

PD 1534

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 7, 2023

Bob Papineau
The Missner Group
1700 W. Higgins Rd., Suite 400
Des Plaines, IL 60018

Re: Minor change to PD 1534, Proposed fence at 3903 S. Wallace St.

Dear Mr. Papineau:

Please be advised that your request for a minor change to Planned Development No. 1534 ("PD 1534") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement No. 12 of PD 1534.

The Missner Group is the sole property owner of PD 1534, and they are seeking a minor change to increase the height of the ornamental fence along the perimeter of the vehicle use areas along S. Wallace St. and S. Normal Ave. from four (4) feet to six (6) feet. Six-foot-high gates will also be added along the two streets, as shown on the attached exhibits. Per your request, there have been attempted break-ins and graffiti tagging during the construction process.

The Department of Planning and Development has determined that allowing a fence increase from 4 feet to 6 feet in height will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Additionally, pursuant to Section 17-11-0202-C of the Zoning Ordinance, a maximum of 6 feet in height is allowed if necessary for security purposes.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1534, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

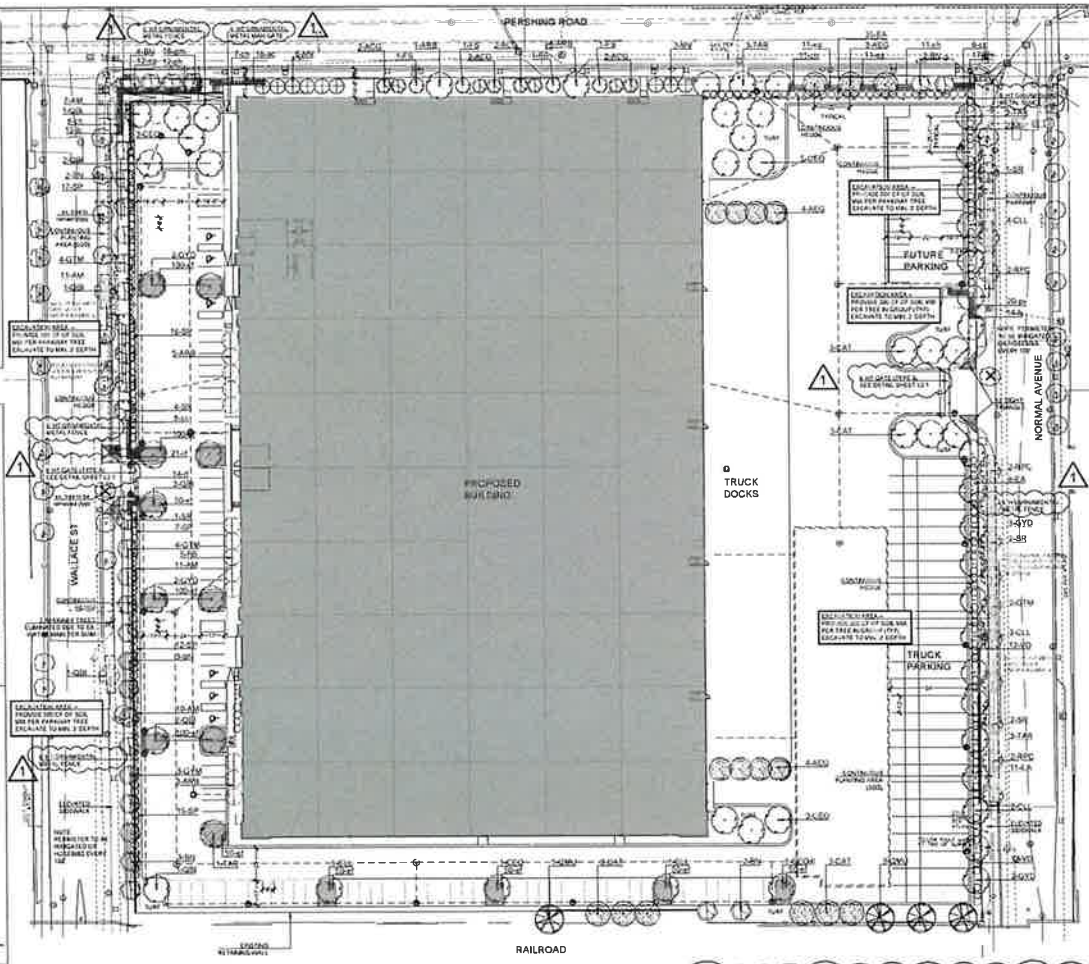
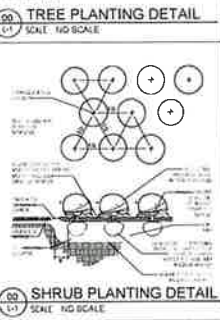
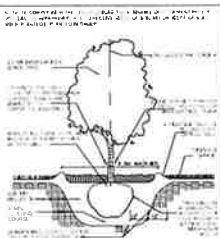


Noah Szafraniec
Assistant Commissioner

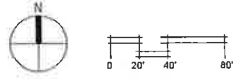
C: Sal Randazzo, Mike Marmo, Janice Hill, Main file

LANDSCAPE REQUIREMENT SUMMARY

VEHICULAR USE AREA	111,587 SF
REQUIRED GREEN SPACE (10%)	11,159 SF
PROPOSED GREEN SPACE	74,445 SF
PARKWAY PLANTING (LF)	1,515 LF
REQUIRED TREES (1" 25)	45
EXISTING TREES TO REMAIN	10
PROPOSED TREES	15
TOTAL PARKWAY TREES	25
PERIMETER PLANTING (LF)	1,240 LF
REQUIRED TREES (1" 25)	50
EXISTING TREES TO REMAIN	9
PROPOSED TREES	56
TOTAL PERIMETER TREES	56
INTERIOR PLANTING	
REQUIRED TREES (1" 25SF)	88
EXISTING TREES	0
PROPOSED TREES	66
TOTAL INTERIOR TREES	66
ADDITIONAL TREES	23
NOTE: ADDITIONAL TREES INCLUDES PLANTING PROVIDED ALONG THE PERSHING FOUNDATION	



LANDSCAPE PLAN
SCALE 1" = 40'-0"



