

# PD 1585

## Table of Contents

<b>07/24/2025_Site Plan Review (Subarea E)</b> .....	<b>2</b>
Exhibits .....	4
<b>03/18/2025_Site Plan Review (Subarea C)</b> .....	<b>8</b>
Exhibits .....	10
<b>03/17/2025_Minor Change</b> .....	<b>16</b>
Exhibits .....	18
<b>12/11/2024_Site Plan Review (Subarea B)</b> .....	<b>24</b>
Exhibits .....	26
<b>02/21/2024_PD Adoption</b> .....	<b>37</b>
Ordinance .....	37
Statements .....	38
Bulk Table .....	43
Exhibits .....	45



**DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO**

July 24, 2025

**VIA EMAIL**

Jack George  
Akerman LLP  
71 South Wacker Drive  
46<sup>th</sup> Floor  
Chicago, IL 60606

**Re: Site Plan Review Request for Sub-Area E of Planned Development No. 1585 at 11203 S Corliss Avenue**

Dear Mr. George:

Please be advised that your request for site plan approval for Business Planned Development No.1585 ("PD #1585") has been considered by the Department of Planning and Development pursuant to Section 17-13-0800 of the Chicago Zoning Ordinance and Statement No.10 of PD #1585.

The City of Chicago Department of Planning and Development (DPD) has reviewed the site plan request for approval submitted for the project identified above. The applicant proposes to construct two temporary construction trailer assemblies for the Red Line Extension Project within Sub-area E of PD #1585.

The proposed two temporary construction trailers will result in a Floor Area Ratio (FAR) that is well below the maximum allowable 5.39 FAR for Sub-Area E. Their heights are also well below the approved 65-foot maximum building height in PD #1585. The proposed development will include 92 vehicular parking spaces and 8 bicycle parking spaces in Sub-Area E.

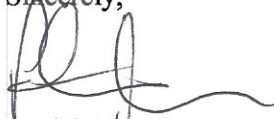
This request for a site plan approval for Sub-Area E includes four (4) exhibits:

- Site Demolition Plan
- Overall Site Plan
- Site Plan
- Site Details

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of Business Planned Development No. 1585. Accordingly, this Site Plan submittal for Sub-area E within Business Planned Development No.1585 is hereby approved.

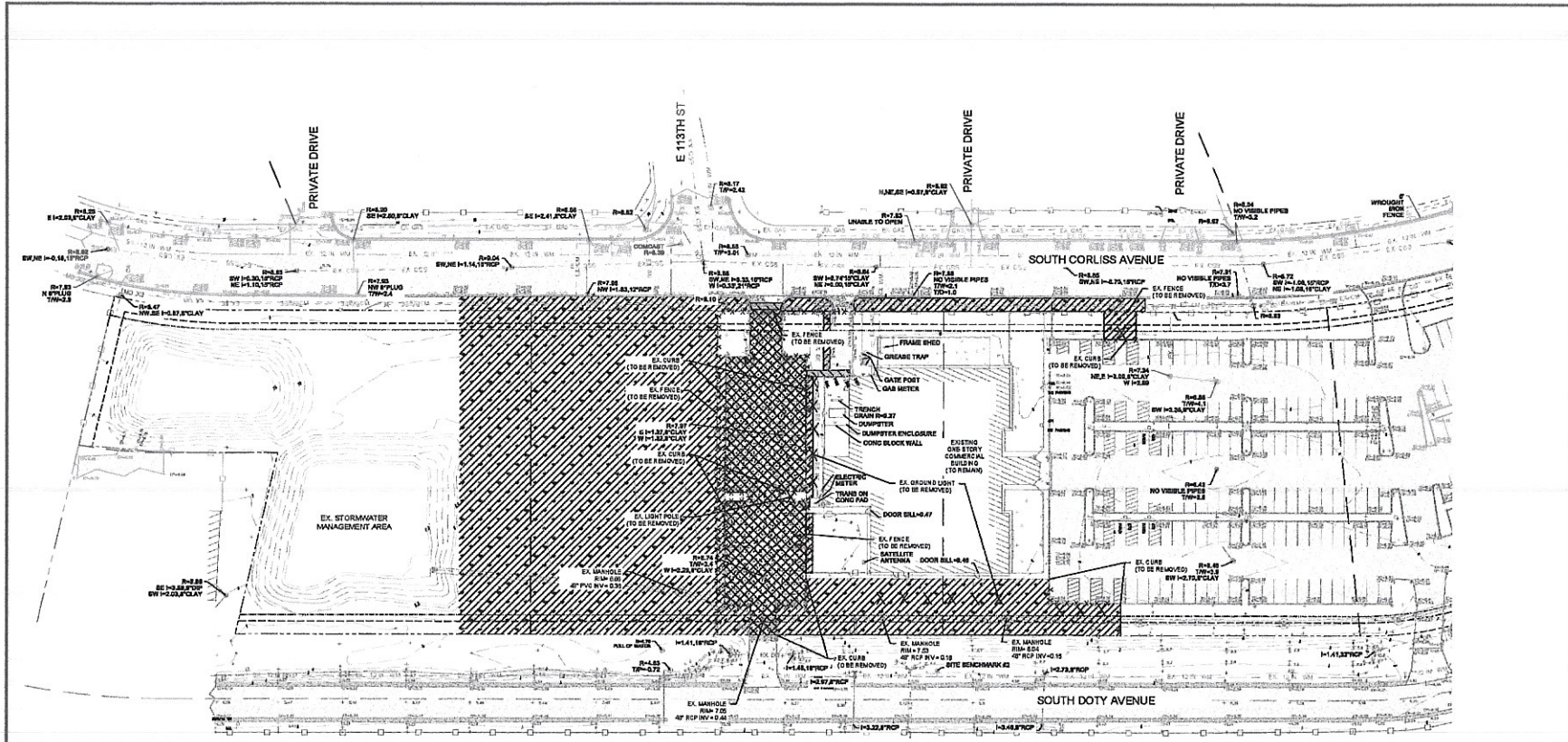
If you have any questions or concerns, please contact Yangdi Wang at [yangdi.wang@cityofchicago.org](mailto:yangdi.wang@cityofchicago.org).

Sincerely,

A handwritten signature in black ink, appearing to read 'Patrick Murphey', with a long horizontal flourish extending to the right.

Patrick Murphey  
Zoning Administrator

cc: Kyle Bartlett  
Noah Szafraniec  
Yangdi Wang  
Mike Marmo  
Janice Hill  
Stephen Nutt  
Teresa Mc Laughlin  
Main File



**LEGEND**

- PROPERTY LINE
- BASEMENT
- LOT LINE
- BUILDING SETBACK
- EX. 01 EXISTING UNDERGROUND ELECTRIC
- EX. 02 EXISTING TELEPHONE
- EX. 03 EXISTING FORCE MAIN
- EX. 04 EXISTING GAS LINE
- EX. 05 EXISTING WATER LINE
- EX. 06 EXISTING SANITARY SYSTEM
- EX. 07 EXISTING DRAINAGE
- EX. 08 EXISTING WATER SERVICE
- EX. 09 EXISTING OVERHEAD UTILITY
- EX. 10 EXISTING COMBINED SEWER SYSTEM
- EX. 11 EXISTING FENCE



**GENERAL NOTES**

1. THE TOPOGRAPHIC SURVEY IS CREATED BY SPACCO CIVIL ENGINEERING & SURVEYING, JOB #248-15 ON 07/22/2024. THE LINEWORK AND DATA SHOWN ON THIS PLAN IS PARTIALLY BASED ON INFORMATION PROVIDED BY OTHERS. EXP U.S. SERVICES DID NOT CREATE OR VERIFY ALL ELEMENTS OF THIS SURVEY AND ASSUMES NO RESPONSIBILITY FOR ANY ERRORS OR INACCURACIES THAT MAY EXIST IN THE ORIGINAL DATA.
2. THE GEOTECHNICAL REPORT WAS PROVIDED BY TESTING SERVICES CORPORATION, DATED 10/20/2023. ACTUAL CONDITIONS OF SOILS, PAVEMENT ETC. MAY VARY FROM THIS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING CONDITIONS FOUND IN THE FIELD AND REPORT VARIANCES FROM ASSUMPTIONS IN THIS GEOTECHNICAL REPORT TO THE ENGINEER.
3. EVERYTHING TO REMAIN MUST BE PROTECTED IN PLACE.
4. SCAN AND IDENTIFY ALL FIBER LINES PRIOR TO DIGGING. HAND DIGGING IS REQUIRED IN CLOSE PROXIMITY TO FIBER LINES.
5. BEFORE STARTING EXCAVATION, CALL UNDERGROUND CABLE LOCATION ASSISTANCE SERVICE 48 HOURS IN ADVANCE TO LOCATE CABLES AND OTHER BURIED UTILITIES ON SITE. UTILITIES SHOWN ON PLAN FOR REFERENCE ONLY.
6. REPAIR TO EXISTING CONDITION ANY ITEMS DAMAGED BY CONTRACTOR WHICH WERE NOT SCHEDULED OR NOTED FOR CHANGE BY THIS CONTRACT.
7. CONTRACTOR RESPONSIBLE FOR REMOVAL.
8. ALL CONSTRUCTION AND DEMOLITION DEBRIS IS TO BE REMOVED FROM THE SITE AS SOON AS POSSIBLE. CONTRACTOR IS RESPONSIBLE FOR ALL DISPOSAL PER SITE AND APPROVED MEANS AND SITE.

EXP U.S. Services, Inc.  
 11-1315 616 0000  
 205 N. LaSalle Avenue  
 646 3032  
 CHICAGO, IL 60601  
 U.S.A.  
 www.exp.us

• BUILDINGS • EARTH & ENVIRONMENT • ENERGY •  
 • INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

CONTRACTOR'S USE ONLY  
 THIS DRAWING IS THE PROPERTY OF EXP U.S. SERVICES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF EXP U.S. SERVICES, INC. THIS DRAWING IS THE PROPERTY OF EXP U.S. SERVICES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

2	ISSUED FOR OPR REVIEW	09/13/25
1	ISSUED FOR MDP REVIEW	03/20/25
No.	Revision	Date

WALSH VINCI GROUP

Professional Seal	
-------------------	--



License Expires: November 30, 2025

Issue Date	09/02/25
Drawn By	MMT
Checked By	MSK
Approved By	JPT
Scale	1"=40'

**CTA RED LINE EXTENSION PROJECT OFFICE**  
 11203 S. CORLISS AVE  
 CHICAGO, ILLINOIS 60628



PRELIMINARY PLANS - NOT FOR CONSTRUCTION

Drawing Title	<b>DEMOLITION PLAN</b>
Project No.	CHI-22023338-A0
Sheet No.	<b>C-102</b>
Rev. No.	

09/15/2025 10:57:07 AM E:\CHICAGO\22023338-A0\00 EXCAVATION\DWG\DWG\_C102.DWG SUBMITTAL SHEETS



Contractor shall verify all dimensions and conditions of work shown on this plan. The contractor shall be responsible for any errors or inaccuracies that may exist in the original data. The contractor shall be responsible for any errors or inaccuracies that may exist in the original data.

Scale: As Shown

Client:

WALSH VINCI GROUP

3	ISSUED FOR DPD REVIEW - REV 1	07/19/20
2	ISSUED FOR DPD REVIEW	06/17/20
1	ISSUED FOR ACPD REVIEW	03/05/20
Rev	Revision	By Date

Project No: 217



Issue Date:	07/19/20
Drawn By:	MMW
Checked By:	KPK
Approved By:	JPT
Scale:	1" = 40'

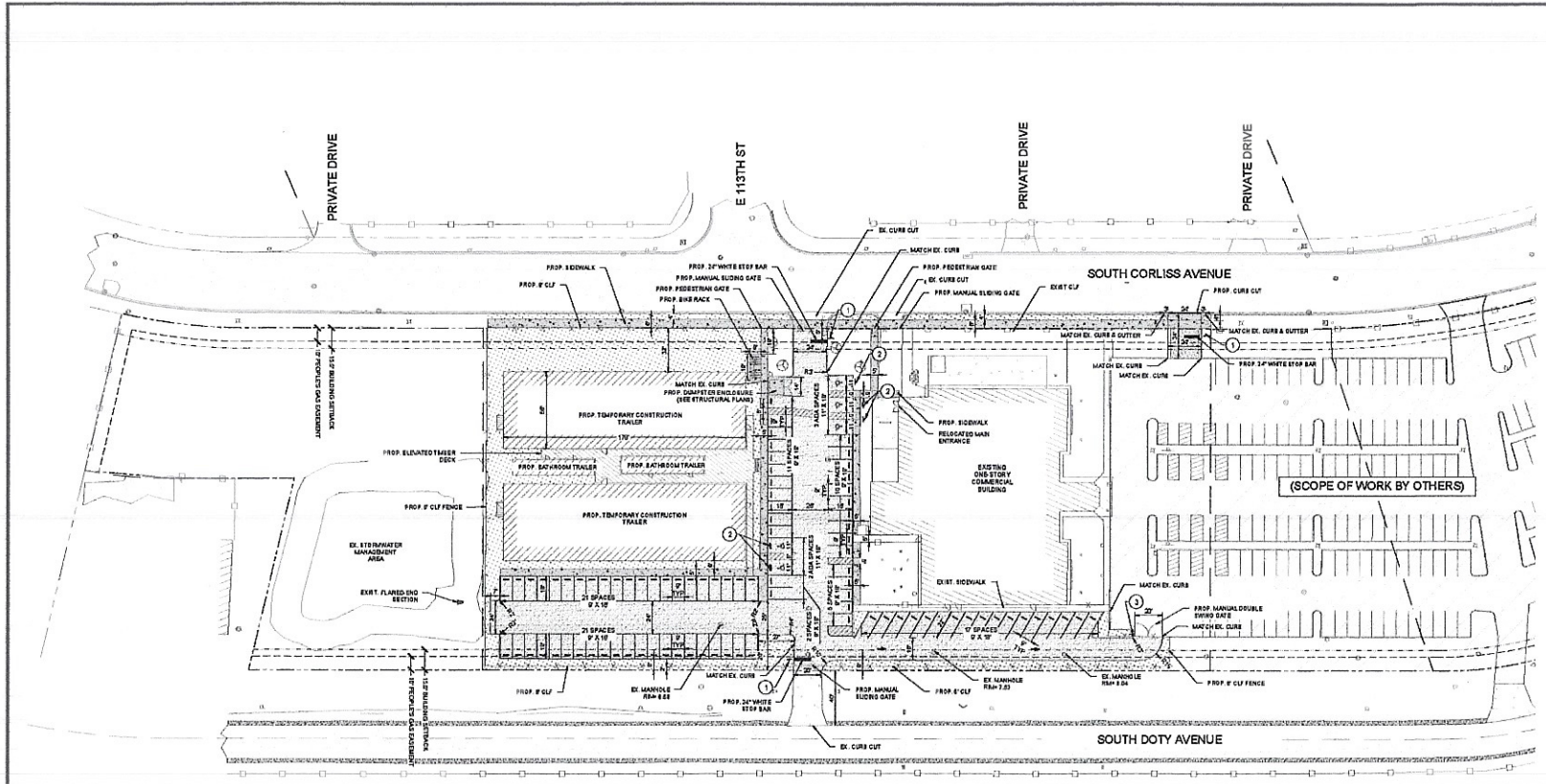
**CTA RED LINE EXTENSION PROJECT OFFICE**  
 11203 S CORLISS AVE  
 CHICAGO, ILLINOIS 60628

Project Title:

**SITE PLAN**

Project No: CHI-22023338-A0

Design No: **C-202**

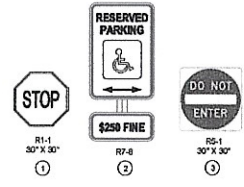


**LEGEND**

- PROPERTY LINE
- - - EASEMENT
- LOT LINE
- - - BUILDING SETBACK
- - - EXISTING FENCE
- - - EXISTING CONCRETE PAVEMENT
- - - EXISTING ASPHALT PAVEMENT
- - - EXISTING GRANEL
- - - PROPOSED CONCRETE SIDEWALK
- - - PROPOSED ASPHALT PAVEMENT
- - - PROPOSED GREENSPACE
- - - PROPOSED FENCE
- - - TYPE 4 BARRIER CURBS PER CDOT A-2-B
- - - TYPE 3 CURBS AND GUTTER PER CDOT A-2-B
- - - DEPRESSED CURBS AND GUTTER PER CDOT B-4-3

**GENERAL NOTES**

- THE TOPOGRAPHIC SURVEY IS CREATED BY SPACED CIVIL ENGINEERING & SURVEYING, JOB #648415 ON 07/22/2024. THE LINEWORK AND DATA SHOWN ON THIS PLAN ARE PARTIALLY BASED ON INFORMATION PROVIDED BY OTHERS. EXP U.S. SERVICES DID NOT CREATE OR VERIFY ALL ELEMENTS OF THIS SURVEY AND ASSUMES NO RESPONSIBILITY FOR ANY ERRORS OR INACCURACIES THAT MAY EXIST IN THE ORIGINAL DATA.
- THE GEOTECHNICAL REPORT WAS PROVIDED BY TESTING SERVICES CORPORATION, DATED 10/20/2023. ACTUAL CONDITIONS OF SOILS, PAVEMENT, ETC. MAY VARY FROM THIS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING CONDITIONS FOUND IN THE FIELD AND REPORT VARIANCES FROM ASSUMPTIONS IN THE GEOTECHNICAL REPORT TO THE ENGINEER.
- EVERYTHING TO REMAIN MUST BE PROTECTED IN PLACE.
- SCAN AND IDENTIFY ALL FIBER LINES PRIOR TO DIGGING. HAND DIGGING IS REQUIRED IN CLOSE PROXIMITY TO FIBER LINES.
- BEFORE STARTING EXCAVATION, CALL UNDERGROUND CABLE LOCATION ASSISTANCE SERVICE 48 HOURS IN ADVANCE TO LOCATE CABLES AND OTHER BURIED UTILITIES ON SITE. UTILITIES SHOWN ON PLAN FOR REFERENCE ONLY.
- REPAIR TO EXISTING CONDITION ANY ITEMS DAMAGED BY CONTRACTOR WHICH WERE NOT SCHEDULED OR NOTED FOR CHANGE BY THIS CONTRACT.
- CONTRACTOR RESPONSIBLE FOR REMOVAL.
- ALL CONSTRUCTION AND OBSTRUCTION DEBRIS IS TO BE REMOVED FROM THE SITE AS SOON AS POSSIBLE. CONTRACTOR IS RESPONSIBLE FOR ALL DISPOSAL PER BITE AND APPROVED MEANS AND SITE.
- ALL PAINT SHALL BE YELLOW PAINT UNLESS OTHERWISE NOTED.
- ALL ACCESSIBLE PARKING SPACE SIGNAGE SHALL CONFORM TO ILLINOIS ACCESSIBILITY CODE.
- PROPOSED PEDESTRIAN GATES SHALL HAVE AN 18-INCH CLEARANCE AND 10-INCH HICK PLATE ON PUSH SIDE.



