

PD 1560

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 16, 2024

Tyler Manic
Schain, Banks, Kenny & Schwartz, Ltd.
70 W. Madison Street, Suite 2300
Chicago, IL 60602

Re: Minor change to PD 1560, 2900 – 3200 E. 106th St.

Dear Mr. Manic:

Please be advised that your request for a minor change to Industrial Waterway Planned Development No. 1560 (“PD 1560”) has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement Number 12 of PD 1560.

The sole property owner, TP 106th LLC, is seeking a minor change for a new tenant, IAA Holdings, LLC. They are proposing to use the site for vehicular storage. On Oct. 12th, 2023, and May 24th, 2024, minor changes were granted for a different tenant’s trailer parking configuration. IAA Holdings is seeking to re-stripe the paved parking area, add a new black-coated chain link fence to enclose the loading and drop-off areas, remove three landscaped islands, add an accessory office building, and add an accessory covered storage building for non-standard motor vehicles, such as motorcycles and ATVs. An additional 1,993 linear feet of ornamental fencing will be added along the north property boundary facing the Calumet River and the 4,484 SF of landscape area eliminated from the islands will be relocated elsewhere on site. The following drawings are attached: Proposed Site Plan Overlay, Proposed Site Plan, Office Elevations, Branch Inventory Storage Diagram, Covered Storage Elevation.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed modifications 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.

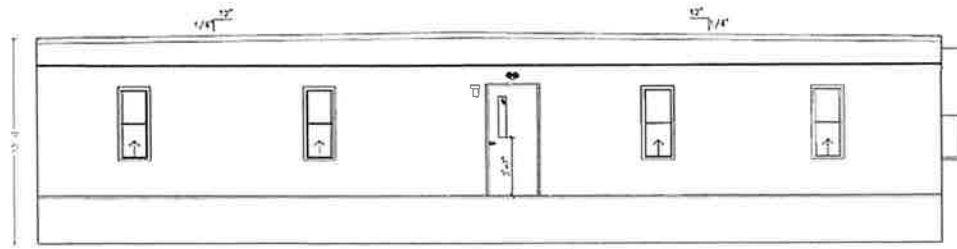
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1560, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor 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

NS:tm

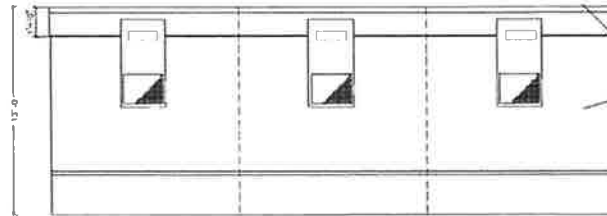
C: Mike Marmo, Janice Hill, Main file



FRONT ELEVATION

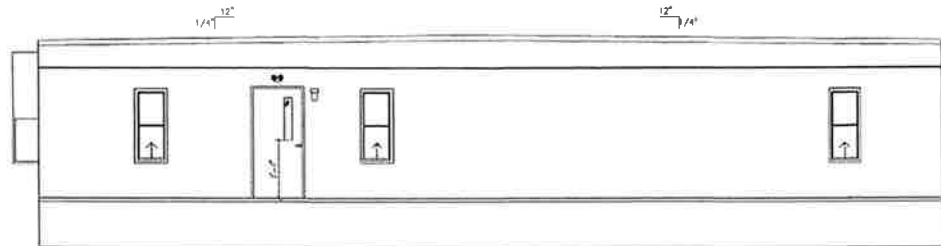
NOTE: HANDRAIL, RAMP, STAIRS, AND HANDRAILS TO BE INSTALLED, DESIGNED BY OTHERS, AND SUBJECT TO LOCAL CODE INSPECTION.

HANDRAIL, RAMP, STAIRS, AND HANDRAILS TO BE INSTALLED, DESIGNED BY OTHERS, AND SUBJECT TO LOCAL CODE INSPECTION.



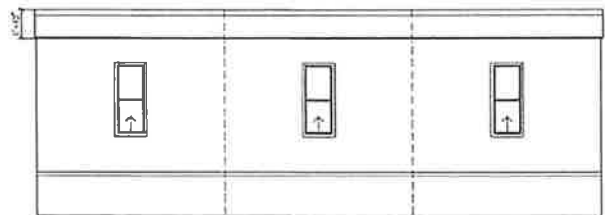
RIGHT ELEVATION

METAL PANEL WALL AND ROOF SHEETING (TYP ALL ELEVATIONS)



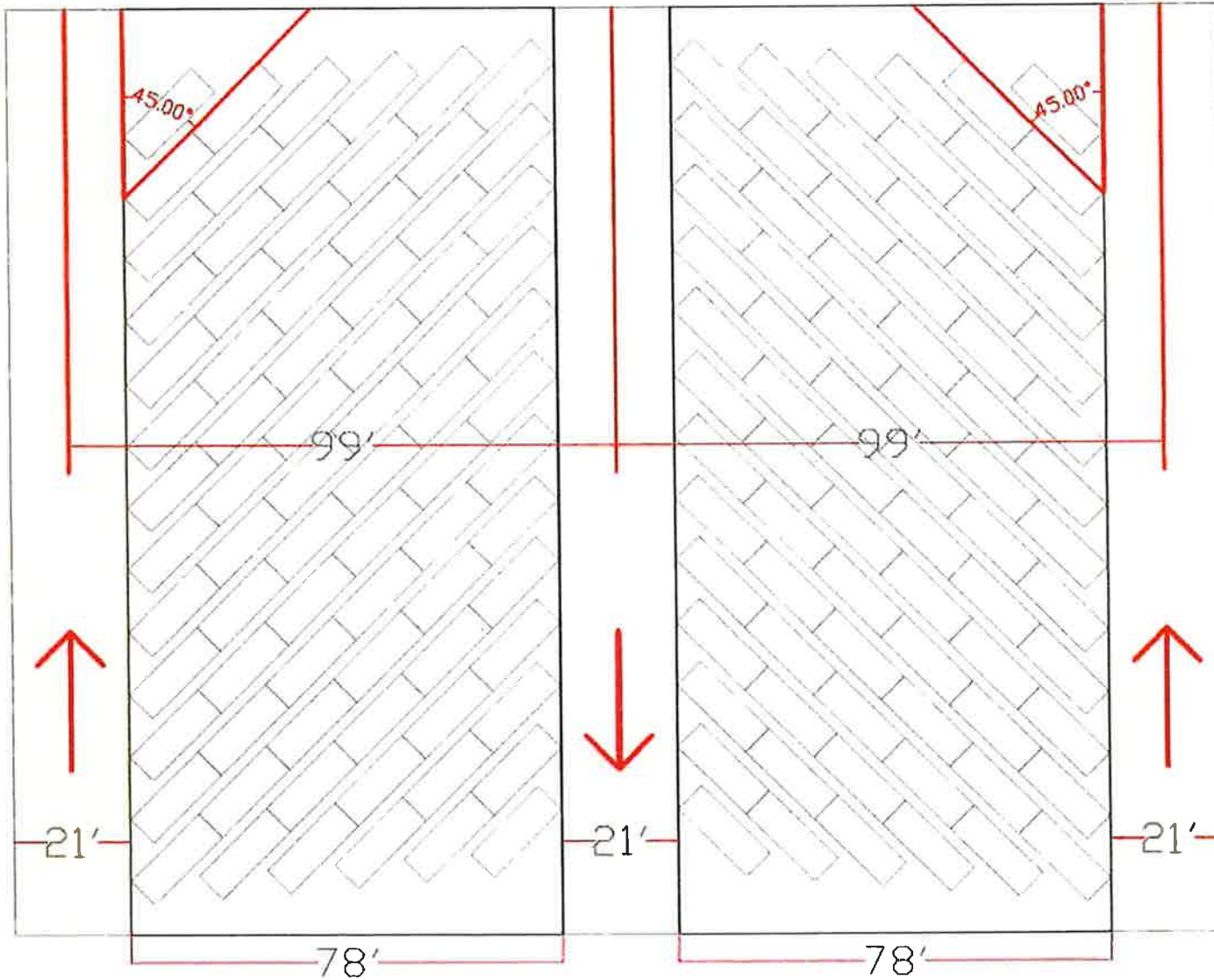
REAR ELEVATION

ENCLOSURE (WHEN PROVIDED) SHALL HAVE 1 SQUARE FOOT PER 100 SQ FT OF FLOOR AREA.

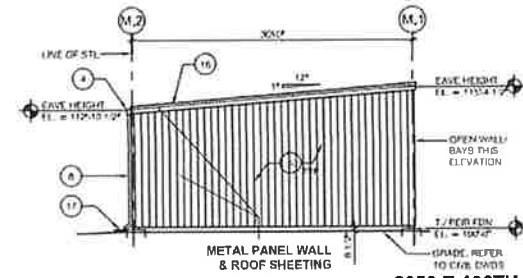
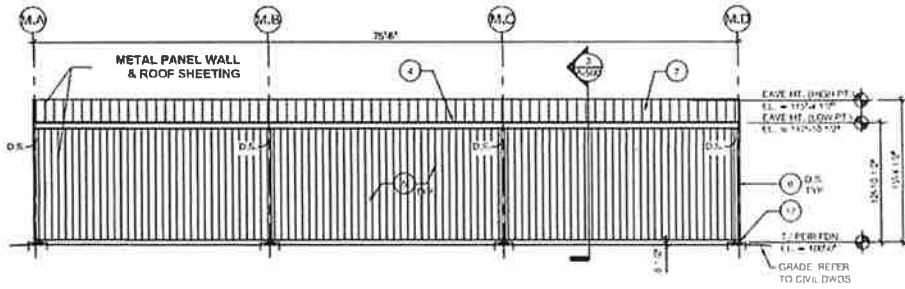


LEFT ELEVATION

SEE DRIFT SECTION FOR ROOF VENTS FOR 100 SQ FT



3050 E 106TH STREET, CHICAGO, IL
Minor Change to PD
Branch Inventory Storage Diagram
11/26/2024



3050 E 106TH STREET, CHICAGO, IL
 Minor Change to PD
 Covered Storage Elevation
 11/26/2024



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 24, 2024

Tyler Manic
Schain, Banks, Kenny & Schwartz, Ltd.
70 W. Madison Street, Suite 2300
Chicago, IL 60602

Re: Minor change to PD 1560, Trailer width reduction at 2900 – 3200 E. 106th St.

Dear Mr. Manic:

Please be advised that your request for a minor change to Industrial Waterway Planned Development No. 1560 (“PD 1560”) has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement Number 12 of PD 1560.

The sole property owner, TP 106th LLC, is seeking a minor change for modifications to the site plan and landscape plan. On Oct. 12, 2023, a minor change was approved which included a reduction in the width of the 55-foot trailer stalls from 12.5 feet to 11 feet. You are now seeking to similarly reduce the width of the 73-foot trailer storage stalls from 12.5 feet to 11 feet. As shown on the attached proposed Overall Site Dimensional and Paving Plan, this will result in a total of 719 trailer storage stalls (571 stalls at 73 feet and 148 stalls at 55 feet). To offset the increase in stalls, the owner will increase the number of trees planted from 496 to 506.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed modifications 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.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1560, 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: Mike Marmo, Janice Hill, Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

October 12, 2023

Tyler Manic
Schain, Banks, Kenny & Schwartz, Ltd.
70 W. Madison Street, Suite 2300
Chicago, IL 60602

Re: Request for a minor change to Industrial Waterway Planning Development No. 1560 (2900 – 3200 E. 106th Street)

Dear Mr. Manic:

Please be advised that your request for a minor change to Planned Development No. 1560 (PD 1560), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of the PD.

The Applicant, TP 106th LLC, is seeking a minor change for modifications to the site plan and landscape plan to change the widths of the trailer storage stalls. The following modifications to the site plan and landscape plan are proposed:

- The Applicant seeks to reduce the width of the 55-foot trailer storage stalls from 12.5 feet to 11 feet. The reduced width of the 55-foot trailer storage stalls will result in twelve more trailer storage stalls broken down into one less 73-foot trailer storage stall (507 approved to 506 proposed) and thirteen more 55-foot trailer storage stalls (124 approved to 137 proposed).

