

INDUSTRIAL PLANNED DEVELOPMENT NO. ____
PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number ____ (“Planned Development”) consists of approximately 2,719,731 square feet of net site area which is depicted on the attached Planned Development Boundary and Property Line Map (the “Property”) and is owned or controlled by Midwest RE Acquisitions LLC (the “Applicant”).
2. 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 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. 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 grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation (“CDOT”) on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Department of Planning and Development (“DPD”) and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

Pursuant to a negotiated and executed Perimeter Restoration Agreement (“Agreement”) by and between CDOT’s Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by CDOT’s Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any CDOT and DPD Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation’s Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow CDOT’s Rules and Regulations

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for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by CDOT.

4. This Plan of Development consists of these 17 Statements; a Bulk Regulations and Data Table; and the following exhibits and plans attached hereto (the "Plans"): an Existing Land Use Map, an Existing Zoning Map, a Planned Development Boundary and Property Line Map (four sheets), a Planned Development Subarea Map, a Site Plan (10 sheets), and a Future Right-of-Way Adjustment Map, and CTA Bus Terminal Exhibit prepared by Spaceco and dated August 20, 2026; a Landscape Plan (10 sheets) prepared by Kathryn Talty Landscape Architecture and dated August 20, 2026; and Building A Elevations (North, South, East and West), Building B Elevations (North, South, East and West), Building C Elevations (North, South, East and West), and Building D Building Elevations (North, South, East and West) prepared by NELSON Worldwide and dated August 20, 2026. Full-sized copies of the Plans are on file with DPD. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as a Planned Development:

Subarea A: Postal Service; Utilities and Services (minor); Animal Services; Building Maintenance Services; Business Support Services (Excluding Day Labor Employment Agency); Urban Farm (indoor, outdoor, and rooftop operation, accessory sale of goods produced on site shall not exceed 3,000 sf); Communication Service Establishments; Construction Sales and Service (customer-accessible retail sales areas may not exceed 20% of total floor area); Eating and Drinking Establishments (Max. GFA 4,000 sf; no entertainment allowed); Entertainment and Spectator Sports (excluding Wagering Facility); Financial Services (Max. GFA 3,000 sf; excluding Consumer Loan Establishment, Payday/Title Secured Loan Store, and Pawn Shop); Food and Beverage Retail Sales (Max. GFA 3,000 sf); Office (Max. GFA 9,000 sf or accessory use to allowed industrial use); Parking, Accessory; Personal Service (Max GFA 3,000 sf); Repair or Laundry Service, Consumer; Residential Storage Warehouse; General Retail Sales (accessory sales of goods produced on-site: not to exceed 20% of on-site GFA); Sports and Recreation, Participant (excluding Shooting range facility); Vehicle Sales and Service (heavy equipment sales/rental and motor vehicle repair shop, not including body work, painting or commercial vehicle repairs); Manufacturing, Production and Industrial Service (all, except Intensive); Recycling Facilities (Class I and Class II only); Warehousing, Wholesaling and Freight Movement (excluding container storage as principal uses and outdoor storage of raw materials as a principal use) (subject to future compliance with Air Quality Ordinance); Freight Terminal (subject to future compliance with Air Quality Ordinance); Wireless Communication Facilities (Co-located and Freestanding); and accessory and incidental uses.

Subarea B: Postal Service; Utilities and Services (minor); Animal Services; Building Maintenance Services; Business Support Services (excluding Day Labor Employment Agency); Urban Farm (indoor, outdoor, and rooftop operation, accessory sale of goods produced on site shall not exceed 3,000 sf); Communication Service Establishments; Construction Sales and Service (customer-accessible retail sales areas may not exceed 20% of total floor area); Eating and Drinking Establishments (Max. GFA 4,000 sf; no entertainment allowed); Entertainment and Spectator Sports (excluding Wagering Facility); Financial Services (Max. GFA 3,000 sf; excluding Consumer Loan Establishment, Payday/Title Secured Loan Store, and Pawn Shop); Food and Beverage Retail Sales (Max. GFA 3,000

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sf); Office (Max. GFA 9,000 sf or accessory use to allowed industrial use); Parking, Accessory; Personal Service (Max GFA 3,000 sf); Repair or Laundry Service, Consumer; Residential Storage Warehouse; General Retail Sales (accessory sales of goods produced on-site: not to exceed 20% of on-site GFA); Sports and Recreation, Participant (excluding Shooting range facility); Vehicle Sales and Service (heavy equipment sales/rental and motor vehicle repair shop, not including body work, painting or commercial vehicle repairs); Manufacturing, Production and Industrial Service (all, except Intensive); Recycling Facilities (Class I and Class II only); Warehousing, Wholesaling and Freight Movement (excluding container storage as principal uses and outdoor storage of raw materials as a principal use) (subject to future compliance with Air Quality Ordinance); Freight Terminal (subject to future compliance with Air Quality Ordinance); Wireless Communication Facilities (Co-located and Freestanding); and accessory and incidental uses.

Subarea C: Postal Service; Utilities and Services (minor); Animal Services; Building Maintenance Services; Business Support Services (excluding Day Labor Employment Agency); Urban Farm (indoor, outdoor, and rooftop operation, accessory sale of goods produced on site shall not exceed 3,000 sf); Communication Service Establishments; Construction Sales and Service (customer-accessible retail sales areas may not exceed 20% of total floor area); Eating and Drinking Establishments (Max. GFA 4,000 sf; no entertainment allowed); Entertainment and Spectator Sports (excluding Wagering Facility); Financial Services (Max. GFA 3,000 sf; excluding Consumer Loan Establishment, Payday/Title Secured Loan Store, and Pawn Shop); Food and Beverage Retail Sales (Max. GFA 3,000 sf); Office (Max. GFA 9,000 sf or accessory use to allowed industrial use); Parking, Accessory; Personal Service (Max GFA 3,000 sf); Repair or Laundry Service, Consumer; Residential Storage Warehouse; General Retail Sales (accessory sales of goods produced on-site: not to exceed 20% of on-site GFA); Sports and Recreation, Participant (excluding Shooting range facility); Vehicle Sales and Service (heavy equipment sales/rental and motor vehicle repair shop, not including body work, painting or commercial vehicle repairs); Manufacturing, Production and Industrial Service (all, except Intensive); Recycling Facilities (Class I and Class II only); Warehousing, Wholesaling and Freight Movement (excluding container storage as principal uses and outdoor storage of raw materials as a principal use) (subject to future compliance with Air Quality Ordinance); Freight Terminal (subject to future compliance with Air Quality Ordinance); Wireless Communication Facilities (Co-located and Freestanding); and accessory and incidental uses.

Subarea D: Postal Service; Utilities and Services (minor); Animal Services; Building Maintenance Services; Business Support Services (excluding Day Labor Employment Agency); Urban Farm (indoor, outdoor, and rooftop operation, accessory sale of goods produced on site shall not exceed 3,000 sf); Communication Service Establishments; Construction Sales and Service (customer-accessible retail sales areas may not exceed 20% of total floor area); Eating and Drinking Establishments (Max. GFA 4,000 sf; no entertainment allowed); Entertainment and Spectator Sports (excluding Wagering Facility); Financial Services (Max. GFA 3,000 sf; excluding Consumer Loan Establishment, Payday/Title Secured Loan Store, and Pawn Shop); Food and Beverage Retail Sales (Max. GFA 3,000 sf); Office (Max. GFA 9,000 sf or accessory use to allowed industrial use); Parking, Accessory; Personal Service (Max GFA 3,000 sf); Repair or Laundry Service, Consumer; Residential Storage Warehouse; General Retail Sales (accessory sales of goods produced on-site: not to exceed 20% of on-site GFA); Sports and Recreation, Participant (excluding Shooting range facility); Vehicle Sales and Service (heavy equipment sales/rental and motor vehicle repair shop, not including body work, painting or commercial vehicle repairs); Manufacturing, Production and Industrial Service (all, except Intensive); Recycling Facilities (Class I and Class II only); Warehousing, Wholesaling and Freight Movement (excluding container storage as principal uses and outdoor storage of raw materials as a principal use) (subject to future compliance with Air Quality Ordinance); Freight Terminal (subject to

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future compliance with Air Quality Ordinance); Wireless Communication Facilities (Co-located and Freestanding); and accessory and incidental uses.

Subarea E: Utilities and Services (minor and major) and accessory and incidental uses.

Subarea F: Utilities and Services (minor), Wireless Communication Facilities (Co-located and Freestanding), and accessory and incidental uses.

6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of DPD. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 2,719,731 square feet and an FAR of 2.2.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. That fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
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 to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to

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meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.

15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises (“M/WBEs”) and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant’s goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of (i) 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant’s proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant’s submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant’s preliminary outreach plan, (b) a description of the Applicant’s outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant’s outreach efforts, and (d) updates (if any) to the applicant’s M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.
16. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to the M2-2 Light Industry District.
17. The Applicant shall design and construct a public bus terminal within Subarea E in substantial conformance with the Bus Terminal Exhibit attached hereto and incorporated herein. The bus terminal shall generally include four bus boarding lanes, three boarding islands, a passenger drop-off area, weather protection canopy, terminal lighting, and a bus operator outbuilding containing (2) single-occupancy restrooms, a janitor closet, plumbing chase, electrical room, and related support facilities, together with associated utilities and infrastructure necessary to support public transit operations. The terminal will include live next bus signage and supporting infrastructure.

The Applicant shall be responsible for the cost of designing, engineering, permitting and constructing the bus terminal and associated improvements. The bus terminal design will be in accordance with Chicago Transit Authority (“CTA”) Infrastructure Design Criteria Manual (“IDCM”) and will follow CTA design best practices. The Applicant shall submit design plans for the bus terminal and associated

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roadway improvements to the CTA at the 30%, 60%, 90%, and 100% design milestones, as well as the “issued for construction” (IFC) drawings and specifications for review, comment and approval and shall provide vehicle turning movement exhibits, including Autoturn analyses, upon request by CTA. Final design of the bus terminal shall be subject to CTA review and approval for conformance to the IDCM and CTA best practices prior to commencement of construction.

Pursuant to a separately negotiated and executed Development Agreement, the Applicant shall coordinate with CTA throughout the design and construction process utilizing CTA’s Project Website for CTA’s review of construction submittals, substitution requests, requests for information (“RFI”) from the Applicant’s contractor, punch list and final walk-throughs to confirm all issues were addressed and to ensure conformance with CTA’s IDCM during the construction phase. Following final completion, the Applicant shall provide CTA with a full set of as-built record drawings, project specifications, operations and maintenance manuals and warranties. The Applicant shall prepare a Construction Logistics Plan (“CLP”) for the project, which shall be submitted to CDOT for review and approval in accordance with applicable City of Chicago requirements. To the extent the CLP or other construction staging plans affect CTA facilities or bus operations, the Applicant shall provide the applicable portions of such plans to CTA for review and comment, shall coordinate in good faith with CTA regarding such plans, and shall reasonably incorporate CTA’s comments in developing and implementing the CLP and construction staging. The Applicant shall also coordinate in good faith with CTA regarding temporary bus operations, passenger access, and operator facilities during construction, and the parties shall work cooperatively to identify temporary operational accommodations, as appropriate based on the phase of construction, safety requirements, and site conditions.

During construction or upon completion, the bus terminal land and improvements shall be transferred to CTA ownership at no charge and will be conveyed by a deed. The CTA will not assume ownership or maintenance responsibilities of the Stormwater Management Facility shown in the Proposed Bus Terminal Exhibit as part of this transfer. The Applicant shall establish electrical, water, sewer, and data service to the bus terminal on dedicated CTA-metered utility service accounts. In connection with such conveyance of the bus terminal land to the CTA, the Applicant shall also grant such easements as are necessary to provide permanent roadway and pedestrian access for bus operations, maintenance purposes, from the north and south to the completed bus terminal from Kostner Avenue, in substantial conformance with the design plans. No structure, canopy, landscaping or other improvement shall be permitted within a buffer area surrounding the bus terminal sufficient to protect bus turning movements, ADA-accessible paths, and sightlines to the boarding islands as established by the approved design documents.

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BULK REGULATIONS AND DATA TABLE

Gross Site Area (sf):	2,897,795
Area of Public Rights-of-Way (sf):	0
Area in Public Right of Way (To Remain) (sf):	0
Future Public Right-of-Way (sf):	178,064
Net Site Area (sf):	2,719,731
Subarea A (sf):	747,163
Subarea B (sf):	698,768
Subarea C (sf):	501,469
Subarea D (sf):	314,466
Subarea E (sf):	215,488
Subarea F (sf):	242,177
Maximum Floor Area Ratio:	2.2
Maximum Dwelling Units:	0
Minimum Off-Street Parking Spaces:	904
(passenger vehicles)	
Subarea A:	209
Subarea B:	336
Subarea C:	222
Subarea D:	137
Subarea E:	0
Subarea F:	0
Minimum Bicycle Parking Spaces:	50
Subarea A:	15
Subarea B:	15
Subarea C:	10
Subarea D:	10
Subarea E:	0
Subarea F:	0
Minimum Off-Street Loading Spaces (12' x 60'):	216
Subarea A:	65
Subarea B:	65
Subarea C:	56
Subarea D:	30
Subarea E:	0
Subarea F:	0

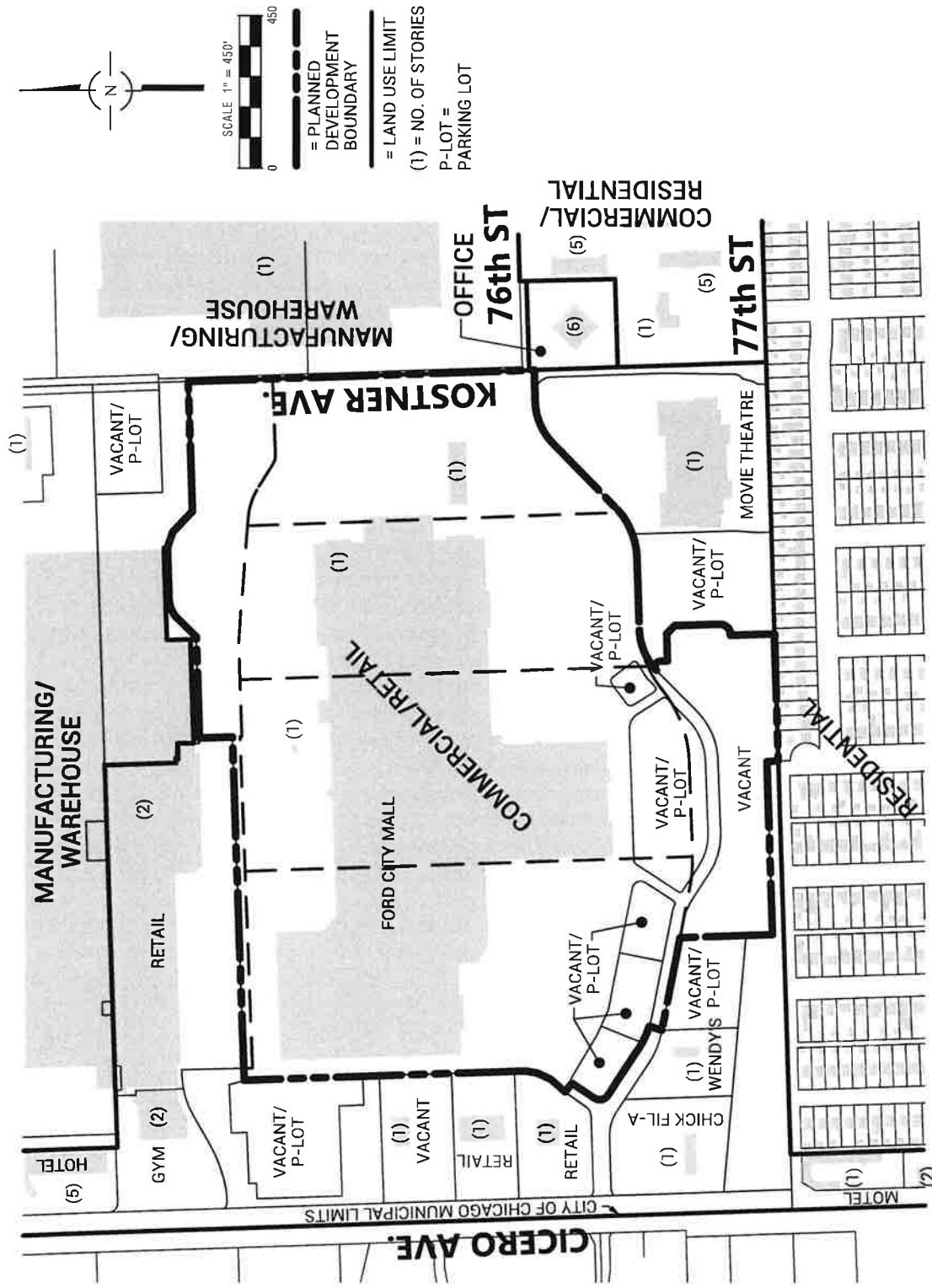
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Minimum Truck Parking Spaces (50.5' x 11'):	160
Subarea A:	80
Subarea B:	80
Subarea C:	0
Subarea D:	0
Subarea E:	0
Subarea F:	0
Maximum Building Height:	
Subarea A:	45 feet
Subarea B:	45 feet
Subarea C:	45 feet
Subarea D:	45 feet
Subarea E:	20 feet
Subarea F:	Not Applicable

Minimum Setbacks

Subarea A:	
Front (S):	as shown on the site plan
Side (E):	as shown on the site plan
Side (W):	as shown on the site plan
Rear (N):	as shown on the site plan
Subarea B:	
Front (N):	as shown on the site plan
Side (E):	as shown on the site plan
Side (W):	as shown on the site plan
Rear (S):	as shown on the site plan
Subarea C:	
Front (N):	as shown on the site plan
Side (E):	as shown on the site plan
Side (W):	as shown on the site plan
Rear (S):	as shown on the site plan
Subarea D:	
Front (N):	as shown on the site plan
Side (E):	as shown on the site plan
Side (W):	as shown on the site plan
Rear (S):	as shown on the site plan
Subarea E:	
Front (N):	as shown on the site plan
Side (E):	as shown on the site plan
Side (W):	as shown on the site plan
Rear (S):	as shown on the site plan
Subarea F:	
Front (N):	as shown on the site plan
Side (E):	as shown on the site plan
Side (W):	as shown on the site plan
Rear (S):	as shown on the site plan

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EXISTING LAND USE MAP

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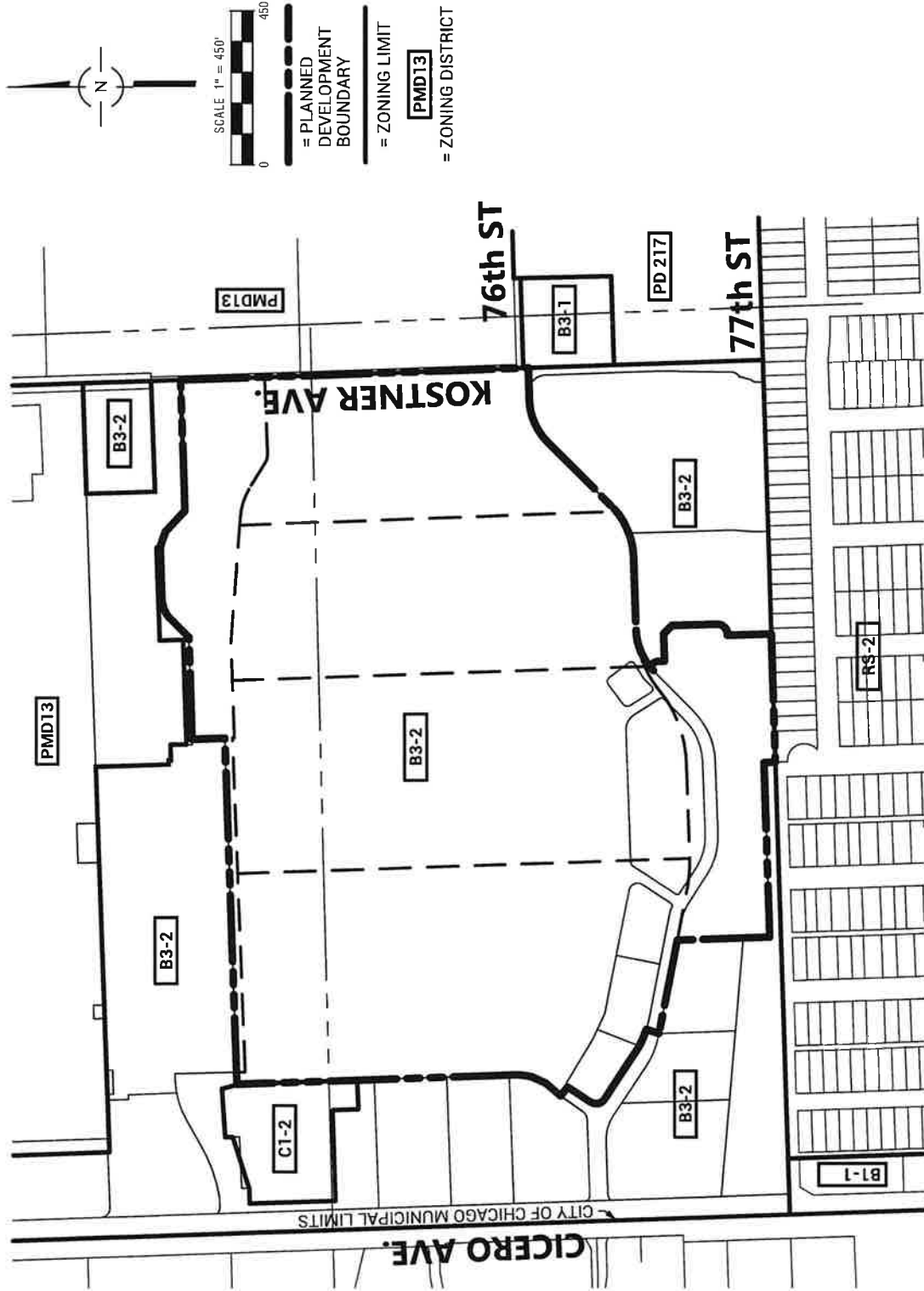
7601 S. CICERO