**CURB CUTS**

EXISTING = 3  
 PROPOSED = 1

**PARKING**

PROPOSED STANDARD SPACES = 07  
 PROPOSED ACCESSIBLE SPACES = 02  
 PROPOSED TOTAL PARKING SPACES = 09

EXISTING PARKING SPACES = 40

REQUIRED BICYCLE PARKING:  
 1 BICYCLE PARKING SPACE PER 5 CAR PARKING SPACE = 026 = 19

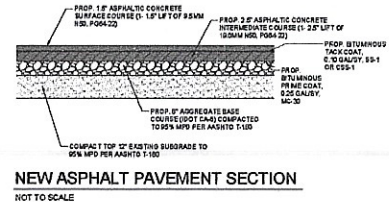
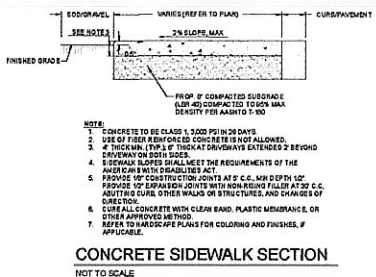
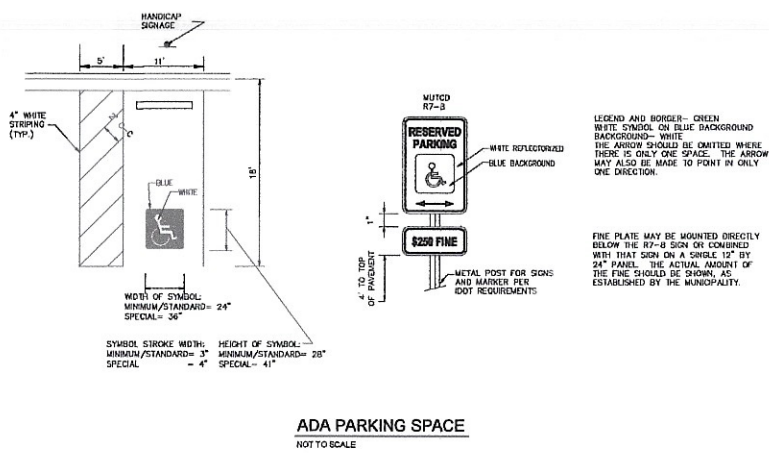
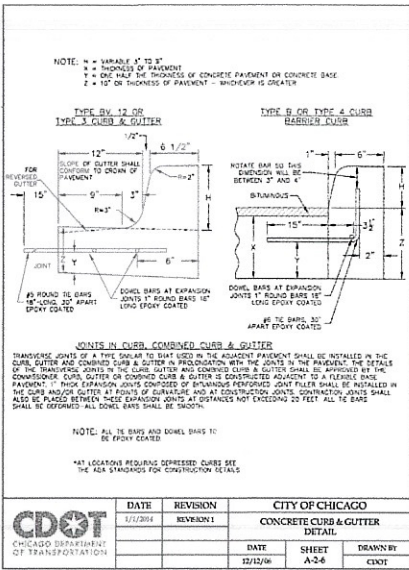
BICYCLE PARKING PROVIDED:  
 1 BICYCLE PER 5 CAR SPACE = 40/5 = 8

**CODE DATA**

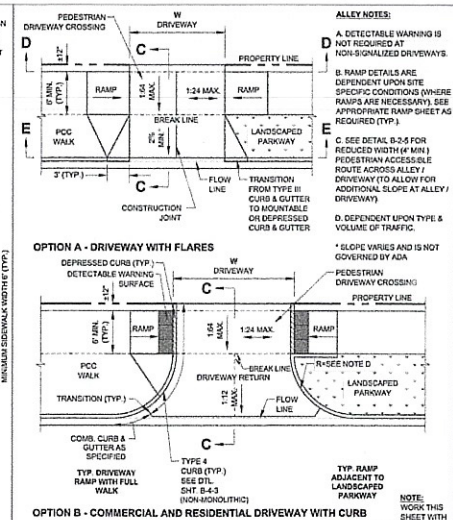
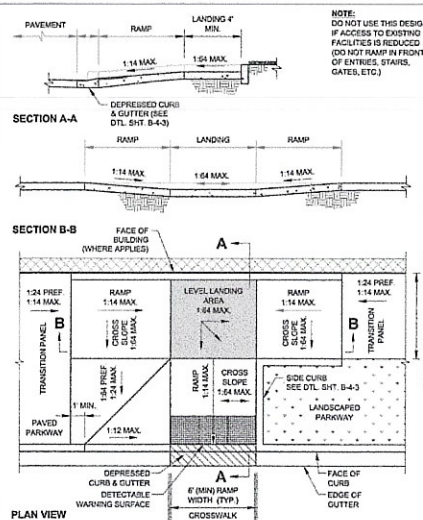
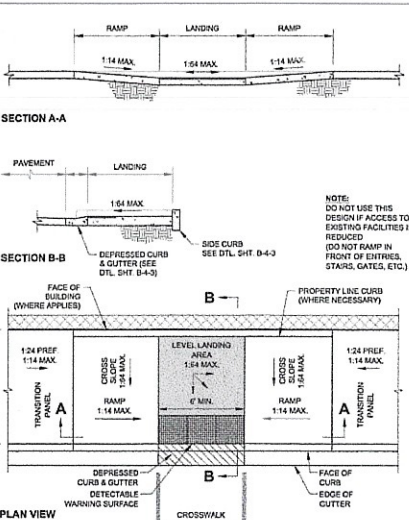
2018 ILLINOIS ACCESSIBILITY CODE  
 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

PRELIMINARY PLANS - NOT FOR CONSTRUCTION

7/19/2025 11:47:16 AM E:\CHICAGO\22023338-A0\01 EXCUT\TOWNSHIP\DRAWINGS\CHICAGO\_CVAL\DPD SUBMITTALS\BIBETS



**TYPE 3 CURB & GUTTER AND TYPE 4 BARRIER CURB**  
 NOT TO SCALE



DATE	REVISION	CITY OF CHICAGO
1/1/2014	REVISION 1	PARALLEL RAMP AT MID-BLOCK LOCATION
DATE	SHEET	DRAWN BY
12/12/06	A-24	CDOT

DATE	REVISION	CITY OF CHICAGO
1/1/2014	REVISION 1	COMBINATION RAMP (PARALLEL AND PERPENDICULAR RAMPS) AT MID-BLOCK LOCATION
DATE	SHEET	DRAWN BY
12/12/06	A-24	CDOT

DATE	REVISION	CITY OF CHICAGO
1/1/2014	REVISION 1	DRIVEWAY CONSTRUCTION PLAN VIEWS
DATE	SHEET	DRAWN BY
12/12/06	A-24	CDOT

EXP U.S. Services, Inc.  
 1113151616 0000  
 205100 Michigan Avenue  
 8048 3602  
 Chicago, IL 60611  
 U.S.A.  
 www.exp.com

**exp.**

• BUILDINGS • EARTH & ENVIRONMENT • ENERGY •  
 • INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

CONTRACTOR'S USE ONLY  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

Scale: 1/8" = 1'-0"

No.	Revision	By	Date
2	ISSUED FOR RFP REVIEW		06/19/25
1	ISSUED FOR MDP REVIEW		05/02/25

Client: WALSH VINCI GROUP

No.	Revision	By	Date
2	ISSUED FOR RFP REVIEW		06/19/25
1	ISSUED FOR MDP REVIEW		05/02/25

Professional Seal: JACK P. TIMMONS, PE, License No. 052-017278, State of Illinois, License Expires November 30, 2025

Drawn By	09/25/2025
Drawn By	MMF
Checked By	JPT
Approved By	MSK
Scale	

**CTA RED LINE EXTENSION PROJECT OFFICE**  
 11203 S CORLISS AVE  
 CHICAGO, ILLINOIS 60628

**SITE DETAILS**

Project No.	CHI-22023338-A0
Sheet No.	C-203

PRELIMINARY PLANS - NOT FOR CONSTRUCTION



**DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO**

March 18, 2025

**VIA EMAIL**

David Doig  
Pullman Gateway, LLC  
1000 E 111th St.  
Chicago, IL 60628

**Re: Site Plan Review Request within Planned Development No. 1585 at 11315 S Corliss Ave**

Dear Mr. Doig:

Please be advised that your request for site plan approval for Business Planned Development No.1585 ("PD #1585") has been considered by the Department of Planning and Development pursuant to Section 17-13-0800 of the Chicago Zoning Ordinance and Statement No.10 of PD #1585.

The City of Chicago Department of Planning and Development (DPD) has reviewed the site plan request for approval submitted for the project identified above. The applicant proposes to construct a new one-story Chipotle restaurant with drive-through in the Sub-area C of PD #1585.

The proposed one-story Chipotle restaurant will result in a Floor Area Ratio (FAR) that is well below the maximum allowable 3.69 FAR for Sub-Area C. The proposed building heights are well below the maximum allowable 65 feet building height in the approved PD #1585. The proposed development will include 23 vehicular parking stalls and 10 bike racks in Sub-Area C.

This request for a site plan approval for Sub-Area C includes six (6) exhibits:

- Site Demolition Plan
- Site Plan
- Landscape Plan
- Landscape Details
- Floor Plan - Chipotle
- Elevations - Chipotle

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of Business Planned

Development No. 1585. Additionally, the Site Plan has been approved by the Chicago Department of Transportation (CDOT), the Chicago Fire Department (CFD), the Mayor's Office for People with Disabilities (MOPD), and Stormwater. Accordingly, this Site Plan submittal for Sub-area C within Business Planned Development No.1585 is hereby approved.

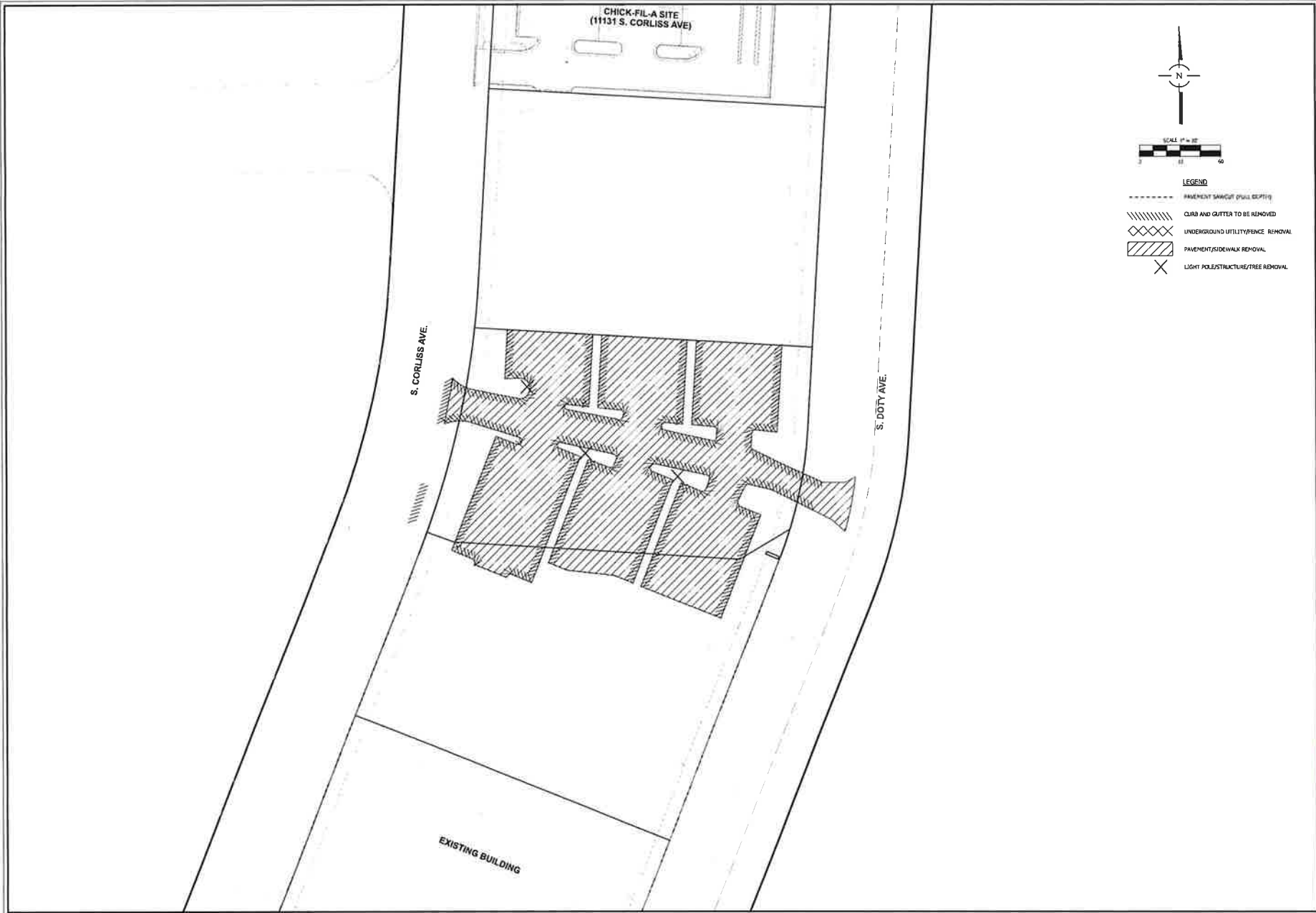
If you have any questions or concerns, please contact Yangdi Wang at [yangdi.wang@cityofchicago.org](mailto:yangdi.wang@cityofchicago.org).

Sincerely,

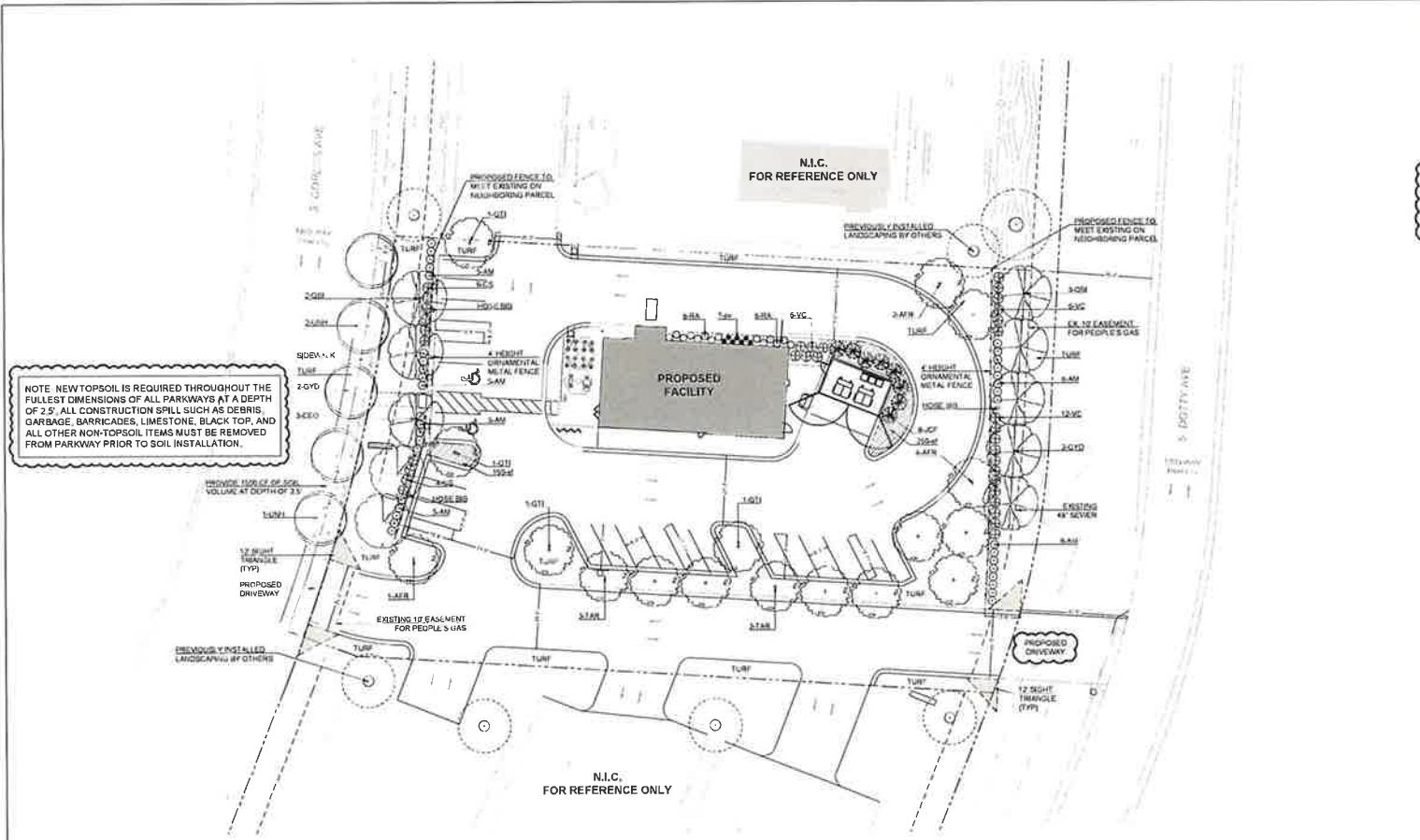
A handwritten signature in black ink that reads "Patrick Murphey". The signature is written in a cursive, slightly slanted style.