In addition to the above proposed change the applicant has had further discussions around the details involving the treatment of the river's edge and as a result some clarifying notes addressing the river edge conditions were added to the drawings. As a result, the following revised drawings are attached and made a part of this proposal:

- Conceptual Site Plan, dated September 14, 2023
- Landscape Plan set labeled L1 through L9, dated/signed September 11, 2023
- (2) sectional drawings labeled as Exhibit A and Exhibit B, dated September 28, 2023

PD No.1560
Minor Change
October 12, 2023
Page 2

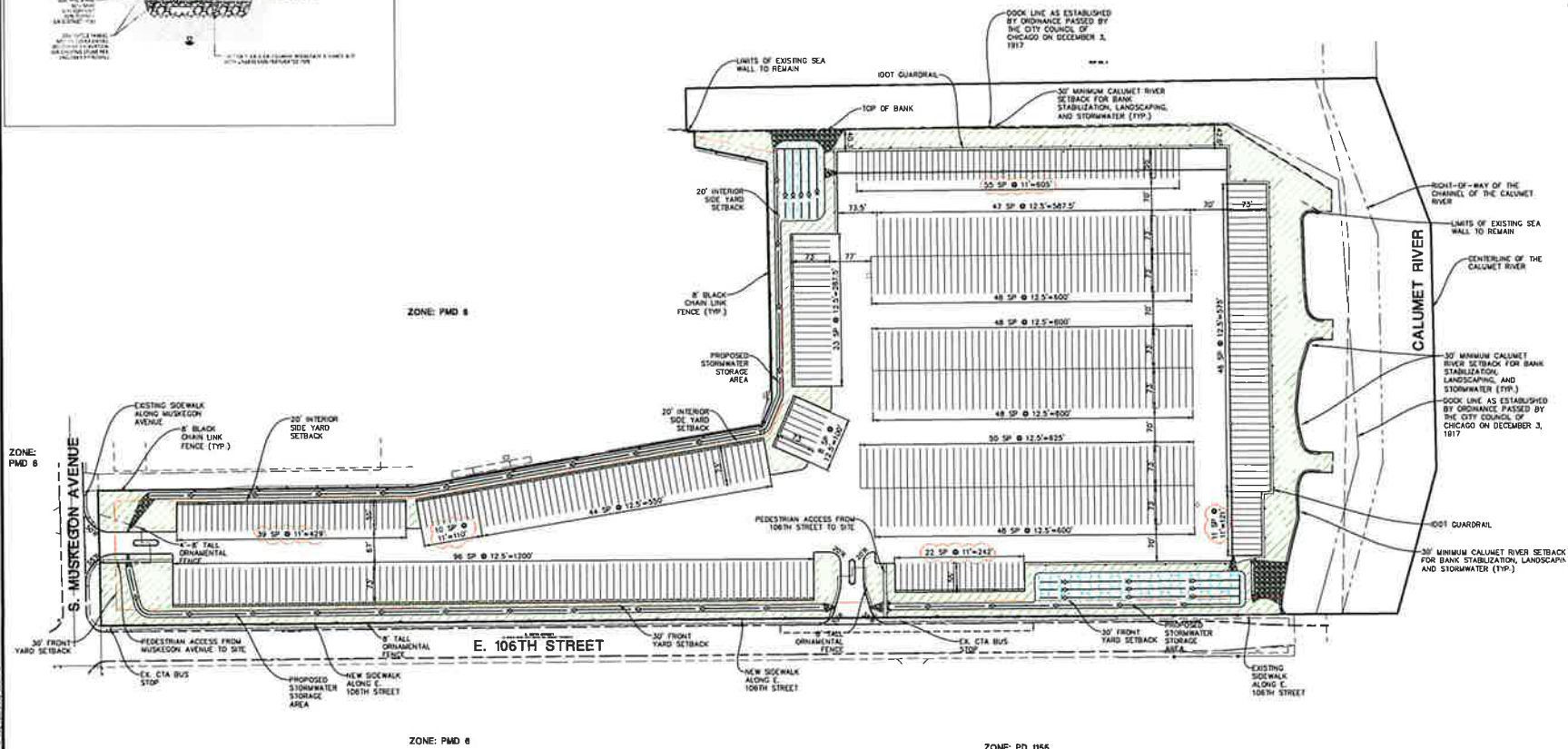
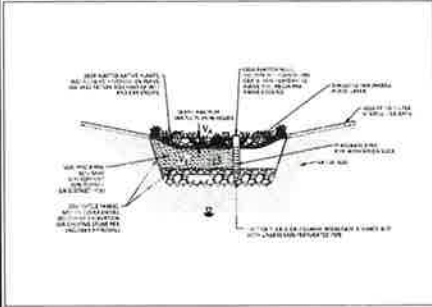
With regard to your request, the Department of Planning and Development has determined that allowing the proposed modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1560, 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,

A handwritten signature in black ink, appearing to read "Noah Szafraniec", with a long, sweeping flourish extending to the right.

Noah Szafraniec
Assistant Commissioner - Planned Developments and Plan Commission



ZONE: PMD 8

ZONE: PMD 8

ZONE: PD 155

SITE NOTE
SELECTIVE SEAWALL MAINTENANCE WILL BE PERFORMED AS PART OF THIS PLAN

CONTROL POINT FOR LAYOUT OF ALL PROPOSED IMPROVEMENTS TO BE PARALLEL AND PERPENDICULAR TO THE E. 106TH RIGHT-OF-WAY LINE UNLESS OTHERWISE NOTED

SITE DATA

SITE AREA	1,602,110 SF (36.78 ACRES)
OPEN SPACE	241,765 SF (5.54 ACRES)
PAVEMENT	1,039,846 SF (23.87 ACRES)
ZONING	PMD-6, LARC CALUMET AREA INDUSTRIAL

SETRBACKS		
FRONT YARD FACING STREET	30 FEET	
CORNER SIDE YARDS FACING STREET	30 FEET	
INTERIOR SIDE YARDS	30 FEET	
REAR YARDS	30 FEET	
CALUMET RIVER (NON-DEPENDENT RIVER USE)	30 FEET (FROM TOP OF BANK)	

PARKING	
7.5' x 11' SPACES	101 SPACES
5.5' x 11' SPACES	137 SPACES
TOTAL SPACES	843 SPACES

NOTE: SETBACKS TAKEN FROM CITY OF CHICAGO "CALUMET DESIGN GUIDELINES", FEBRUARY 2004

LEGEND

	LANDSCAPE AREA
	STORMWATER STORAGE FOR VOLUME CONTROL
	SETRBACK LINE

PROPOSED INDUSTRIAL DEVELOPMENT
CITY OF CHICAGO, ILLINOIS
CONCEPTUAL SITE PLAN

Manhard CONSULTING LTD.
1000 N. LAKE STREET, SUITE 1000, CHICAGO, ILLINOIS 60610
TEL: 312.467.1000 FAX: 312.467.1001
WWW.MANHARDCONSULTING.COM

DATE: 08/14/23
SCALE: 1"=100'

EXB
LEC.CHL.02

LANDSCAPE PLAN for PROPOSED INDUSTRIAL DEVELOPMENT 106TH STREET CITY OF CHICAGO, ILLINOIS

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
L1	LANDSCAPE SUMMARY AND TITLE SHEET
L2	LANDSCAPE PLAN
L3	LANDSCAPE PLAN
L4	LANDSCAPE PLAN
L5	LANDSCAPE PLAN
L6	LANDSCAPE PLAN
L7	LANDSCAPE PLAN
L8	LANDSCAPE DETAILS
L9	LANDSCAPE SPECIFICATIONS

City of Chicago Required Landscaping Calumet Design Guidelines

STREET TREE REQUIREMENT

Requirement: One tree per 40 feet of frontage on a public right-of-way with clustered trees. 3" Cal. DBH Ornamental Trees typically required, however due to overhead powerlines 2.5" Cal. DBH Ornamental Trees installed per Chicago DOT Comments. Parkways to have bluegrass seed mixture from sidewalk to the edge of curb.

E 106th Street: 2234.9 LF (Including Driveway Openings) - 2234.9 / 40 = (55.87) = 56 Trees
S. Muskegon Road: 257.35 LF (Including Driveway Openings) - 257.35 / 40 = (6.43) = 6 Trees

Required - 62 Street Trees Total (56 Trees along E. 106th Street, 6 Trees along S. Muskegon Road)
On Plan - 62 Street Trees provided (56 Trees along E. 106th Street, 6 Trees along S. Muskegon Road)

PERIMETER YARDS

Front and Corner Side Yards - 30 foot setbacks from all property lines

Requirement: Low-profile prairie seed mix where parking or a vehicular use area is located along a public street. One (1) overstory or intermediary tree per 40 linear feet; Shrubs - 7 per 1,000 Square Feet

West Property Line: Trees - 257.35 LF / 40 = (6.43) = 6 Trees
Intermediary Trees 5.99 x 2.5 = (14.75) = 15 Intermediary Trees
Shrubs - 5,890 SF / 1,000 = 5.89 x 7 = 41 Shrubs

South Property Line: Trees - 2234.9 / 40 = (55.87) 56 Trees
Intermediary Trees 63.28 x 2.5 = (158.2) = 158 Intermediary Trees
Shrubs - 63,281 SF / 1,000 = 63.28 x 7 = 443 Shrubs

On Plan - 62 Trees, 173 Intermediary Trees and 484 Shrubs

Interior Side and Rear Yards - 20 foot setbacks from all property lines

Requirement: Low-profile prairie seed mix where parking or a vehicular use area is located along a public street. One (1) overstory or intermediary tree per 65 linear feet; Shrubs - 7 per 1,000 Square Feet

Northwest Property Line: Trees - 1801.86 LF / 65 = (27.7) = 28 Trees
Intermediary Trees - 36.15 x 2.5 = (90.375) = 90 Intermediary Trees
Shrubs - 36,150 SF / 1,000 = 36.15 x 7 = 253 Shrubs

On Plan - 28 Trees, 90 Intermediary Trees, and 392 Shrubs

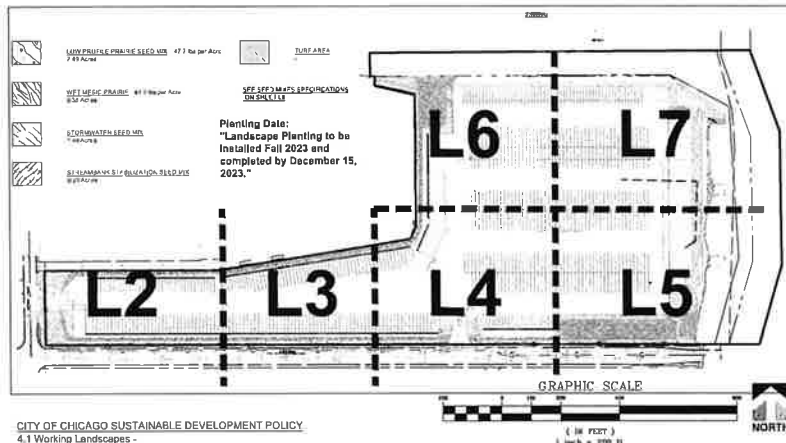
River Dependent Right or Interior Side Yards Next to Calumet River - 30' Setback River Dependent - Stabilize the shoreline to the east with required planting material

PARKING LOTS

Requirement: Plant low-profile prairie with interspersed overstory and intermediary trees clustered at 1 tree per 40 linear feet between parking lot and public right-of-way.

Plant islands or median slopes that are not used for stormwater storage or treatment with approved groundcover, shrubs and overstory trees.

Plant islands used for stormwater storage or treatment are to be planted with wet, wet-meadow or well drained seed mixes.



CITY OF CHICAGO SUSTAINABLE DEVELOPMENT POLICY

4.1 Working Landscapes -

- 60% of the species types must be native (straight species or cultivars)
- The landscape plan must provide at least 3 of the following plant structure types: trees, shrubs, forbs, graminoids, excluding turf grass
- 40% of the landscaped area must be dedicated to the production of food for landscape areas larger than 500 square foot

This site meets criterion (1) and (2).
(1) Approximately 83% of the proposed plantings are locally native plantings
(2) The site planning plan includes trees, shrubs, forbs, and graminoids

4.2 Natural Landscapes -

Natural features provide many ecological functions and services as well as shoreline stabilization. Projects must restore or replicate a nature feature along at least 25% of the shoreline or no less than 50 feet.

