

PD 910

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 15, 2025

Alexander Van Rens
Kimley-Horn
445 24th St., Suite 200
Vero Beach, FL 32960

Re: **PD 910, Home Depot at 4555 S. Western Boulevard**

Dear Mr. Van Rens:

In response to your recent request, please be advised the subject property is zoned Business Planned Development No. 910 ("PD 910"). According to your opinion request, Home Depot is proposing to use 20 automobile parking spaces, as shown on the attached Conceptual Site Plan, for compact power equipment rental and pick-up truck rentals.

Ten of the existing spaces would be used for equipment rental such as woodchippers, skid steers, mini excavators, trenchers, etc. This equipment would reside on a trailer that fits within each of the ten parking stalls. The other ten spaces would be used for Home Depot logoed "Load N' Go" pick-up truck rentals, which would also fit within the standard existing parking stalls. There are no proposed changes to the land, site geometry, pedestrian accessibility, fire access or vehicular circulation patterns.

Pursuant to Statement no. 5 of the Planned Development Ordinance, the following uses are permitted: home improvements center with bulk storage and accessory use; all uses permitted in the C3-1 Commercial Manufacturing District.

Based on the information submitted, it is our opinion that the proposed equipment and pick-up truck rental uses would be defined as accessory to the principal home improvement center use and are therefore permitted at the subject site. A minimum of 424 parking spaces are required within PD 910. Excluding these 20 spaces, if the total number of remaining spaces is 424 or more, no minor change is required. If the resulting number is less than 424, a minor change will need to be submitted and approved for the proposed project. Since there are no physical changes proposed to the parking lot, no additional screening, fencing or landscaping is required.

For approved site plans, please contact the Chicago Building Dept. for any permit drawings they may have. For business license information, please contact licensing staff at the Chicago Dept. of Business Affairs and Consumer Protection.

Sincerely,

Kyle Bartlett
Assistant Zoning Administrator

KB:tm

C: Kyle Bartlett, Noah Szafraniec, Mike Marmo, Main file

5/26/2004

REPORTS OF COMMITTEES

14162
25385

Reclassification Of Area Shown On Map Number 1 O-H.

(As Amended)
(Application Number 14 162) *BPD 910*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M2-3 General Manufacturing District symbols and indications as shown on Map Number 10-H in the area bounded by that part of the southwest quarter of Section 6, Township 38 North, Range 14, East of the Third Principal Meridian, described as follows:

beginning at the southwest corner of Lot 36 in the subdivision of the south 5 acres of the southwest quarter of the southwest quarter; thence north 00 degrees, 01 minutes, 36 seconds west, 131.00 feet; thence north 89 degrees, 41 minutes, 05 seconds west, 0.70 feet; thence north 00 degrees, 01 minutes, 36 seconds west, 40.85 feet; thence north 89 degrees, 41 minutes, 05 seconds west, 140.30 feet; thence north 00 degrees, 01 minutes, 36 seconds west, 973.50 feet; thence south 89 degrees, 36 minutes, 37 seconds east, 344.25 feet to a point of curvature; thence easterly and northeasterly along a curve concave northwesterly and tangent to the last described course, having a radius of 322.70 feet, a chord bearing of north 79 degrees, 29 minutes, 31 seconds east, a chord length of 122.02 feet, an arch length of 122.75 feet; thence south 00 degrees, 04 minutes, 09 seconds east, 238.39 feet; thence north 89 degrees, 38 minutes, 50 seconds west, 4.00 feet; thence south 13 degrees, 10 minutes, 58 seconds west, 122.15 feet; thence south 14 degrees, 32 minutes, 23 seconds west, 145.71 feet; thence south 14 degrees, 32 minutes, 15 seconds west, 84.26 feet; thence south 00 degrees, 04 minutes, 09 seconds east, 456.42 feet; thence south 89 degrees, 41 minutes, 45 seconds east, 2.50 feet; thence south 00 degrees, 06 minutes, 16 seconds west, 131.00 feet; thence north 89 degrees, 41 minutes, 05 seconds west, 236.20 feet to the point of beginning, in Cook County, Illinois,

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- 910

Plan Of Development Statements.