Patrick Murphey  
Zoning Administrator

cc: Noah Szafraniec, Yangdi Wang, Mike Marmo, Janice Hill, Stephen Nutt,  
Main File







NOTE: NEW TOPSOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL PARKWAYS AT A DEPTH OF 2.5'. ALL CONSTRUCTION SPILL SUCH AS DEBRIS, GARBAGE, BARRICADES, LIMESTONE, BLACK TOP, AND ALL OTHER NON-TOPSOIL ITEMS MUST BE REMOVED FROM PARKWAY PRIOR TO SOIL INSTALLATION.

**LANDSCAPE PLAN**

SCALE: 1" = 20'-0"



**LANDSCAPE REQUIREMENT SUMMARY**

VEHICULAR USE AREA	24,482 SF
REQUIRED GREEN SPACE (7.5%)	1,835 SF
PROPOSED GREEN SPACE	11,002 SF
<b>PARKWAY LENGTH</b>	<b>318 LF</b>
REQUIRED TREES (1" 25')	13
PROPOSED TREES	5
EXISTING TREES TO REMAIN	0
TOTAL PARKWAY TREES	5
NOTE: DUE TO SITE CONSTRAINTS AND LOGISTICS OF ORIGINATE CLIENT WE DO NOT HAVE THE NUMBER OF PARKWAY TREES HAS BEEN LIMITED	
<b>PERIMETER PLANTINGS</b>	<b>227 LF</b>
REQUIRED TREES (1" 25')	10
EXISTING TREES TO REMAIN	0
PROPOSED TREES	10
TOTAL PERIMETER TREES	10
<b>INTERIOR PLANTINGS</b>	<b>1,835 SF</b>
REQUIRED TREES (1" 25')	15
EXISTING TREES TO REMAIN	0
PROPOSED TREES	15
TOTAL INTERIOR TREES	15

**OWNER'S CERTIFICATION STATEMENT**

EXISTING PARKWAY AND ON-SITE INTERIOR TREES ARE TO BE PROTECTED WHILE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED IF NEEDED FOR A MINIMUM OF FIVE (5) YEARS BY CURRENT APPLICANT AND ANY SUBSEQUENT OWNER IF DAMAGED.

OWNER NAME: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

- GENERAL CONSTRUCTION NOTES**
1. REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE STAKED, WRAPPED, WATERED AND MULCHED PER ORDINANCE.
  2. BEFORE ANY EXCAVATION ON THE SITE, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES 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 WORK.
  3. FOUR FOOT HIGH FENCING OR OTHER BARRIER MATERIAL IS TO BE ERECTED AROUND THE CROWNLINE OF ALL TREES TO BE SAVED.
  4. ALL REQUIRED LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BE REPLACED IF NEEDED FOR A MINIMUM OF FIVE (5) YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS.
  5. NEW TOPSOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL PARKWAYS AT A DEPTH OF 2.5'. ALL CONSTRUCTION SPILL SUCH AS DEBRIS, GARBAGE, BARRICADES, LIMESTONE, BLACK TOP AND ALL OTHER NON-TOPSOIL ITEMS MUST BE REMOVED FROM PARKWAY PRIOR TO SOIL INSTALLATION.
  6. PLANT QUANTITIES ON PLAN LIST INTENDED TO BE APPROX. ALL QUANTITIES SHALL BE CHECKED AND VERIFIED ON PLANTING PLAN. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT.
  7. ANY DEVIATIONS FROM OR MODIFICATIONS TO THIS PLAN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
  8. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT UPON DELIVERY OF PLANT MATERIAL TO THE SITE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT DOESN'T MEET STANDARDS OR SPECIFICATIONS OF THE PROJECT.
  9. ALL PLANT MATERIAL TO BE INSTALLED PER THE PLANTING DETAILS PROVIDED ON THIS PLAN SET.
  10. ALL BED EDGES TO BE WELLS SHAPED SPADE CUT WITH LINES AND CURVES AS SHOWN ON THIS PLAN SET.
  11. ALL PLANTING BEDS TO BE PREPARED WITH PLANTING MIX: 50% TOPSOIL, 50% SOIL. AMENDMENTS (3 PARTS PLANTINGS, 1 PART COMPOST, 1 PART SAND).
  12. ALL PARKING LOT ISLANDS SHALL BE BACKFILLED WITH THE FOLLOWING: 2" OF BLENDED GARDEN SOIL, 8" OF TURF, 2" OF COMPOST, 10% SAND OR 1" OF ONE STEP BY MOOREST BRAND, TOP DRESSED AND FILLED WITH 1" OF TOPSOIL.
  13. ALL SPECIFIED LANDSCAPE MATERIAL INDICATED ON THE CONSTRUCTION DOCUMENTS WILL BE REQUIRED TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT AND MUST BE REPLACED SHOULD IT BE OR BECOME DAMAGED.
  14. ALL PLANT MATERIAL SHALL HAVE A ONE YEAR QUARANTINE FROM SUBSTANTIAL COMPLETION AS DETERMINED BY THE LANDSCAPE ARCHITECT AND SHALL BE REPLACED THROUGHOUT THE WORK PERIOD.
  15. PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDOUS CAUSED BY SITE IMPROVEMENT OPERATIONS.
  16. ALL LAWN AREAS TO BE SEEDDED WITH STANDARD TURF GRASS SEED AND COVERED WITH ERLENMEYER CONIFER MULCH, UNLESS OTHERWISE SPECIFIED ON THE PLAN.
  17. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, EXCLUDING SHRUB BEDS, TO BE RESTORED WITH TURF GRASS SEED AND COVERED WITH AN ERLENMEYER CONIFER MULCH.
  18. CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT SYSTEMS. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BRANCHING OR SOILING OF ROOTS, BRUISING OF BARK OR SMOTHERING OF TRUNKS. DRAINAGE, PARKING, DUMPING, STOOPIPING AND/OR STORAGE OF VEHICLES, EQUIPMENT, SUPPLIES, MATERIALS OR DEBRIS ON TOP OF THE ROOT ZONES AND/OR WITHIN THE CROWNLINE OF EXISTING TREES OR OTHER PLANT MATERIAL TO REMAINS STRICTLY PROHIBITED.
  19. THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS. ALL PAVEMENT AND DEBRIS REMOVED FROM THE SITE SHALL BE DEPOSED OF LEGALLY.
  20. ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.

**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 PULLMAN GATEWAY PLAZA, CHICAGO, ILLINOIS, 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.

DATE: 02/10/25

**OWNER'S STATEMENT**

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLANS FOR THE PROPERTY AT PULLMAN GATEWAY PLAZA, CHICAGO, ILLINOIS, 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 TBD

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

**Kathryn Talty**  
 www.kathryntalty.com  
 312.234.1111

**CHIPOTLE AT PULLMAN GATEWAY PLAZA CHICAGO, ILLINOIS**

**LANDSCAPE PLAN LANDSCAPE REQUIREMENTS CONSTRUCTION NOTES**

DATE	02/10/25
SCALE	1" = 20'-0"
PROJECT NO.	24580
DATE	02/10/25
SCALE	1" = 20'-0"

**LANDSCAPE MAINTENANCE SPECIFICATIONS**

THE CONTRACTOR SHALL PROVIDE AS A SEPARATE BID MAINTENANCE FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF THE PROJECT. LANDSCAPE MAINTENANCE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AS REQUESTED BY THE OWNER ON THE NAME OF A MAINTENANCE CONTRACTOR WHO CAN PROVIDE MAINTENANCE.

- STANDARDS**
- ALL LANDSCAPE MAINTENANCE SERVICES SHALL BE PERFORMED BY TRAINED PERSONNEL USING CURRENT ACCEPTABLE INDUSTRIAL PRACTICES.
  - ALL MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS OF THE LANDSCAPE DESIGN.
  - ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT COUNTY, STATE AND FEDERAL LAWS USING EPA REGISTERED MATERIALS AND METHODS OF APPLICATION. THESE APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR.
- NOTES**
- ANY WORK PERFORMED IN ADDITION TO THAT WHICH IS OUTLINED IN THIS CONTRACT SHALL ONLY BE DONE WITH WRITTEN APPROVAL BY THE OWNER'S REPRESENTATIVE.
  - ALL NEIGHBORHOOD COLOR SELECTIONS SHALL BE APPROVED BY THE OWNER REPRESENTATIVE PRIOR TO CARRYING OUT INSTALLATION.

THE MAINTENANCE CONTRACTOR SHALL PERFORM COLOR TESTS AS NECESSARY TO IDENTIFY ANY IMBALANCES OR DEFICIENCIES CAUSING PLANT MATERIAL DECLINE. THE OWNER SHALL BE NOTIFIED OF THE RECOMMENDATION FOR APPROVAL, AND THE NECESSARY CORRECTIONS MADE AT AN ADDITIONAL COST TO THE OWNER.

**APPROXIMATE SOIL TEST RESULTS**

LANDSCAPE TREES & SHRUBS	TEST
IN RANGE	5.0 TO 7.0
USING WATER	2.2 TO 2.8
WATER BURNING	100-150 LB/Acre
PHOSPHORUS (PP)	150-180 LB/Acre
POTASSIUM (PK)	120-150 LB/Acre
SOLUBLE SALTS	NOT TO EXCEED 200PPM/1000GSM
	IN SOIL, NOT TO EXCEED 100PPM/1000GSM
	IN WATER, NOT TO EXCEED 100PPM/1000GSM

FOR CULTURAL SITE CONDITIONS, THE FOLLOWING GENERAL TESTS ARE RECOMMENDED (BUT LEVELS NOT TO EXCEED):

BORON	3 POUNDS PER ACRE
MANGANESE	10 POUNDS PER ACRE
POTASSIUM (PK)	45 POUNDS PER ACRE
COBALT	20 POUNDS PER ACRE

**GENERAL CLEANUP**

WORK TO REMOVE ALL TRASH, STUMPS AND OTHER UNWANTED DEBRIS SHALL BE REMOVED FROM LAWN, PLANT BEDS, WALKWAYS, ETC.

**TURF**

TURF GRASSES, INCLUDING BLUE GRASS, TALL FESCUE, PERENNIAL Ryegrass, ETC., SHALL BE MAINTAINED AT A HEIGHT OF 1/2" TO 3/4" IN SPRING AND FALL FROM JUNE THROUGH SEPTEMBER. MAINTENANCE SHALL BE MAINTAINED NO LESS THAN 1/2".

THE OWNER'S EQUIPMENT INCLUDES: LAWNMOWER, ALL OBSTACLES, BARRIERS, ETC., SHALL BE CIRCUMVENTED AND REMOVED FROM THE LAWN. CURBS AND PARKING AREAS. CULTURAL MECHANICAL WEEDERS SHOULD NOT BE USED AROUND TREES BECAUSE OF POTENTIAL DAMAGE TO THE BARK.

**EDGING**

EDGING OF ALL SIDEWALKS, CURBS, AND OTHER PAVED AREAS SHALL BE PERFORMED ONCE EVERY OTHER WINTER. DEBRIS FROM THE EDGING OPERATIONS SHALL BE REMOVED AND PROPERLY CLEAN. LAWN GRASS SHALL BE MAINTAINED TO AVOID DAMAGE.

**FERTILIZING**

SEASONALLY APPLIED FERTILIZERS SHALL BE APPLIED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

**LAWN CARE CONTROL, HERBICIDES**

SELECTION AND PROPER USE OF HERBICIDES SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY. ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR OR UNDER THE CLOSE PERSONAL SUPERVISION OF THE CONTRACTOR.

**INSECT & DISEASE CONTROL**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE SITE FOR SIGNS OF EACH VISIT TO DETERMINE IF ANY INSECT PEST OR DISEASE PROBLEM EXISTS. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY PEST OR DISEASE, AS WELL AS THE BEST PLANT AND TISSUE COLLECTED. THE MOST CURRENT EDITION OF THE COMPREHENSIVE GARDEN SPIDER'S COMMERCIAL PESTICIDE RECOMMENDATION ("C") TUNN FOR CONTROL, THE DESIGNATED APPLICATIONS SHALL BE USED TO PREVENT AND CONTROL PESTS.

**PRUNING**

ALL ORNAMENTAL TREES, SHRUBS AND GROUND COVER SHALL BE PRUNED WHEN APPROPRIATE TO REMOVE DEAD OR DAMAGED BRANCHES. DEVELOP THE NATURAL SHAPES DO NOT SHARP TREES OR SHRUBS IF PREVIOUS MAINTENANCE PRACTICE HAS SHARPENED THEM. THIS IS A NATURAL STATE AND WILL BE RESTORED TO NATURALLY.

- PRUNING PROCEDURES**
- PRUNE PLANTS THAT FLOWER BEFORE THE END OF JUNE (SPRING-BLOOMING) IMMEDIATELY AFTER FLOWERING. FLOWER BEDS COVERED DURING THE PREVIOUS WINTER SHOULD BE OPENED UP TO ALLOW SPRING BLOOMING.
  - PRUNE PLANTS THAT FLOWER IN JULY - SEPTEMBER (SUMMER OR AUTUMN-BLOOMING) IN WINTER OR SPRING BEFORE NEW GROWTH BEGINS. SPLIT PLANTS TO DEVELOP FULL CROWN OR SPRING BLOOMING.
  - SHARPEN PRUNING TOOLS FOR ORNAMENTAL TREES, SHRUBS AND GROUND COVERS.
  - SHARPEN AND OIL CUTTING TOOLS. TOOLS SHOULD BE SHARPENED AND OILED BEFORE USE.
  - BRANCHES OF PERENNIALS SHOULD BE PRUNED TO THEIR NATURAL APPEARANCE AFTER THE FLOWERING PERIOD.
  - TRIM TREES TO MAINTAIN A BALANCED SHAPE. TRIMMING SHOULD BE DONE IN EARLY SPRING.
  - TRIM TREES TO MAINTAIN A BALANCED SHAPE. TRIMMING SHOULD BE DONE IN EARLY SPRING.
  - TRIM TREES TO MAINTAIN A BALANCED SHAPE. TRIMMING SHOULD BE DONE IN EARLY SPRING.

**LANDSCAPE MAINTENANCE CONTRACTOR SHALL BE RESPONSIBLE FOR:**

- 1. MAINTAINING TREES, SHRUBS AND GROUND COVER TO REMOVED DEAD OR DAMAGED BRANCHES.
- 2. DEVELOPING THE NATURAL SHAPES DO NOT SHARP TREES OR SHRUBS IF PREVIOUS MAINTENANCE PRACTICE HAS SHARPENED THEM. THIS IS A NATURAL STATE AND WILL BE RESTORED TO NATURALLY.

**LANDSCAPE MAINTENANCE CONTRACTOR SHALL BE RESPONSIBLE FOR:**

- 1. MAINTAINING TREES, SHRUBS AND GROUND COVER TO REMOVED DEAD OR DAMAGED BRANCHES.
- 2. DEVELOPING THE NATURAL SHAPES DO NOT SHARP TREES OR SHRUBS IF PREVIOUS MAINTENANCE PRACTICE HAS SHARPENED THEM. THIS IS A NATURAL STATE AND WILL BE RESTORED TO NATURALLY.

**LANDSCAPE MAINTENANCE CONTRACTOR SHALL BE RESPONSIBLE FOR:**

- 1. MAINTAINING TREES, SHRUBS AND GROUND COVER TO REMOVED DEAD OR DAMAGED BRANCHES.
- 2. DEVELOPING THE NATURAL SHAPES DO NOT SHARP TREES OR SHRUBS IF PREVIOUS MAINTENANCE PRACTICE HAS SHARPENED THEM. THIS IS A NATURAL STATE AND WILL BE RESTORED TO NATURALLY.

**LANDSCAPE MAINTENANCE CONTRACTOR SHALL BE RESPONSIBLE FOR:**

- 1. MAINTAINING TREES, SHRUBS AND GROUND COVER TO REMOVED DEAD OR DAMAGED BRANCHES.
- 2. DEVELOPING THE NATURAL SHAPES DO NOT SHARP TREES OR SHRUBS IF PREVIOUS MAINTENANCE PRACTICE HAS SHARPENED THEM. THIS IS A NATURAL STATE AND WILL BE RESTORED TO NATURALLY.

**LANDSCAPE MAINTENANCE CONTRACTOR SHALL BE RESPONSIBLE FOR:**

- 1. MAINTAINING TREES, SHRUBS AND GROUND COVER TO REMOVED DEAD OR DAMAGED BRANCHES.
- 2. DEVELOPING THE NATURAL SHAPES DO NOT SHARP TREES OR SHRUBS IF PREVIOUS MAINTENANCE PRACTICE HAS SHARPENED THEM. THIS IS A NATURAL STATE AND WILL BE RESTORED TO NATURALLY.

**LANDSCAPE MAINTENANCE CONTRACTOR SHALL BE RESPONSIBLE FOR:**

- 1. MAINTAINING TREES, SHRUBS AND GROUND COVER TO REMOVED DEAD OR DAMAGED BRANCHES.
- 2. DEVELOPING THE NATURAL SHAPES DO NOT SHARP TREES OR SHRUBS IF PREVIOUS MAINTENANCE PRACTICE HAS SHARPENED THEM. THIS IS A NATURAL STATE AND WILL BE RESTORED TO NATURALLY.