This project includes restoration of a naturalized shoreline for approximately 685 feet of the total 2,055 foot Calumet River Frontage or approximately 33%

DESIGN STANDARDS, RIVER NON-DEPENDENT USE - EAST

Requirement: 30' wide area buffer and 25 overstory trees per 1,000 square feet, 25 intermediate trees per 1,000 square feet, 7 shrubs per 1,000 square feet, and seed mixes

821 linear feet with a 30 wide foot buffer = 24,630 square feet of area
24,630 / 1,000 = 24.6

Overstory Trees - 25 x 24.6 = (6.15) = 6 Trees
Intermediate Trees - 25 x 24.6 = (6.15) = 6 Trees
Shrubs - 7 x 24.6 = (172.2) = 172 Shrubs

DESIGN STANDARDS, RIVER NON-DEPENDENT USE - NORTH

Requirement: 30' wide area buffer and 25 overstory trees per 1,000 square feet, 25 intermediate trees per 1,000 square feet, 7 shrubs per 1,000 square feet, and seed mixes

750 linear feet with a 30 wide foot buffer = 22,500 square feet of area
22,500 / 1,000 = 22.5

Overstory Trees - 25 x 22.5 = (5.6) = 6 Trees
Intermediate Trees - 25 x 22.5 = (5.6) = 6 Trees
Shrubs - 7 x 24.6 = (157.5) = 158 Shrubs

Required - 6 Overstory Trees, 6 Intermediate Trees, 158 Shrubs and Low Profile Prairie Seed Mix or Mixed Prairie Seed Mix.
On Plan - 6 Overstory Trees, 6 Intermediate Trees, 158 Shrubs and Low Profile Prairie Seed Mix.

Sworn statement by owner
I commit to the protection and replacement of required landscaping in the following form:
* Existing parkway trees are to be protected while project is under construction and will be replaced by current and subsequent owners if damaged.

Sworn statement by registered landscape architect
I commit to the maintenance of required landscaping in the following form:
* The undersigned acknowledges that the landscape planning plan shown on the attached landscape plan for the property 3050 E. 106th Street, Chicago, Illinois 60617 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 32 of the Chicago Municipal Code, the landscaping standards of the Chicago Zoning Ordinance, and the Guide to the Chicago Landscape Ordinance.*

Signature: _____ Date: 09/12/2023

Sworn statement by registered landscape architect
I commit to the preparation of the landscape plan in the following form:
* The undersigned landscape architect, registered in the State of Illinois, acknowledges that the landscape planning plan and construction details shown on the attached landscape plans for the property at 3050 E. 106th Street, Chicago, Illinois 60617 has been designed in accordance with the requirements of Title 10, Chapter 32 of the Chicago Municipal Code, the landscaping standards of the Chicago Zoning Ordinance, and the Guide to the Chicago Landscape Ordinance.*

Signature: _____ Date: 09/11/23

SITE DATA	
SITE AREA	1,602,210 S.F. (36.78 ACRES)
EDHNS	PUD-6, LAKE CALUMET AREA INDUSTRIAL
SETBACKS	
FRONT YARD FACING STREET	30 FEET
CORNER SIDE YARDS FACING STREET	30 FEET
INTERIOR SIDE YARDS	20 FEET
REAR YARDS	20 FEET
CALUMET RIVER (DEPENDENT RIVER USE)	30 FEET (FROM TOP OF BANK)
PARKING	
73 TRAILER PARKING PROVIDED	506 SPACES
25 TRAILER PARKING PROVIDED	137 SPACES
TOTAL PARKING PROVIDED	643 SPACES
PARKING RATIO	0.40 SPACES/1000 S.F.
NOTE: SETBACKS TAKEN FROM CITY OF CHICAGO "CALUMET DESIGN GUIDELINES", FEBRUARY 2004	

DECIDUOUS TREES					
QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
24	Acer saccharum	Sugar Maple	3" Cal	B&B	
18	Quercus occidentalis	Common Hackberry	3" Cal	B&B	
25	Quercus rubra	Kentucky Coffee-tree	3" Cal	B&B	
21	Platanus occidentalis	American Sycamore	3" Cal	B&B	
15	Quercus alba	White Oak	3" Cal	B&B	
12	Quercus bicolor	Swamp White Oak	3" Cal	B&B	
15	Quercus macrocarpa	Burr Oak	3" Cal	B&B	
20	Tilia americana	American Linden	3" Cal	B&B	

ORNAMENTAL TREES					
QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
42	Amaranthus arborescens	Downy Spurge	6" Ht.	B&B	
7	Amaranthus canadensis	Canadian Spurge	2" Cal	B&B	
25	Betula nigra	River Birch Multi-Trunk	2" Cal	B&B	
5	Cornus florida	Flowering Dogwood	2" Cal	B&B	
47	Cornus florida	Flowering Dogwood	6" Ht.	B&B	
48	Crataegus cuneata	Thornless Cockspur Hawthorn	6" Ht.	B&B	
18	Quercus macrocarpa	Swamp White Oak	2.5" Cal	B&B	
12	Malus paniculata	White Flowering Crabapple	2.5" Cal	B&B	
25	Malus spicata	Pinkie Crabapple	6" Ht.	B&B	
10	Ostrya virginiana	American Hopbush	2" Cal	B&B	
10	Syringa reticulata	Japanese Tree Lilac	2.5" Cal	B&B	
12	Amelanchier canadensis	American Starburst Elm	2.5" Cal	B&B	
55	Magnolia latifolia	Nannyberry	6" Ht.	B&B	

DECIDUOUS SHRUBS					
QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
112	Aster multiflorus	Black Chokeberry	5 gal	B&B	
144	Cornus amomum	Road Tree Dogwood	5 gal	B&B	
98	Cornus americana	American Hornbeam	5 gal	B&B	
86	Lonicera maackii	Spicebush	5 gal	B&B	
85	Rhus glabra	Smooth Sumac	5 gal	B&B	
66	Rosa rugosa	Carolina Rose	5 gal	B&B	
541	Sambucus racemosa	American Elderberry	5 gal	B&B	
151	Spiraea alba	Maidsrunk	5 gal	B&B	
97	Viburnum dentatum	Arrowwood	5 gal	B&B	

Note: New topsoil is required throughout the full extent of all above-ground planters or parking 20' deep. All construction shall be such as to protect, stabilize, and restore the site. All other non-plant items must be removed from each planter prior to soil installation. Include the notes on landscape plan and general notes.
Note: All required landscaping within public right-of-way to be replaced, if needed, for a minimum of five (5) years by the original applicant and any subsequent owners.
Note: 4" of Shredded Bark Mulch to be provided in planting beds.

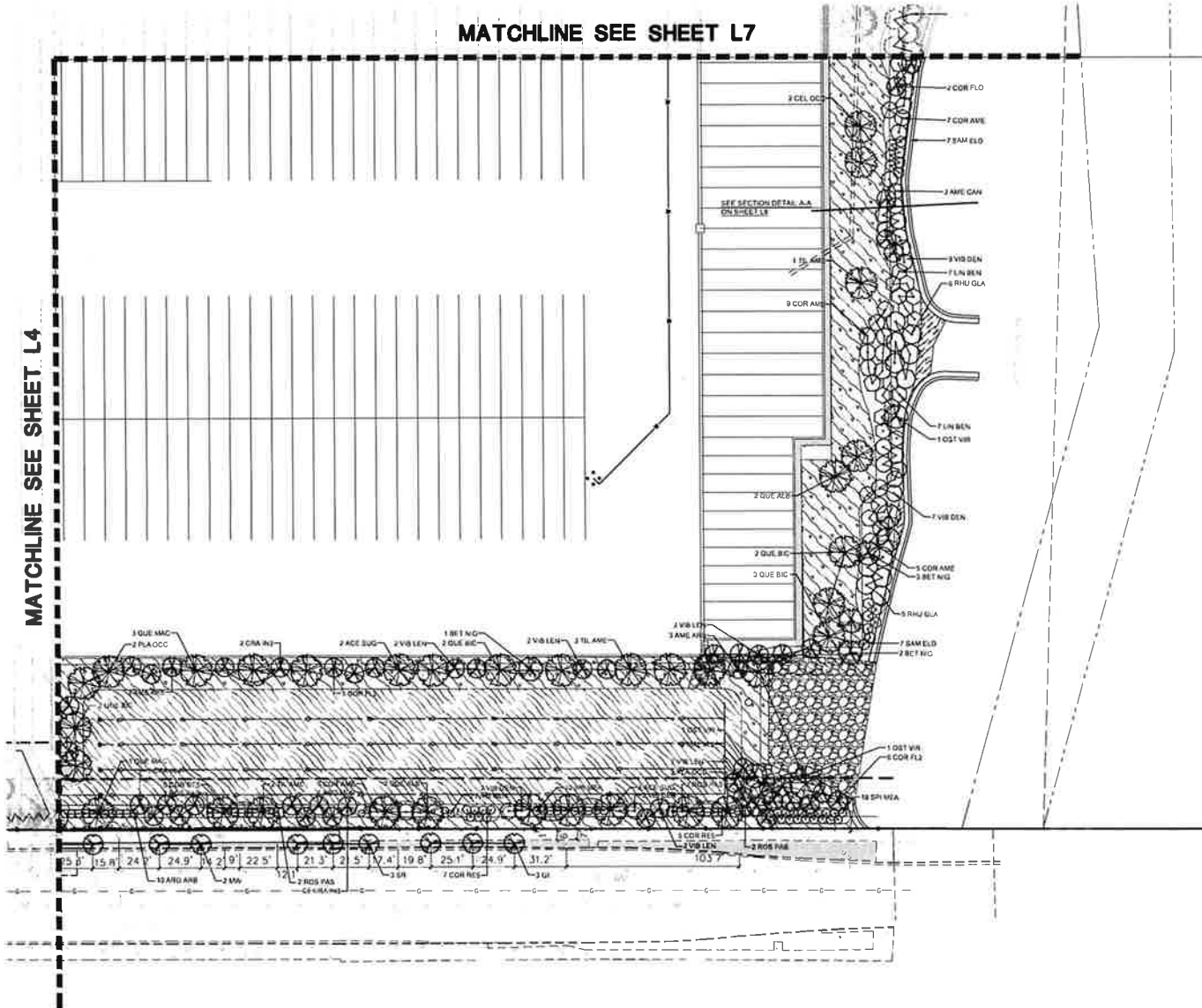
Landscape Notes:






- Seed/Soil limit line is approximate. Seed/Soil to limits of grading and disturbance. Contractor responsible for restoration of any unshaded disruption outside of designated construction area.
- Contractor responsible for erosion control in all seeded/soiled areas.
- Tree mulch rings in turf areas are 5' diameter. Contractor shall provide a mulch ring around all existing trees within the limits of work. Remove all existing grass from area to be mulched and provide a typical spade cut edge. Landscape Fabric shall not be installed under mulch.
- Bedlines are to be spade cut to a minimum depth of 3". Curved bedlines are to be smooth and not segmented.
- All planting, beds shall receive top dressing of mulch. Landscape fabric shall not be installed under mulch.
- It is the responsibility of the contractor to locate and provide plant material as specified on this plan. The contractor may submit a request to provide substitutions for the specified plant material under the following conditions:
a. Any substitutions proposed shall be submitted to the project owner's representative within two weeks of the award of contract. Substitutions must meet equivalent design and functional goals of the original materials as determined by the owner's representative.
b. The request will be accompanied by at least three notices from plant material suppliers that the plant material specified is not available and will not be available prior to construction.
- Vary site conditions and information on drawings. Promptly report any concealed conditions, mistakes, discrepancies or deviations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies. Commencement of work shall constitute acceptance of conditions and responsibility for corrections.
- A minimum of two working days before performing any digging, call underground service alert for information on the location of natural gas lines, electric cables, telephone cables, etc. The contractor shall be responsible for location and protection of all utilities, and repair of any damage resulting from his work at no additional cost to the owner.
- Contractor shall promptly repair all damages to existing site at no cost to owner.
- Refer to landscape specifications for additional conditions, standards, and notes.



