

PD 923

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 5, 2022

John G. Ricchio
Tradesmith Incorporated
3951 River Ridge Lane
Sandwich, Illinois 60548

Re: Minor change to PD 923, Subarea A, Home Depot screening at 1300 S. Clinton St.

Dear Mr. Ricchio:

Please be advised that your request for a minor change to Business Planned Development No. 923 ("PD 923") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement No. 11 of PD 923.

You are requesting on behalf of the sole property owner, Home Depot Inc., to increase the height of proposed fencing and gate screening from 6 feet to 8 feet. Home Depot has experienced theft of outdoor building materials over the last few years, and they are seeking to construct a solid fence so that their outdoor storage areas and dock can be better secured and out of public view. The 8-foot-tall fence and sliding gates will be installed along a portion of both the west (S. Jefferson St.) and the south (W. Maxwell St.) façades, as shown on the attached exhibits (Sheets D-1.1 and D-1.2).

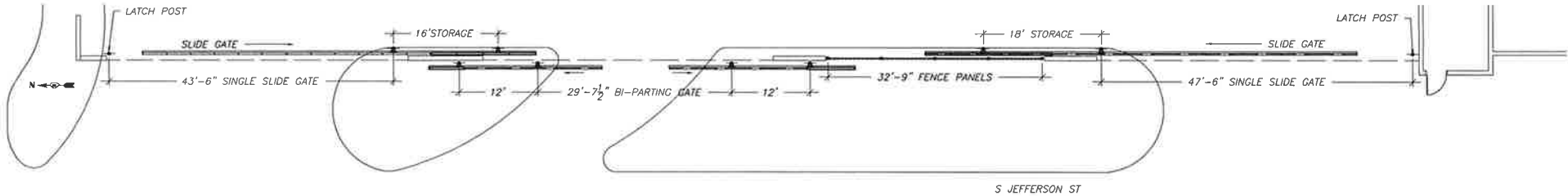
The Department of Planning and Development has determined that allowing the proposed fence and gates will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Pursuant to the screening regulations of the Zoning Ordinance, all outdoor storage areas must be screened from view of the public and in certain locations, solid fencing not less than 6 feet in height and not more than 8 feet in height is required. Additionally, the proposed screening is considerably shorter than the fencing and screening along portions of the W. Maxwell and S. Clinton St. façades.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 923, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

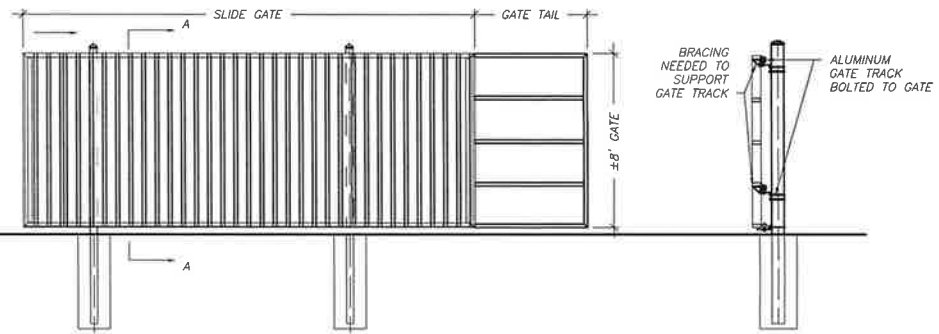
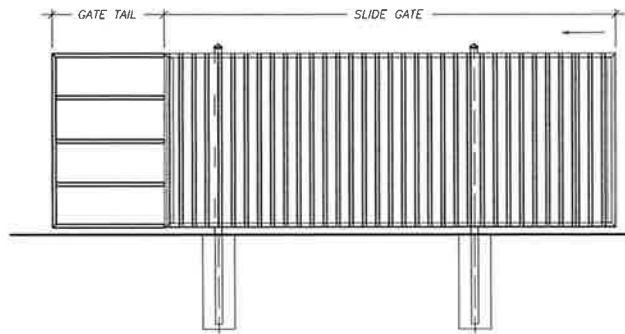

Noah Szafraniec
Assistant Commissioner, Plan Commission

C: Jack E. Ballard (Home Depot), Mike Marmo, Janice Hill, Main file



S JEFFERSON STREET NEW GATES AND FENCE DETAILS

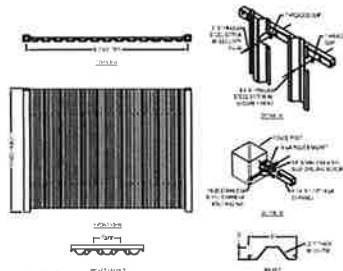
SCALE: 3/32" = 1'



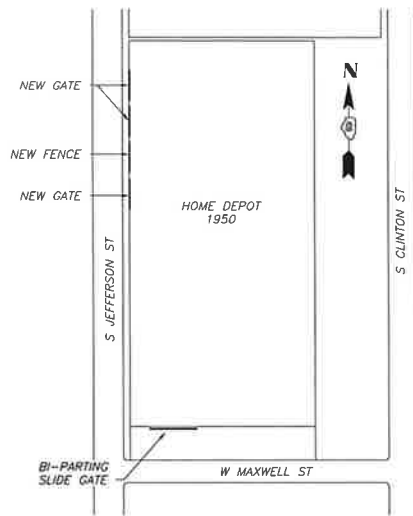
BI PARTING SLIDE GATE DETAIL

SCALE: 1/4" = 1'

