



# City of Chicago



SO2013-5507

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 7/24/2013

**Sponsor(s):** City Clerk (transmitted by) (Clerk)

**Type:** Ordinance

**Title:** Zoning Reclassification App No. 17777 at 720 E 111th St  
and other property within boundaries of BRIPD No. 1167

**Committee(s) Assignment:** Committee on Zoning, Landmarks and Building Standards

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ORDINANCE

**BUSINESS-RESIDENTIAL-INSTITUTIONAL PLANNED DEVELOPMENT NO. 1167,  
AS AMENDED**

*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 Business-Residential-Institutional Planned Development Number 1167 symbols and indications shown on Map Number 26-E in the area bounded by:

the centerline of East 111th Street; the east line of the 30-foot wide Chicago, Rock Island and Pacific Railroad right-of-way; a line that is 666.93 feet southerly of the centerline of East 103rd Street; the centerline of South Woodlawn Avenue; the centerline of the 100-foot wide South Doty Avenue right-of-way (as occupied); a line that is parallel to and 777.50 feet northerly of the centerline of East 111th Street; an arc with a length of 282.74 feet and a radius of 180 feet; and a line that is perpendicular to the centerline of East 111th Street and approximately 1,388.35 feet east of the centerline of South Langley Avenue (as measured along the centerline of East 111th Street),

to those of a Business-Residential-Institutional Planned Development Number 1167 as amended, which is hereby established in the area described above subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

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

**BUSINESS-RESIDENTIAL-INSTITUTIONAL PLANNED DEVELOPMENT NO. 1167,  
AS AMENDED**

**PLAN OF DEVELOPMENT STATEMENTS**

1. The area delineated herein as a Business-Residential-Institutional Planned Development Number 1167 (the "Planned Development") consists of approximately 6,017,640 square feet of net site area (approximately 138 acres) of property (the "Property"), together with certain portions of existing adjacent rights of way, as depicted on the attached Planned Development Boundary and Property Line Map. The Planned Development is divided into Subareas (each, a "Subarea," and collectively, the "Subareas") as indicated on the attached Subarea Map. North Pullman 111<sup>th</sup>, Inc. is the owner of and, for purposes of this amendment to the Planned Development, the "Applicant" with respect to Subareas B, C and H.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. These Planned Development Statements do not obligate the City of Chicago ("City") to establish any public rights-of-way, accept or maintain any open space, detention or site buffer areas, construct any public improvements, or finance the construction of any improvements. Any dedication, opening or vacation of streets, alleys or easements or adjustments of rights-of-way or consolidation or re-subdivision of parcels shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the Commissioner of the Department of Transportation ("CDOT") and the City Council of the City of Chicago (the "City Council"). Any required City Council approvals must be obtained prior to issuance of any Part II approval. Applicant shall have the right to seek approval in phases for any or all of the foregoing approvals. In connection with planning for any Subarea, adjustments in the location, width and configuration of the rights-of-way illustrated on the Rights-of-Way Adjustment Map may be approved by the Commissioner (the "Commissioner") of the Department of Housing and Economic Development (the "Department") as a minor change to this Planned Development, provided such adjustments (a) do not result in a change in the character of this Planned Development in accordance with the requirements of Section 17-13-0611 of the Chicago Zoning Ordinance, (b) are set forth in a plat of subdivision, dedication, opening or vacation, or comparable plat or instrument, as applicable, that has been submitted by Applicant (or its successors, assigns or grantors) for approval by CDOT, the Department and by the City Council at the time of request for such adjustments (and approved by CDOT and the City Council prior to the issuance of any Part II approval), and (c) shall not be deemed to confer any additional bulk, density or other development rights.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns (including any condominium or homeowners' association which may be formed). The requirements of Section 17-8-0400 of the Chicago Zoning Ordinance shall apply to the Property. The Subareas (and, if subsequently designated on any Final Subarea Plan, any subparcels designated thereon), shall be deemed specifically delineated subareas and

subparcels for purposes of Section 17-8-0400 of the Chicago Zoning Ordinance, provided, however, that for so long as North Pullman 111<sup>th</sup>, Inc. or any affiliate thereof owns or controls any part of the Property, any application to the City for any such changes or modifications (administrative, legislative or otherwise) must in all cases be authorized by the Applicant (or Applicant's successor, assignee or grantee to such master developer ownership interest) or such affiliate. Where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. The developer making application shall have the burden of establishing to the reasonable satisfaction of the Department that the Applicant's consent has been obtained or irrevocably waived. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than a mortgage lien or security interest) and solely with respect to the portion of the Property so transferred, the term "Applicant" shall be deemed amended to apply solely to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof; provided, however, that North Pullman 111<sup>th</sup>, Inc.'s right to authorize changes or modifications to this Planned Development for so long as it owns or controls all or any portion of the Property shall not be deemed amended or transferred to apply to a transferee (or its beneficiaries as aforesaid) unless expressly assigned in a written instrument executed by the original Applicant hereunder. An agreement among different owners of the Property or a covenant binding upon owners of the Property may designate the parties authorized to apply for future amendments, modifications or other changes to this Planned Development and irrevocably waive the Applicant's consent right.

4. This Planned Development consists of: these sixteen (16) statements, and the following "Design-Exhibits": an Existing Zoning Map, an Existing Land Use Map, a Planned Development Boundary and Property Line Map (three pages), a Sub Area Map, a final Sub Area Plan for Sub Area A and C, a Rights-of-Way Adjustment Map (four pages), a Public Open Space Plan (three pages), a Site Buffer/Detention Plan (three pages), a Site Plan, a Site Plan – Sub Area B, a Site Plan – Sub Area C, a Site Plan – Sub Area D, a Site Plan – Sub Area E, a Site Plan – Sub Area F, a Site Plan – Sub Area G, a Site Plan – Sub Area H, Bulk Elevations – 111th Street (Sub Area B), Bulk Elevations – North Woodlawn/Doty Avenues (Sub Area G), Bulk Axonometrics (Sub Areas A, B, G), Plan of Development Bulk Regulation and Data Tables (including permitted uses) for each of Sub Areas A through H (eight pages), all prepared by PappageorgeHaymes Partners dated Aug. 15, 2013; Design Guidelines for Sub Areas B and G (four pages), prepared by PappageorgeHaymes dated April 15, 2010; Plan of Development – Bulk Regulations and Data Table Summary, prepared by PappageorgeHaymes dated Aug. 15, 2013; Subarea C Site Plan, prepared by William McDonough Partners dated Aug. 15, 2013; Project Legacy Landscape Plan (two pages), prepared by Norris Design dated Aug. 15, 2013; and Building Elevations and Building Sections Sheet for Sub Area C, both prepared by William McDonough Partners dated Aug. 15, 2013. Full size copies of the Design Exhibits are on file with the Department.

The following administrative relief and site plan approval letters are hereby incorporated by reference and made part of this Planned Development (collectively, the "Administrative Approvals"): Administrative Relief request for Subarea A, Phase 1A to Jesse Dodson dated February 25, 2011; Administrative Relief request for Subarea A, Phase 1A to Jesse Dodson dated May 2, 2011; Administrative Relief Request and Site Plan Approval for Subarea A, Phase 1B to David Doig dated January 25, 2013.

References in these Statements to the "Planned Development" shall be deemed to include the aforementioned Design Exhibits and Administrative Approvals. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance and satisfies the established criteria for approval as a Planned Development. In the case of any express conflict between the terms of this Planned Development, and the Chicago Zoning Ordinance, this Planned Development shall apply. Absent an express conflict, the terms of the Chicago Zoning Ordinance shall apply to reviews, determinations and approvals under these Statements and to improvements to the Property. In any instance where a provision of the Planned Development conflicts with the Chicago Building Code, the Building Code shall control.

5. The permitted uses, floor area ratio, building height, setback, parking, bicycle parking and off street loading requirements for each Subarea are set forth in the applicable Plan of Development Bulk Regulations and Data Tables included in the Design Exhibits. For the purposes of calculations or measurements pertaining to the foregoing, the applicable definitions in the Chicago Zoning Ordinance shall apply.
6. Changes in the boundaries of Subareas shall require an amendment to these Statements in accordance with the review and approval procedures in Section 17-13-0602 through Section 17-13-0610 of the Chicago Zoning Ordinance. In accordance with the foregoing, the change in boundary between Subarea B and Subarea C and the creation of new Subarea H depicted in the Design Exhibits are hereby approved.
7. 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. Off-premise signs are prohibited within the boundary of the Planned Development.
8. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building or improvement shall also be subject to height limitations established by the Federal Aviation Administration.
9. All ingress and egress shall be subject to the review and approval of CDOT and the Department. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT. All work proposed in the public way must be designed and constructed in accordance with the CDOT Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago, and must be designed in accordance with the CDOT Street and Site Plan Design Standards and follow the principles and practices of a Complete Streets design approach. Any dedication, opening, or vacation of public streets, alleys or easements or

any adjustment of the public rights-of-way contained within a particular Part II submittal shall be approved by City Council prior to the issuance of any final Part II approval. In connection with the Applicant's (or any developer's) submittal of any plats, Final Subarea Plans and Site Plans in accordance with Statement 10 below, CDOT shall finally determine what means of ingress and egress are required, what public rights-of-way are required, and what public way improvements must be constructed as part of any project in any given Subarea (including any improvements required outside of such Subarea, but impacted or integrally related to such Subarea's project and the public improvements associated therewith). Applicant and its successors, assigns and grantees, at such parties' expense, agree to provide traffic impact studies, pay for the services of professional engineering services, and pay for the cost of third party construction inspection services to assist CDOT in its review and approval of any plats, Final Subarea Plans, and Site Plan submissions (which approvals shall be a condition precedent to the Department's issuance of any applicable Part II approval). CDOT must approve the applicable consultant, which shall report to CDOT. Recommended traffic and engineering measures shall be included in the design review process and implemented. A minimum of two percent (2%) of all parking spaces provided pursuant to this Planned Development shall be designated and designed for parking for the handicapped.

10 This Statement 10 describes the procedures and approvals that shall govern the review and approval by the Department and, when applicable, the review and approval of the Chicago Plan Commission or the City Council, or both the Chicago Plan Commission and the City Council, whenever the Applicant, or any developer that is a successor, assignee or grantee with respect to any portion of the Property, undertakes any development project on the Property.

- a. Final Subarea Plan. At the time the first development project in one or more Subareas is undertaken, the Applicant, or the applicable developer, shall file with the Department a preliminary plat of subdivision for the subject Subarea (and such additional Subarea(s) as the Applicant or developer may elect to include in such plat) and a Final Subarea Plan (the "Final Subarea Plan") along with an application for Site Plan Review pursuant to Section 17-13-0800 of the Chicago Zoning Ordinance. Subarea A was approved as part of the original Planned Development. Subarea C is being approved as part of this Planned Development. The Final Subarea Plan shall govern such first development project and (unless amended pursuant to this Statement 10.a) all subsequent development projects thereafter constructed in such Subarea. The preliminary plat of subdivision shall include, without limitation, proposed lot dimensions. After incorporating any City comments received during the review process described in these Statements, and prior to any Part II approvals, the Applicant or applicable developer shall thereafter submit to the City Council for approval a final plat of subdivision for the subject Subarea (and such additional Subarea(s) as the Applicant or developer may elect to include in such plat) which conforms with the Final Subarea Plan for the Subarea so subdivided. The City Council's approval of such plat of subdivision, and the recording of such plat, shall be a condition precedent to the Applicant's (or any developer's) conveyance of any property within such Subarea. Upon such recording, the Applicant (or applicable developer) shall promptly

deliver a copy of the recorded plat to the Department for filing with this Planned Development. The Applicant's failure to comply with such approval and recording requirements shall be the basis for the Department to withhold any further Part II approvals until such requirements are satisfied. The Final Subarea Plan filing shall include the following:

- (1) A dimensioned Subarea Plan including the following with respect to such Subarea (and any subparcels designated therein, if any):
  - (i) All public rights of way that are proposed to be dedicated or opened, and all private rights of way,
  - (ii) Dimensioned setback lines,
  - (iii) All off-street parking and service areas, both accessory and non-accessory;
  - (iv) All open space, site buffer, detention and recreational facilities; and
  - (v) Sites for any schools, libraries, police stations or other public facilities, if any; and
  - (vi) dimensioned green roof plans, as set forth in Statement 14;
- (2) A detailed, dimensioned Subarea site plan including:
  - (i) All sidewalks (including the width of paved surfaces);
  - (ii) All roads, streets, alleys (all identified as public or private), including the right of way width, the width of paved surfaces, street intersection details, and all curb cuts;
  - (iii) Dimensioned building sites, dimensioned setback lines, the proposed use of each building site, and indication of the maximum building height, F.A.R. and residential unit count for each building site;
  - (iv) All off-street parking and service areas, both accessory and non-accessory; and
  - (v) Fully dimensioned parking plans, loading areas, and landscape plans (which landscaping may be planned and constructed in phases).
- (3) Preliminary engineering plans including the following:
  - (i) Sanitary and storm sewer lines and systems (identified as public or private);
  - (ii) Water lines and water supply systems (identified as public or private);
  - (iii) Street lighting (identified as public or private) and lighting systems;

- (4) Illustrative Subarea building elevations and locations for all of the buildings to be constructed in such Subarea including the following:
  - (i) Illustrative elevations for all buildings to be located within the applicable Subarea (including axonometric or 3-D exhibits), consistent with the maximum floor area ratio, building height, dwelling unit, setback and parking space requirements permitted or required in the applicable Subarea;
  - (ii) Although final elevations for the buildings to be constructed shall not be required at the Final Subarea Plan approval stage except for the building requesting site plan approval, the massing, the entrances, and maximum building heights and window design should be addressed, and depictions and explanations provided describing how the buildings to be constructed incorporate the pedestrian-orientation, urban design, building design and green design standards and guidelines set forth in Sections 17-8-0905, 17-8-0906, 17-8-0907 and 17-8-0908 of the Chicago Zoning Ordinance, respectively.
  - (iii) If the Final Subarea Plan submitted is for Subarea B or Subarea G, depictions and explanations describing how buildings to be constructed incorporate the Subarea B and Subarea G Design Guidelines included in the Design Exhibits.

The Final Subarea Plan shall be submitted and processed as an amendment to the Planned Development pursuant to Section 17-13-0602 through Section 17-13-0610 of the Chicago Zoning Ordinance. As such, the Final Subarea Plan shall be subject to the review and approval of the Department and such other bureaus, departments or agencies as the Commissioner deems appropriate;(which may include, but are not limited to, CDOT, the Department of Water Management (“DWM”), the Fire Department and the Mayor’s Office on Persons With Disabilities (“MOPD) (as applicable, the “Affected City Departments”), the Chicago Plan Commission, the Zoning Committee and the City Council, as described in such Section 17-13-0602 through Section 17-13-0610. A Final Subarea Plan must be approved prior to, or concurrently with, the approval of any Site Plans submitted and processed pursuant to Statement 10.b below.

- b. Site Plans. Site Plan Review shall be required for all projects undertaken in furtherance of the Planned Development and the Final Subarea Plan in accordance with Section 17-13-0800 of the Chicago Zoning Ordinance, excluding Site Plan review for (i) the project depicted in Subarea A, which was approved with the original Planned Development approval and by its related Administrative Approvals, and (ii) the project depicted in Subarea C, which is being approved as part of this Planned Development. The future expansion of the industrial building in Subarea C shall require a Site Plan Review and an Administrative Relief submission prior to a part II approval of the aforementioned expansion project. If not evidenced on the preliminary plat of subdivision submitted as part of the Final



Subarea Plan for the project's subarea, the Applicant or developer of the subject project shall provide an exhibit showing lot sizes and boundaries for such project.

In addition to the submittal requirements of Section 17-13-0802-B, the Applicant or developer shall also provide a Site Data Table for such project containing, for each Subarea and subparcel, if any, included in such project:

- (1) the Gross Site Area;
- (2) the Net Site Area;
- (3) the square feet of floor area of each proposed building;
- (4) the amount of F.A.R. utilized out of the maximum F.A.R. permitted in such Subarea;
- (5) the height of each building to be constructed and the maximum allowable height permitted under the Design Exhibits applicable to such Subarea;
- (6) the number of dwelling units to be constructed and the maximum number of dwelling units permitted under the Design Exhibits applicable to such Subarea;
- (7) the front, rear and side setbacks for each building and the setbacks required under the Design Exhibits applicable to such Subarea;
- (8) All Residential Open Space, if applicable;
- (9) The number of parking spaces to be provided and the minimum and maximum number of parking spaces required under the Bulk Regulation Data Table Summary and Design Exhibits, as applicable; and
- (10) final elevations.

The Site Data Table shall also incorporate a Chicago Builds Green Form/Sustainable Features table showing the "green" features to be included in the proposed buildings. The Site Plan shall be subject to review and approval of the Department and such Affected City Departments as the Commissioner deems appropriate before issuance of any Part II approval for the subject project. The Site Plan must be in substantial compliance with both the Planned Development and the applicable Final Subarea Plan. If, after City departmental review, the Commissioner determines that the Site Plan is in substantial compliance with both the Planned Development and the applicable Final Subarea Plan, and if any improvements contemplated by the Site Plan exceed any of the mandatory Planned Development thresholds set forth in Section 17-8-0500 of the Chicago Zoning Ordinance (as applicable to improvements in a C2-3 district, e.g., the Site Plans include 60 dwelling units or more, or buildings 75 feet or more in height), then the Site Plan must then be reviewed by the Chicago Plan Commission, during a public meeting (for which placement on a Chicago Plan Commission Agenda, publication in accordance with Section 17-13-0107-B of the Chicago Zoning Ordinance, and posting in accordance with Section 17-13-0107-C of the Chicago Zoning Ordinance shall be required, but for which written notice pursuant to Section 17-13-0107-A of the Chicago Zoning Ordinance shall not be required) but shall not require review and approval by the City Council. If such mandatory thresholds are not met or exceeded, then no Chicago Plan Commission review shall be required, and if, after City departmental review, the Commissioner

determines that the Site Plan is otherwise in substantial compliance with both the Planned Development and the applicable Final Subarea Plan, the Site Plan shall then be approved by the Commissioner. If, after City departmental review, the Commissioner shall determine that the Site Plan is not in substantial compliance with both the Planned Development and the applicable Final Subarea Plan, the Commissioner shall advise the Applicant or developer in writing of why the Site Plan does not substantially comply with the Planned Development and/or the Final Subarea Plan. In such case, the Applicant or developer shall be given an opportunity to submit revised Site Plans. If the Commissioner finally determines that the Site Plans, as the same may be revised, are not in substantial compliance with the Planned Development and/or the Final Subarea Plan, the Applicant or developer then shall be required to amend the Final Subarea Plan in accordance with the review and approval procedures in Section 17-13-0602 through Section 17-13-0610 of the Chicago Zoning Ordinance in order to obtain approval of such Site Plans. After approval of a Final Subarea Plan and/or Site Plan, such Final Subarea Plans and Site Plans may be changed or modified pursuant to the requirements of Section 12 hereof, if applicable.

11. The improvements on the Property shall be designed, constructed and maintained in substantial compliance with the Design Exhibits attached hereto.
  - (a) Parkway and parking lot landscaping shall comply with the landscaping provisions of the Chicago Zoning Ordinance and Chicago Landscape Ordinance, unless specified otherwise in an approved Final Subarea Plan.
  - (b) The Property shall be designed and constructed in accordance with the City of Chicago Regulations for Sewer Construction and Stormwater Management and Stormwater Management Ordinance Manual, latest editions. Any amendment to the City's storm water management requirements which the City adopts thereafter shall apply to the Property or the development thereof.
  - (c) It is the Applicant's intention to adaptively reuse the Brite Line building identified as "Existing Building" in Subarea D on the Site Plan; however, the Applicant reserves the right to demolish such building and to otherwise redevelop Subarea D in conformance with the applicable terms of this Planned Development in the event the Applicant determines that such adaptive reuse is not feasible or desirable.
  - (d) Within Subarea A, a Chicago Transit Authority bus turnaround in a location and of such size and configuration as mutually agreed upon by the Applicant, the Chicago Transit Authority and CDOT has been previously completed.
  - (e) Porches shall be features which are allowed to encroach into any required front yard setback in Subarea F, subject to Site Plan approval.
  - (f) Applicant acknowledges that the City will not maintain or bear the cost of maintaining any landscape or streetscape improvements on any medians to be constructed within the Planned Development. Prior to CDOT approval of engineering drawings for any median street to be constructed by the Applicant within the Planned Development, the Applicant must demonstrate to the satisfaction of CDOT that sufficient sustainable resources have been committed,

and written agreements exist (which provide reasonable protection to the City and, among other things, shall name the City as intended beneficiary, shall grant the City enforcement rights, and shall include or extend indemnification and insurance provisions for the benefit of the City) to provide for the satisfactory maintenance of such medians, which agreements may provide for maintenance costs to be funded through a special service area or special service district, the establishment of which is subject to separate City Council approval.

- (g) Applicant, at the Applicant's expense, has previously reconstructed S. Woodlawn Avenue from approximately E. 107th Street to E. 111th Street in accordance with the requirements of Statement 9.
  - (h) The Applicant and each developer of any portion of the Property at the time of a project shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Department of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of the City of Chicago or any other provision of that Code.
12. The Part II review fee for permits and licenses to be issued for projects in the Planned Development shall be the greater of \$0.25 per square foot for the total buildable floor area (i.e., the current rate under Section 17-13-0610 of the Chicago Zoning Ordinance) or the then applicable per square foot charge (or other then applicable charge) at the time of such Part II review. Such fee shall be determined and assessed by the Department at the time of each and every Part II review, shall be applicable to all projects, whether undertaken by the Applicant or another developer, shall be final and binding and must be paid to the Department prior to issuance of any Part II approval. Following Part II review and approval by the Commissioner, the Department shall keep such approved plans and elevations on permanent file and they shall be deemed to be an integral part of this Planned Development. 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. Any interim reviews associated with Site Plan review or Part II reviews, are conditional until final Part II approval.
13. Subject to the other terms and conditions of these Statements, including specifically, but without limitation, Statement 10's filing, review and approval requirements, the terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner upon application and a determination by the Commissioner in accordance with the minor change provisions and standards of Section 17-13-0611 of the Chicago Zoning Ordinance (provided, however, that Section 17-13-0611-A.2 and A.3 shall be separately tested on a Subarea basis, without taking into account the net site area of or dwelling units permitted in other Subareas or the Planned Development as a whole) and that such modification, and the improvements contemplated thereby, are consistent with the Planned Development and the applicable Final Subarea Plan. Any such

modification shall be reviewed and approved through the minor change provisions of Section 17-13-0611 of the Chicago Zoning Ordinance.