1. The area delineated herein as a Business Planned Development, consists of approximately four hundred forty thousand five hundred fifty-eight (440,558) square feet (ten and eleven hundredths (10.11) 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 titleholders 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 April 22, 2004. 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 C3-1 Commercial-Manufacturing District.
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. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. 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 that promotes and maximizes the conservation of natural resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the Property in a manner generally consistent with the Leadership in Energy and Environmental Design Green Building Rating System ("L.E.E.D.").
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 11.1 1-3(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.

5/26/2004

REPORTS OF COMMITTEES

14162
25389

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Landscape Plan; Landscape Details; Site Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 25390 through 25396 of this Journal.]

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

Business Planned Development Number 910

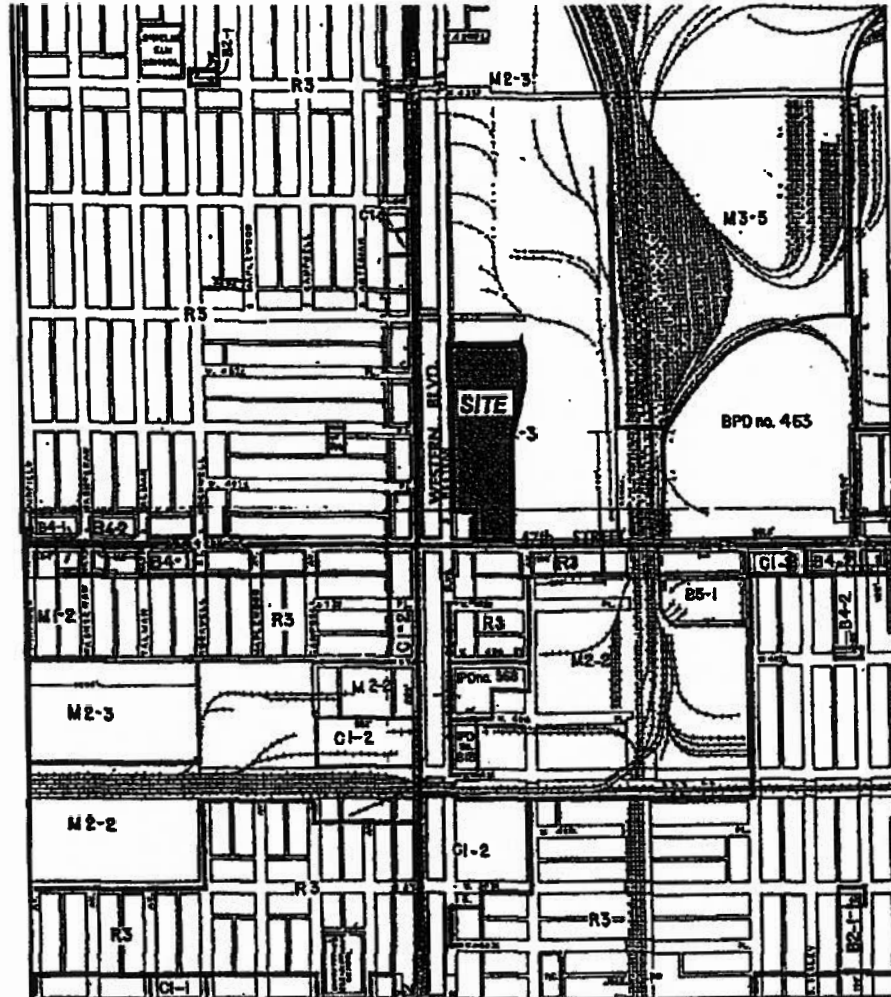
Bulk Regulations And Data Table.

Net Site Area	Maximum Floor Area Ratio	Maximum Percent Of Site Coverage
440,558 square feet (10.11 acres)	.60	Per Approved Site Plan

Gross Site Area = Net Site Area (440,558 square feet) + Area in Adjoining Rights-of-Way (97,113 square feet) = 537,671 square feet (12.34 acres)

Maximum Floor Area Ratio for Total Net Site Area:	0.60
Minimum Number of Off-Street Parking Spaces:	424 (including 2% for handicapped)
Minimum Number of Off-Street Loading Berths:	5 at 10 feet, 0 inch by 50 feet, 0 inch
Maximum Percent of Site Coverage:	Per Approved Site Plan
Minimum Required Building Setbacks:	Per Approved Site Plan
Maximum Permitted Building Height:	Per Approved Building Elevations

Existing Zoning Map.