SLIDE GATE SECTION

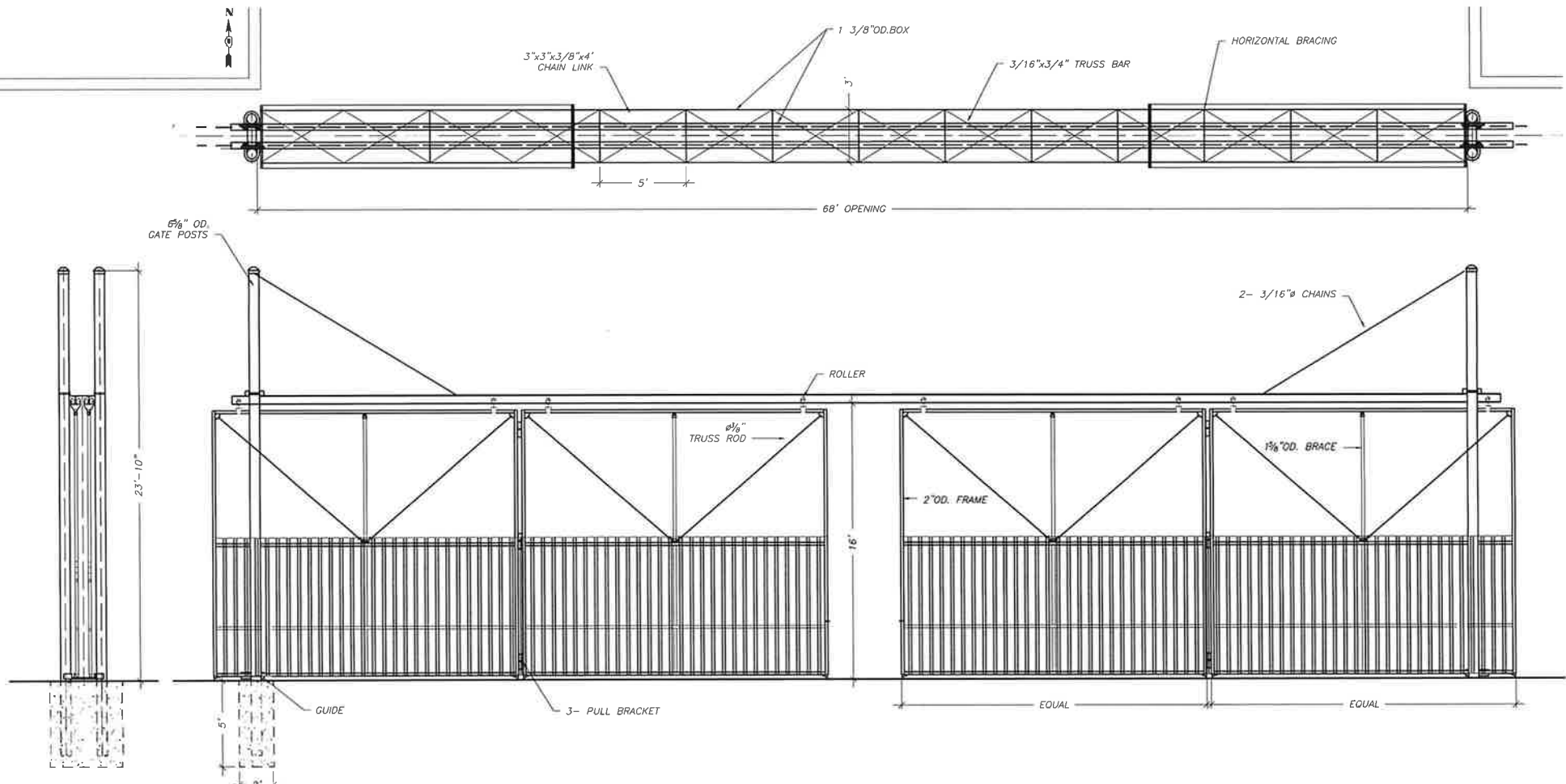


1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL MATERIALS SHALL BE AS SPECIFIED OR OF EQUAL OR BETTER QUALITY.
3. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.
4. ALL MATERIALS SHALL BE GALVANNEAL STEEL UNLESS OTHERWISE NOTED.
5. ALL MATERIALS SHALL BE 16 GA UNLESS OTHERWISE NOTED.
6. ALL MATERIALS SHALL BE 18 GA UNLESS OTHERWISE NOTED.
7. ALL MATERIALS SHALL BE 20 GA UNLESS OTHERWISE NOTED.
8. ALL MATERIALS SHALL BE 22 GA UNLESS OTHERWISE NOTED.
9. ALL MATERIALS SHALL BE 24 GA UNLESS OTHERWISE NOTED.
10. ALL MATERIALS SHALL BE 26 GA UNLESS OTHERWISE NOTED.
11. ALL MATERIALS SHALL BE 28 GA UNLESS OTHERWISE NOTED.
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36. ALL MATERIALS SHALL BE 78 GA UNLESS OTHERWISE NOTED.
37. ALL MATERIALS SHALL BE 80 GA UNLESS OTHERWISE NOTED.
38. ALL MATERIALS SHALL BE 82 GA UNLESS OTHERWISE NOTED.
39. ALL MATERIALS SHALL BE 84 GA UNLESS OTHERWISE NOTED.
40. ALL MATERIALS SHALL BE 86 GA UNLESS OTHERWISE NOTED.
41. ALL MATERIALS SHALL BE 88 GA UNLESS OTHERWISE NOTED.
42. ALL MATERIALS SHALL BE 90 GA UNLESS OTHERWISE NOTED.
43. ALL MATERIALS SHALL BE 92 GA UNLESS OTHERWISE NOTED.
44. ALL MATERIALS SHALL BE 94 GA UNLESS OTHERWISE NOTED.
45. ALL MATERIALS SHALL BE 96 GA UNLESS OTHERWISE NOTED.
46. ALL MATERIALS SHALL BE 98 GA UNLESS OTHERWISE NOTED.
47. ALL MATERIALS SHALL BE 100 GA UNLESS OTHERWISE NOTED.



SITE PLAN
NOT TO SCALE

FOR SUBMITTAL			
G. CONTR: TRADESMITH INC 3951 RIVER EDGE LANE SANDWICH, IL 60548		JOB SITE: HOME DEPOT 1950 1300 S CLINTON CHICAGO, IL 60031	
SCALE: AS SHOWN	(5) (2) 28-NOV-22 REV.: (1) 24-SEP-22	DATE: 30-JUL-22	APPROVED BY: W.D.
		CHECKED BY:	DRAWN BY: M.S.
MIDWEST FENCE Corp.			
900 N. ROOSEVELT AVENUE • CHICAGO, IL 60654-1617 • TEL: 773/722-6610; FAX: 773/722-0026			
TITLE: HOME DEPOT 1950 IMPROVEMENTS		DWG NO. PF28318HOM R2	SHEET NO. D-1.1



W MAXWELL STREET LOADING DOCK GATE DETAIL
 SCALE: 1/4" = 1'

FOR SUBMITTAL			
G. CONTR: TRADESMITH INC 3951 RIVER EDGE LANE SANDWICH, IL 60548		JOB SITE: HOME DEPOT 1950 1300 S CLINTON CHICAGO, IL 60031	
SCALE: AS SHOWN	(3) (2) REV: (1) 24-SEP-22	DATE: 30-JUL-22	APPROVED BY: W.D.
		CHECKED BY:	DRAWN BY: M.S.
		MIDWEST FENCE Corp. 900 N. AEGEAN AVENUE • CHICAGO, IL 60651 • TEL: 773/771-6600 • FAX: 773/772-5626	
TITLE: HOMEDEPOT 1950 IMPROVEMENTS		DWG NO. PF28318HOM R2	SHEET NO. D-1.2



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

October 20, 2022

John G. Ricchio
Project Manager
Tradesmith Incorporated
3951 River Ridge Lane
Sandwich, Illinois 60548

Re: PD 923, Subarea A, Home Depot at 1300 South Clinton Street

Dear Mr. Ricchio:

In response to your recent opinion request, please be advised that the subject property is currently zoned Business Planned Development No. 923 ("PD 923") and located within Subarea A. Per your request, Home Depot operates a home improvement center at the subject site and they are seeking to install an eight-foot high fence along a portion of both the west (South Jefferson Street) facade and south (West Maxwell Street) façades in order to deter break-ins and curtail theft.

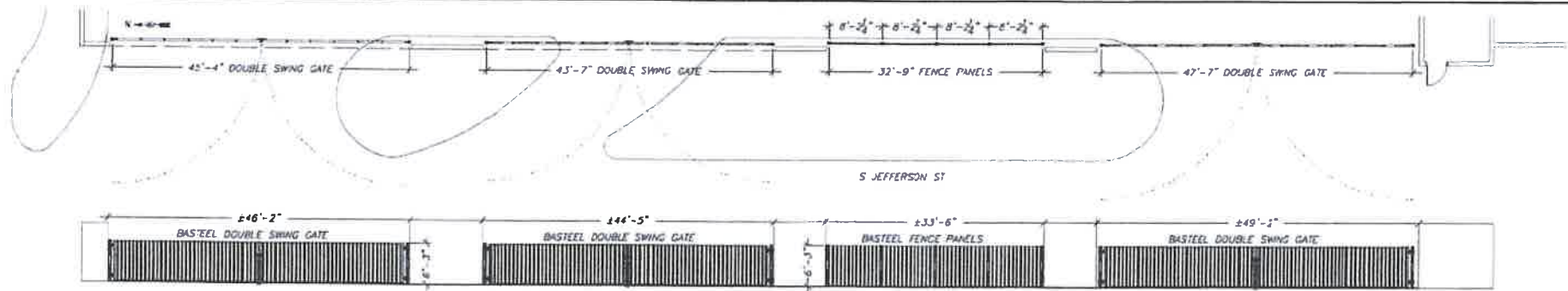
As shown on the attached drawing, along the Jefferson St. lumber receiving area, each of the four proposed sections of solid steel fencing and gates will measure between 33 feet and 49 feet in length. Along the Maxwell St. main receiving dock area, the fencing and gates are proposed within a 68-foot-wide opening. The overall height of the Maxwell St. sliding gate structure will be 16 feet (top eight feet will be open bracing) which is the existing height of the opening. According to your request, the store currently has a 12-foot-high wrought iron fence surrounding the garden center at the south and east side of the building.

In order to allow an increase in the maximum fence height from six feet to eight feet, a minor change request must be submitted and approved. Additionally, the fence must wrought iron, rather than the solid fencing proposed, and any swing gates must only open internal to the site and not extend out over the public right of way when in operation or when open or closed. Please follow-up with Teresa McLaughlin of my staff for information on the minor change process.