MATCHLINE SEE SHEET L7

MATCHLINE SEE SHEET L4



-  LOW PROFILE PHARIE SEED MIX 47 lbs per Acre
-  NET MISC PHARIE 47 lbs per Acre
-  STORMWATER SEED MIX
-  STREAMBANK STABILIZATION SEED MIX
-  TURF AREA

SEE SEED MIX SPECIFICATIONS ON SHEET L6

Sworn statement by owner
 Commits to the protection and replacement of required landscaping in the following form:
 "Existing parking trees are to be protected while project is under construction and will be replaced by current and subsequent owner if damaged."

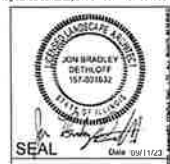
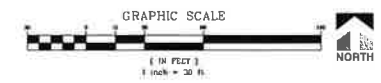
Commits to the maintenance of required landscaping in the following form:
 "The undersigned acknowledges that the landscape planting plan shown on the attached landscape plan for the property 3050 E. 106th Street, Chicago, Illinois 60617 has, to the best of the undersigned applicant's knowledge, been designed and will be installed, maintained, and replaced as required, by current and subsequent owners in accordance with the requirements of Title 10, Chapter 32 of the Chicago Municipal Code, the landscaping standards of the Chicago Zoning Ordinance, and the Guide to the Chicago Landscape Ordinance."

Signature: *[Signature]* Date: 09/12/2023

Sworn statement by registered landscape architect
 Commits to the preparation of the landscape plan in the following form:
 "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 3050 E. 106th Street, Chicago, Illinois 60617 has been designed in accordance with the requirements of Title 10, Chapter 32 of the Chicago Municipal Code, the landscaping standards of the Chicago Zoning Ordinance, and the Guide to the Chicago Landscape Ordinance."

Signature: *[Signature]* Date: 09/11/23

Jon Bradley Doherty ASLA, PLA
 Illinois Registered Landscape Architect # 157-001632

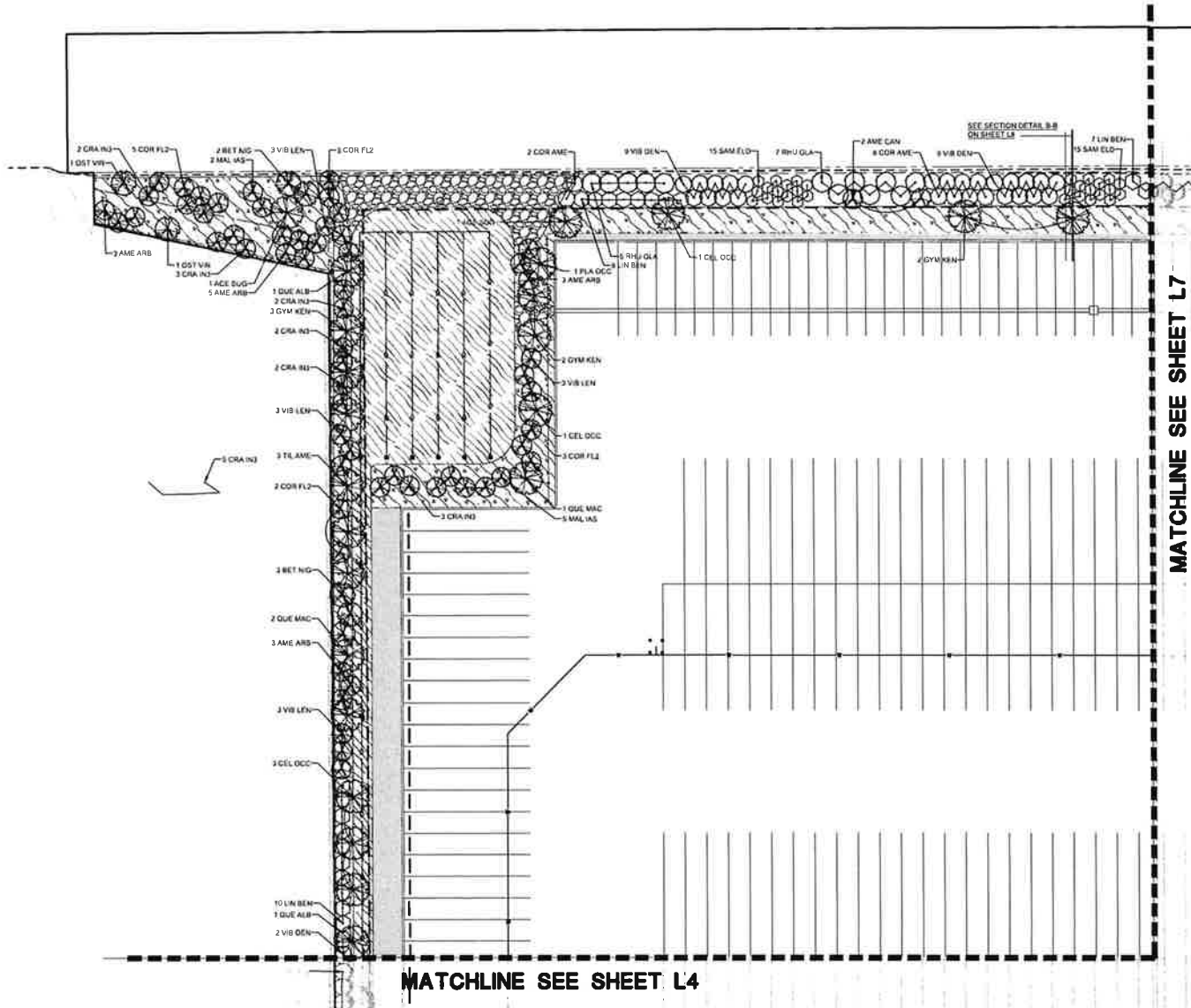


NO. 1	DATE	DESCRIPTION
1	09/11/23	ISSUED FOR PERMIT
2	09/11/23	ISSUED FOR PERMIT
3	09/11/23	ISSUED FOR PERMIT
4	09/11/23	ISSUED FOR PERMIT
5	09/11/23	ISSUED FOR PERMIT
6	09/11/23	ISSUED FOR PERMIT
7	09/11/23	ISSUED FOR PERMIT
8	09/11/23	ISSUED FOR PERMIT
9	09/11/23	ISSUED FOR PERMIT
10	09/11/23	ISSUED FOR PERMIT
11	09/11/23	ISSUED FOR PERMIT
12	09/11/23	ISSUED FOR PERMIT
13	09/11/23	ISSUED FOR PERMIT
14	09/11/23	ISSUED FOR PERMIT
15	09/11/23	ISSUED FOR PERMIT
16	09/11/23	ISSUED FOR PERMIT
17	09/11/23	ISSUED FOR PERMIT
18	09/11/23	ISSUED FOR PERMIT
19	09/11/23	ISSUED FOR PERMIT
20	09/11/23	ISSUED FOR PERMIT

Manhard CONSULTING
 1000 N. LAKE STREET, SUITE 1000, CHICAGO, IL 60610
 TEL: 773.344.1100 FAX: 773.344.1101
 WWW.MANHARDCONSULTING.COM

PROPOSED INDUSTRIAL DEVELOPMENT
 CITY OF CHICAGO, ILLINOIS
 LANDSCAPE PLAN

SHEET
L5 OF L9
 LECCHLOZ



-  **LOW PROFILE PRAIRIE SEED MIX** 47 lbs per Acre
-  **WET MESIC PRAIRIE** 47 lbs per Acre
-  **STORMWATER SEED MIX**
-  **STREAMBANK STABILIZATION SEED MIX**
-  **TURF AREA**

SEE SEED MIXES SPECIFICATIONS ON SHEET L8

Sworn statement by owner

Commits to the protection and replacement of required landscaping in the following form:

Existing parkway trees are to be protected while project is under construction and will be replaced by current and subsequent owner if damaged.

Commits to the maintenance of required landscaping in the following form:

The undersigned acknowledges that the landscape planting plan shown on the attached landscape plan for the property 3050 E. 108th Street, Chicago, Illinois 60617 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 32 of the Chicago Municipal Code, the landscaping standards of the Chicago Zoning Ordinance, and the Guide to the Chicago Landscape Ordinance.

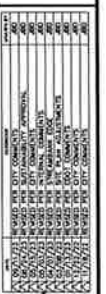
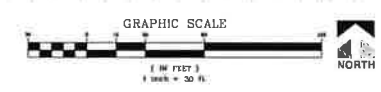
Signature: *[Signature]* Date: 09/12/2023

Sworn statement by registered landscape architect

Commits to the preparation of the landscape plan in the following form:

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 3050 E. 108th Street, Chicago, Illinois 60617 has been designed in accordance with the requirements of Title 10, Chapter 32 of the Chicago Municipal Code, the landscaping standards of the Chicago Zoning Ordinance, and the Guide to the Chicago Landscape Ordinance.

Signature: *[Signature]* Date: 09/11/23

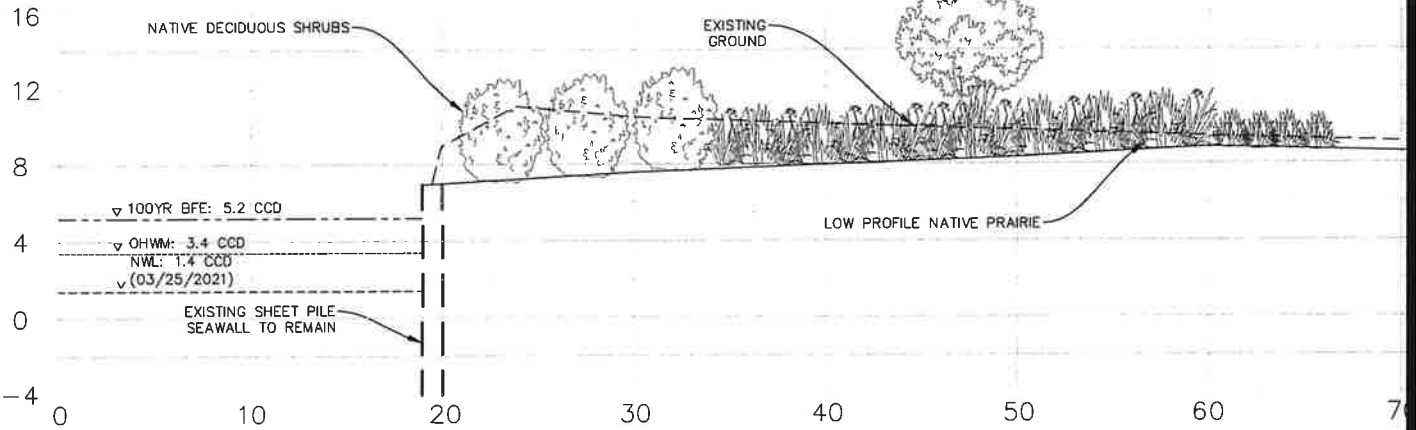


PROPOSED INDUSTRIAL DEVELOPMENT
CITY OF CHICAGO, ILLINOIS
LANDSCAPE PLAN

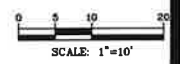
Jim Bradley Dribolt ASLA, PLA
Illinois Registered Landscape Architect # 157-001622