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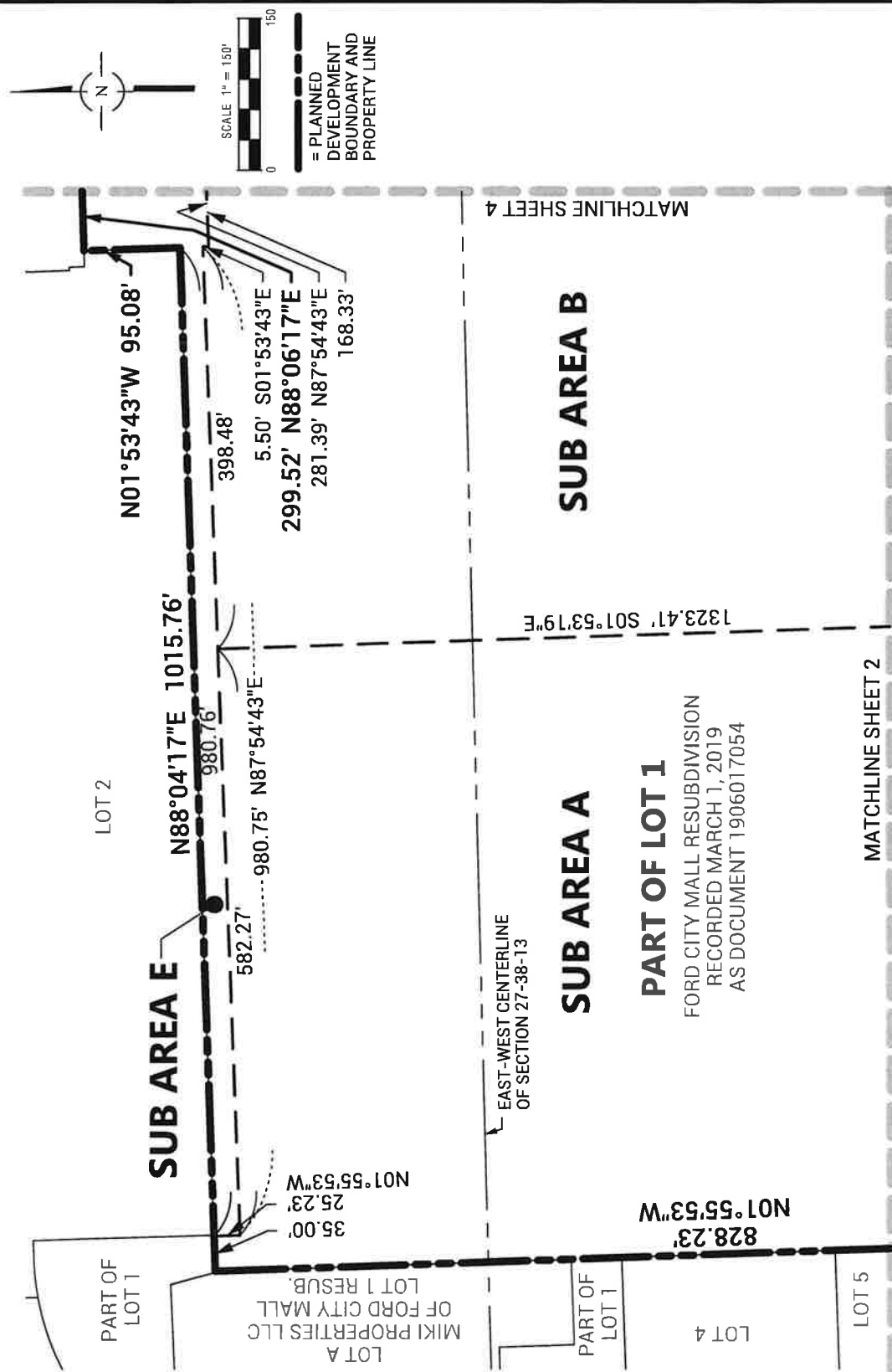
Spaceco, Inc.
5575 W. Higgins Road
Suite 700
Rosemont, Illinois 60018
Phone: (847) 896-4060
spacecoinc.com



EXISTING ZONING MAP
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PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

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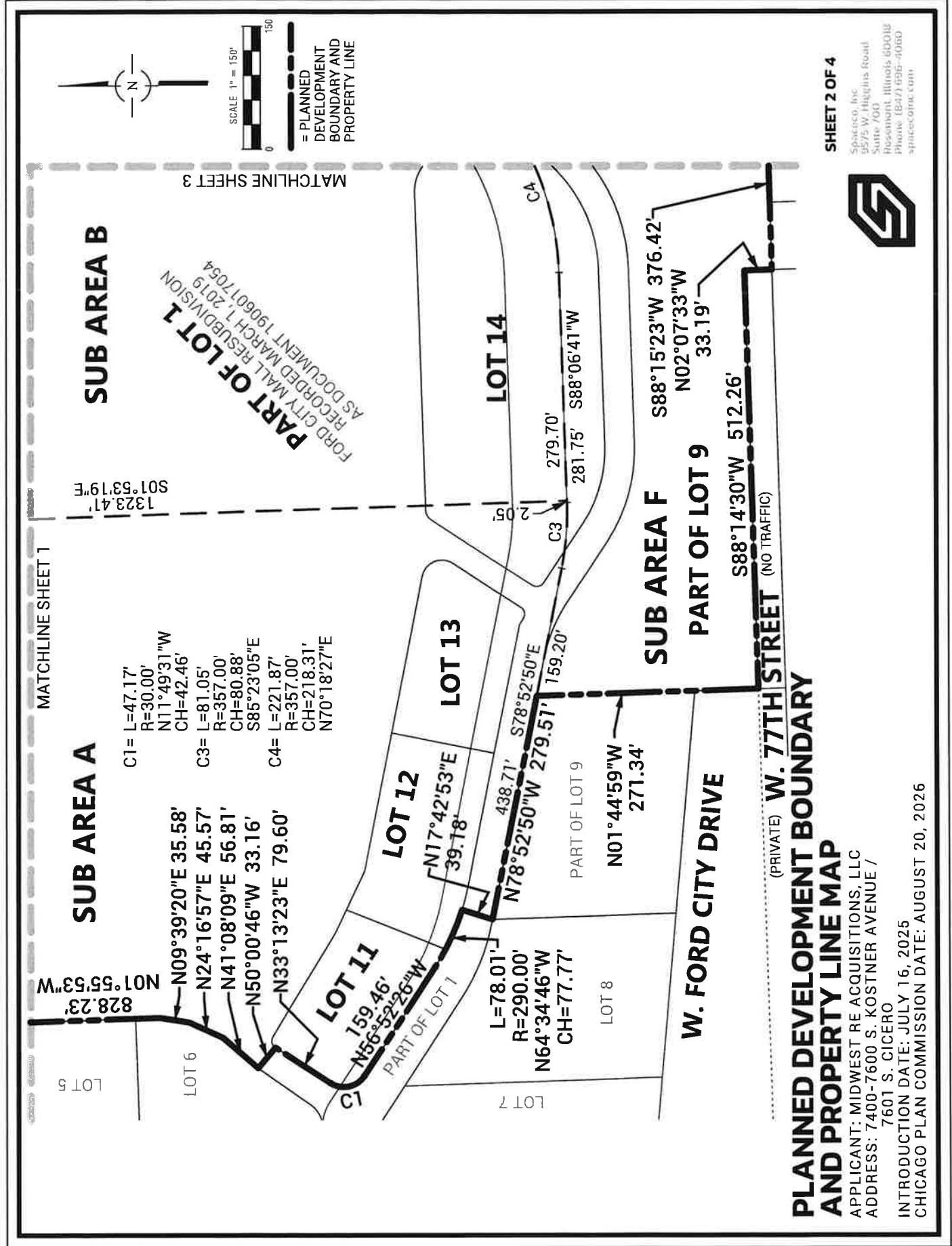
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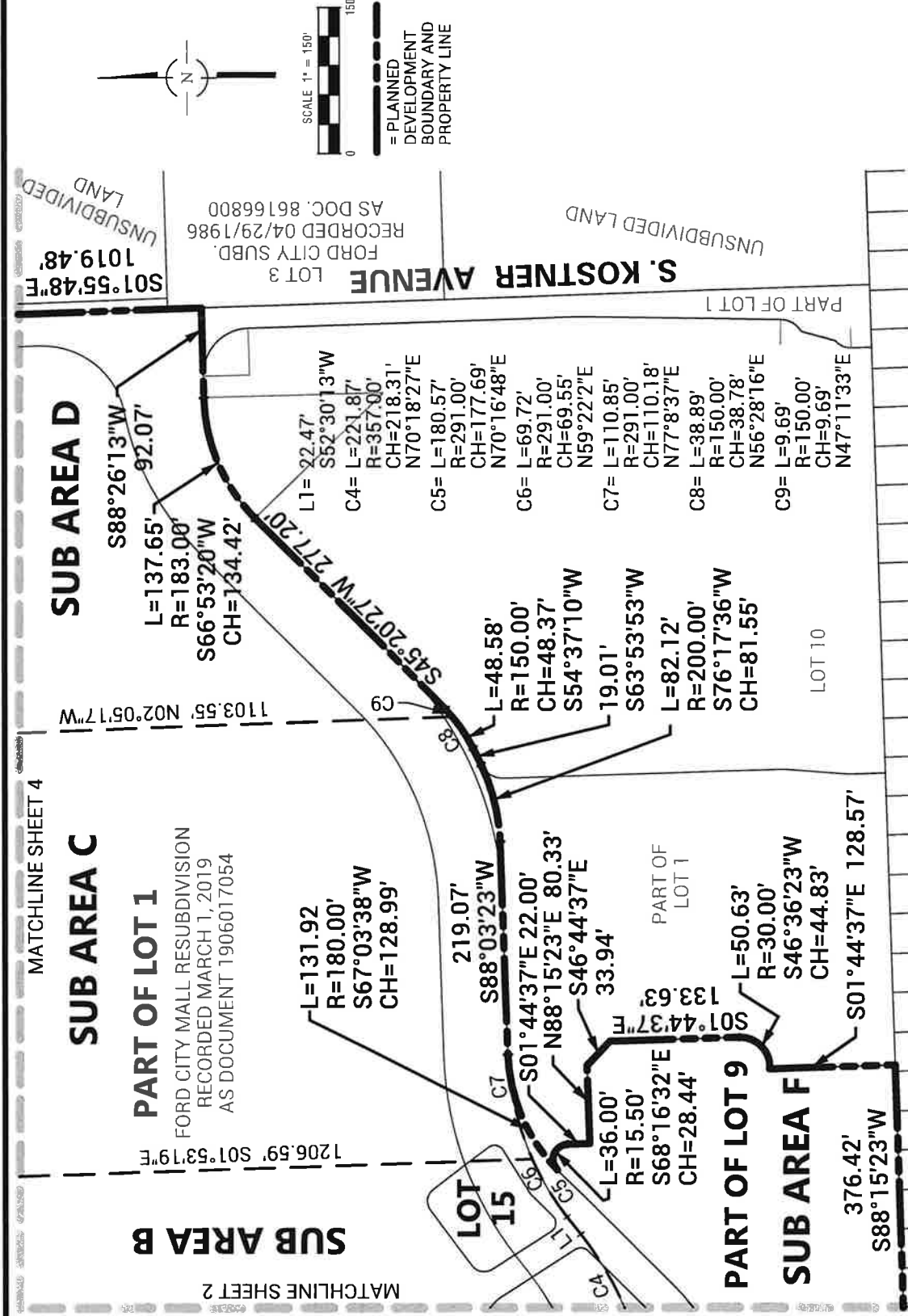
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SHEET 1 OF 4

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PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

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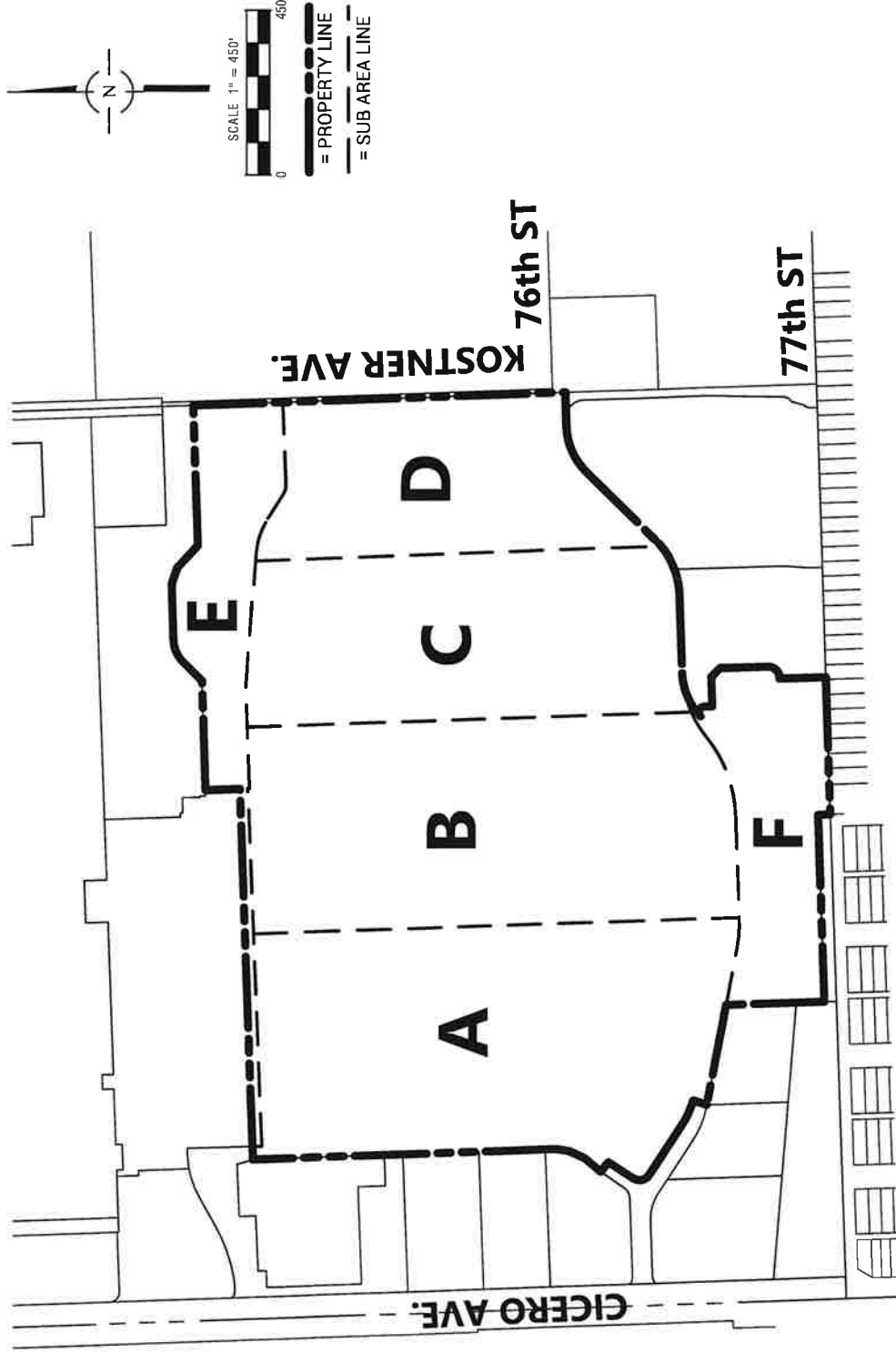
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PLANNED DEVELOPMENT SUBAREA MAP

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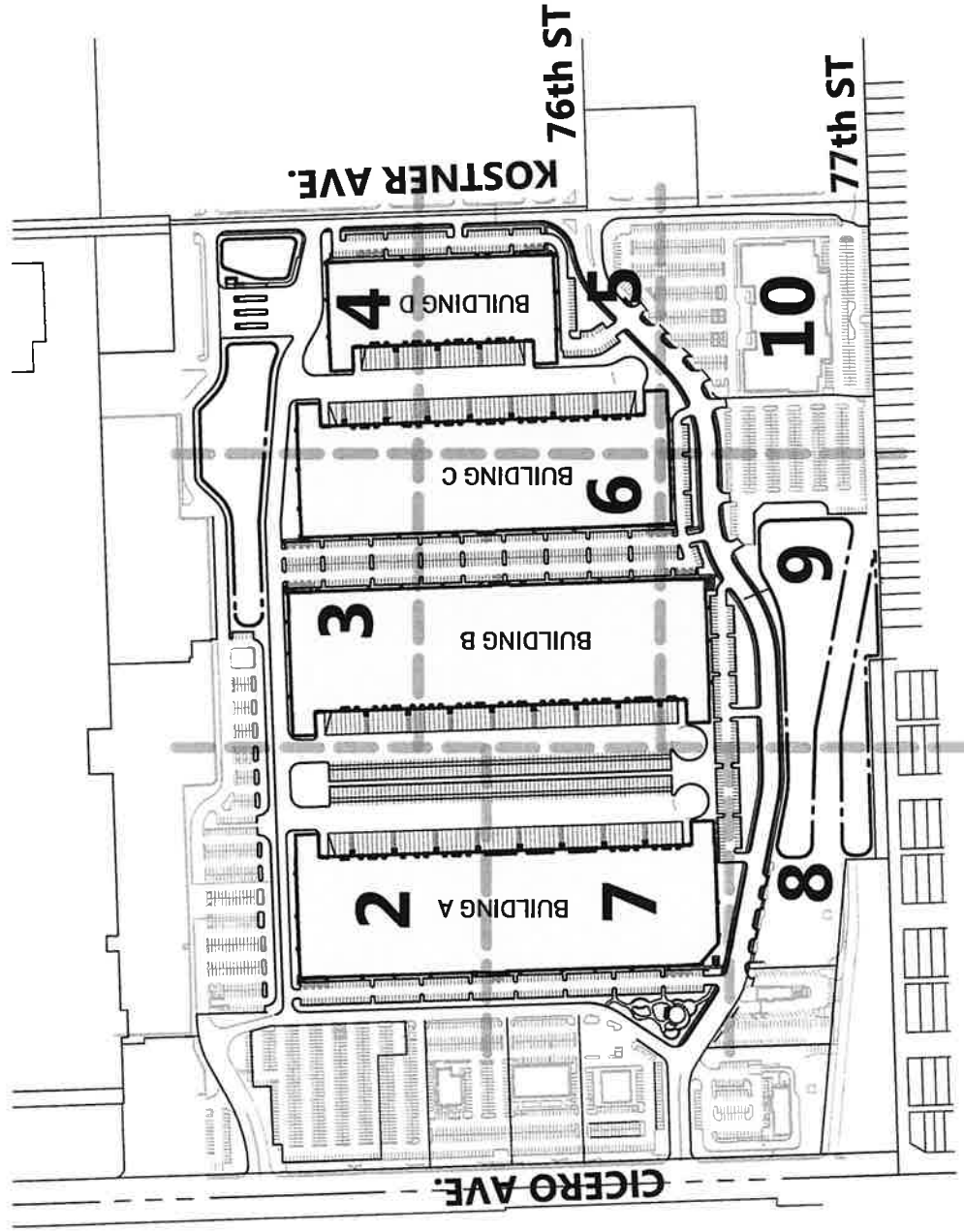
7601 S. CICERO

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CHICAGO PLAN COMMISSION DATE: AUGUST 20, 2026



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SITE PLAN

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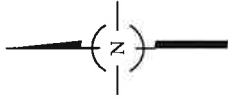
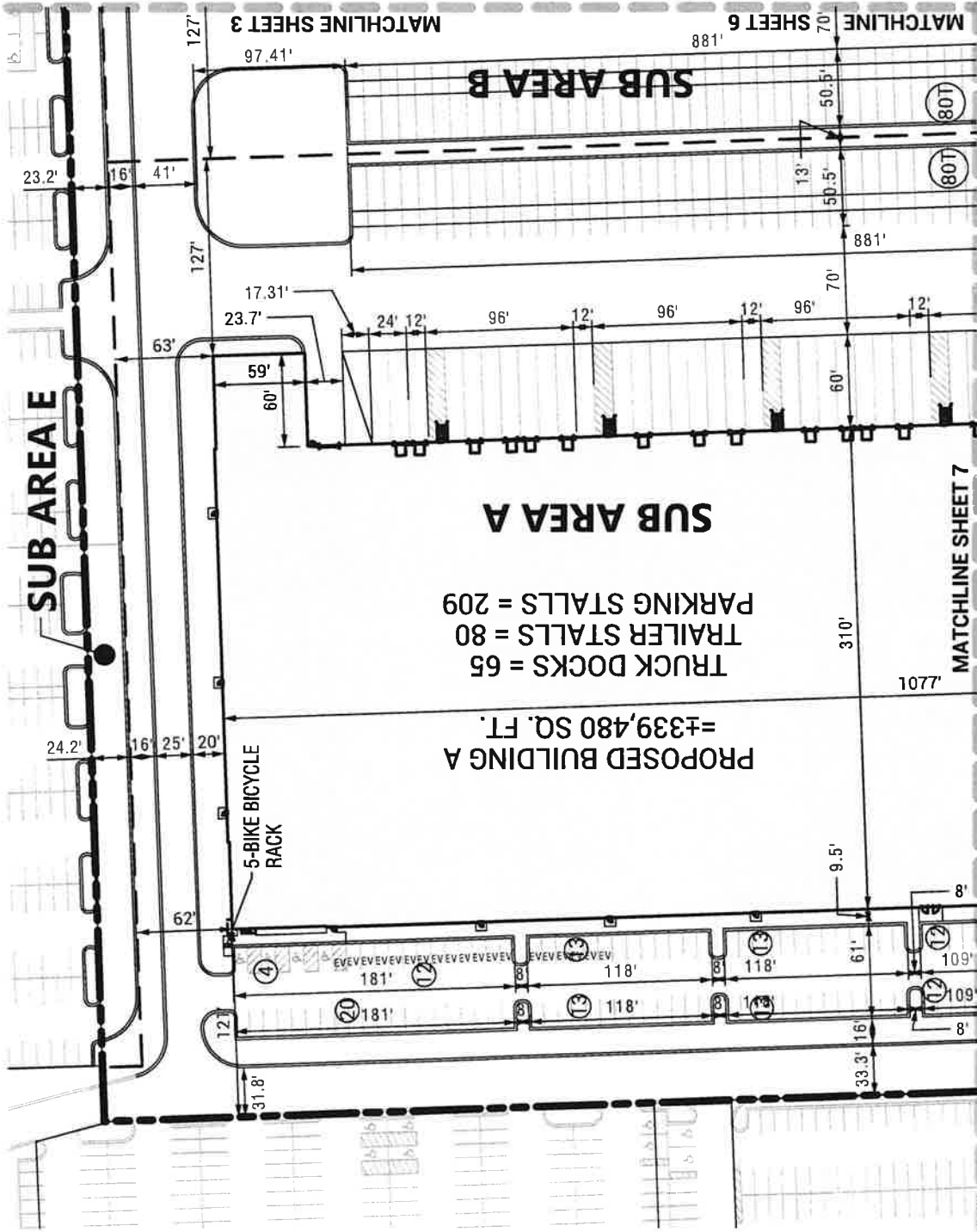
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— = PROPERTY LINE