RESIDENCE DISTRICTS

- R2 SINGLE-FAMILY RESIDENCE DISTRICT
- R3 GENERAL RESIDENCE DISTRICT
- R4 GENERAL RESIDENCE DISTRICT
- R5 GENERAL RESIDENCE DISTRICT

BUSINESS DISTRICTS

- B1-1 TO B1-6 LOCAL RETAIL DISTRICTS
- B2-1 TO B2-3 RESTRICTED RETAIL DISTRICTS
- B3-1 TO B3-3 GENERAL RETAIL DISTRICTS
- B4-1 TO B4-4 RESTRICTED SERVICE DISTRICTS
- B5-1 TO B5-3 GENERAL SERVICE DISTRICTS

COMMERCIAL DISTRICTS

- C1-1 TO C1-6 RESTRICTED COMMERCIAL DISTRICT
- C2-1 TO C2-6 GENERAL COMMERCIAL DISTRICT
- C3-1 TO C3-7 COMMERCIAL MANUFACTURING DISTRICT
- C4 MOTOR FREIGHT TERMINAL DISTRICT

MANUFACTURING DISTRICTS

- M1-1 TO M1-6 RESTRICTED MANUFACTURING DISTRICTS
- M2-1 TO M2-6 GENERAL MANUFACTURING DISTRICTS
- M3-1 TO M3-3 HEAVY MANUFACTURING DISTRICTS

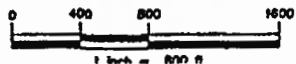
PLANNED DEVELOPMENT

- IPD INDUSTRIAL PLANNED DEVELOPMENT
- BPD BUSINESS PLANNED DEVELOPMENT
- MPD MANUFACTURING PLANNED DEVELOPMENT
- RPD RESIDENTIAL PLANNED DEVELOPMENT

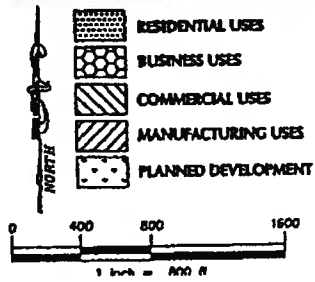
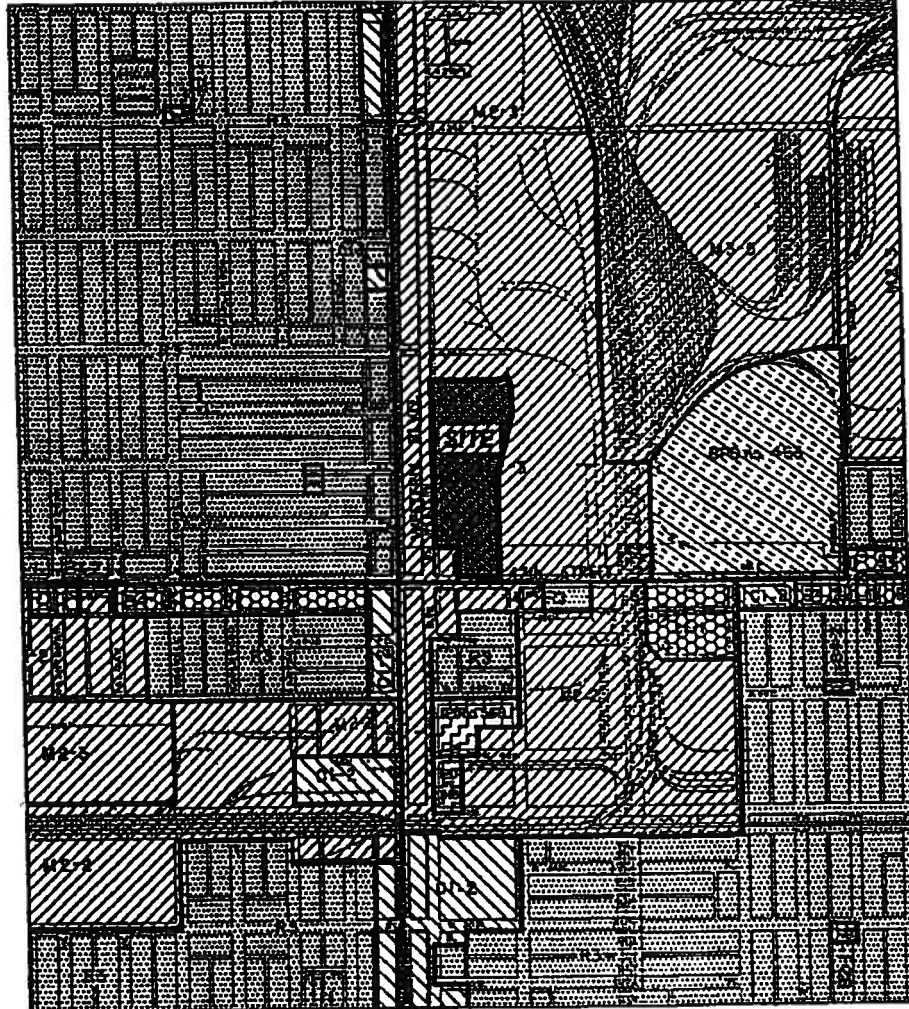
GREENWICH ARCHITECTURE ENGINEERING DEVELOPMENT
 8425 64th Street, Suite 200, Addison, Illinois, 60101
 Tel: 630.701.5000 Fax: 630.701.5000