14. The Applicant acknowledges that it is in the public interest to design, construct and renovate all buildings in a manner which provides healthier environments, reduces operating costs and conserves energy and resources. All development in any Subarea shall conform to the City of Chicago's "Sustainable Development Policy Matrix" in effect on the submittal of Site Plans pursuant to this Planned Development.
15. Unless substantial construction of any new building, as proven by the issuance of building permits and the diligent completion of construction pursuant to such permits for Sub Area C has commenced within six (6) years, and of this Planned Development Subarea A, nine (9) years for all other sub areas of the effective date of this Planned Development, this Planned Development shall expire upon such ninth anniversary date of the effective date hereof. If this Planned Development expires pursuant to the foregoing provision, this Planned Development shall expire by separately introduced ordinance, if any, and in such event the zoning of the Property shall revert to Business-Residential-Institutional Planned Development No. 1167, as adopted by the Chicago City Council on June 30, 2010. Such reversion shall not render any building existing at the time to be non-conforming. The nine year period described above may be extended for up to one additional year if, before expiration, the Commissioner determines that good cause for an extension is shown.
16. Any open space to be dedicated to the Chicago Park District ("CPD") must meet CPD standards and, where applicable, the park must be designed and constructed to those standards. Any conveyance of open space to the CPD shall be subject to the approval of the CPD and a resolution or ordinance issued by the CPD Board of Commissioners must be provided to the Department to evidence such dedication, conveyance and acceptance.

**SUB AREA A**

**Uses**

The following C2, Motor Vehicle-Related Commercial District uses shall be allowed: day care; postal service; public safety services; utilities and services, minor; Chicago Transit Authority bus turnaround; 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; all eating and drinking establishments including outdoor patio located on a rooftop; all entertainment and spectator sports excluding inter-track wagering facilities; all financial services excluding payday loan stores and pawn shops; all food and beverage retail sales; liquor stores; liquor sales; gas stations; medical service; office; high technology office; electronic data storage center; parking, non-accessory; 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; all vehicle sales and service excluding vehicle storage and towing with outdoor storage; wireless communication facilities excluding freestanding towers.

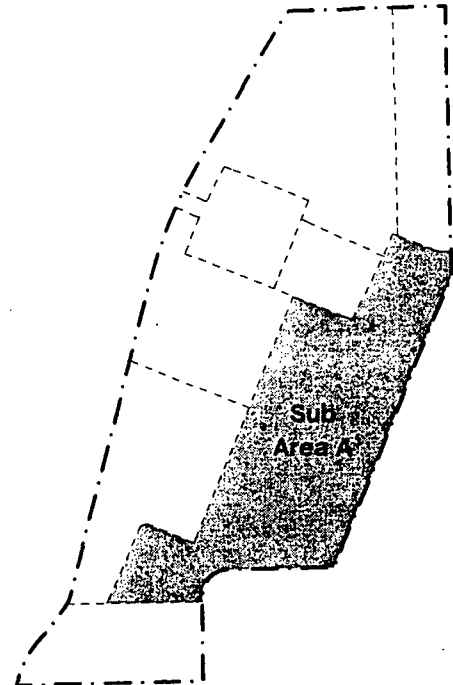
No adult uses are allowed.

**Site Area**

Gross	2,402,287 sf (55.15 acres)
Rights of Way	268,118 sf (6.16 acres)
<b>Net Site Area</b>	<b>2,134,169 sf (48.99 acres)</b>
Detention/ Buffer Zone	464,904.39 sf (10.67 acres)
percent of net	21.7%

**Building Area**

Retail	405,000 sf
<b>Net Building Area</b>	<b>405,000 sf</b>



**Key Plan**

<b>Maximum F.A.R.</b>	<b>0.75</b>	
<b>Building Height</b>	<b>50 ft</b>	
<b>Setbacks</b>	Front	0 ft
	Side	0 ft
	Rear	0 ft
<b>Parking</b>	None for first 10,000 square feet then 2.5 spaces per 1,000 square feet	
<b>Bicycle Parking</b>	No use is required to provide more than 50 bicycle parking spaces.	
	1 per 5 auto spaces	
<b>Off Street Loading</b>	100,000-249,999 sf = 4 berths (10 x 50)	
	+250,000 = 1 additional berth (10 x 50) per 200,000 sf above 250,000 sf	



**Plan of Development - Bulk Regulations and Data Table  
Sub Area A**

**Applicant: North Pullman 111th Inc.**

Address : 111th Street and Doty Avenue  
 Introduction Date : July 24, 2013  
 Chicago Plan Commission Date : August 15, 2013

pappageorgehaymes partners  
 www.pappageorgehaymes.com



640 north lasalle suite 400  
 chicago illinois 60654

**SUB AREA B**

Uses

The following C2, Motor Vehicle-Related Commercial District uses shall be allowed: cultural exhibits and libraries; day care; postal service; public safety services; 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; all eating and drinking establishments including outdoor patio located on a rooftop; all entertainment and spectator sports excluding inter-track wagering facilities; all financial services excluding payday loan stores and pawn shops; all food and beverage retail sales; liquor stores; liquor sales; gas stations; all lodging including hotel/motel; medical service; office; high technology office; parking, non-accessory; 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; all vehicle sales and service excluding vehicle storage and towing with outdoor storage; wireless communication facilities excluding freestanding towers.

No adult uses are allowed.

Site Area

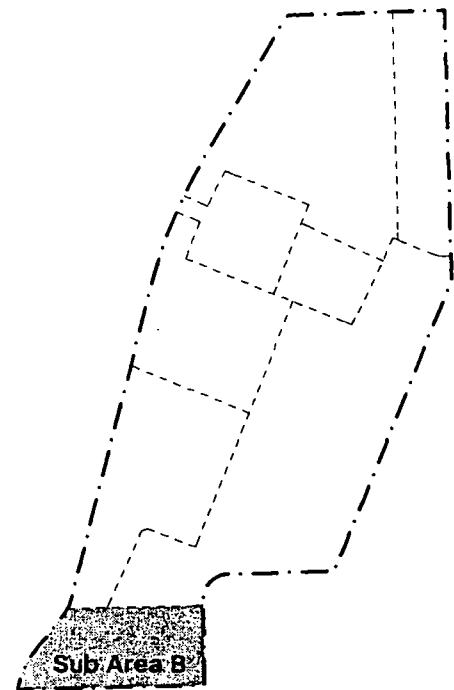
Gross 648,719 sf (14.89 acres)  
 Rights of Way 51,024 sf (1.17 acres)  
**Net Site Area 597,695 sf (13.72 acres)**

Public Open Space 15,167 sf (0.35 acres)  
 percent of net 2.0%

Building Area/ Coverage

Retail Net Building Area 74,000 sf

Building Zone 120,000 sf  
 Building Coverage 96,000 sf  
 Percent Coverage/ Building Zone 80.0%



Key Plan

<b>Maximum F.A.R.</b>		1.0
<b>Building Height</b>		100 ft
<b>Setbacks</b>	Front	0 ft
	Side	0 ft
	Rear	0 ft
<b>Parking</b>	<b>Group M e.g. retail</b> <b>Group D e.g. elderly housing</b> <b>Group S e.g. lodging</b>	None for first 10,000 sf then 2.5 spaces per 1,000 sf 0.33 spaces per unit 1 space per 3 lodging rooms
<b>Bicycle Parking</b>	No use is required to provide more than 50 bicycle parking spaces.	
	<b>Group M e.g. retail</b>	1 per 5 auto spaces
	<b>Group D e.g. elderly housing</b> <b>Group S e.g. lodging</b>	1 per 4 auto 1 per 10 auto spaces
<b>Off Street Loading</b>	<b>Retail</b>	25,000-49,999 = 2 berths (10 x 50)
	<b>Lodging</b>	25,000-199,999 = 1 berth (10 x 50)
	<b>Multi-Unit</b>	25,000-199,999 = 1 berth (10 x 25)



**Plan of Development - Bulk Regulations and Data Table  
 Sub Area B**

Applicant: North Pullman 111th Inc.

Address : 111th Street and Doty Avenue  
 Introduction Date : July 24, 2013  
 Chicago Plan Commission Date : August 15, 2013

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## Design Guidelines for Sub Area B (111<sup>th</sup> Street Neighborhood Retail District)

The Design Guidelines are development standards for buildings and public spaces to guide the design and development of any project within the 111<sup>th</sup> Street Neighborhood Retail District of Pullman Park. The goal of the guidelines is to provide a framework to achieve a balance between individual expression of each structure and a harmonious connection to not only the community but to the history of Pullman as well.

### Orientation:

- All buildings will have their front entry facing 111<sup>th</sup> Street. Buildings located on corners or parking entrances should have their front entries facing both 111<sup>th</sup> Street and the adjacent street or entrance drive.

### Massing:

- Buildings should be composed of simple volumes, primarily 1 to 2 stories in height with sloped roofs.

### Height:

- Buildings will be a minimum of 16' and a maximum of 30' tall measured from sidewalk grade to the midpoint of sloped roofs and excluding towers, cupolas and other decorative elements.

### Roof Massing:

- Sloped roofs with a minimum slope of 6:12
- Roofs will be designed to screen and conceal all rooftop mounted mechanical equipment.

### Lighting:

- Lighting will be designed to enhance the building design and storefront, compliment the architecture, and be sufficient for visibility and safety.
- Lighting should be stationary and non-animated.

### Masonry Openings:

- Window and door headers in masonry walls should be defined and articulated with stone, cast stone or special brick coursing such as soldier or double rowlock header bonds. Jack, segmental, semi-circular and multicentered arches are encouraged. Window sills within walls should incorporate stone or precast sills.

### Signage:

- All signage will be attached to the building or canopy. Types of permitted signs include:
  - Freestanding pin-mounted letterform
  - Projecting signs
  - Blade signs
  - Storefront signs
  - Window Signs

- Canopy signs
- Two sided or three-dimensional contextual signs.
- Backlit letter metal sign box signs.
- Neon signs are permitted only when inset into a metal channel or open-face form with or without an acrylic cover.

#### **Awnings & Canopies:**

- Awnings and canopies will be compatible in material and construction to the style and character of the building. The color of the awning or canopy should be compatible with the overall color scheme of the façade.
- Where feasible, awnings and canopies should be generally aligned with others nearby in order to maintain a sense of visual continuity.
- Awnings and canopies should be tailored to the opening of the building and positioned so that distinctive architectural features remain visible.

#### **Material Transitions:**

- Where possible, all transitions between dissimilar wall materials should occur at inside corners.

#### **Storefronts:**

- Storefronts will be designed using a rhythm created by pilasters, columns, and or piers with trim to frame display windows. Glazing will comprise 40-65% of the storefront wall area.
- Aluminum, steel, clad or aluminum clad wood framed entrances with factory applied finishes in one of the accent colors listed elsewhere in this document. A minimum 12" durable storefront base should be incorporated as part of the design to withstand contact with maintenance and snow removal equipment. Base must be composed of stone, masonry, prefinished aluminum or other highly durable material.

#### **Accent Colors:**

- The colors that are recommended for awnings, aluminum storefronts, brackets, exposed structural elements are listed per the Pantone Matching System® and are as listed:
  - PMS Cool Grey 11
  - PMS 626
  - PMS Process Black C

#### **Materials:**

- Brick – Red brick in an extruded wirecut or velour texture, handmade and /or molded finish. Brick will be modular size; 3 5/8" x 2 1/4" x 7 5/8". Coursing will be a standard common or header bond. All mortar should be colored mortar to match the brick.
- Stone – Buff colored limestone in rock-face, smooth and other textured surfaces.
- Precast stone – Fabricated to simulate natural limestone in rock-face, smooth and other textured surfaces
- Roofing – Slate, manufactured slate, metal standing seam
- Glass – Clear glass
- Trim – Decorative trim will be cellular PVC, prefinished aluminum and prefinished extruded aluminum panning in traditional brickmold and casing profiles.



**SUB AREA C**

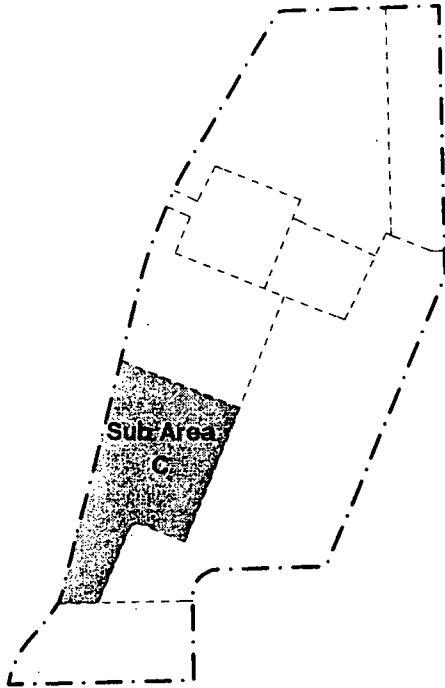
**Uses**

The following C2, Motor Vehicle-Related Commercial District and other related and similar uses shall be allowed: Artisan, Limited and General Manufacturing, Production and Industrial Services, including without limitation manufacturing of soap, detergents and cleaning products; Warehousing, Wholesaling and Freight Movement; Retail Sales, General; Office, including without limitation High Technology Office and Electronic Data Storage Center; Urban Farm, including without limitation outdoor operation and rooftop operation.

No other uses shall be allowed.

**Site Area**

Gross / Net Site Area	1,050,347 sf (24.11 acres)
Public Open Space percent of net	42,261 sf (0.97 acres) 4%
Detention/ Buffer Zone percent of net	282,620 sf (6.49 acres) 2.7%



**Key Plan**

<b>Maximum F.A.R.</b>		<b>1.2</b>
<b>Building Height</b>		<b>60 ft</b>
<b>Setbacks</b>	Front	30 ft
	Side	20 ft
	Rear	20 ft
<b>Parking</b>		<b>57 Spaces</b>
<b>Bicycle Parking</b>		<b>N/A</b>
<b>Off Street Loading</b>		<b>5</b>



**Plan of Development - Bulk Regulations and Data Table  
Sub Area C**

Applicant: North Pullman 111th Inc.  
 Address : 111th Street and Doty Avenue  
 Introduction Date : July 24, 2013  
 Chicago Plan Commission Date : August 15, 2013

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**SUB AREA D**

**Uses**

The following C2, Motor Vehicle-Related Commercial District uses shall be allowed: day care; parks and recreation; community centers, recreation buildings and similar assembly use; school; all sports and recreation, participant excluding entertainment cabaret. In addition, the following uses shall be allowed to the extent they are incidental to the foregoing allowed uses: retail sales (general), eating and drinking establishments (including outdoor patio located on a rooftop), and automated teller machine facility.

**Site Area**

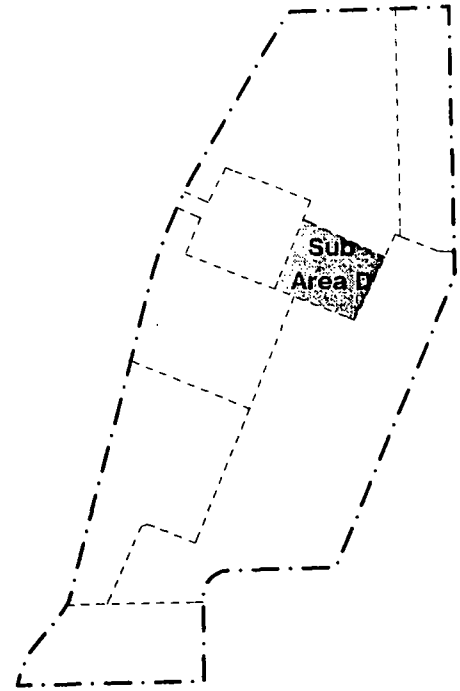
Gross **318,211 sf (7.08 acres)**  
 Rights of Way **16,840 sf (0.39 acres)**  
 Net Site Area **301,371 sf (6.92 acres)**

**Building Area/ Coverage**

Briteline 125,000 sf  
 Educational 45,000 sf (on 2 stories)  
 Retail 15,000 sf

Net Building Area **185,000 sf**

Not including Briteline  
 Building Zone **95,000 sf**  
 Building Coverage (max.) **52,250 sf**  
 Percent Coverage/ Building Zone **55.0%**



**Key Plan**

<b>Maximum F.A.R.</b>		<b>1.2</b>	
<b>Building Height</b>		<b>50 ft</b>	
<b>Setbacks</b>	Front	0 ft	
	Side	0 ft	
	Rear	0 ft	
<b>Parking</b>		<b>Group E</b> e.g. school <b>Group M</b> e.g. retail	1 per 3 employees + additional parking and drop-off spaces as determined by DZLUP Participant Sports and Recreation: 1 per 10 persons capacity All other: None for first 4,000 square feet then 2.5 spaces per 1,000 square feet
<b>Bicycle Parking</b>		No use is required to provide more than 50 bicycle parking spaces.	
		<b>Group E</b> e.g. school <b>Group M</b> e.g. retail	1 per 10 auto spaces; Min. 4 spaces 1 per 5 auto spaces
<b>Off Street Loading</b>		<b>Retail</b>	10,000-25,000 = 1 berths (10 x 25)



**Plan of Development - Bulk Regulations and Data Table  
 Sub Area D**

Applicant: North Pullman 111th Inc.

Address : 111th Street and Doty Avenue  
 Introduction Date : July 24, 2013  
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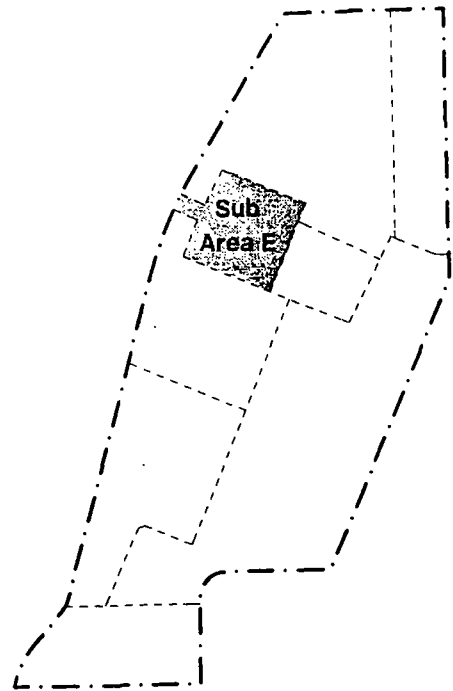
**SUB AREA E**

**Uses**

The following C2, Motor Vehicle-Related Commercial District uses shall be allowed: parks and recreation; day care.

**Site Area**

Gross	<b>460,379 sf (10.57 acres)</b>
Rights of Way	<b>66,394 sf (1.52 acres)</b>
<b>Net Site Area</b>	<b>393,985 sf (9.04 acres)</b>
Public Open Space	<b>393,985 sf (9.04 acres)</b>
percent of net	<b>100.0%</b>



**Key Plan**

<b>Maximum F.A.R.</b>		<b>0</b>
<b>Building Height</b>		<b>N/A</b>
<b>Setbacks</b>	Front	N/A
	Side	N/A
	Rear	N/A
<b>Parking</b>		<b>N/A</b>
<b>Bicycle Parking</b>		<b>N/A</b>
<b>Off Street Loading</b>		<b>N/A</b>



**Plan of Development - Bulk Regulations and Data Table  
Sub Area E**

**Applicant: North Pullman 111th Inc.**

Address : 111th Street and Doty Avenue  
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Uses

The following C2, Motor Vehicle-Related Commercial District uses shall be allowed: dwelling units located on and above the ground floor as follows: Detached houses; elderly housing; multi-unit (3+ units) residential; townhouses.

No other uses shall be allowed.

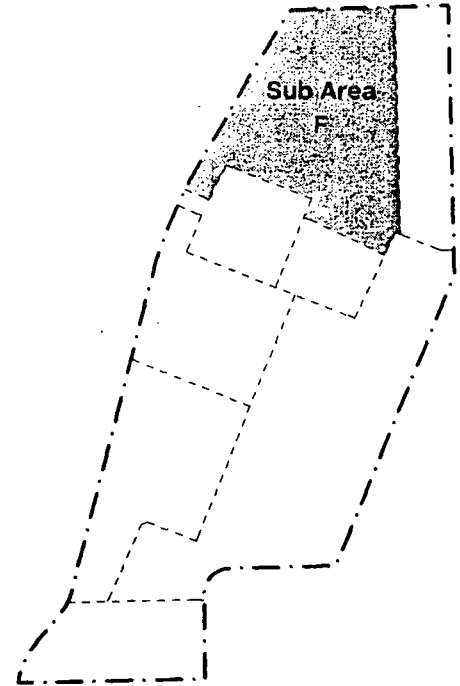
Site Area

Gross 1,591,972 sf (36.55 acres)  
 Rights of Way 479,766 sf (11.01 acres)  
 Net 1,112,206 sf (25.53 acres)

Buffer/ Detention Zone 273,977 sf (6.92 acres)  
 percent of net 24.6%

Dwelling Units

Minimum Lot Area 1000 sf/ dwelling unit  
 Total Units 400 dwelling units



Key Plan

<b>Maximum F.A.R.</b>		1.2
<b>Building Height</b>		38 ft
<b>Setbacks</b> <small>* Required setbacks for single family detached houses</small>	Front	15 ft or 12% of lot depth
	Side	Combined equals 20% of lot width, neither less than 2 feet or 8% of lot width: no side setback is required to exceed 5 feet in width
	Rear	50 ft or 28% of lot depth*
<b>Parking</b>		1 space per unit, provided that off-street parking is not required for detached houses or two-flats on lots of records that are 33 feet or less in width if the subject lot does not have access to an improved alley; 1 space per unit for government-subsidized detached houses and two-flats
<b>Bicycle Parking</b>		N/A
<b>Off Street Loading</b>		N/A



**Plan of Development - Bulk Regulations and Data Table  
 Sub Area F**

Applicant: North Pullman 111th Inc.  
 Address : 111th Street and Doty Avenue  
 Introduction Date : July 24, 2013  
 Chicago Plan Commission Date : August 15, 2013

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**SUB AREA G**

**Uses**

The following C2, Motor Vehicle-Related Commercial District uses shall be allowed: 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; all eating and drinking establishments including outdoor patio located on a rooftop; all entertainment and spectator sports excluding inter-track wagering facilities; all financial services excluding payday loan stores and pawn shops; all food and beverage retail sales; liquor stores; liquor sales; gas stations; all lodging including hotel/motel; medical service; office; high technology office; parking, non-accessory; 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; all vehicle sales and service excluding vehicle storage and towing with outdoor storage; wireless communication facilities excluding freestanding towers.

No adult uses are allowed.