- - - = SUB AREA LINE

(15) = NUMBER OF STRIPED PARKING SPACES

(8T) = NUMBER OF STRIPED TRAILER STALLS

SITE PLAN

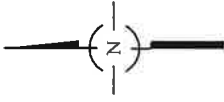
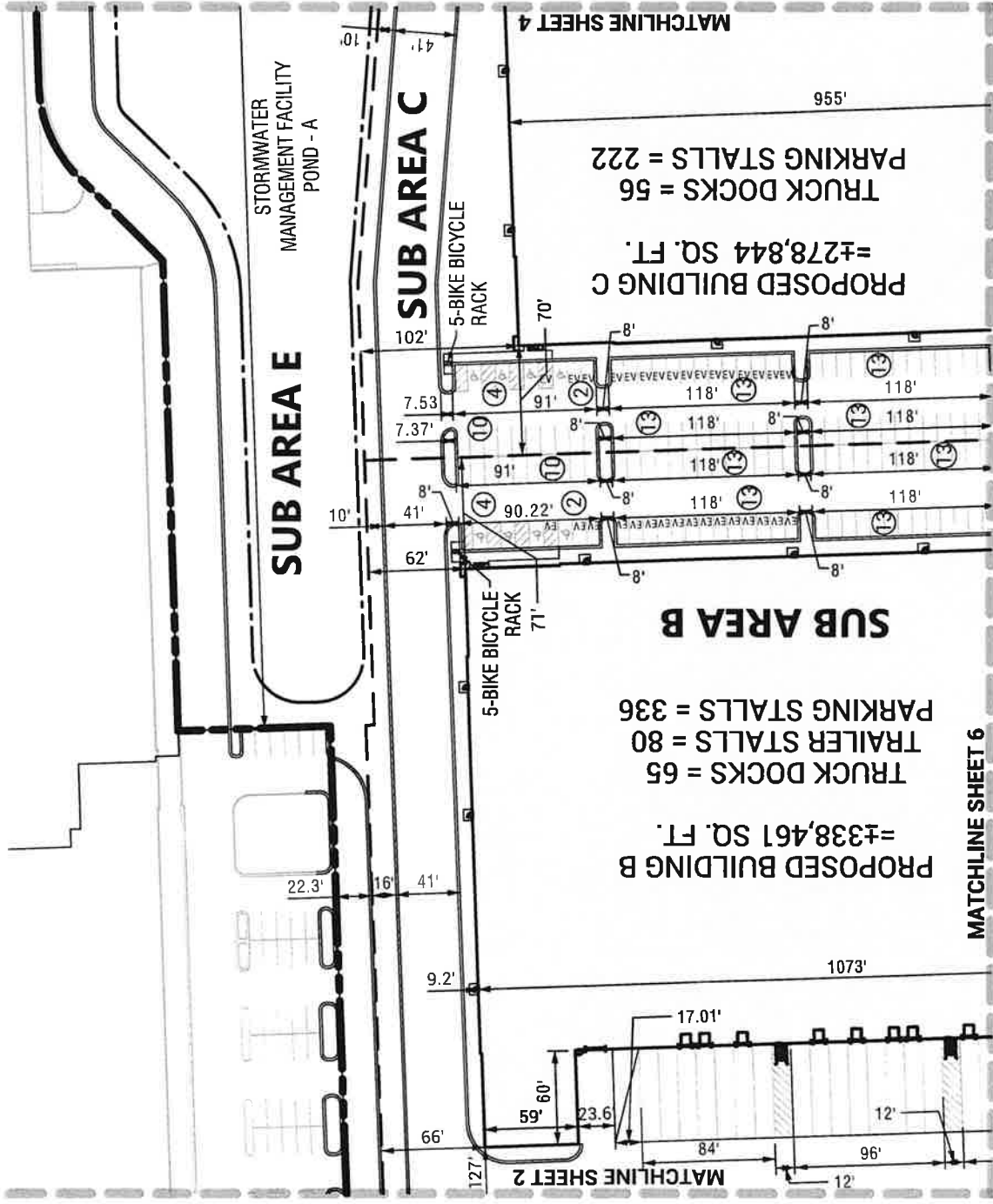
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SHEET 2 OF 10

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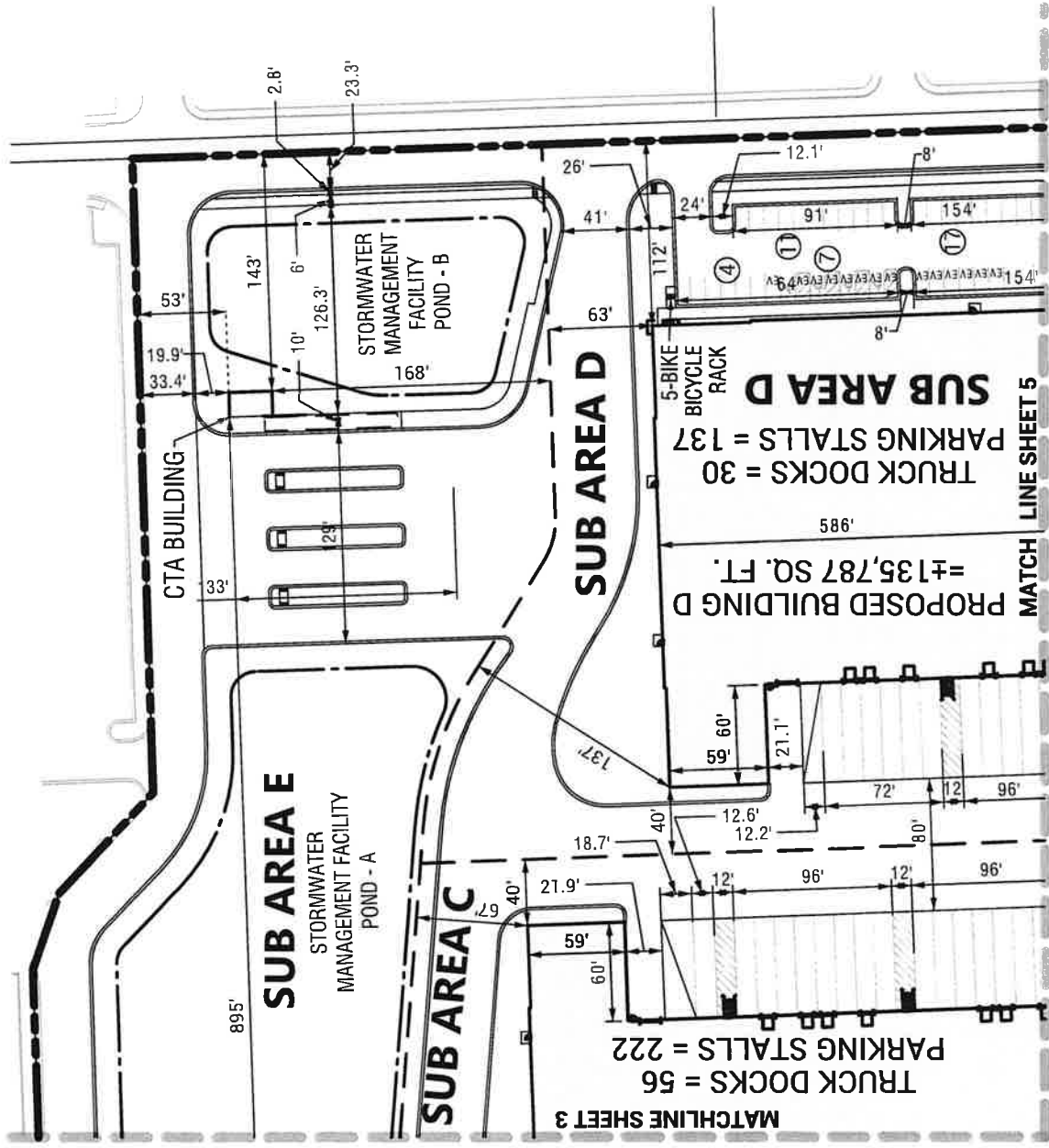
- = PROPERTY LINE
- = SUB AREA LINE
- (15) = NUMBER OF STRIPED PARKING SPACES
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SITE PLAN

APPLICANT: MIDWEST RE ACQUISITIONS, LLC
ADDRESS: 7400-7600 S. KOSTNER AVENUE /
7601 S. CICERO
INTRODUCTION DATE: JULY 16, 2025
CHICAGO PLAN COMMISSION DATE: AUGUST 20, 2026



SHEET 3 OF 10
Spaceco Inc.
9575 W. Higgins Road
Suite 700
Rosemont, Illinois 60018
Phone (847) 696-4050
spacecoinc.com



SITE PLAN

APPLICANT: MIDWEST RE ACQUISITIONS, LLC
ADDRESS: 7400-7600 S. KOSTNER AVENUE /

7601 S. CICERO

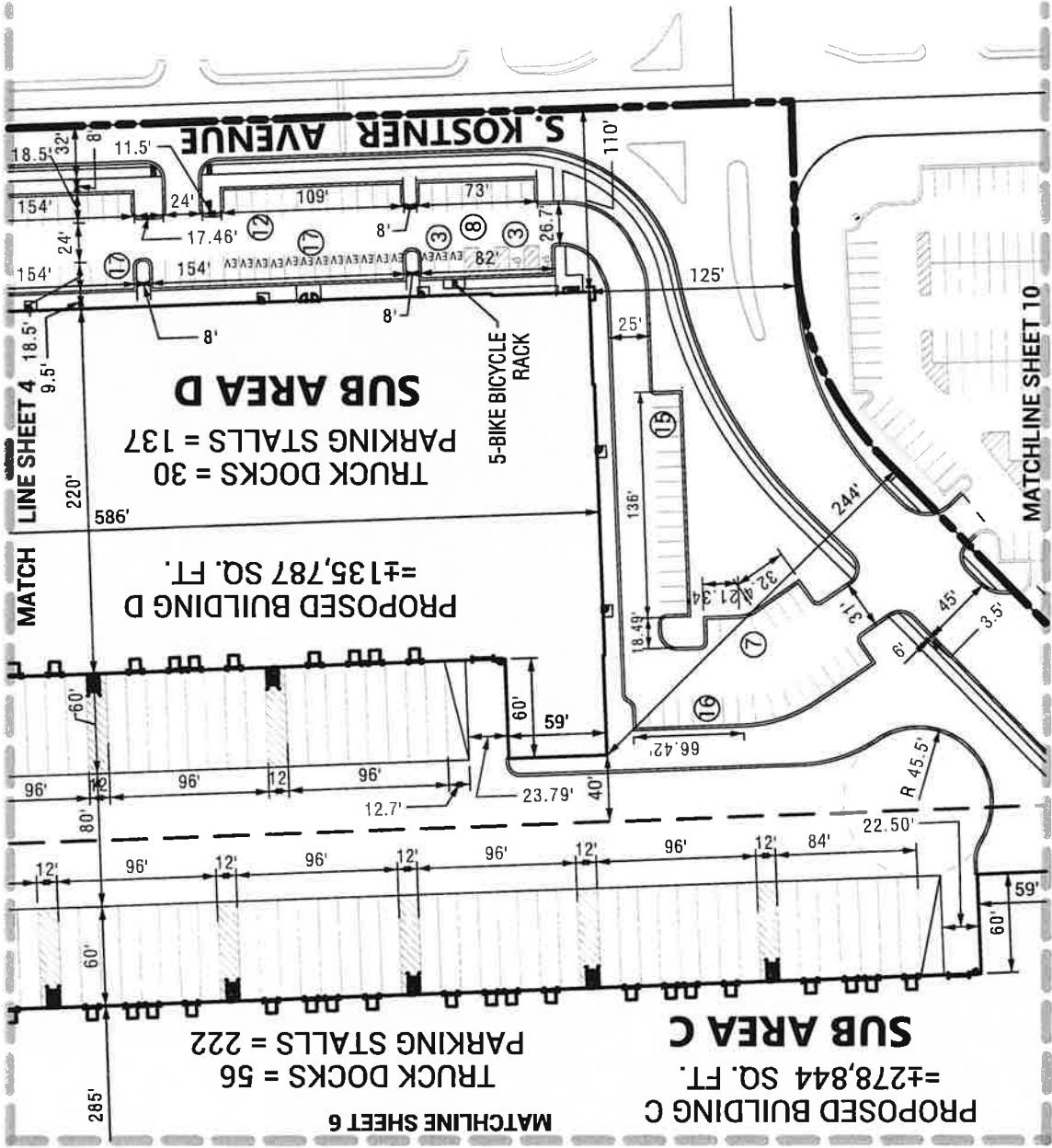
INTRODUCTION DATE: JULY 16, 2025

CHICAGO PLAN COMMISSION DATE: AUGUST 20, 2026



SHEET 4 OF 10

Spaceco, Inc.
9575 W. Higgins Road
Suite 700
Rosemont, Illinois 60018
Phone (847) 696-4000
spacecoinc.com



SITE PLAN

APPLICANT: MIDWEST RE ACQUISITIONS, LLC
 ADDRESS: 7400-7600 S. KOSTNER AVENUE /
 7601 S. CICERO

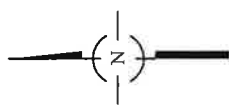
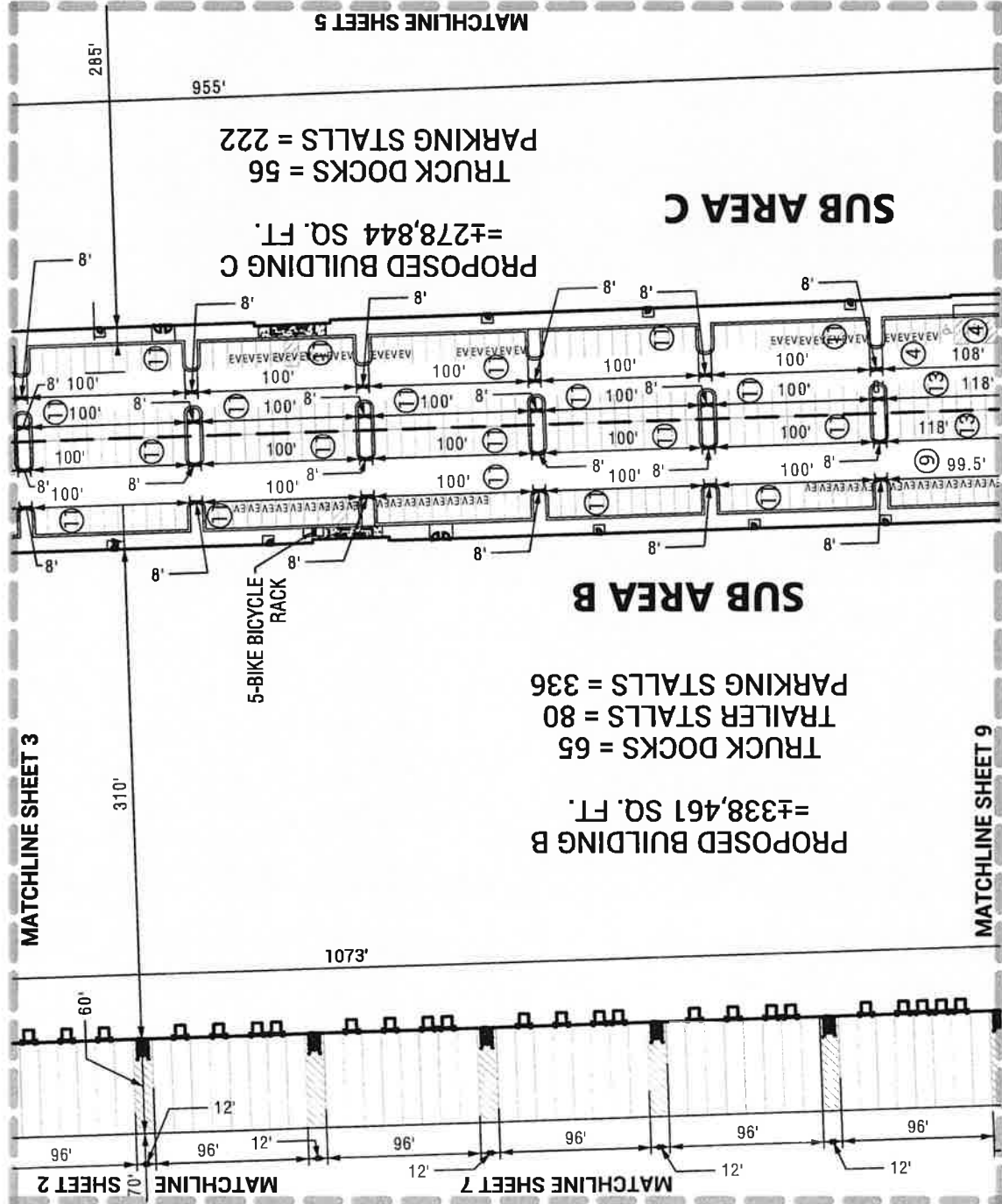
INTRODUCTION DATE: JULY 16, 2025

CHICAGO PLAN COMMISSION DATE: AUGUST 20, 2026



SHEET 5 OF 10

Spacero, Inc.
 9575 W. Higgins Road
 Suite 700
 Rosemont, Illinois 60018
 Phone: (630) 696-1060
 spaceroinc.com



= PROPERTY LINE

= SUB AREA LINE

(15) = NUMBER OF STRIPED PARKING SPACES

(8T) = NUMBER OF STRIPED TRAILER STALLS

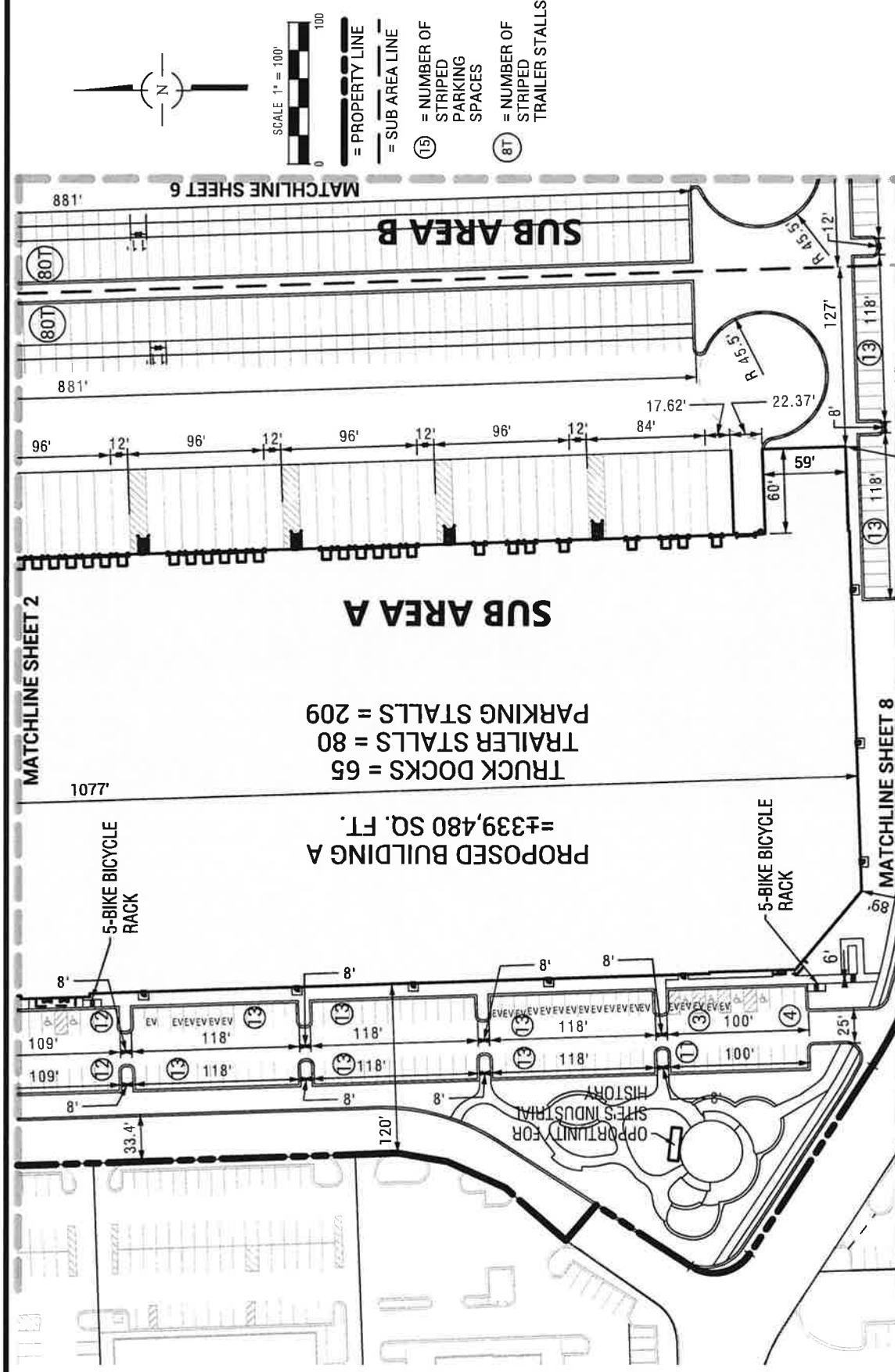
SITE PLAN

APPLICANT: MIDWEST RE ACQUISITIONS, LLC
ADDRESS: 7400-7600 S. KOSTNER AVENUE /
7601 S. CICERO

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SHEET 6 OF 10
Spaceco, Inc.
3575 W. Higgins Road
Suite 700
Rosemont, Illinois 60018
Phone: (847) 696-4060
spacecoinc.com



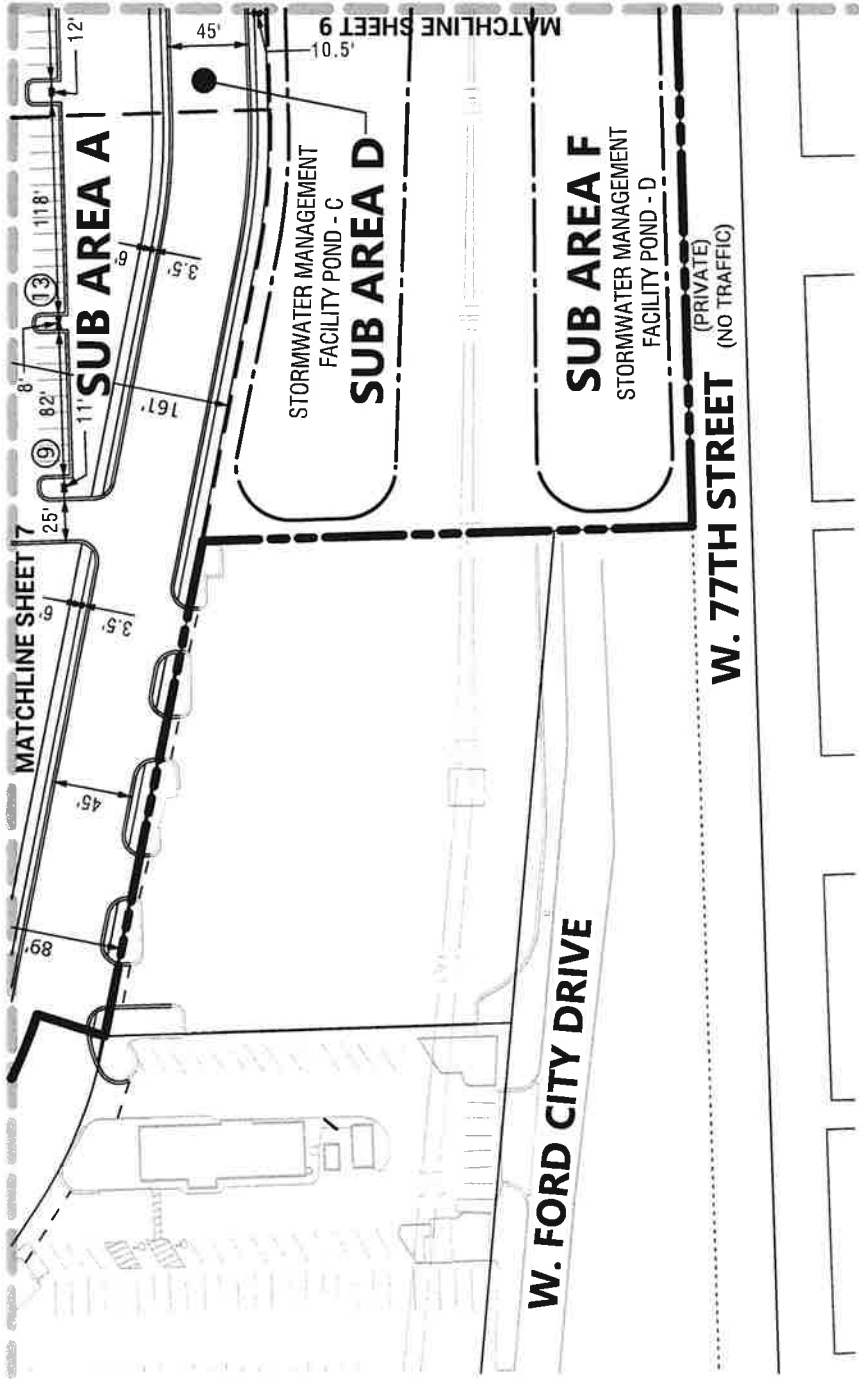
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APPLICANT: MIDWEST RE ACQUISITIONS, LLC
 ADDRESS: 7400-7600 S. KOSTNER AVENUE /
 7601 S. CICERO