OWNER'S STATEMENT

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLANS FOR THE PROPERTY AT 3903 S WALLACE STREET, CHICAGO, ILLINOIS 60616 HAS TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED AND WILL BE INSTALLED, MAINTAINED AND REPLACED AS REQUIRED BY CURRENT AND SUBSEQUENT OWNERS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10 CHAPTER 33 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE"

PLANTING TO COMMENCE BY DECEMBER 15, 2022

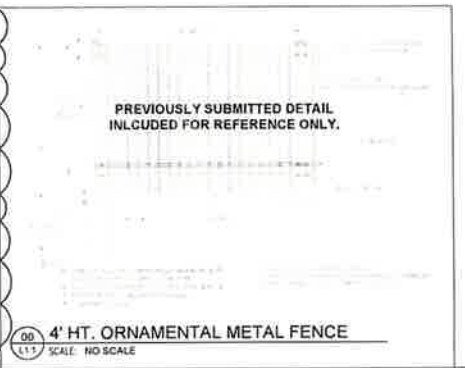
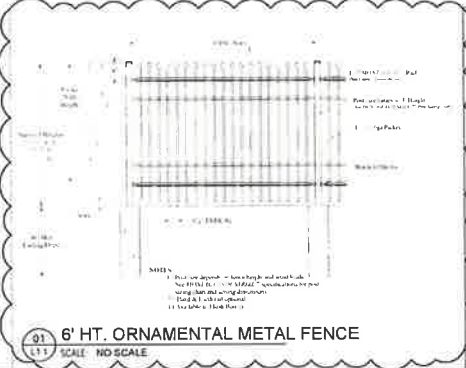
[Signature]
OWNER

DATE

LANDSCAPE ARCHITECT'S STATEMENT

THE UNDERSIGNED LANDSCAPE ARCHITECT, REGISTERED IN THE STATE OF ILLINOIS, ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN AND CONSTRUCTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLANS FOR THE PROPERTY AT 3903 S WALLACE STREET, CHICAGO, ILLINOIS 60616 HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10 CHAPTER 33 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE"

[Signature]



Symbol	Quantity	Material Name	Manufacturer	Size	Height	Notes
001	10	6' HT. ORNAMENTAL METAL FENCE	AMERICAN RAILROAD	6'	6'	SEE PLAN
002	10	4' HT. ORNAMENTAL METAL FENCE	AMERICAN RAILROAD	4'	4'	SEE PLAN
003	10	6' HT. ORNAMENTAL METAL FENCE	AMERICAN RAILROAD	6'	6'	SEE PLAN
004	10	4' HT. ORNAMENTAL METAL FENCE	AMERICAN RAILROAD	4'	4'	SEE PLAN
005	10	6' HT. ORNAMENTAL METAL FENCE	AMERICAN RAILROAD	6'	6'	SEE PLAN
006	10	4' HT. ORNAMENTAL METAL FENCE	AMERICAN RAILROAD	4'	4'	SEE PLAN
007	10	6' HT. ORNAMENTAL METAL FENCE	AMERICAN RAILROAD	6'	6'	SEE PLAN
008	10	4' HT. ORNAMENTAL METAL FENCE	AMERICAN RAILROAD	4'	4'	SEE PLAN
009	10	6' HT. ORNAMENTAL METAL FENCE	AMERICAN RAILROAD	6'	6'	SEE PLAN
010	10	4' HT. ORNAMENTAL METAL FENCE	AMERICAN RAILROAD	4'	4'	SEE PLAN

- GENERAL CONSTRUCTION NOTES**
- REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERMEN STANDARDS AND BE STAKED WRAPPED WATERED AND MULCHED PER ORDINANCE
 - BEFORE ANY EXCAVATION ON THE SITE, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FURNISH WRAP-AROUND PROTECTIVE BARRICADES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS MDR
 - CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE PROTECTIVE BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BRANCHING OR REMOVAL OF BRANCHES OR TRUNKS. TRIMMING OF BRANCHES OR TRUNKS SHALL BE LIMITED TO THE REMOVAL OF DISEASED, DAMAGED OR DEAD BRANCHES. TRIMMING SHALL BE LIMITED TO THE REMOVAL OF BRANCHES OR TRUNKS WHICH ARE DAMAGED OR DISEASED. THE TRIMMING OF BRANCHES OR TRUNKS SHALL NOT BE PERMITTED TO REMAIN IN PLACE. THE TRIMMING OF BRANCHES OR TRUNKS SHALL BE LIMITED TO THE REMOVAL OF BRANCHES OR TRUNKS WHICH ARE DAMAGED OR DISEASED. THE TRIMMING OF BRANCHES OR TRUNKS SHALL NOT BE PERMITTED TO REMAIN IN PLACE.
 - PLANT QUANTITIES ON PLANT LIST INTENDED TO BE A GUIDE. ALL QUANTITIES SHALL BE CHECKED AND VERIFIED ON PLANTING PLAN. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT
 - ANY PROPOSED PLANTING FROM THIS PLAN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
 - CONTRACTOR TO VERIFY LANDSCAPE MATERIAL UPON DELIVERY OF PLANT MATERIAL TO THE SITE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT DOES NOT MEET STANDARDS OR SPECIFICATIONS OF THE PROJECT
 - ALL PLANT MATERIAL TO BE DELIVERED FOR THE PLANTING DETAILS PROVIDED ON THIS PLAN SET
 - ALL ADJACENT EDGES TO BE MULCHED WITH MULCH AND EDGES TO BE SHOWN ON THIS PLAN SET
 - TOPSOIL TO BE DELIVERED THROUGHOUT THE FULL ESTABLISHMENT OF ALL PLANTING MATERIALS TO BE 2" DEEP. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CHICAGO ZONING ORDINANCE AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE"
 - ALL PLANTING BEDS TO BE PREPARED WITH PLANTING MIX: 50% TOPSOIL, 50% SOIL AMENDMENTS (2 PARTS PERMITS + 1 PART COMPOST + 1 PART SAND)
 - ALL SPECIFIED LANDSCAPE MATERIAL INDICATED ON THE CONSTRUCTION DOCUMENTS WILL BE REQUIRED TO BE VERIFIED THROUGHOUT THE LIFE OF THE PROJECT AND MUST BE REPLACED SHOULD BE OR BECOME DAMAGED
 - ALL PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE FROM SUBSTANTIAL COMPLETION AS DETERMINED BY THE LANDSCAPE ARCHITECT AND SHALL BE REPLACED SHOULD IT DIE WITHIN THAT PERIOD
 - ALL REDDIPED PLANT MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY TO BE REPLACED IF NEEDED, FOR A MINIMUM OF FIVE YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS
 - PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CAUSED BY SITE IMPROVEMENT OPERATIONS
 - ALL LANDSCAPING TO BE DONE WITH STANDARD TURF GRASS SEEDS AND COVERED WITH PROVISIONAL BARRICADE
 - THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PERMITS ON WHICH WORK IS BEING DONE CLEAR OF RUBBISH AND DEBRIS. ALL PAVEMENT AND DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF LEGALLY
 - ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES

Kathryn Talty
Landscape Architect

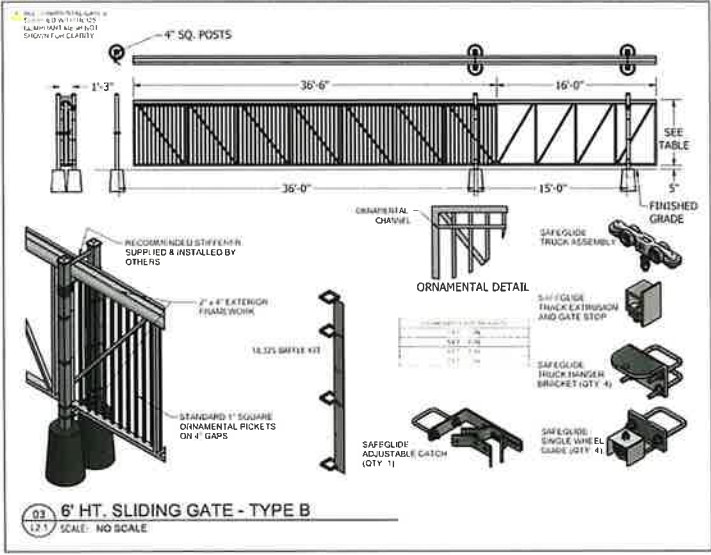
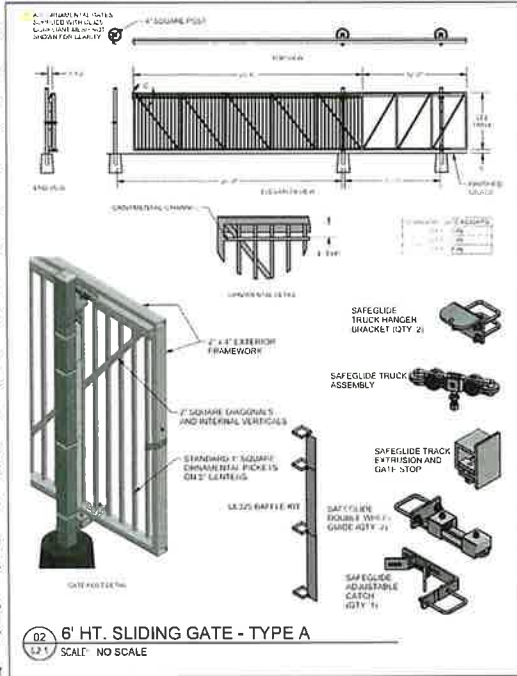
PROPOSED FACILITY
3903 S. WALLACE STREET
CHICAGO, IL

LANDSCAPE PLAN
PLANTING DETAILS
PLANTING REQUIREMENTS
NOTES

DATE: 07/23/21
DRAWN BY: KAT
CHECKED BY: KAT
DATE: 07/23/21

SHEET NO: 21110
L 1.1

1



OWNER'S STATEMENT

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PLANTING TO COMMENCE BY DECEMBER 15, 2022

[Signature]
OWNER _____ DATE _____

LANDSCAPE ARCHITECT'S STATEMENT

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[Signature]

Kathryn Talty
LANDSCAPE ARCHITECTURE

DATE	REVISION DESCRIPTION
02-23-22	ISSUED FOR PERMITS
03-29-22	ISSUED FOR PERMITS
04-14-22	ISSUED FOR PERMITS
04-14-22	ISSUED FOR PERMITS
04-14-22	ISSUED FOR PERMITS

PROPOSED FACILITY
3903 S. WALLACE STREET
CHICAGO, IL

LANDSCAPE PLAN
PLANTING DETAILS
PLANTING REQUIREMENTS
NOTES

sheet no
21110
L 1.2

1/26/2022

REPORTS OF COMMITTEES

20773
43953

Reclassification Of Area Shown On Map No. 10-F.
(As Amended)
(Application No. 20773)
(Common Address: 3900 S. Normal Ave.)

[SO2021-2738]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M2-3 Light Industry District symbols and indications as shown on Map Number 10-F in the area bounded by:

West Pershing Road; South Normal Avenue; Chicago Junction Rail Yard; and South Wallace Street,

those of a Planned Development District.

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

Plan of Development Statements referred to in this ordinance read as follows:

Standard Planned Development Statements. SPD 1534

The Planned Development Statements describe the legal regulations and conditions that will control the development of the proposed project. The following statements shall be included in the ordinance; any proposed changes to these statements must be discussed and reviewed with the Chicago Department of Planning and Development. Based on the scope of the project, additional statements (listed at the end of this document) may be required. The following statements must be included in the ordinance:

1. The area delineated herein as Planned Development Number (to be determined) ("Planned Development") consists of approximately 356,370 square feet of net site area and a base FAR of 3.0, which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, 3900 South Normal TMG LLC.
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 titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder 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 Planned Development and may be subject to the review and approval of the Departments of Planning and 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.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of 16 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; an Aerial Map; a Partial Floor Plans (North Half of Building); a Partial Floor Plans (South Half of Building); a Landscape Plan; and Building Elevations (North, South, East and West) prepared by Cornerstone Architects Ltd. and dated January 20, 2022, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as a Planned Development: public safety services; utilities and services; building maintenance services; business support services; communication services establishments; construction sale and services; financial services; personal service; retail sales, general; vehicle sales and service; manufacturing, production and industrial service; warehousing, wholesaling and freight movement; wireless communication facilities; and accessory parking (subject to Section 17-5-0200 of Chapter 17-5 Manufacturing Districts), and incidental and accessory uses.
6. On-premises 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. Off-premises signs are prohibited within the boundary of the Planned Development.