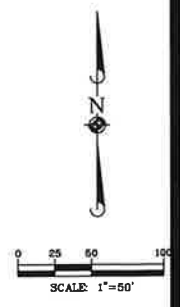
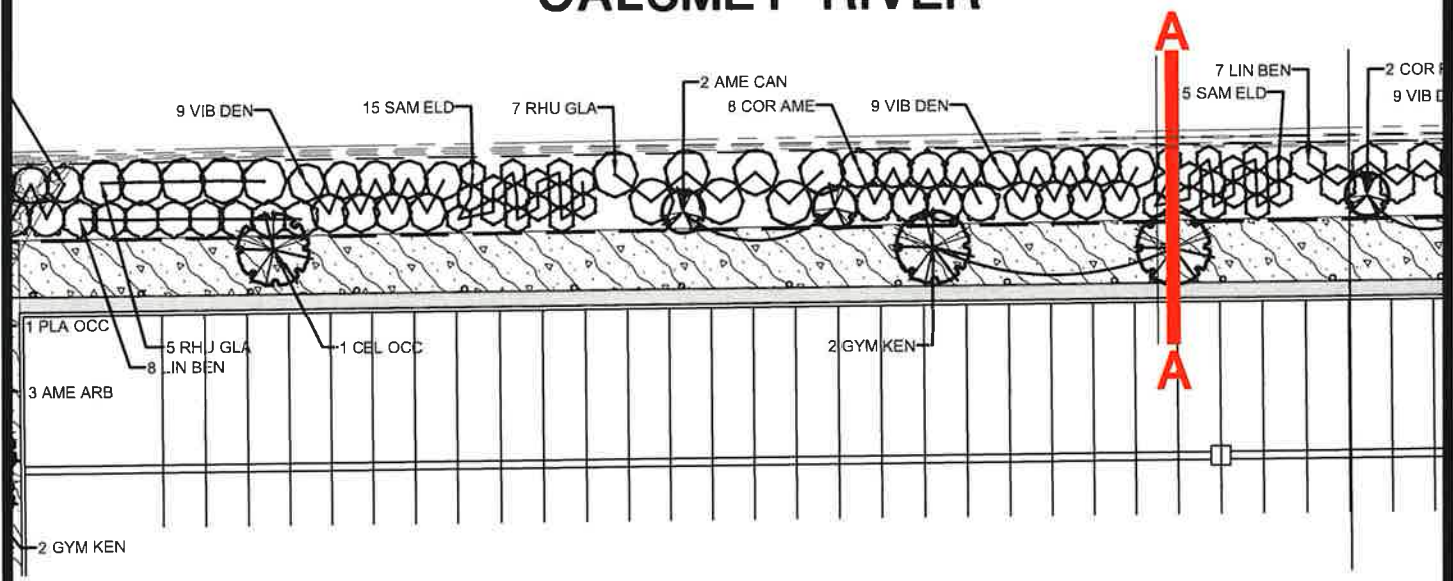
SHEET
L6 OF L9
LCC06L02



SECTION A-A



CALUMET RIVER



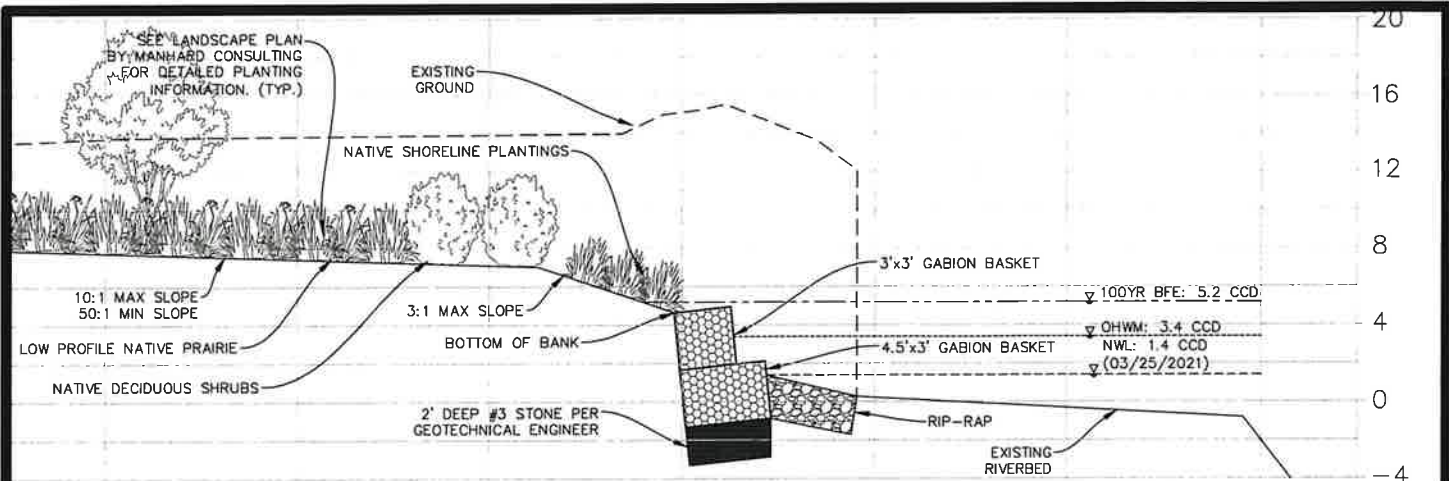
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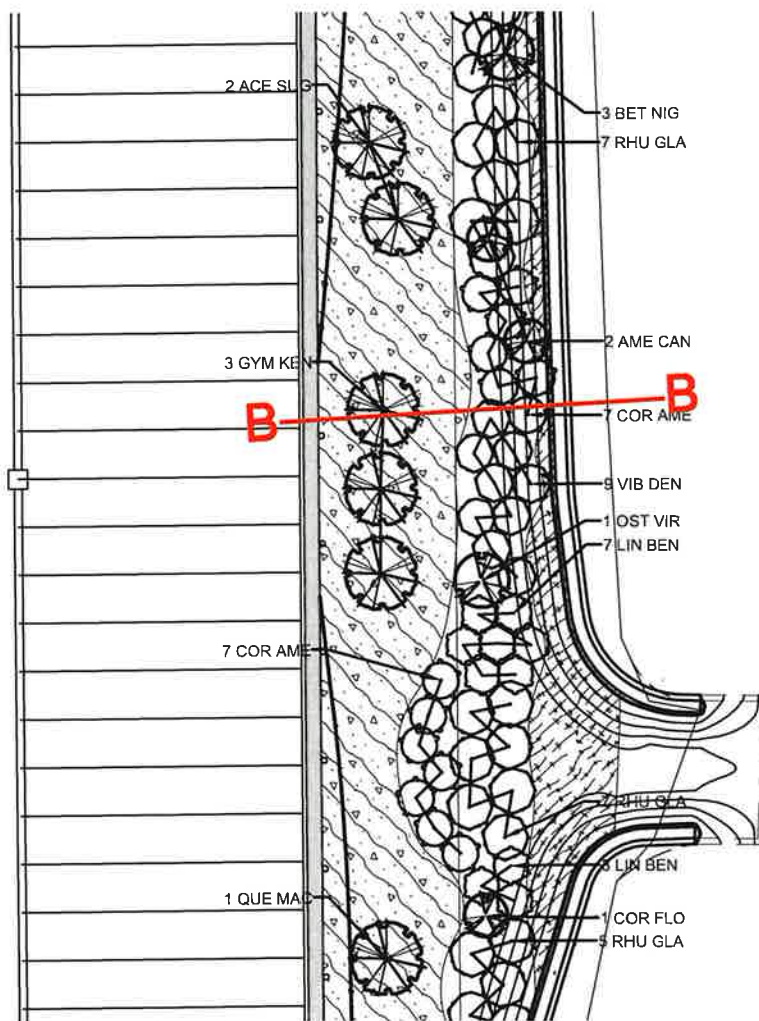
1 East Wacker Drive, Suite 2700 Chicago, IL 60601 ph:312.824.3801 fx:847.634.0095 manhard.com
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 Construction Managers • Environmental Scientists • Landscape Architects • Planners

TP 106TH INDUSTRIAL DEVELOPMENT	
CITY OF CHICAGO, ILLINOIS	
NORTH SHORELINE IMPROVEMENT SECTION	
PROJ. MGR.: MDE	SHEET
DRAWN BY: MDE	EXHIBIT A
DATE: 09-28-23	LEC.CHIL02
SCALE: SEE ABOVE	

Dwg Name: P:\ecchi02\dwg\Eng\Final Drawings\Exhibits Eng\2023-09-28 Landscape Section Exhibit.dwg Updated By: MEagle 08:56



SECTION B-B



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TP 106TH INDUSTRIAL DEVELOPMENT	
CITY OF CHICAGO, ILLINOIS	
SOUTH SHORELINE IMPROVEMENT SECTION	
PROJ. MGR.: MDE	SHEET
DRAWN BY: MDE	EXHIBIT B
DATE: 09-28-23	LEC.CHIL02
SCALE: SEE ABOVE	

Dwg Name: P:\lecchil02\dwg\Eng\Final Drawings\Exhibits Eng\2023-09-28 Landscape Section Exhibit.dwg Updated By: MEagle 08:56

Maximum Building Height:	103 feet, 0 inches
Minimum Parking Spaces:	22 parking spaces
Required Bicycle Spaces:	178
Loading Spaces:	Two (10 feet by 25 feet) loading spaces

Reclassification Of Area Shown On Map No. 11-H.
 (Application No. A-8802)
 (Common Address: 1616 -- 1630 W. Montrose Ave.)

[O2022-3958]

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 C1-3 Neighborhood Commercial District symbols and indications as shown on Map Number 11-H in the area bounded by:

the alley next north of and parallel to West Montrose Avenue; a line 221 feet east of and parallel to North Paulina Street; West Montrose Avenue; and a line 43 feet east of and parallel to North Paulina Street,

to those of a B1-3 Neighborhood Shopping District.

SECTION 2. This ordinance takes effect after its passage and publication.

Reclassification Of Area Shown On Map No. 11-L. **IWPD 1560**
 (As Amended)
 (Application No. 21087)
 (Common Address: 2800 E. 106th St.)

[SO2022-2060]

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 PMD6 symbols and indications as shown on Map Number 11-L in the area bounded by:

that part of South Chicago Dock Company's Addition to South Chicago (recorded as Document Number 454656) in the south half of Section 7, Township 37 North, Range 15, East of the Third Principal Meridian, bounded on the east by the centerline of the Calumet River, on the south by the north line of East 106th Street (as improved), on the north by a line 638 feet south of slip three delineated in South Chicago Dock Company's Addition to South Chicago and bounded on the west and northwest by the east line of South Muskegon Avenue, by the easterly line of Lot 1 of General Mills, Inc. Owner's Fourth Division (recorded as Document Number 85257825) and the east line of Lot 4 in General Mills, Inc. Owner's Third Division (recorded as Document Number 12752776), all in Cook County, Illinois; and described as follows: commencing at the intersection of the east line of South Muskegon Avenue and the north line of East 106th Street running north 257.35 feet to a point on the east line of South Muskegon Avenue; thence east, a distance of 589.94 feet to a point 257.34 feet north of the north line of East 106th Street, and 589.91 feet east of the east line of South Muskegon Avenue; thence easterly, a distance of 663.36 feet to a point 264.24 feet north of the north line of East 106th Street, and 1,245.69 feet east of the east line of South Muskegon Avenue; thence northerly, a distance of 47.42 feet to a point 407.45 feet north of the north line of East 106th Street, and 1,265.67 feet east of the east line of South Muskegon Avenue; thence north, a distance of 451.08 feet to a point 858.52 feet north of the north line of 106th Street, and 1,267.93 feet east of the east line of South Muskegon Avenue; thence northwesterly, a distance of 138.29 feet to a point 887.77 feet north of the north line of East 106th Street, and 1,133.08 feet east of the east line of South Muskegon Avenue; thence north, a distance of 30.0 feet to a point 917.77 feet north of the north line of East 106th Street, and 1,133.23 feet east of the east line of South Muskegon Avenue; thence westerly, a distance of 15.0 feet to a point 917.69 feet north of the north line of East 106th Street, and 1,118.23 feet east of the east line of South Muskegon Avenue; thence north, a distance of 80.0 feet to a point 997.69 feet north of the north line of East 106th Street, and 1,118.63 feet east of the east line of South Muskegon Avenue; thence east, a distance of 1,295.62 feet to a point 1,004.91 feet north of the north line of East 106th Street, and 2,414.24 feet east of the east line of South Muskegon Avenue; thence south, a distance of 4.15 feet to a point 1,000.76 feet north of the north line of East 106th Street, and 2,414.21 feet east of the east line of South Muskegon Avenue; thence southerly, a distance of 286.80 feet to a point 731.15 feet north of the north line of East 106th Street, and 2,509.15 feet east of the east line of South Muskegon Avenue; thence southerly 458.36 feet to a point 272.80 feet north of the north line of East 106th Street, and 2,508.35 feet east of the east line of South Muskegon Avenue; thence southerly, a distance of 283.32 feet to a point on the north line of East 106th Street, and 2,428.99 feet east of the east line of South Muskegon Avenue; and thence westerly 2,429.13 feet to the commencement point,

to those of an Industrial-Waterway Planned Development.