INTRODUCTION DATE: JULY 16, 2025
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Spaceco, Inc.
 9575 W. Higgins Road
 Suite 700
 Rosemont, Illinois 60018
 Phone: (647) 656-4060
 spacecoinc.com



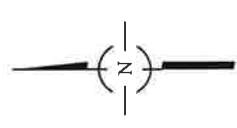
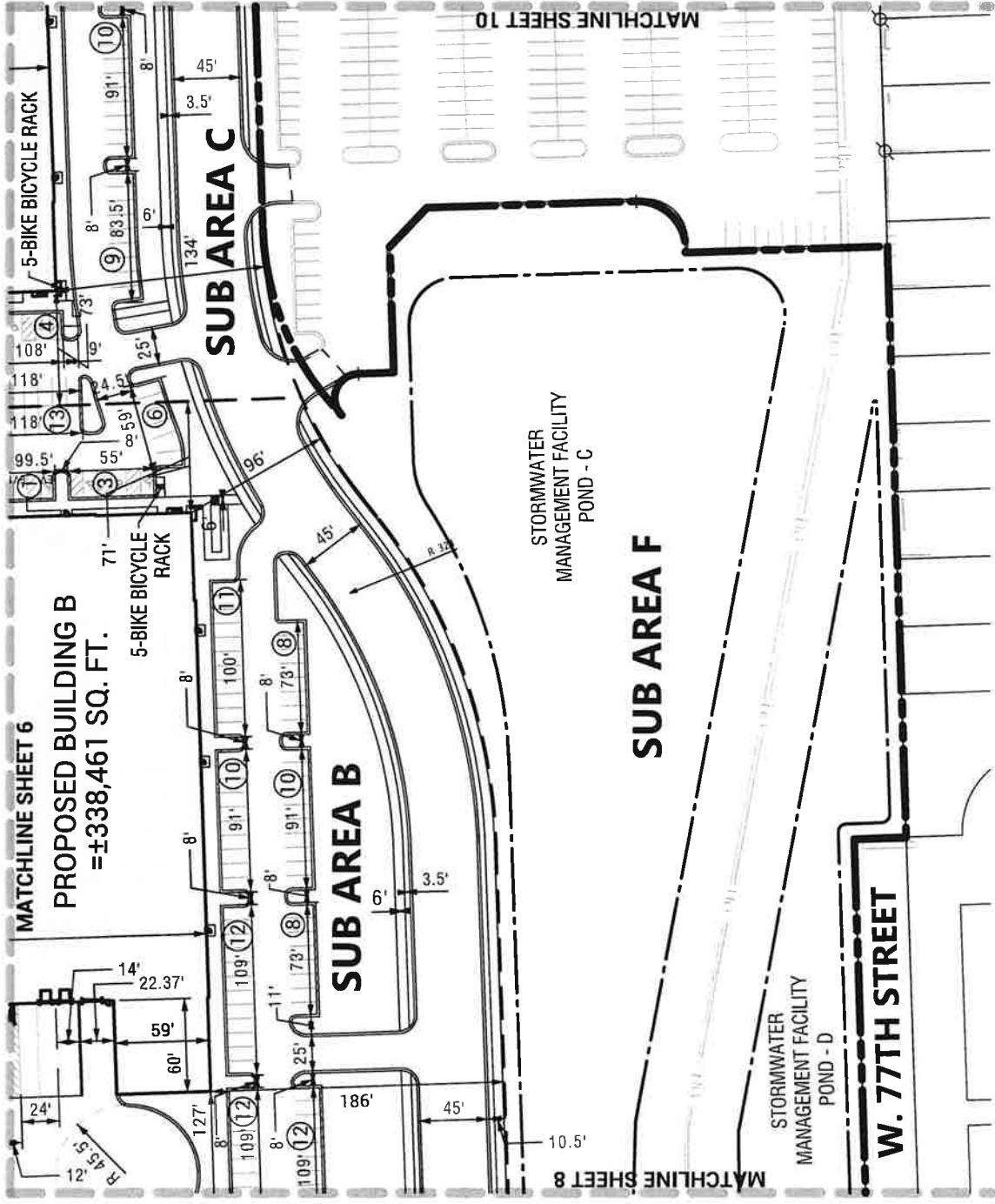
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SHEET 8 OF 10

Spaceco, Inc.
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spacecoinc.com



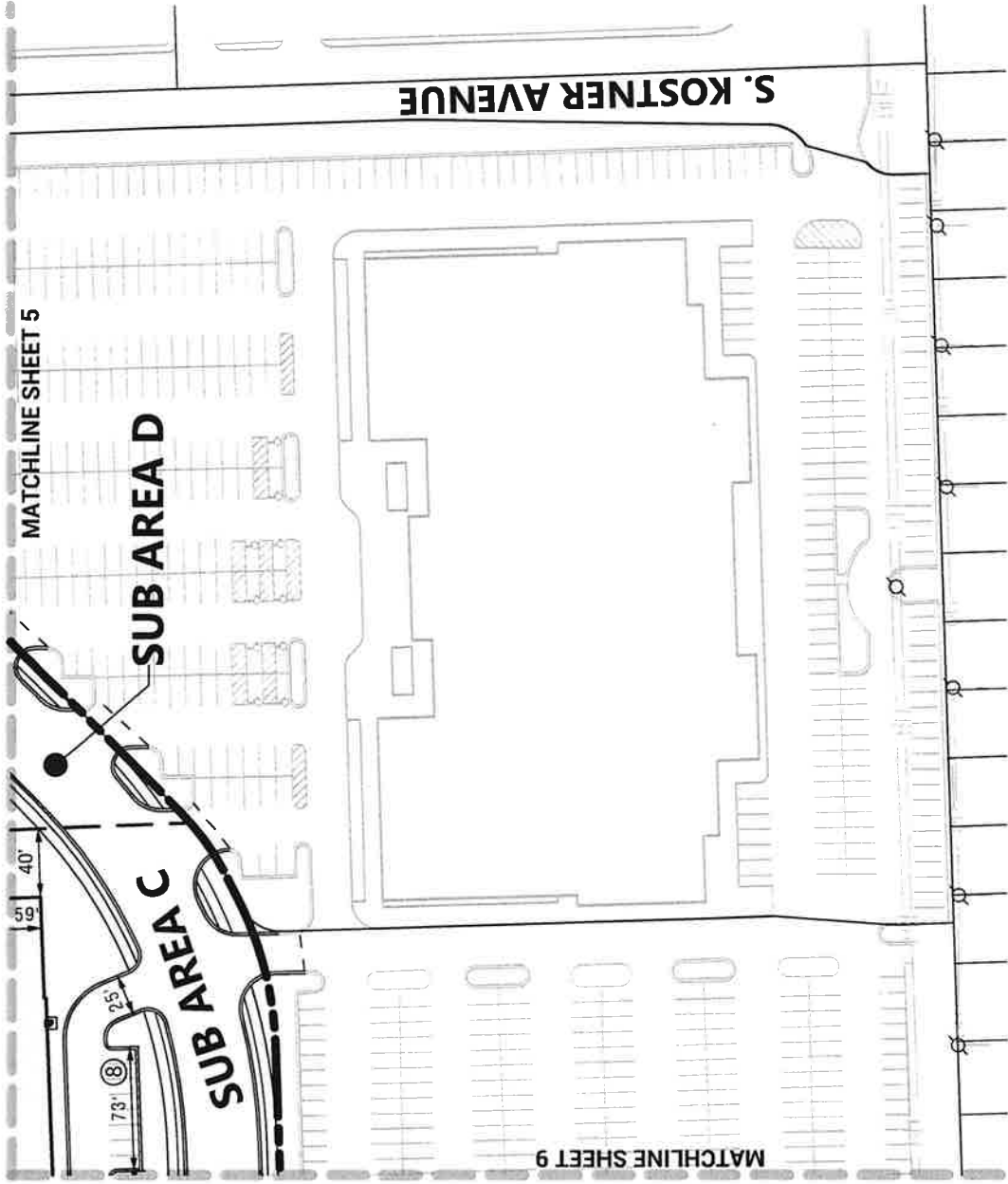
- = PROPERTY LINE
- - - = SUB AREA LINE
- (15) = NUMBER OF STRIPED PARKING SPACES
- (8T) = NUMBER OF STRIPED TRAILER STALLS



SHEET 9 OF 10
Spaceco, Inc.
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SITE PLAN

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— = SUB AREA LINE

(15) = NUMBER OF STRIPED PARKING SPACES

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SITE PLAN

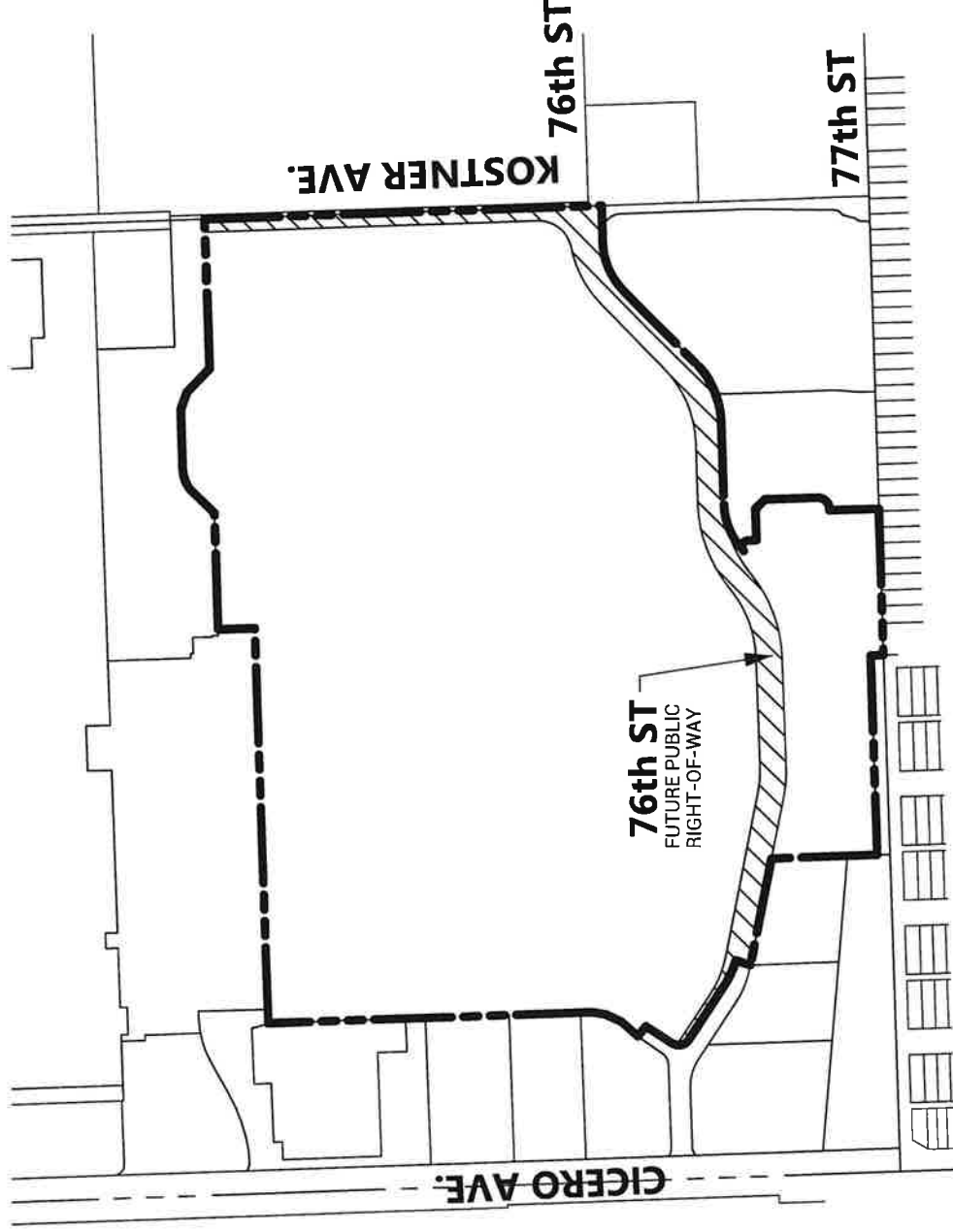
APPLICANT: MIDWEST RE ACQUISITIONS, LLC
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SHEET 10 OF 10

Spaceco, Inc.
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Rosemont, Illinois 60018
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SCALE 1" = 450'

450'

0

= PROPERTY LINE

= FUTURE RIGHT-OF-WAY

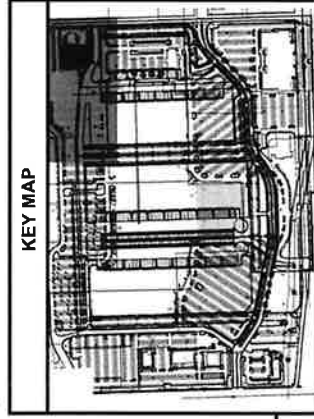


FUTURE RIGHT-OF-WAY ADJUSTMENT MAP

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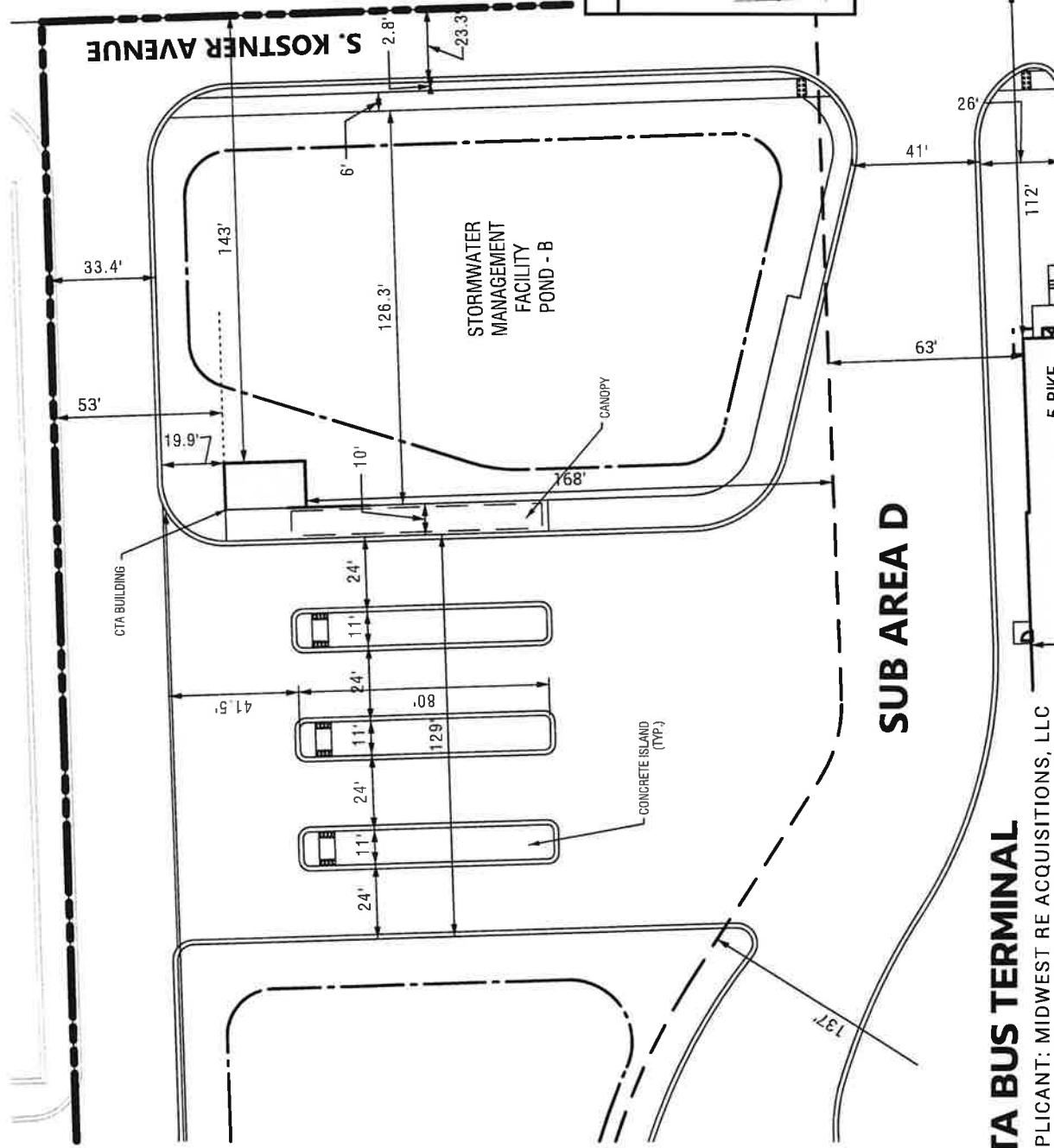
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SCALE 1" = 50'

A horizontal scale bar with alternating black and white segments. The total length is labeled as 50' at the right end, and the starting point is labeled as 0' at the left end. The bar is divided into five equal segments, each representing 10 feet.

SHEET 1 OF 1

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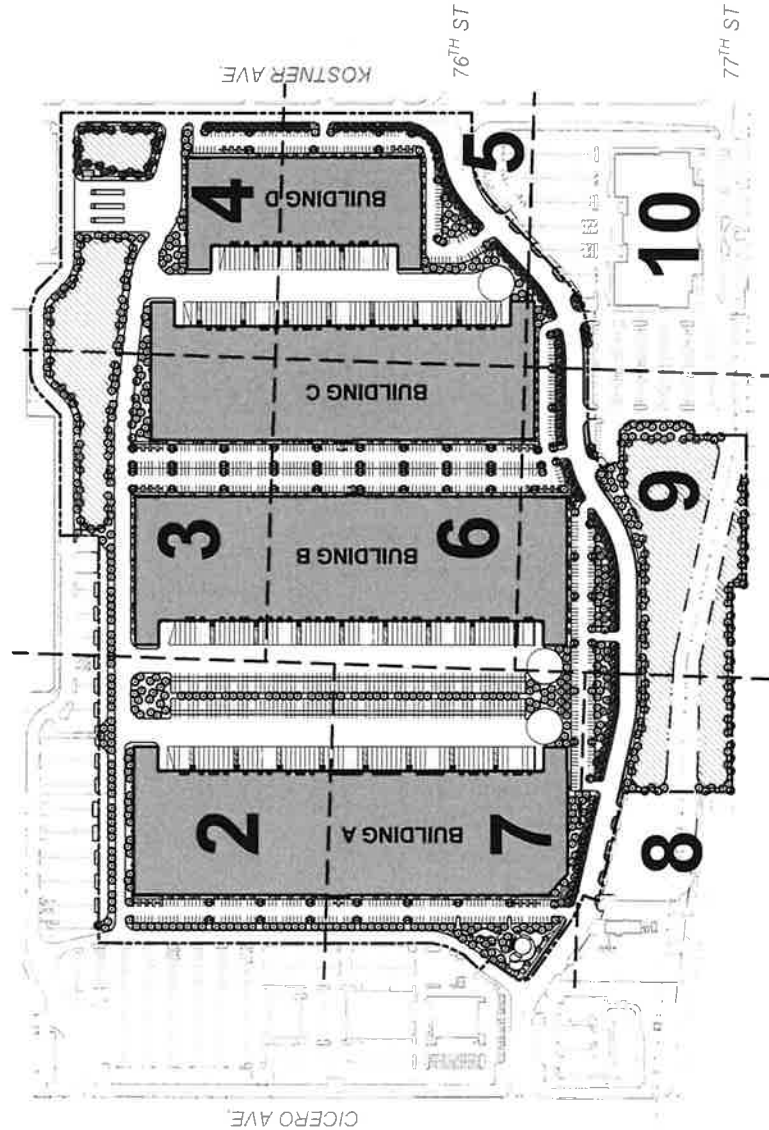
CTA BUS TERMINAL

APPLICANT: MIDWEST RE ACQUISITIONS, LLC
ADDRESS: 7400-7600 S. KOSTNER AVENUE /

7400-1000 S. KO
7601 S. CICERO

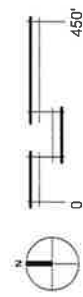
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OVERALL LANDSCAPE PLAN

SCALE 1" = 450'-0"



LANDSCAPE PLAN

APPLICANT: MIDWEST RE ACQUISITIONS, LLC
ADDRESS: 7400-7600 S KOSTNER AVE / 7601 S CICERO
INTRODUCTION DATE: JULY 16, 2025
CHICAGO PLAN COMMISSION DATE: AUGUST 20, 2026

Kathryn Talby
KATHRYN TALBY ARCHITECTS
1926 Mountaineer Road / Suite 340
Chicago, Illinois 60605
312.467.5000 | www.ktarch.com