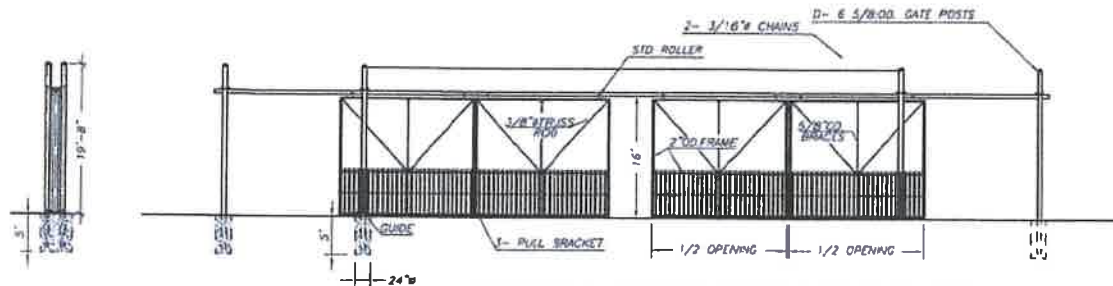
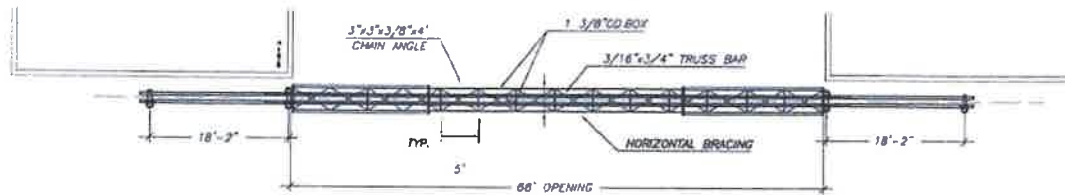
Sincerely,

Patrick Murphey
Zoning Administrator

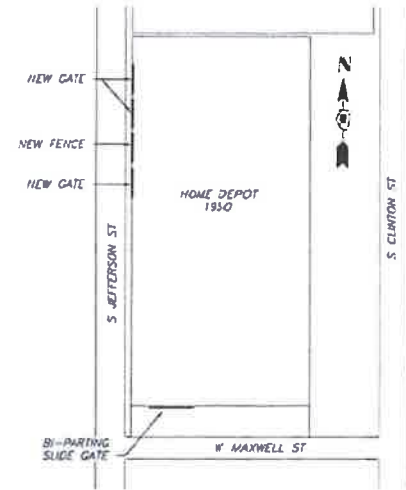
Cc: Noah Szafraniec, Main file



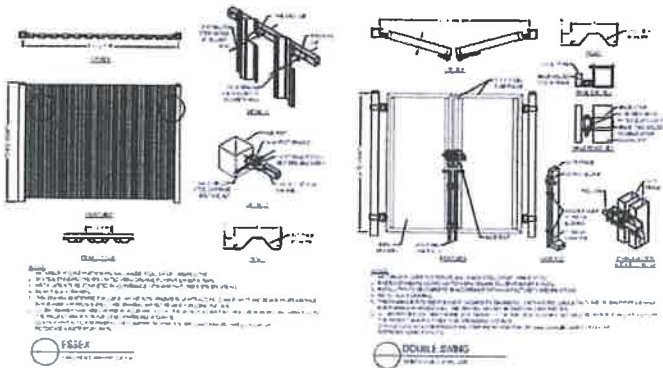
S JEFFERSON STREET NEW GATES AND FENCE DETAILS
SCALE: 3/32" = 1'



W MAXWELL STREET LOADING DOCK GATE DETAIL
SCALE 3/32" = 1'



SITE PLAN
NOT TO SCALE



CONCEPTUAL DRAWING			
OWNER: TRADESMITH INC 3951 RIVER EDGE LANE SANDWICH, IL 60548		PROJECT: HOME DEPOT 1950 1300 S CLINTON CHICAGO, IL 60601	
SCALE: AS SHOWN	(S) (2) PLV: (1)	DATE: 28-JUL-22	APPROVED BY: W. ID.
		CHECKED BY:	DRAWN BY: M.S.
MIDWEST FENCE Corp.			
TITLE: HOME DEPOT 1950 IMPROVEMENTS		DWG. NO: PF28318HOM	SHEET NO: D-1



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Lori T. Healey
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>

July 26, 2006

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

Re: Administrative Relief request for Business Planned Development No. 923, as amended, Subarea B, 555 W. Roosevelt Road

Dear Mr. George:

Please be advised that your request for a minor change to Business Planned Development No. 514 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

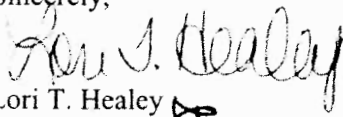
Specifically, you requested to substitute the attached Site Plan (prepared by Greenbergfarrow, June 14, 2006) in place of the previously approved Site Plan and allow the following changes to a proposed retail and office building within Subarea B:


- The addition of eighty-five (85) parking spaces and an additional floor for parking and office space. This will result in an increase in the number of floors from four (4) to five (5) and an increase in the building height from 70' to 88'.
- Due to the increase in parking spaces, the elimination of a common ramp shared with the Home Depot in Subarea A and the addition of a dedicated ramp with access from Jefferson St.
- The elimination of a service drive between Home Depot and the proposed retail/office building and the addition of a truck dock with access from Clinton St. The Home Depot and proposed retail/office building will no longer have cross vehicular access.
- The addition of a pedestrian walkway which will allow customers to walk between the roof/parking level of Home Depot and the third level parking deck of the proposed retail/office building.

With regard to your request, the Department of Planning and Development with the necessary approvals from the Department of Transportation has determined that these changes do not create an adverse impact on the Planned Development or surrounding neighborhood, and do not change the character of the development and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 923, I hereby approve the foregoing minor change, but no other changes to this Business Planned Development.

Sincerely,



Lori T. Healey
Commissioner 

LTH:MRD:tm

cc: Terri Haymaker Childers, Mike Marmo, DPD files





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Lori T. Healey
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>

February 21, 2006

Jeff Nance, AIA
Site Development Manager
Greenberg Farrow
3455 Salt Creek Lane
Suite 100
Arlington Heights, IL 60005

Re: Request for a minor change to Business Planned
Development No. 923

Dear Mr. Nance:

Please be advised that your request for a minor change to Business Planned Development No. 923 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611-A of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

Specifically, you requested to raise the maximum building height from 42'-8" to 55'-9" in order to accommodate the passenger elevators planned for the entry and exit vestibules and the penthouse mechanical space above the elevator platform.

With regard to your request, the Department of Planning and Development has determined that these revisions to the Planned Development would constitute a minor change pursuant to Section 17-13-061-A of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, Institutional Planned Development No. 923, I hereby approve the foregoing minor change as stated, but no other changes to Institutional Planned Development No. 923. The revised elevations dated October 19, 2005 and prepared by Greenberg Farrow Architecture Engineering Development of Illinois are hereby made a part of this approval.

Very Truly Yours,

Lori T. Healey
Commissioner

LTH; MD; CVH

cc: Mike Marmo, PD files



6/29/2005

REPORTS OF COMMITTEES

14805
52387

*Reclassification Of Area Shown On Map Number 4-F.
(As Amended)
(Application Number 14805)*

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 DS-3 Downtown Service District symbols and indications and the Business Planned Development Number 923 designation as shown on Map Number 4-F in the area bounded by:

West Roosevelt Road; South Clinton Street; West Maxwell Street; and South Jefferson Street,

to the designation of Business Planned Development Number 923, as amended, 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 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 923, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Business Planned Development Number 923, as amended, consists of approximately two hundred fifty-nine thousand two hundred twenty-nine (259,229) square feet (five and ninety-five hundredths (5.95) 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 17-8-0400 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 fifteen (15) 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 Plans and Building Elevations prepared by Greenberg Farrow Architects dated June 16, 2005. 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 DS-3 Downtown Service 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 and the Department of Planning and Development. All work proposed in the public way must be designed and constructed in accordance with the Chicago of Transportation Construction Standard 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. The applicant shall make a one-time financial contribution to the City of Chicago towards the cost of transportation infrastructure improvements in the public ways that comprise the Roosevelt Road Corridor. A preliminary estimate of the amount of this contribution shall be provided by the City at the time of Part II issuance by the Department of Planning and Development. A final cost shall be provided to the applicant within ninety (90) days after Part II issuance. This amount shall be paid by the applicant prior to issuance of a certificate of occupancy for the building. The applicant shall participate in a Roosevelt Road Corridor association such as a traffic management association, a special service area or similar entity and shall share in the funding of the entity in a manner proportionate to the applicant's traffic impact on the corridor as determined by the Department of Planning and Development and the Department of Transportation. A formula shall be devised to calculate this impact including but not limited to one (1) or more of the following: trip generation, peak hour volumes, store footage, number of parking spaces or other such quantifiable measurements. This formula shall be developed jointly by the Department of Planning and Development and the Department of Transportation. The entity shall provide services that enhance traffic flow in the corridor including but not limited to a trolley to convey shoppers between developments, information to provide shoppers with alternate routes to corridor developments and shall commit to a shared parking arrangement among entity members to minimize short vehicular trips between proximate developments.
 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 17-13-0611 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 natural resources. The applicant shall design, construct and maintain all buildings located within Subarea A of this planned development to meet the minimum threshold standards of the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System by achieving L.E.E.D. certification.
13. The applicant recognizes the importance of reducing the quantity of stormwater entering the combined sewer system. The applicant will achieve a ten percent (10%) volume reduction of stormwater leaving the site based on the two (2) year storm event.
14. 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 building permits shall be issued by the Department of Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
15. 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 DS-3 Downtown Service District.

