRICK, 8" MIN. THICK, WITH MORTAR JOINTS.
10. PORTLAND CEMENT BRICK, 8" MIN. THICK, WITH MORTAR JOINTS.

APPLICANT: THE HOME DEPOT, U.S.A., INC.
 ADDRESS: 2301-1841 WEST OGDON AVENUE
 6281-4839 NORTH LINCOLN AVE
 6298-4333 NORTH MCCORMACK
 DATE: MAY 30, 2003