7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 356,370 square feet and a base FAR of 3.0.
9. Upon review and determination, Part II review, pursuant to Section 17-13-0610, a Part II review fee shall be assessed by the Department of Planning and Development. 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. 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 the Department of Planning and Development. 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 titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs, conserves energy and maximizes the preservation of 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 of the Part II review process as initiated for each improvement that

is subject to the aforementioned policy and must provide documentation verifying compliance.

15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD: (a) updates (if any) to the applicant's preliminary outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts; and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.
16. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to (underlying zoning that formed the basis of this Planned Development).

[Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Aerial Map; Site Plan; Partial Floor Plans; Landscape Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 43958 through 43966 of this *Journal*.]

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

Speculative 1-Story Facility.

3900 S. Normal Ave.

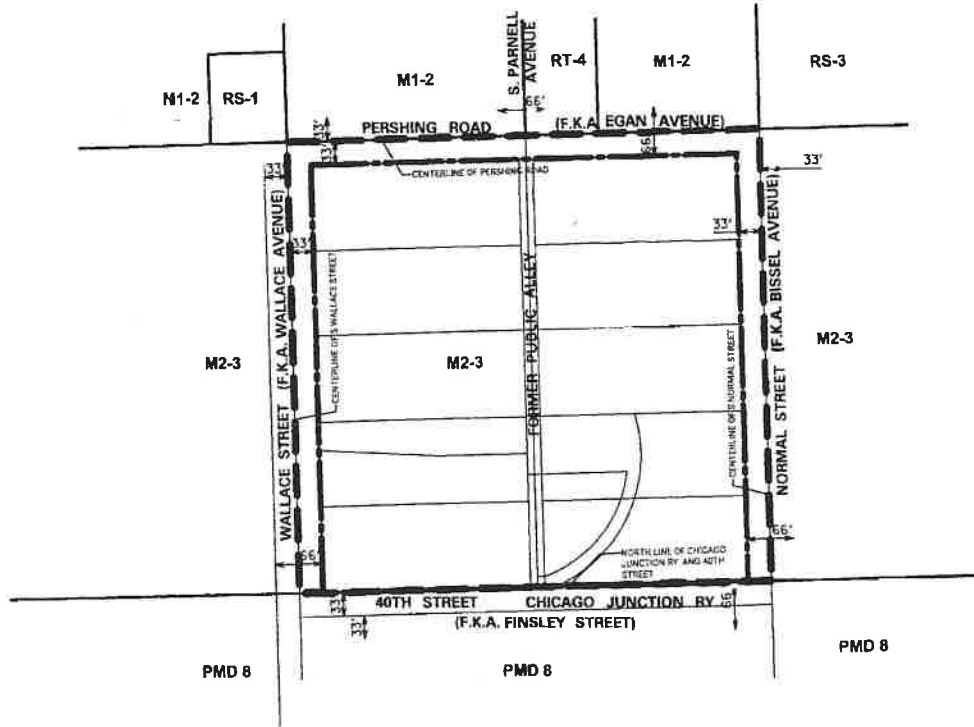
*Bulk Regulations And Data Table.
(M2-3)*

Gross Site Area:	417,560 square feet (9.58 acres)
Public Right-of-Way.	61,190 square feet (1.40 acres)
Net Site Area:	356,370 square feet (8.18 acres)
Maximum FAR:	1.0
Minimum Number of Required Loading Spaces:	2
Minimum Number of Required Vehicle Parking Spaces:	1 per 4 employees
Minimum Number of EVSE Spaces:	20 percent total parking provided
Minimum Number of Bicycle Spaces:	1 per 10 auto spaces
Maximum Building Height:	None per zoning
Minimum Required Building Setbacks:	
Front:	None
Side:	None
Rear:	None
Minimum Percent Green Space Required:	10 percent site area
Minimum Amount of Green Space Provided:	21 percent site area
Vehicle Use Area:	111,587 square feet (2.56 acres)



FINAL FOR PUBLICATION



SCALE: 1" = 200'



