

BUSINESS PLANNED DEVELOPMENT NO. ____
PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Business Planned Development Number ____ (the “Planned Development” or “PD”) consists of approximately 385,310 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”). The Planned Development is divided into Subareas (each, a “Subarea,” and collectively, the “Subareas”) as indicated on the attached Subarea Map. Pullman Gateway, LLC is the “Applicant” for this Planned Development.
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 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 Plans and may be subject to the review and approval of the Departments of Housing and Economic Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement (“Agreement”) by and between the Department of Transportation’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 the Department of Transportation’s Division of Infrastructure Management:

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

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Address: 11301 - 11363 S. Corliss Ave., 11336 S. Doty Ave., 701 E. 114th St., Chicago, IL 60628
Introduced: January 24, 2024
Plan Commission: _____

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development 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 the Department of Transportation's Rules and Regulations 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 the Department of Transportation.

4. This Plan of Development consists of these 16 Statements and a Bulk Regulations Table; an Existing Land Use Map, a Planned Development Boundary and Property Line Map, an Existing Zoning Map, a Proposed Site Plan of the Planned Development, a Sub-Area A Site Plan, and a Sign Plan, all prepared by SPACECO, Inc., and dated _____; a Sub-Area A Landscape Plan and Sub-Area A Building Elevations, both prepared by HR Green, Inc. and dated _____, submitted herein (collectively, "Plans"). 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 all Sub-Areas in the area delineated herein as Business Planned Development: colleges and universities; cultural exhibits and libraries; day care; hospitals; parks and recreation; community centers; recreation buildings and similar assembly use; postal service; public safety services; religious assembly; utilities and services, minor; all animal services excluding stables; artist work or sales space; body art services; building maintenance services; business equipment sales and service; business support services excluding day labor employment agencies; employment agencies; communication service establishments; all construction sales and service; drive-through facilities; eating and drinking establishments including outdoor patio located on a rooftop, excluding taverns; all entertainment and spectator sports excluding inter-track wagering facilities; all financial services excluding payday loan stores and pawn shops; food and beverage retail sales (liquor sales as accessory use); gas stations; all lodging including hotel/motel; medical service; office; high technology office; personal service; hair salon, nail salon, massage establishment or barbershop; repair or laundry service, consumer; dry cleaning drop-off or pick-up; coin-operated laundromat; residential storage warehouse; retail sales, general; all sports and recreation, participant excluding entertainment cabaret and shooting range facility; all vehicle sales and service excluding vehicle storage and towing with outdoor storage; artisan and limited manufacturing; wireless communication facilities excluding freestanding towers; accessory and non-accessory parking; accessory and incidental uses.

In addition to excluded uses listed above, the following uses are prohibited: Adult uses; cannabis business establishments; firearms dealers.

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 the Department of Planning and Development ("DPD"). Off-Premise signs are prohibited within the boundary of the Planned Development.

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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.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by DPD. The 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. Prior to the Part II Approval (Section 17-13-0610 of the Chicago Zoning Ordinance), excluding the project depicted in Sub-Area A, which is approved pursuant to this Planned Development, and excluding the renovation and re-occupancy of the existing building in Sub-Area B on an interim basis, for which Site Plan approval shall not be required, the Applicant shall submit a site plan, landscape plan and building elevations for the specific Sub-Area(s) for review and approval by the Department of Planning and Development (DPD). Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development (PD) and to assist the City in monitoring ongoing development. Sub-Area Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire Sub-Area, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public Rights-of-Way or the boundary of the nearest Sub-Area. The site plan provided shall include all dimensioned and planned street Rights-of-Way.

No Part II Approval for any portion of the Property shall be granted until Site Plan approval has been granted. Following approval by DPD, the approved Sub-Area Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the PD.

After approval of the Sub-Area Site Plan, changes or modifications may be made pursuant to the provisions of Statement 13. In the event of any inconsistency between approved plans and the terms of the PD, the terms of the PD shall govern. Any Sub Area Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s); and,
- statistical information applicable to the subject Sub-Area, including floor area, the applicable floor area ratio, uses to be established, building heights and setbacks.

Sub Area Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the PD.

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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. Modifications to the boundaries of subareas designated under this PD and the reallocation of development rights among subareas may be approved as a minor change pursuant to Section 17-13-0611-A, provided the minor change criteria set forth in Section 17-13-0611-A are not exceeded on an aggregate basis over all subareas.
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 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 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

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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 forgoing, 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 Commissioner of DPD shall initiate a Zoning Map Amendment to rezone the property to the C2-3 Motor Vehicle-Related Commercial District.

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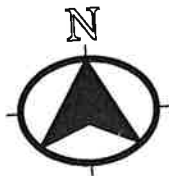
BUSINESS PLANNED DEVELOPMENT NO. _____
BULK REGULATIONS AND DATA TABLE

Gross Site Area (sf):	533,565
Subarea A	129,977
Subarea B	104,309
Subarea C	103,827
Subarea D	106,559
Subarea E	88,893
Area of Public Rights-of-Way (sf):	148,255
Subarea A	47,154
Subarea B	26,311
Subarea C	26,077
Subarea D	26,560
Subarea E	22,153
Net Site Area (sf):	385,310
Subarea A	82,824
Subarea B	77,998
Subarea C	77,750
Subarea D	79,999
Subarea E	66,740
Maximum Floor Area Ratio:	3.0
Subarea A	0.07
Subarea B	3.69

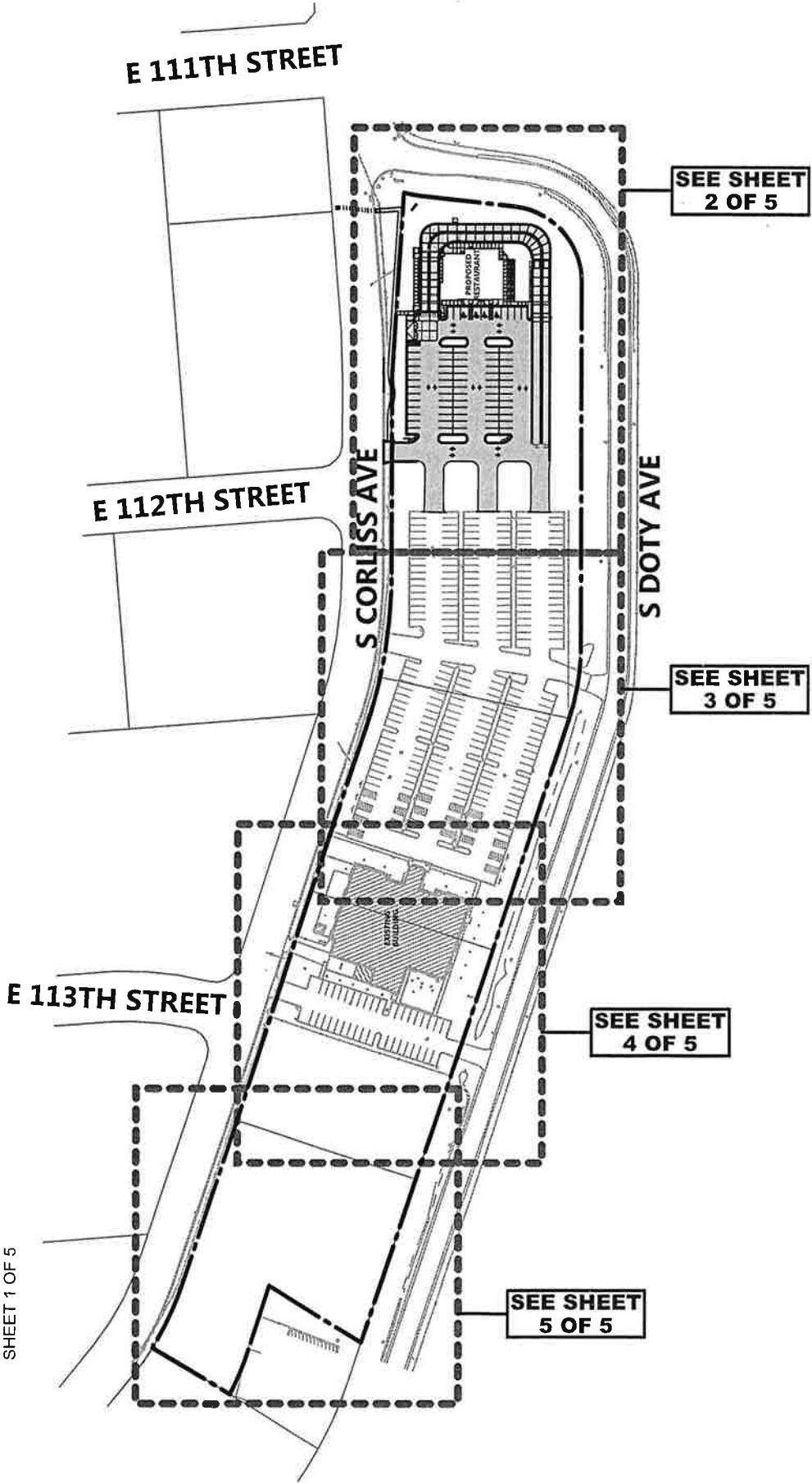
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Subarea C	3.69
Subarea D	3.69
Subarea E	4.19
Minimum Parking Spaces:	In accordance with Section 17-10-0200 for the applicable use, to be determined in connection with site plan approval. When the applicable parking ratio exempts a certain portion of the floor area, only one such floor area exemption may be taken for each subarea.
Minimum Bicycle Parking:	1 per 5 auto spaces
Minimum Loading Berths:	For uses exceeding 24,999 square feet, 1 space per 100,000 square feet or portion thereof
Maximum Building Height:	65 feet
Minimum Setbacks:	In accordance with plans