APPLICANT: HOME DEPOT U.S.A., INC.
 ADDRESS: 4911 - 4920, 4923 - 4926, 4931 - 4941
 525TH WESTERN BOULEVARD
 3006 - 3228 WEST 47th STREET

DATE: DECEMBER 12, 2003
 BY: [Signature]



Existing Land-Use Map.

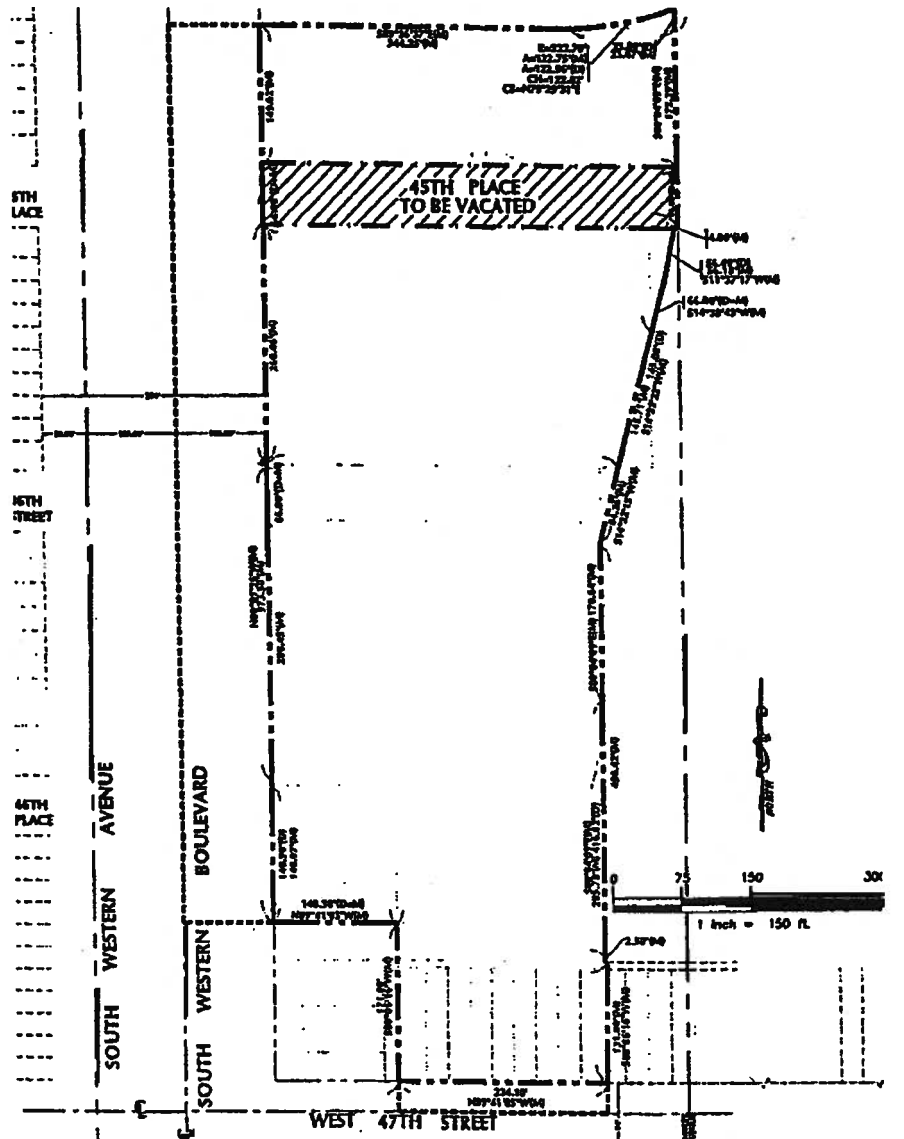


- | | | | |
|--|---------------------|--|--|
| | RESIDENTIAL USES | | RESIDENTIAL PLANNED DEVELOPMENT |
| | BUSINESS USES | | BUSINESS PLANNED DEVELOPMENT |
| | COMMERCIAL USES | | RESIDENTIAL/BUSINESS PLANNED DEVELOPMENT |
| | MANUFACTURING USES | | MANUFACTURING PLANNED DEVELOPMENT |
| | PLANNED DEVELOPMENT | | INDUSTRIAL PLANNED DEVELOPMENT |

GREENBERG FARRINGTON ARCHITECTURE ENGINEERING DEVELOPMENT
 2455 5th Street East, Suite 1100, Arlington Heights, IL 60004
 Tel: 847.708.8200 Fax: 847.708.2008

APPLICANT: PHONE DEPOT U.S.A., INC.
 ADDRESS: 4511 - 4520, 4526 - 4530, 4531 - 4541
 SOUTH WESTERN BOULEVARD
 2204 - 2228 WEST 6th STREET
 DATE: DECEMBER 12, 2003
 REVISION:

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



LEGEND