[Existing Land-Use Map referred to in these Plan of Development Statements unavailable at time of printing.]

[Existing Zoning Map; Property Boundary Line Map; Site Plan; Landscape Plans; and Building Elevations referred to in these Plan of Development Statements printed on pages 52393 through 52400 of this *Journal*.]

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

Business Planned Development Number 923, As Amended.

Bulk Regulations And Data Table.

Net Site Area: 259,229 square feet (5.951 acres) (Subarea A + Subarea B)

Gross Site Area = Net Site Area (259,229 square feet) + Area in Adjoining Right-of-Way (83,061 square feet) = 342,290 square feet (7.857 acres)

Subarea A Bulk Regulations.

Net Site Area: 205,293 square feet (4.713 acres)

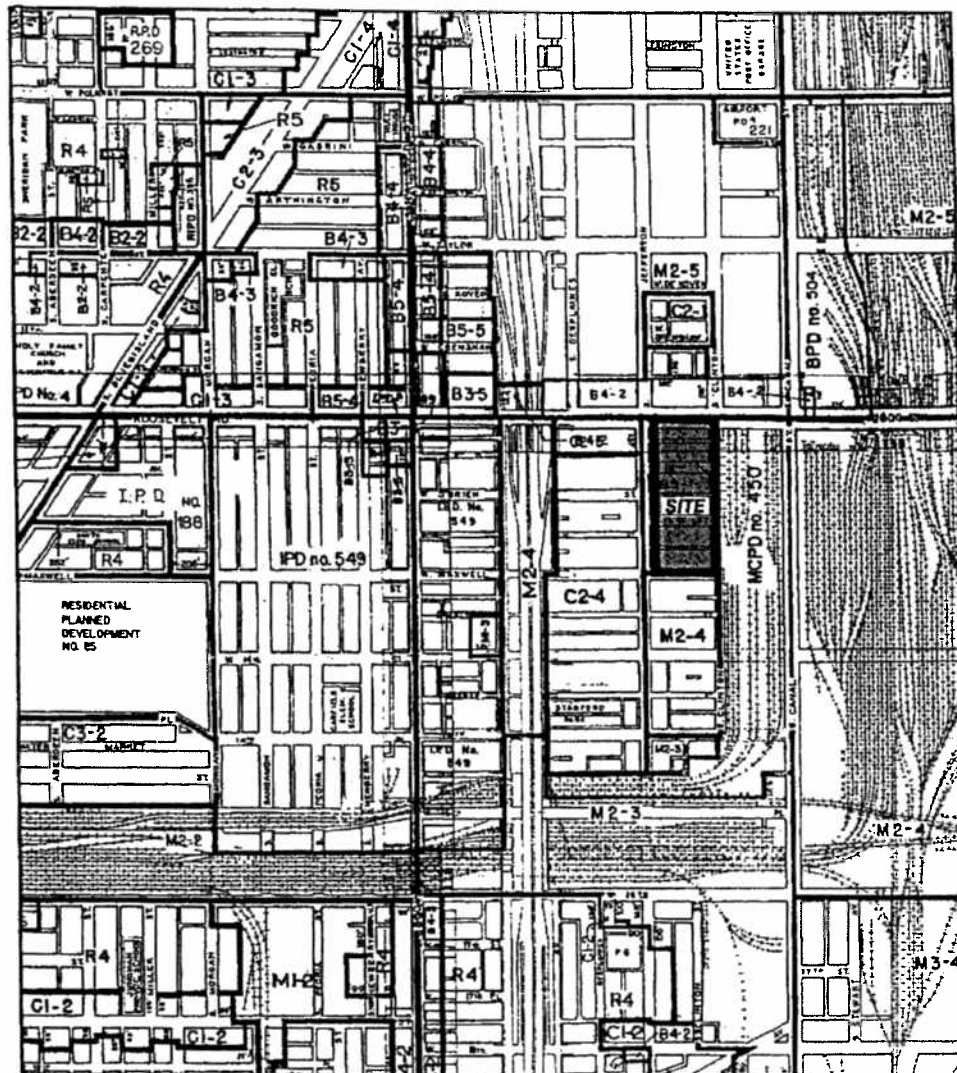
Maximum Floor Area Ratio
for Total Net Site Area: 0.75

Minimum Number of Off-Street Parking Spaces:	413 (including 2% handicapped)
Minimum Number of Off-Street Loading Berths:	4 (10 feet by 50 feet)
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

Subarea B Bulk Regulations.

Net Site Area:	53,936 square feet (1.238 acres)
Maximum Floor Area Ratio for Total Net Site Area:	2.0
Minimum Number of Off-Street Parking Spaces:	230 (including 2% handicapped)
Minimum Number of Off-Street Loading Berths:	2 (10 feet by 50 feet)
Maximum Percent of Site Coverage:	Per approved Site Plan
Minimum Required Building Setbacks:	Per approved Site Plan
Maximum Permitted Building Height:	70 feet above grade

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 B1-5 LOCAL RETAIL DISTRICTS
 B2-1 TO B2-5 RESTRICTED RETAIL DISTRICTS
 B3-1 TO B3-5 GENERAL RETAIL DISTRICTS
 B4-1 TO B4-5 RESTRICTED SERVICE DISTRICTS
 B5-1 TO B5-5 GENERAL SERVICE DISTRICTS

- COMMERCIAL DISTRICTS**
 C1-1 TO C1-5 RESTRICTED COMMERCIAL DISTRICT
 C2-1 TO C2-5 GENERAL COMMERCIAL DISTRICT
 C3-1 TO C3-7 COMMERCIAL-MANUFACTURING DISTRICT
 C4 MOTOR FREIGHT TERMINAL DISTRICT

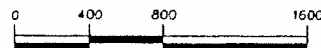
- MANUFACTURING DISTRICTS**
 M1-1 TO M1-5 RESTRICTED MANUFACTURING DISTRICTS
 M2-1 TO M2-5 GENERAL MANUFACTURING DISTRICTS
 M3-1 TO M3-5 HEAVY MANUFACTURING DISTRICTS