**LANDSCAPE MAINTENANCE CONTRACTOR SHALL BE RESPONSIBLE FOR:**

- 1. MAINTAINING TREES, SHRUBS AND GROUND COVER TO REMOVED DEAD OR DAMAGED BRANCHES.
- 2. DEVELOPING THE NATURAL SHAPES DO NOT SHARP TREES OR SHRUBS IF PREVIOUS MAINTENANCE PRACTICE HAS SHARPENED THEM. THIS IS A NATURAL STATE AND WILL BE RESTORED TO NATURALLY.

**LANDSCAPE MAINTENANCE CONTRACTOR SHALL BE RESPONSIBLE FOR:**

- 1. MAINTAINING TREES, SHRUBS AND GROUND COVER TO REMOVED DEAD OR DAMAGED BRANCHES.
- 2. DEVELOPING THE NATURAL SHAPES DO NOT SHARP TREES OR SHRUBS IF PREVIOUS MAINTENANCE PRACTICE HAS SHARPENED THEM. THIS IS A NATURAL STATE AND WILL BE RESTORED TO NATURALLY.

**LANDSCAPE MAINTENANCE CONTRACTOR SHALL BE RESPONSIBLE FOR:**

- 1. MAINTAINING TREES, SHRUBS AND GROUND COVER TO REMOVED DEAD OR DAMAGED BRANCHES.
- 2. DEVELOPING THE NATURAL SHAPES DO NOT SHARP TREES OR SHRUBS IF PREVIOUS MAINTENANCE PRACTICE HAS SHARPENED THEM. THIS IS A NATURAL STATE AND WILL BE RESTORED TO NATURALLY.

**LANDSCAPE MAINTENANCE CONTRACTOR SHALL BE RESPONSIBLE FOR:**

- 1. MAINTAINING TREES, SHRUBS AND GROUND COVER TO REMOVED DEAD OR DAMAGED BRANCHES.
- 2. DEVELOPING THE NATURAL SHAPES DO NOT SHARP TREES OR SHRUBS IF PREVIOUS MAINTENANCE PRACTICE HAS SHARPENED THEM. THIS IS A NATURAL STATE AND WILL BE RESTORED TO NATURALLY.

**LANDSCAPE MAINTENANCE CONTRACTOR SHALL BE RESPONSIBLE FOR:**

- 1. MAINTAINING TREES, SHRUBS AND GROUND COVER TO REMOVED DEAD OR DAMAGED BRANCHES.
- 2. DEVELOPING THE NATURAL SHAPES DO NOT SHARP TREES OR SHRUBS IF PREVIOUS MAINTENANCE PRACTICE HAS SHARPENED THEM. THIS IS A NATURAL STATE AND WILL BE RESTORED TO NATURALLY.

**TREES, SHRUBS & GROUND COVER (CONT.)**

**MULCHING**

ANNUALLY ALL TREE AND SHRUB BEDS WILL BE PREPARED AND MULCHED TO A MINIMUM DEPTH OF 2" WITH QUALITY MULCH TO MATCH EXISTING BED PROFILES. MULCHING SHALL INCLUDE REMOVING ALL WEEDS, GRASSES OR BARKS, EDGING AND SUBSTITUTING QUALITY MULCH TO THE SOIL. MULCHING FROM EXISTING BEDS WHERE APPLICABLE. IF WEEDS ARE NEARBY, A WEED-BARRIER SHOULD BE APPLIED TO THE SOIL TO PREVENT THE GROWTH OF WEEDS.

ORNAMENTALLY MAINTAINED GARDENS SHALL NOT RECEIVE ANY PRE-EMERGENT HERBICIDES WHICH IN EXCESS WILL BE REMOVED FROM THE BED AND APPLIED TO THE SOIL. SUCH HERBICIDES SHOULD NOT BE USED UNLESS ON CONCRETE OR CURB IN CASE OF TREES AND SHRUBS. THIS CAN BE DETERMINED TO THE HEALTH OF THE PLANTS.

**WEEDING**

ALL BEDS SHALL BE WEEDED ON A FOUR-FOLD BASIS THROUGHOUT THE GROWING SEASON TO MAINTAIN AN ATtractive APPEARANCE. ALL WEEDS SHOULD BE REMOVED IMMEDIATELY AND NOT ALLOWED TO GROW. PRE-EMERGENT HERBICIDES SHALL BE USED WHERE AND WHEN APPROPRIATE AND IN ACCORDANCE WITH THE PRODUCT LABEL.

**INSECT & DISEASE CONTROL, TREES, SHRUBS & GROUND COVER**

THE MAINTENANCE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE LANDSCAPE SITE ON A REGULAR BASIS. THE MONITORING FREQUENCY SHALL BE MONTHLY EXCEPT FOR GROWING SEASON WHICH WILL BE EVERY OTHER WEEK. MAINTENANCE PERSONNEL SHALL NOTIFY THE OWNER IMMEDIATELY OF ANY PEST OR DISEASE PROBLEM. THE CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS OF THE MOST CURRENT EDITION OF THE COMPREHENSIVE GARDEN SPIDER'S COMMERCIAL PESTICIDE RECOMMENDATION ("C") TUNN FOR CONTROL, THE DESIGNATED APPLICATIONS SHALL BE USED TO PREVENT AND CONTROL PESTS.

**PLANT PATHOGEN DISEASE PROBLEMS IDENTIFIED BY THE CONTRACTOR THAT CAN BE RESOLVED BY PRUNING OR PHYSICAL REMOVAL OF DAMAGED PLANT PARTS WILL BE PERFORMED AS PART OF THE CONTRACT. FOR AN ADDITIONAL CHARGE, PLANT PATHOGEN DISEASES THAT CANNOT BE RESOLVED THROUGH PROPERLY TRAINED APPLICATIONS OF FERTILIZERS SHALL BE MADE WITH THE OWNER'S AUTHORITY.**

**IF THE CONTRACTOR NOTES AN ESPECIALLY INSECT OR DISEASE-PRONE PLANT SPECIES IN THE LANDSCAPE, HE/SHE WILL SUGGEST REPLACEMENT WITH A MORE PEST-RESISTANT GARDEN OR PLANT SPECIES THAT IS CONSISTENT WITH THE INTENT OF THE LANDSCAPE DESIGN.**

**NOTIFY THE OWNER IMMEDIATELY OF ANY PEST OR DISEASE PROBLEM THAT CAN BE RESOLVED BY PRUNING OR PHYSICAL REMOVAL OF DAMAGED PLANT PARTS WILL BE PERFORMED AS PART OF THE CONTRACT. FOR AN ADDITIONAL CHARGE, PLANT PATHOGEN DISEASES THAT CANNOT BE RESOLVED THROUGH PROPERLY TRAINED APPLICATIONS OF FERTILIZERS SHALL BE MADE WITH THE OWNER'S AUTHORITY.**

**IF THE CONTRACTOR NOTES AN ESPECIALLY INSECT OR DISEASE-PRONE PLANT SPECIES IN THE LANDSCAPE, HE/SHE WILL SUGGEST REPLACEMENT WITH A MORE PEST-RESISTANT GARDEN OR PLANT SPECIES THAT IS CONSISTENT WITH THE INTENT OF THE LANDSCAPE DESIGN.**

**NOTIFY THE OWNER IMMEDIATELY OF ANY PEST OR DISEASE PROBLEM THAT CAN BE RESOLVED BY PRUNING OR PHYSICAL REMOVAL OF DAMAGED PLANT PARTS WILL BE PERFORMED AS PART OF THE CONTRACT. FOR AN ADDITIONAL CHARGE, PLANT PATHOGEN DISEASES THAT CANNOT BE RESOLVED THROUGH PROPERLY TRAINED APPLICATIONS OF FERTILIZERS SHALL BE MADE WITH THE OWNER'S AUTHORITY.**

**IF THE CONTRACTOR NOTES AN ESPECIALLY INSECT OR DISEASE-PRONE PLANT SPECIES IN THE LANDSCAPE, HE/SHE WILL SUGGEST REPLACEMENT WITH A MORE PEST-RESISTANT GARDEN OR PLANT SPECIES THAT IS CONSISTENT WITH THE INTENT OF THE LANDSCAPE DESIGN.**

**NOTIFY THE OWNER IMMEDIATELY OF ANY PEST OR DISEASE PROBLEM THAT CAN BE RESOLVED BY PRUNING OR PHYSICAL REMOVAL OF DAMAGED PLANT PARTS WILL BE PERFORMED AS PART OF THE CONTRACT. FOR AN ADDITIONAL CHARGE, PLANT PATHOGEN DISEASES THAT CANNOT BE RESOLVED THROUGH PROPERLY TRAINED APPLICATIONS OF FERTILIZERS SHALL BE MADE WITH THE OWNER'S AUTHORITY.**

**IF THE CONTRACTOR NOTES AN ESPECIALLY INSECT OR DISEASE-PRONE PLANT SPECIES IN THE LANDSCAPE, HE/SHE WILL SUGGEST REPLACEMENT WITH A MORE PEST-RESISTANT GARDEN OR PLANT SPECIES THAT IS CONSISTENT WITH THE INTENT OF THE LANDSCAPE DESIGN.**

**NOTIFY THE OWNER IMMEDIATELY OF ANY PEST OR DISEASE PROBLEM THAT CAN BE RESOLVED BY PRUNING OR PHYSICAL REMOVAL OF DAMAGED PLANT PARTS WILL BE PERFORMED AS PART OF THE CONTRACT. FOR AN ADDITIONAL CHARGE, PLANT PATHOGEN DISEASES THAT CANNOT BE RESOLVED THROUGH PROPERLY TRAINED APPLICATIONS OF FERTILIZERS SHALL BE MADE WITH THE OWNER'S AUTHORITY.**

**IF THE CONTRACTOR NOTES AN ESPECIALLY INSECT OR DISEASE-PRONE PLANT SPECIES IN THE LANDSCAPE, HE/SHE WILL SUGGEST REPLACEMENT WITH A MORE PEST-RESISTANT GARDEN OR PLANT SPECIES THAT IS CONSISTENT WITH THE INTENT OF THE LANDSCAPE DESIGN.**

**NOTIFY THE OWNER IMMEDIATELY OF ANY PEST OR DISEASE PROBLEM THAT CAN BE RESOLVED BY PRUNING OR PHYSICAL REMOVAL OF DAMAGED PLANT PARTS WILL BE PERFORMED AS PART OF THE CONTRACT. FOR AN ADDITIONAL CHARGE, PLANT PATHOGEN DISEASES THAT CANNOT BE RESOLVED THROUGH PROPERLY TRAINED APPLICATIONS OF FERTILIZERS SHALL BE MADE WITH THE OWNER'S AUTHORITY.**

**IF THE CONTRACTOR NOTES AN ESPECIALLY INSECT OR DISEASE-PRONE PLANT SPECIES IN THE LANDSCAPE, HE/SHE WILL SUGGEST REPLACEMENT WITH A MORE PEST-RESISTANT GARDEN OR PLANT SPECIES THAT IS CONSISTENT WITH THE INTENT OF THE LANDSCAPE DESIGN.**

**NOTIFY THE OWNER IMMEDIATELY OF ANY PEST OR DISEASE PROBLEM THAT CAN BE RESOLVED BY PRUNING OR PHYSICAL REMOVAL OF DAMAGED PLANT PARTS WILL BE PERFORMED AS PART OF THE CONTRACT. FOR AN ADDITIONAL CHARGE, PLANT PATHOGEN DISEASES THAT CANNOT BE RESOLVED THROUGH PROPERLY TRAINED APPLICATIONS OF FERTILIZERS SHALL BE MADE WITH THE OWNER'S AUTHORITY.**

**IF THE CONTRACTOR NOTES AN ESPECIALLY INSECT OR DISEASE-PRONE PLANT SPECIES IN THE LANDSCAPE, HE/SHE WILL SUGGEST REPLACEMENT WITH A MORE PEST-RESISTANT GARDEN OR PLANT SPECIES THAT IS CONSISTENT WITH THE INTENT OF THE LANDSCAPE DESIGN.**

**NOTIFY THE OWNER IMMEDIATELY OF ANY PEST OR DISEASE PROBLEM THAT CAN BE RESOLVED BY PRUNING OR PHYSICAL REMOVAL OF DAMAGED PLANT PARTS WILL BE PERFORMED AS PART OF THE CONTRACT. FOR AN ADDITIONAL CHARGE, PLANT PATHOGEN DISEASES THAT CANNOT BE RESOLVED THROUGH PROPERLY TRAINED APPLICATIONS OF FERTILIZERS SHALL BE MADE WITH THE OWNER'S AUTHORITY.**

**IF THE CONTRACTOR NOTES AN ESPECIALLY INSECT OR DISEASE-PRONE PLANT SPECIES IN THE LANDSCAPE, HE/SHE WILL SUGGEST REPLACEMENT WITH A MORE PEST-RESISTANT GARDEN OR PLANT SPECIES THAT IS CONSISTENT WITH THE INTENT OF THE LANDSCAPE DESIGN.**

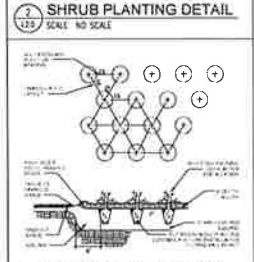
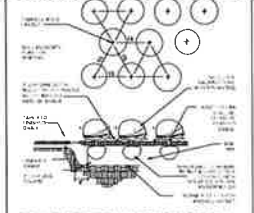
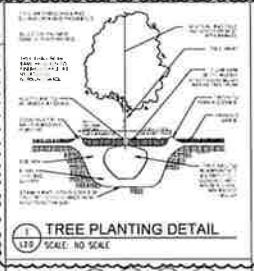
**NOTIFY THE OWNER IMMEDIATELY OF ANY PEST OR DISEASE PROBLEM THAT CAN BE RESOLVED BY PRUNING OR PHYSICAL REMOVAL OF DAMAGED PLANT PARTS WILL BE PERFORMED AS PART OF THE CONTRACT. FOR AN ADDITIONAL CHARGE, PLANT PATHOGEN DISEASES THAT CANNOT BE RESOLVED THROUGH PROPERLY TRAINED APPLICATIONS OF FERTILIZERS SHALL BE MADE WITH THE OWNER'S AUTHORITY.**

**IF THE CONTRACTOR NOTES AN ESPECIALLY INSECT OR DISEASE-PRONE PLANT SPECIES IN THE LANDSCAPE, HE/SHE WILL SUGGEST REPLACEMENT WITH A MORE PEST-RESISTANT GARDEN OR PLANT SPECIES THAT IS CONSISTENT WITH THE INTENT OF THE LANDSCAPE DESIGN.**

**NOTIFY THE OWNER IMMEDIATELY OF ANY PEST OR DISEASE PROBLEM THAT CAN BE RESOLVED BY PRUNING OR PHYSICAL REMOVAL OF DAMAGED PLANT PARTS WILL BE PERFORMED AS PART OF THE CONTRACT. FOR AN ADDITIONAL CHARGE, PLANT PATHOGEN DISEASES THAT CANNOT BE RESOLVED THROUGH PROPERLY TRAINED APPLICATIONS OF FERTILIZERS SHALL BE MADE WITH THE OWNER'S AUTHORITY.**

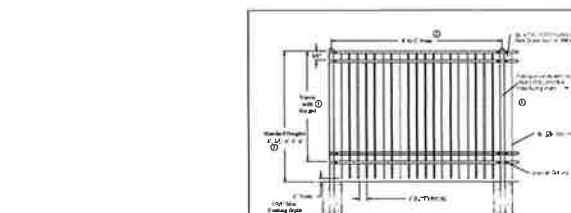
**IF THE CONTRACTOR NOTES AN ESPECIALLY INSECT OR DISEASE-PRONE PLANT SPECIES IN THE LANDSCAPE, HE/SHE WILL SUGGEST REPLACEMENT WITH A MORE PEST-RESISTANT GARDEN OR PLANT SPECIES THAT IS CONSISTENT WITH THE INTENT OF THE LANDSCAPE DESIGN.**

**NOTIFY THE OWNER IMMEDIATELY OF ANY PEST OR DISEASE PROBLEM THAT CAN BE RESOLVED BY PRUNING OR PHYSICAL REMOVAL OF DAMAGED PLANT PARTS WILL BE PERFORMED AS PART OF THE CONTRACT. FOR AN ADDITIONAL CHARGE, PLANT PATHOGEN DISEASES THAT CANNOT BE RESOLVED THROUGH PROPERLY TRAINED APPLICATIONS OF FERTILIZERS SHALL BE MADE WITH THE OWNER'S AUTHORITY.**



Plant	Quantity	Planting Date	Species Name	Height	Width	Notes
1	1	2024-05-15	Red Maple	12'	12"	Plant in bed 1
2	2	2024-05-15	White Birch	8'	8"	Plant in bed 2
3	3	2024-05-15	Japanese Maple	6'	6"	Plant in bed 3
4	4	2024-05-15	Hydrangea	4'	4"	Plant in bed 4
5	5	2024-05-15	Boxwood	3'	3"	Plant in bed 5
6	6	2024-05-15	Yucca	2'	2"	Plant in bed 6
7	7	2024-05-15	Hosta	1'	1"	Plant in bed 7
8	8	2024-05-15	Impatiens	1'	1"	Plant in bed 8
9	9	2024-05-15	Geranium	1'	1"	Plant in bed 9
10	10	2024-05-15	Verbena	1'	1"	Plant in bed 10