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:

Industrial-Waterway Planned Development No. 1560

Planned Development Statements.

1. The area delineated herein as Industrial-Waterway Planned Development Number 1560 ("Planned Development") consists of approximately 1,622,420 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant TP 106th 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 of the Zoning Ordinance.
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 the City 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 18 statements and the following exhibits: a Bulk Regulations Table; a Survey; a Site Plan, Existing Site Photos; an Existing Zoning and Land-Use Map, and a Landscape Plan prepared by Manhard Consulting, Ltd. and dated December 16, 2022, submitted herein (collectively, "Plans"). Full-sized copies of the Site Plan and Landscape Plan 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 Chicago 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 Ordinance shall control.
5. The following uses are permitted in the Planned Development: vehicle storage, non-accessory parking, and minor utilities and services, including solar power generation.
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 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 site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a net site area of 1,286,130 square feet.
9. Upon review and determination, "Part II review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II review fee shall be assessed by the Department of Planning and Development. 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. Final landscape plan review and approval will be by the Department of Planning and Development ("DPD"). Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and

Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085 of the Municipal Code, or any other provision of that code.

12. The terms and conditions of development under this Planned Development ordinance, including the addition of uses allowed in Planned Manufacturing District Number 6, may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance 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. If a request to modify this Planned Development is submitted for modification under Section 17-13-0611-A of the Chicago Zoning Ordinance, any proposed new use that is regulated under the City of Chicago Air Quality Ordinance shall be submitted and processed in accordance with Section 17-9-0117-G through Section 17-9-0117-G4 of the Chicago Zoning Ordinance.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The development shall be in substantial compliance with the current Chicago Sustainable Development Policy set forth by DPD.
15. Any material development on the Property not in substantial compliance with the Planned Development Exhibits shall be submitted and processed under Site Plan Review pursuant to Section 17-13-0801 through Section 17-13-0805 of the Chicago Zoning Ordinance and if applicable Section 17-9-0117-G through Section 17-9-0117-G4. Prior to the Part II approval (Section 17-13-0610 of the Chicago Zoning Ordinance) for any buildings or new use, the Applicant shall submit a site plan, landscape plan, and building elevations ("Site Plan Submittal") for review and approval by DPD. If Section 17-9-0117-G applies to any request for Site Plan Review, the Site Plan Submittal shall also include a traffic study and air quality impact evaluation for review and approval by Department of Transportation and Department of Public Health. Upon submittal, DPD and the Applicant shall notify the alderman of the ward in which a Site Plan Submittal is located and, in conjunction with the Site Plan Submittal, the Applicant shall be subject to a public review process that is facilitated by such alderman. Review and approval by DPD are intended to assure that specific development components substantially conform with the Planned Development.

Provided the Site Plan Submittal required hereunder is in general conformance with this Planned Development and provided the Applicant has timely provided all Site Plan Submittals, the Commissioner shall issue such Site Plan Approval. Following the

approved Site Plan Approval, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the Planned Development.

Any Site Plan Submittal shall, at a minimum, provide the following information to the extent applicable:

- a. The boundaries of the property;
 - b. The footprint of the improvements;
 - c. Location and dimensions of all parking spaces and loading berths;
 - d. Preliminary landscaping plan prepared by a landscape architect;
 - e. All pedestrian circulation routes;
 - f. Preliminary building sections and elevations of any proposed improvements with a preliminary building materials list; and
 - g. Statistical information applicable to the property limited to the following:
 - (1) floor area and floor area ratio;
 - (2) uses to be established;
 - (3) building heights;
 - (4) all setbacks, required and provided;
 - (5) floor area devoted to all uses (office, dwelling, et cetera);
 - (6) number of dwelling units (if applicable);
 - (7) occupancy counts (if applicable);
 - (8) number of loading spaces/berths;
 - (9) an approved Site Plan by CDOT, Fire Prevention Bureau, Mayor's Office for People with Disabilities, and the Building Department's Division of Storm Water Management; and
 - (10) any other information necessary to illustrate substantial conformance with the Planned Development.
16. 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.

17. The Applicant acknowledges the importance of the Calumet River as a resource for both commerce and recreation. The Applicant also acknowledges the desirability to include wildlife habitat and other natural features in or near the water's edge. To further these goals, the Applicant agrees to provide and maintain a landscaped minimum 30-foot-wide river setback for non-river-dependent uses as indicated on the Site Plan and Landscape Plan. All improvements within the river setback must be substantially completed prior to commencement of operations on the site, provided that planting may be delayed, if consistent with good landscape practice, but not longer than one year following commencement of operations.
18. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. 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 Planned Manufacturing District Number 6, which is existing prior to the passage of this amendment.

[Boundary and Property Line Map; Existing Land-Use Map; Conceptual Site Plan; Landscape Plans; Landscape Details; and Landscape Specifications referred to in these Plan of Development Statements printed on pages 61530 through 61541 of this *Journal*.]

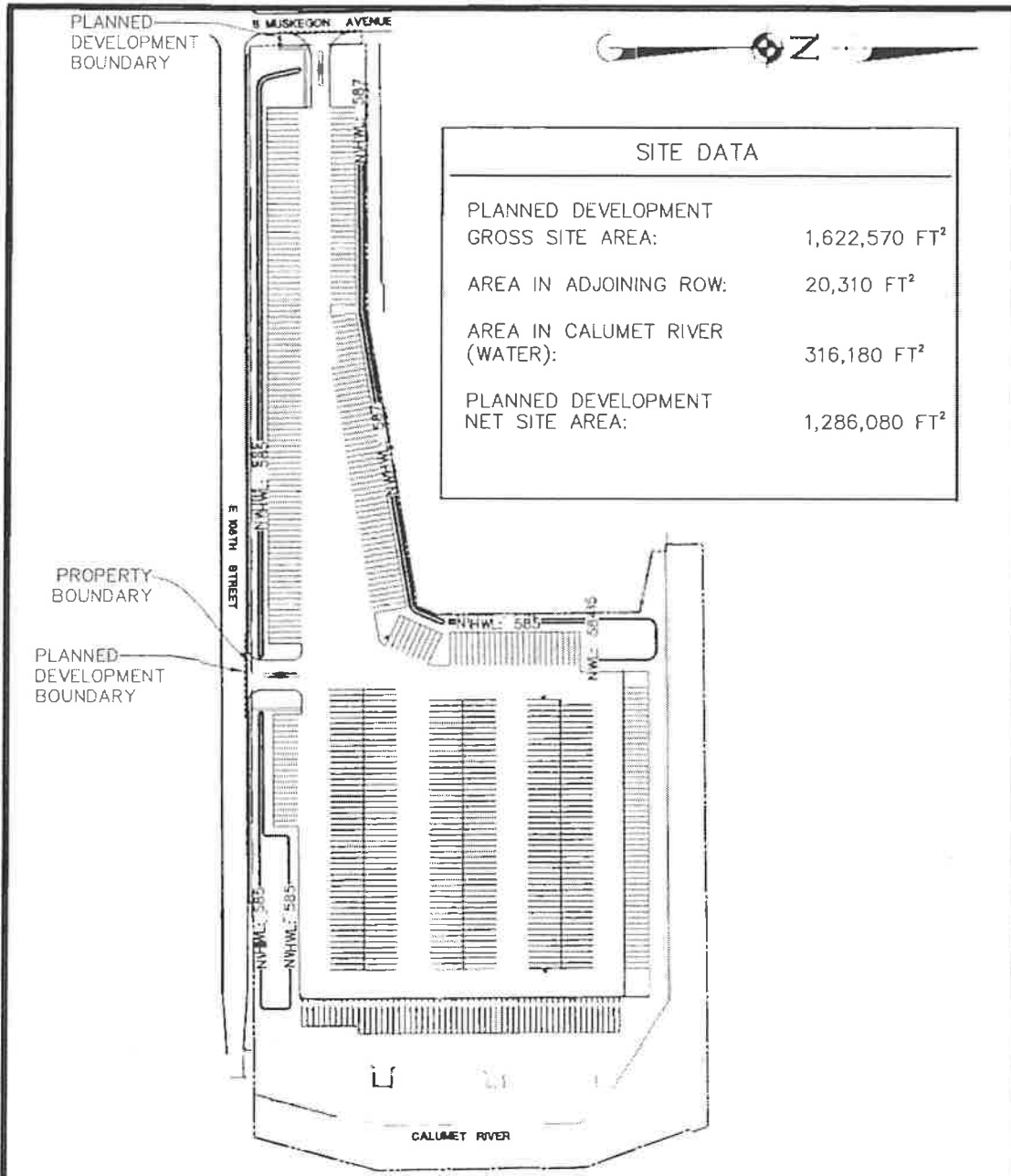
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Industrial-Waterway Planned Development No. 1560

Bulk Regulations And Data Table.

Total Gross Site Area:	1,622,420 square feet
Total Area in Public Way:	336,290 square feet
Net Site Area:	1,286,130 square feet
Maximum Floor Area:	0 square feet
Floor Area Ratio:	0.0
Setbacks:	In accordance with Site Plan; provided, any river-dependent use approved under Planned Development Statements may have up to a 0 foot Calumet River setback
Maximum Building Height:	Pursuant to Section 17-6-024-A of the Chicago Zoning Ordinance
Minimum Parking Spaces:	Pursuant to Section 17-10-0207 of the Chicago Zoning Ordinance
Loading Spaces:	Pursuant to Section 17-10-1101 of the Chicago Zoning Ordinance

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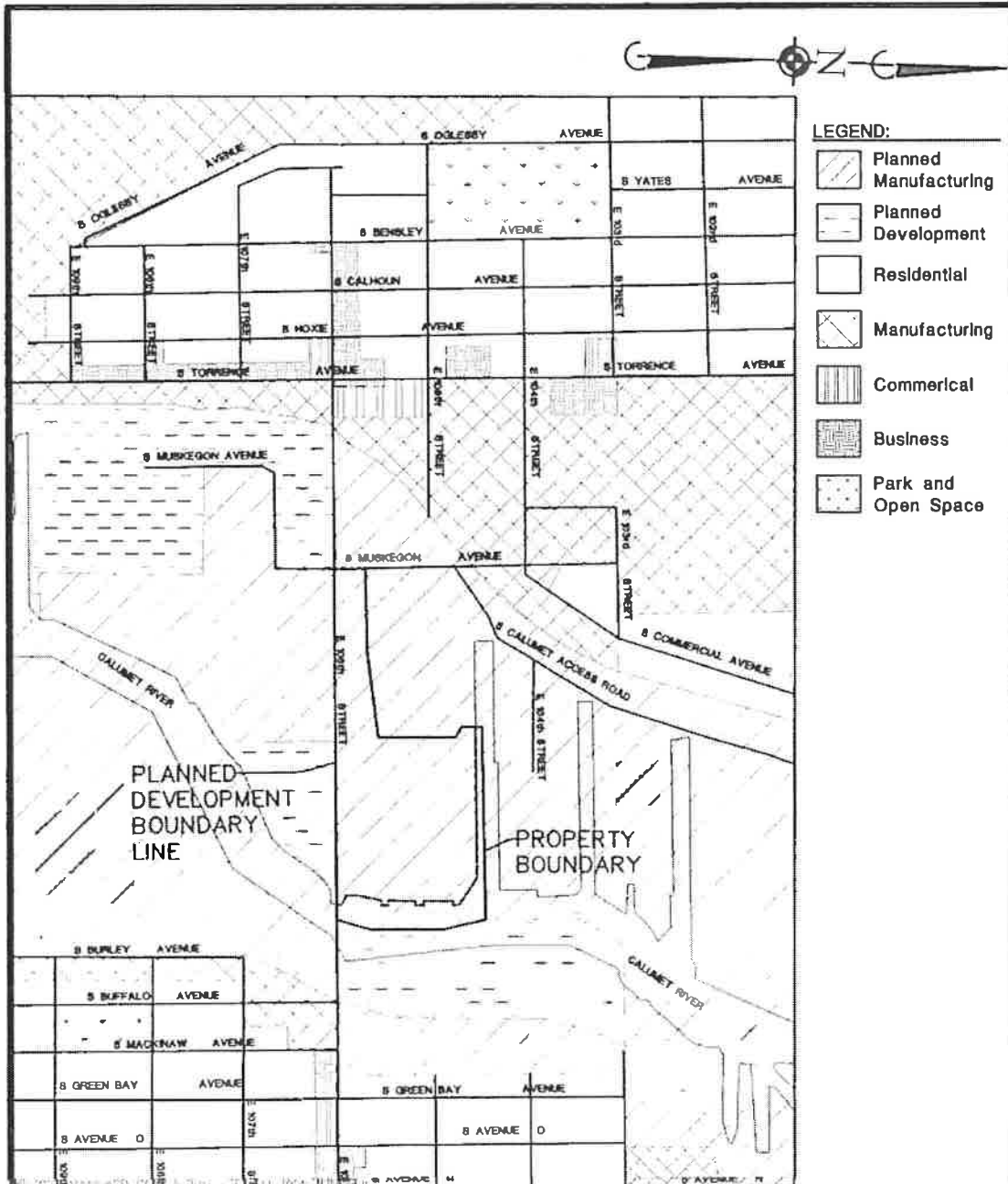
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TP 106TH DEVELOPMENT		
CITY OF CHICAGO		
PLANNED DEVELOPMENT BOUNDARY & PROPERTY LINE MAP		
PROJ. MGR.	MDE	SHEET
DRAWN BY	SB	EXHIBIT A
DATE	12-16-22	
SCALE	NTS	LEC.CHIL02