**Site Area**

Gross **607,500 sf (13.95 acres)**  
 Rights of Way **188,730 sf (4.33 acres)**  
 Net Site Area **418,770 sf (9.61 acres)**

Buffer/ Detention Zone **10,746 sf (0.25 acres)**  
 percent of net **2.6%**

**Building Area/ Coverage**

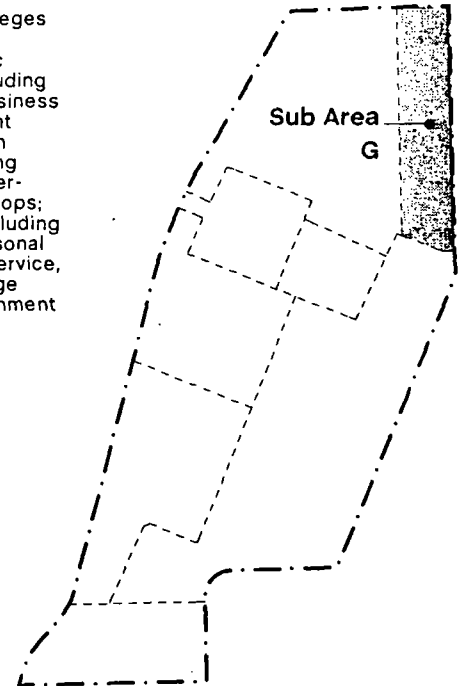
Retail **100,000 sf (includes ground floor retail in mixed use buildings)**  
 Multi Family Residential **150,000 sf**  
 Single Family Residential **50,000 sf**

Net Building Area **300,000 sf**

Building Zone **175,000 sf**  
 Building Coverage **131,250 sf**  
 Percent Coverage/ Building Zone **70.0%**

**Dwelling Units**

Minimum Lot Area **400 sf/ dwelling unit**  
 Total Units **max. 300 dwelling units**



**Key Plan**

<b>Maximum F.A.R.</b>		<b>1.0</b>
<b>Building Height</b>		<b>100 ft</b>
<b>Setbacks</b>	Front	0 ft
	Side	0 ft
	Rear	0 ft
<b>Parking</b>	<b>Group A e.g. s.f. housing</b>	1 space per unit, provided that off-street parking is not required for detached houses or two-flats on lots of records that are 33 feet or less in width if the subject lot does not have access to an improved alley; 1 space per unit for government-subsidized detached houses and two-flats
	<b>Group C e.g. multi unit</b>	1 space per unit
	<b>Group M e.g. retail</b>	None for first 10,000 sf then 2.5 spaces per 1,000 sf
<b>Bicycle Parking</b>	No use is required to provide more than 50 bicycle parking spaces.	
	<b>Group C e.g. multi unit</b>	1 per 2 auto spaces
	<b>Group M e.g. retail</b>	1 per 5 auto spaces
<b>Off Street Loading</b>	<b>Retail</b>	50,000-99,999 = 3 berths (10 x 50)
	<b>Multi-Unit</b>	25,000-199,999 = 1 berth (10 x 25)



**Plan of Development - Bulk Regulations and Data Table  
 Sub Area G**

Applicant: North Pullman 111th Inc.

Address : 111th Street and Doty Avenue  
 Introduction Date : July 24, 2013  
 Chicago Plan Commission Date : August 15, 2013

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## Design Guidelines for Sub Area G (South Woodlawn Ave. Neighborhood Retail District)

The Design Guidelines are development standards for buildings and public spaces to guide the design and development of any project within the South Woodlawn Ave. Neighborhood Retail District of Pullman Park. The goal of the guidelines is to provide a framework to achieve a balance between individual expression of each structure and a harmonious connection to not only the community but to the architectural context of the neighborhood as well. Contemporary interpretations of Pullman's historic vernacular will be encouraged.

### Orientation:

- All buildings will have their front entry facing Woodlawn Ave. Buildings located on corners or parking entrances should have their front entries facing both 111<sup>th</sup> Street and the adjacent street or entrance drive.

### Massing:

- Buildings should be composed of simple volumes, primarily 1 to 2 stories in height with sloped or flat roofs.

### Height:

- Buildings will be a minimum of 16' and a maximum of 30' tall measured from sidewalk grade to the midpoint of sloped roofs and excluding towers, cupolas and other decorative elements.

### Roof Massing:

- Sloped roofs with a minimum slope of 6:12
- Flat roofs with surrounding masonry parapets.
- Parapet heights may vary to create visual interest to the façade.
- Roofs will be designed to screen and conceal all rooftop mounted mechanical equipment.

### Lighting:

- Lighting will be designed to enhance the building design and storefront, compliment the architecture, and be sufficient for visibility and safety.
- Lighting should be stationary and non-animated.

### Masonry Openings:

- Window and door headers in masonry walls should be defined and articulated with stone, cast stone or special brick coursing such as soldier or double rowlock header bonds. Window sills within walls should incorporate stone or precast sills.

### Signage:

- All signage will be attached to the building or canopy. Types of permitted signs include:
  - Freestanding pin-mounted letterform
  - Projecting signs
  - Blade signs

- Storefront signs
- Window Signs
- Canopy signs
- Two sided or three-dimensional contextual signs.
- Backlit letter metal sign box signs.
- Neon signs are permitted only when inset into a metal channel or open-face form with or without an acrylic cover.

#### **Awnings & Canopies:**

- Awnings and canopies will be compatible in material and construction to the style and character of the building. The color of the awning or canopy should be compatible with the overall color scheme of the façade.
- Where feasible, awnings and canopies should be generally aligned with others nearby in order to maintain a sense of visual continuity.
- Awnings and canopies should be tailored to the opening of the building and positioned so that distinctive architectural features remain visible.

#### **Material Transitions:**

- Where possible, all transitions between dissimilar wall materials should occur at inside corners.

#### **Storefronts:**

- Storefronts will be designed using a rhythm created by pilasters, columns, and or piers with trim to frame display windows. Glazing will comprise 40-65% of the storefront wall area.
- Aluminum, steel, clad or aluminum clad wood framed entrances with factory applied finishes in one of the accent colors listed elsewhere in this document. A minimum 12" durable storefront base should be incorporated as part of the design to withstand contact with maintenance and snow removal equipment. Base must be composed of stone, masonry, prefinished aluminum or other highly durable material.

#### **Accent Colors:**

- The colors that are recommended for awnings, aluminum storefronts, brackets, exposed structural elements are listed per the Pantone Matching System® and are as listed:
  - PMS Cool Grey 11
  - PMS 626
  - PMS Process Black C

#### **Materials:**

- Brick – Red brick in an extruded wirecut or velour texture, handmade and /or molded finish. Brick will be modular size; 3 5/8" x 2 1/4" x 7 5/8". Coursing will be a standard common or header bond. All mortar should be colored mortar to match the brick.
- Stone – Buff colored limestone in rock-face, smooth and other textured surfaces.
- Precast stone – Fabricated to simulate natural limestone in rock-face, smooth and other textured surfaces
- Roofing – Slate, manufactured slate, metal standing seam
- Glass – Clear glass
- Trim – Decorative trim will be cellular PVC, prefinished aluminum and prefinished extruded aluminum panning in traditional brickmold and casing profiles.

SUMMARY

Site Area

Gross	7,917,497 sf (181.76 acres)
Rights of Way	1,908,735 sf (43.82 acres)
<b>Net Site Area</b>	<b>6,008,762 sf (137.94 acres)</b>
Detention/ Buffer Zone percent of net	701,774 sf (16.11 acres) 11.7%
Public Open Space percent of net	614,537 sf (14.11 acres) 10.2%

Building Area (other than Residential)

Retail	670,000 sf
Lodging	100,000 sf
Elderly Housing	100,000 sf
Educational	45,000 sf
Industrial	512,500 sf
<b>Net Building Area</b>	<b>1,427,500 sf</b>

Residential

700 Dwelling Units



Key Plan

F.A.R.	Per Sub Area	
<b>Maximum Building Height</b>	100 ft	
<b>Parking</b>	<p><b>Group A</b> e.g. s.f. housing</p> <p><b>Group C</b> e.g. multi unit</p> <p><b>Group D</b> e.g. elderly</p> <p><b>Group E</b> e.g. school</p> <p><b>Group M</b> e.g. retail</p> <p><b>Group S</b> e.g. lodging</p>	<p>1 space per unit, provided that off-street parking is not required for detached houses or two-flats on lots of records that are 33 feet or less in width if the subject lot does not have access to an improved alley; 1 space per unit for government-subsidized detached houses and two-flats</p> <p>1 space per unit</p> <p>0.33 spaces per unit</p> <p>1 per 3 employees + additional parking and drop-off spaces as determined by DZLUP</p> <p>None for first 10,000 sf then 2.5 spaces per 1,000 sf</p> <p>1 space per 3 lodging rooms</p>
<b>Bicycle Parking</b>	No use is required to provide more than 50 bicycle parking spaces.	
	<p><b>Group C</b> e.g. multi unit</p> <p><b>Group D</b> e.g. elderly</p> <p><b>Group E</b> e.g. school</p> <p><b>Group M</b> e.g. retail</p> <p><b>Group S</b> e.g. lodging</p>	<p>1 per 2 auto spaces</p> <p>1 per 4 auto</p> <p>1 per 10 auto spaces; Min. 4 spaces</p> <p>1 per 5 auto spaces</p> <p>1 per 10 auto spaces</p>
<b>Off Street Loading</b>	<p><b>Retail</b></p> <p><b>Multi-Unit Lodging</b></p>	<p>10,000-25,000 = 1 berths (10 x 25)</p> <p>25,000-49,999 = 2 berths (10 x 50)</p> <p>50,000-99,999 = 3 berths (10 x 50)</p> <p>100,000-249,999 sf = 4 berths (10 x 50).</p> <p>+250,000 = 1 additional berth (10 x 50) per 200,000 sf above 250,000 sf</p> <p>25,000-199,999 = 1 berth (10 x 25)</p> <p>25,000-199,999 = 1 berth (10 x 50)</p>



**Plan of Development - Bulk Regulations and Data Table Summary**

Applicant: North Pullman 111th Inc.

Address : 111th Street and Doty Avenue  
 Introduction Date : July 24, 2013  
 Chicago Plan Commission Date : August 15, 2013

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**SUB AREA H**

Uses

The following C2, Motor Vehicle-Related Commercial District and other related and similar uses shall be allowed: Artisan, Limited and General Manufacturing, Production and Industrial Services, including without limitation manufacturing of soap, detergents and cleaning products; Warehousing, Wholesaling and Freight Movement; Vehicle Sales and Service; Sports and Recreation, Participant; Retail Sales, General; Residential Storage Warehouse; Office, including without limitation High Technology Office and Electronic Data Storage Center; Urban Farm, including without limitation indoor operation, outdoor operation and rooftop operation; and Colleges and Universities.

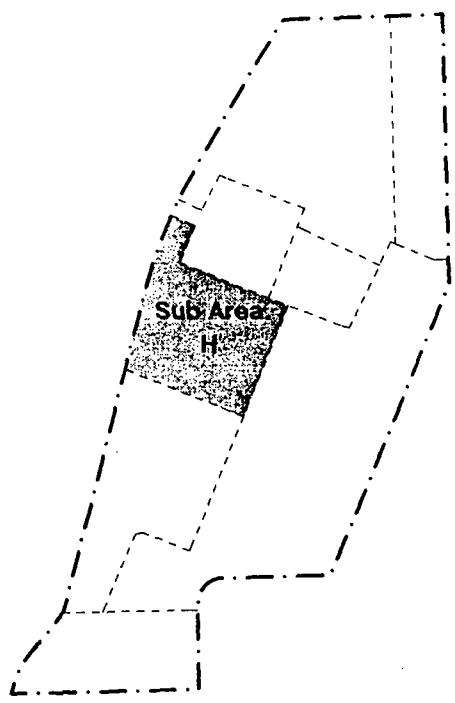
No other uses shall be allowed.

Site Area

Gross **845,626 sf (19.41 acres)**  
 Rights of Way **34,872 sf (0.8 acres)**  
**Net Site Area 810,754 sf (18.61 acres)**

Public Open Space **88,038 sf (2.02 acres)**  
*percent of net 10%*

Detention/ Buffer Zone **29,000 sf (0.67 acres)**  
*percent of net 0.03%*



Key Plan

<b>Maximum F.A.R.</b>		<b>3.0</b>	
<b>Building Height</b>		<b>65 ft</b>	
<b>Setbacks</b>	Front	0 ft	
	Side	0 ft	
	Rear	16 ft	
<b>Parking</b>		<b>1 Space per 4 Employees</b>	
<b>Bicycle Parking</b>		<b>1 Per Every 10 Auto Spaces</b>	
<b>Off Street Loading</b>	0-9,999	0	10 x 25; 10 x 50 for buildings over 20,000 sq.ft.
	10,000-49,000	1	
	50,000-99,999	2	
	100,000 +	2 + 1 per 10,000 sq.ft. or portion thereof above 100,000 sq.ft.	



**Plan of Development - Bulk Regulations and Data Table  
 Sub Area H**

**Applicant: North Pullman 111th Inc.**

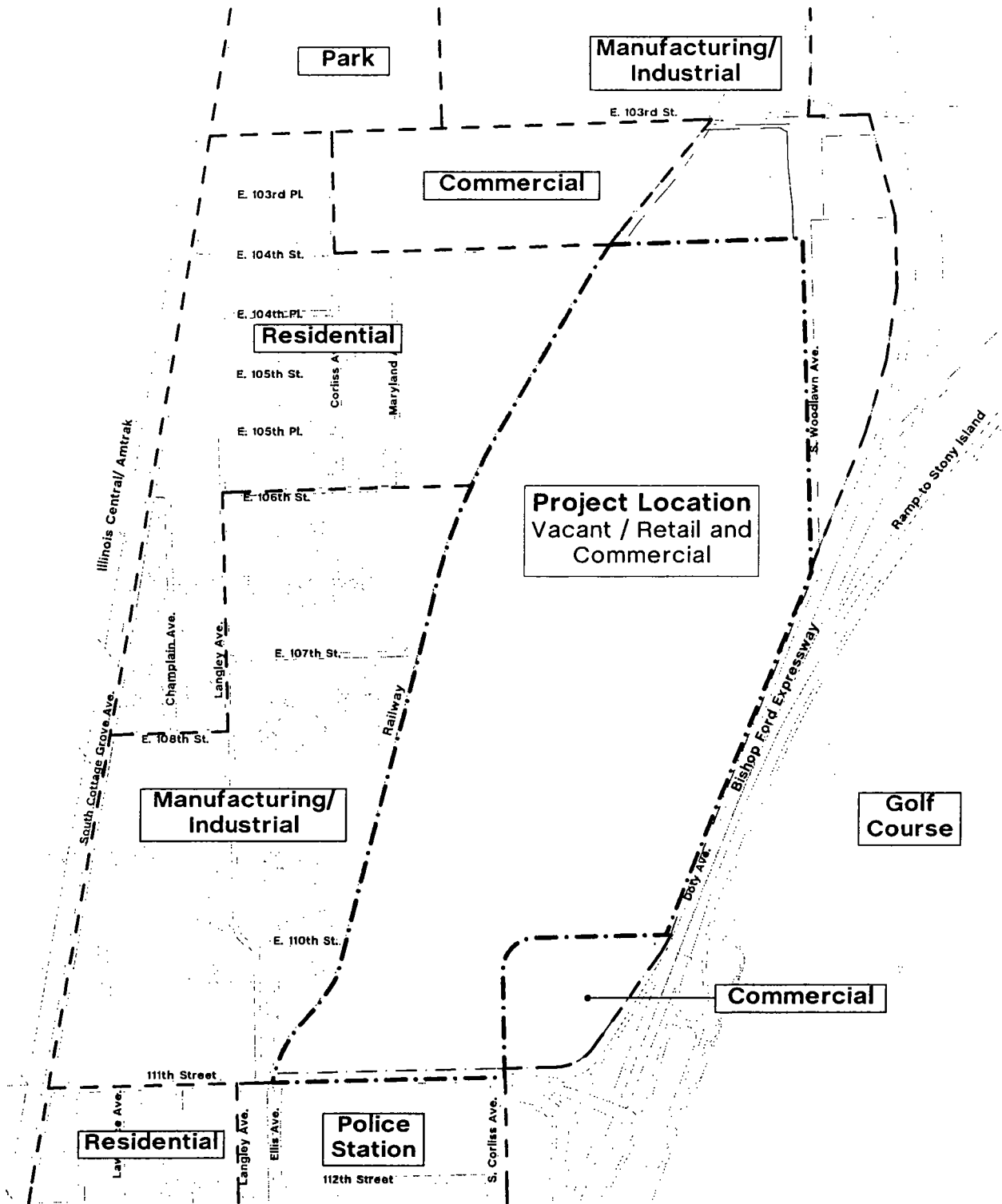
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**Existing Land Use Map**

Scale: 1" = 800'-0"

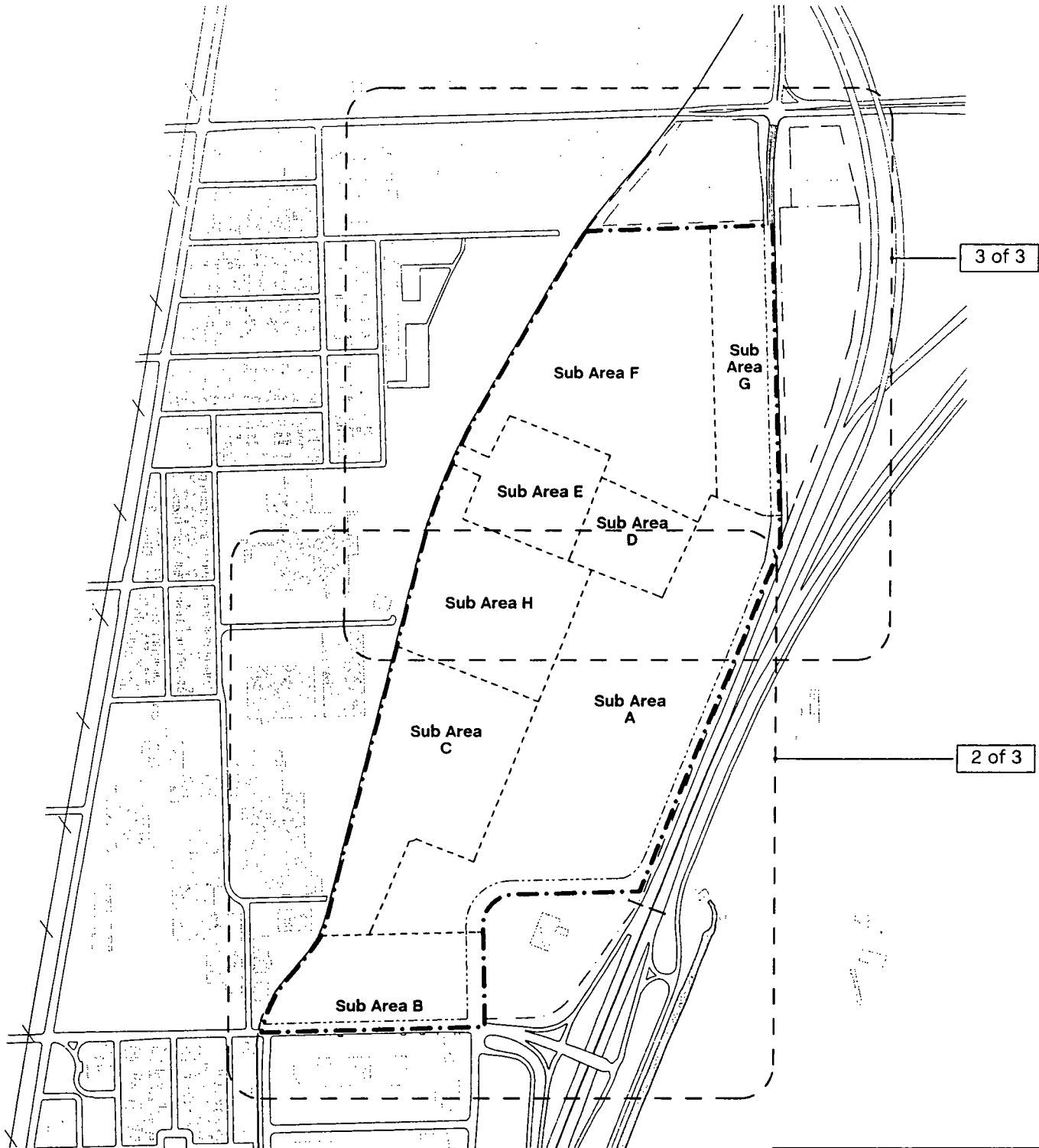
**Applicant: North Pullman 111th Inc.**

Address : 111th Street and Doty Avenue  
 Introduction Date : July 24, 2013  
 Chicago Plan Commission Date : August 15, 2013

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**Planned Development Boundary and Property Line Map - 1 of 3**

Scale: 1" = 800'-0" Note: Refer to Detail Plans to Follow

**Applicant: North Pullman 111th Inc.**

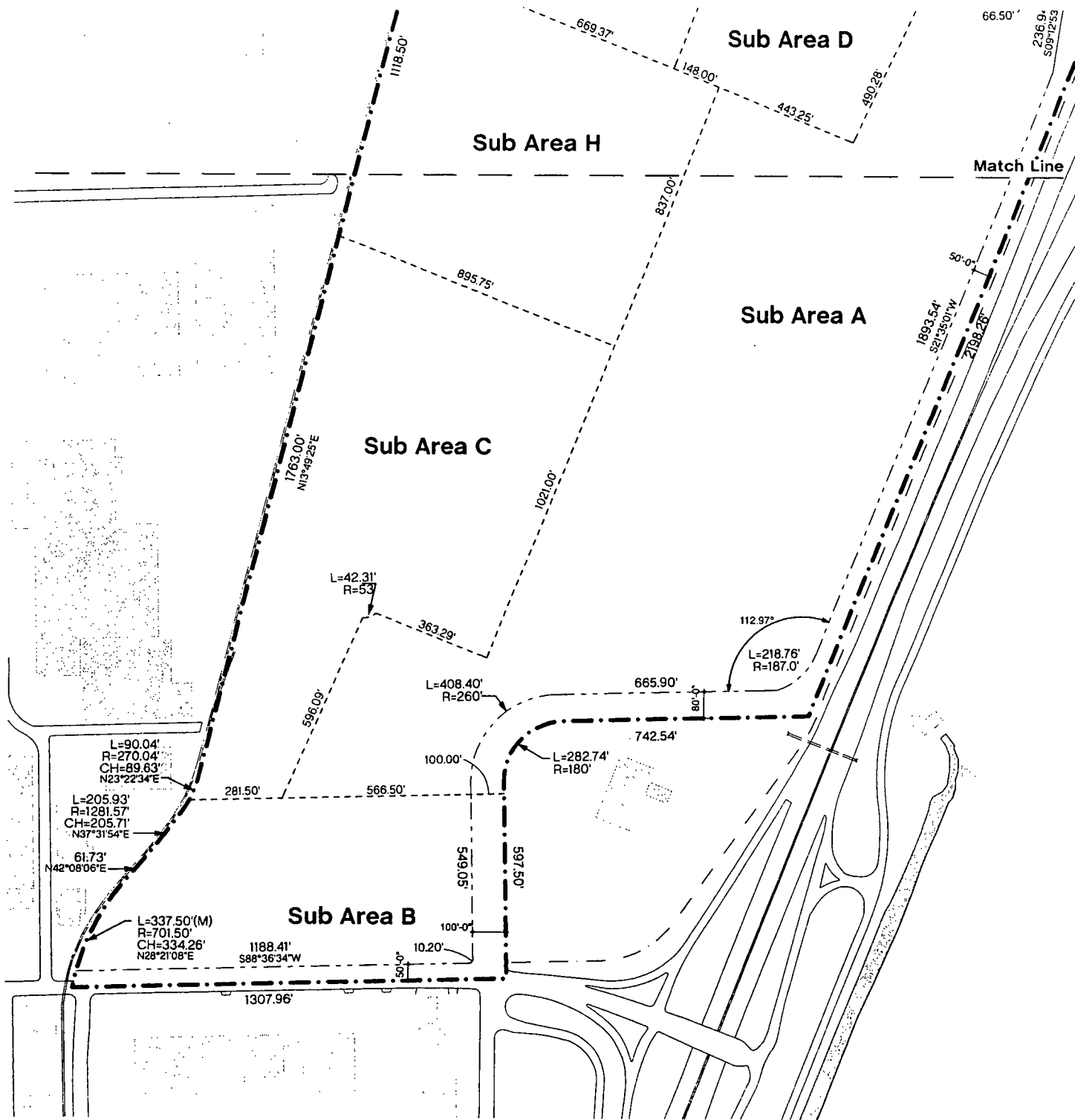
Address : 111th Street and Doty Avenue  
 Introduction Date : July 24, 2013  
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**Note:**  
 Refer to following detail plans for all boundary and property line dimensions.