Plant	Quantity	Planting Date	Species Name	Height	Width	Notes
11	11	2024-05-15	Red Maple	12'	12"	Plant in bed 11
12	12	2024-05-15	White Birch	8'	8"	Plant in bed 12
13	13	2024-05-15	Japanese Maple	6'	6"	Plant in bed 13
14	14	2024-05-15	Hydrangea	4'	4"	Plant in bed 14
15	15	2024-05-15	Boxwood	3'	3"	Plant in bed 15
16	16	2024-05-15	Yucca	2'	2"	Plant in bed 16
17	17	2024-05-15	Hosta	1'	1"	Plant in bed 17
18	18	2024-05-15	Impatiens	1'	1"	Plant in bed 18
19	19	2024-05-15	Geranium	1'	1"	Plant in bed 19
20	20	2024-05-15	Verbena	1'	1"	Plant in bed 20



**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 PULLMAN GATEWAY PLAZA, CHICAGO, ILLINOIS, 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]*

**OWNER'S STATEMENT**

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLANS FOR THE PROPERTY AT PULLMAN GATEWAY PLAZA, CHICAGO, ILLINOIS, 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]*

**PLANTING TO COMMENCE (TD)**

DATE: 02/10/25

OWNER: \_\_\_\_\_

DATE: \_\_\_\_\_

**Kathryn Talty**  
Landscape Architect  
1125 Washington Road, Suite 100  
Chicago, Illinois 60606  
© 2024 Kathryn Talty Landscape Architecture

*[Signature]*

DATE	BY	REVISION
02-10-25	KT	ISSUE FOR PERMIT
02-10-25	KT	REVISED FOR OWNER

**CHIPOTLE AT PULLMAN GATEWAY PLAZA CHICAGO, ILLINOIS**

**MASTER PLANT LIST**

PLANTING DETAILS

LANDSCAPE INSTALLATION AND MONITORING SPECIFICATIONS

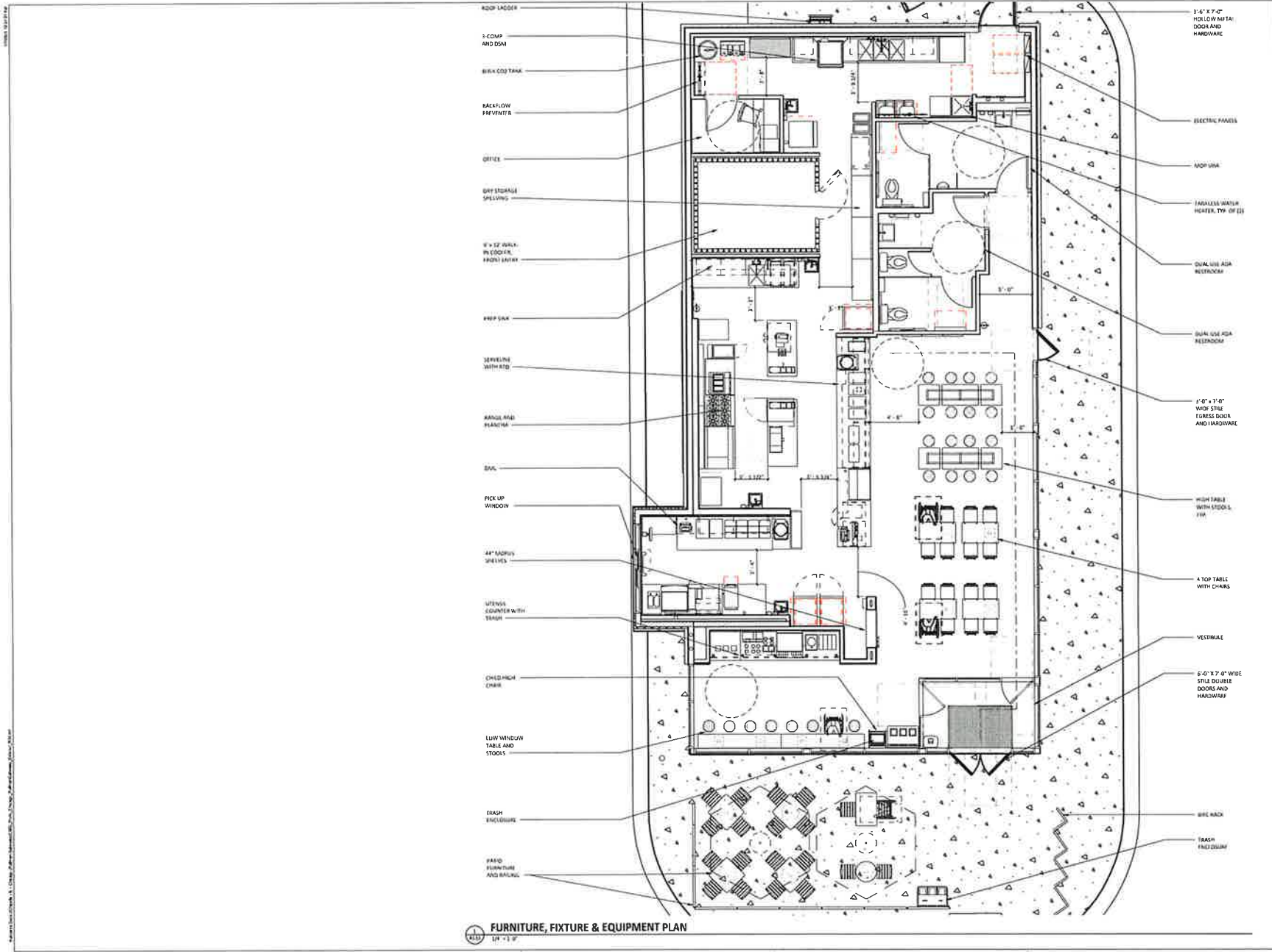
DATE: 02/10/25

OWNER: \_\_\_\_\_

DATE: \_\_\_\_\_

24580

L2.0



DATE	ISSUED FOR	REV
02/07/2025	PHASE 1 SUBMITTAL	

This drawing has been prepared solely for the use of CHIPOTLE and there are no representations of any kind made by

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer

Fixed Component  
 Key Plan

Consultants  
 Survey  
 Civil  
 Electrical  
 Structural  
 Mechanical  
 Electrical  
 Interior  
 Landscape

**NORR**  
 325 N. La Salle Street Suite 300  
 Chicago, IL 60604  
 norr.com

Project Manager	Drawn
Project Engineer	Checked

Client  
**CHIPOTLE**

Project  
**PULLMAN GATEWAY**

1110 S. CONGRESS AVE  
 CHICAGO, IL 60604

Drawing Title  
**FF&E PLAN**

Scale  
 1/4" = 1'-0"

Project No.  
 CMG 5640

Drawing No.  
**A133**

PRELIMINARY - NOT FOR CONSTRUCTION





**DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO**

March 17, 2025

**VIA EMAIL**

David Doig  
Pullman Gateway, LLC  
1000 E 111<sup>th</sup> St.  
Chicago, IL 60628

**Re: Minor Change Request to Planned Development No.1585, generally at 11315 S Corliss Ave**

Dear Mr. Doig:

Please be advised that your request for a minor change to Planned Development No.1585 ("PD #1585"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

The City of Chicago Department of Planning and Development (DPD) has reviewed the minor change request submitted for the project identified above. The applicant proposes adjusting the subarea boundaries and adding a subarea A and B shopping center signage exhibit to the PD #1585.

PD #1585 currently consists of five subareas: A, B, C, D, and E. To accommodate future development, the applicant proposes a minor boundary adjustment for Subareas B, C, D, and E and the addition of Subarea F for the detention area. The maximum FAR for Subareas B, C, and D remains unchanged. Subarea F will have a maximum FAR of 0. Due to changes in the net site area of Sub-Area E, the maximum FAR for Subarea E is revised to 5.39. No changes are proposed to the overall maximum FAR of 3.0 for PD #1585. All other items in the Bulk Regulation and Data Table remain unchanged and a revised document including the above detailed revision is attached to this letter.

Secondly, the minor change will allow for two multi-tenant free standing signs within subarea A and B, as shown on the attached sign exhibit. Pursuant to Section 17-12-1002-C of the Zoning Ordinance, the overall height of any free-standing sign varies according to street frontage and right-of-way width. Signs taller than 24 feet are allowed on lots with more than 75 feet of frontage if the abutting street right-of-way is wider than 80 feet. The subject lot has more than 75 feet of frontage along S. Corliss Ave. to the west and S. Doty Ave. and the Bishop Ford Freeway to the east.

This request for a minor change includes five (5) exhibits:

- Bulk Regulations and Data Table
- Planned Development and Subarea Boundary Map (3)
- Sign Elevation (1)

**121 NORTH LASALLE STREET, ROOM 1101, CHICAGO ILLINOIS 60602**

With regard to the minor change request, the Department of Planning and Development has determined that adjusting the Subarea boundaries and adding two shopping center signs will not create an adverse impact on the Planned Development or the surrounding neighborhood, will not result in an increase in the maximum permitted floor area ratio of PD #1585, 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 #1585, 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 commenced within such time and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a sign 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.

If you have any questions or concerns, please contact Yangdi Wang at [yangdi.wang@cityofchicago.org](mailto:yangdi.wang@cityofchicago.org).

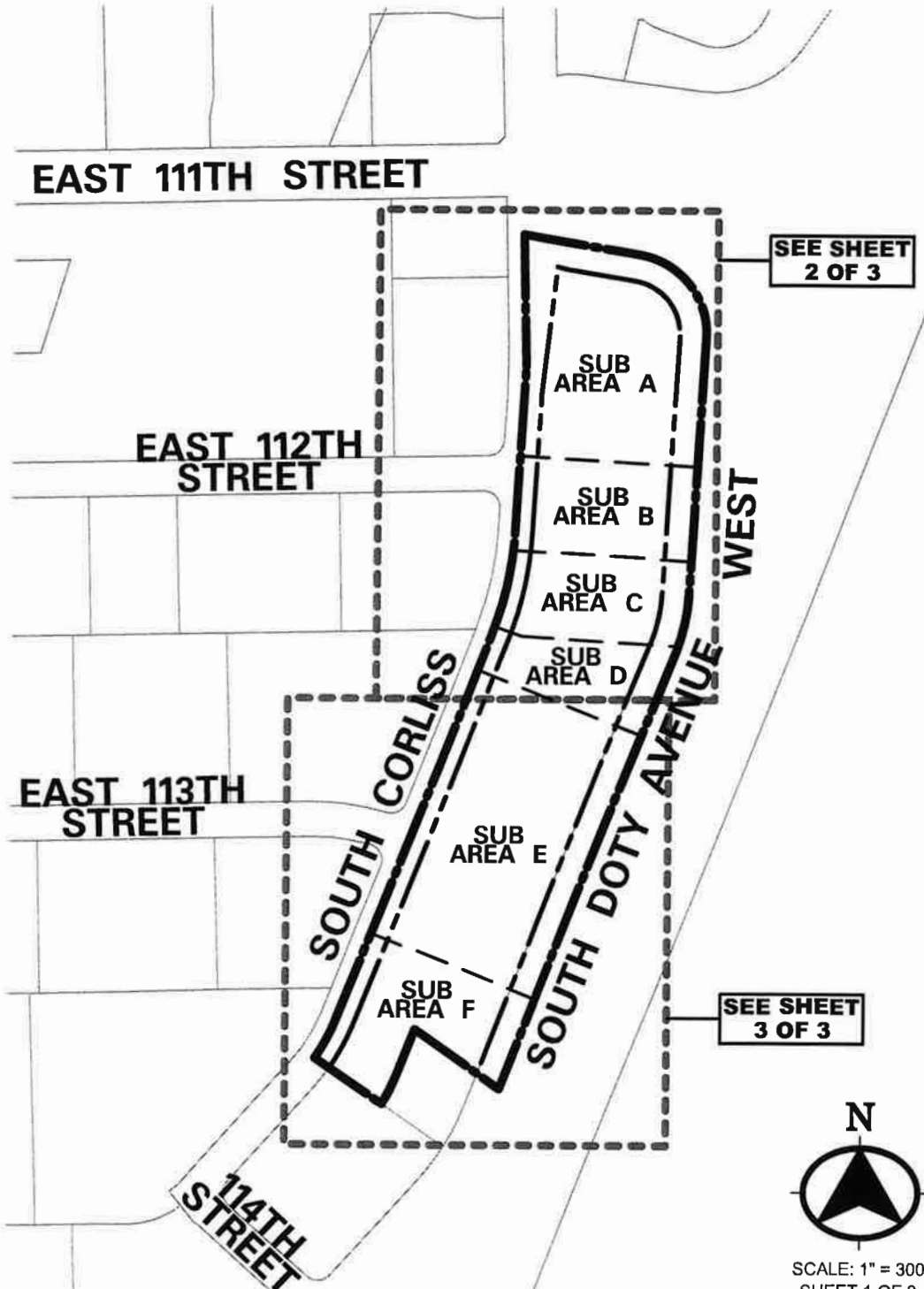
Sincerely,



Noah Szafraniec  
Assistant Commissioner

CC: Yangdi Wang, Marmo, Jancie Hill, Stephen Nutt, Main File

————— PLANNED DEVELOPMENT BOUNDARY  
- - - - - PROPERTY LINE



### PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

APPLICANT:  
PULLMAN GATEWAY, LLC

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

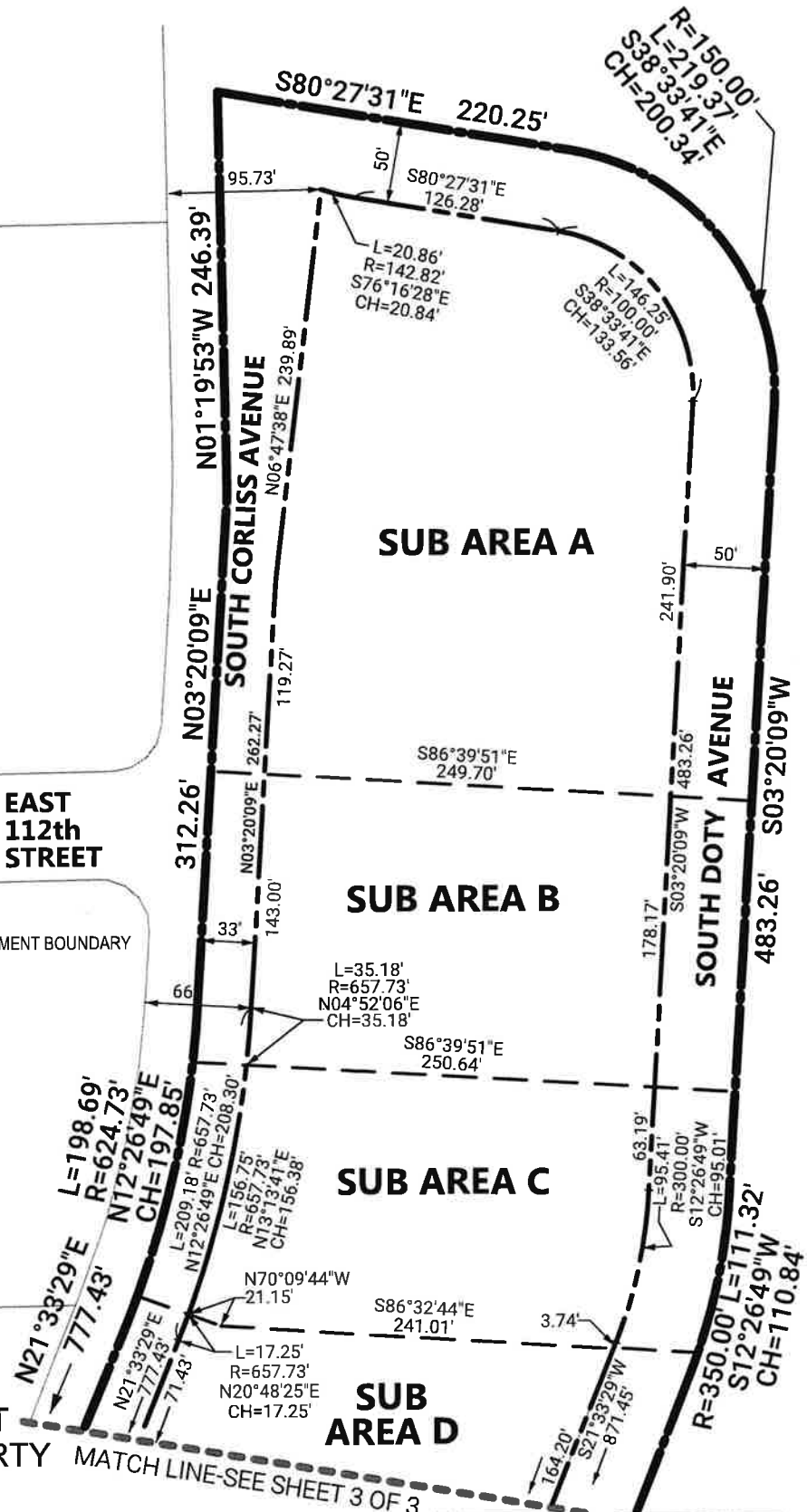


CONSULTING ENGINEERS  
SITE DEVELOPMENT ENGINEERS  
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,  
Rosemont, Illinois 60018  
Phone: (847) 695-4030 Fax: (847) 696-4065



SCALE: 1" = 100'  
SHEET 2 OF 3



# PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

APPLICANT:  
PULLMAN GATEWAY, LLC

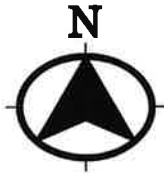
ADDRESS: 11301-11359 S CORLISS AVENUE  
INTRODUCTION DATE: JANUARY 24, 2024  
CHICAGO PLAN COMMISSION DATE: FEBRUARY 15, 2024

MATCH LINE-SEE SHEET 3 OF 3



CONSULTING ENGINEERS  
SITE DEVELOPMENT ENGINEERS  
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,  
Rosemont, Illinois 60018  
Phone: (847) 565-4063 Fax: (847) 696-0665