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

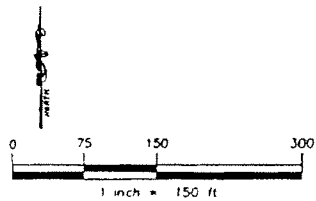
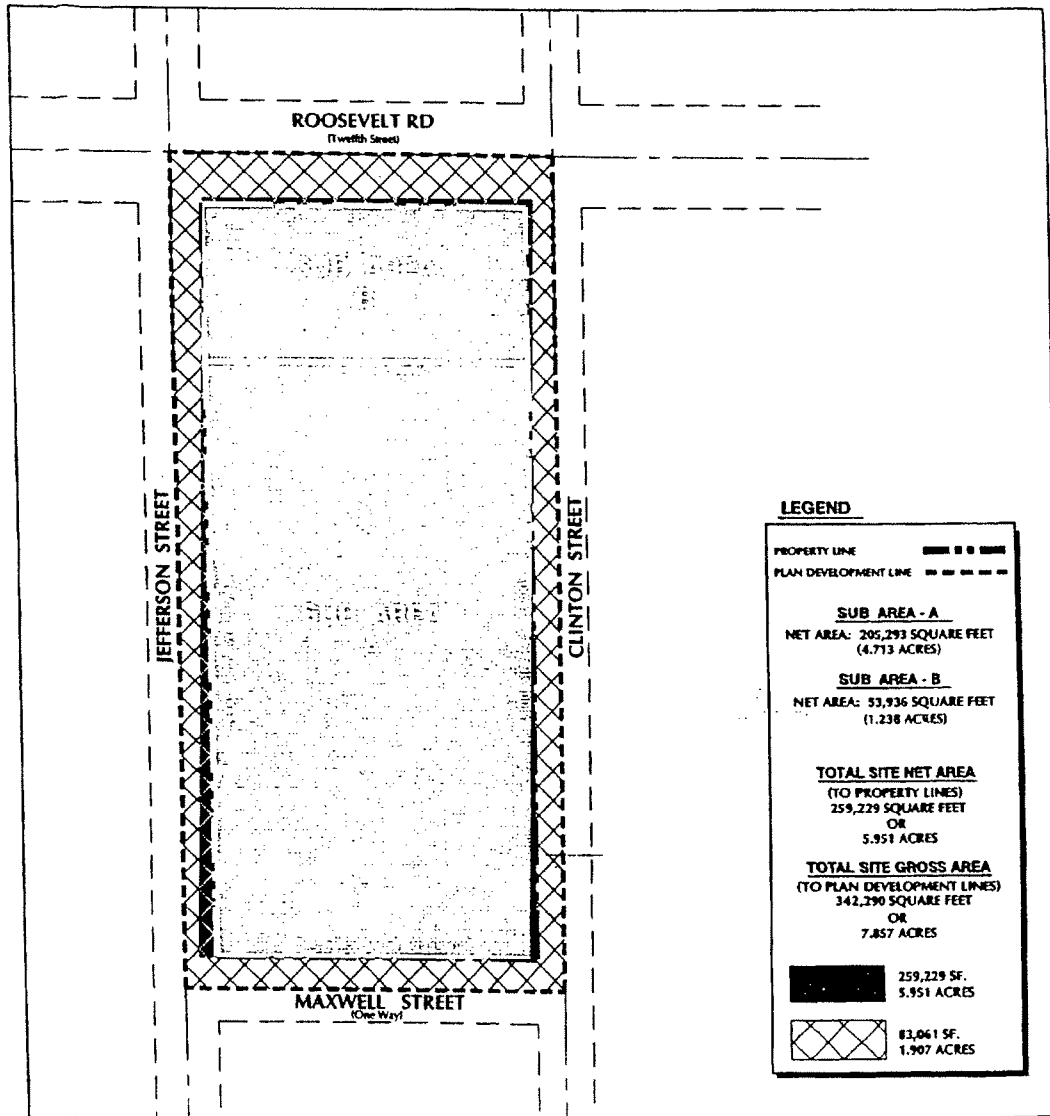
GREENBERG FARRON ARCHITECTURE ENGINEERING DEVELOPMENT
 3455 Salt Creek Lane, Suite 100, Arlington Heights, IL 60005
 Tel 847.788.9200 Fax 847.788.9536

APPLICANT: THE HOME DEPOT U.S.A., INC
 ADDRESS: 541-589 WEST ROOSEVELT ROAD
 1204-1322 SOUTH CLAYTON STREET
 530-570 WEST HANWELL STREET
 1223-1323 SOUTH JEFFERSON STREET

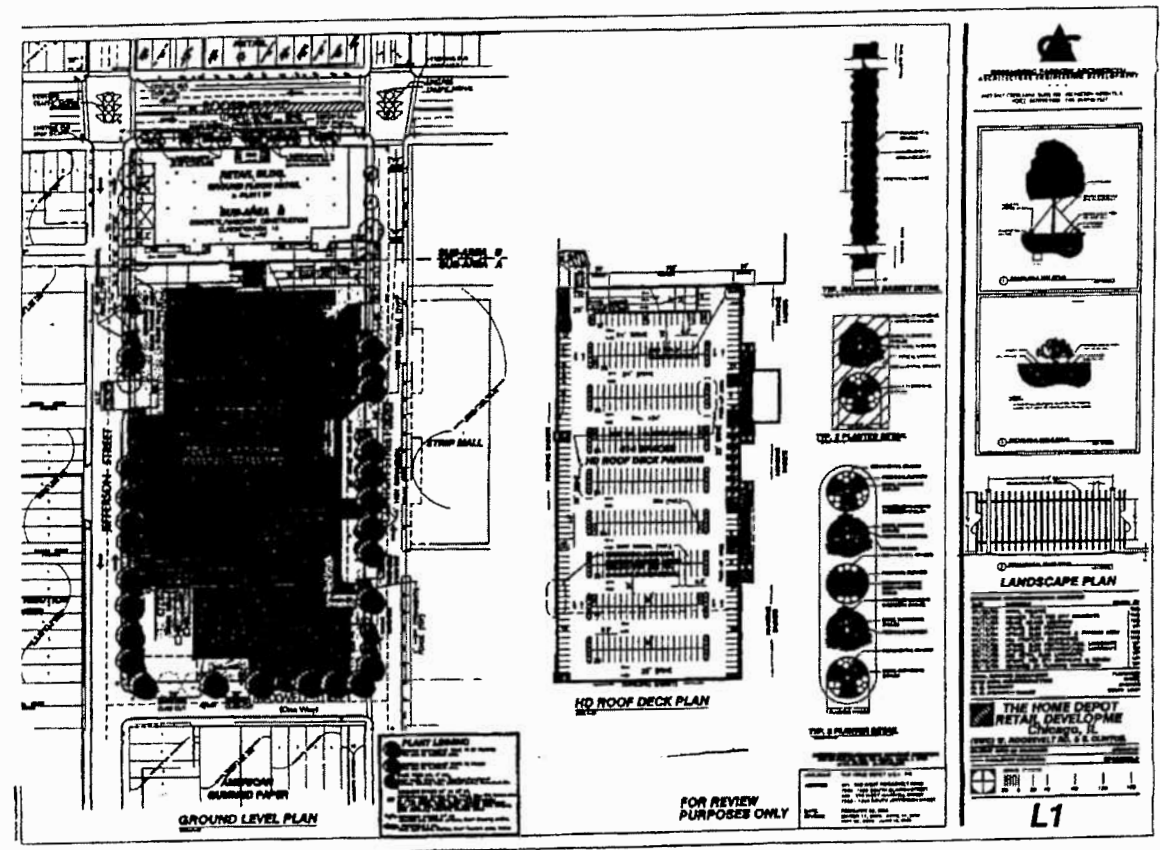
DATE: FEBRUARY 4, 2005
 REVISED: JUNE 16, 2005



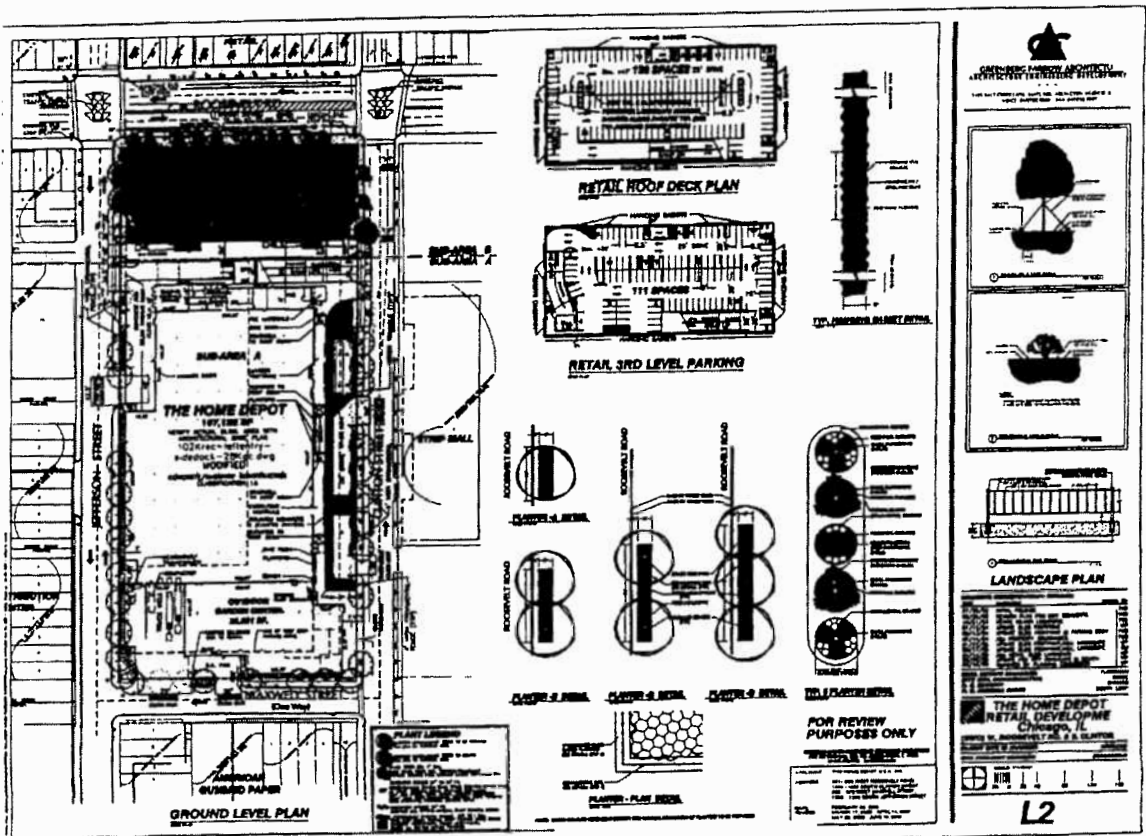
Property Boundary Map.