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Planned Development Boundary and Property Line Map - Detail - 2 of 3  
 Scale: 1" = 400'-0"

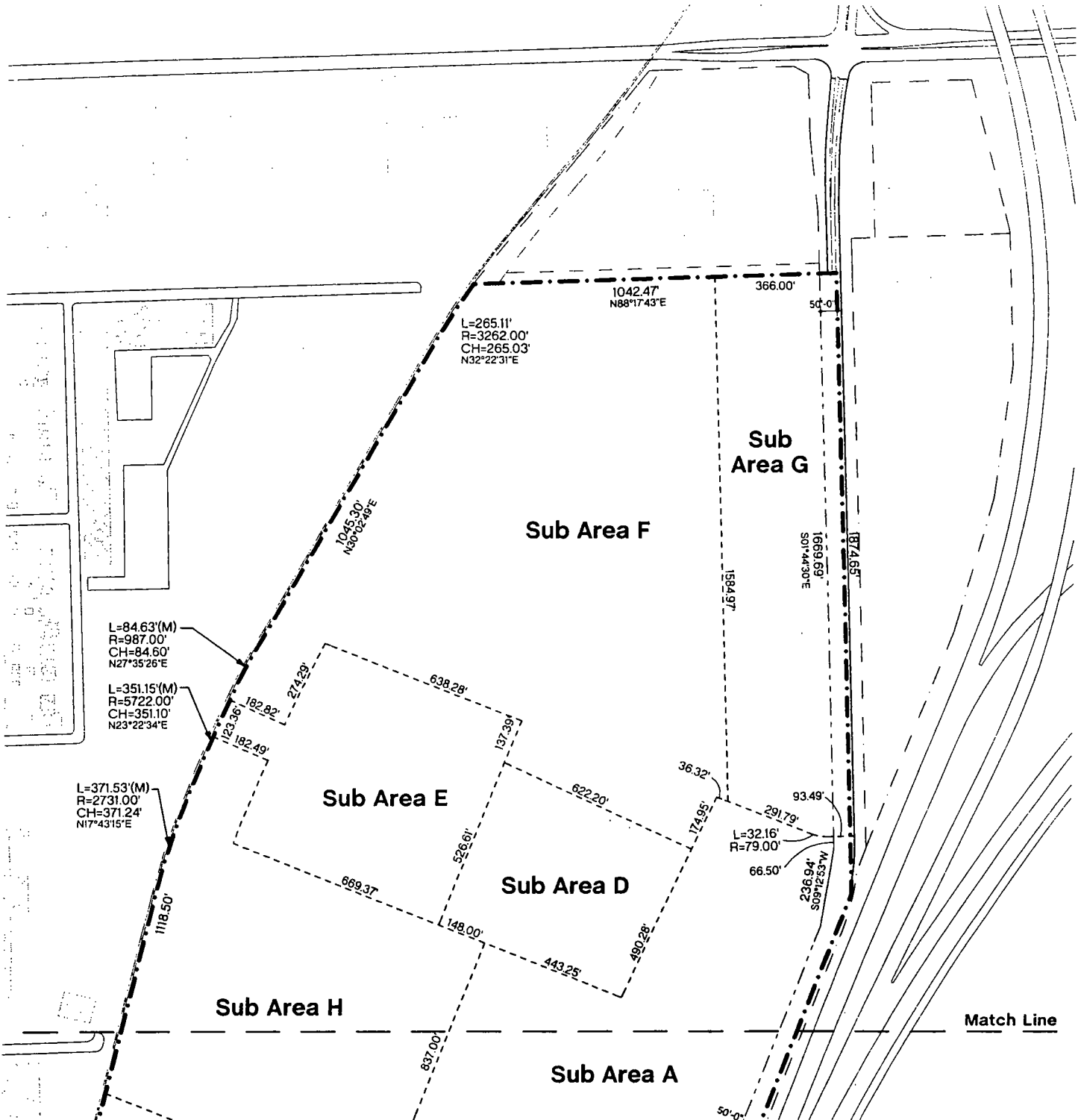
Applicant: North Pullman 111th Inc.  
 Address : 111th Street and Doty Avenue  
 Introduction Date : July 24, 2013  
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Planned Development Boundary and Property Line Map - Detail - 3 of 3

Scale: 1" = 400'-0"

Applicant: North Pullman 111th Inc.

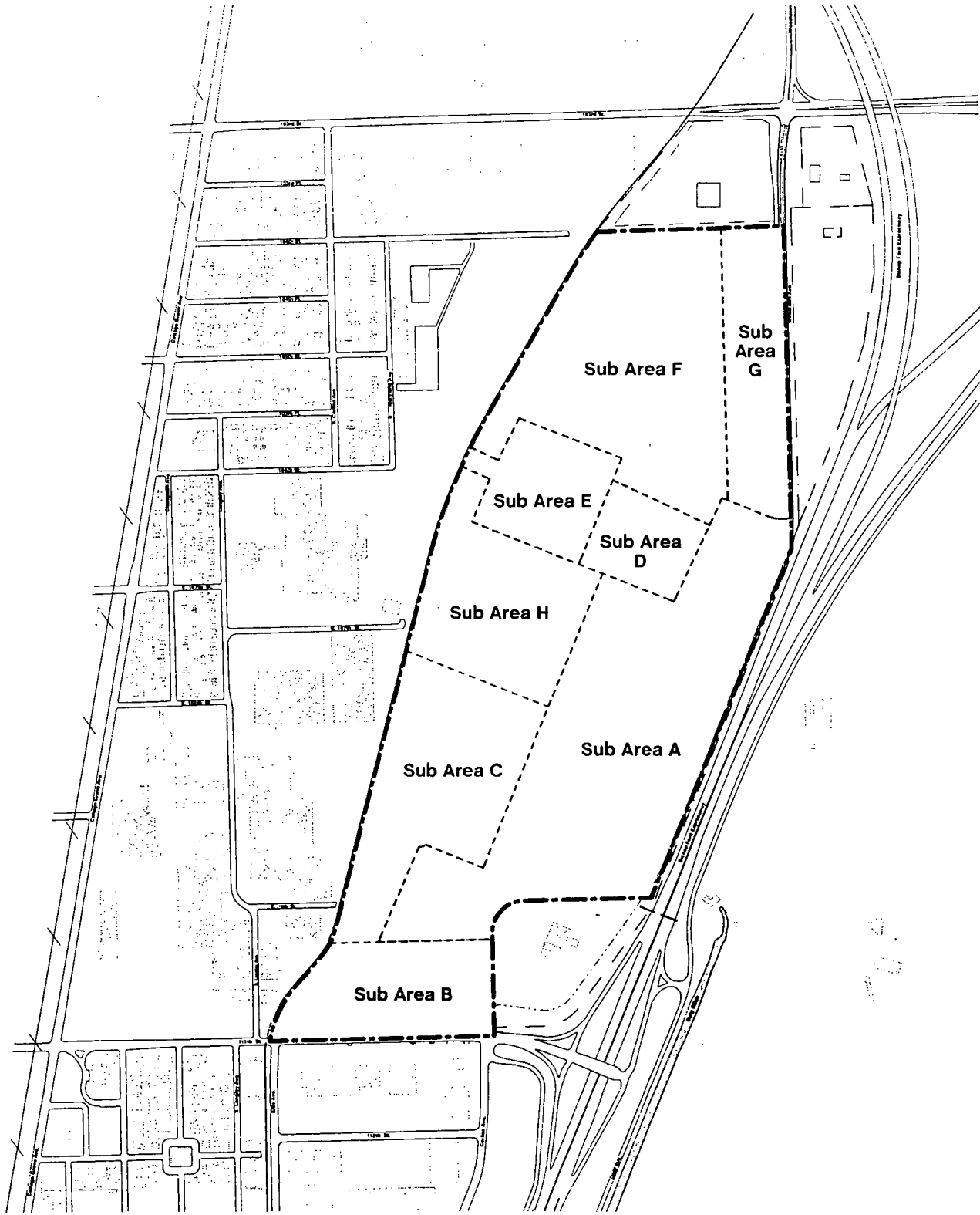
Address : 111th Street and Doty Avenue  
 Introduction Date : July 24, 2013  
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**Sub Area Map**

Scale: 1" = 800'-0"

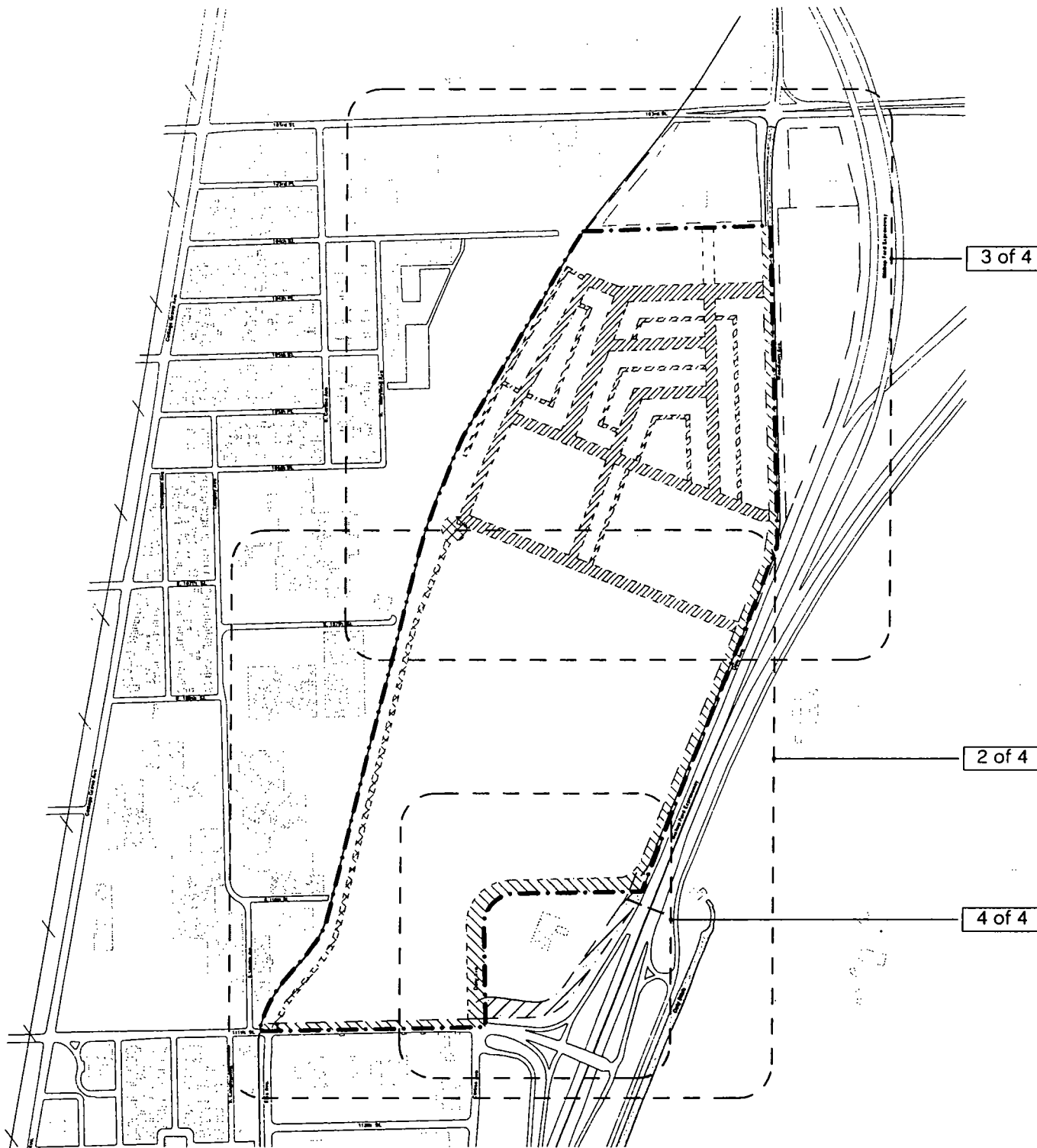
**Applicant: North Pullman 111th Inc.**

Address : 111th Street and Doty Avenue  
 Introduction Date : July 24, 2013  
 Chicago Plan Commission Date : August 15, 2013





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**Legend**

-  Off Premise R.O.W. Previously Vacated
-  Existing R.O.W. to Remain
-  Proposed Dedicated R.O.W.
-  Private Driveway



**Rights-of-Way Adjustment Map - 1 of 4**

Scale: 1" = 800'-0"

Note: Refer to Detail Plans to Follow

**Applicant: North Pullman 111th Inc.**

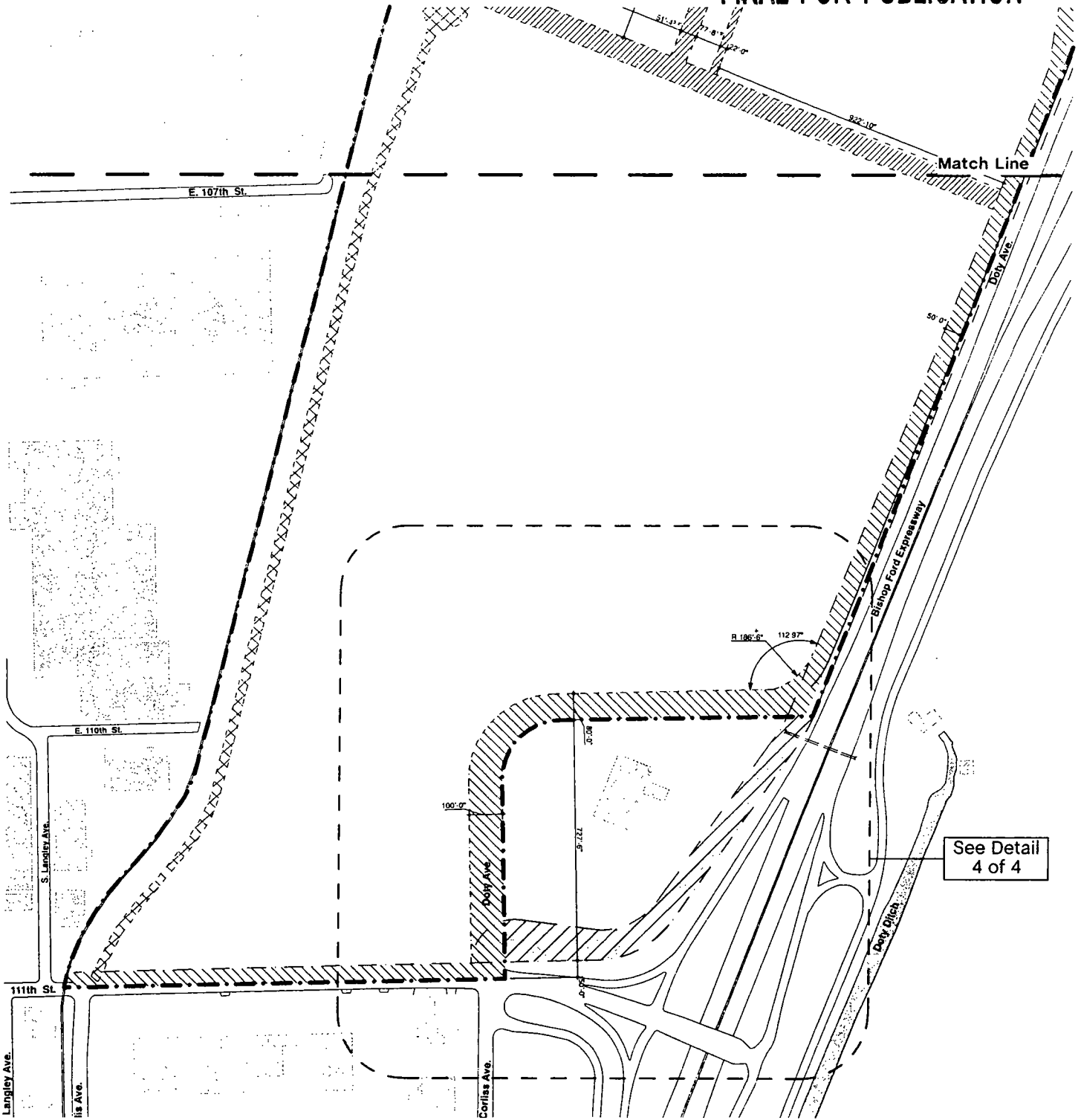
Address : 111th Street and Doty Avenue  
 Introduction Date : July 24, 2013  
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



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**Legend**

-  Off Premise R.O.W. Previously Vacated
-  Existing R.O.W. to Remain
-  Proposed Dedicated R.O.W.
-  Private Driveway



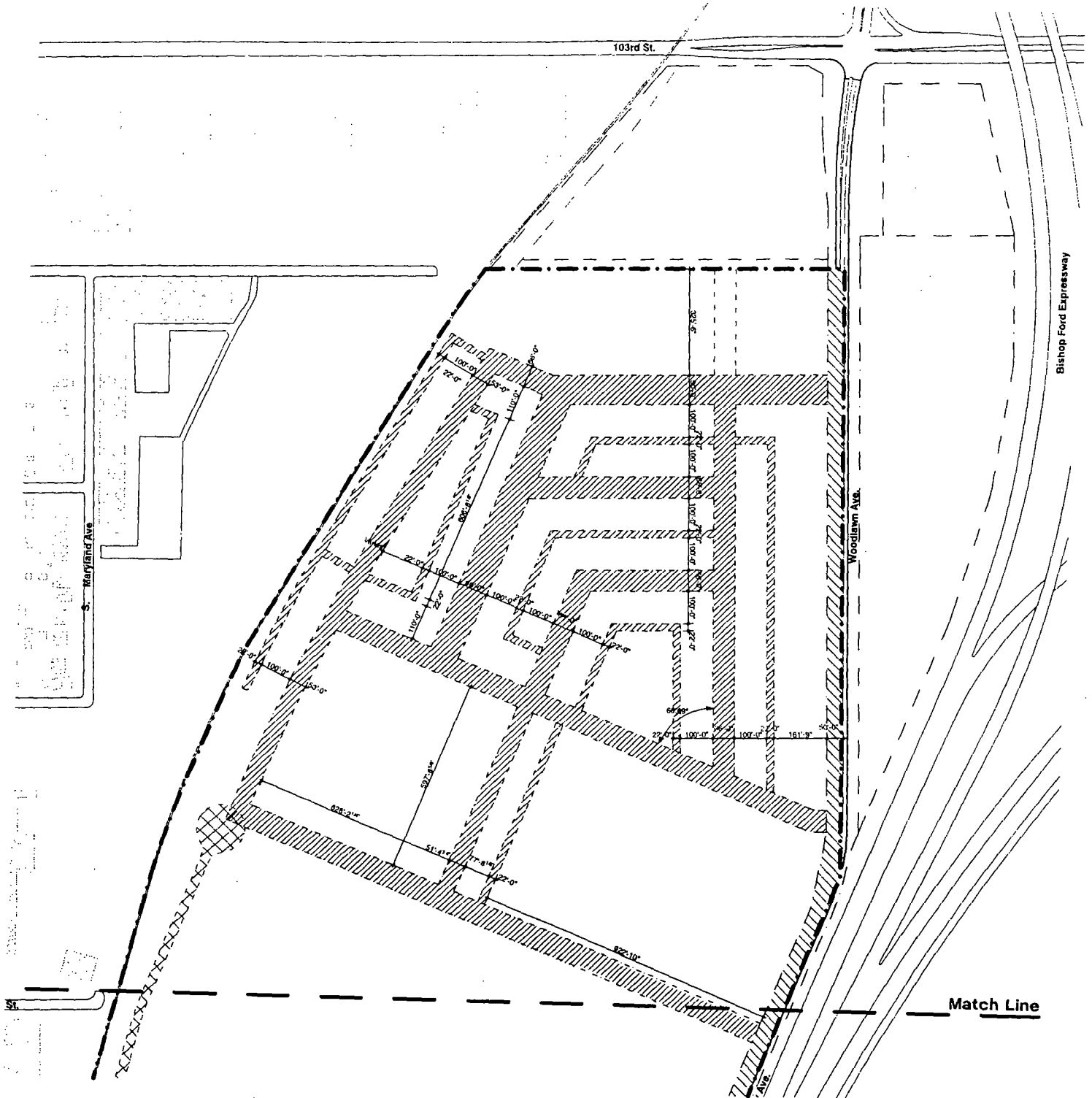
**Rights-of-Way Adjustment Map - Detail - 2 of 4**  
Scale: 1" = 400'-0"

**Applicant: North Pullman 111th Inc.**  
 Address : 111th Street and Doty Avenue  
 Introduction Date : July 24, 2013  
 Chicago Plan Commission Date : August 15, 2013




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**Legend**

-  Existing R.O.W. to Remain
-  Proposed Dedicated R.O.W.
-  Private Driveway



**Rights-of-Way Adjustment Map - Detail - 3 of 4**  
 Scale: 1" = 400'-0"

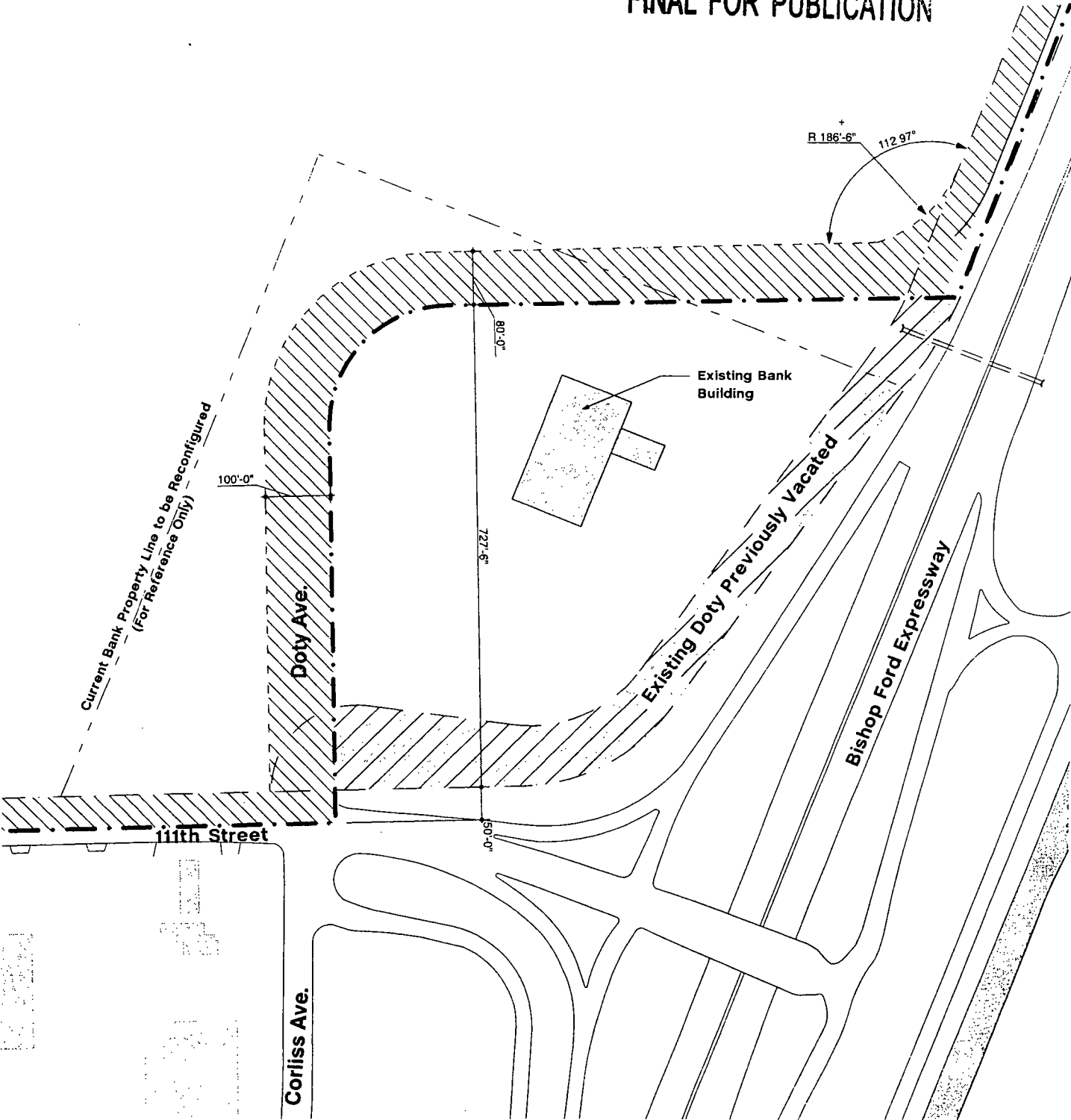
**Applicant: North Pullman 111th Inc.**  
 Address: 111th Street and Doty Avenue  
 Introduction Date: July 24, 2013  
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**Legend**

-  Off Premise R.O.W. Previously Vacated
-  Existing R.O.W. to Remain
-  Proposed Dedicated R.O.W.