SCALE: 1" = 100'  
SHEET 3 OF 3

MATCH LINE-SEE SHEET 2 OF 3

**SUB AREA D**  
S68°26'31"E  
250.00'

**SUB AREA E**

**EAST  
113th  
STREET**

777.43' N21°33'29"E

N21°33'29"E 777.43'

**SUB AREA F**

**SOUTH DOTY AVENUE**  
883.12'

534.00'

S21°33'29"W  
871.45'

S21°33'29"W

S68°26'31"E  
250.00'

66'  
172.00'

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

L=91.56'  
R=399.91'  
N28°07'03"E  
CH=91.36'

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

N55°18'31"W  
151.18'

S21°33'29"W  
91.08'

143.76'  
N55°18'31"W  
195.10'

169.50'

————— PLANNED DEVELOPMENT BOUNDARY  
- - - - - PROPERTY LINE

### PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

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

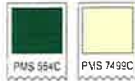


CONSULTING ENGINEERS  
SITE DEVELOPMENT ENGINEERS  
LAND SURVEYORS

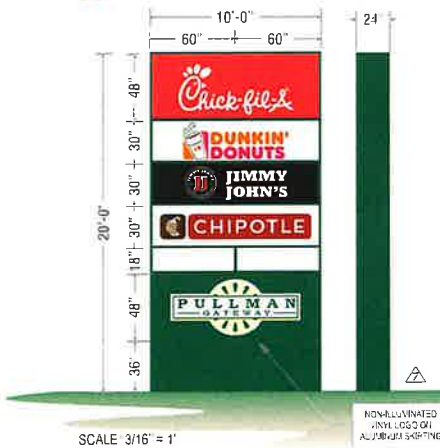
7575 W. Higgins Road, Suite 700  
Rosemont, Illinois 60018  
Phone: (847) 595-0363 Fax: (847) 676-0665

# PULLMAN GATEWAY DEVELOPMENT PROJECT

INTERNALLY ILLUMINATED TOP CABINETS  
ALUMINUM STRUCTURE MONUMENTS  
- POLYCARBONATE TENANT PANELS  
- DIRECT APPLIED VINYL LOGO ON ALUMINUM BASE



**A** SIGN A: 11131 S Corliss Ave, Chicago, IL 60628



SCALE: 3/16" = 1'

**B** SIGN B: 11203 Corliss Ave, Chicago, Illinois, 60628



SCALE: 3/16" = 1'



## PULLMAN GATEWAY

Date	07/12/23
Acct. Executive	Sam Menna
Page No.	001
△ Revision Number	Date
△	06/10/24
△	07/15/24
△	07/15/24
△	240052-01 on 12/30/24
	240052-01p on 12/30/24

Drawn By D. Townson  
Drawing Scale

PERMIT INFO  
Sign Sq. Ft.  
No. of Lamps/LEDs  
Total Wattage  
No. of Power Supplies  
Total Amperage  
Ext. 20 Amp Toggle Switch w/Rubber Boot

Cust. Approval	Date
Landlord Approval	Date

G:\Shared drives\Client Drive\Client Files\Q2 LLC\Pullman Gateway\Art\240052-01p

This Document, and the information contained, is the property of Omega Sign & Lighting Inc. (the Company). By receipt of this Document, the holder agrees not to distribute to any other entities, nor reproduce this Document and the information contained, without the prior written approval by the Company. The Customer agrees that Omega Sign & Lighting Inc. will fabricate signs as per the above information(s) and Customer agrees to all charges to fabricate signs including permit & procurement fees & storage fees. The colors depicted in the renderings are not an exact color match that will appear in the sign's construction, and exact color swatches can be provided only at the Customer's request.

**630.237.4397**  
**OMEGASIGNCHICAGO.COM**



**ELECTRICAL NOTES**  
Sign company DOES NOT provide Primary Electrical to Sign.  
Power to this Sign must be done by a licensed electrical contractor or licensed electrician.

**Each Sign Must Have:**  
1. A minimum of One (1) dedicated 200V 20A circuit.  
2. Junction box installed within Six (6) feet of Sign.  
3. Three Wire Line, Ground, and Neutral.

Business Planned Development No. 1585

Bulk Regulations and Data Table

Gross Site Area (square feet):	533,564
Sub-Area A:	129,977
Sub-Area B	59,288
Sub-Area C:	54,472
Sub-Area D:	42,428
Sub-Area E	177,820
Sub-Area F:	69,579

Area in the right of way (square feet):	148,255
Sub-Area A:	47,153
Sub-Area B	14,789
Sub-Area C:	13,123
Sub-Area D:	11,528
Sub-Area E	44,322
Sub-Area F:	17,340

Net Site Area (square feet):	385,309
Sub-Area A:	82,824
Sub-Area B	44,499
Sub-Area C:	41,349
Sub-Area D:	30,900
Sub-Area E	133,498
Sub-Area F:	52,239

Maximum Floor Area Ratio (F.A.R.):	3.0
------------------------------------	-----

Sub-Area A:	0.07
Sub-Area B	3.69
Sub-Area C:	3.69
Sub-Area D:	3.69
Sub-Area E	5.39
Sub-Area F:	0

**Minimum Parking Spaces:** In accordance with Section 17-10-0200 for the applicable use, to be determined in connection with site plan approval. When the applicable parking ratio exempts a certain portion of the floor area, only one such floor area exemption may be taken for each Subarea.

**Minimum Bicycle Parking Spaces:** 1 per 5 auto spaces

**Minimum Loading Berths:** For uses exceeding 24,999 square feet, 1 space per 100,000 square feet of portion thereof

**Maximum Building Height:** 65 Feet

**Minimum Setbacks:** In accordance with plans



**DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO**

December 11, 2024

**VIA EMAIL**

Nikoletta Scarlatis  
Nick Scarlatis & Associates, Ltd.  
5405 West 127th Street  
Crestwood, Illinois 60418

**Re: Site Plan Review Request within Planned Development No. 1585 at 11315 S Corliss Ave**

Dear Nikoletta Scarlatis:

Please be advised that your request for site plan approval for Business Planned Development No.1585 ("PD1585") has been considered by the Department of Planning and Development pursuant to Section 17-13-0800 of the Chicago Zoning Ordinance and Statement No.10 of PD1585.

The City of Chicago Department of Planning and Development (DPD) has reviewed the site plan request for approval submitted for the project identified above. The applicant proposes to construct a new one-story Dunkin' restaurant with drive-through and a new one-story Jimmy John's restaurant with drive-through in the Sub-area B of PD1585.

The proposed one-story Dunkin' and Jimmy John's restaurants will result in a Floor Area Ratio (FAR) that is well below the maximum allowable 3.69 FAR for Sub-Area B. The proposed building heights are well below the maximum allowable 65 feet building height in the approved PD 1585.

The request for approval includes the following attached documents dated December 04, 2024, prepared by Nick Scarlatis & Associates, LTD:

- SD1.0 - Site Demolition Plan
- SP0.1 - Site Context Plan and Key Site Plan
- SP1.0 - Site Plan
- SP1.1 - Site Details

**121 NORTH LASALLE STREET, ROOM 1101, CHICAGO ILLINOIS 60602**

- L1.0 - Landscape Plan
- L1.1 - Landscape Details
- A1.0 - Floor Plan Dunkin'
- A1.1 - Floor Plan Jimmy John's
- A5.0 - Exterior Elevations Dunkin'
- A5.1 - Exterior Elevations Dunkin'
- A201- Exterior Elevations Jimmy John's

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of Business Planned Development No.1585. Additionally, the Site Plan has been approved by the Chicago Department of Transportation (CDOT), the Chicago Fire Department (CFD), the Mayor's Office for People with Disabilities (MOPD), and Stormwater. Accordingly, this Site Plan submittal for Sub-area B within Business Planned Development No.1585 is hereby approved.

If you have any questions or concerns, please contact Yangdi Wang at [yangdi.wang@cityofchicago.org](mailto:yangdi.wang@cityofchicago.org).

Sincerely,



Patrick Murphey  
Zoning Administrator

cc: Noah Szafraniec, Mike Marmo, Janice Hill, Stephen Nutt, Yangdi Wang  
Main File

**121 NORTH LASALLE STREET, ROOM 1101, CHICAGO ILLINOIS 60602**

112TH STREET

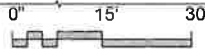
S CORLISS AVE

S DOTY AVE

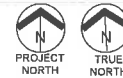
L=35.18'(M)  
R=657.73'(M,R)  
N04°52'06"E(M)  
CH=35.18'(M)

N86°39'51"W(M)  
250.64'(M)

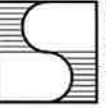
SCALE: 1"=30'-0"



1 SITE DEMOLITION PLAN  
SCALE 1"=30'-0"



DEMOLITION SITE PLAN KEYNOTES	
	EXISTING CURB TO BE REMOVED
	EXISTING PAVING TO BE REMOVED
	EXISTING TREE TO BE REMOVED
	EXISTING FENCE TO BE REMOVED
	EXISTING LIGHT POLE TO BE REMOVED



**NICK SCARLATI & ASSOCIATES, L.T.D.**  
5405 West 127th Street  
Crestwood, Illinois 60419  
tel 708 653 5200  
fax 708 653 5202  
email nick@scarlati.com

COPYRIGHT  
NICK SCARLATI & ASSOCIATES, L.T.D.  
ALL RIGHTS RESERVED  
ALL DRAWINGS, SPECIFICATIONS, PLANS, CONCEPTS, ARRANGEMENTS AND DESIGNS REPRESENTED OR REFERRED TO IN THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE AND THEREFORE ARE THE PROPERTY OF NICK SCARLATI & ASSOCIATES, L.T.D. NONE OF THE ABOVE MAY BE DISCLOSED TO ANY PERSONS FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF NICK SCARLATI & ASSOCIATES, L.T.D.

NOTES

1302/2024	REVISION
1102/2024	FINAL PRC REVIEW
1101/2024	PRC REVISION
1101/2024	ISSUED FOR HOUSE NUMBER
1101/2024	ISSUED REVISIONS
1001/2024	PRC REVISION
1000/2024	PRC REVISION
1010/2024	PRC REVISION
1010/2024	ISSUED FOR CFD
1000/2024	CPD REVISION
1000/2024	PRC REVISION
0910/2024	PRC REVISION
0900/2024	ISSUED FOR WFO
0710/2024	ISSUED FOR HOUSE NUMBER
0510/2024	ISSUED FOR MOPD NUMBER
0410/2024	ISSUED FOR PRC REVIEW

RECORD

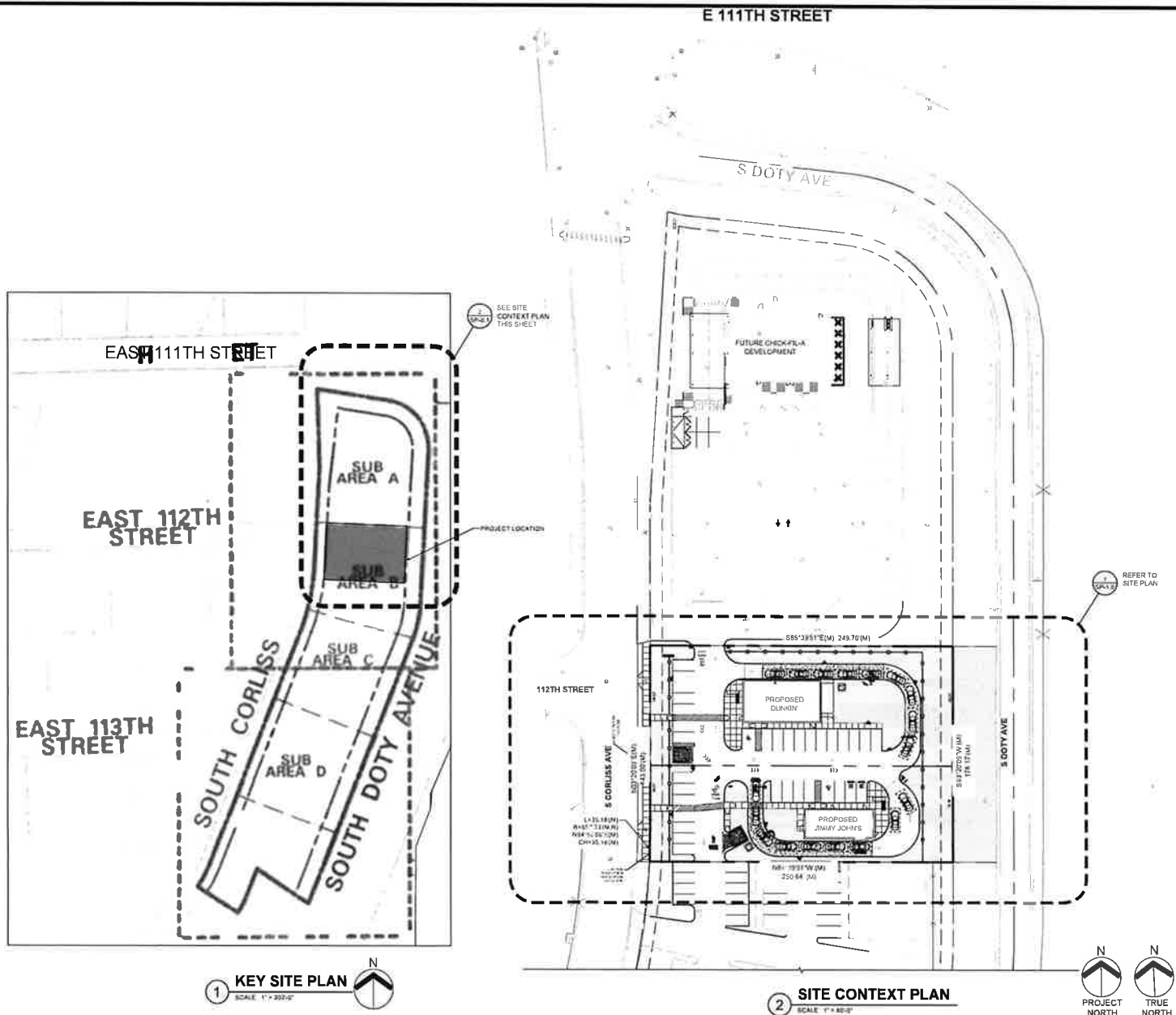
NEW CONSTRUCTION

**DUNKIN' AND JIMMY JOHN'S**

11203 & 11363 S CORLISS AVE  
CHICAGO, IL

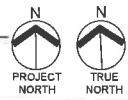
SITE DEMOLITION PLAN

Scale AS SHOWN	Sheet Number:
Drawn: MH	<b>SD-1.0</b>
Project No. 202419	



1 KEY SITE PLAN  
SCALE 1" = 300'-0"

2 SITE CONTEXT PLAN  
SCALE 1" = 40'-0"



**NICK SCARLATIS & ASSOCIATES, L.P.**  
5405 West 127th Street  
Crestwood, Illinois 60418  
tel 708 653 5200  
fax 708 653 5202  
email: nick@scarlatis.com

COPYRIGHT  
NICK SCARLATIS & ASSOCIATES, L.P.  
ALL RIGHTS RESERVED  
ALL DRAWING SPECIFICATIONS, PLANS, CONCEPTS, ARRANGEMENTS AND DESIGNS REPRESENTED OR REFERRED TO IN THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE AND THEREFORE ARE THE PROPERTY OF NICK SCARLATIS & ASSOCIATES, L.P. NONE OF THE ABOVE MAY BE REPRODUCED TO ANY PURPOSE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF NICK SCARLATIS & ASSOCIATES, L.P.