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SCALE: 1" = 200'
SHEET 1 OF 5

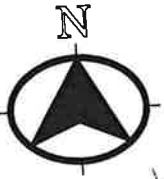


SITE PLAN

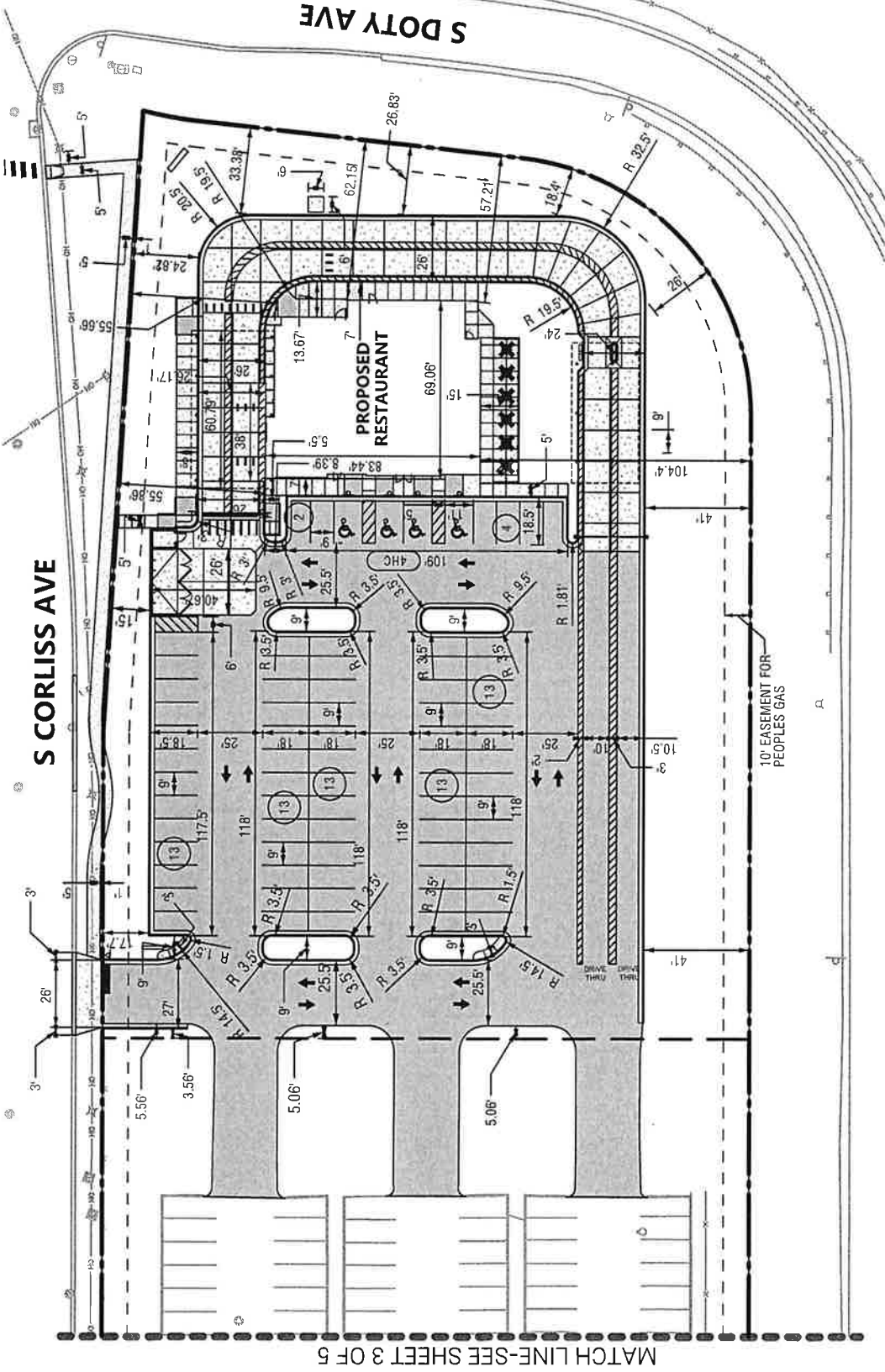
APPLICANT:
PULLMAN GATEWAY, LLC
ADDRESS: 11301-11359 S CORLISS AVENUE
INTRODUCTION DATE: JANUARY 24, 2024
CHICAGO PLAN COMMISSION DATE: FEBRUARY 15, 2024



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SCALE: 1" = 60'
SHEET 2 OF 5



MATCH LINE-SEE SHEET 3 OF 5

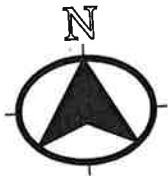
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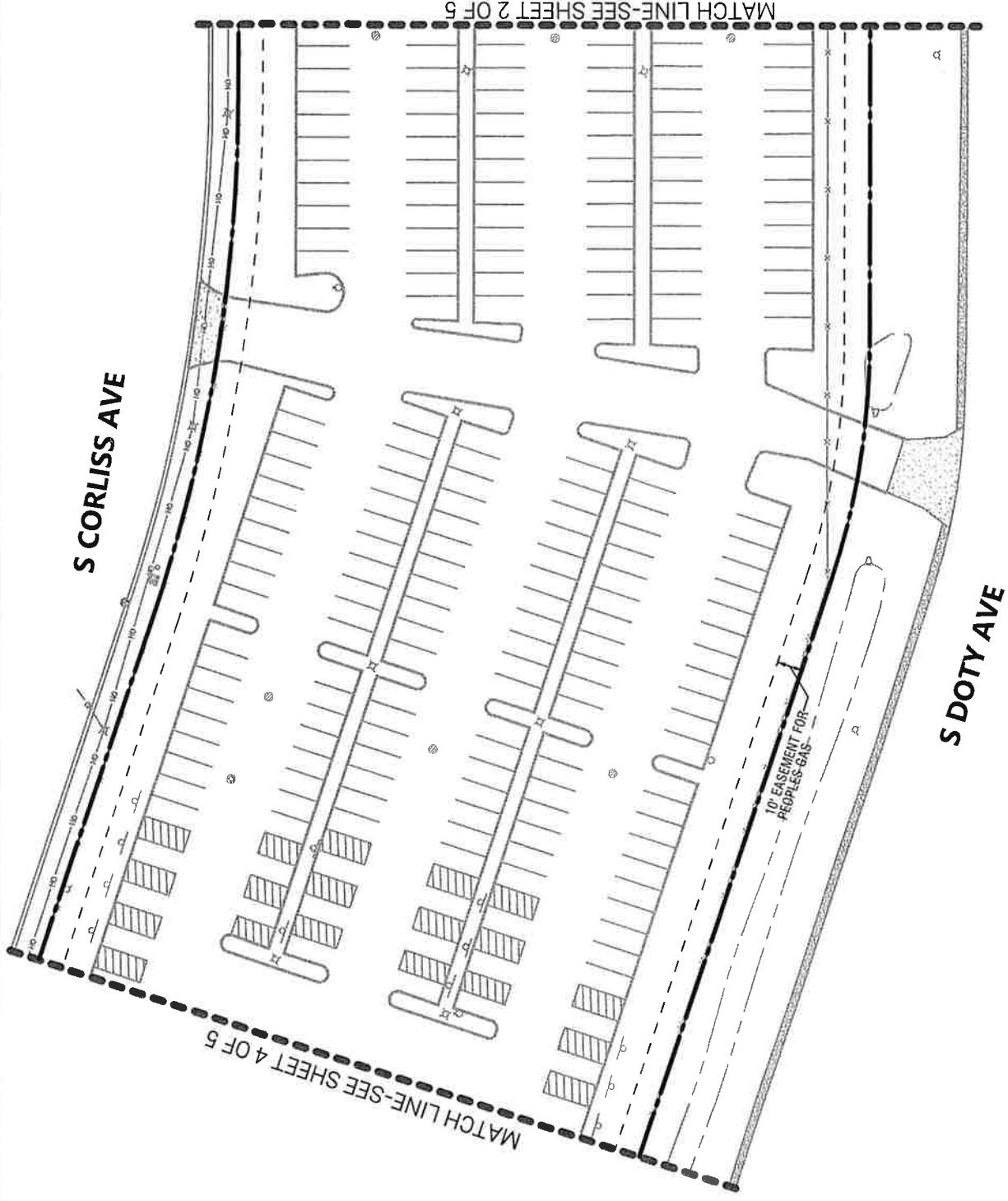
NUMBER OF STRIPED PARKING SPACES
#HC NUMBER OF STRIPED HANDICAP PARKING SPACES