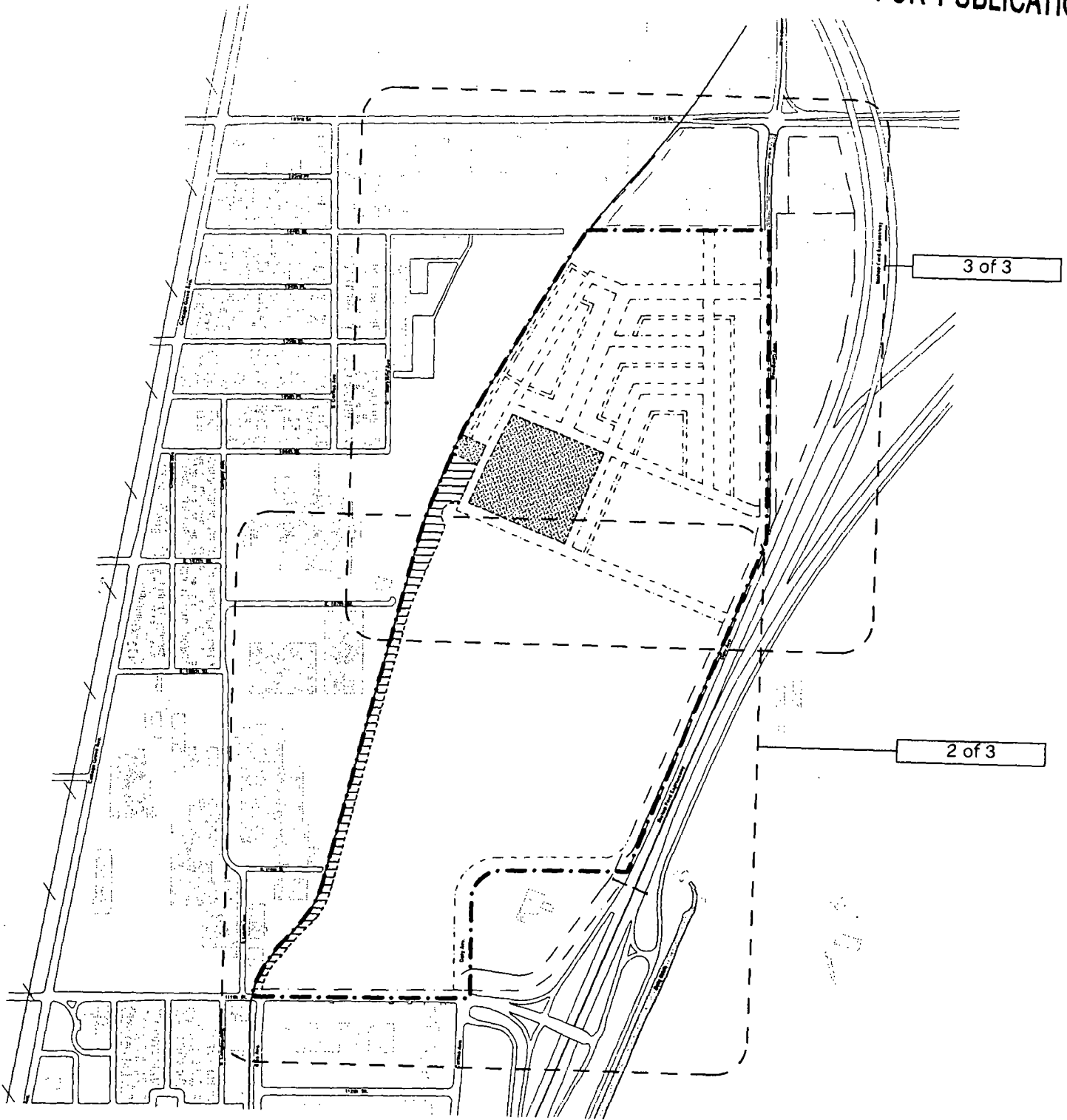
**Rights-of-Way Adjustment Map - Detail - 4 of 4**  
 Scale: 1" = 200'-0"  
 Vacated Off Premises R.O.W.

**Applicant: North Pullman 111th Inc.**  
 Address : 111th Street and Doty Avenue  
 Introduction Date : July 24, 2013  
 Chicago Plan Commission Date : August 15, 2013



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Legend

-  Public Open Space
-  Landscape Buffer



Public Open Space Plan - 1 of 3

Scale: 1" = 800'-0"

Note: Refer to Detail Plans to Follow

Applicant: North Pullman 111th Inc.

Address : 111th Street and Doty Avenue

Introduction Date : July 24, 2013

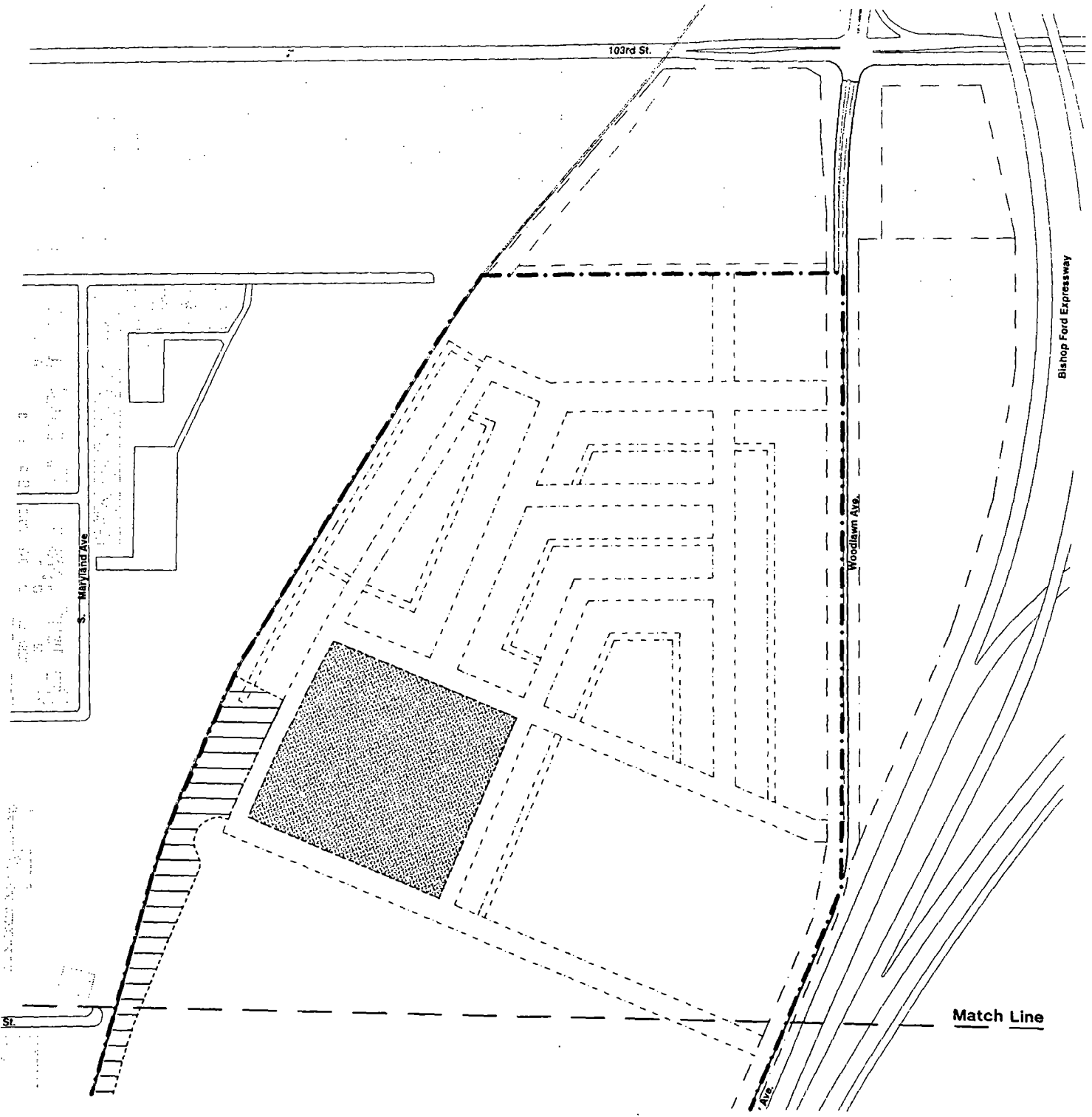
Chicago Plan Commission Date : August 15, 2013

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- Legend**
-  Public Open Space
  -  Landscape Buffer



**Public Open Space Plan - Detail - 3 of 3**  
 Scale: 1" = 400'-0"

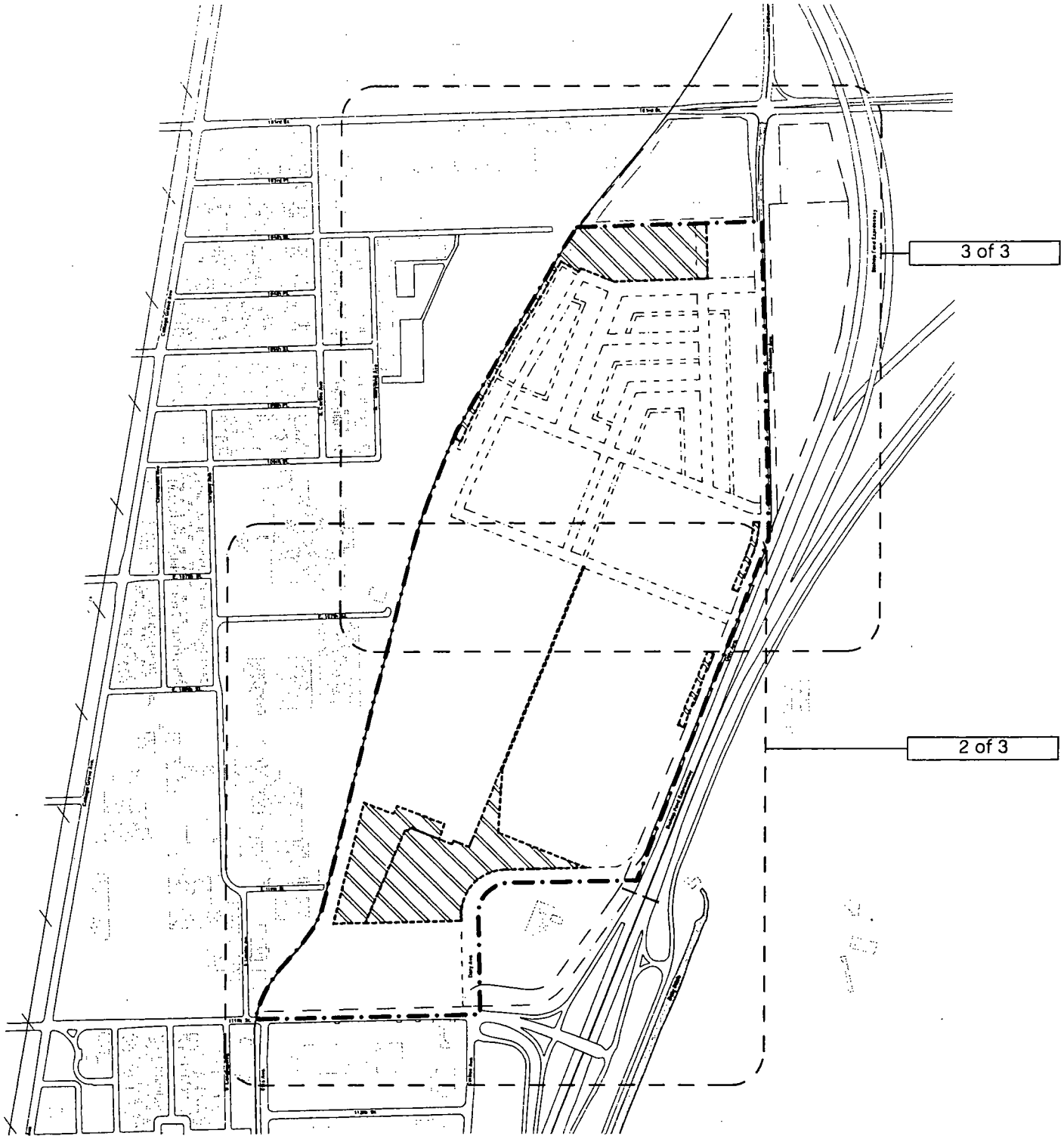
**Applicant: North Pullman 111th Inc.**  
 Address : 111th Street and Doty Avenue  
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Legend

 Site Buffer and/or Detention



Site Buffer/ Detention Plan - 1 of 3

Scale: 1" = 400'-0"

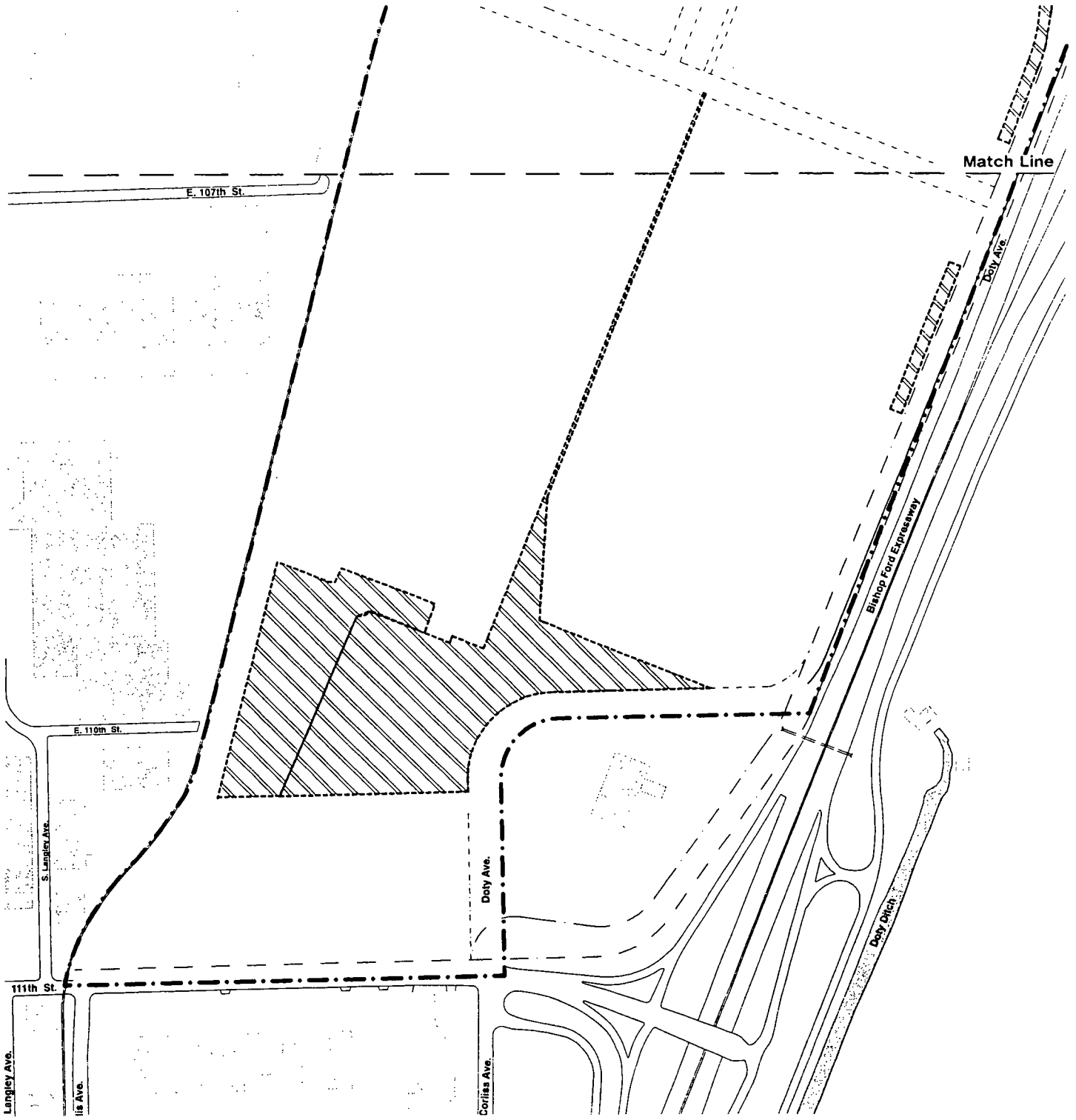
Applicant: North Pullman 111th Inc.

Address : 111th Street and Doty Avenue  
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Legend

 Site Buffer and/or Detention



Site Buffer/ Detention Plan - Detail - 2 of 3

Scale: 1" = 400'-0"

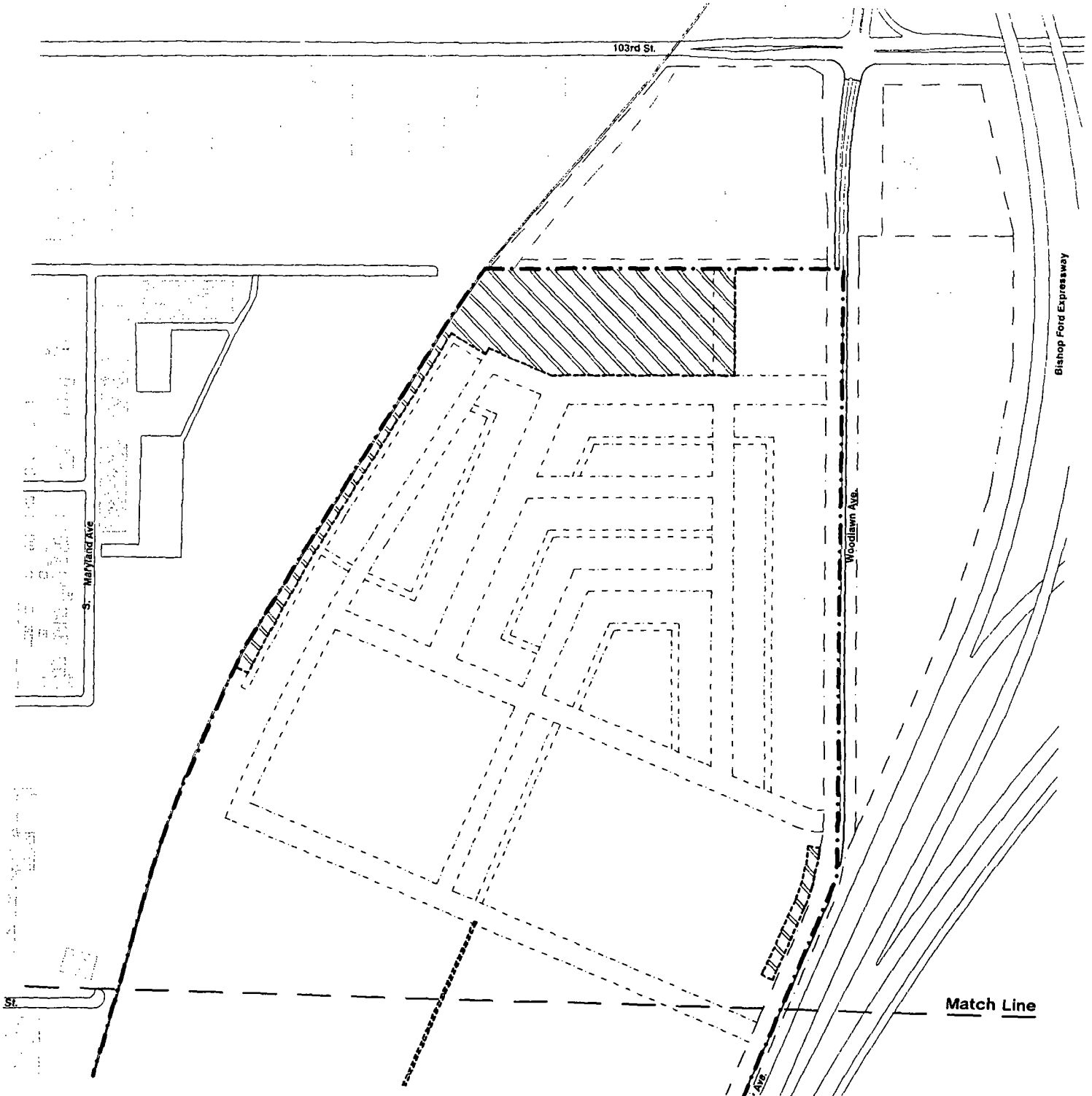
Applicant: North Pullman 111th Inc.