NOTES:

13/04/2024	REVISION
11/07/2024	FINAL PRC REVIEW
11/19/2024	PRC REVISIONS
11/15/2024	ISSUED FOR HOUSE NUMBER
11/12/2024	BRAND REVISIONS
10/31/2024	PRC REVISION
10/29/2024	PRC REVISION
10/16/2024	PRC REVISION
10/15/2024	ISSUED FOR EFD
10/02/2024	DPO REVISION
10/03/2024	PRC REVISION
09/26/2024	PRC REVISION
09/26/2024	ISSUED FOR EFD
07/15/2024	ISSUED FOR HOUSE NUMBER
07/15/2024	ISSUED FOR MOPO REVIEW
06/19/2024	ISSUED FOR PRC REVIEW

RECORD

NEW CONSTRUCTION

**DUNKIN' AND JIMMY JOHN'S**

11203 & 11363 S CORLISS AVE  
CHICAGO, IL

**SITE CONTEXT PLAN AND KEY SITE PLAN**

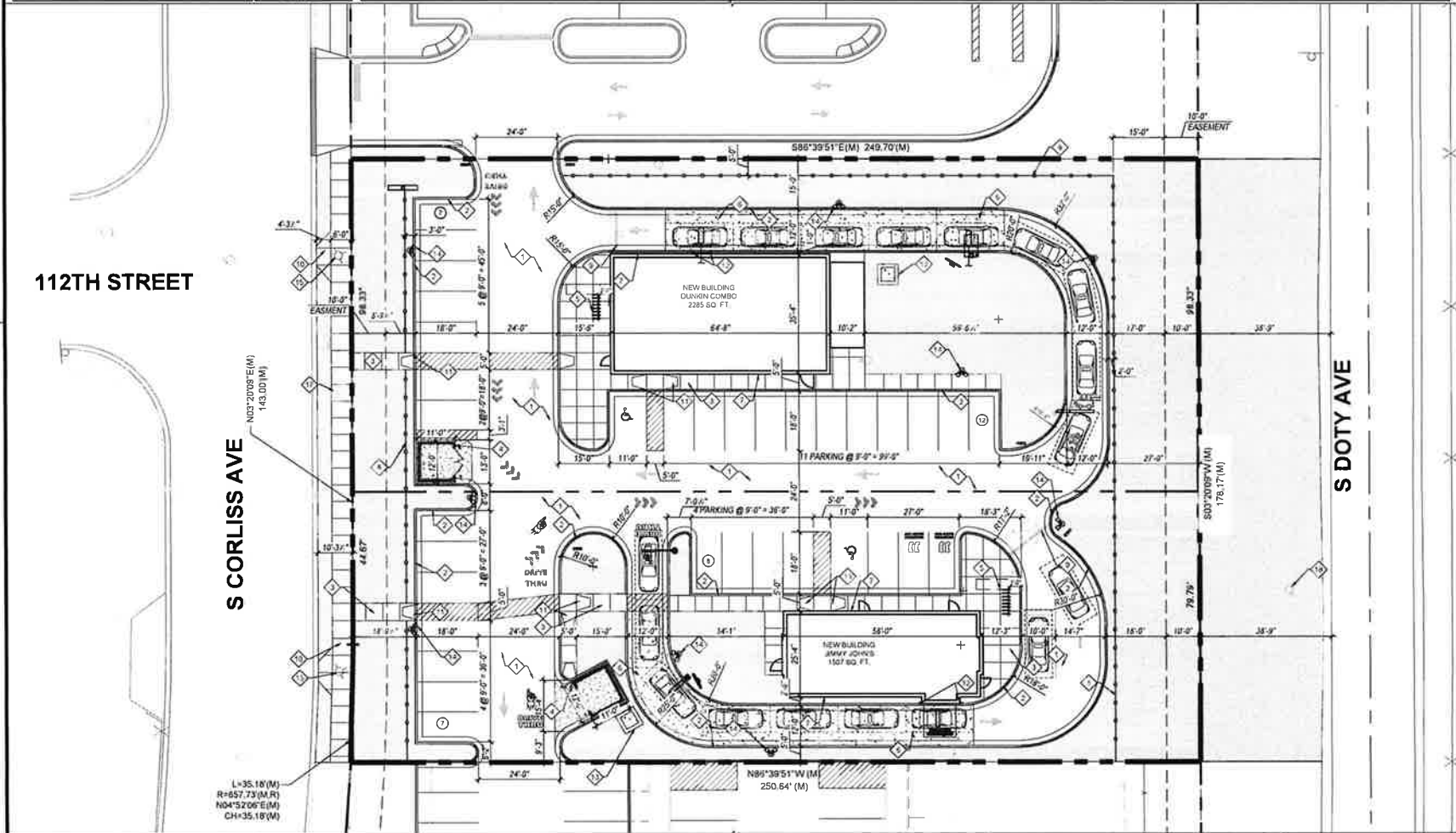
Scale AS SHOWN	Sheet Number:
Drawn: MH	<b>SP-0.1</b>
Project No. 202419	

SITE DATA	
LOT AREA	44,484 SF
BUILDING AREA (DUNKIN')	2,285 SF
BUILDING AREA (JIMMY JOHN'S)	1,507 SF
LOT COVERAGE	6.1%
PARKING REQUIRED	9 SPACES
PARKING PROVIDED	14 SPACES
ACCESSIBLE PARKING REQUIRED	2 SPACES
ACCESSIBLE PARKING PROVIDED	3 SPACES
BIKE RACKS (1 BIKE RACK PER 5 AUTOMOBILE SPACES)	3 SPACES
PROVIDED 7 RACKS	PROVIDED 7 RACKS

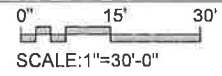
SITE PLAN KEYNOTES			
◇ NEW BITUMINOUS PAVEMENT	◇ FROST PROOF HOSE BIBS	◇ PROPOSED TRANSFORMER AND CONCRETE PAD LOCATION, EXACT SIZE AND LOCATION TBD BY COMED ENGINEERS	◇ NEW LIGHT POLE
◇ NEW CURB	◇ NEW ORNAMENTAL IRON FENCE SEE DETAIL 15A.1.1	◇ EXISTING STREET LIGHT TO REMAIN	◇ EXISTING UTILITY POLE TO REMAIN
◇ NEW CONCRETE SIDEWALK	◇ STOP BAR	◇ EXISTING ELECTRICAL MANHOLE	◇ EXISTING FIRE HYDRANT
◇ NEW MANDATORY TRASH ENCLOSURE SEE DETAIL 15PA.1	◇ NEW 10 FOOT ASPHALT PATH TO BE INSTALLED BETWEEN THE CURB AND PROPERTY LINE		
◇ NEW BIKE RACK IN COMPLIANCE WITH ICDOT TYPE 'B' OR OTHER COMPLYING WITH ICDOT STANDARDS	◇ ACCESSIBLE RAMP, REF. CIVIL FOR MORE INFO		
◇ NEW CONCRETE PAD WITH DETECTION LOOPS, TOP OF SLAB SHALL BE FLUSH WITH PAVEMENT.	◇ NEW BOLLARD SEE DETAIL 05PA.1		

WE ARE SHOWING DRIVE THRU MENU BOARD AND FLYDIN SIGN LOCATIONS ONLY. ALL SIGN PERMITS WILL BE APPLIED FOR UNDER A SEPARATE PERMIT APPLIED FOR BY A LICENSED SIGN CONTRACTOR

PERMISSIBLE AREA FOR LANDSCAPE PLAN FOR MORE DETAILS



ADA PARKING STALL AND ACCESSIBLE AISLE TO NOT EXCEED 2% SLOPE IN ANY DIRECTION



**1 SITE PLAN**  
SCALE: 1"=30'-0"



**NICK SCARLATI & ASSOCIATES, LTD.**  
5405 West 127th Street  
Crestwood, Illinois 60418  
tel 708.653.5200  
fax 708.653.5202  
email nsc@scarlati.com

COPYRIGHT  
NICK SCARLATI & ASSOCIATES, LTD.  
ALL RIGHTS RESERVED

ALL DRAWINGS, SPECIFICATIONS, PLANS, CONCEPTS, ARRANGEMENTS AND DESIGN REPRESENTED OR REFERRED TO IN THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE AND THEREFORE ARE THE PROPERTY OF NICK SCARLATI & ASSOCIATES, LTD. NONE OF THE ABOVE MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF NICK SCARLATI & ASSOCIATES, LTD.

**NOTES**

13042024	PROVISION
11272024	FINAL PRC REVIEW
11182024	PRC REVISIONS
11152024	ISSUED FOR HOUSE NUMBER
11122024	BRAND REVISIONS
10310024	PRC REVISION
10292024	PRC REVISION
10152024	PRC REVISION
10150024	ISSUED FOR CFB
10050024	QPO REVISION
10030024	PRC REVISION
03040024	PRC REVISION
09060024	ISSUED FOR VFD
07190024	ISSUED FOR HOUSE NUMBER
07162024	ISSUED FOR MPO REVIEW
06192024	ISSUED FOR PRC REVIEW

**RECORD**

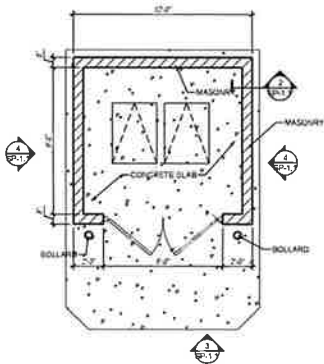
NEW CONSTRUCTION

**DUNKIN' AND JIMMY JOHN'S**

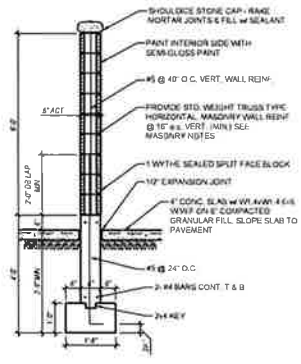
11203 & 11363 S CORLISS AVE  
CHICAGO, IL

**SITE PLAN**

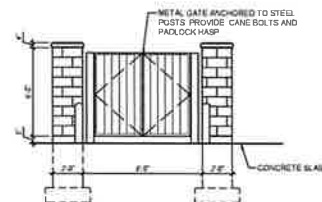
Scale	AS SHOWN	Sheet Number	
Drawn	MH		<b>SP-1.0</b>
Project No.			
	202419		



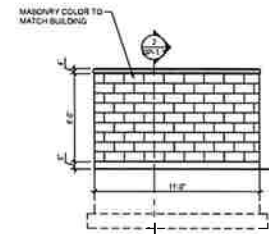
**1 TRASH ENCLOSURE PLAN DETAIL**  
SCALE: 1/4" = 1'-0"



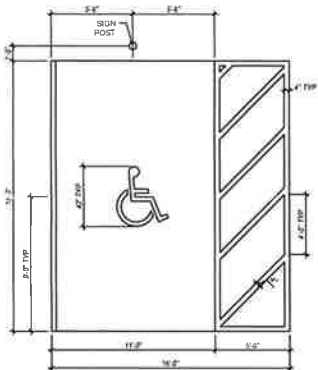
**2 TRASH ENCLOSURE SECTION**  
SCALE: 1/2" = 1'-0"



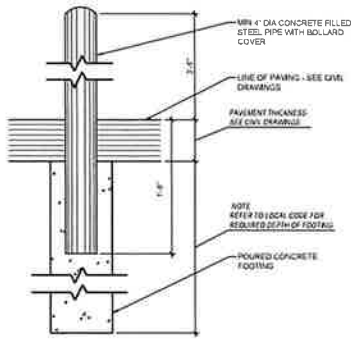
**3 ELEVATION**  
SCALE: 1/4" = 1'-0"



**4 ELEVATION**  
SCALE: 1/4" = 1'-0"



**5 ACCESSIBLE PARKING**  
SCALE: NTS



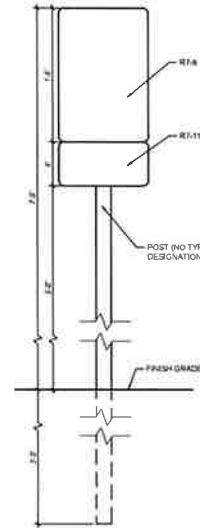
**6 BOLLARD DETAIL**  
SCALE: NTS



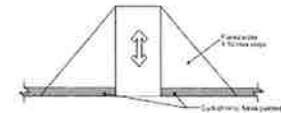
**R7-8 HANDICAPPED PARKING SIGN**  
N.T.S.



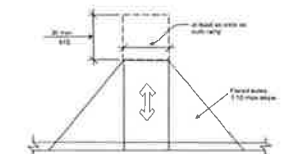
**R7-1101 HANDICAPPED PARKING FINE SIGN**  
N.T.S.  
NOTE: WHERE A FINE IN EXCESS OF \$150 IS ESTABLISHED BY A MUNICIPALITY BY ORDINANCE IN ACCORDANCE WITH THE STATUTES, THE ACTUAL AMOUNT OF THE FINE SHOULD BE SHOWN.



**8 ACCESSIBLE PARKING SIGN**  
SCALE: NTS



**9 406.3 SIDES OF CURB RAMPS**  
SCALE: 1/4" = 1'-0"



**10 406.4 LANDINGS AT THE TOP OF CURB RAMPS**  
SCALE: 1/4" = 1'-0"

**NICK SCARLATIS & ASSOCIATES, LTD.**  
5485 West 127th Street  
Crestwood, Illinois 60418  
tel 708 653 5200  
fax 708 653 5202  
email nsc@scarlati.com

COPYRIGHT  
NICK SCARLATIS & ASSOCIATES, LTD.  
ALL RIGHTS RESERVED  
ALL DRAWINGS, SPECIFICATIONS, PLANS, CONCEPTS, ARRANGEMENTS AND DESIGNS REPRESENTED OR REFERRED TO IN THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE AND THEREFORE ARE THE PROPERTY OF NICK SCARLATIS & ASSOCIATES, LTD. NONE OF THE ABOVE MAY BE DISCLOSED TO ANY PERSON FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF NICK SCARLATIS & ASSOCIATES, LTD.

**NOTES**

13040204	REVISION
11/27/2024	FINAL PRC REVIEW
11/19/2024	PRC REVISIONS
11/15/2024	ISSUED FOR HOUSE NUMBER
11/13/2024	BRAND REVISIONS
10/31/2024	PRC REVISION
10/29/2024	PRC REVISION
10/15/2024	PRC REVISION
10/10/2024	ISSUED FOR C/P
10/09/2024	CPG REVISION
10/03/2024	PRC REVISION
09/24/2024	PRC REVISION
09/09/2024	REVISED FOR RFP
07/19/2024	ISSUED FOR HOUSE NUMBER
07/16/2024	ISSUED FOR MAPD REVIEW
06/19/2024	ISSUED FOR PRC REVIEW

**RECORD**

**NEW CONSTRUCTION**

**DUNKIN' AND JIMMY JOHN'S**

11203 & 11363 S CORLISS AVE  
CHICAGO, IL

**SITE DETAILS**

Scale: AS SHOWN  
Drawn: MH  
Project No.: 202419

Sheet Number:  
**SP-1.1**

LANDSCAPE DATA	
PAVED AREA	20,364 SF
INTERNAL LANDSCAPING REQUIRED (7.5%)	1,527 SF
INTERNAL TREES REQUIRED (1 PER 125 SF)	13
INTERNAL TREES PROVIDED	13
PARKWAY TREES PROVIDED	8
PERIMETER TREES PROVIDED	12 (1 NEW - 11 EXISTING)

**OWNER ACKNOWLEDGMENT**

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1203 & 11363 S CORLISS AVE, CHICAGO, IL, 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 19, CHAPTER 33 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPE STANDARDS OF THE CHICAGO ZONING ORDINANCE AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE".

ESTIMATED PLANTING TIME: JUN 15, 2025

SIGNED: *[Signature]* OWNER DATE: \_\_\_\_\_

SIGNED: *[Signature]* ARCHITECT DATE: \_\_\_\_\_

ESTIMATED PLANTING TIME: JUN 15, 2025

LANDSCAPE SCHEDULE			
TREES	COMMON (L) (S) (R) (P) (F) (W)	BOTANICAL	
	K	KENTUCKY COFFEETREE MIN 2" CALIPER TREE	"GYMNOC. ADUS QUERCUS ESPRESSO"
	SW	SWAMP WHITE OAK MIN 2" CALIPER TREE	"QUERCUS BICOLOR"
	H	HEDGEHOG AND MACGUFFERY MIN 2" CALIPER TREE	"CELTIS OCCIDENTALIS CHICAGOLAND"
	NH	NEW HORIZON ELM MIN 2" CALIPER TREE	"JULUS NEW HORIZON"
	BC	BLACK CHOKEBERRY 36" O.C. & 3.0" HGT	"ARONIA MELANOCARPA"
	CF	CHINESE FOUNTAIN GRASS	"HYDRANGEA ATROPURPUREA"
	JS	JAPANESE SPIREA, 24" HT., 36" OC.	"SPIREA JAPONICA"
	MN	SALVIA "MAY NIGHT", 18" OC.	MAY NIGHT SALVIA

SITE PLAN KEYNOTES			
	NEW BITUMINOUS PAVEMENT		PROPOSED TRANSFORMER AND CONCRETE PAD LOCATION. EXACT SIZE AND LOCATION TO BE DETERMINED BY ENGINEERS.
	NEW CURB		NEW LIGHT POLE
	NEW CONCRETE BLOCK WALL. SEE DETAIL 15A-1.1		EXISTING STREET LIGHT TO REMAIN
	NEW MASONRY TRASH ENCLOSURE. SEE DETAIL 15A-1.1		EXISTING UTILITY POLE TO REMAIN
	NEW WHEEL TRACK IN COMPLIANCE WITH CODE TYPE 37 OR OTHER. COMPACTING WITH CODE STANDARDS		EXISTING ELECTRICAL MANHOLE
	NEW CONCRETE PAD WITH DETECTION LOOPING. TOP OF SLAB SHALL BE FLUSH WITH PAVEMENT.		EXISTING FIRE HYDRANT
	FROST PROOF HOSE BINS		EXISTING LANDSCAPE
	NEW GOVERNMENTAL SIGNAGE. SEE DETAIL 15A-1.1		NEW SOD
	STOP BAR		NEW 3" HIGH HANDWOOD MULCH
	NEW 18" FOOT ASPHALT PATH TO BE PAVED BETWEEN THE CURB AND PROPERTY LINE.		NEW PERIMETER TREE
	ACCESSIBLE RAMP. REF. CIVIL FOR MORE INFO.		EXISTING TREE TO REMAIN

**ARCHITECT'S CERTIFICATION**

I HEREBY STATE THAT THESE DRAWINGS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE REQUIREMENTS OF THE BUILDING CODES OF THE CITY OF CHICAGO.