TYPICAL PLANT LIST			
Plant	Common Name	Size	Notes
Shade Trees			
1. AMERICAN BEECH	Fagus sylvatica	12" DBH	100%
2. RED BELLIED WOODPECKER	Geothlypis trichas	12" DBH	100%
3. WHITE BARKED PINE	Pinus strobus	12" DBH	100%
4. NORWAY SPRUCE	Picea canadensis	12" DBH	100%
5. LARCH	Larix laricina	12" DBH	100%
6. WHITE PINE	Pinus strobus	12" DBH	100%
7. NORWAY SPRUCE	Picea canadensis	12" DBH	100%
8. LARCH	Larix laricina	12" DBH	100%
9. WHITE PINE	Pinus strobus	12" DBH	100%
10. NORWAY SPRUCE	Picea canadensis	12" DBH	100%
11. LARCH	Larix laricina	12" DBH	100%
12. WHITE PINE	Pinus strobus	12" DBH	100%
Shrub Trees			
13. NORWAY SPRUCE	Picea canadensis	12" DBH	100%
14. LARCH	Larix laricina	12" DBH	100%
15. WHITE PINE	Pinus strobus	12" DBH	100%
16. NORWAY SPRUCE	Picea canadensis	12" DBH	100%
17. LARCH	Larix laricina	12" DBH	100%
18. WHITE PINE	Pinus strobus	12" DBH	100%
Shrub			
19. NORWAY SPRUCE	Picea canadensis	12" DBH	100%
20. LARCH	Larix laricina	12" DBH	100%
21. WHITE PINE	Pinus strobus	12" DBH	100%
22. NORWAY SPRUCE	Picea canadensis	12" DBH	100%
23. LARCH	Larix laricina	12" DBH	100%
24. WHITE PINE	Pinus strobus	12" DBH	100%
Grass			
25. NORWAY SPRUCE	Picea canadensis	12" DBH	100%
26. LARCH	Larix laricina	12" DBH	100%
27. WHITE PINE	Pinus strobus	12" DBH	100%
28. NORWAY SPRUCE	Picea canadensis	12" DBH	100%
29. LARCH	Larix laricina	12" DBH	100%
30. WHITE PINE	Pinus strobus	12" DBH	100%

LANDSCAPE REQUIREMENTS TABLE	
VEHICULAR USE AREA	1,141,062 SF
REQUIRED GREEN SPACE (7.5%)	114,106 SF
PROPOSED GREEN SPACE	400,718 SF
PARKWAY LENGTH	N/A
VEHICULAR USE AREA PERIMETER	N/A
INTERIOR PLANTINGS	114,106 SF
REQUIRED SHADE TREES (1125 SF)	913
PROPOSED SHADE TREES	913

PLANT KEY

1. AMERICAN BEECH (Fagus sylvatica)

2. RED BELLIED WOODPECKER (Geothlypis trichas)

3. WHITE BARKED PINE (Pinus strobus)

4. NORWAY SPRUCE (Picea canadensis)

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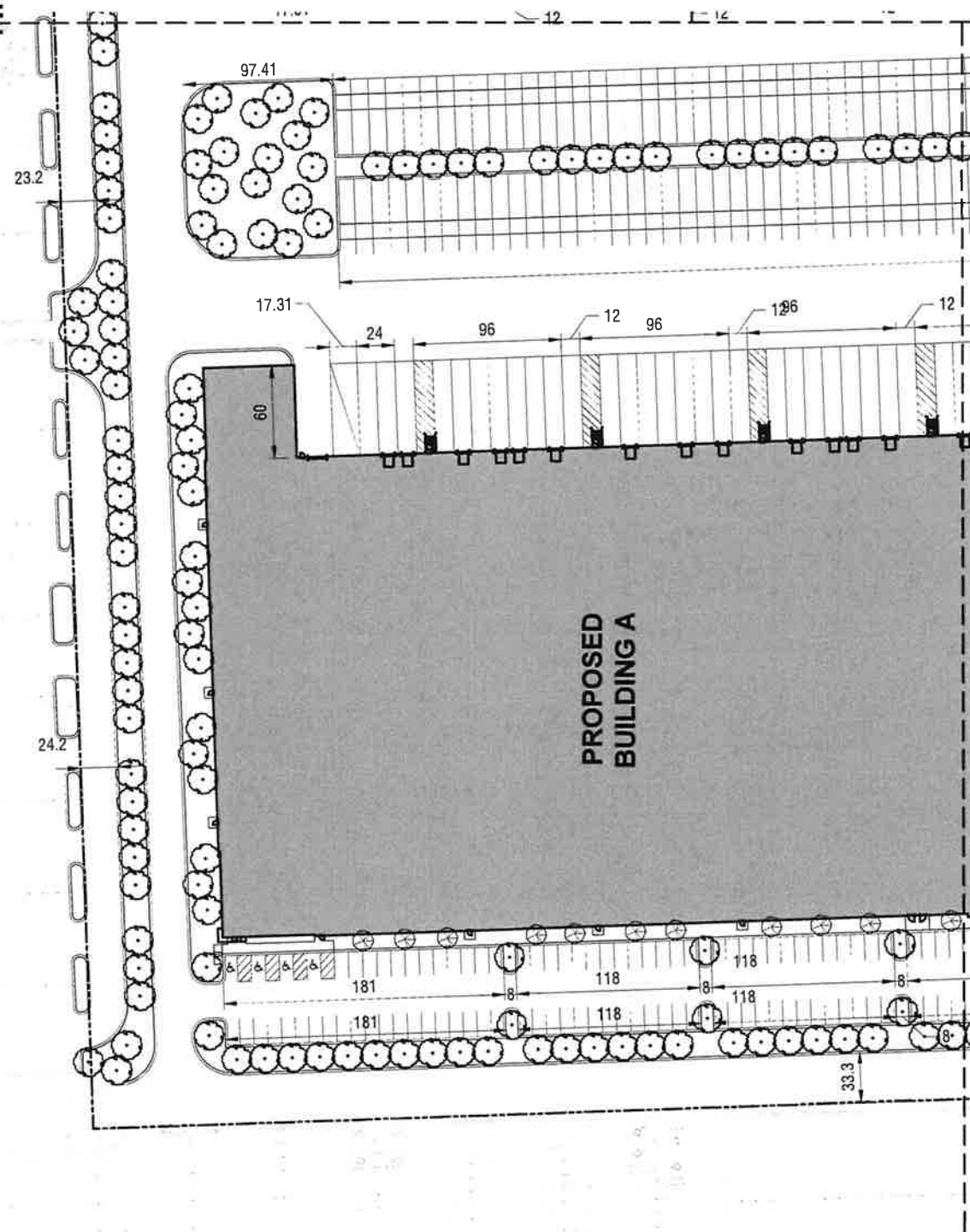
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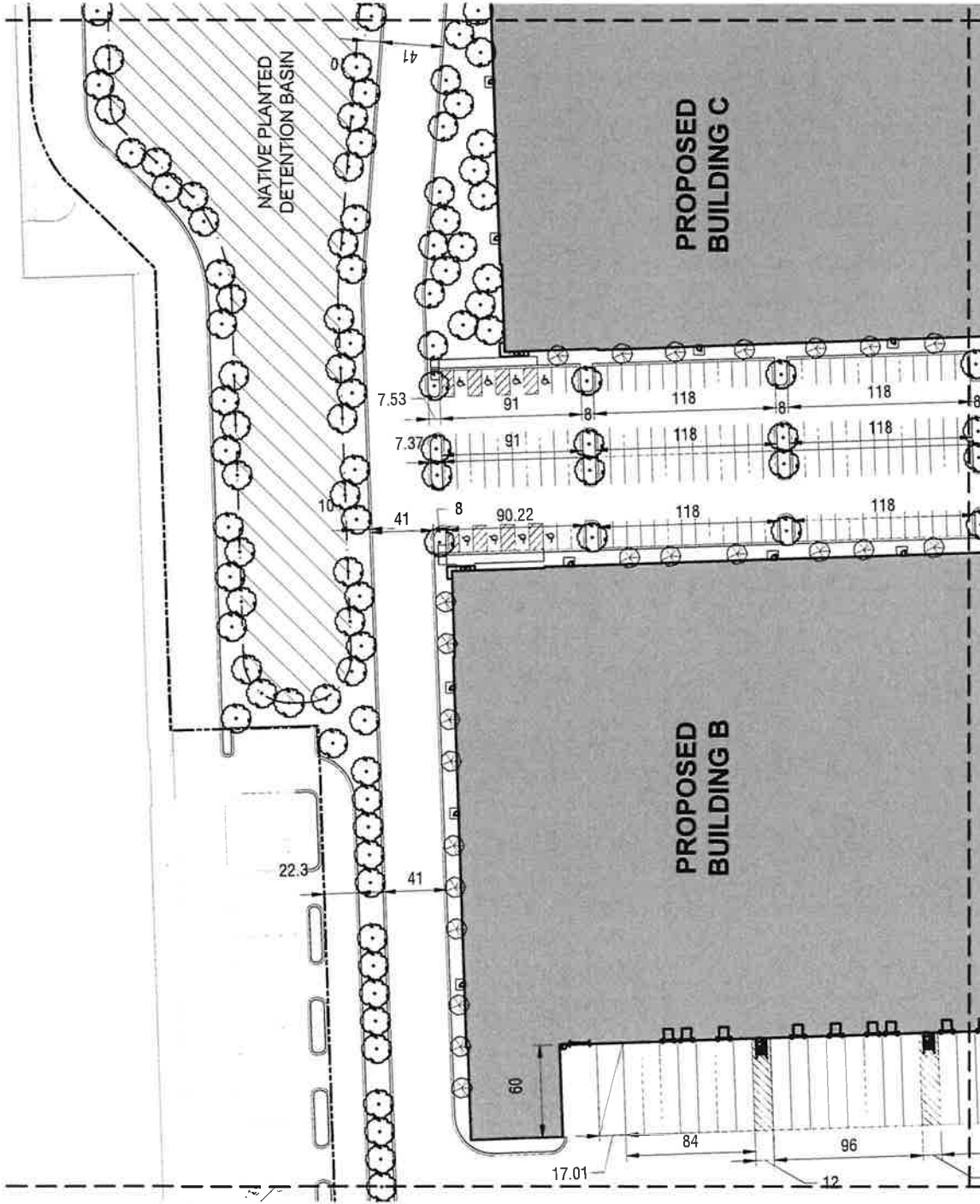
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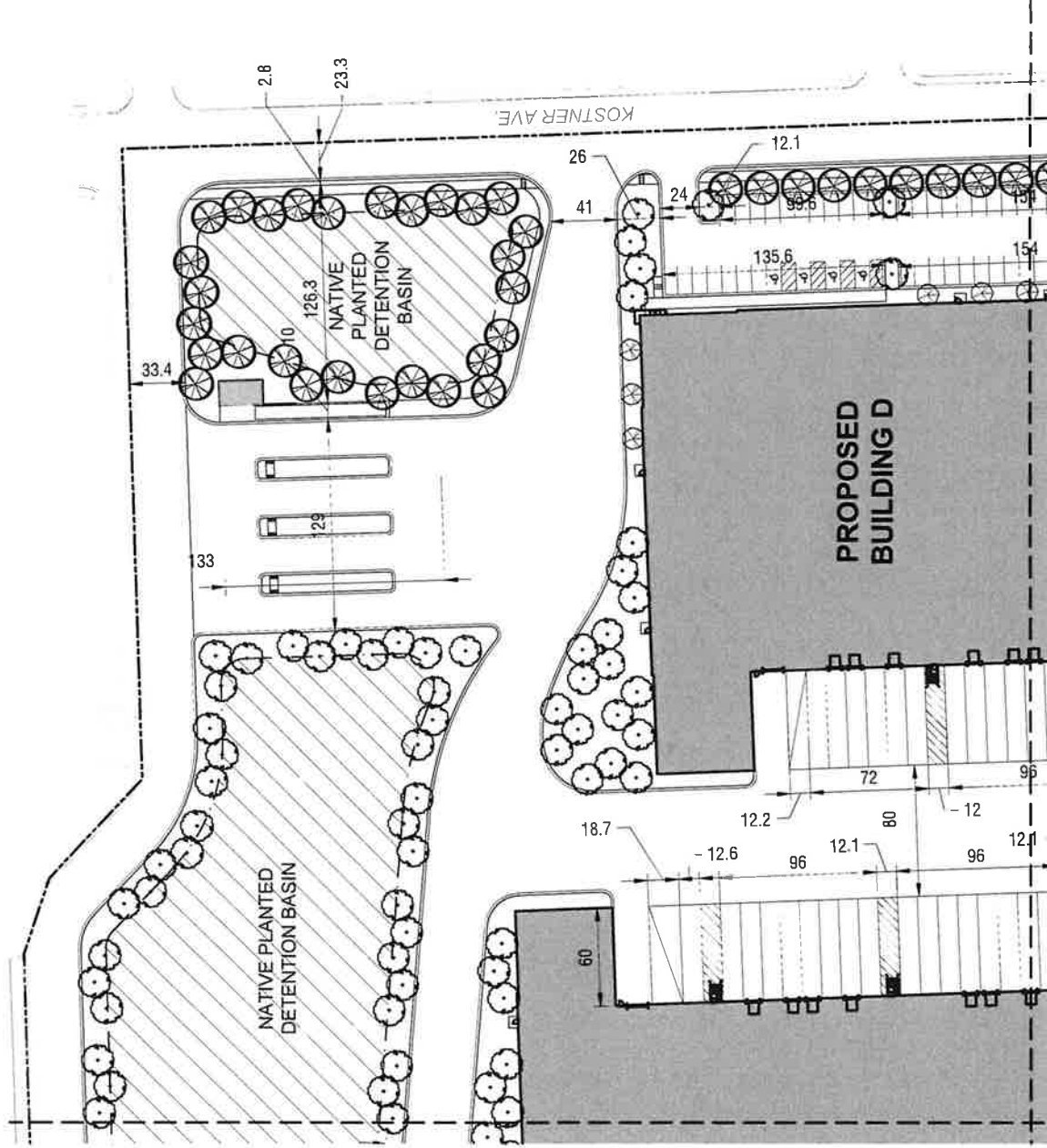
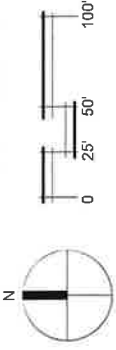
Kathryn Talty
 1840 Waukegan Road • Suite 340
 Glenview, Illinois 60025
 847.622.5154 • www.khland.com



LANDSCAPE PLAN

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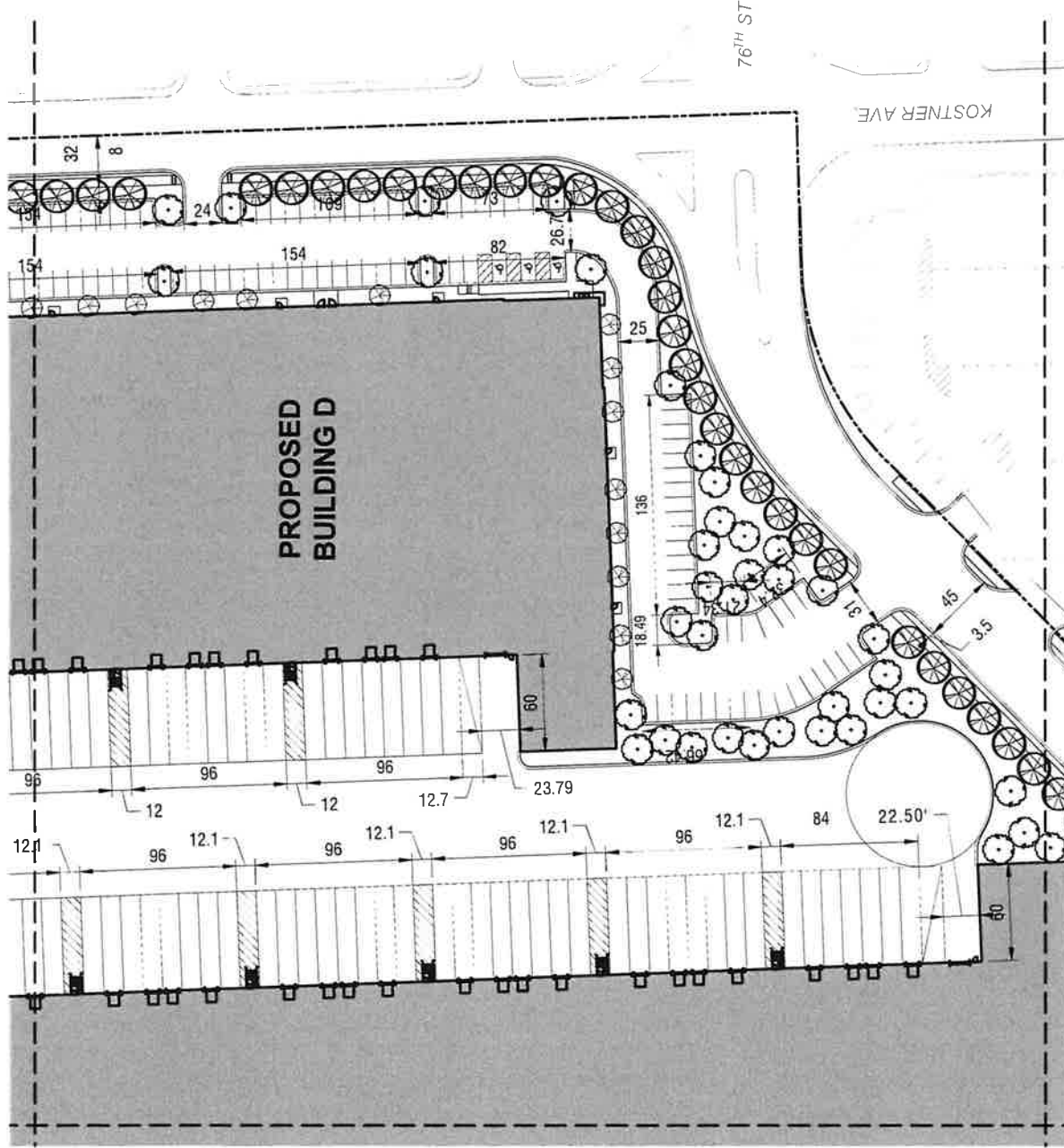
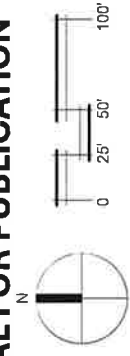
Kathryn Talty
landscape architecture
9300 Massachusetts / Suite 300
Chicago, Illinois 60625
Tel: 847.623.1561 / www.ktaltyn.com



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Kathryn Talty
 landscape architect
 1926 Waukegan Road / Suite 340
 Glenview, Illinois 60025
 847.872.3351 | www.ktaltynyc.com

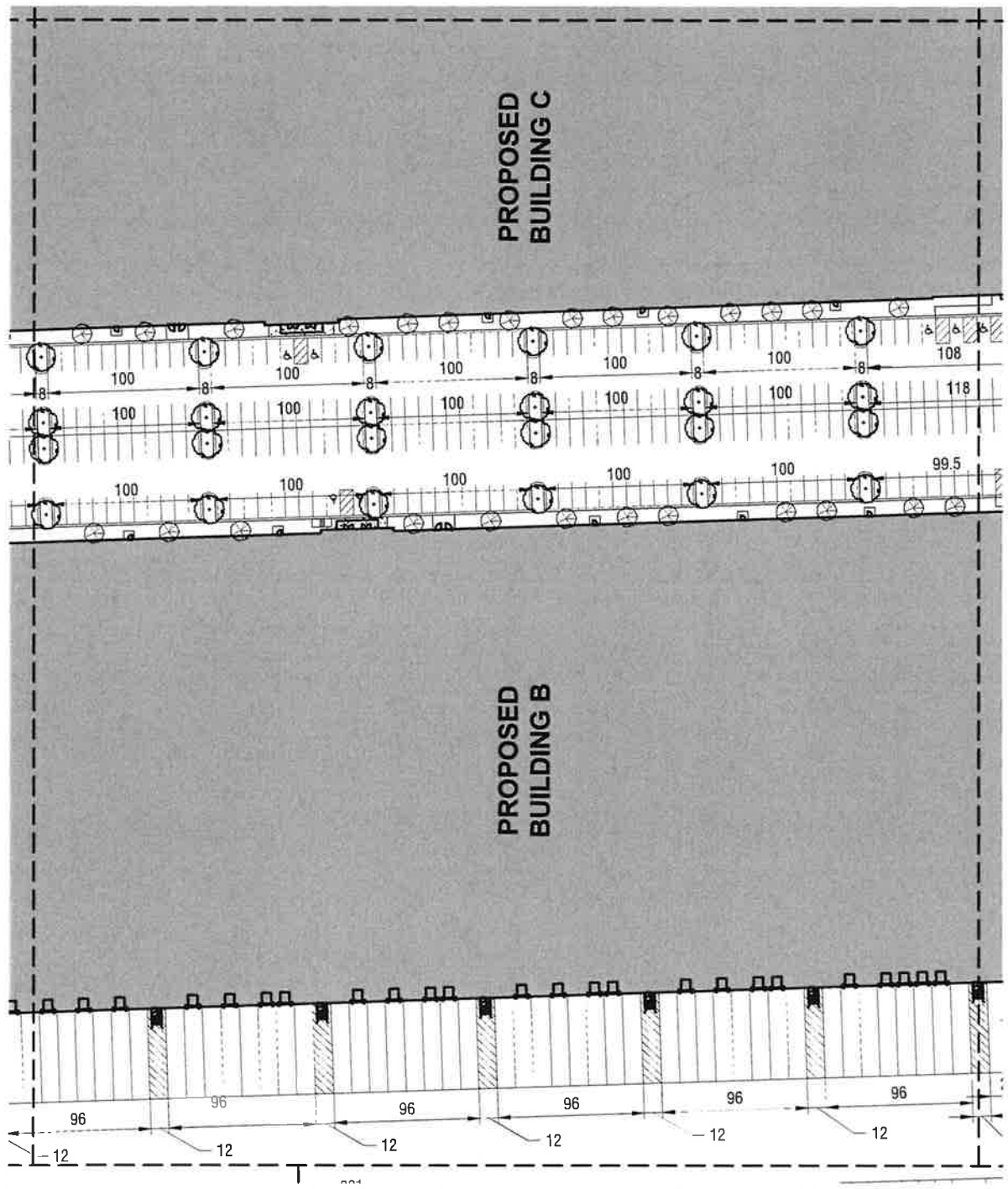
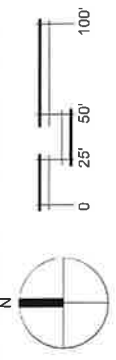


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 LANDSCAPE ARCHITECTURE

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 Tel: 847.923.1525 | www.ktalby.com