Address : 111th Street and Doty Avenue  
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Legend

 Site Buffer and/or Detention



Site Buffer/ Detention Plan - Detail - 3 of 3  
Scale: 1" = 400'-0"

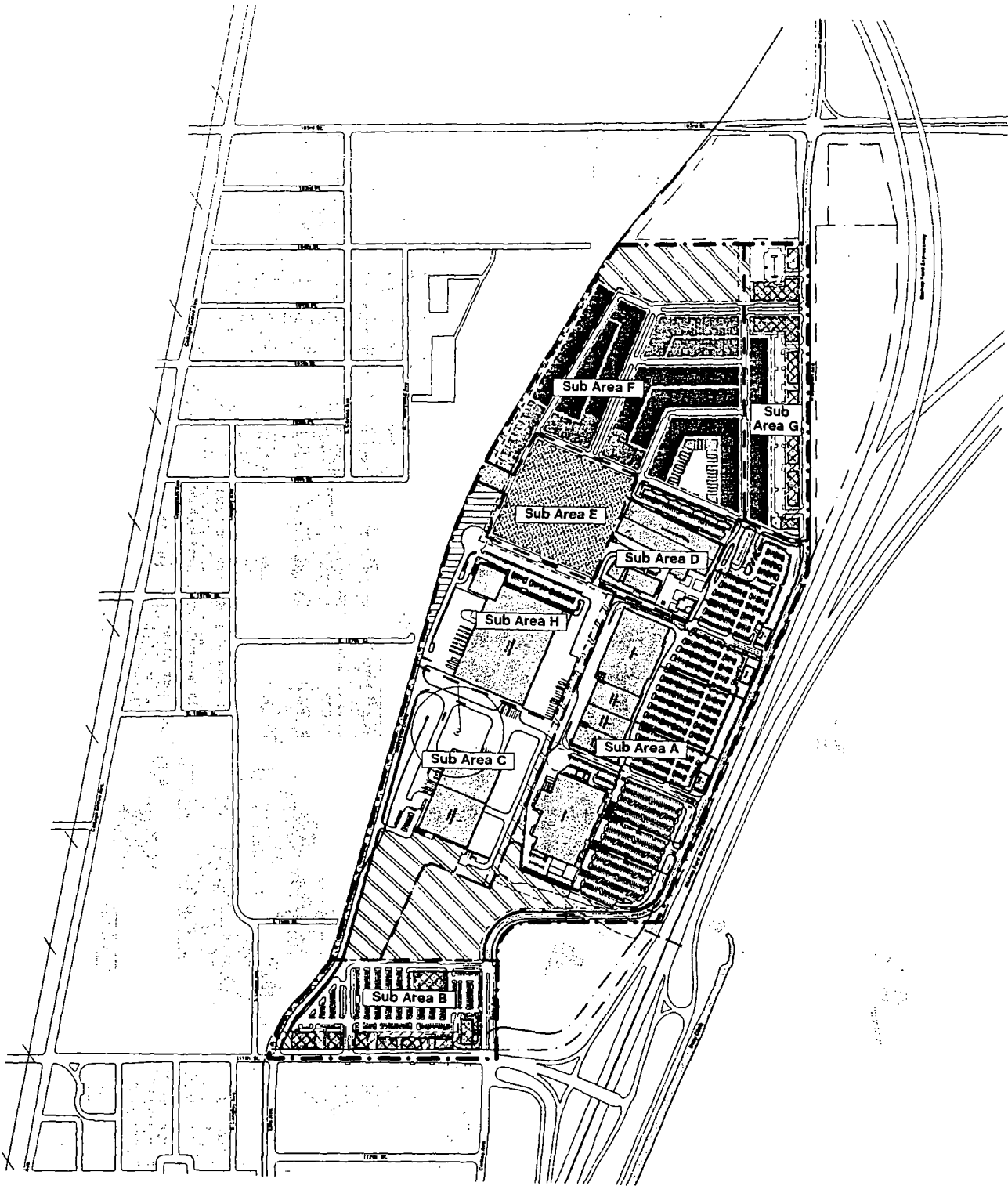
Applicant: North Pullman 111th Inc.  
Address : 111th Street and Doty Avenue  
Introduction Date : July 24, 2013  
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**Site Plan**

Scale: 1" = 800'-0" Note: Refer to Sub Area Detail Plans to Follow

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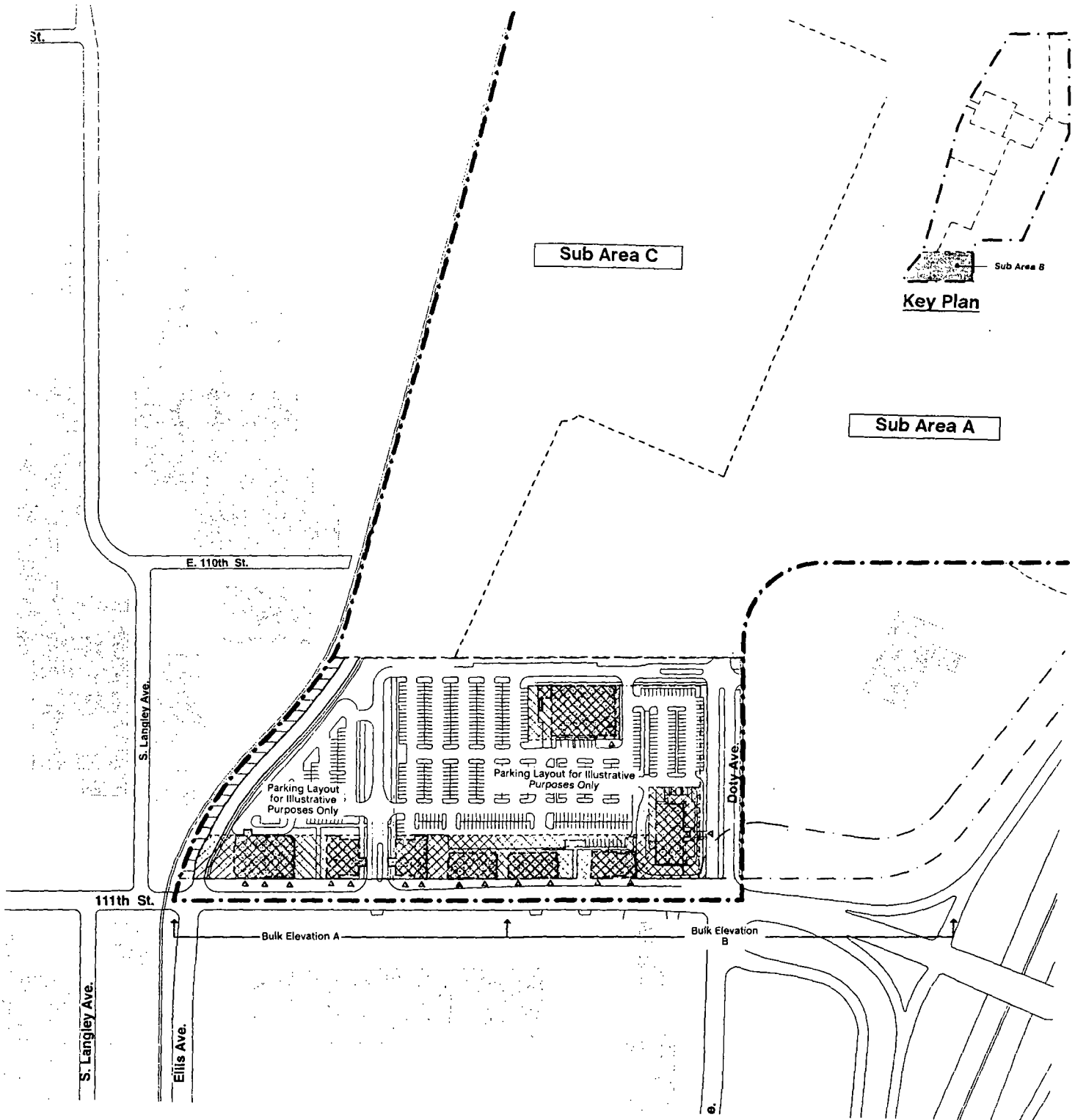
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


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**Legend**

-  Building Zones
-  Example Building Footprints Only
-  Public Open Space
-  Landscape Buffer
-   Approx. Retail Entry Locations

\* Streets and parking are shown for illustrative purposes only



**Site Plan - Sub Area B**

Scale: 1" = 300'-0"

**Applicant: North Pullman 111th Inc.**

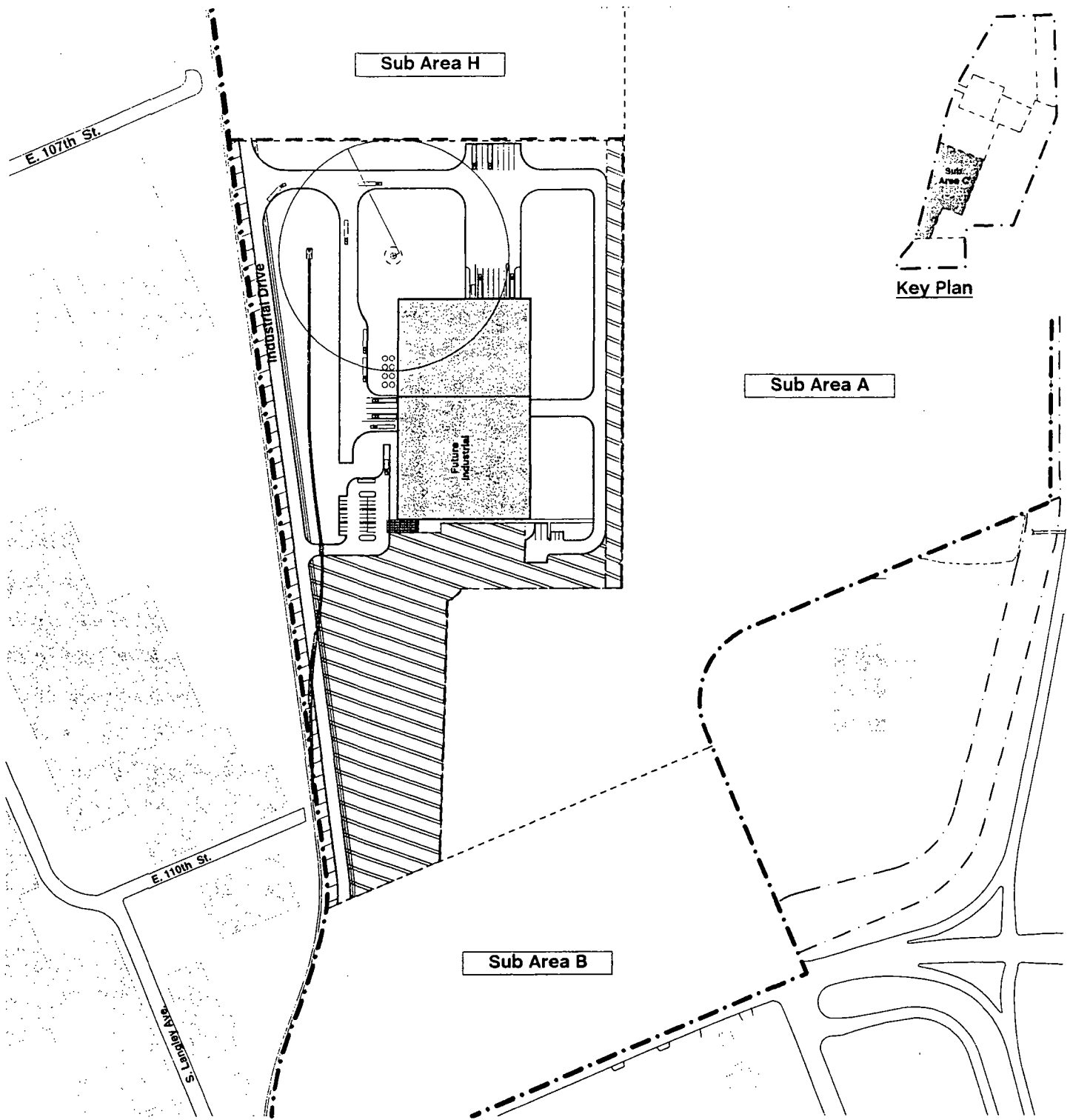
Address : 111th Street and Doty Avenue  
 Introduction Date : July 24, 2013  
 Chicago Plan Commission Date : August 15, 2013

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



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Legend

-  Public Open Space
-  Buffer/ Detention Area
-  Landscape Buffer



Site Plan - Sub Area C

Scale: 1" = 300'-0"

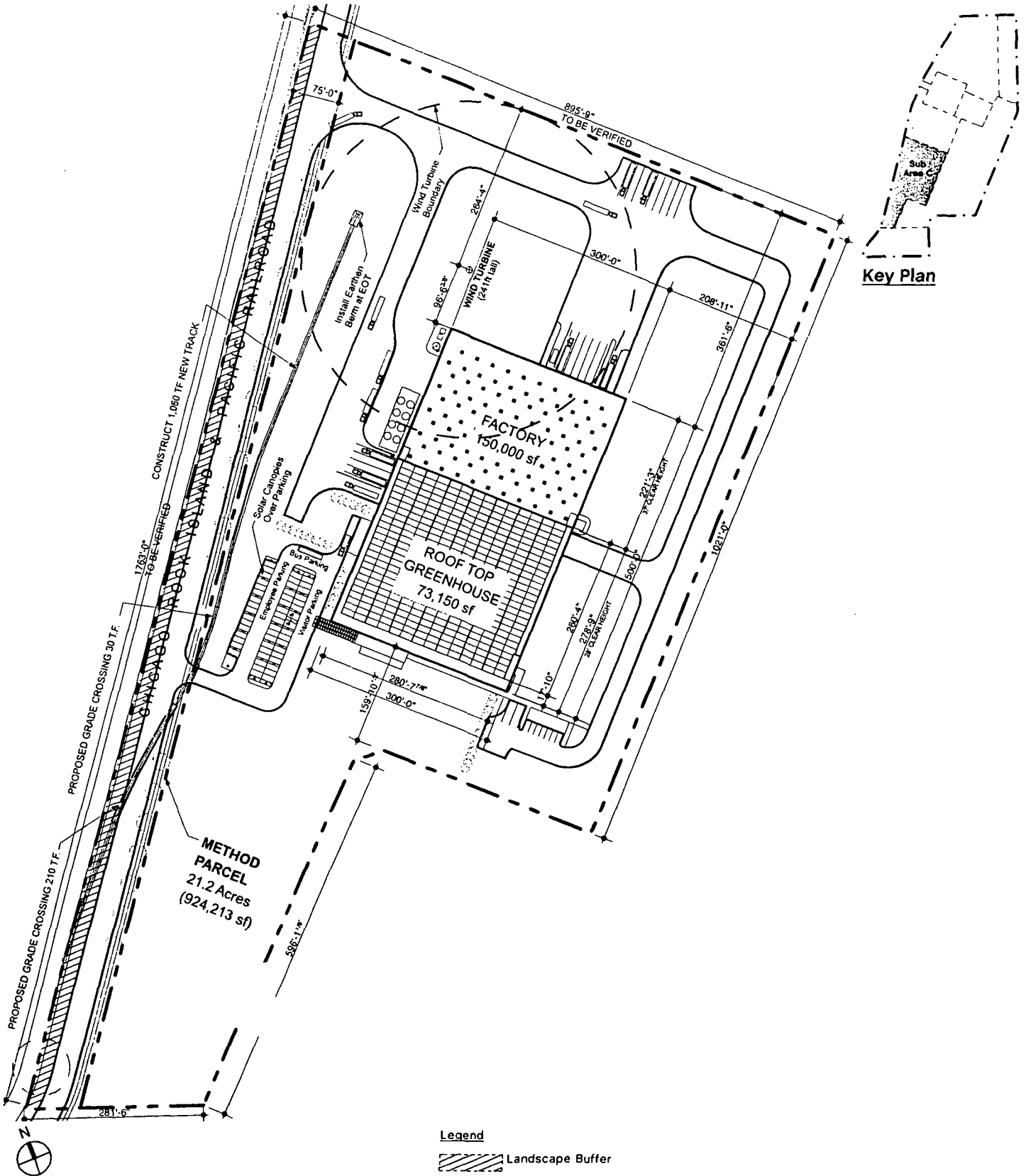
Applicant: North Pullman 111th Inc.

Address : 111th Street and Doty Avenue  
 Introduction Date : July 24, 2013  
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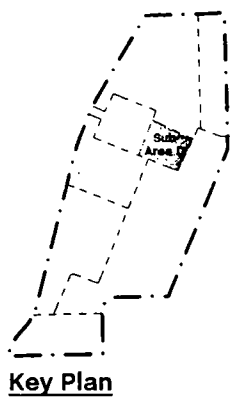
**Enlarged Site Plan/ Final Sub Area Plan - Sub Area C**  
 Scale: 1" = 200'-0"

**Applicant:** North Pullman 111th Inc.  
**Address:** 111th Street and Doty Avenue  
**Introduction Date:** July 24, 2013  
**Chicago Plan Commission Date:** August 15, 2013

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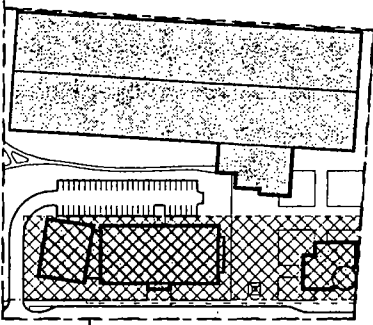
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Sub Area F

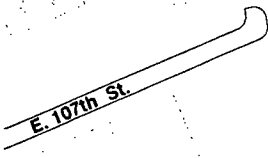
Sub Area E





Sub Area A

Sub Area H

Sub Area C



Legend

-  Building Zones
-  Example Building Footprints Only

\* Streets and parking are shown for illustrative purposes only



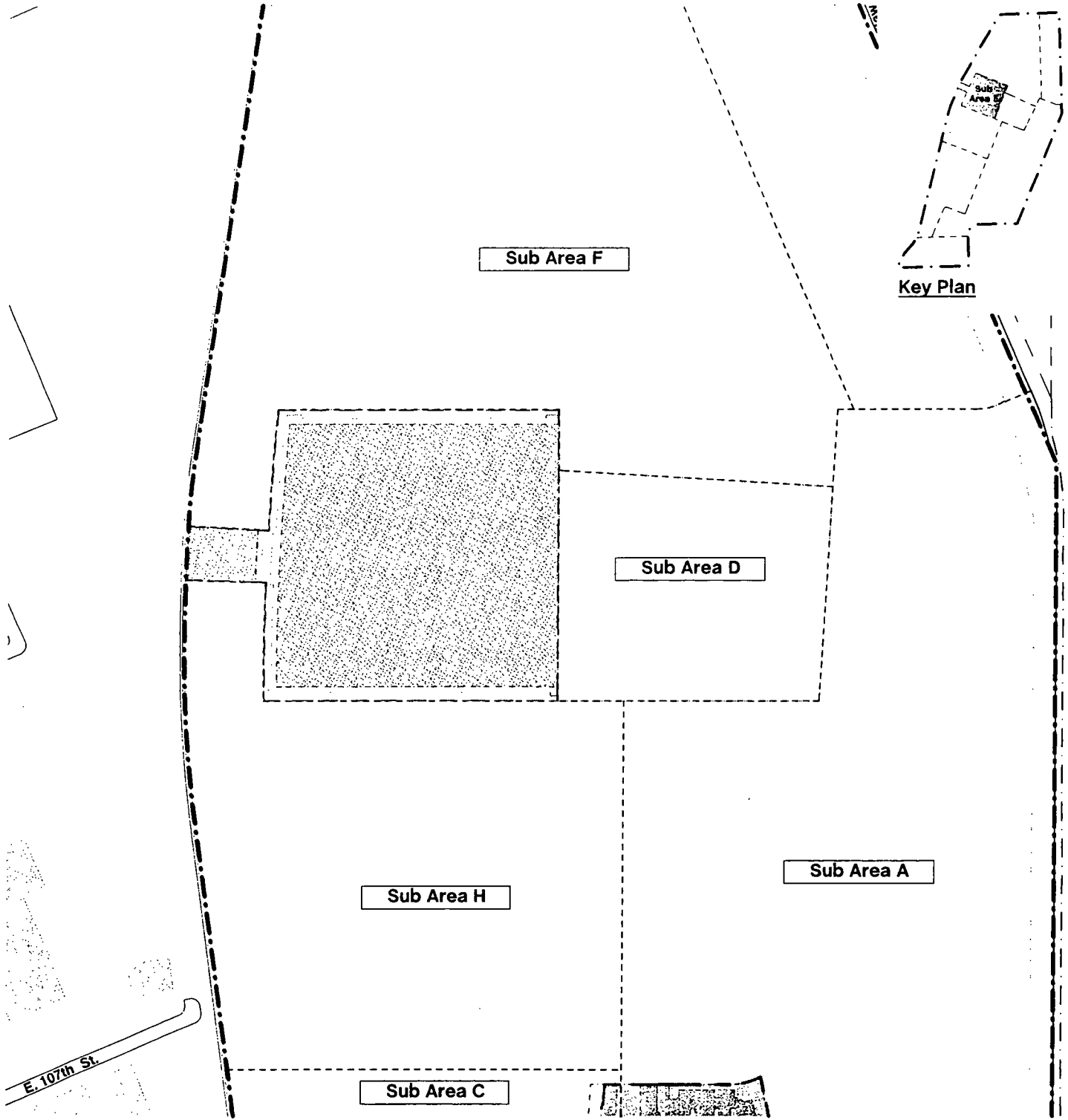
Site Plan - Sub Area D  
Scale: 1" = 300'-0"

Applicant: North Pullman 111th Inc.  
 Address : 111th Street and Doty Avenue  
 Introduction Date : July 24, 2013  
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Legend

 Public Open Space

\* Streets and parking are shown for illustrative purposes only



Site Plan - Sub Area E

Scale: 1" = 300'-0"

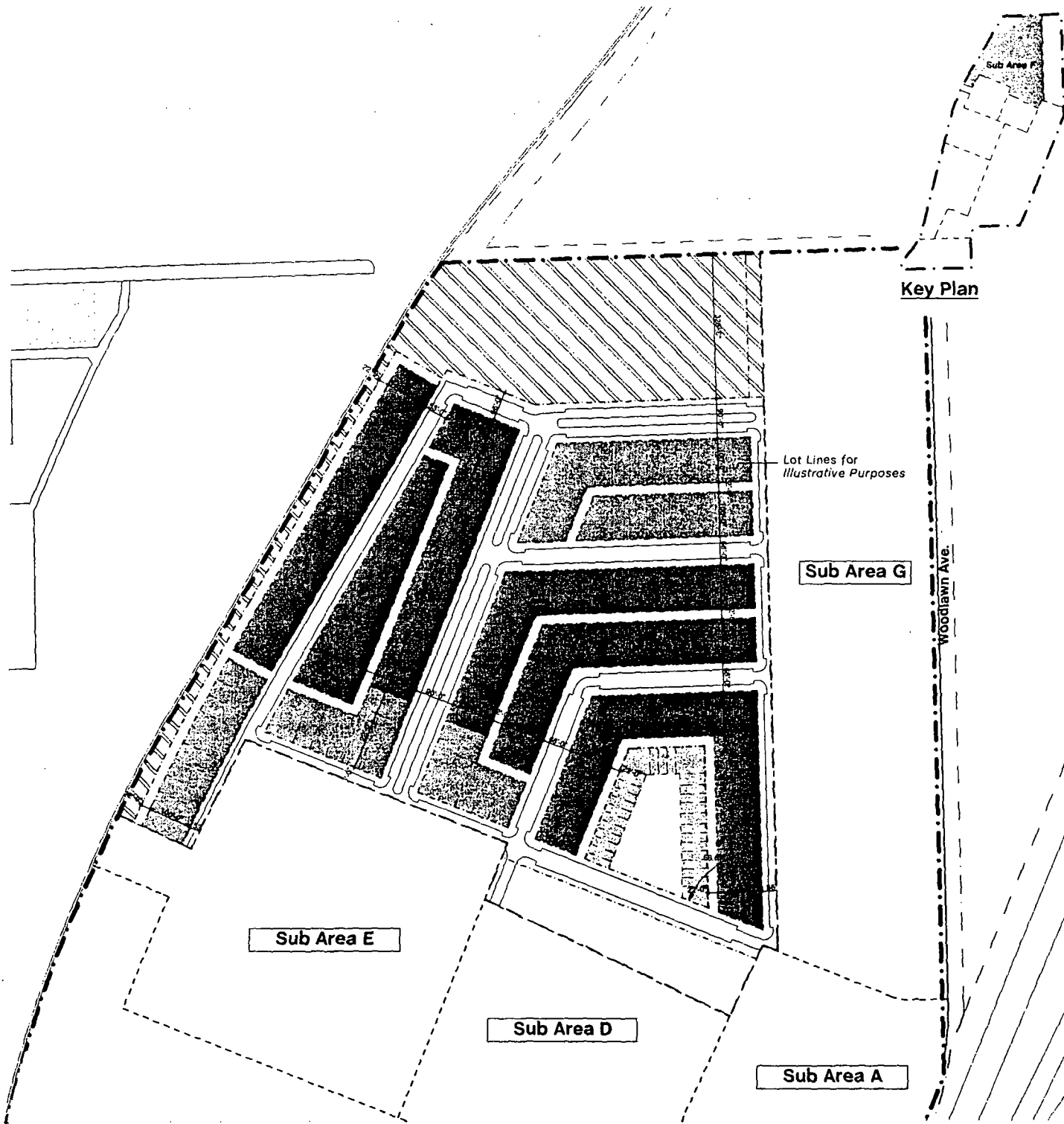
Applicant: North Pullman 111th Inc.