EXISTING ZONING MAP

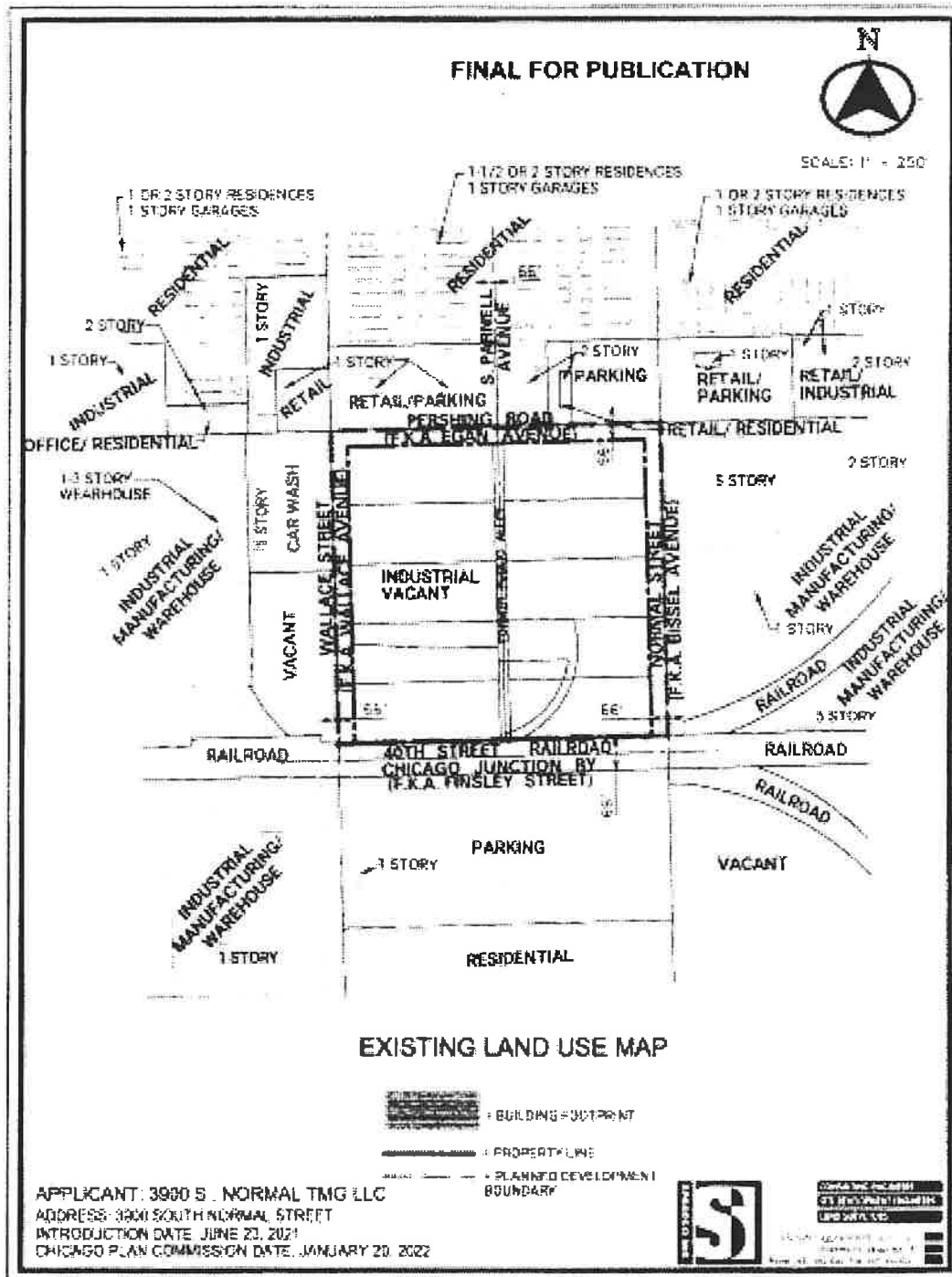
-  = PROPERTY LINE
-  = PLANNED DEVELOPMENT BOUNDARY

APPLICANT: 3900 S . NORMAL TMG LLC
 ADDRESS: 3900 SOUTH NORMAL STREET
 INTRODUCTION DATE: JUNE 23, 2021
 CHICAGO PLAN COMMISSION DATE: JANUARY 20, 2022



CONSULTING ENGINEERS
 SITE DEVELOPMENT ENGINEERS
 LAND SURVEYORS

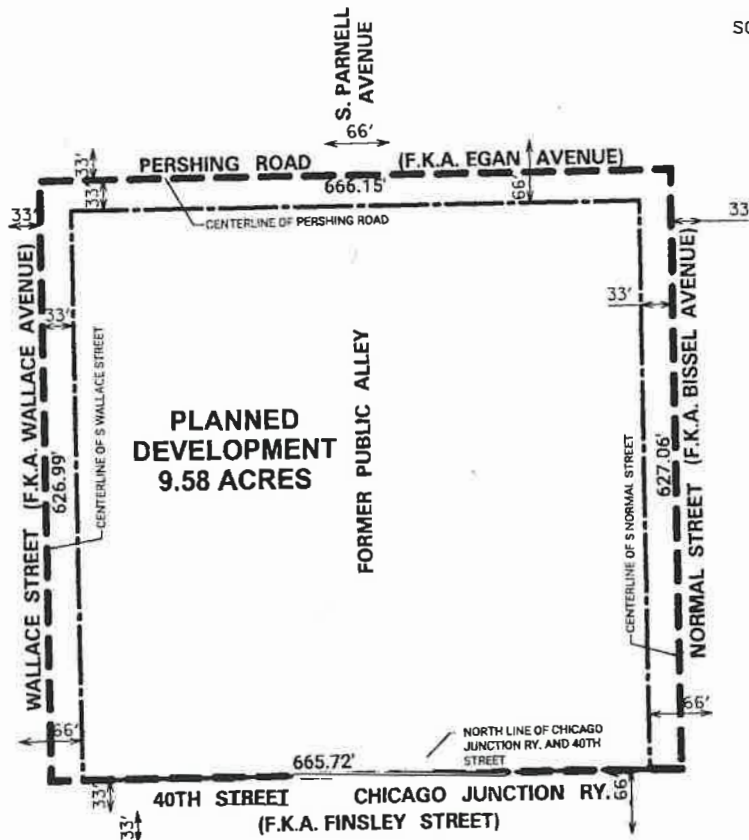
9375 W. Higgins Road, Suite 700,
 Rosemont, Illinois 60018
 Phone: (847) 676-4065 Fax: (847) 676-4065



FINAL FOR PUBLICATION



SCALE: 1" = 150'



PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

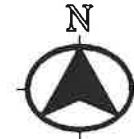
APPLICANT: 3900 S. NORMAL TMG LLC
 ADDRESS: 3900 SOUTH NORMAL STREET
 INTRODUCTION DATE: JUNE 23, 2021
 CHICAGO PLAN COMMISSION DATE: JANUARY 20, 2022