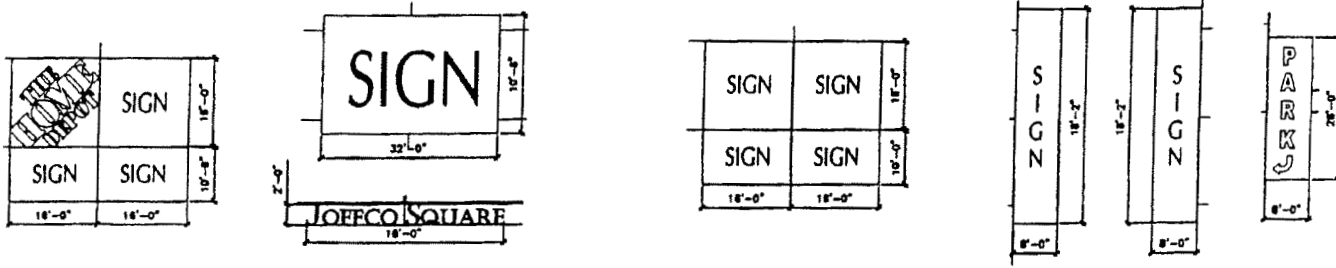
Landscape Plan -- L1.



Landscape Plan -- L2.

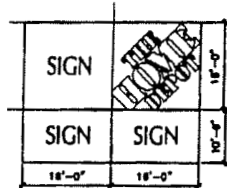


Building Elevations.
(Page 3 of 3)

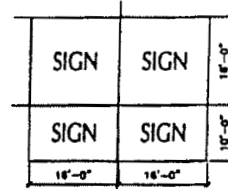


NORTH ELEVATION

NORTH	
Three tenant "Signs" at east corner (1 @ 8' x 8' and 2 @ 8' x 5')	144 SF
"THE HOME DEPOT" square at east corner (1 @ 8' x 8')	64 SF
Four tenant "Signs" at west corner (2 @ 8' x 8' and 2 @ 8' x 5')	208 SF
"JOFFCO SQUARE" (1 @ 18' x 2')	36 SF
Above entrance "Signs" (1 @ 16' x 10' & 1 @ 16' x 10')	160 SF
Two vertical "Signs" including front and back (2 @ 4' x 18' 2')	291 SF
Vertical "PARK" sign including front and back (1 @ 8' x 12')	164 SF
North (Reesevelt Rd) Total	1015 SF
EAST	
Three tenant "Signs" (1 @ 8' x 8' and 2 @ 8' x 5')	144 SF
"THE HOME DEPOT" square (1 @ 8' x 8')	64 SF
East (Cleveland) Total	208 SF
WEST	
Four tenant "Signs" (2 @ 8' x 8' and 2 @ 8' x 5')	208 SF
West (Jefferson) Total	208 SF
SOUTH	
Four tenant "Signs" (4 @ 5' 9" x 3')	69 SF
South (Rear) Total	69 SF
TOTAL SUB-AREA B SIGNAGE	1508 SF



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



9/1/2004

REPORTS OF COMMITTEES

14054
30497

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from after its passage and due publication.

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF CHICAGO
(CHICAGO ZONING ORDINANCE) BY RECLASSIFICATION OF
AREA SHOWN ON MAP NUMBER 4-F.

(As Amended)
(Application Number 14054)

BPD 923

(Committee Meeting Held February 10, 2004)

The Committee on Zoning submitted the following report:

CHICAGO, September 1, 2004,

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on February 10, 2004, I beg leave to recommend that Your Honorable Body *Pass* one ordinance transmitted herewith for the purpose of reclassifying a particular area. It is referred to as Application Number 14054 in the 2nd Ward and the common address is 541 West Roosevelt Road. This matter was corrected and amended in its amended form.

At this time, I move for passage of the ordinance transmitted herewith

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,
Chairman.

On motion of Alderman Banks, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Flores, Haithcock, **Tillman**, **Preckwinkle**, Hairston, Lyle, Beavers, Stroger, **Beale**, Pope, Baker, **Cárdenas**, **Olivo**, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, Brookins, **Muñoz**, Zalewski, Chandler, **Solis**, Burnett, E. Smith, Carothers, Reboyras, **Suarez**, Matlak, Mell, Austin, Colon, Banks, Mitts, Allen, Laurino, O'Connor, Natarus, Daley, **Tunney**, **Levar**, Shiller, **Schulter**, Moore, Stone -- 47.

Nays -- None,

Alderman Beavers moved to reconsider the foregoing vote. The motion *was* lost.

The following is **said** ordinance as passed:

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- 1** General Service District symbols and indications as shown on Map Number 4-F in area bounded by:

West Roosevelt Road; South Clinton Street; West Maxwell Street; **South** Jefferson Street; a line 162.00 feet south of and parallel to West Roosevelt Road; and a line 123.00 feet west of and parallel to South Clinton Street,

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 attached to this ordinance read as follows:

Business Planned Development Number 923.

Plan Of Development Statements.

1. The area delineated herein as a Business Planned Development, consists of approximately two hundred twenty-five thousand one hundred twenty-seven (225,127) square feet (five and sixteen hundredths (5.16) 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 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 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 fifteen (15) 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 January 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 and the Department of Planning and Development. All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standard 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. The applicant shall make a one-time financial contribution to the City of Chicago towards the cost of transportation infrastructure improvements in the public ways that comprise the Roosevelt Road corridor. A preliminary estimate of the amount of this contribution shall be provided by the City at the time of Part II issuance by the Department of Planning and Development. A final cost shall be provided to the applicant within ninety (90) days after Part II issuance. This amount shall be paid by the applicant prior to issuance of a certificate of occupancy for the building. The applicant shall participate in a Roosevelt Road corridor association such as a traffic management association, a special service area, or similar entity and shall share in the funding of the entity in a manner proportionate to the applicant's traffic impact on the corridor as determined by the Department of Planning and Development and the Department of Transportation. A formula shall be devised to calculate this impact including but not limited to one (1) or more of the following: trip generation, peak hour volumes, store footage, number of parking spaces, or other such quantifiable measurements. This formula shall be developed jointly by the Department of Planning and Development and the Department of Transportation. The entity shall provide services that enhance traffic flow in the corridor including but not limited to a trolley to convey shoppers between developments, information to provide shoppers with alternate routes to corridor developments, and shall commit to a shared parking arrangement among entity members to minimize short vehicular trips between proximate developments.

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 natural resources. The applicant shall design, construct and maintain all buildings located within this planned development to meet the minimum threshold standards of the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System by achieving L.E.E.D. certification.
13. The applicant recognizes the importance of reducing the quantity of stormwater entering the combined sewer system. The applicant will achieve a ten percent (10%) volume reduction of stormwater leaving the site based on the two (2) year storm event.
14. 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.

15. 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- 1 General Service District.

[Existing Zoning Map; Existing Land-Use Map; Property Boundary Map; Site Plan; Landscape Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 30504 through 30509 of this Journal.]

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

Business Planned Development Number 923

Bulk Regulations And Data Table.

Net Site Area	Maximum Floor Area Ratio	Maximum Percent Of Site Coverage
225,127 square feet (5.16 acres)	0.75	Per approved Site Plan

Gross Site Area = Net Site Area (225,127 square feet) + Area in Adjoining Right-of-Way (64,665 square feet) = 289,792 square feet (6,653 acres)

Maximum Floor Area Ratio for Total Net Site Area:	0.75
Minimum Number of Off-Street Parking Spaces:	4 12 (including 2% handicapped)
Minimum Number of Off-Street Loading Berths:	4 (10 feet x 50 feet)
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

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF CHICAGO
(CHICAGO ZONING ORDINANCE) BY RECLASSIFICATION
OF AREAS SHOWN ON MAP NUMBERS
5-1, 5-N, 8-F, 13-G, 13-I AND 16-N.