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Kathryn Talry
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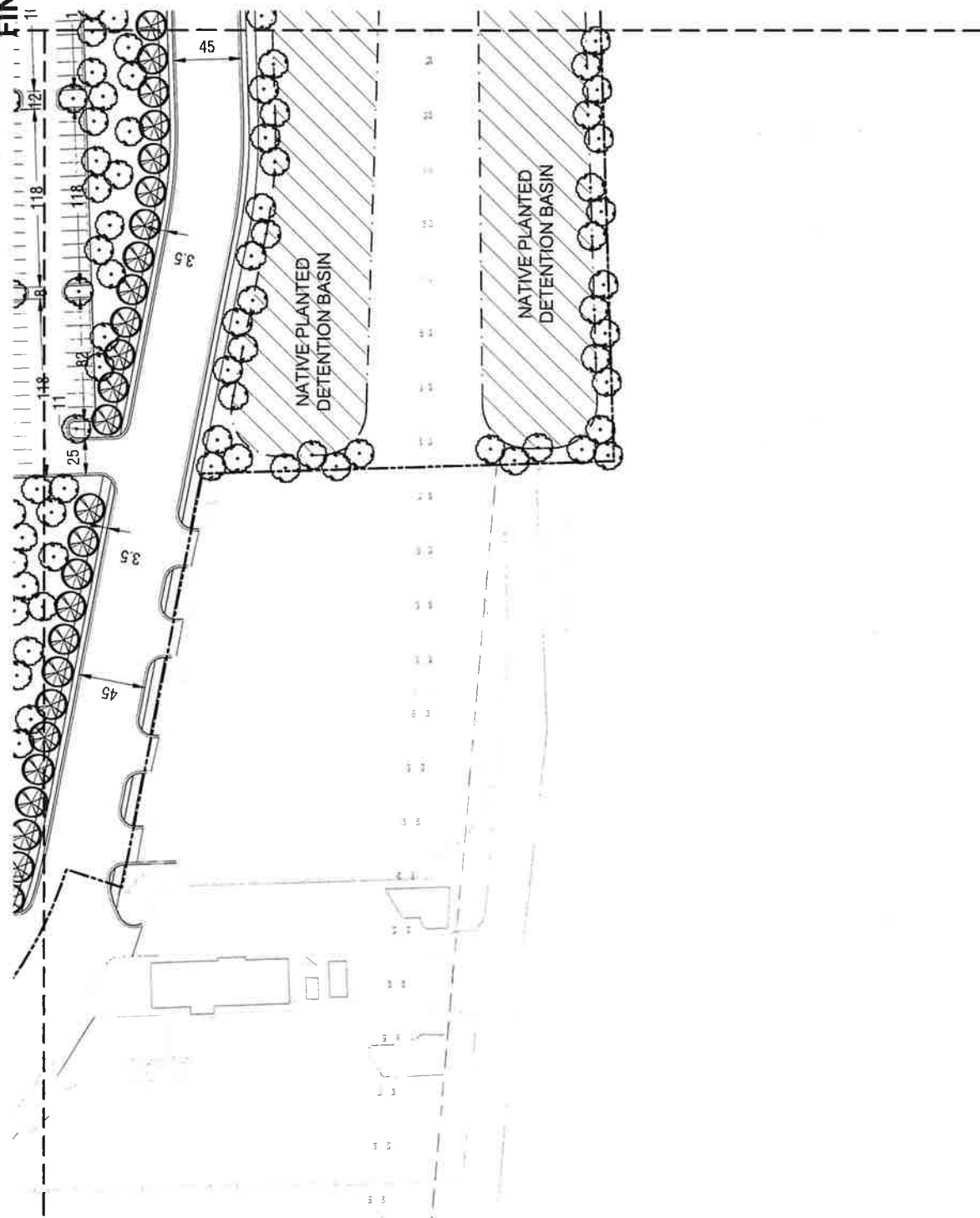


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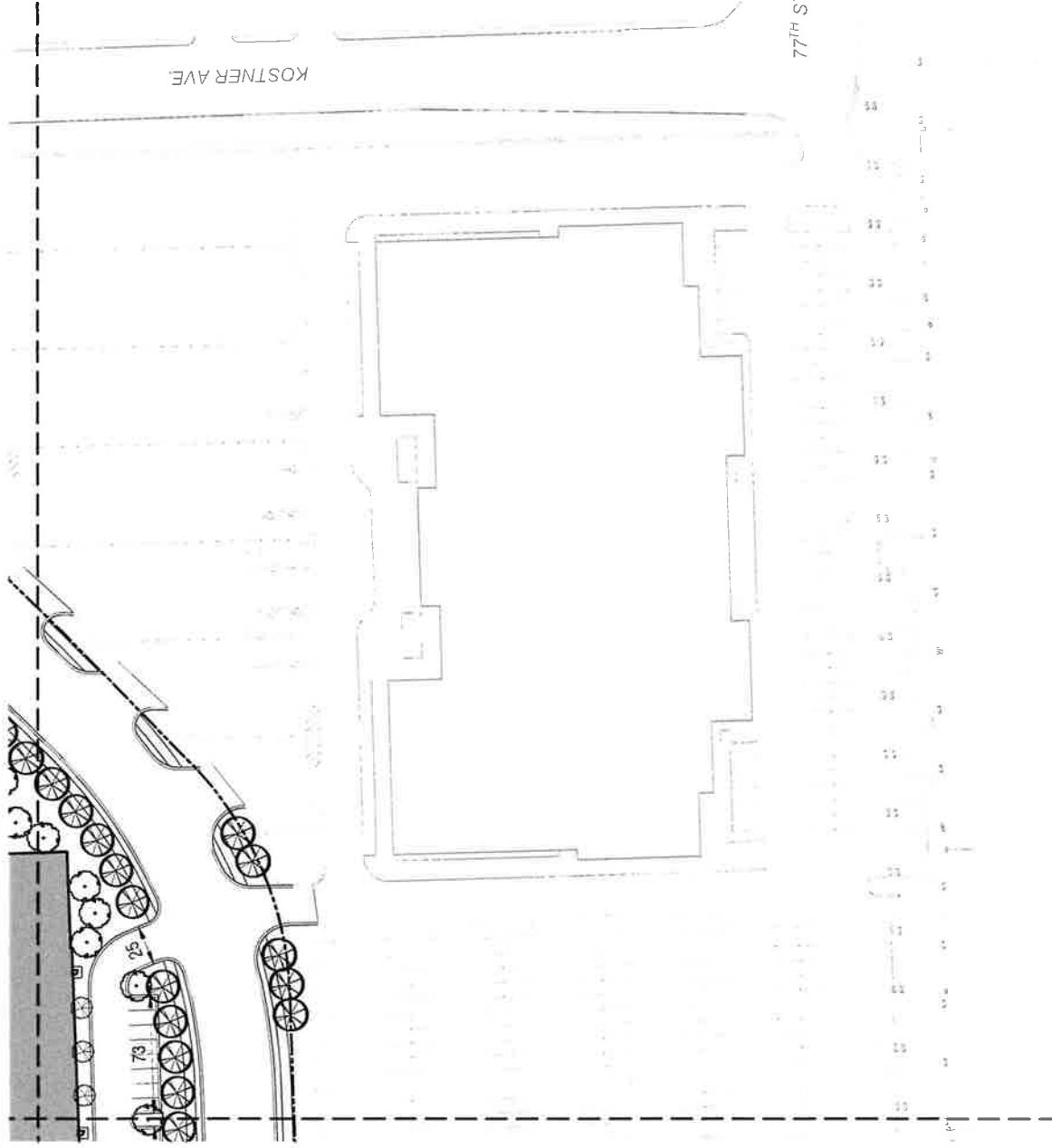
Kathryn Talty
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1926 Westmeyer Road / Suite 340
Chicago, Illinois 60625
P: 773.462.4770 | www.kathryntalty.com



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Kathryn Talty
 President, Architecture
 926 Washington Blvd., Suite 540
 Glenview, Illinois 60025
 847.612.5154 | www.katartal.com

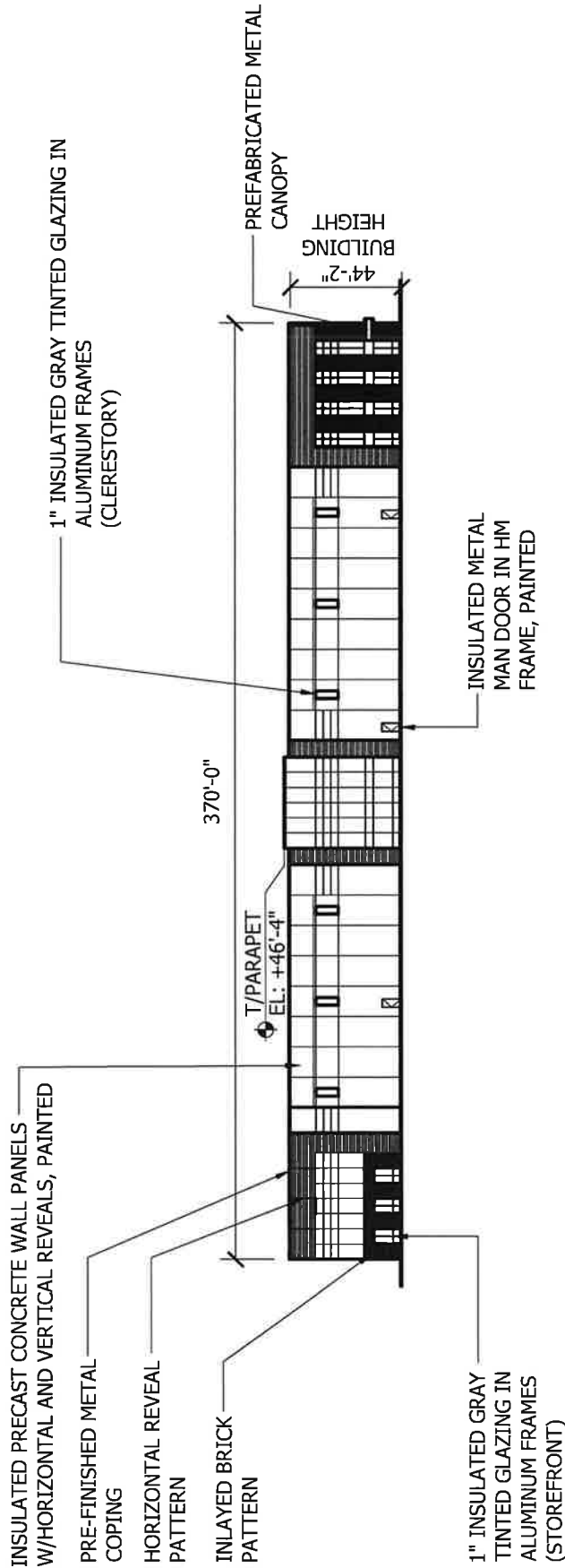


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Kathryn Talty

1916 Washington Blvd / Suite 340
Chicago, Illinois 60625
c. 847.793.3341 | www.kathryntalty.com

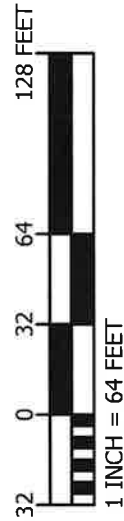


BUILDING A NORTH ELEVATION

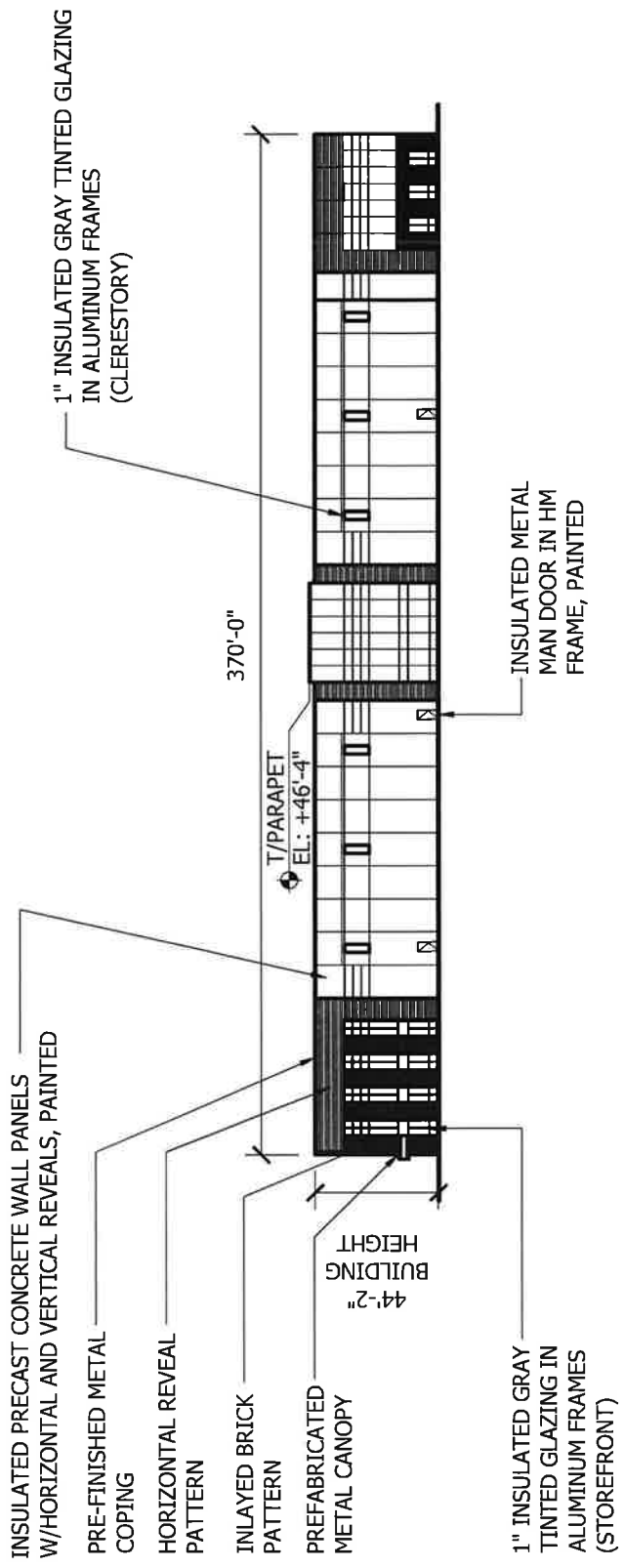
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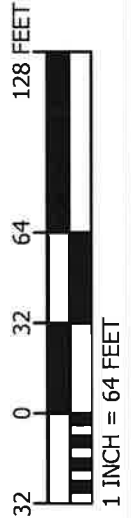
NELSON
NELSONWWW.COM

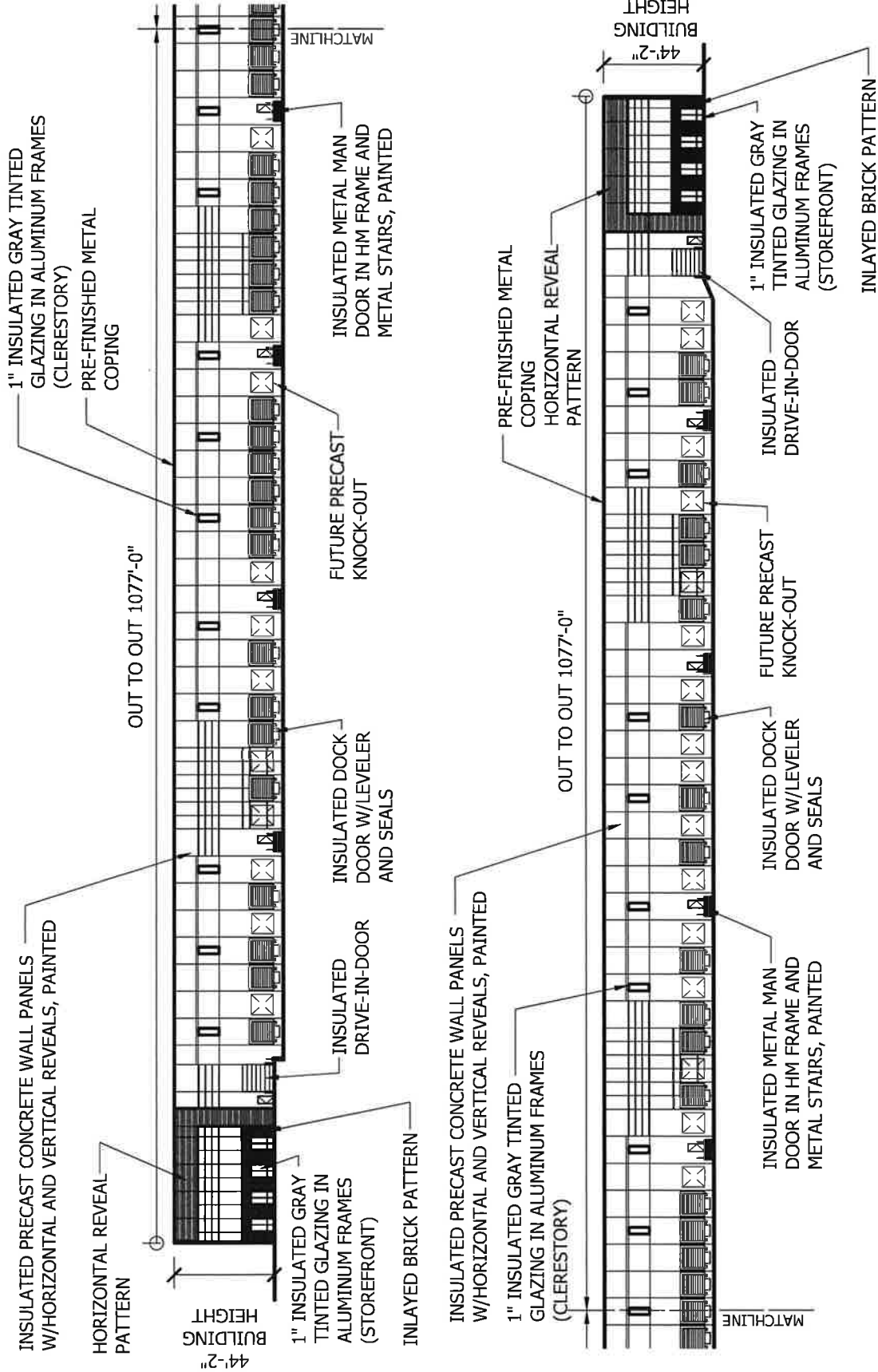


BUILDING A SOUTH ELEVATION

APPLICANT: MIDWEST RE ACQUISITIONS, LLC
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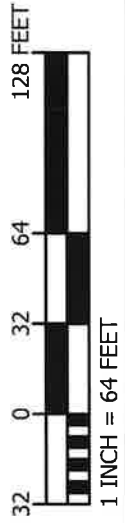
BUILDING A EAST ELEVATION

APPLICANT: MIDWEST RE ACQUISITIONS, LLC
ADDRESS: 7400-7600 S. KOSTNER AVENUE /

7601 S. CICERO

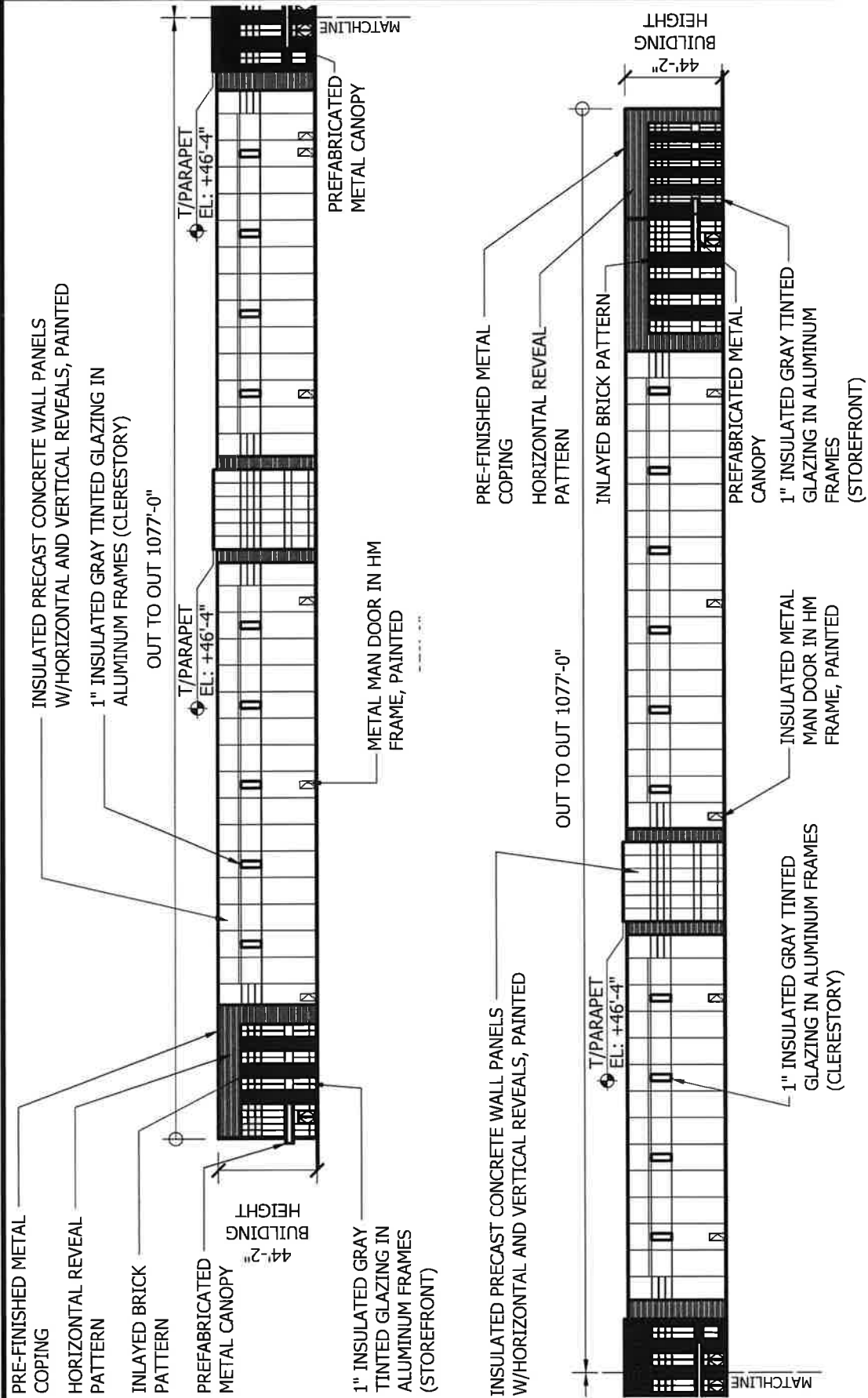
INTRODUCTION DATE: JULY 16, 2025

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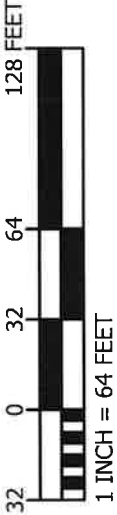
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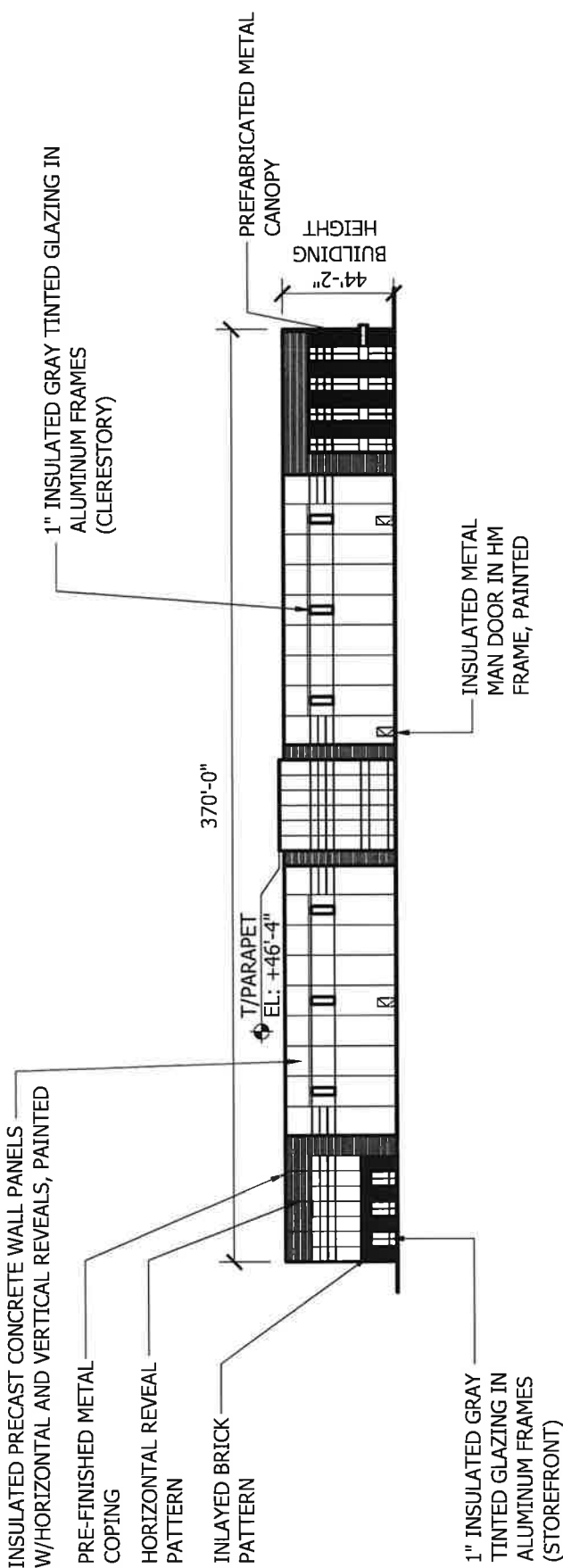
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BUILDING A WEST ELEVATION