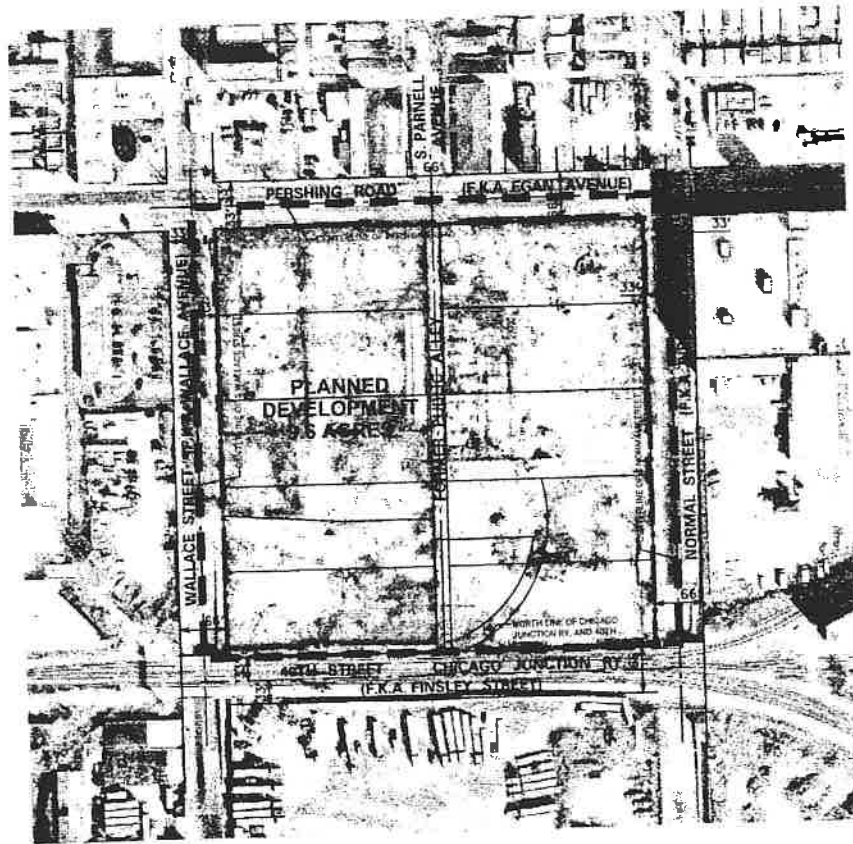
CONSULTING ENGINEERS
 CITY DEVELOPMENT ENGINEERS
 LAND SURVEYORS



9575 W. Higgins Road, Suite 700
 Rosemont, Illinois 60018
 Phone (847) 676-4000 Fax (847) 676-4242

FINAL FOR PUBLICATION



SCALE: 1" = 200'