<p>----- PROPERTY LINE</p> <p>----- TOTAL SITE NET AREA (TO PROPERTY LINES) 440,589.9 SQUARE FEET OR 10.114 ACRES</p>	<p>----- PLAN DEVELOPMENT LINE</p> <p>----- TOTAL SITE GROSS AREA (TO PLAN DEVELOPMENT LINES) 537,676.8 SQUARE FEET OR 12.343 ACRES</p>	<p>////// AREA TO BE VACATED 30,648.8 SQUARE FEET OR 0.704 ACRES</p>
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ENGINEERING FIRM INFORMATION: ENGINEERING DEVELOPMENT
2435 East Grand Avenue, Suite 101, Arlington Heights, IL 60005
tel 847.708.8200 fax 847.708.8230

APPLICANT: HOME DEPOT U.S.A., INC.
ADDRESS: 4211 - 4222 - 4230 - 4232 - 4241
SOUTH WESTERN BOULEVARD
8200 - 8220 WEST 47th STREET
DATE: DECEMBER 12, 2003
REVISED:

5/26/2004

REPORTS OF COMMITTEES

25393

Landscape Plan.



GARDNER FARROW ARCHITECTURE
ARCHITECTS PLANNING & INTERIORS, INC.
200 EAST WASHINGTON STREET, SUITE 200
CHICAGO, ILLINOIS 60601

DATE	5/26/04
PROJECT	THE HOME DEPOT CHICAGO, IL
CLIENT	THE HOME DEPOT
LOCATION	100 WEST WASHINGTON STREET, CHICAGO, IL
SCALE	AS SHOWN
DRAWN BY	...
CHECKED BY	...