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- LEGEND:**
- Planned Manufacturing
 - Planned Development
 - Residential
 - Manufacturing
 - Commercial
 - Business
 - Park and Open Space

PLANNED DEVELOPMENT BOUNDARY LINE

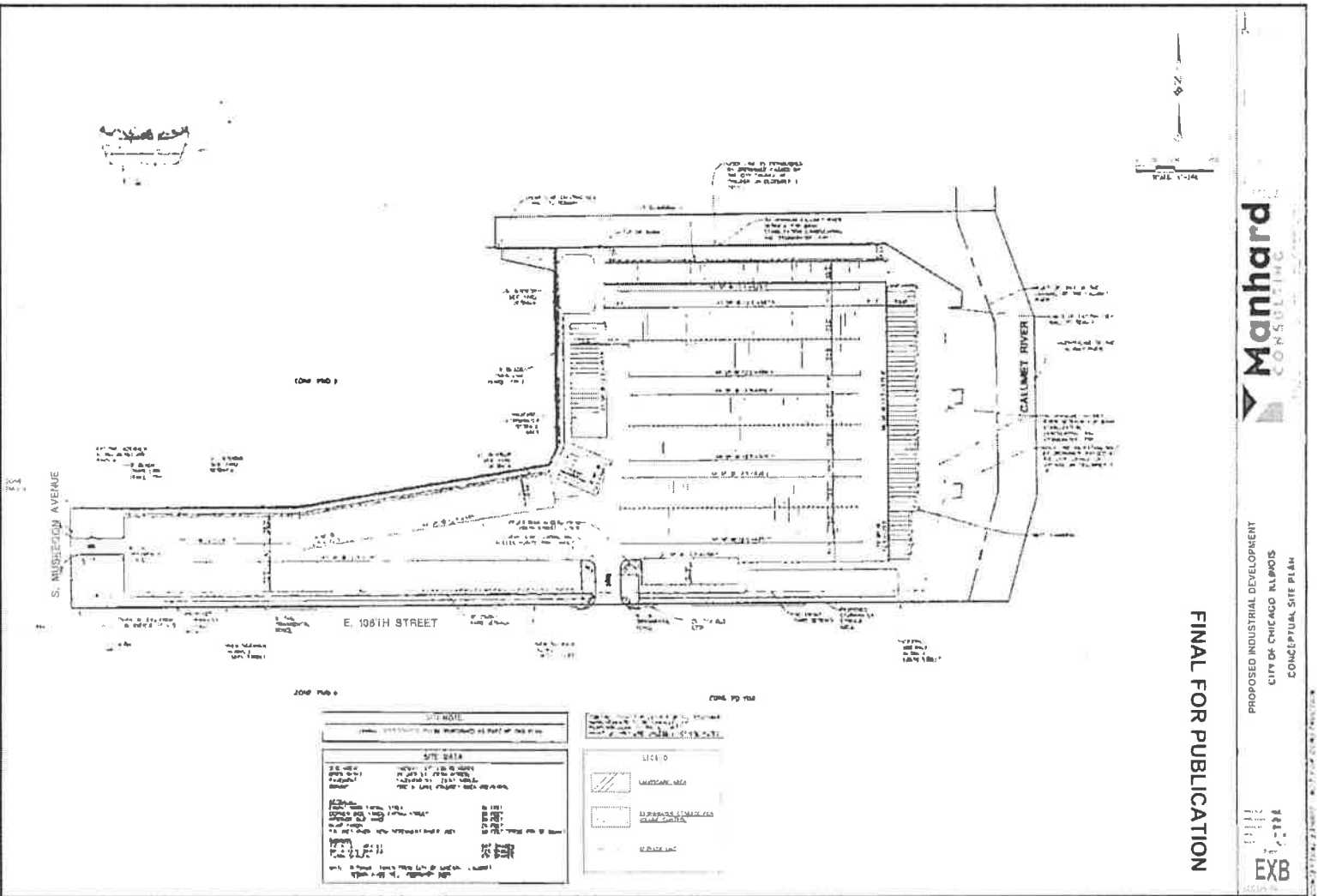
PROPERTY BOUNDARY

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TP 106TH DEVELOPMENT	
CITY OF CHICAGO	
EXISTING LAND USE MAP	
PROJ. NO.	MDE
DATE	12-16-22
SCALE	NTS
SHEET	
EXHIBIT B	
LEC.CH102	

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PROPOSED INDUSTRIAL DEVELOPMENT
CITY OF CHICAGO, ILLINOIS
CONCEPTUAL SITE PLAN

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EXB

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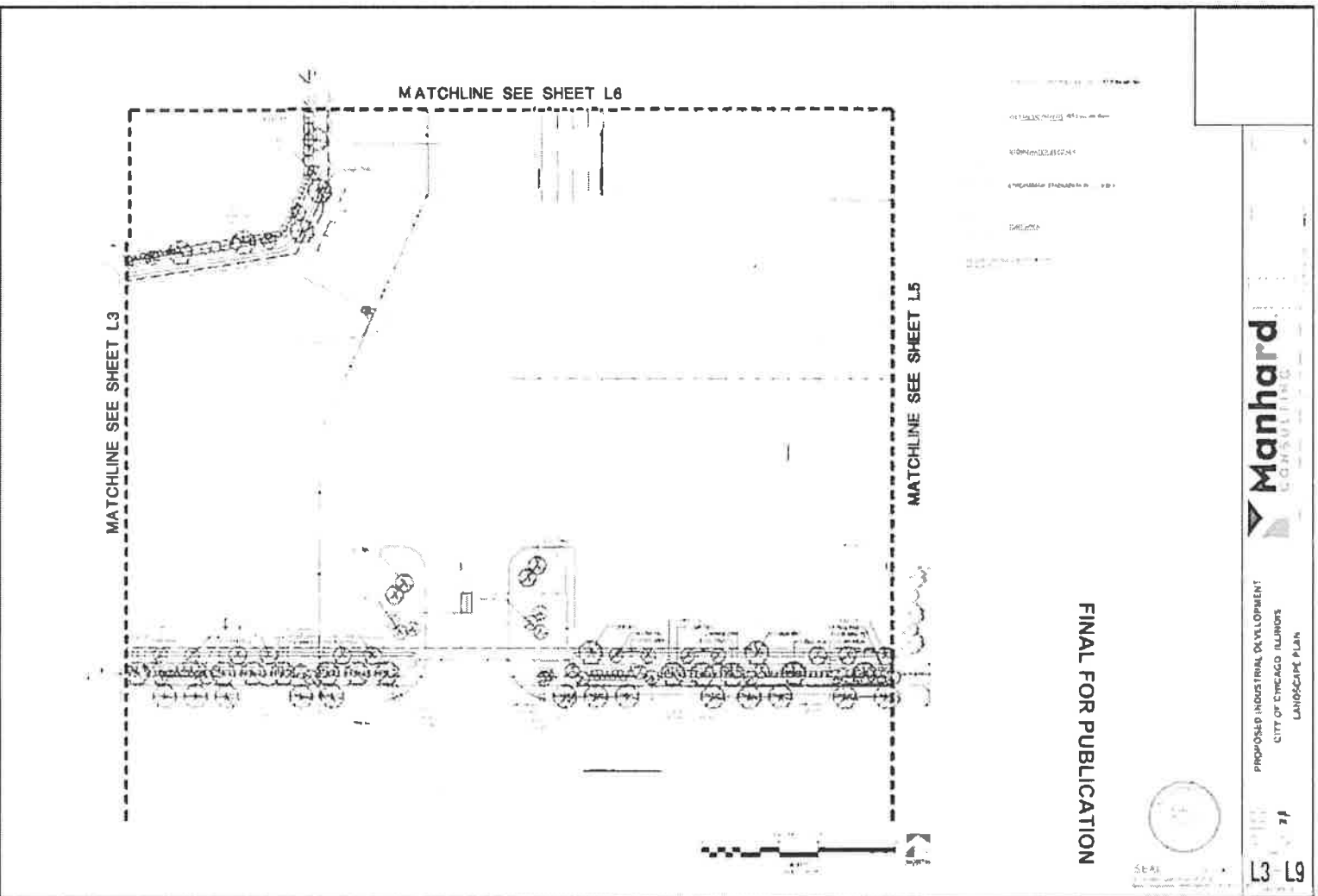
PROPOSED INDUSTRIAL DEVELOPMENT
CITY OF CHICAGO ILLINOIS
LANDSCAPE PLAN