Address :	111th Street and Doty Avenue
Introduction Date :	July 24, 2013
Chicago Plan Commission Date :	August 15, 2013

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**Site Plan - Sub Area F**

Scale: 1" = 300'-0"

**Applicant: North Pullman 111th Inc.**

Address : 111th Street and Doty Avenue  
 Introduction Date : July 24, 2013  
 Chicago Plan Commission Date : August 15, 2013

**Legend**

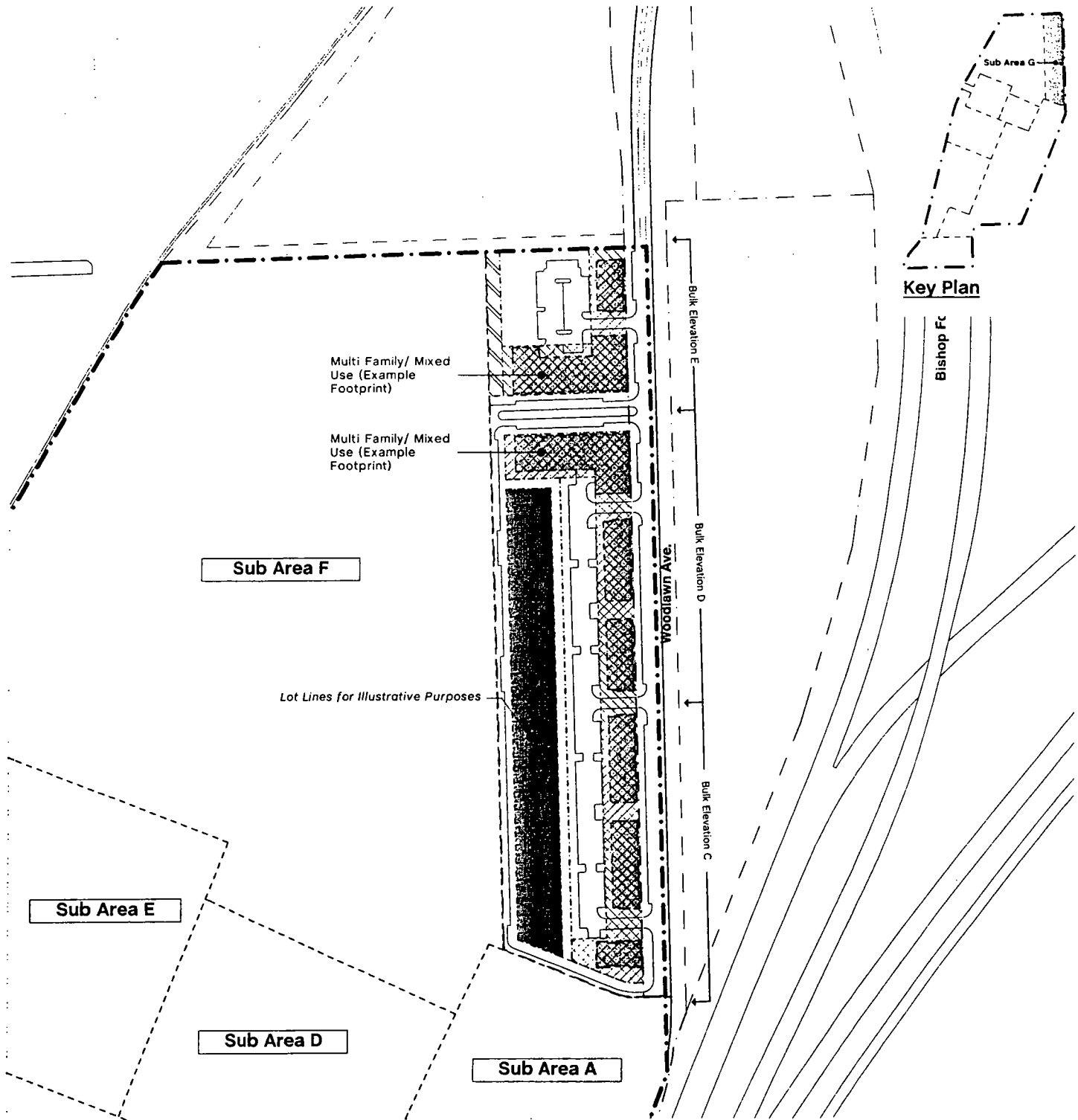
- Townhouse Zone
- Residential Zone (1-2 units)
- Residential Zone (1-4 units)
- Multi Family Residential
- Buffer/ Detention Area

\* Streets and parking are shown for illustrative purposes only





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**Legend**

-  Building Zones
-  Example Building Footprints Only
-  Buffer/ Detention Area
-  Residential Zone (1-2 units)

  Approx. Retail Entry Locations

\* Streets and parking are shown for illustrative purposes only



**Site Plan - Sub Area G**

Scale: 1" = 300'-0"

Applicant: North Pullman 111th Inc.

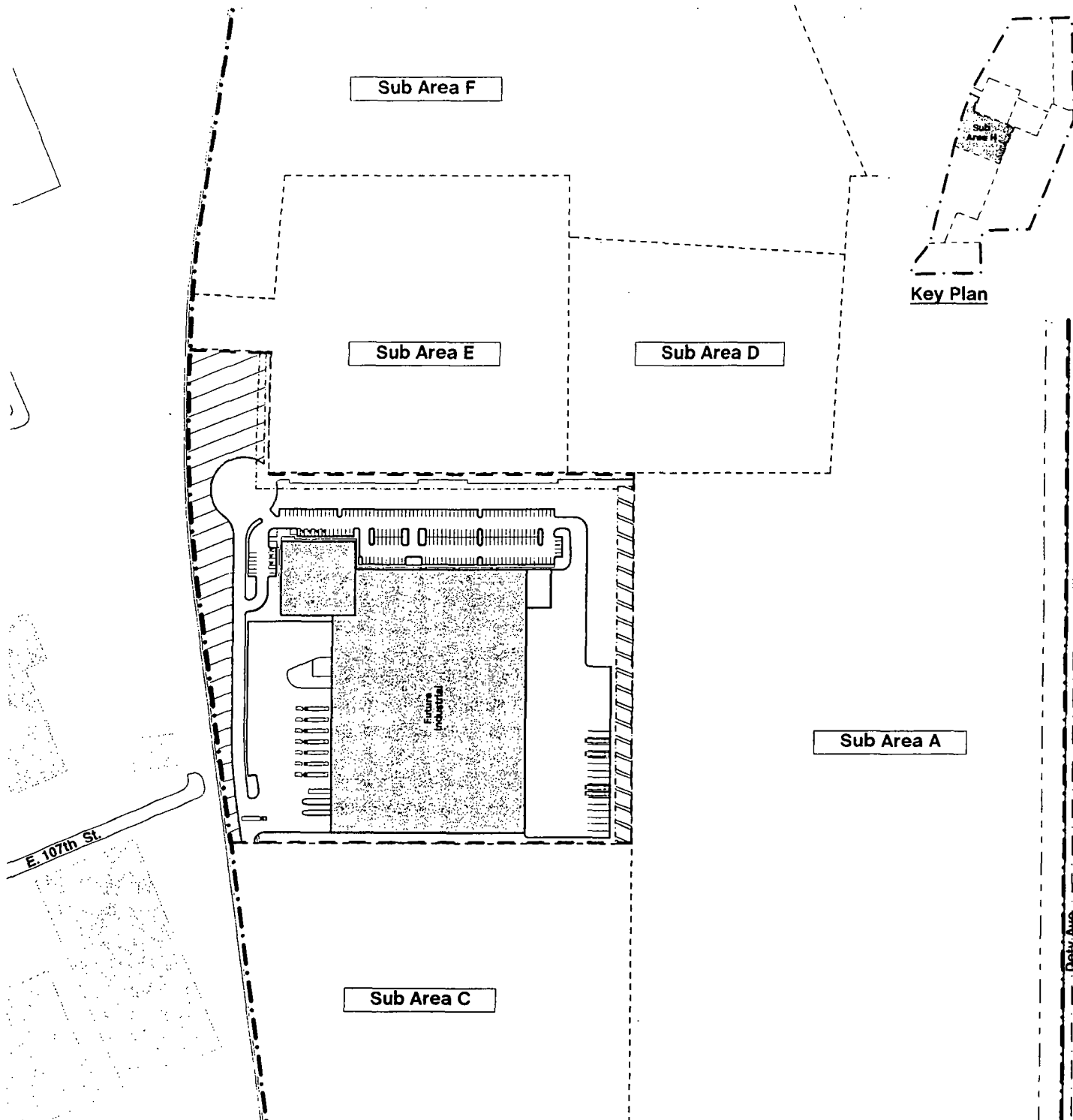
Address : 111th Street and Doty Avenue  
 Introduction Date : July 24, 2013  
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**Legend**

- Public Open Space
- Buffer/ Detention Area
- Landscape Buffer

\* Streets and parking are shown for illustrative purposes only



**Site Plan - Sub Area H**

Scale: 1" = 300'-0"

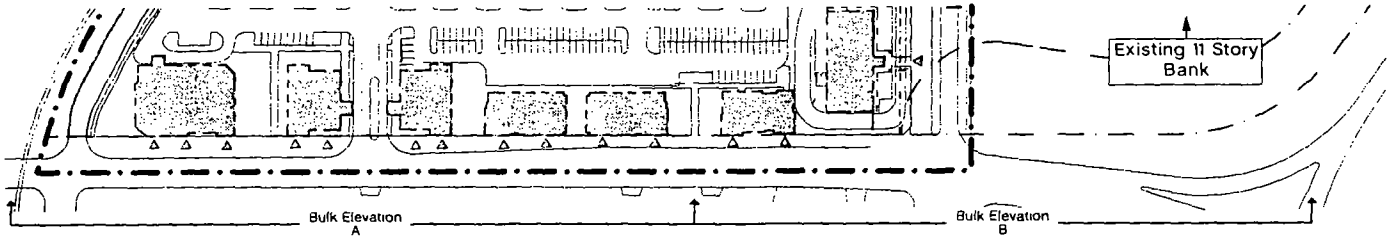
**Applicant: North Pullman 111th Inc.**

Address : 111th Street and Doty Avenue  
 Introduction Date : July 24, 2013  
 Chicago Plan Commission Date : August 15, 2013

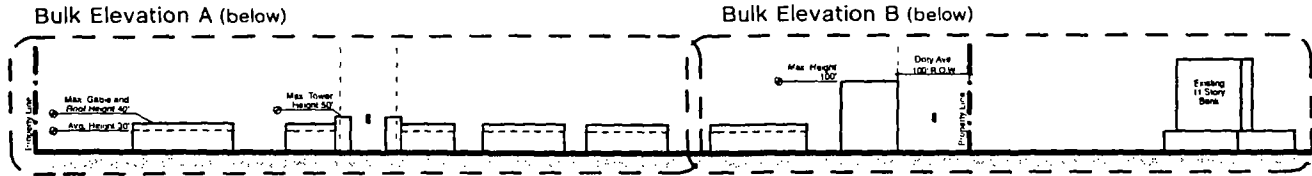
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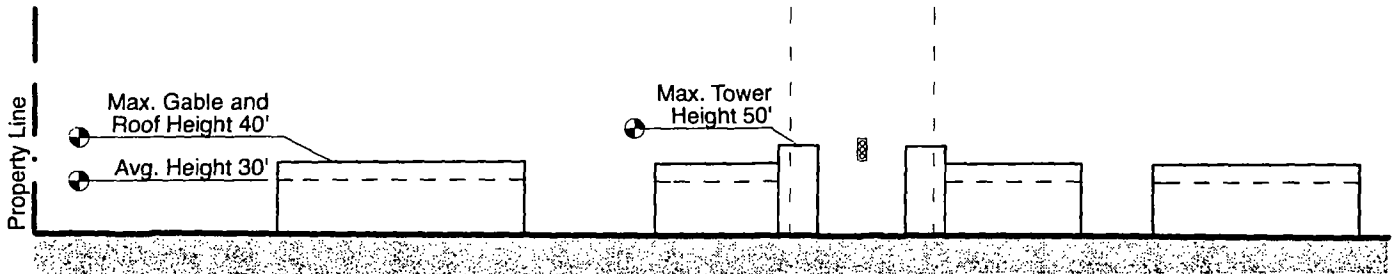




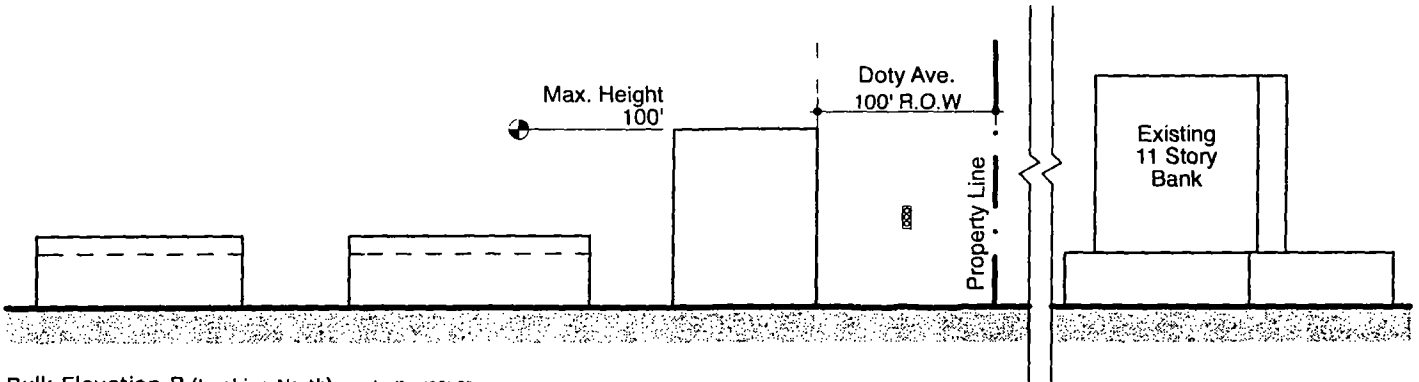
Bulk Elevation - 111th Street Key Plan scale: 1" = 250'-0"



Bulk Elevation - 111th Street (Looking North) scale: 1" = 250'-0"



Bulk Elevation A - 111th Street (Looking North) scale: 1" = 100'-0"



Bulk Elevation B (Looking North) scale: 1" = 100'-0"

**Bulk Elevations - 111th Street (Sub Area B)**

Scale: As Noted

Applicant: North Pullman 111th Inc.

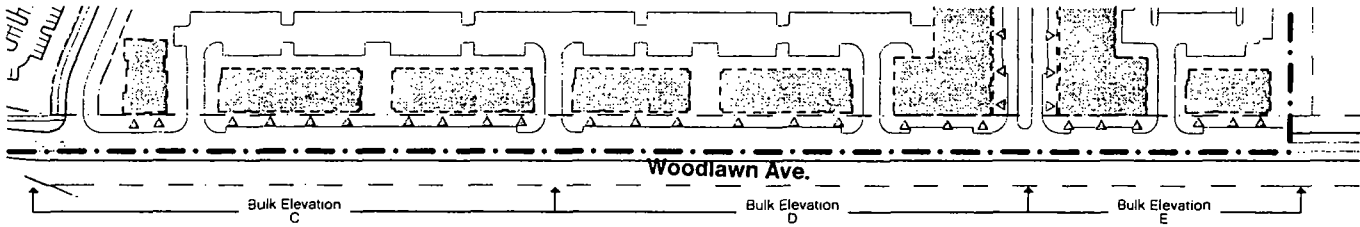
Address : 111th Street and Doty Avenue  
 Introduction Date : July 24, 2013  
 Chicago Plan Commission Date : August 15, 2013

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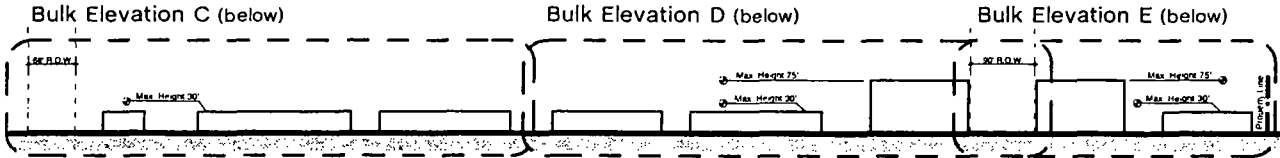


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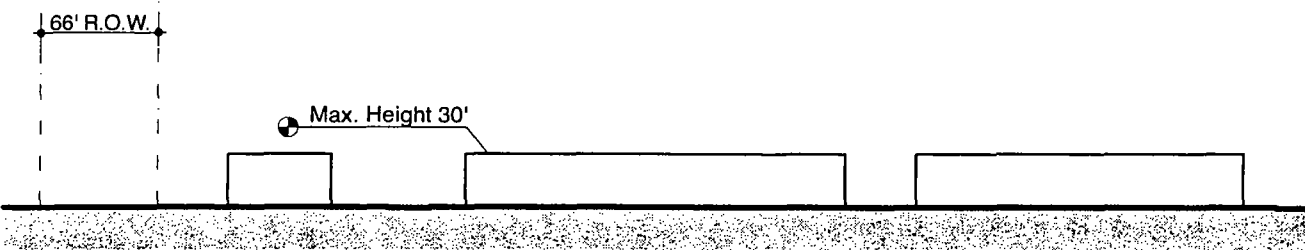
P/H # 122092



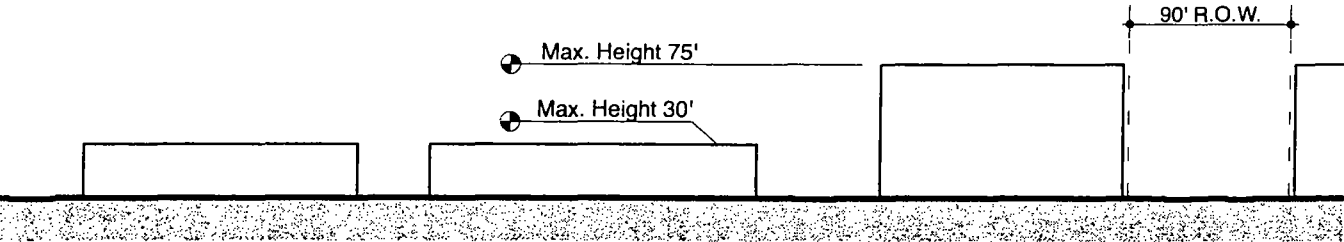
Bulk Elevation - South Woodlawn/ Doty Key Plan scale: 1" = 250'-0"



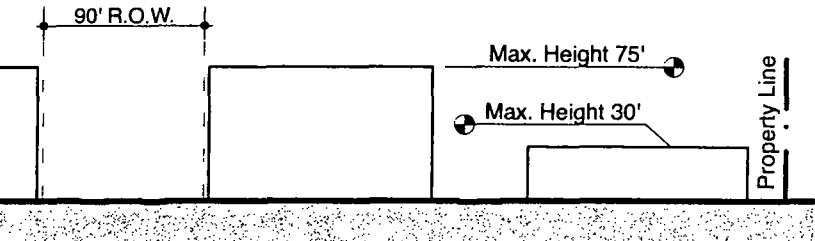
Bulk Elevation - South Woodlawn/ Doty (Looking West) scale: 1" = 250'-0"



Bulk Elevation C - South Woodlawn/ Doty (Looking West) scale: 1" = 100'-0"



Bulk Elevation D - South Woodlawn/ Doty (Looking West) scale: 1" = 100'-0"



Bulk Elevation E - South Woodlawn/ Doty scale: 1" = 100'-0"

**Bulk Elevations - North Woodlawn/ Doty Ave. (Sub Area G)**

Scale: As Noted

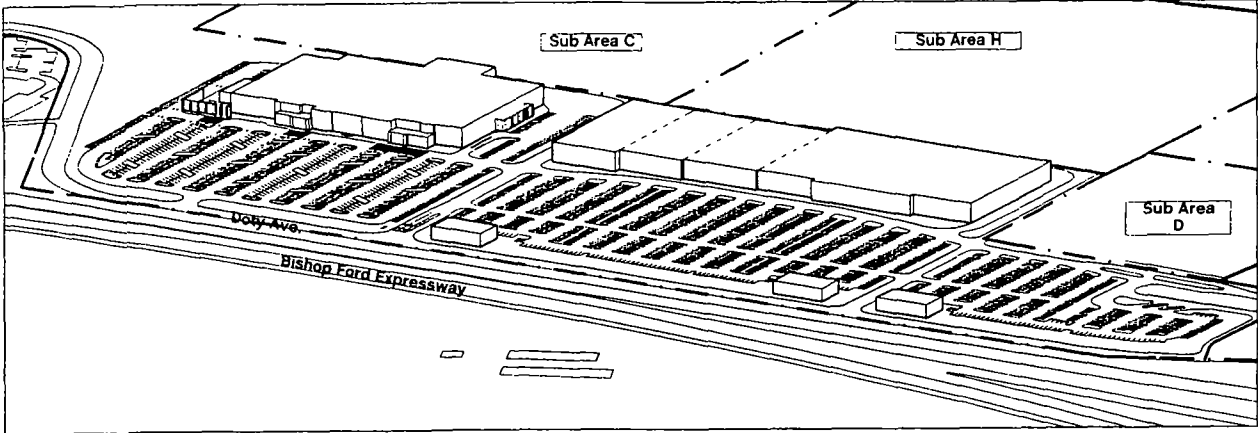
Applicant: North Pullman 111th Inc.