SPACECO INC.
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SCALE: 1" = 60'
SHEET 3 OF 5



SITE PLAN

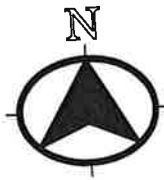
APPLICANT:
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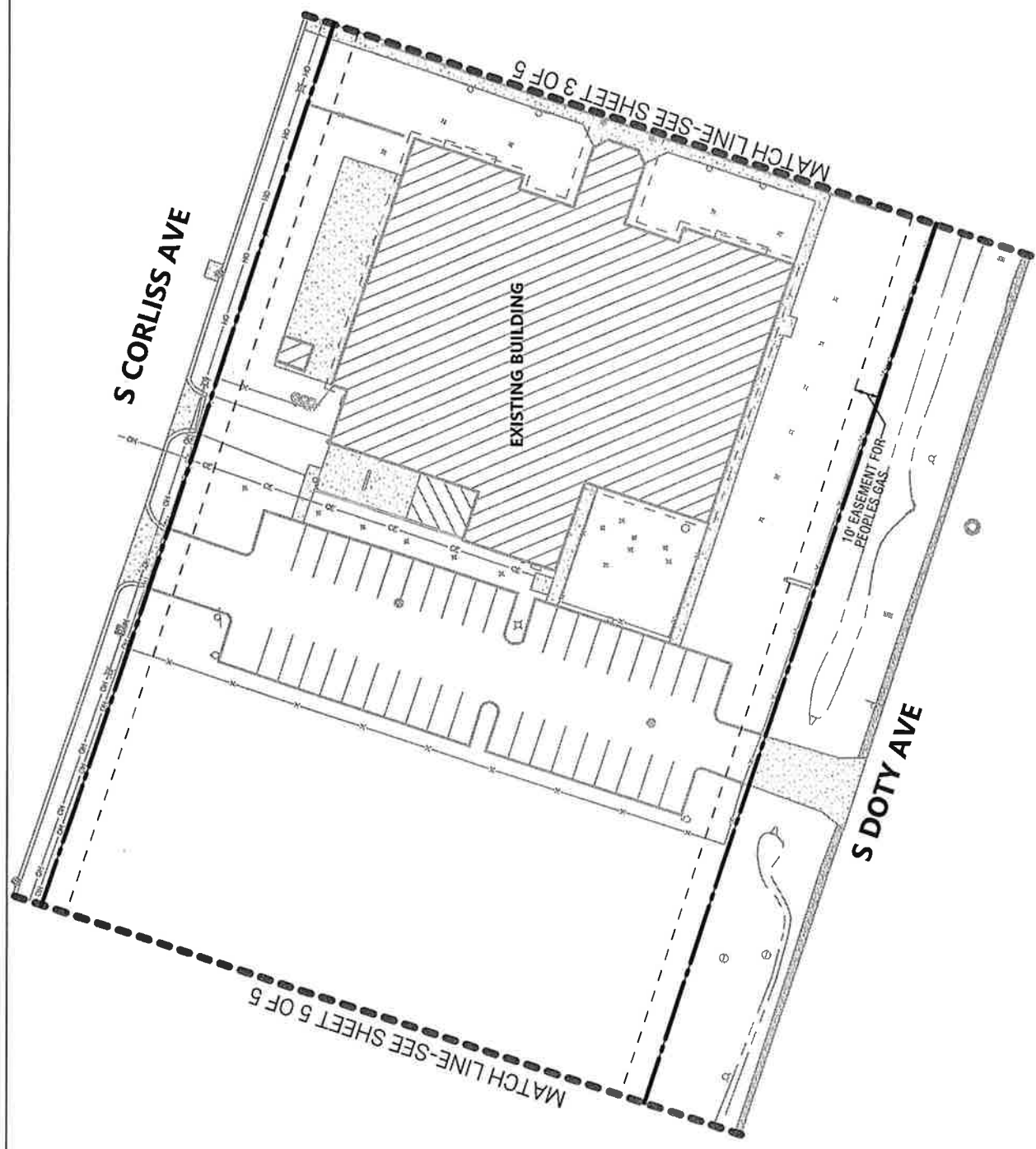


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SCALE: 1" = 60'
SHEET 4 OF 5



SITE PLAN

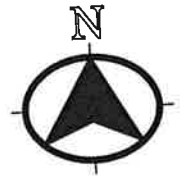
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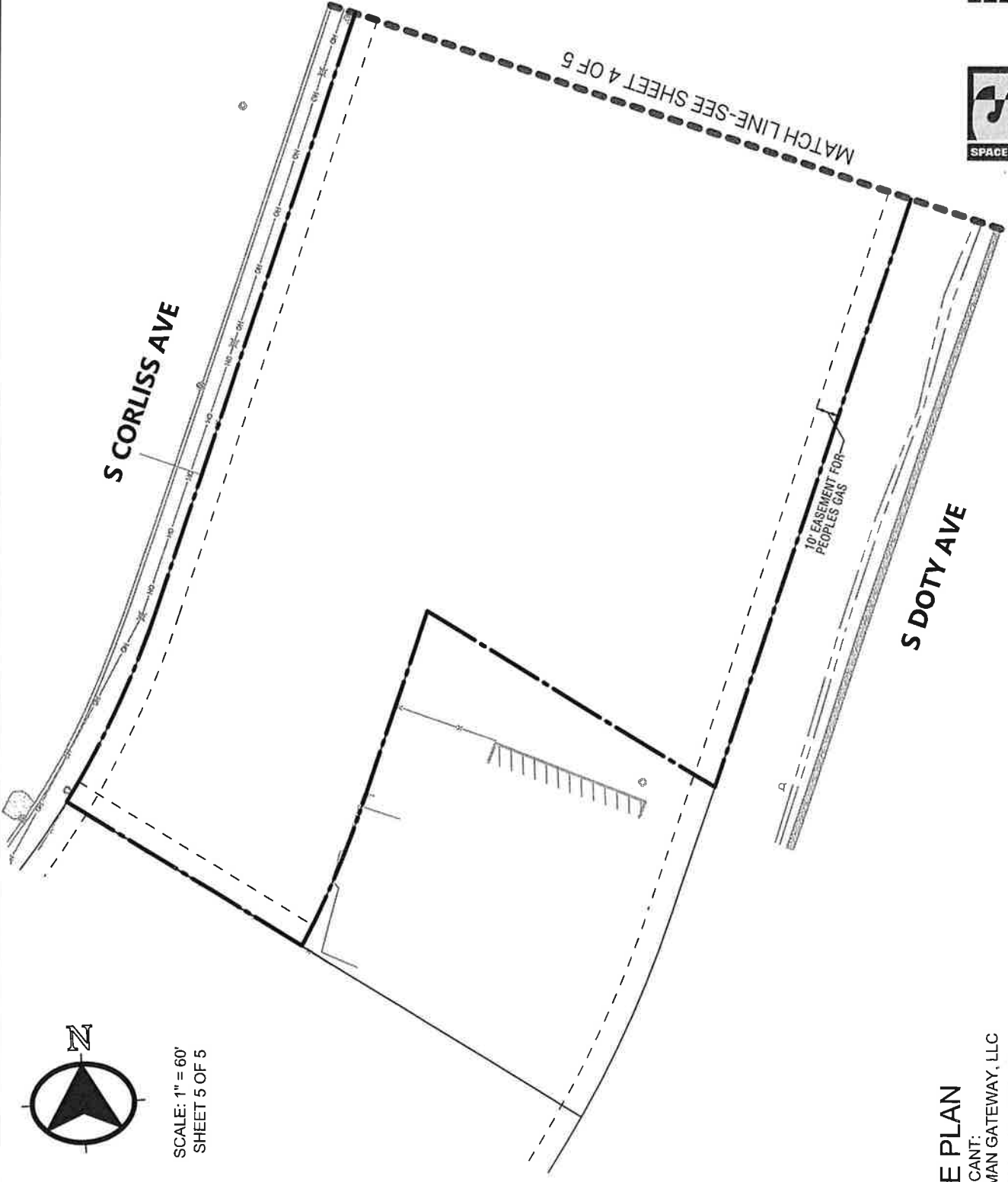