APPLICANT: MIDWEST RE ACQUISITIONS, LLC
ADDRESS: 7400-7600 S. KOSTNER AVENUE /
7601 S. CICERO
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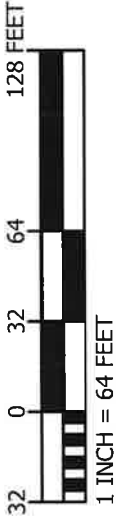
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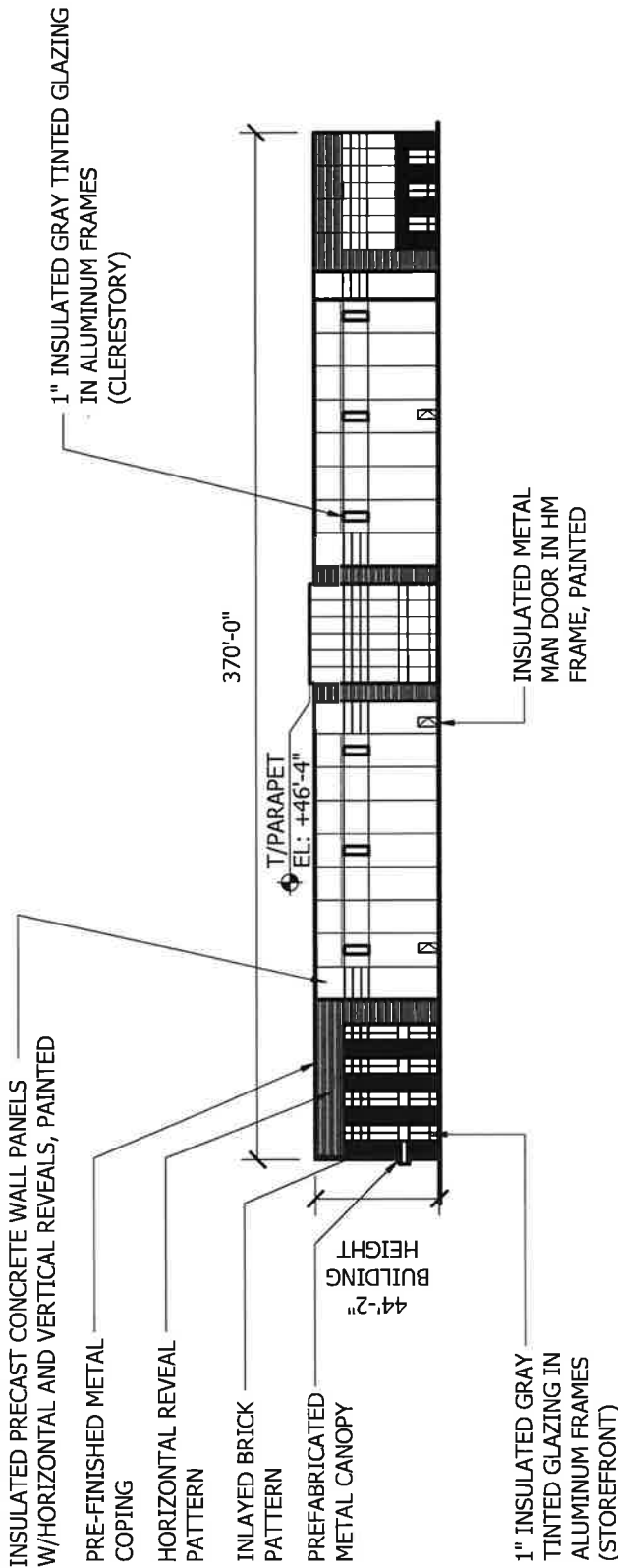
APPLICANT: MIDWEST RE ACQUISITIONS, LLC
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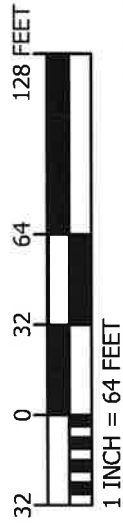


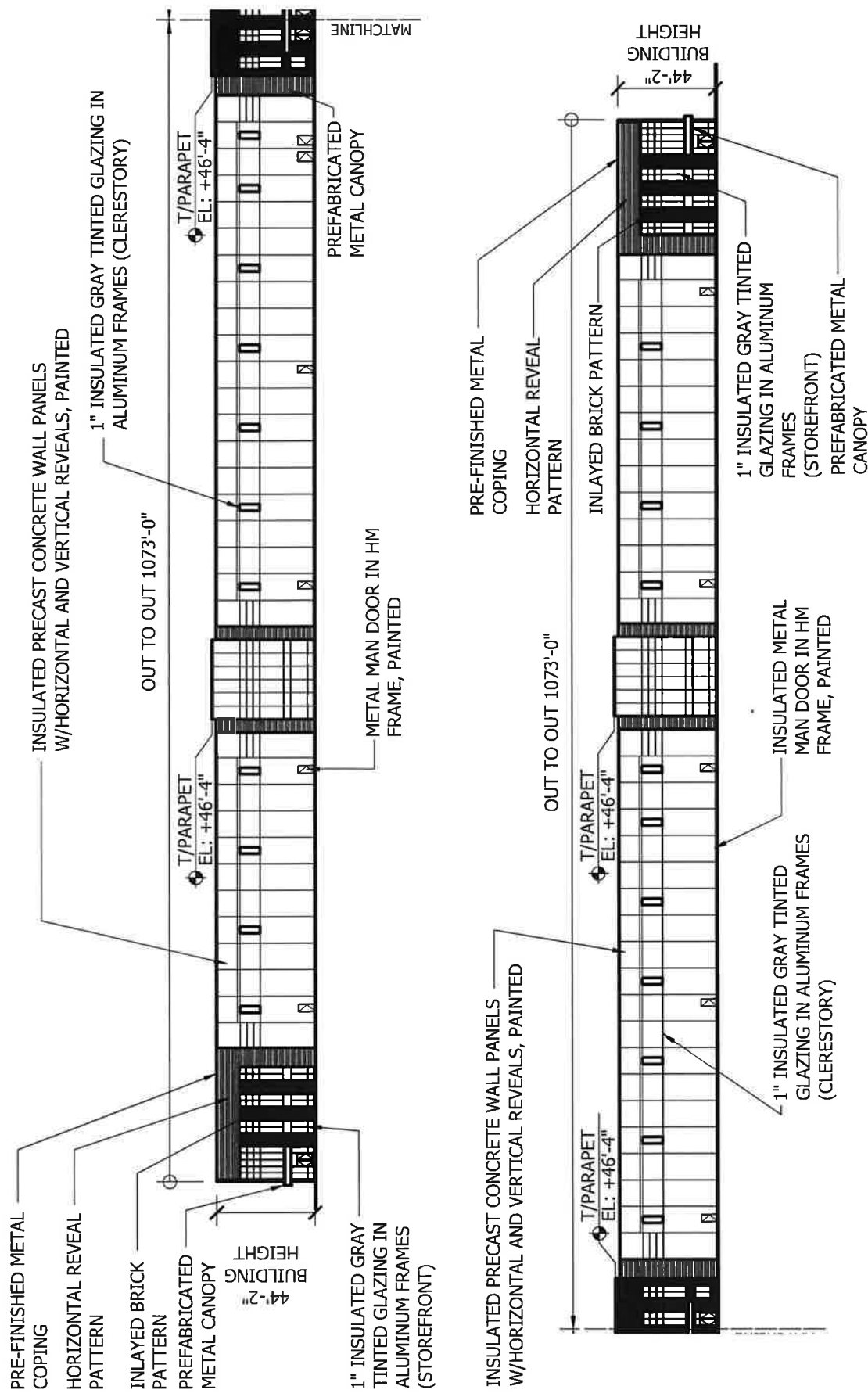


BUILDING B SOUTH ELEVATION

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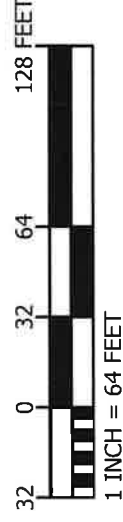


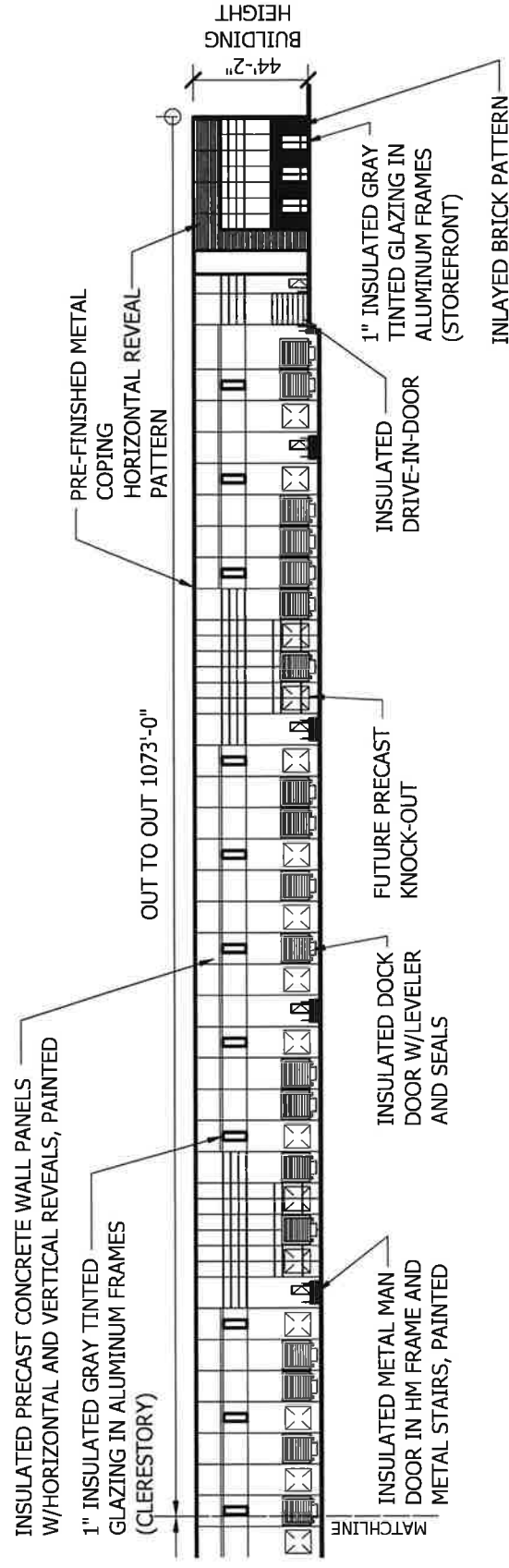
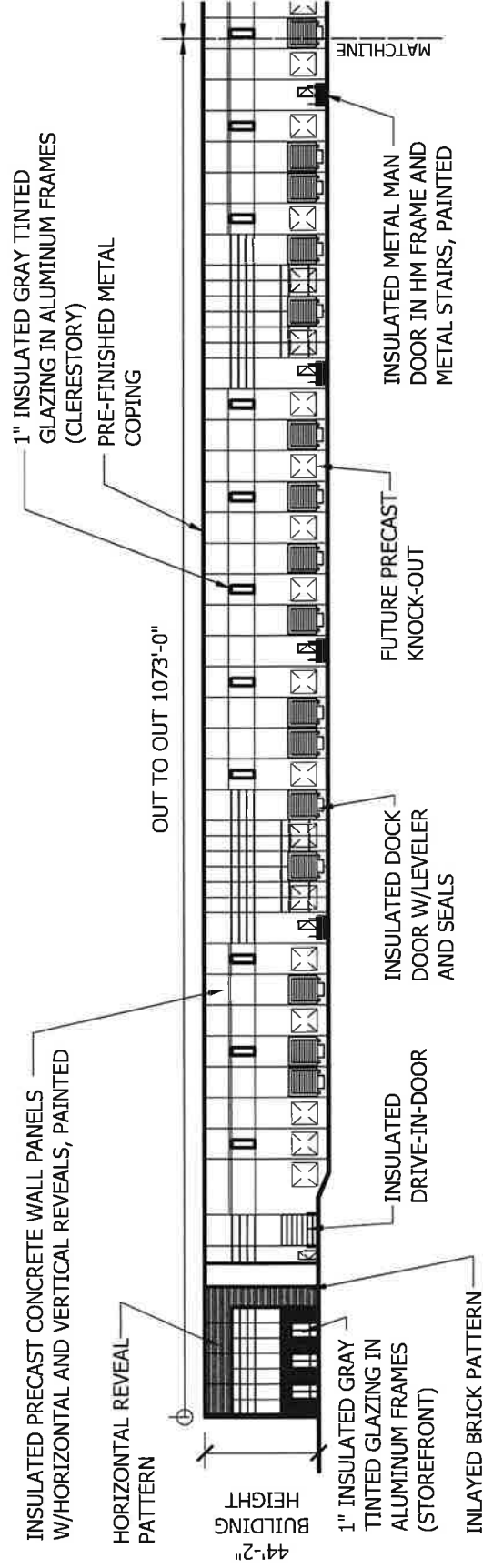
BUILDING B EAST ELEVATION

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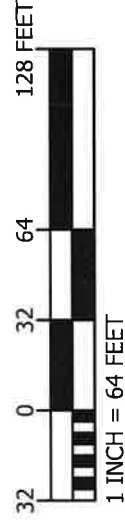


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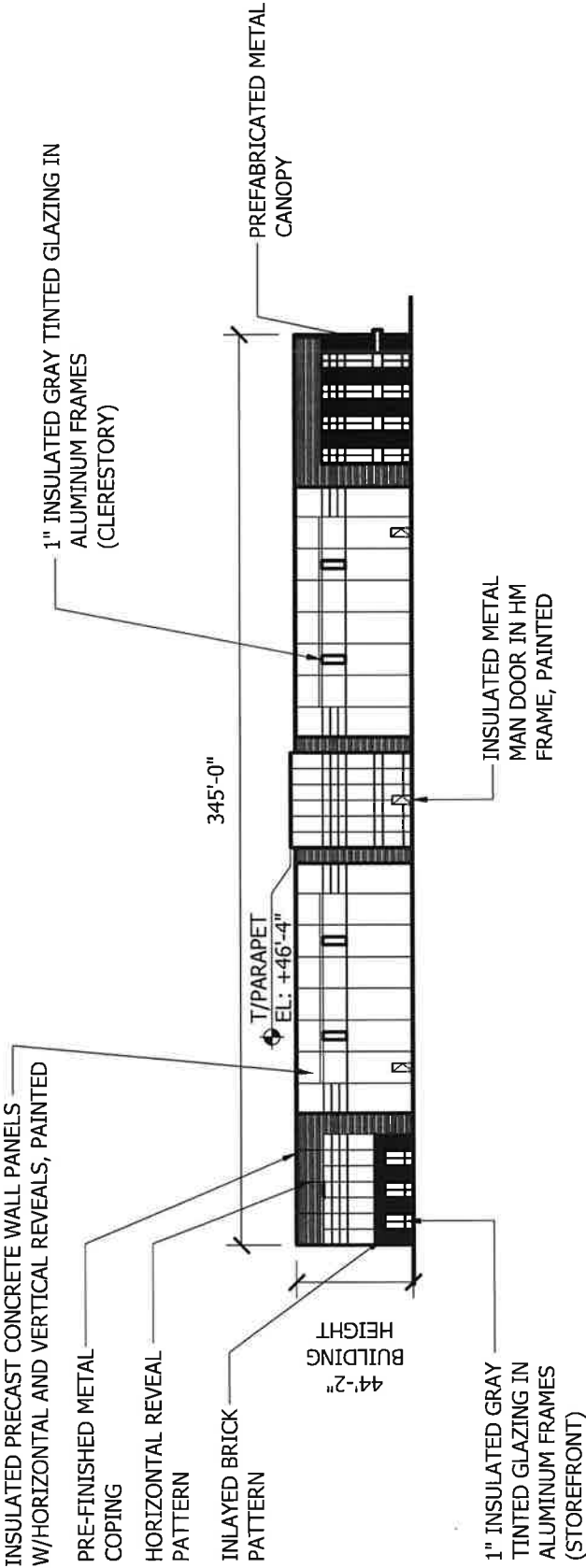
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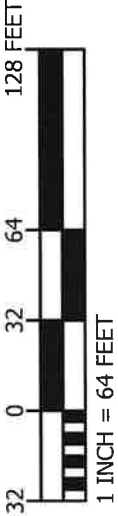
BUILDING C NORTH ELEVATION

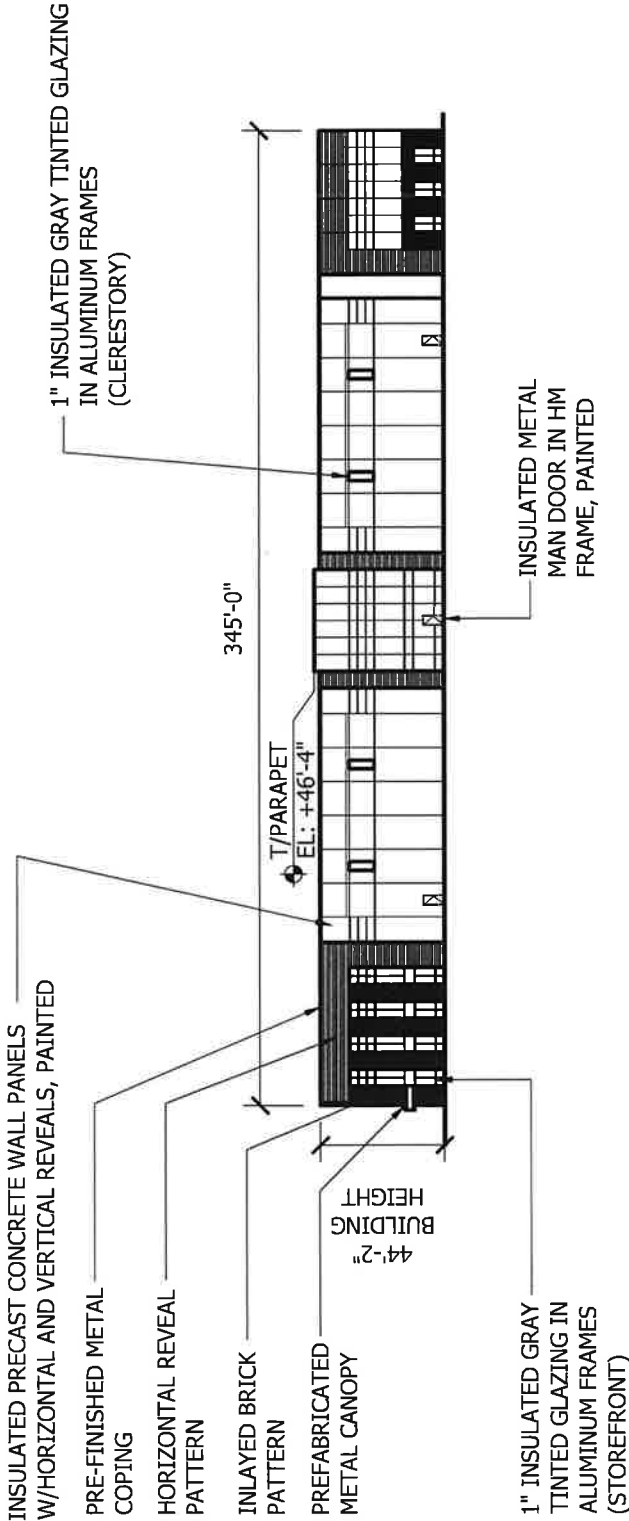
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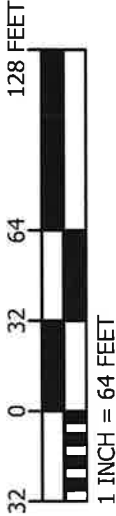
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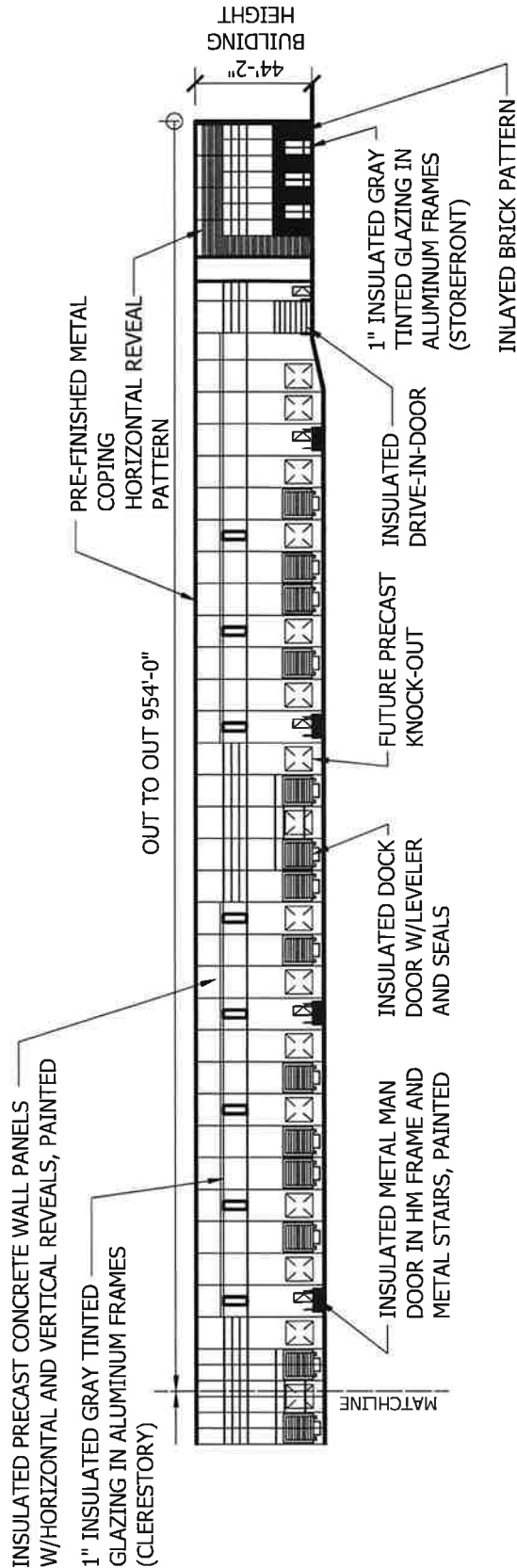
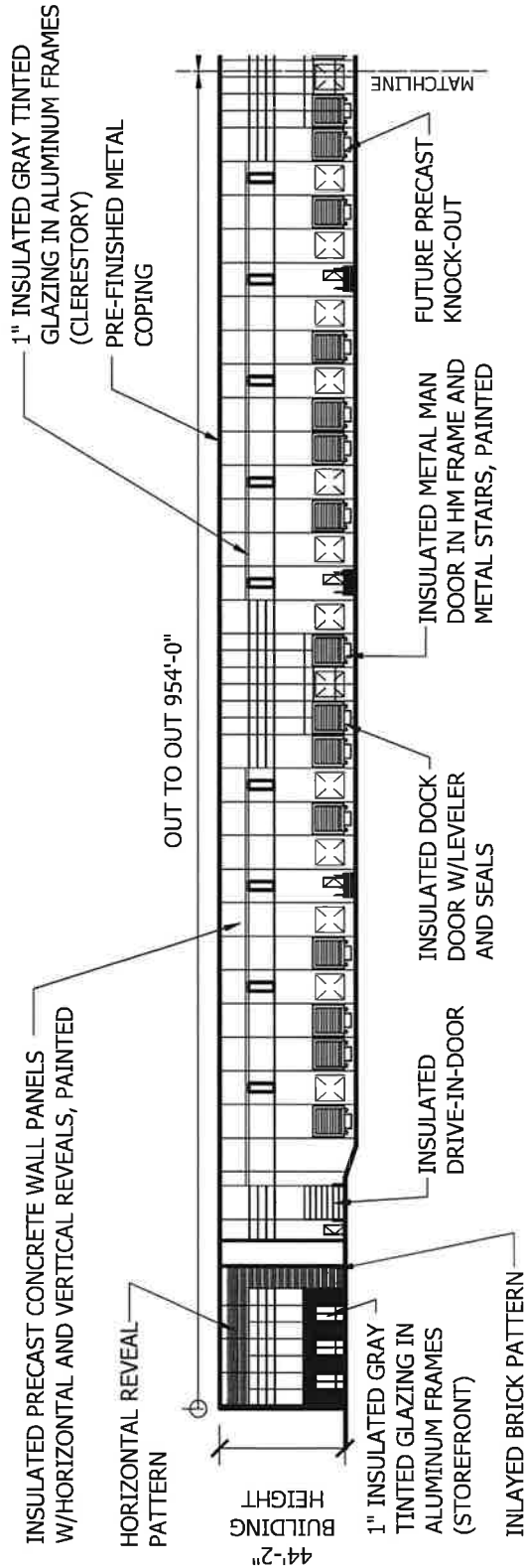