Address : 111th Street and Doty Avenue  
 Introduction Date : July 24, 2013  
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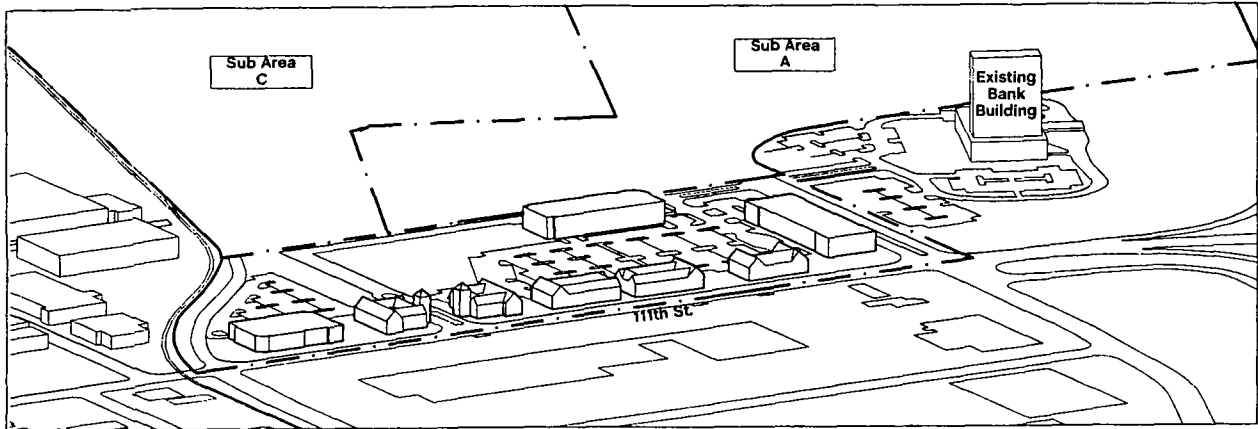
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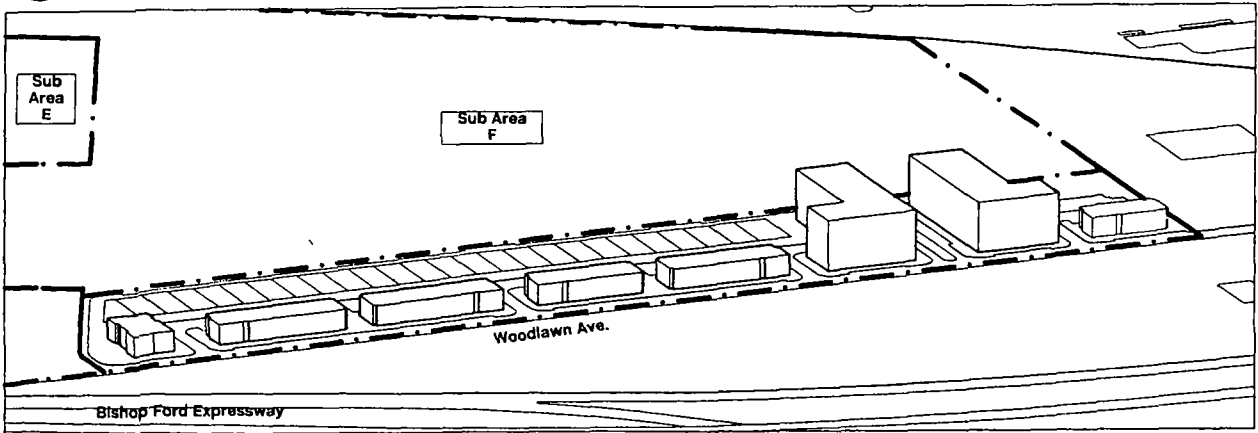




N Bulk Axonometric Sub Area A scale: not to scale



N Bulk Axonometric Sub Area B scale: not to scale



N Bulk Axonometric Sub Area G scale: not to scale

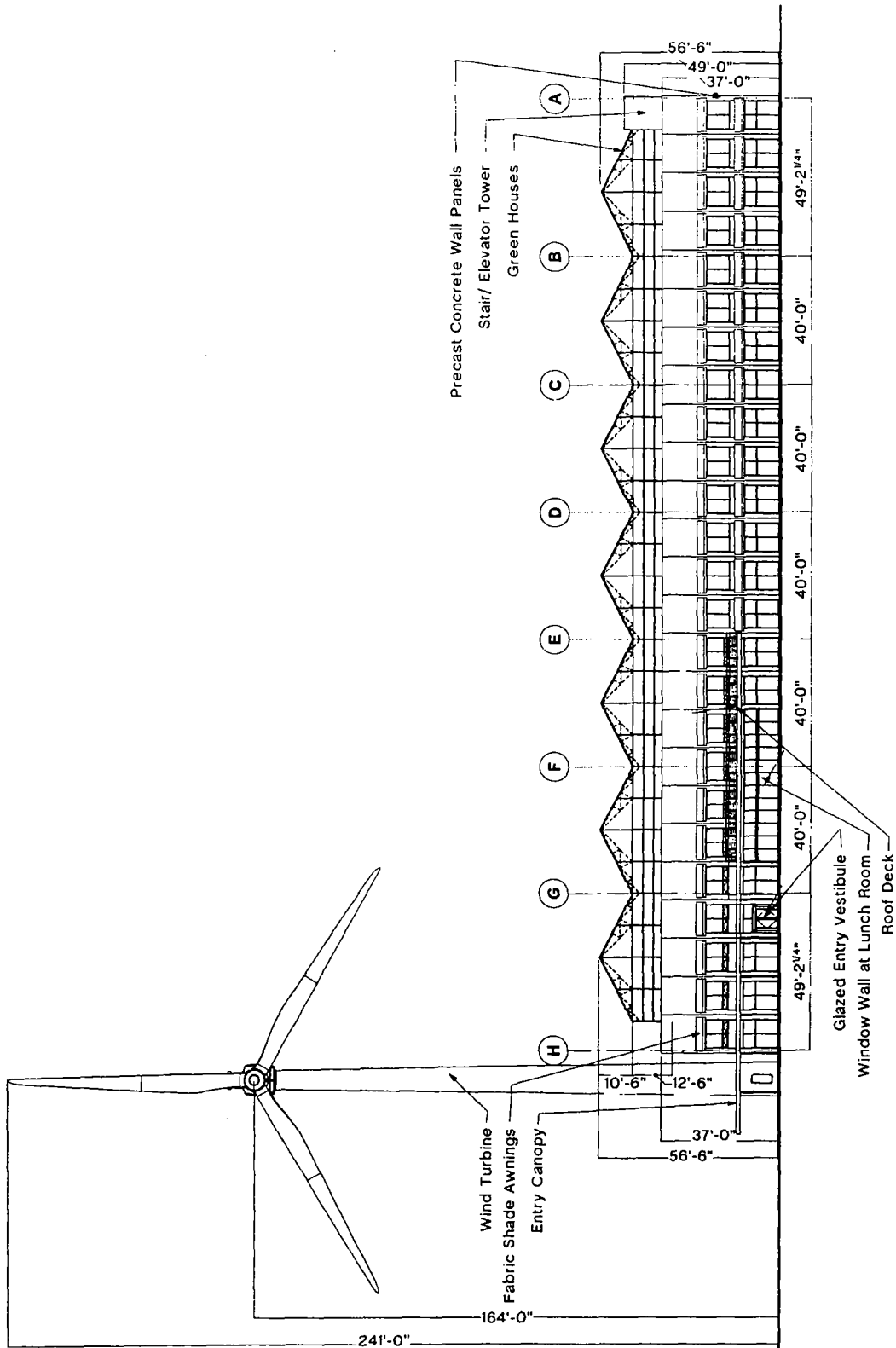
**Bulk Axonometrics**  
Scale: Not to Scale

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Introduction Date : July 24, 2013  
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**Sub Area C - South Building Elevation**

Scale: no scale

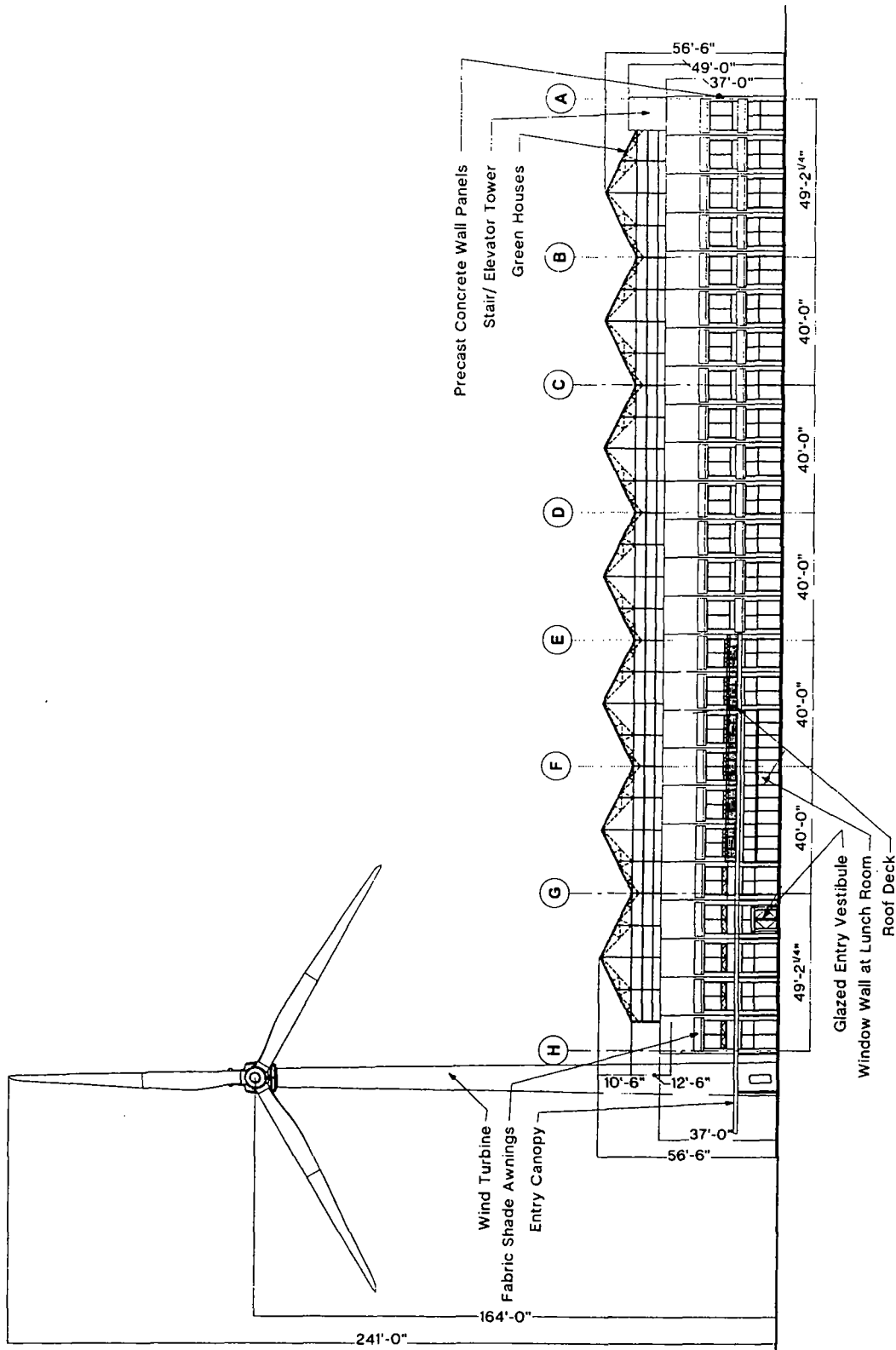
Applicant: North Pullman 111th Inc.

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**Sub Area C - South Building Elevation**

Scale: no scale

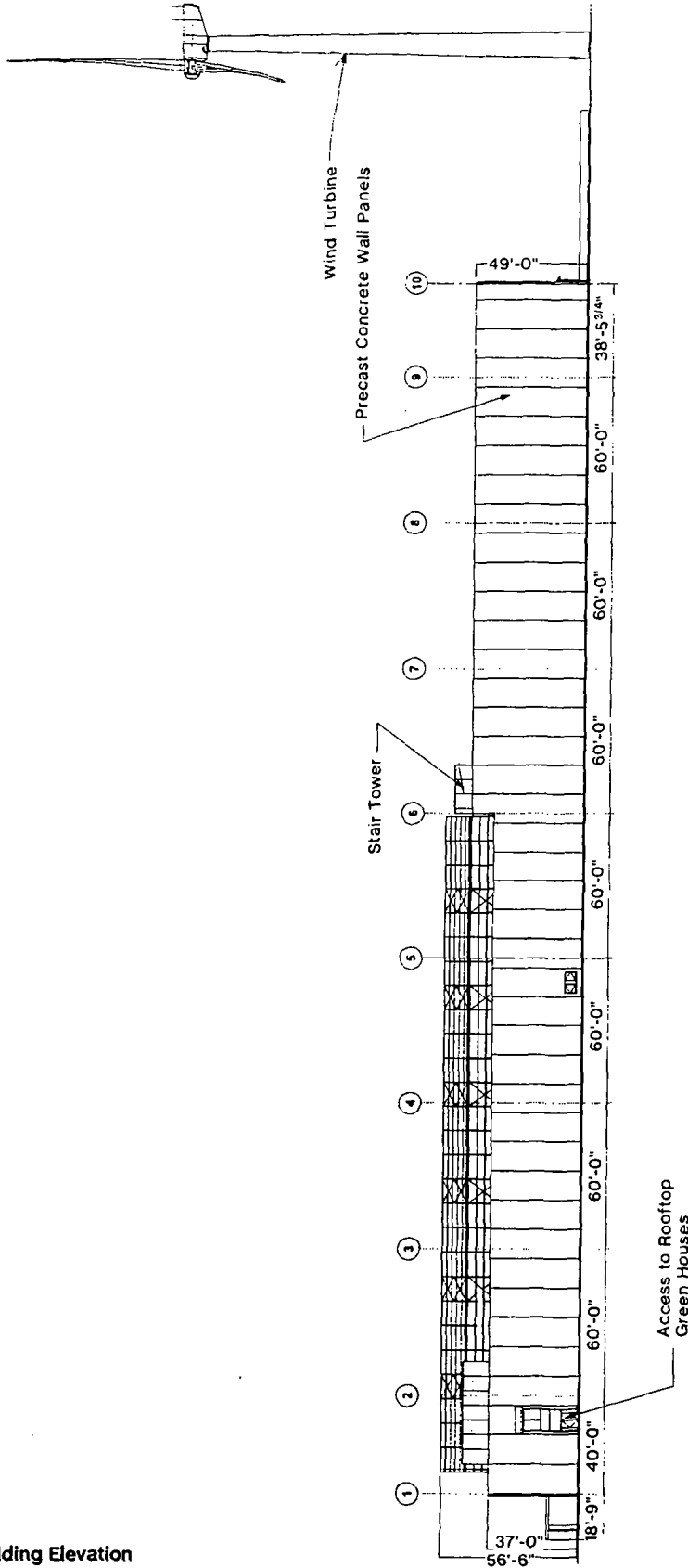
**Applicant: North Pullman 111th Inc.**

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**Sub Area C - East Building Elevation**

Scale: no scale

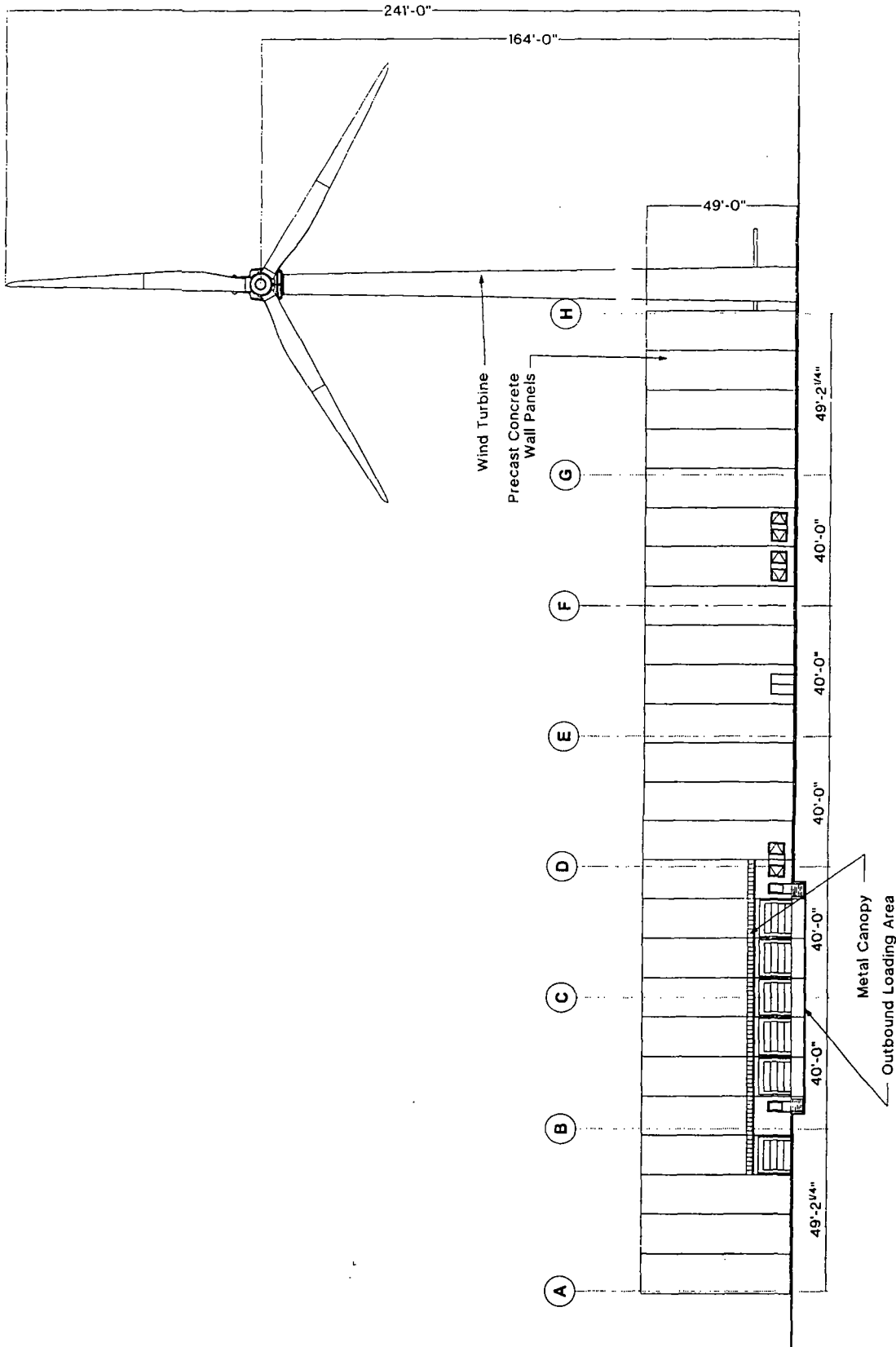
**Applicant: North Pullman 111th Inc.**

Address : 111th Street and Doty Avenue  
 Introduction Date : July 24, 2013  
 Chicago Plan Commission Date : August 15, 2013

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**Sub Area C - North Building Elevation**

Scale: no scale

**Applicant: North Pullman 111th Inc.**

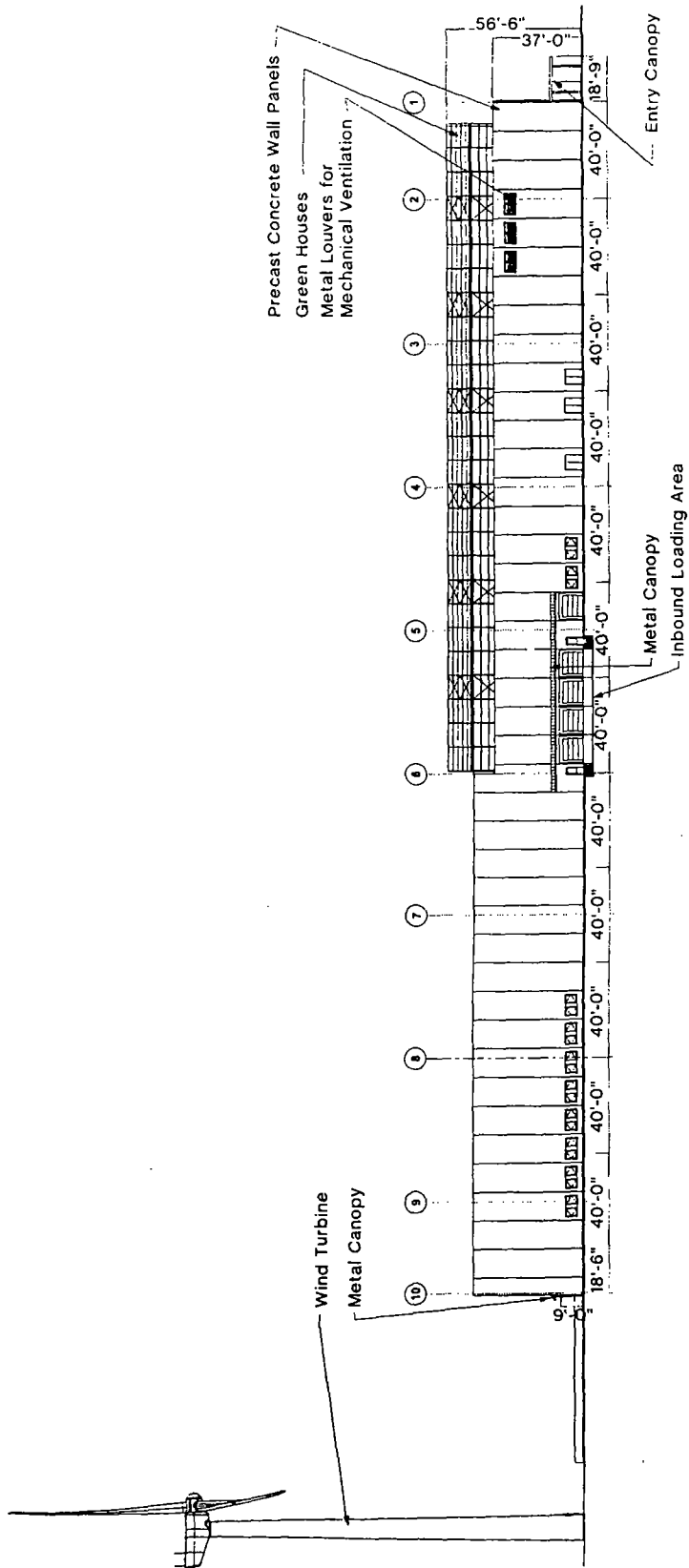
Address : 111th Street and Doty Avenue  
 Introduction Date : July 24, 2013  
 Chicago Plan Commission Date : August 15, 2013

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**Sub Area C - West Building Elevation**

Scale: no scale

**Applicant: North Pullman 111th Inc.**

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