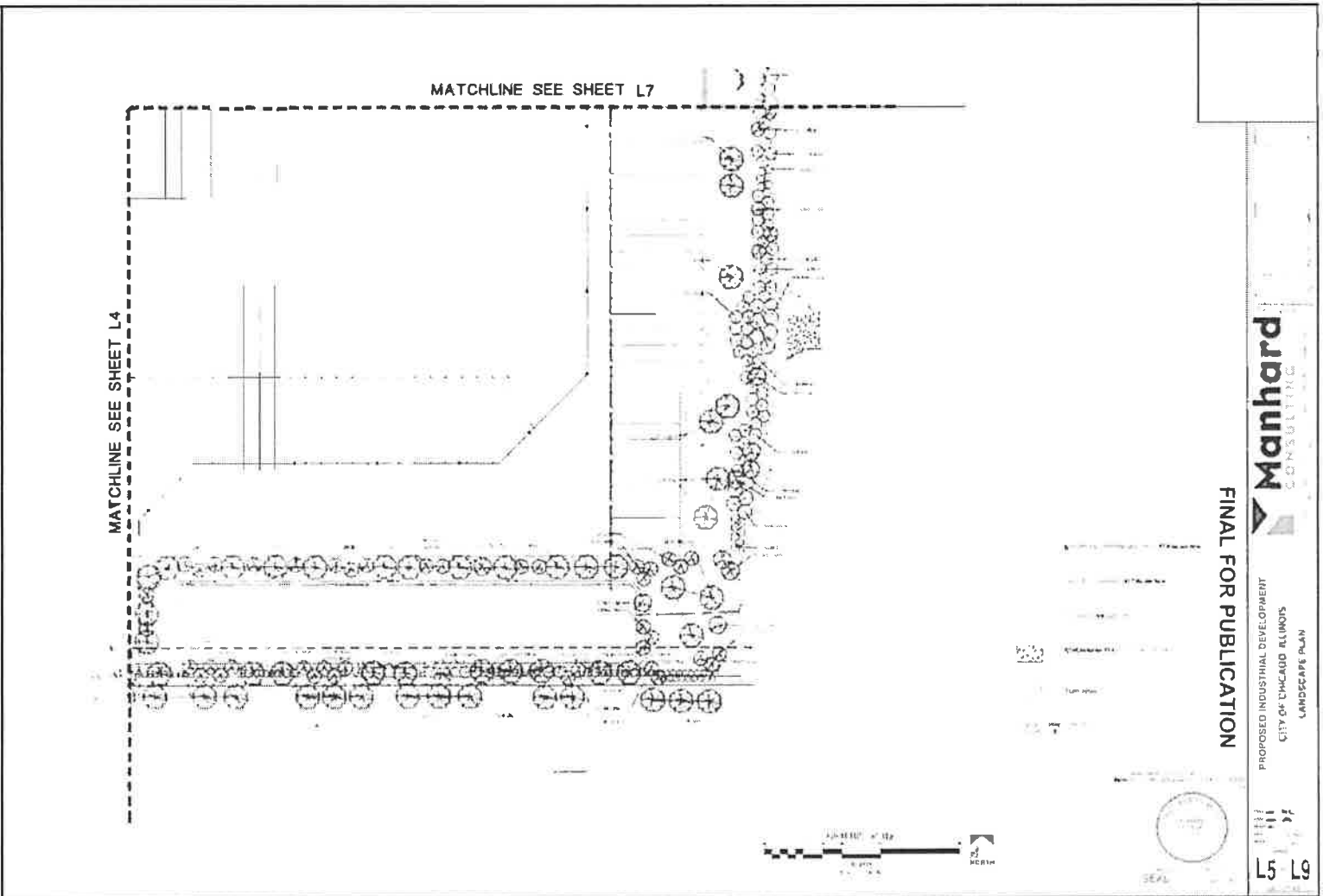
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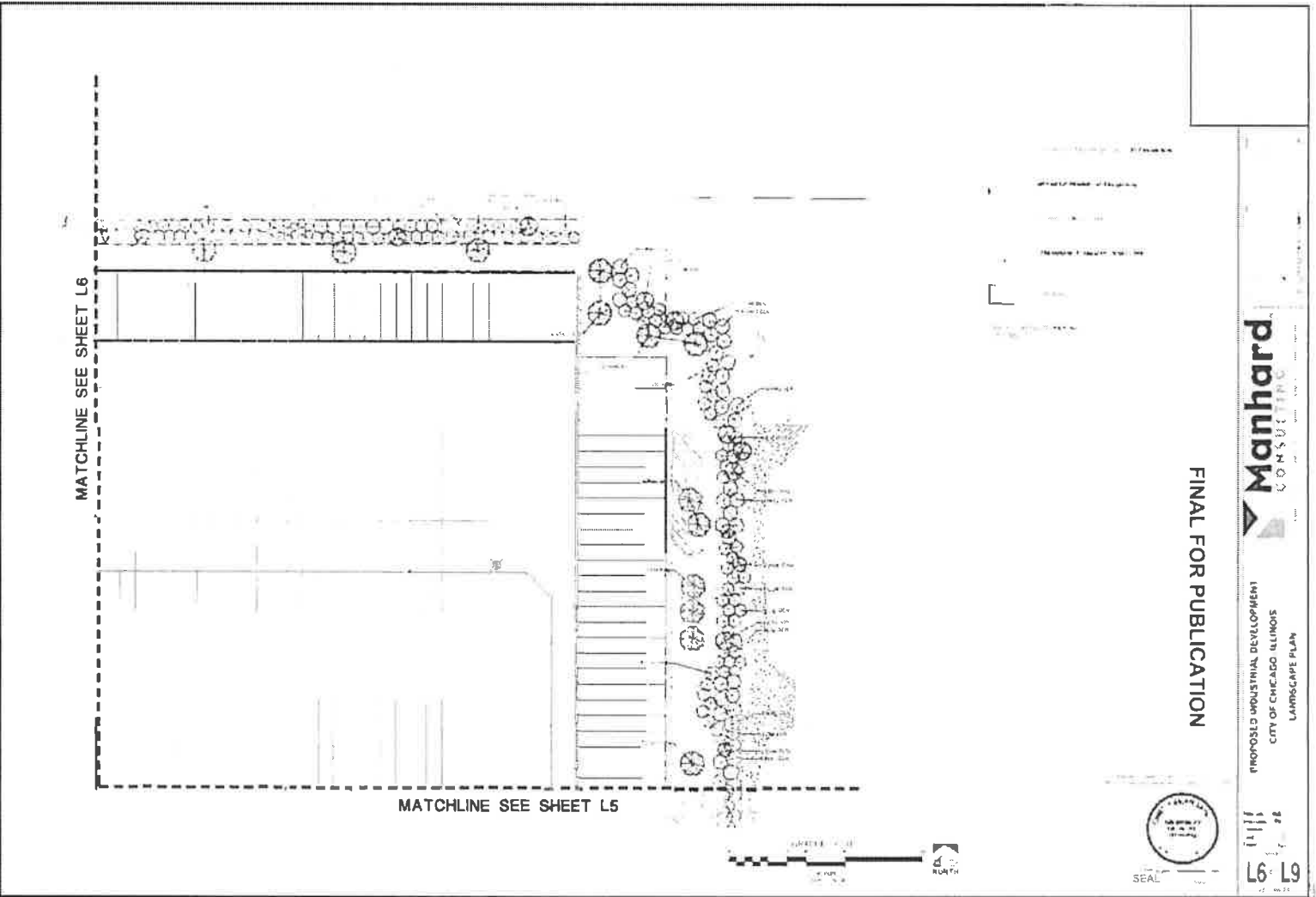
SEAL

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MATCHLINE SEE SHEET L3







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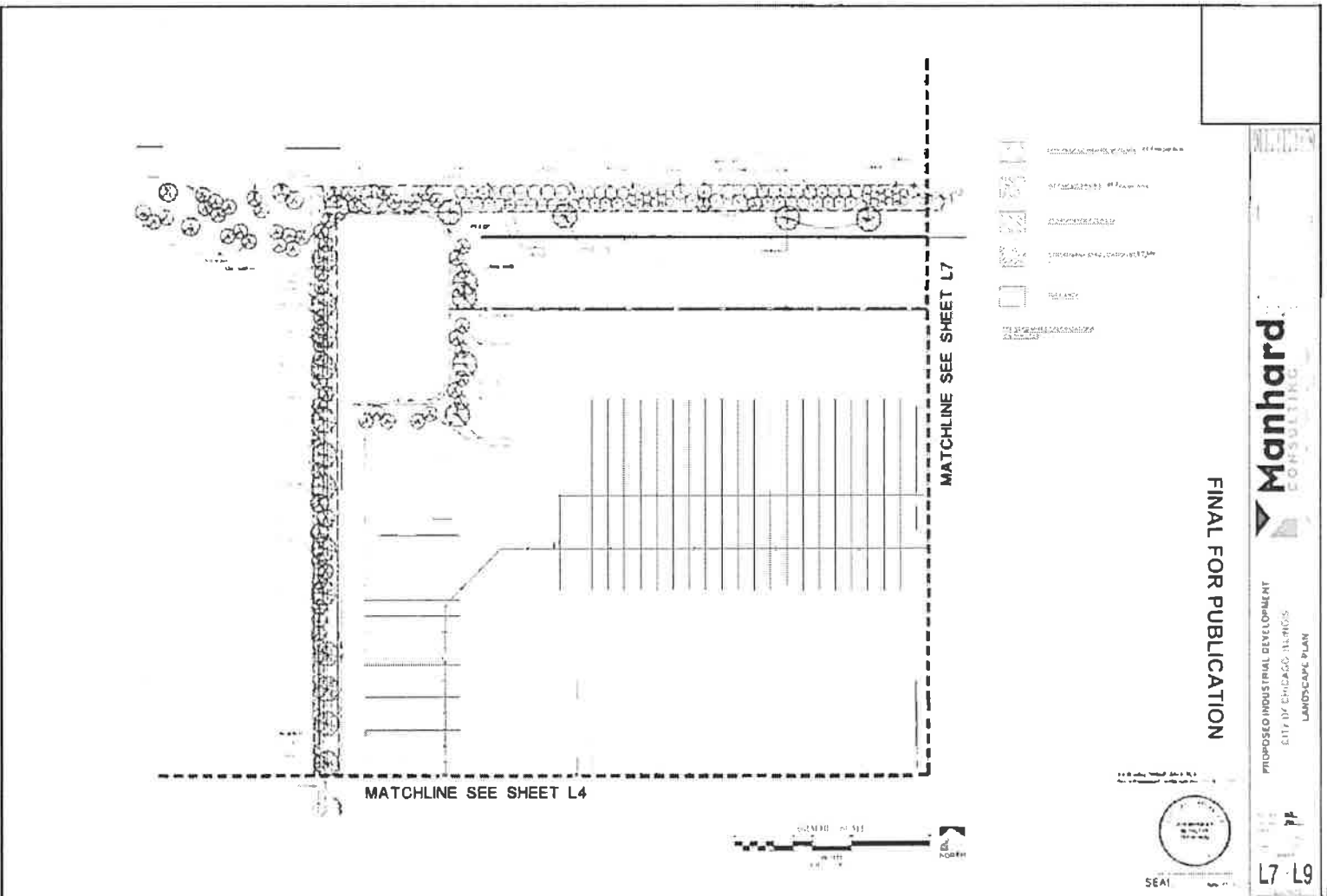


PROPOSED INDUSTRIAL DEVELOPMENT
CITY OF CHICAGO ILLINOIS
LANDSCAPE PLAN



MATCHLINE SEE SHEET L6

MATCHLINE SEE SHEET L5



GENERAL PLANTING SPECIFICATIONS

PART 1 GENERAL



PRELIMINARY SCHEDULE

DATE

PART 2 PRODUCTS

2.01 PLANT MATERIALS

1. All plants shall be grown in the nursery for a minimum of 18 months prior to planting. Plants shall be well established and free from disease, insect damage, and other defects. Plants shall be grown in a well-drained soil and shall be protected from frost and other adverse weather conditions.

2. Plants shall be delivered to the site in a well-ventilated container and shall be protected from frost and other adverse weather conditions. Plants shall be delivered to the site in a well-ventilated container and shall be protected from frost and other adverse weather conditions.

3. Plants shall be delivered to the site in a well-ventilated container and shall be protected from frost and other adverse weather conditions. Plants shall be delivered to the site in a well-ventilated container and shall be protected from frost and other adverse weather conditions.

4. Plants shall be delivered to the site in a well-ventilated container and shall be protected from frost and other adverse weather conditions. Plants shall be delivered to the site in a well-ventilated container and shall be protected from frost and other adverse weather conditions.

PART 3 INSTALLATION OF PLANT MATERIAL

1. Plants shall be installed in accordance with the manufacturer's instructions and the following specifications:

2. Plants shall be installed in accordance with the manufacturer's instructions and the following specifications:

3. Plants shall be installed in accordance with the manufacturer's instructions and the following specifications:

4. Plants shall be installed in accordance with the manufacturer's instructions and the following specifications:

2.02 PLANTING METHODS

1. Plants shall be planted in a well-drained soil and shall be protected from frost and other adverse weather conditions.

2. Plants shall be planted in a well-drained soil and shall be protected from frost and other adverse weather conditions.

2.03 MAINTENANCE

1. Plants shall be maintained in accordance with the manufacturer's instructions and the following specifications:

2. Plants shall be maintained in accordance with the manufacturer's instructions and the following specifications:

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2. Plants shall be maintained in accordance with the manufacturer's instructions and the following specifications:

2.04 ACCEPTANCE

1. Plants shall be accepted in accordance with the manufacturer's instructions and the following specifications:

2. Plants shall be accepted in accordance with the manufacturer's instructions and the following specifications:

2.05 SITE CLEANUP

1. The site shall be cleaned up in accordance with the manufacturer's instructions and the following specifications:

2. The site shall be cleaned up in accordance with the manufacturer's instructions and the following specifications:



FINAL FOR PUBLICATION

MANAGEMENT
CITY OF CHICAGO LANDSCAPE SPECIFICATIONS



SEAL