LANDSCAPE PLAN

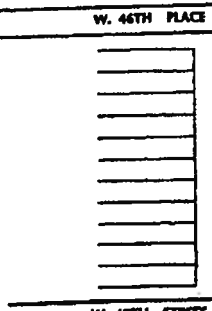
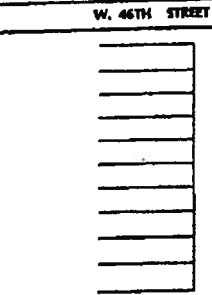
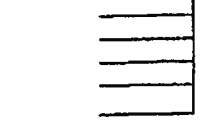
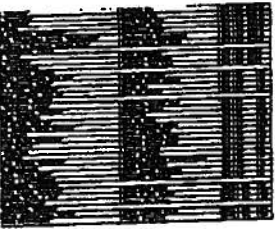
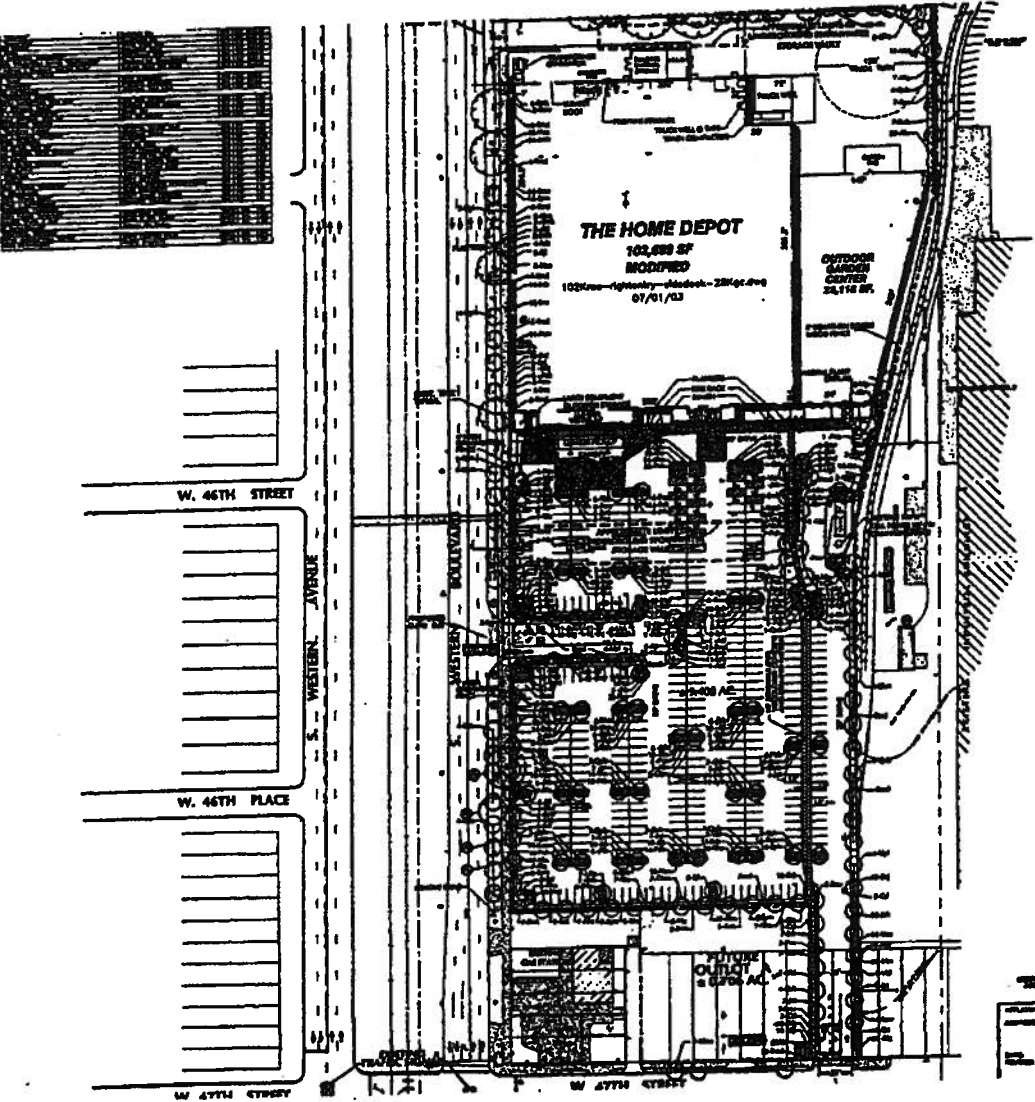
DATE	5/26/04
PROJECT	THE HOME DEPOT CHICAGO, IL
CLIENT	THE HOME DEPOT
LOCATION	100 WEST WASHINGTON STREET, CHICAGO, IL
SCALE	AS SHOWN
DRAWN BY	...
CHECKED BY	...

THE HOME DEPOT CHICAGO, IL
100 WEST WASHINGTON STREET, CHICAGO, IL

FOR REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION



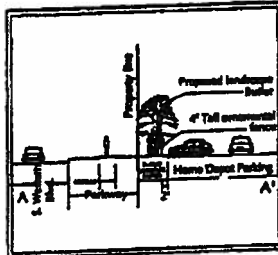
L1



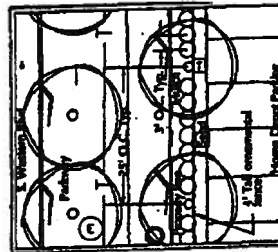
Landscape Details.