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SHEET 5 OF 5



SITE PLAN

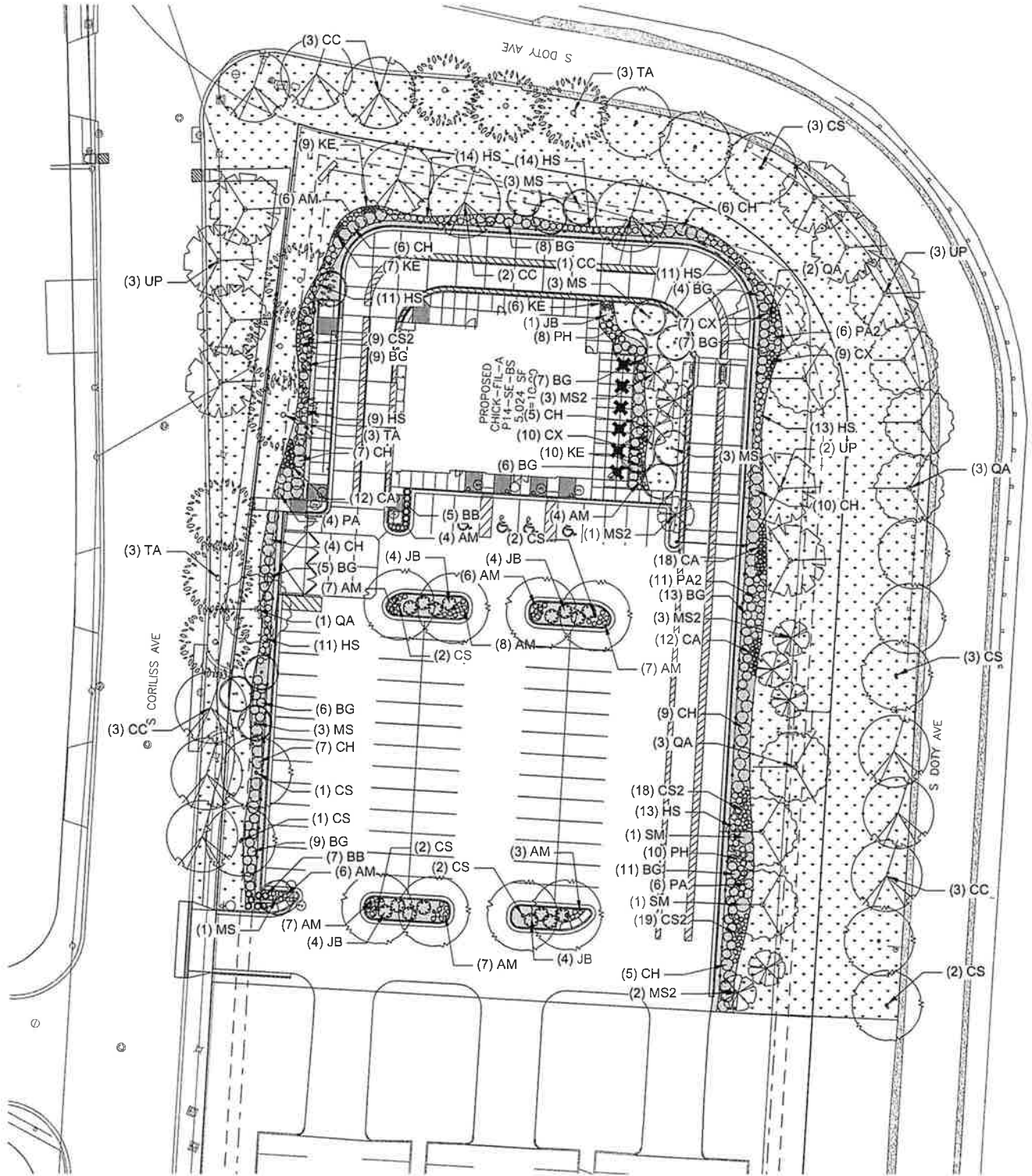
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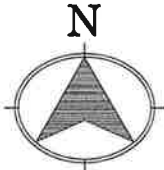
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LANDSCAPE PLANS

APPLICANT:
PULLMAN GATEWAY, LLC

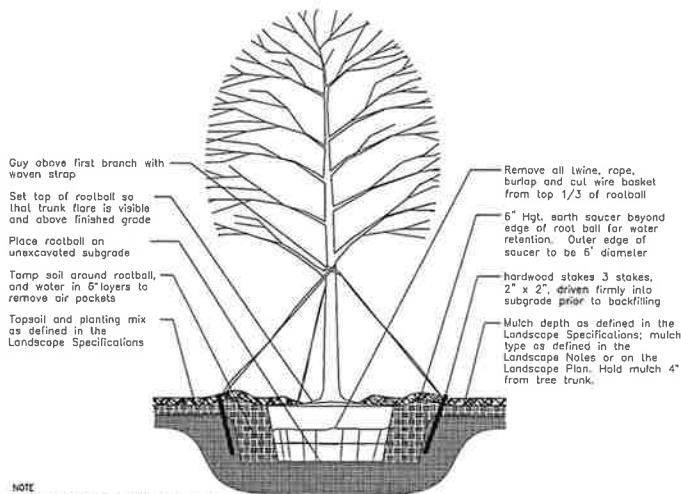
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SCALE: 1" = 60'
SHEET 1 OF 2



1391 CORPORATE
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PHONE: 815.385.1778
FAX: 815.385.1781

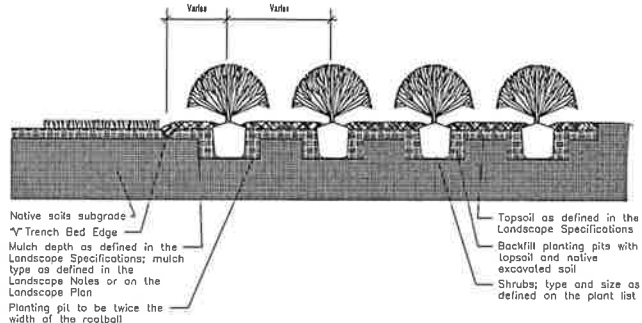


NOTE

1. Hole to be twice the width of the rootball.
2. Do not heavily prune tree at planting. Prune only crossover limbs, broken or dead branches; Do not remove the terminal buds of branches that extend to the edge of the crown.
3. Each tree must be planted such that the trunk flare is visible at the top of the rootball. Areas where the trunk flare is not visible shall be marked. Do not cover the top of the rootball with soil. Mulch to be held back 4" away from trunk.
4. Remove Guy Wires and Staking when warranty period has expired (after one year).

1 TREE PLANTING

SCALE: NTS



2 SHRUB PLANTING

SCALE: NTS

PLANT SCHEDULE

CODE QTY BOTANICAL / COMMON NAME

DECIDUOUS TREES

CS	14	CATALPA SPECIOSA / NORTHERN CATALPA
CC	12	CELTIS OCCIDENTALIS 'CHICAGOLAND' / CHICAGOLAND HACKBERRY
QA	10	QUERCUS ALBA / WHITE OAK
TA	9	TILIA AMERICANA / AMERICAN LINDEN
UP	9	ULMUS X 'MORTON GLOSSY' / TRIUMPH™ ELM

ORNAMENTAL TREES

MS	6	MALUS X 'SCHMIDTCLUEAF' / GOLDEN RAINDROPS™ CRABAPPLE
MS2	8	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE

DECIDUOUS SHRUBS

BC	85	BUXUS X 'GREEN VELVET' / GREEN VELVET BOXWOOD
CH	59	CORNUS ALBA 'BAILHALO' / IVORY HALO® TATARIAN DOGWOOD
HS	96	HYDRANGEA MACROPHYLLA 'HORTHAMP' / SEASIDE SERENADE® HAMPTONS HYDRANGEA
FA2	17	PHYSCARPUS ALTERNANS / DWARF NINEBARK
SM	2	SYRINGA PATULA 'MISS KIM' / MISS KIM KOREAN LILAC