 = PROPERTY LINE
 = PLANNED DEVELOPMENT BOUNDARY

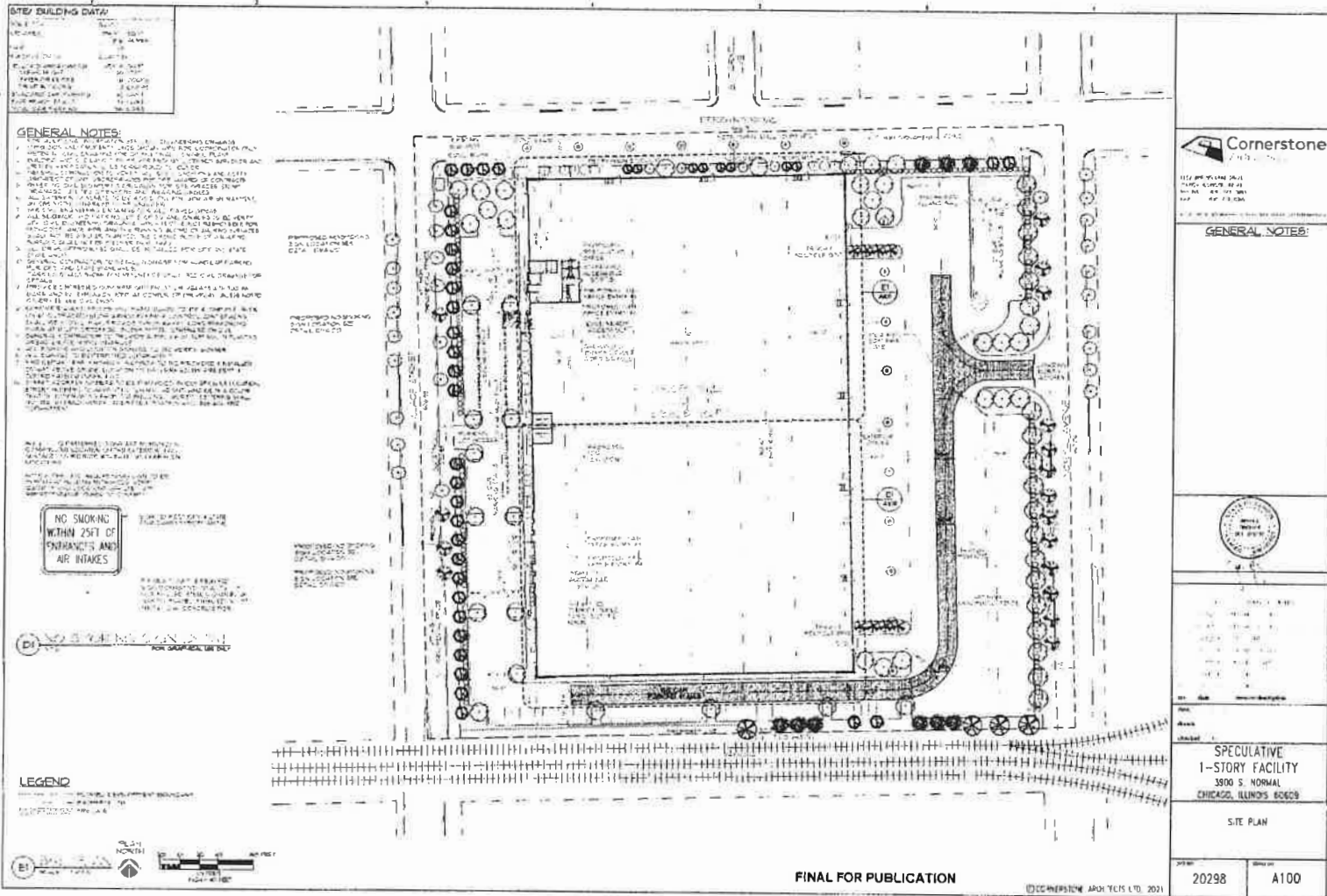
AERIAL MAP

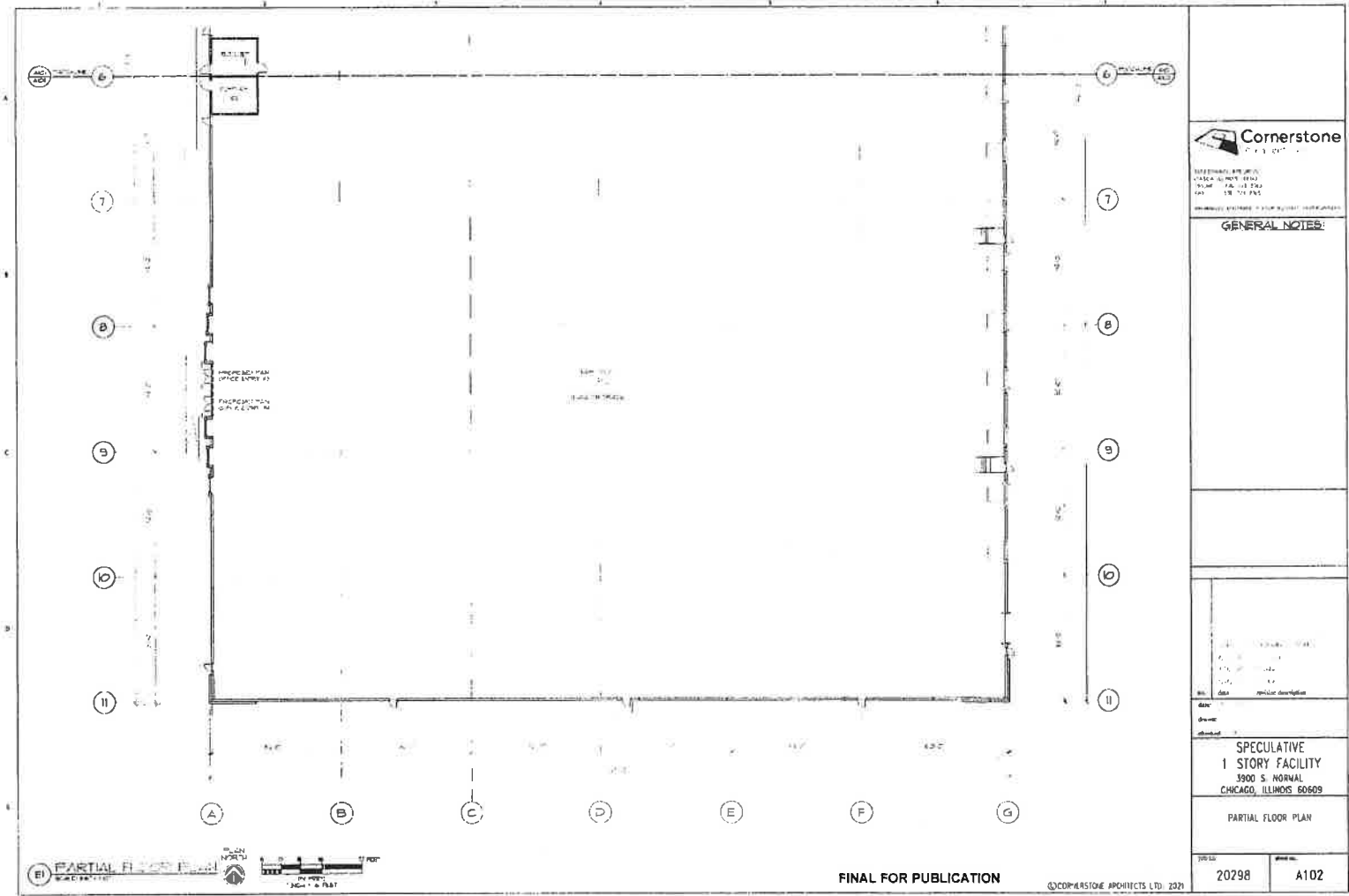
APPLICANT: 3900 S. NORMAL TMG LLC
 ADDRESS: 3900 SOUTH NORMAL STREET
 INTRODUCTION DATE: JUNE 23, 2021
 CHICAGO PLAN COMMISSION DATE: JANUARY 20, 2022



CONSULTING ENGINEERS
 SITE DEVELOPMENT ENGINEERS
 LAND SURVEYORS

4524 W. Madison Park, Suite 400
 Skokie, IL 60076
 Phone: (847) 991-4500 Fax: (847) 991-4502





300 WEST WASHINGTON
 CHICAGO, ILLINOIS 60601
 TEL: 312.527.2200
 FAX: 312.527.2201

GENERAL NOTES:

REV.	DATE	DESCRIPTION

**SPECULATIVE
 1 STORY FACILITY
 3900 S. NORVAL
 CHICAGO, ILLINOIS 60609**

PARTIAL FLOOR PLAN

NO. 20298	REV. A102
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FINAL FOR PUBLICATION

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PARTIAL FLOOR PLAN

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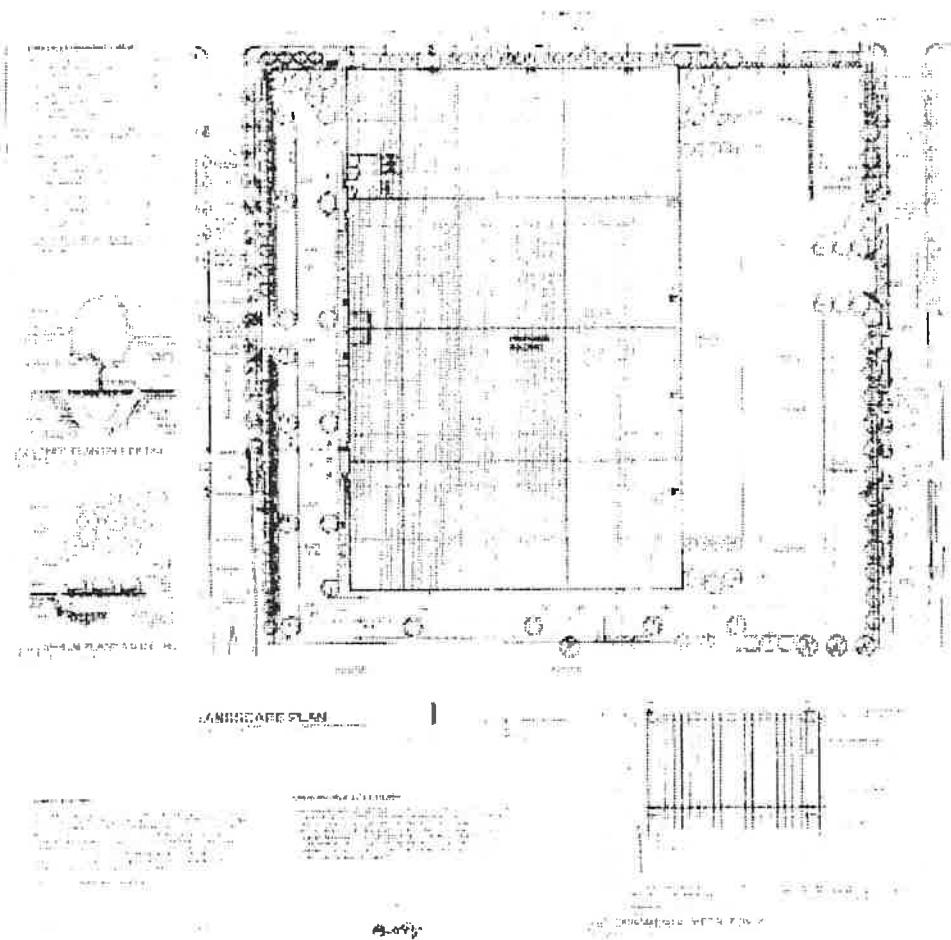
100 3/4" = 1'-0"