LANDSCAPE PLAN IN COMPLIANCE WITH 10%
REQUIRED LANDSCAPE ORDINANCE

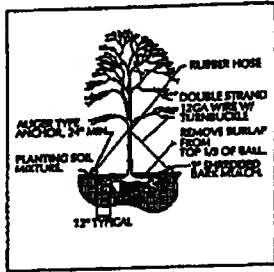
ENCLOSURE AREA (PARKING FIELD
AND DRIVE AREAS) = 211,217 SF
TOTAL LANDSCAPE AREA = 22,618 SF
RATIO OF LANDSCAPED AREA TO VEHICULAR USE
ANDSCAPED AREA = 10.66 %
ESTIMATED TIME SCHEDULED FOR PLANTING:
APRIL 14 2005
47 PROPOSED INTERIOR TREES



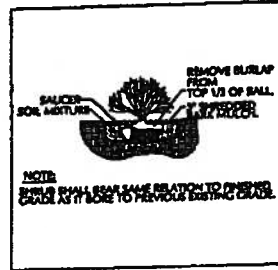
S. WESTERN BLVD. PARKWAY SECTION
NOT TO SCALE



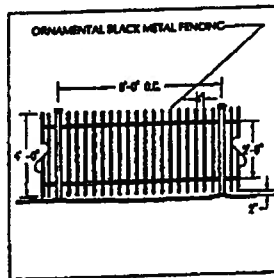
ENLARGED LANDSCAPE DETAIL
NOT TO SCALE



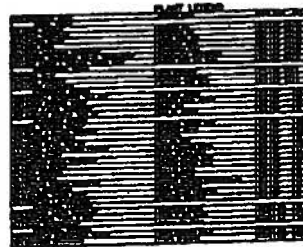
TYPICAL DECIDUOUS TREE DETAIL
NOT TO SCALE



TYPICAL DECIDUOUS SHRUB DETAIL
NOT TO SCALE



ORNAMENTAL FENCE DETAIL
NOT TO SCALE



FOR REVIEW
PURPOSES ONLY



THE HOME DEPOT ARCHITECTURE & INTERIORS
ARCHITECTURE & INTERIORS
1000 N. LA SALLE ST. CHICAGO, IL 60610
TEL: 312.468.1000 FAX: 312.468.1001
WWW.HOMEDEPOT.COM

REVISIONS

NO.	DATE	DESCRIPTION

LANDSCAPE DETAILS

DATE	
BY	
CHECKED	
DATE	
BY	
CHECKED	
DATE	
BY	
CHECKED	

THE HOME DEPOT
CHICAGO, IL
1000 N. WESTERN BLVD. & 47TH STREET
CHICAGO, IL 60610
TEL: 312.468.1000 FAX: 312.468.1001
WWW.HOMEDEPOT.COM