EVERGREEN SHRUBS

JB	17	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP CREEPING JUNIPER
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GRAMINOIDS

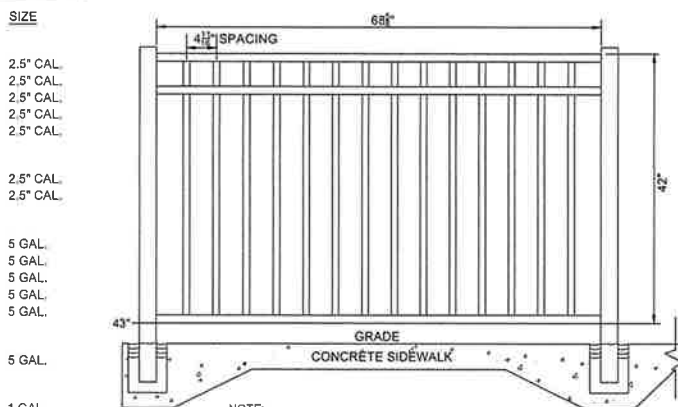
CA	42	CAREX AESTIVALIS / SUMMER SEDGE
CS2	46	CAREX SCAPOSA / CHERRY BLOSSOM SEDGE
CX	26	CAREX X 'CHINA BLUE' / CHINA BLUE SEDGE

GRASSES

BB	12	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA
PH	18	PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS

PERENNIALS

AM	66	ACHILLEA X 'MOONSHINE' / MOONSHINE YARROW
KE	32	KNIPHOFIA X 'ECHO ROJO' / ECHO ROJO RED HOT POKER
PA	10	PEROVSKIA ABROTANOIDES / RUSSIAN SAGE



NOTE:
1. FULL DETAIL PROVIDED IN ARCHITECTURAL PLANS

3 ORNAMENTAL METAL FENCE

SCALE: NTS

SITE CALCULATIONS

LANDSCAPE REQUIREMENTS

PARKWAY TREES

ONE TREE PER 25 LINEAR FEET (LF) OF FRONTAGE IS REQUIRED IN PARKWAYS

AREA/MATERIAL	ORDINANCE	REQUIRED	PROVIDED
823 LF	1 TREE PER 25 LF	33	33

PARKING LOT & VEHICULAR USE AREA

FOR PARKING LOTS AND VEHICULAR USE AREA SCREENING, A CONTINUOUS SCREENING HEDGE, MAINTAINED BETWEEN 30" AND 48" IN HEIGHT AND TREE PLANTINGS AT ONE PER TWENTY-FIVE (25) FEET ARE REQUIRED.

AREA/MATERIAL	ORDINANCE	REQUIRED	PROVIDED
697 LF	1 TREE PER 25 LF	28	28

INTERNAL PLANTING

FOR PARKING LOTS BETWEEN 4500 AND 30000 SF, 7.5 PERCENT OF TOTAL AREA SHALL BE LANDSCAPED INTERNALLY, ONE TREE (4-INCH MINIMUM CALIPER IN THE GREATER DOWNTOWN AREA) IS REQUIRED PER 125 SF OF REQUIRED INTERNAL LANDSCAPED AREA

AREA/MATERIAL	ORDINANCE	REQUIRED	PROVIDED
34,454 SF	7.5% OF SF	2,584 SF	3,204 SF
2,584 SF	1 TREE PER 125 SF	20	20

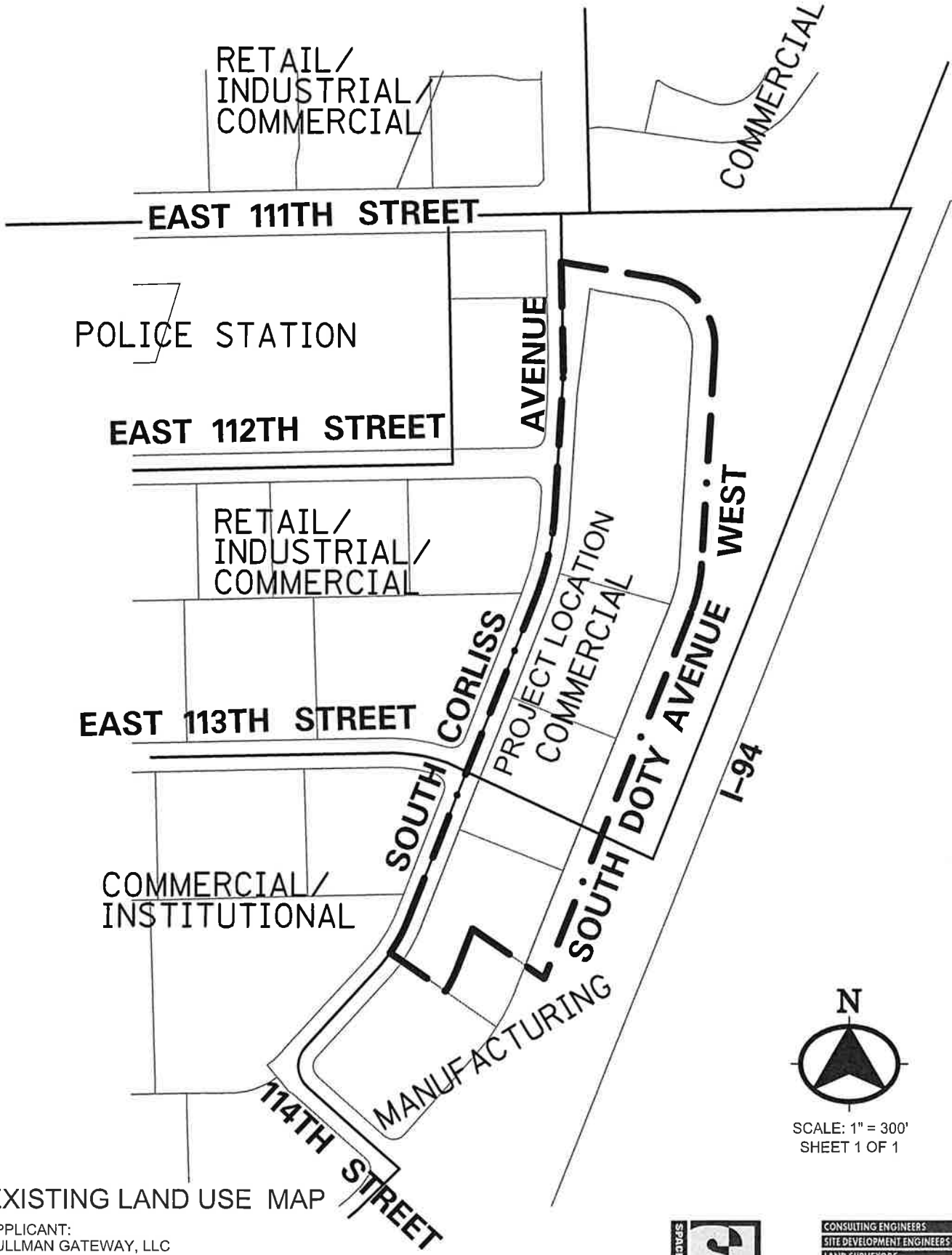
LANDSCAPE PLANS

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SCALE: 1" = 300'
SHEET 1 OF 1