BUILDING C SOUTH ELEVATION

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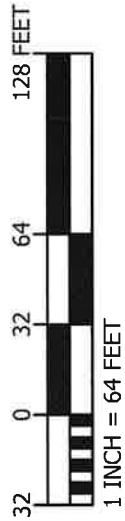
BUILDING C EAST ELEVATION

APPLICANT: MIDWEST RE ACQUISITIONS, LLC
ADDRESS: 7400-7600 S. KOSTNER AVENUE /

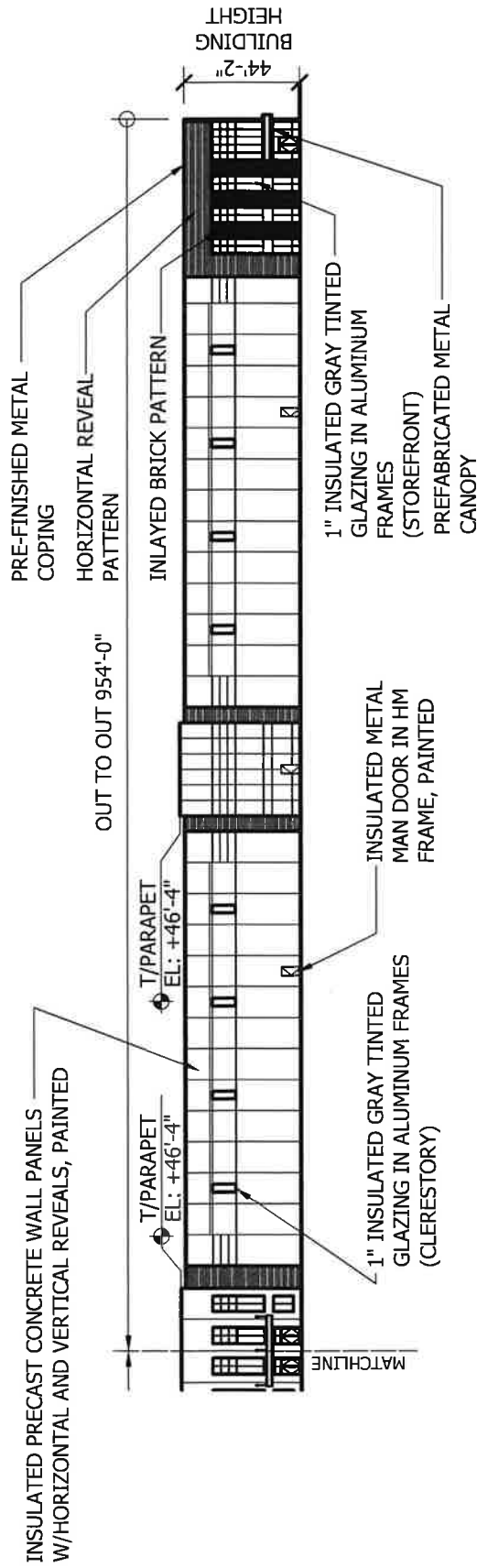
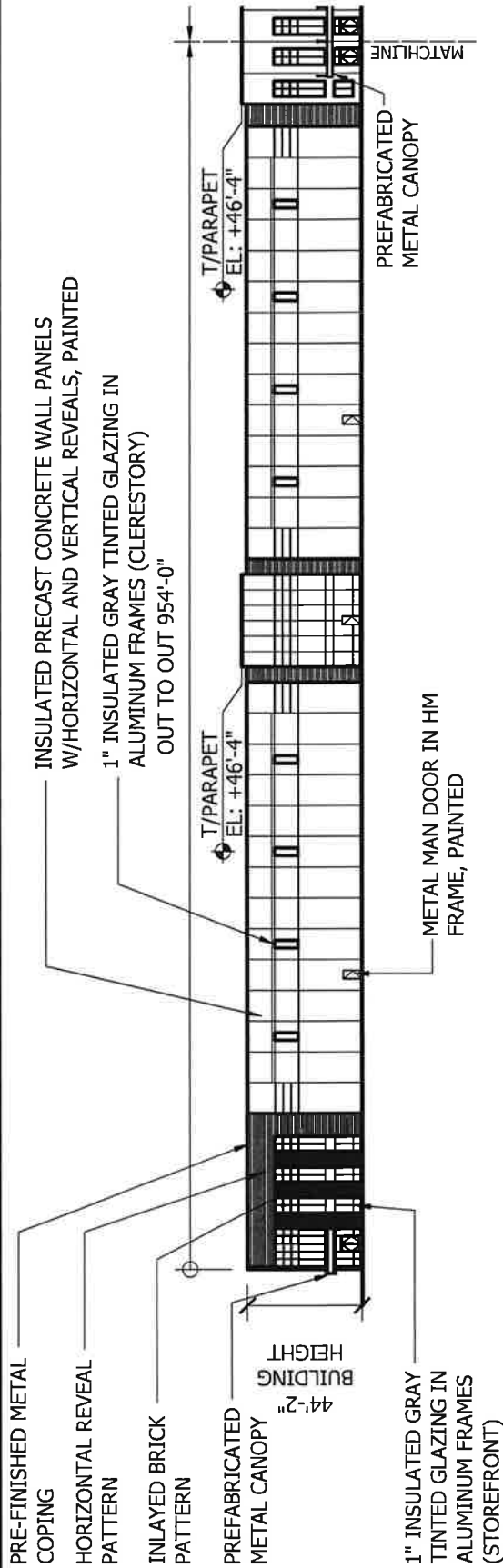
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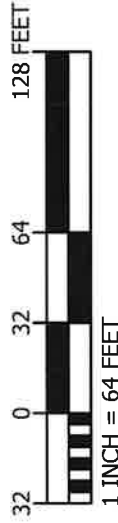
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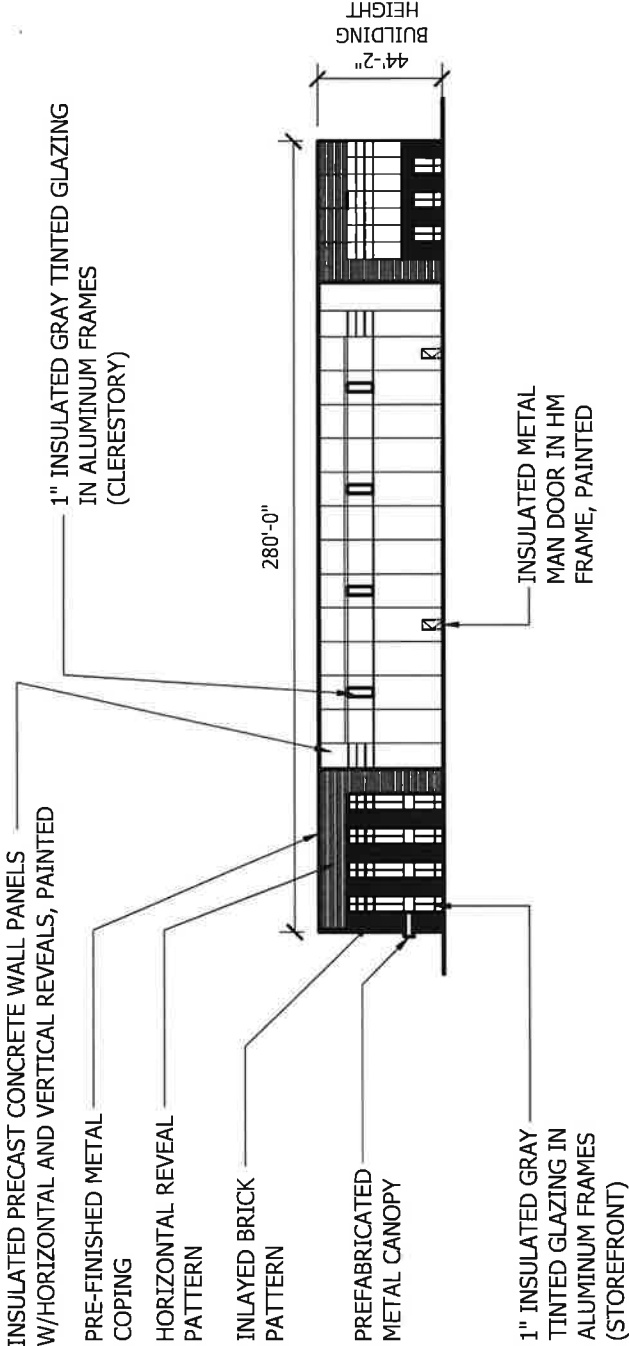
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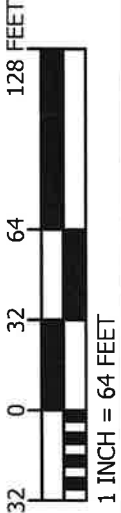
BUILDING D NORTH ELEVATION

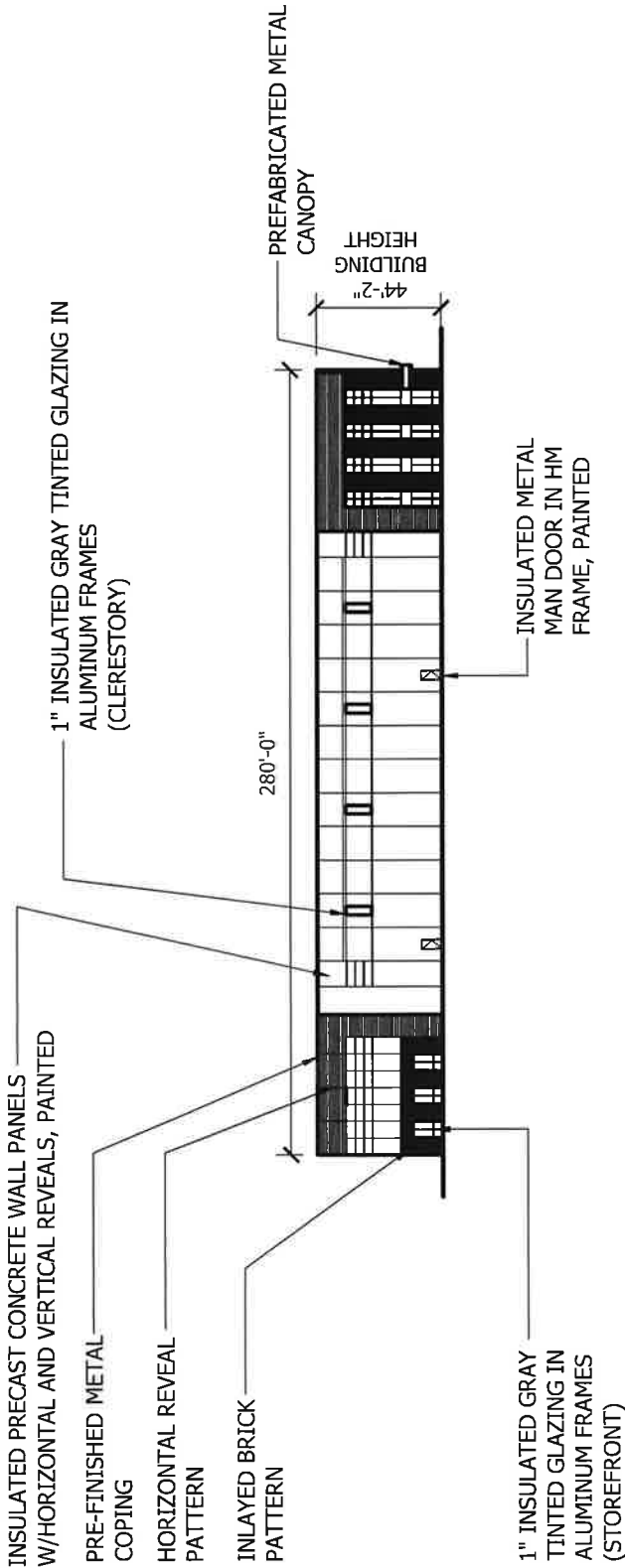
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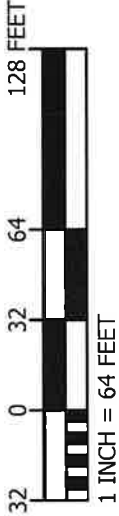


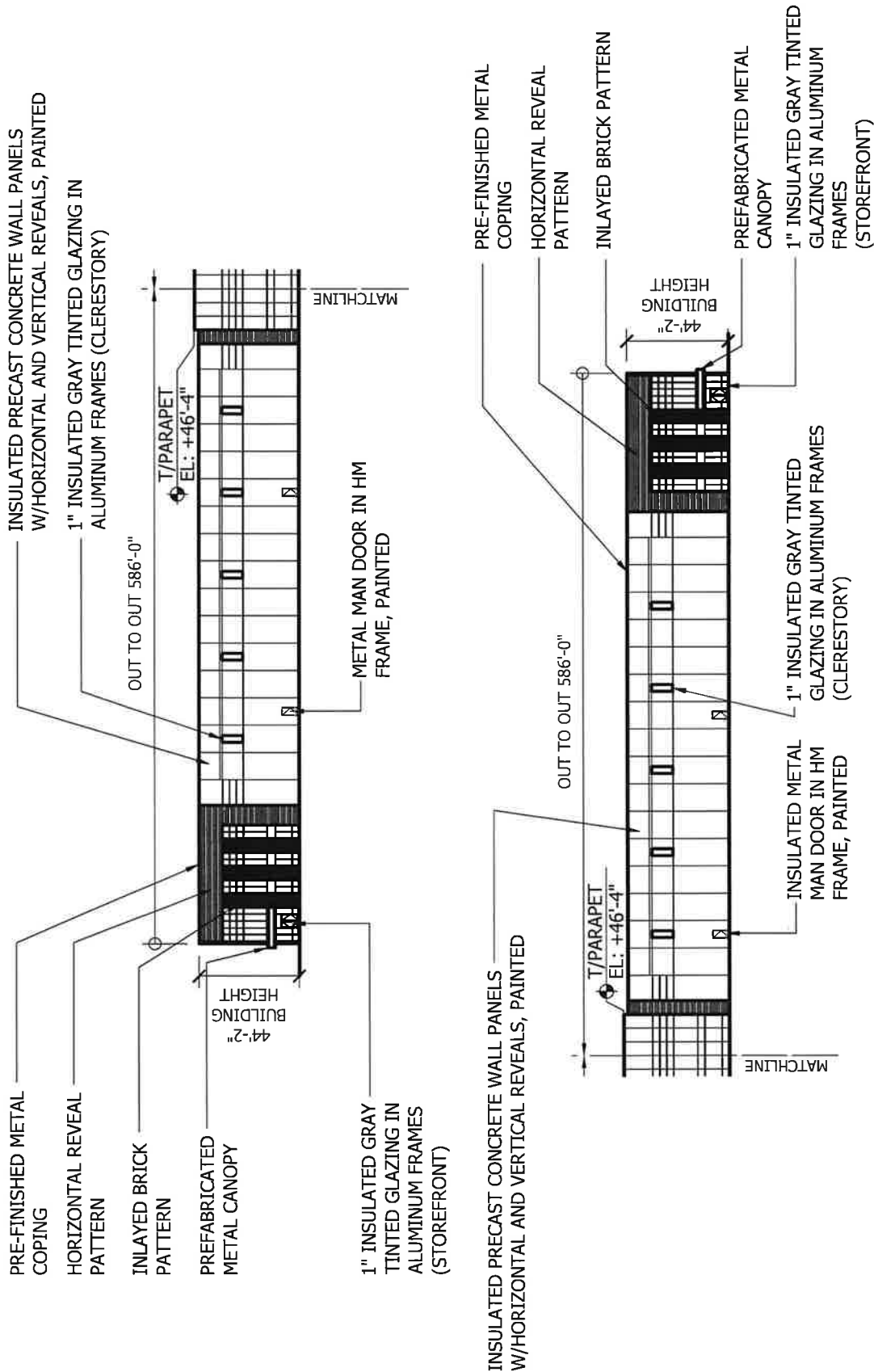


BUILDING D SOUTH ELEVATION

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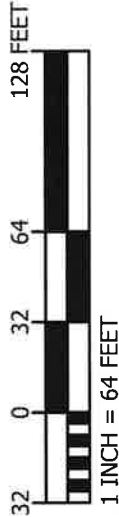


BUILDING D EAST ELEVATION

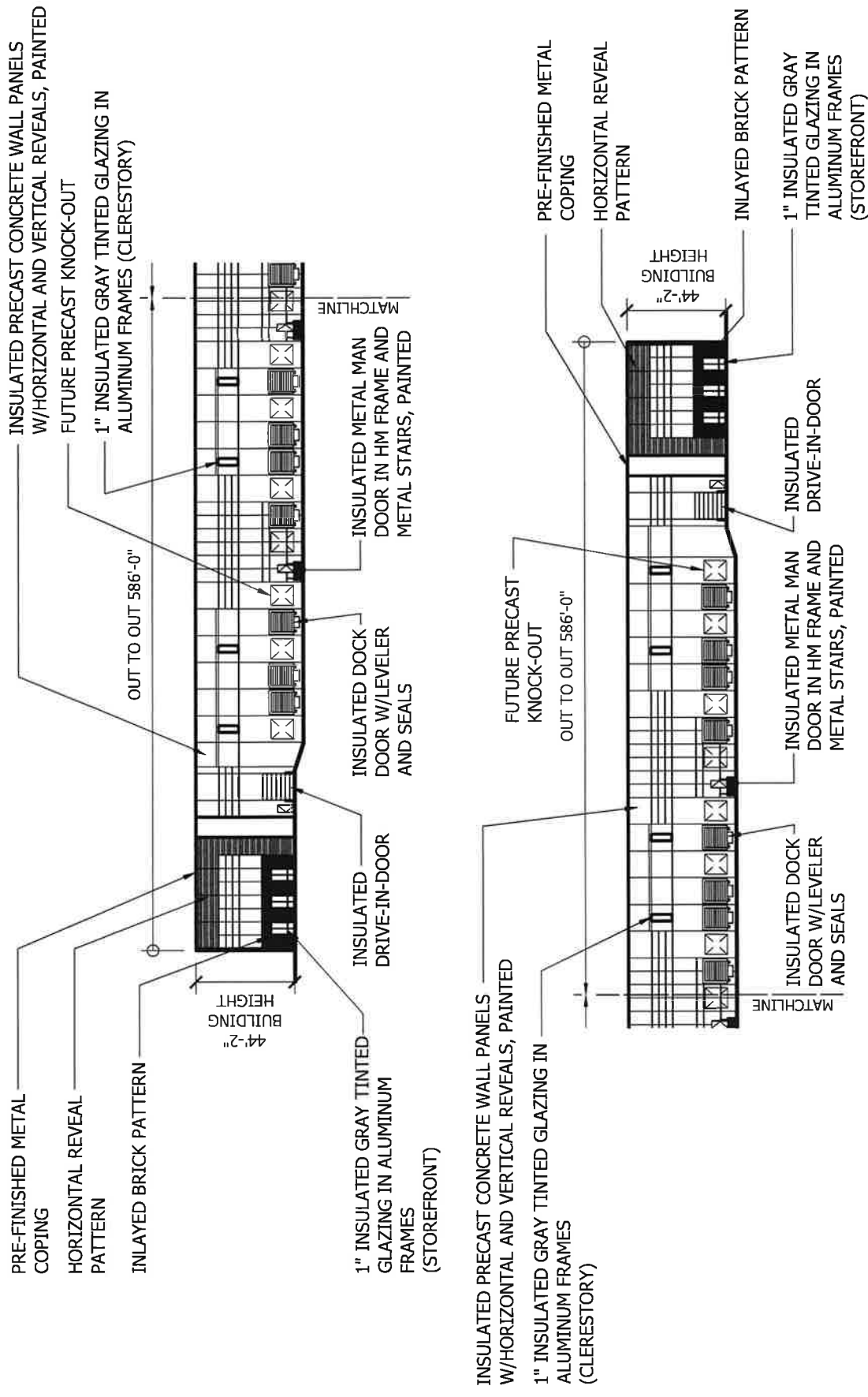
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BUILDING D WEST ELEVATION

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