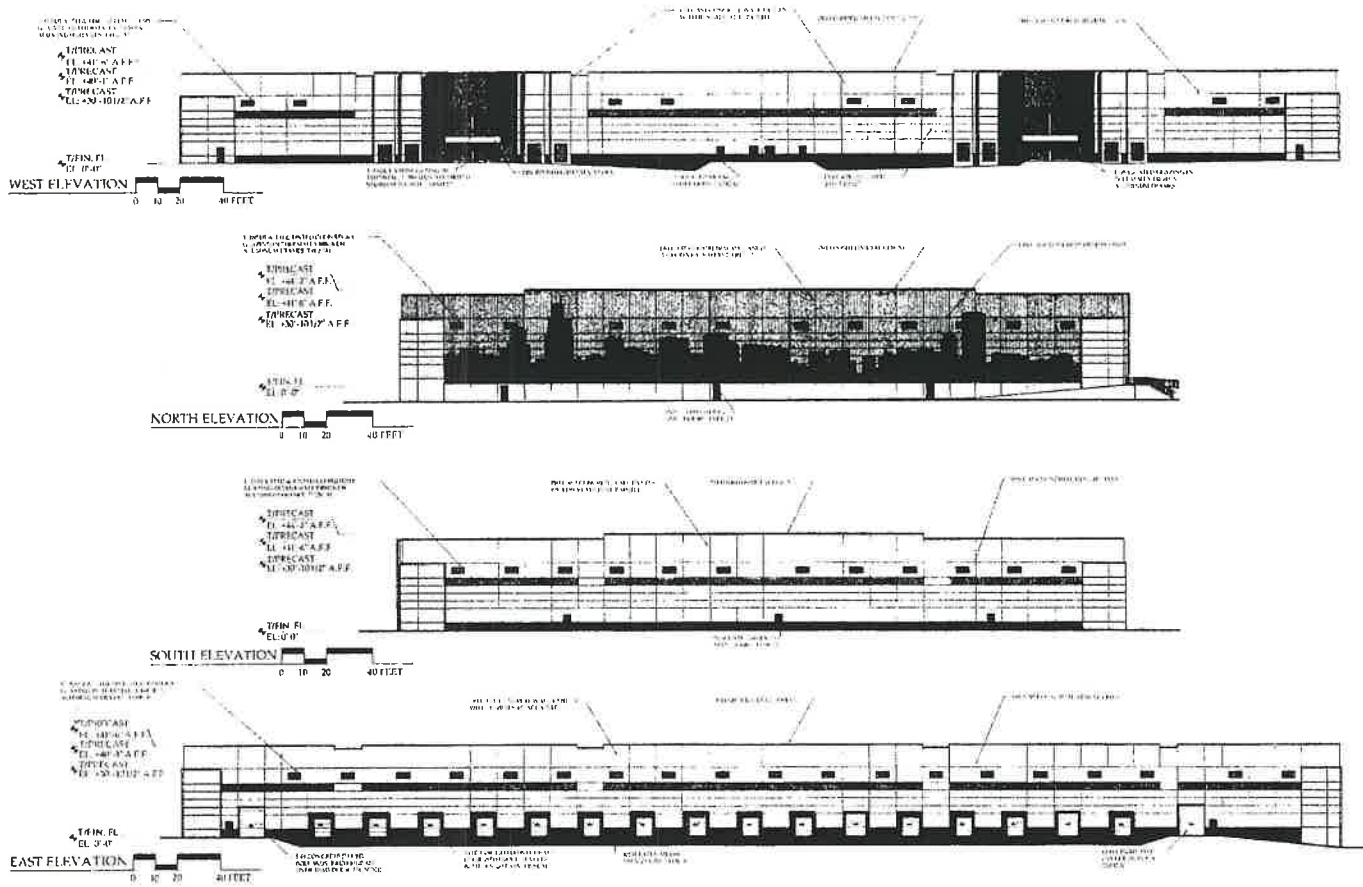
PROJECT NO. 2021-001
 CLIENT: [Illegible]
 LOCATION: [Illegible]
 DATE: 1/26/2022
 DRAWING NO. 2021-001-01
 SCALE: 1/8" = 1'-0"
 SHEET NO. 1 OF 1
 DESIGNER: [Illegible]
 CHECKER: [Illegible]
 APPROVED: [Illegible]
 DATE: 1/26/2022

LAYOUT DESCRIPTION:
 [Illegible text describing the site layout, including building footprints, parking areas, and landscaping elements.]

NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND IRC.
 2. THE CLIENT HAS REQUESTED THAT THE LANDSCAPE BE MAINTAINED FOR A PERIOD OF 12 MONTHS AFTER COMPLETION OF CONSTRUCTION.
 3. THE LANDSCAPE SHALL BE MAINTAINED IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE PROVIDED IN THE LANDSCAPE PLAN.
 4. THE LANDSCAPE SHALL BE MAINTAINED IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE PROVIDED IN THE LANDSCAPE PLAN.
 5. THE LANDSCAPE SHALL BE MAINTAINED IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE PROVIDED IN THE LANDSCAPE PLAN.

FINAL FOR PUBLICATION
 [Illegible signature and date]





PROPOSED FACILITY (ELEV #20)

300 S. NORMAL AVENUE, CHICAGO, ILLINOIS

FINAL FOR PUBLICATION

JANUARY 20, 2022 #20298

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