EXISTING LAND USE MAP

APPLICANT:
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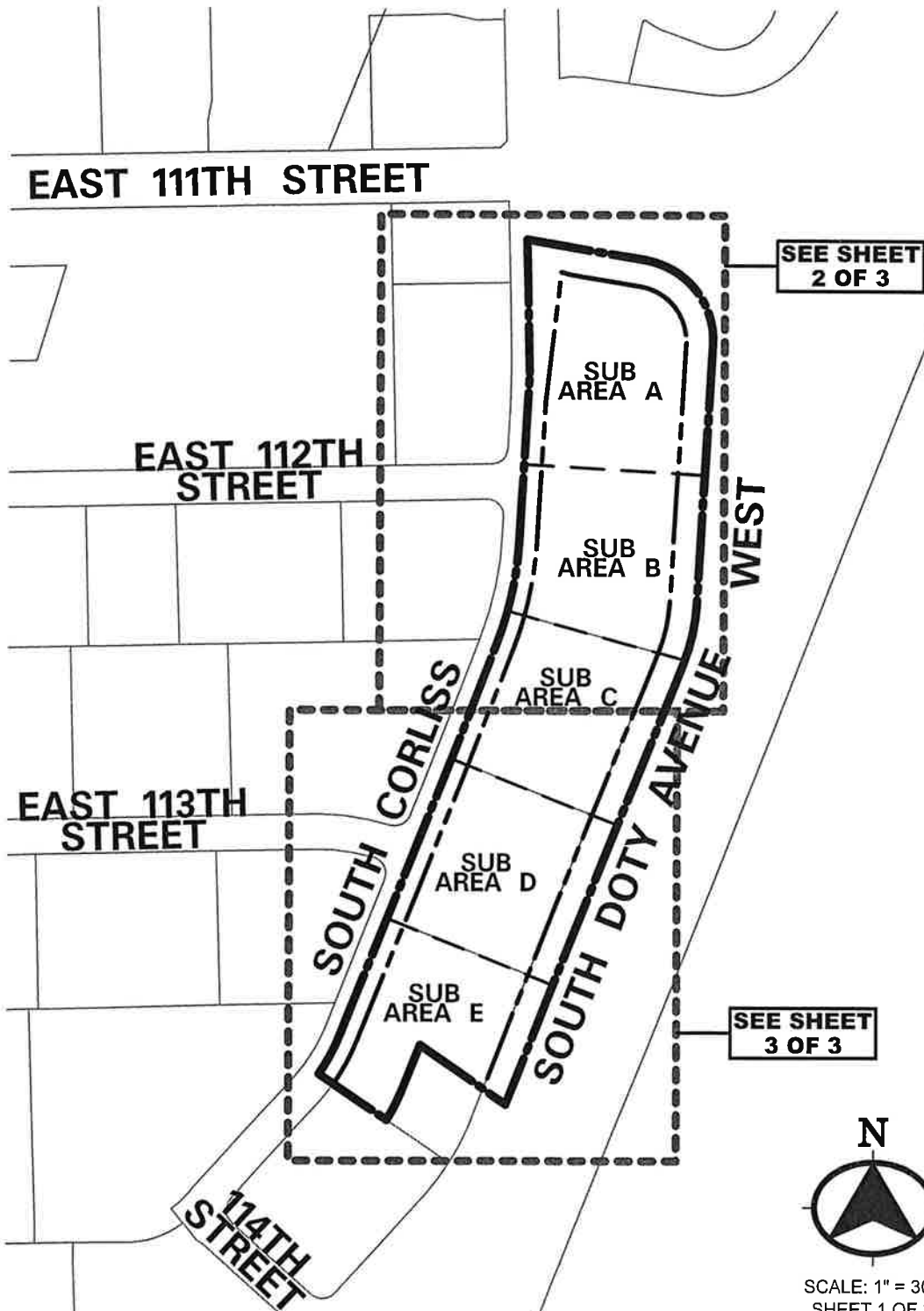
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 PLANNED DEVELOPMENT BOUNDARY
 PROPERTY LINE



PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

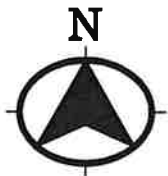
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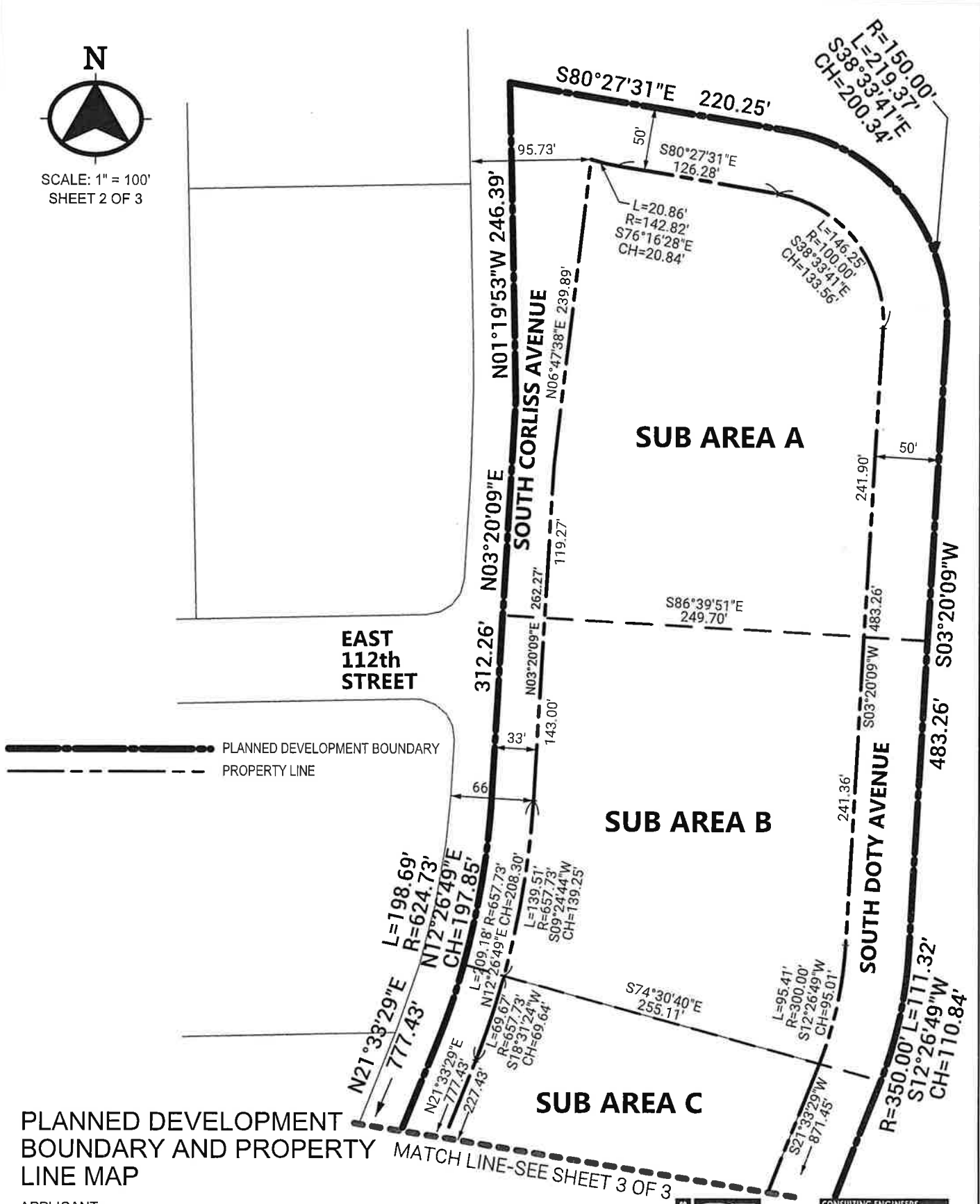


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SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
 Rosemont, Illinois 60018
 Phone: (847) 696-4060 Fax: (847) 696-4065



SCALE: 1" = 100'
SHEET 2 OF 3



PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

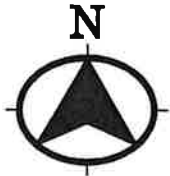
APPLICANT:
PULLMAN GATEWAY, LLC

ADDRESS: 11301-11359 S CORLISS AVENUE
INTRODUCTION DATE: JANUARY 24, 2024
CHICAGO PLAN COMMISSION DATE: FEBRUARY 15, 2024



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SCALE: 1" = 100'
SHEET 3 OF 3

MATCH LINE-SEE SHEET 2 OF 3

SUB AREA C

S68°26'31"E
250.00'

SUB AREA D

S68°26'31"E
250.00'

SUB AREA E

SOUTH DOTY AVENUE
883.12'

**EAST
113th
STREET**

N21°33'29"E
777.43'

N21°33'29"E
777.43'

N21°33'29"E
777.43'

L=84.01'
R=366.91'
N28°07'00"E
CH=83.82'

L=91.56'
R=399.91'
N28°07'03"E
CH=91.38'

L=62.01' R=358.67'
S26°30'40"W
CH=61.94'

N55°18'31"W
151.18'

S21°33'29"W
150'

143.76'
N55°18'31"W
195.10'

323.95'

50'

320.00'

320.00'

320.00'

883.12'

883.12'

883.12'

227.43'

320.00'

230.00'

227.50'

140'

PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

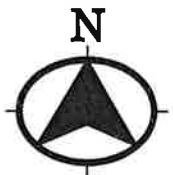
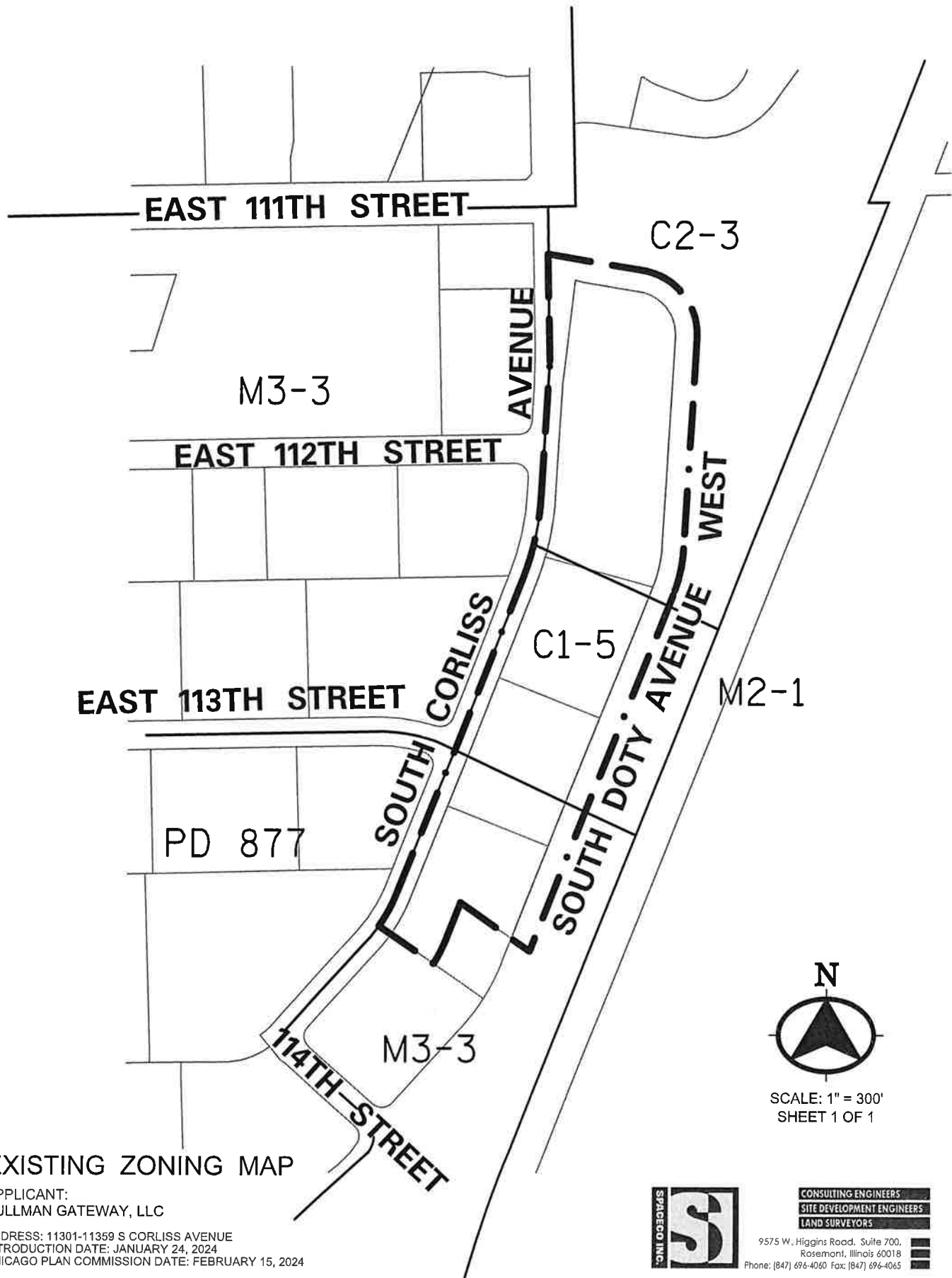
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SCALE: 1" = 300'
SHEET 1 OF 1

EXISTING ZONING MAP

APPLICANT:
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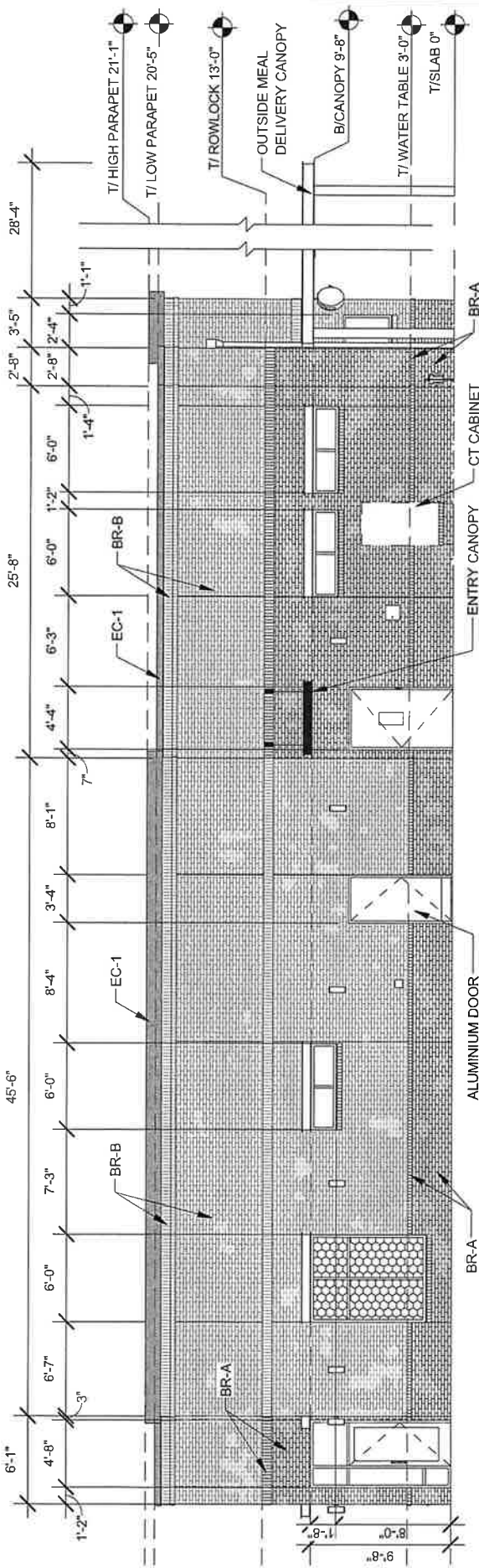


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LEGEND

- BR-B: BRICK VENEER (ACCENT) -
COLOR: LIGHT BROWN - SIZE: MODULAR
- BR-A: BRICK VENEER (PRIMARY) -
COLOR: DARK BROWN - SIZE: MODULAR
- EC-1: PREFINISHED METAL COPING -
COLOR: MIDNIGHT BRONZE






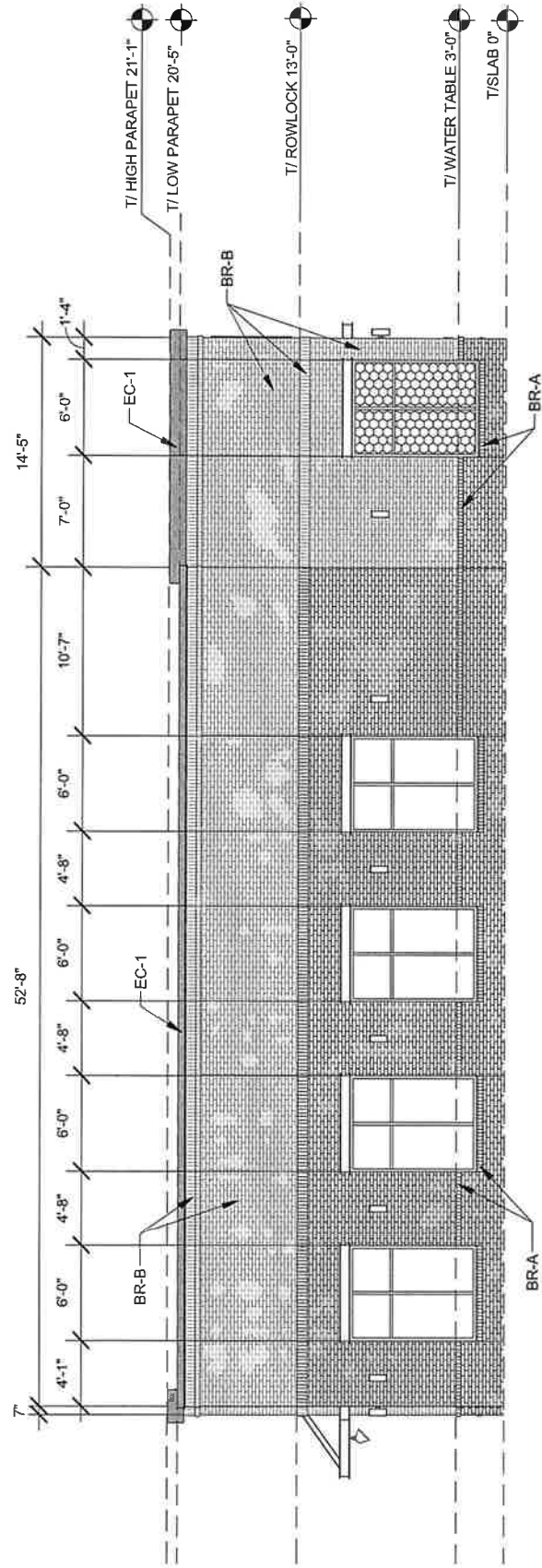
**CHIPMAN DESIGN
ARCHITECTURE INC**
1350 E. TOUHY AVE
FIRST FLOOR EAST
DES PLAINES, IL 60018
TEL: 847.298.6900