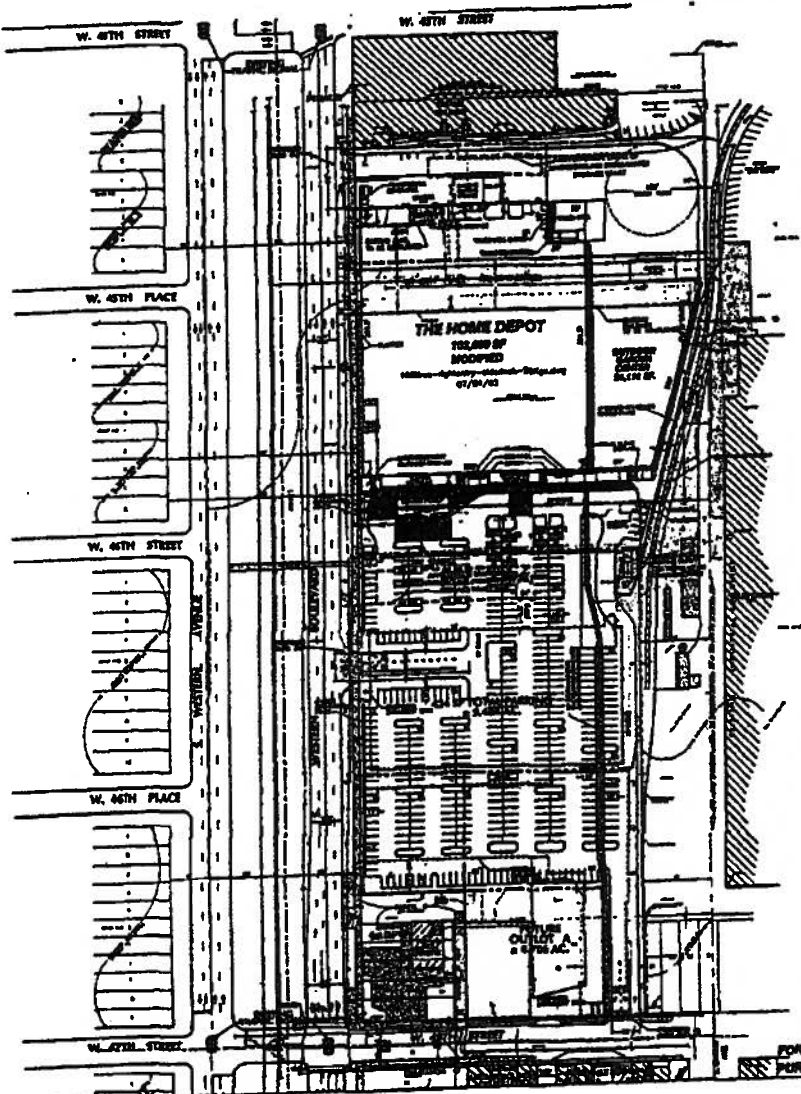
L2

5/26/2004

REPORTS OF COMMITTEES

25395

Site Plan.



OPENING HOLLOW ARCHITECTURE
 ARCHITECTURE INTERIOR DEVELOPMENT
 1000 N. WILSON AVENUE, SUITE 1000
 CHICAGO, IL 60642
 TEL: 312.221.1111
 WWW.OPENINGHOLLOW.COM



LOCATION MAP

PROJECT INFORMATION
 PROJECT NAME: THE HOME DEPOT
 CLIENT: THE HOME DEPOT
 ADDRESS: 1000 N. WILSON AVENUE, SUITE 1000, CHICAGO, IL 60642

DESIGN INFORMATION
 DESIGNER: OPENING HOLLOW ARCHITECTURE
 DATE: 05/26/2004

DESIGN DEVELOPMENT
 DESIGN DEVELOPMENT: 05/26/2004
 DESIGN DEVELOPMENT: 05/26/2004
 DESIGN DEVELOPMENT: 05/26/2004

DESIGN DEVELOPMENT
 DESIGN DEVELOPMENT: 05/26/2004

- PROJECT NOTES**
1. THE OWNER HAS ASKED FOR THE PLANNING DEPARTMENT TO REVIEW THE PROJECT AND PROVIDE COMMENTS ON THE PROJECT.
 2. THE SITE PLAN IS BASED ON THE SITE PLAN PROVIDED BY THE OWNER. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE SITE PLAN AND HAS FOUND IT TO BE ACCURATE.
 3. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE SITE PLAN AND HAS FOUND IT TO BE ACCURATE.
 4. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE SITE PLAN AND HAS FOUND IT TO BE ACCURATE.

NO.	REVISION	DATE
1	ISSUED FOR PERMITTING	05/26/2004
2	ISSUED FOR PERMITTING	05/26/2004
3	ISSUED FOR PERMITTING	05/26/2004
4	ISSUED FOR PERMITTING	05/26/2004
5	ISSUED FOR PERMITTING	05/26/2004
6	ISSUED FOR PERMITTING	05/26/2004
7	ISSUED FOR PERMITTING	05/26/2004
8	ISSUED FOR PERMITTING	05/26/2004
9	ISSUED FOR PERMITTING	05/26/2004
10	ISSUED FOR PERMITTING	05/26/2004

THE HOME DEPOT
 CHICAGO, IL
 1000 N. WILSON AVENUE, SUITE 1000
 CHICAGO, IL 60642
 TEL: 312.221.1111
 WWW.HOMEDEPOT.COM

IL-224g

FOR REVIEW
 PURPOSES ONLY