(Committee Meeting Held August 4, 2004)

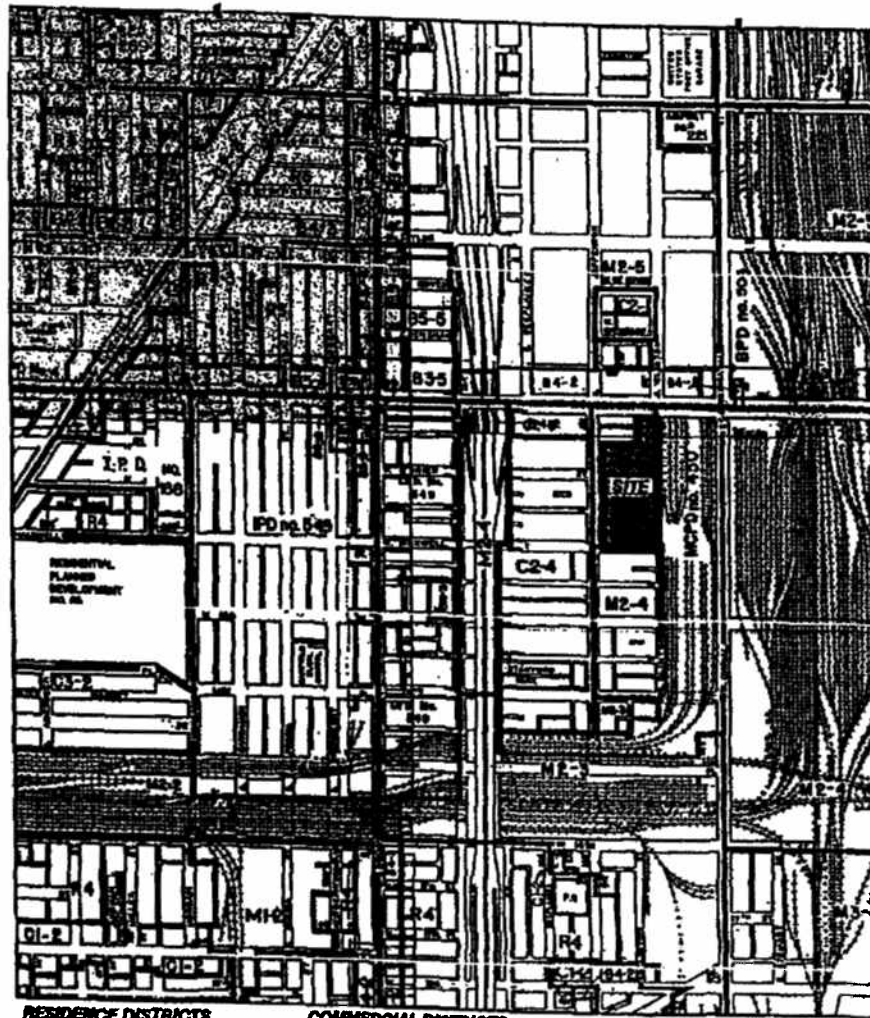
The Committee on Zoning submitted the following report:

CHICAGO, September 1, 2004.

To the President and Members of the City Council:

(Continued on page 30510)

Existing Zoning Map.



RESIDENCE DISTRICTS

- R1-1 TO R1-4 SINGLE-FAMILY RESIDENCE DISTRICT
- R2-1 TO R2-4 GENERAL RESIDENCE DISTRICT
- R3-1 TO R3-4 GENERAL RESIDENCE DISTRICT
- R4-1 TO R4-4 GENERAL RESIDENCE DISTRICT
- R5-1 TO R5-4 GENERAL RESIDENCE DISTRICT

BUSINESS DISTRICTS

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

COMMERCIAL DISTRICTS

- C1-1 TO C1-4 RESTRICTED COMMERCIAL DISTRICT
- C2-1 TO C2-4 GENERAL COMMERCIAL DISTRICT
- C3-1 TO C3-4 COMMERCIAL-MANUFACTURING DISTRICT
- C4-1 TO C4-4 MODERATE-DENSITY GENERAL DISTRICT

MANUFACTURING DISTRICTS

- M1-1 TO M1-4 RESTRICTED MANUFACTURING DISTRICTS
- M2-1 TO M2-4 GENERAL MANUFACTURING DISTRICTS
- M3-1 TO M3-4 HEAVY MANUFACTURING DISTRICTS

PLANNED DEVELOPMENT

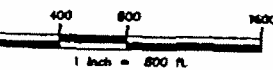
- IPD INDUSTRIAL PLANNED DEVELOPMENT
- BPD BUSINESS PLANNED DEVELOPMENT
- MPD MANUFACTURING PLANNED DEVELOPMENT
- RPD RESIDENTIAL PLANNED DEVELOPMENT

CHICAGO ZONING ORDINANCE, CHICAGO CODE
 2003 3rd Edition, July 2003, Chicago Planning & Zoning
 2002-2003, 2003-2004, 2004-2005

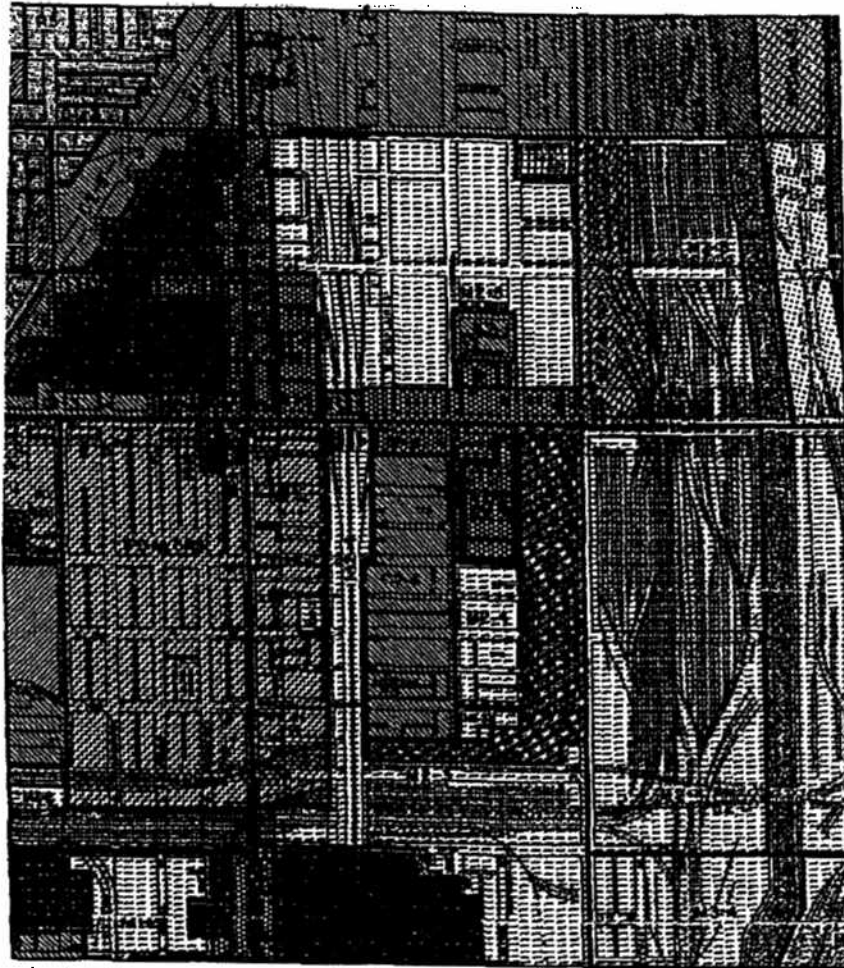
APPLICABLE: NONE SPECIALLY, ETC.

ADDRESS: 314-316 WEST ROOSEVELT AVENUE
 1204-1206 SOUTH CLAYTON STREET
 1204-1206 WEST WASHINGTON STREET
 1204-1206 SOUTH JOHNSON STREET

DATE: JULY 28, 2003



Existing Land-Use Map.