NORTH ELEVATION

APPLICANT:
PULLMAN GATEWAY, LLC
ADDRESS: 11301-11399 S CORLISS AVENUE
INTRODUCTION DATE: JANUARY 24, 2024
CHICAGO PLAN COMMISSION DATE: FEBRUARY 15, 2024

LEGEND

-  BR-B: BRICK VENEER (ACCENT) -
COLOR: LIGHT BROWN - SIZE: MODULAR
-  BR-A: BRICK VENEER (PRIMARY) -
COLOR: DARK BROWN - SIZE: MODULAR
-  EC-1: PREFINISHED METAL COPING -
COLOR: MIDNIGHT BRONZE






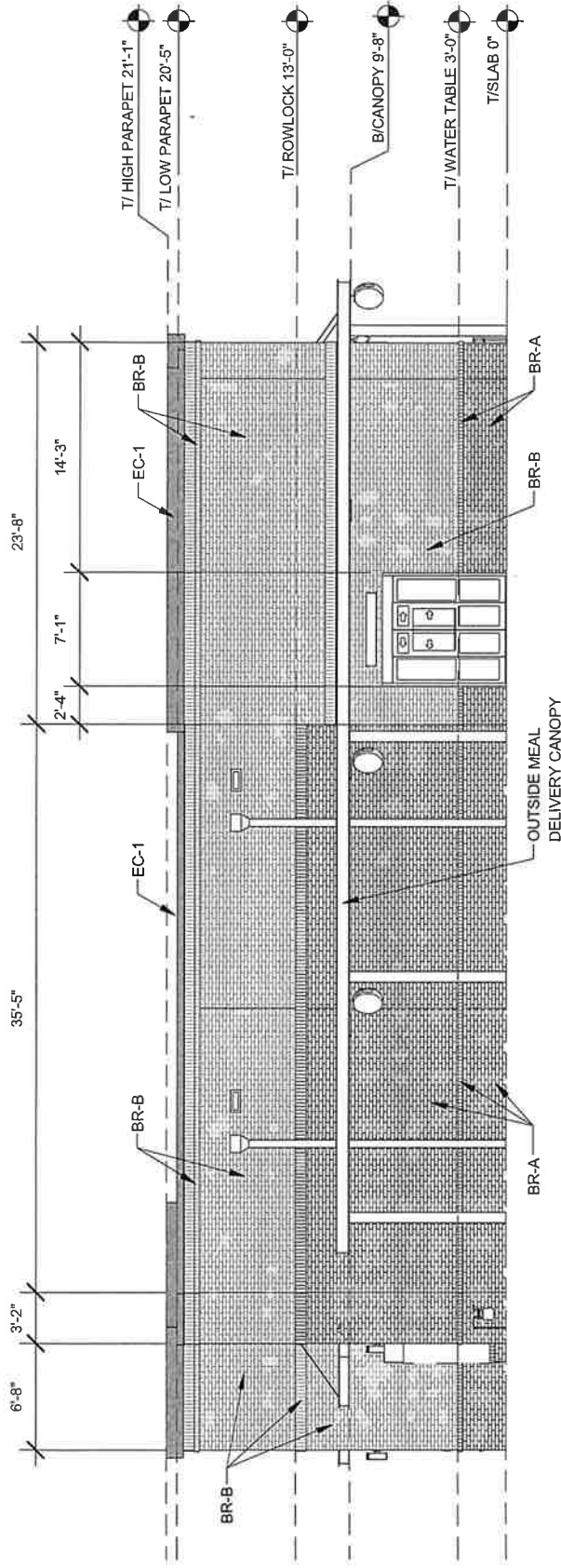
**CHIPMAN DESIGN
ARCHITECTURE INC**
1350 E. TOUHY AVE
FIRST FLOOR, EAST
DES PLAINES, IL 60018
TEL: 847.298.6900

EAST ELEVATIONS

APPLICANT:
PULLMAN GATEWAY, LLC
ADDRESS: 11301-11359 S CORLISS AVENUE
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LEGEND

-  BR-B: BRICK VENEER (ACCENT) -
COLOR: LIGHT BROWN - SIZE: MODULAR
-  BR-A: BRICK VENEER (PRIMARY) -
COLOR: DARK BROWN - SIZE: MODULAR
-  EC-1: PREFINISHED METAL COPING -
COLOR: MIDNIGHT BRONZE



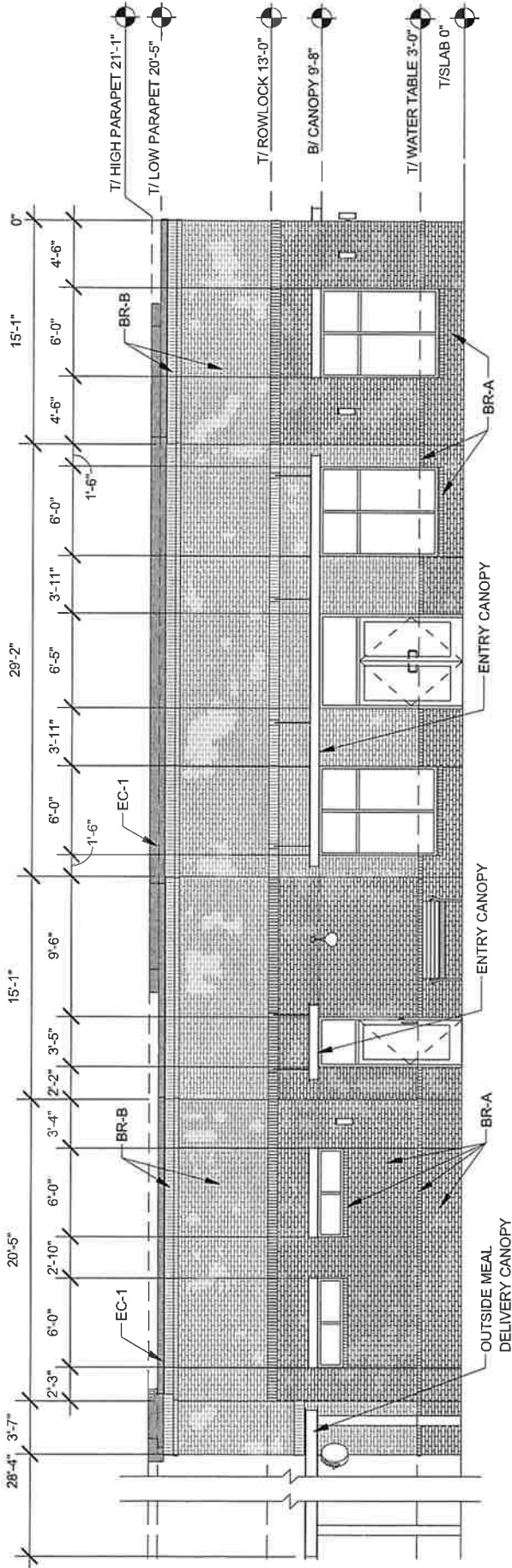
**CHIPMAN DESIGN
ARCHITECTURE INC**
1350 E TOUHY AVE
FIRST FLOOR EAST
DES PLAINES, IL 60018
TEL: 847.298.6900

WEST ELEVATION

APPLICANT:
PULLMAN GATEWAY, LLC
ADDRESS: 11301-11359 S CORLISS AVENUE
INTRODUCTION DATE: JANUARY 24, 2024
CHICAGO PLAN COMMISSION DATE: FEBRUARY 15, 2024

LEGEND

	BR-B: BRICK VENEER (ACCENT) - COLOR: LIGHT BROWN - SIZE: MODULAR
	BR-A: BRICK VENEER (PRIMARY) - COLOR: DARK BROWN - SIZE: MODULAR
	EC-1: PREFINISHED METAL COPING - COLOR: MIDNIGHT BRONZE



**CHIPMAN DESIGN
ARCHITECTURE INC**
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SOUTH ELEVATION

APPLICANT:
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