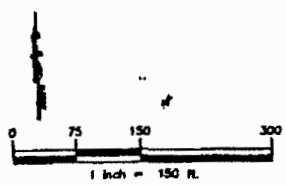
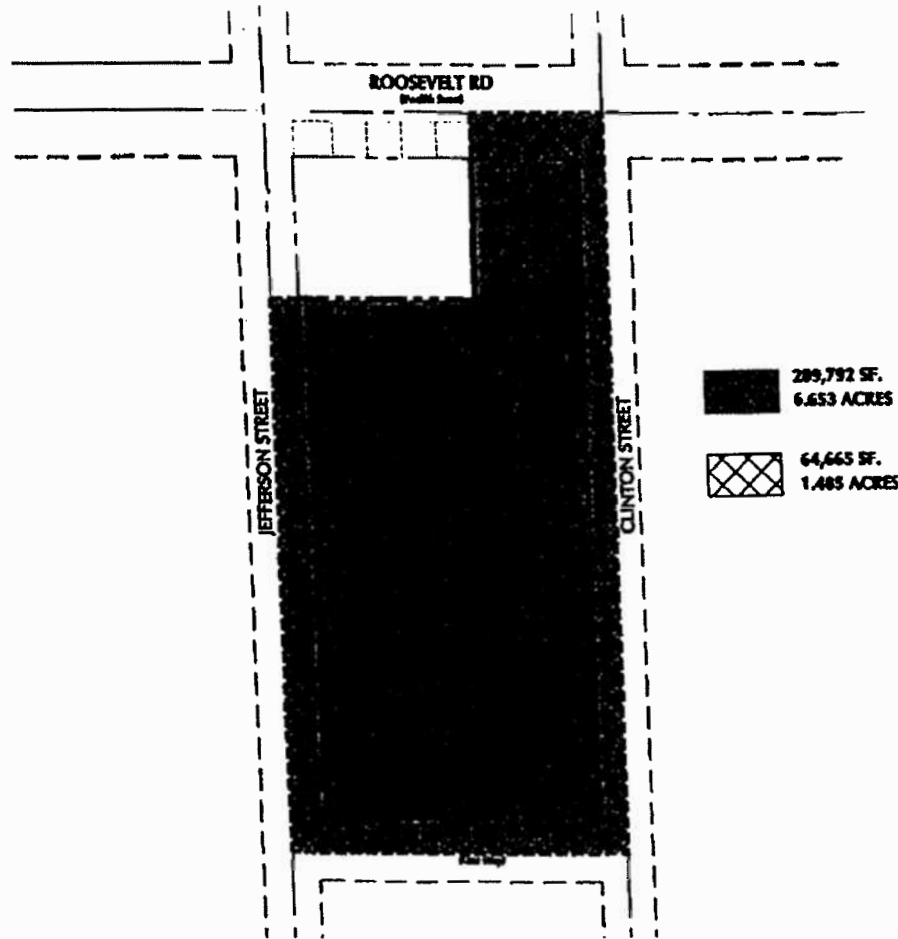
RESIDENTIAL USES
BUSINESS USES
COMMERCIAL USES
MANUFACTURING USES
PLANNED DEVELOPMENT

0 400 800 1600

RESIDENTIAL PLANNED DEVELOPMENT
BUSINESS PLANNED DEVELOPMENT
RESIDENTIAL BUSINESS PLANNED DEVELOPMENT
MANUFACTURING PLANNED DEVELOPMENT
INDUSTRIAL PLANNED DEVELOPMENT

APPLICABLE: SOUTH AFRICA, ETC.
ADDRESS: 201-201 WEST BROADWAY
201-201 SOUTH BROADWAY
201-201 WEST BROADWAY
201-201 SOUTH BROADWAY

Property Boundary Map.



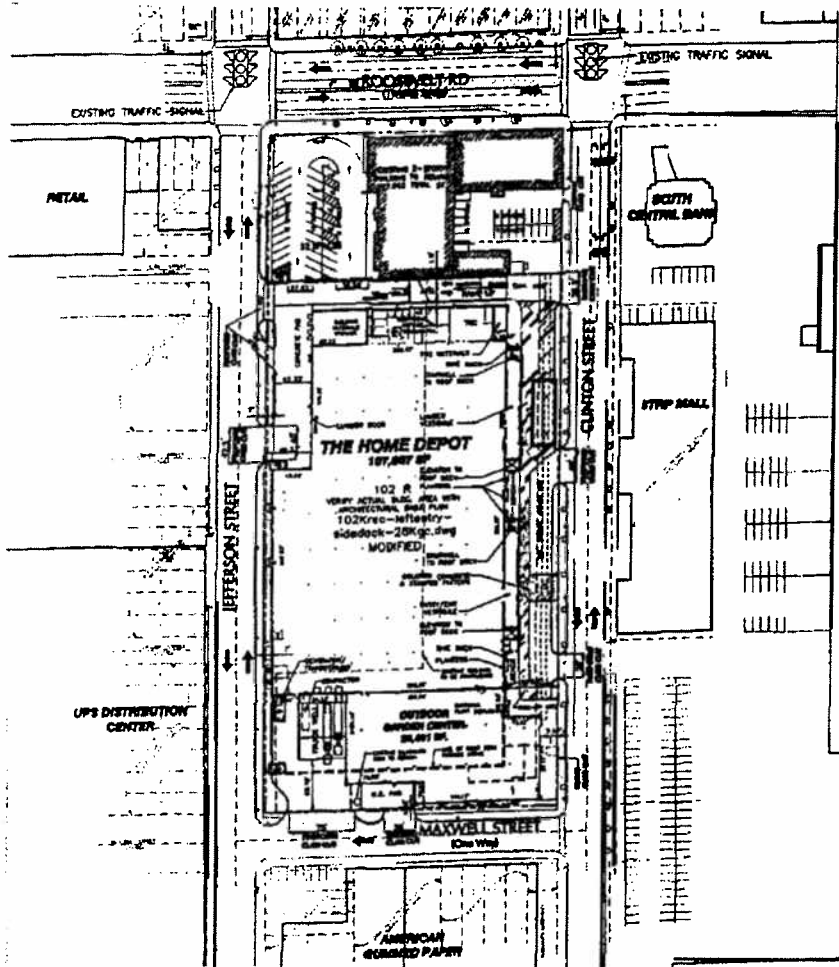
LEGEND

----- PROPERTY LINE	----- PLAN DEVELOPMENT LINE
TOTAL SITE NET AREA (BY PROPERTY LINES) 323,127 SQUARE FEET OR 7.402 ACRES	TOTAL SITE GROSS AREA (TO PLAN DEVELOPMENT LINES) 394,798 SQUARE FEET OR 9.053 ACRES

PREPARED BY ARCHITECTURAL ENGINEERING & SURVEYING FIRM, INC. 2007 W. 120th St. Chicago, IL 60642-7000

APPLICANT: HOME DEPOT U.S.A., INC.
ADDRESS: 241-451 WEST ROOSEVELT ROAD
241-452 SOUTH CLAYTON STREET
130-1308 SOUTH JEFFERSON STREET

DATE: JULY 21, 2004



ROOF DECK PLAN

**FOR REVIEW
PURPOSES ONLY**

THE HOME DEPOT
Chicago, IL
100 WEST MADISON ST.
CHICAGO, IL 60601

GREENBERG FARBOW ARCHITECTURE
ARCHITECTURE INTERIORS CIVIL/MECHANICAL
100 WEST MADISON ST., SUITE 1000
CHICAGO, IL 60601



LOCATION MAP
PROJECT INFORMATION

SITE AREA: 4,4715 AC

MARKET ANALYSIS:
TOTAL BUILDING: 100,000 SF
TOTAL GARAGE: 10,000 SF
TOTAL: 110,000 SF

CONSTRUCTION SCHEDULE:
PROPOSED BY: 12/01/04
START DATE: 12/01/04
END DATE: 12/01/04

DESIGNED BY: THE CITY OF CHICAGO

CONSTRUCTION SCHEDULE:
START DATE: 12/01/04
END DATE: 12/01/04

- PROJECT NOTES:**
1. THE SCHEDULE AND DATE OF THE PROJECT IS SUBJECT TO THE APPROVAL OF THE CITY OF CHICAGO.
 2. THE CITY OF CHICAGO IS NOT RESPONSIBLE FOR THE DESIGN OF THE PROJECT.
 3. THE CITY OF CHICAGO IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT.
 4. THE CITY OF CHICAGO IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE PROJECT.

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	12/01/04
2	ISSUED FOR PERMIT	12/01/04
3	ISSUED FOR PERMIT	12/01/04
4	ISSUED FOR PERMIT	12/01/04
5	ISSUED FOR PERMIT	12/01/04
6	ISSUED FOR PERMIT	12/01/04
7	ISSUED FOR PERMIT	12/01/04
8	ISSUED FOR PERMIT	12/01/04
9	ISSUED FOR PERMIT	12/01/04
10	ISSUED FOR PERMIT	12/01/04

THE HOME DEPOT
Chicago, IL
100 WEST MADISON ST.
CHICAGO, IL 60601

IL-2191

Site Area.

9/1/2004

REPORTS OF COMMITTEES

30507