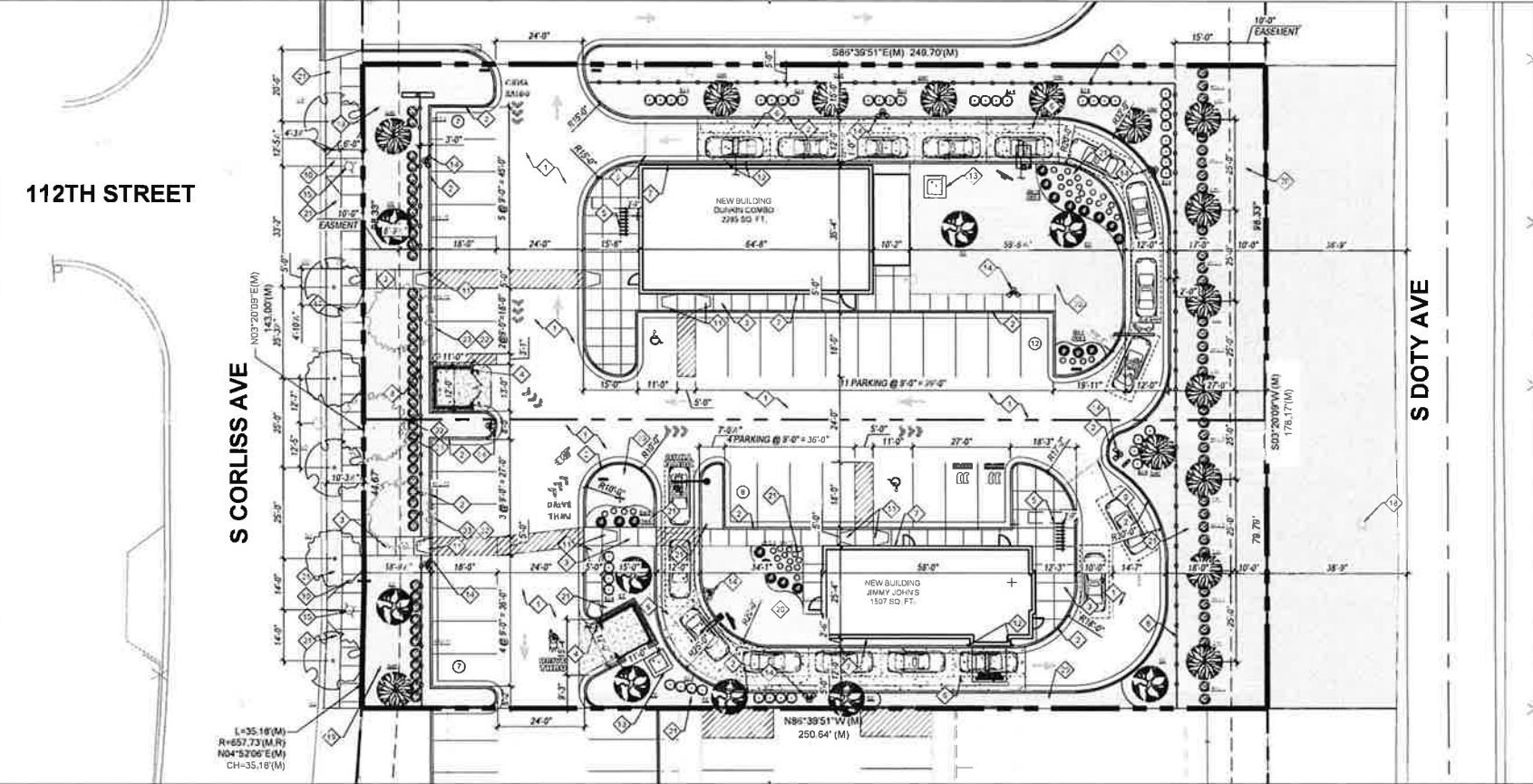
DRAWN: \_\_\_\_\_ ARCHITECT DATE: \_\_\_\_\_

SEAL:

**NICK SCARLATIS & ASSOCIATES, LTD.**  
 5405 West 127th Street  
 Crestwood, Illinois 60418  
 tel 708 653 5200  
 fax 708 653 5202  
 email: nick@scarlati.com

COPYRIGHT  
 NICK SCARLATIS & ASSOCIATES, LTD.  
 ALL RIGHTS RESERVED

ALL DRAWINGS, SPECIFICATIONS, PLANS, CONCEPTS, ARRANGEMENTS AND DESIGNS REPRESENTED OR REFERRED TO IN THESE DOCUMENTS ARE INVENTIONS OF SERVICE AND THEREFORE ARE THE PROPERTY OF NICK SCARLATIS & ASSOCIATES, LTD. NONE OF THE ABOVE MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF NICK SCARLATIS & ASSOCIATES, LTD.



**NOTES**

- 12/04/2024 REVISION
- 11/27/2024 FINAL PRC REVIEW
- 11/19/2024 PRC REVISIONS
- 11/15/2024 ISSUED FOR HOUSE NUMBER
- 11/13/2024 BRAND REVISIONS
- 10/31/2024 PRC REVISION
- 10/29/2024 PRC REVISION
- 10/16/2024 PRC REVISION
- 10/10/2024 ISS-ED FOR CFD
- 10/09/2024 DPO REVISION
- 10/03/2024 PRC REVISION
- 09/24/2024 PRC REVISION
- 09/09/2024 SODS FOR CFD
- 07/19/2024 ISSUED FOR HOUSE NUMBER
- 07/16/2024 ISSUED FOR MOPD REVIEW
- 04/18/2024 ISSUED FOR PRC REVIEW

**RECORD**

**NEW CONSTRUCTION**

**DUNKIN' AND JIMMY JOHN'S**

11203 & 11363 S CORLISS AVE  
 CHICAGO, IL

**LANDSCAPE PLAN**

Scale: AS SHOWN  
 Drawn: MH  
 Project No.: 202419

Sheet Number: **L-1.0**

Scale: 1"=30'-0"

PROJECT NORTH  
 TRUE NORTH

112TH STREET

SCORLISS AVE

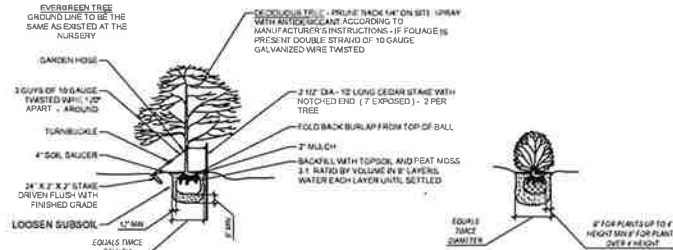
S DOTY AVE

0" 15' 30'  
 SCALE: 1"=30'-0"

1 LANDSCAPE PLAN  
 SCALE 1"=30'-0"

**LANDSCAPE NOTES**

1. SHADE TREES AND ORNAMENTAL TREES TO BE A MINIMUM OF 2 1/2" IN DIAMETER AS MEASURED 6" ABOVE THE GROUND.
2. PLANTING SPECIFICATIONS OTHER THAN THOSE MENTIONED ABOVE SHALL CONFORM WITH THE AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
3. ALL PLANT MATERIAL SHALL BE INSTALLED FREE OF DISEASE AND IN A MANNER THAT ENSURES THE AVAILABILITY OF SUFFICIENT SOIL AND WATER TO SUSTAIN HEALTHY GROWTH.
4. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF 6" OF ORGANIC SOIL AND MULCHED TO A DEPTH OF 3".
5. ALL PLANT MATERIAL SHALL BE PLANTED IN A MANNER WHICH IS NOT INTRUSIVE TO UTILITIES OR PAYMENT.
6. IT SHALL BE THE RESPONSIBILITY OF THE EXCAVATING CONTRACTOR TO PROTECT REMAINING TREES.
7. EXTREME CARE WILL BE TAKEN NOT TO COMPACT THE EARTH WITHIN THE CROWN OF REMAINING TREES. IF COMPACTION SHOULD OCCUR THE SOIL WILL BE AERATED THOROUGHLY IN THE ROOT ZONE.
8. ALL SHRUB BEDS AND LANDSCAPE ISLANDS SHALL HAVE 3" SHREDDED HARDWOOD MULCH.
9. PLANTS SHALL BE DISEASE FREE AND WITHOUT BROKEN TWIGS OR BRANCHES.
10. SHRUB BEDS SHALL HAVE A SPACED EDGE.
11. SOIL SHALL BE WATERED AND MAINTAINED FOR TWO WEEKS AFTER INSTALLATION BY THE CONTRACTOR.
12. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE FULL GROWN SEASON AFTER INSTALLATION.
13. ESTIMATED PLANTING TIME.
14. NEW TOPSOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL AFOREMENTIONED PLANTERS OR PARKWAY 2'-6" DEEP. ALL CONSTRUCTION SPILL SUCH AS DEBRIS, GARBAGE, BARRICADES, LIMESTON, SLACK TOP AND ALL OTHER NON-TOPSOIL ITEMS MUST BE REMOVED FROM EACH PLANTER PRIOR TO SOIL INSTALLATION.
15. 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.



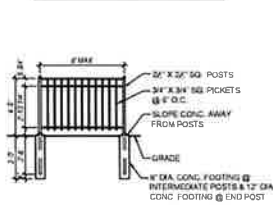
**EVERGREEN TREE**

SCALE: NTS

**DECIDUOUS TREE**

SCALE: NTS

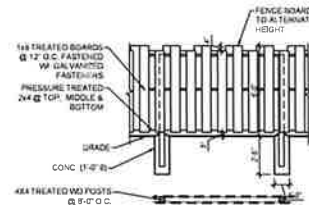
**TREE WRAP NOTE:**  
WRAP DECIDUOUS TREES OVER 1" CAL WITH BURLAP OR ASPHALTIC KRINKLE KRAFT TREE WRAP.



**1 ORNAMENTAL FENCE DETAIL**

SCALE: NTS

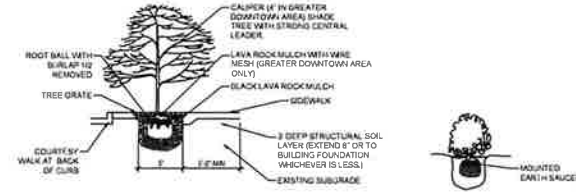
1. IRON FENCE TO BE PRIME AND FINISHED BY MANUFACTURER AT SHOP PRIOR TO DELIVERY.
2. IRON FENCE FINISH TO BE TOUCHED UP AFTER ERECTION.
3. G.C. TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION OF FENCE.
4. WOOD FENCE TO BE CONSTRUCTED WITH GALVANIZED FASTENERS.



**2 WOOD FENCE DETAIL**

SCALE: NTS

1. G.C. TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION OF FENCE.
2. WOOD FENCE TO BE CONSTRUCTED WITH GALVANIZED FASTENERS.



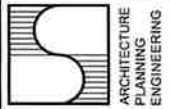
**TREE WITH TREE GATE**

SCALE: NTS

**SHRUB PLANTING DETAIL**

SCALE: NTS

APPLY 'TREE PLANTING STANDARDS' PAGE 51 TO THIS DETAIL.



**NICK SCARLATI & ASSOCIATES, LTD.**  
5405 Heil, 127th Street  
Crestwood, Illinois 60418  
Tel: 708.653.5200  
Fax: 708.653.5202  
email: nsc@scarlati.com

COPYRIGHT  
NICK SCARLATI & ASSOCIATES, LTD.  
ALL RIGHTS RESERVED  
ALL DRAWINGS, SPECIFICATIONS, PLANS, CONCEPTS, ARRANGEMENTS AND DESIGNS REPRESENTED OR REFERRED TO IN THESE DOCUMENTS ARE THE PROPERTY OF NICK SCARLATI & ASSOCIATES LTD. NONE OF THE ABOVE MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF NICK SCARLATI & ASSOCIATES, LTD.

**NOTES**

NO.	DATE	REVISION
1304/2024		REVISION
1127/2024		FINAL PRE REVIEW
1119/2024		PRE REVISIONS
1113/2024		ISSUED FOR HOUSE NUMBER
1111/2024		BRAND REVISIONS
1001/2024		PRE REVISION
1009/2024		PRE REVISION
1016/2024		PRE REVISION
1010/2024		ISSUED FOR CFD
1005/2024		DPG REVISION
1003/2024		PRE REVISION
0928/2024		PRE REVISION
0926/2024		ISSUED FOR HOUSE NUMBER
0718/2024		ISSUED FOR WUPD REVIEW
0619/2024		ISSUED FOR PRE REVIEW

**RECORD**

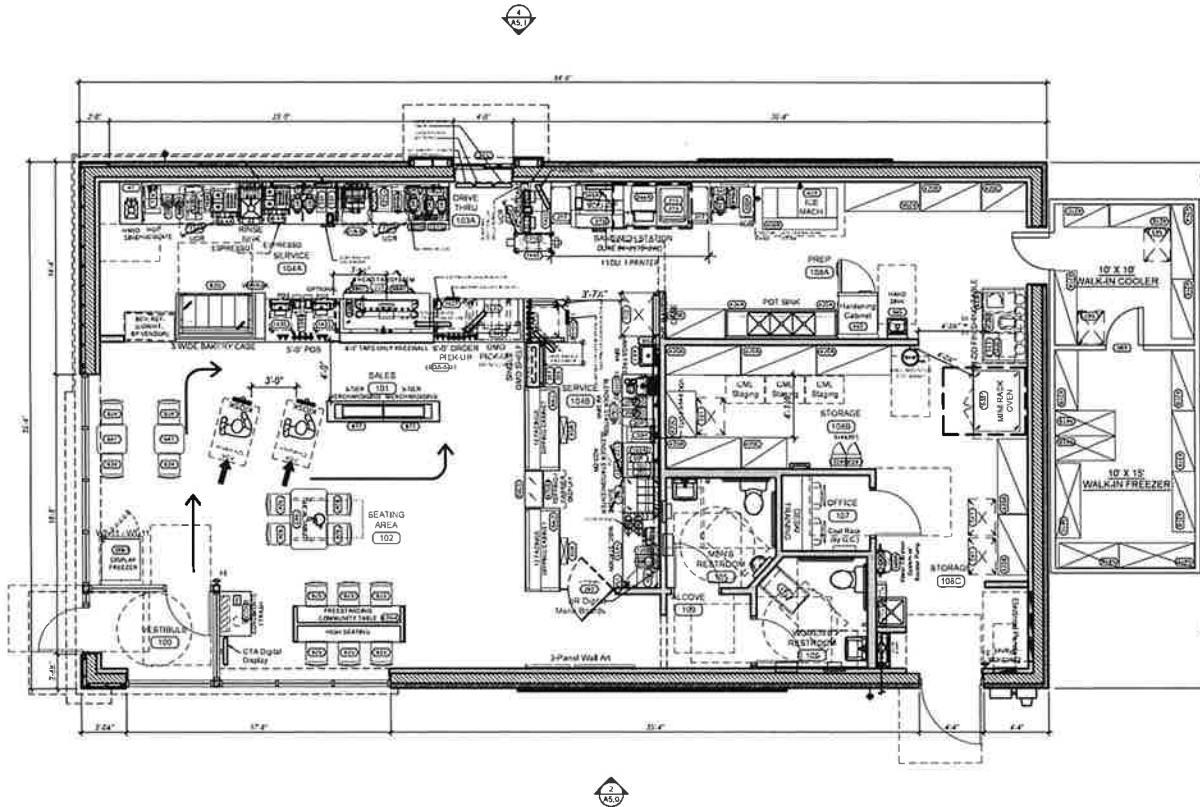
**NEW CONSTRUCTION**

**DUNKIN' AND JIMMY JOHN'S**

11203 & 11363 S CORLISS AVE  
CHICAGO, IL

**LANDSCAPE DETAILS**

Scale AS SHOWN	Sheet Number <b>L-1.1</b>
Drawn MH	
Project No. 202419	



**FLOOR PLAN**  
SCALE 1/8" = 1'-0"

**NICK SCARLATIS ARCHITECTURE PLANNING ENGINEERING**

**NICK SCARLATIS & ASSOCIATES, LTD.**  
5405 West 127th Street  
Crestwood, Illinois 60418  
tel 708 653 5200  
fax 708 653 5202  
email nick@scarlatiss.com

**COPYRIGHT**  
NICK SCARLATIS & ASSOCIATES, LTD.  
ALL RIGHTS RESERVED

ALL DRAWINGS, SPECIFICATIONS, PLANS, CONCEPTS, ARRANGEMENTS AND DESIGNS REPRODUCED OR REFERRED TO IN THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE AND THEREFORE ARE THE PROPERTY OF NICK SCARLATIS & ASSOCIATES, LTD. NONE OF THE ABOVE MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF NICK SCARLATIS & ASSOCIATES, LTD.

**NOTES:**

12/04/2024	REVISION
11/27/2024	FINAL PRC REVIEW
11/19/2024	PRC REVISIONS
11/13/2024	ISSUED FOR HOUSE NUMBER
11/13/2024	BRAND REVISIONS
10/31/2024	PRC REVISION
10/29/2024	PRC REVISION
10/16/2024	PRC REVISION
10/15/2024	ISSUED FOR CFB
10/09/2024	SPO REVISION
10/03/2024	PRC REVISION
08/04/2024	PRC REVISION
07/29/2024	ISSUED FOR HOUSE NUMBER
07/16/2024	ISSUED FOR MUPO REVIEW
06/15/2024	ISSUED FOR PRC REVIEW

**RECORD**

NEW CONSTRUCTION

**DUNKIN' AND JIMMY JOHN'S**

11203 & 11363 S CORLISS AVE  
CHICAGO, IL

**FLOOR PLAN DUNKIN'**

Scale AS SHOWN	Sheet Number: <b>A-1.0</b>
Drawn: MH	
Project No. 202419	



**NICK SCARLATIS & ASSOCIATES, LTD.**  
 5405 West 127th Street  
 Crestwood, Illinois 60419  
 tel 708.653.5200  
 fax 708.653.5202  
 email nick@scarlatis.com

COPYRIGHT  
 NICK SCARLATIS & ASSOCIATES, LTD.  
 ALL RIGHTS RESERVED  
 ALL DRAWINGS, SPECIFICATIONS, PLANS, CONCEPTS, ARRANGEMENTS AND DESIGNS REPRESENTED OR REFERRED TO IN THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE AND THEREFORE ARE THE PROPERTY OF NICK SCARLATIS & ASSOCIATES, LTD. NONE OF THE ABOVE MAY BE DISCLOSED TO ANY PERSONS FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF NICK SCARLATIS & ASSOCIATES, LTD.

**NOTES:**

12/04/2024	REVISION
11/27/2024	FINAL PRC REVIEW
11/19/2024	PRC REVISIONS
11/15/2024	ISSUED FOR HOUSE NUMBER
11/11/2024	BRAND REVISIONS
10/17/2024	PRC REVISION
10/09/2024	PRC REVISION
10/16/2024	PRC REVISION
10/16/2024	ISSUED FOR CFD
10/09/2024	SPD REVISION
10/03/2024	PRC REVISION
09/30/2024	PRC REVISION
07/19/2024	ISSUED FOR HOUSE NUMBER
07/16/2024	ISSUED FOR MGD REVIEW
06/19/2024	ISSUED FOR PRC REVIEW

**RECORD**

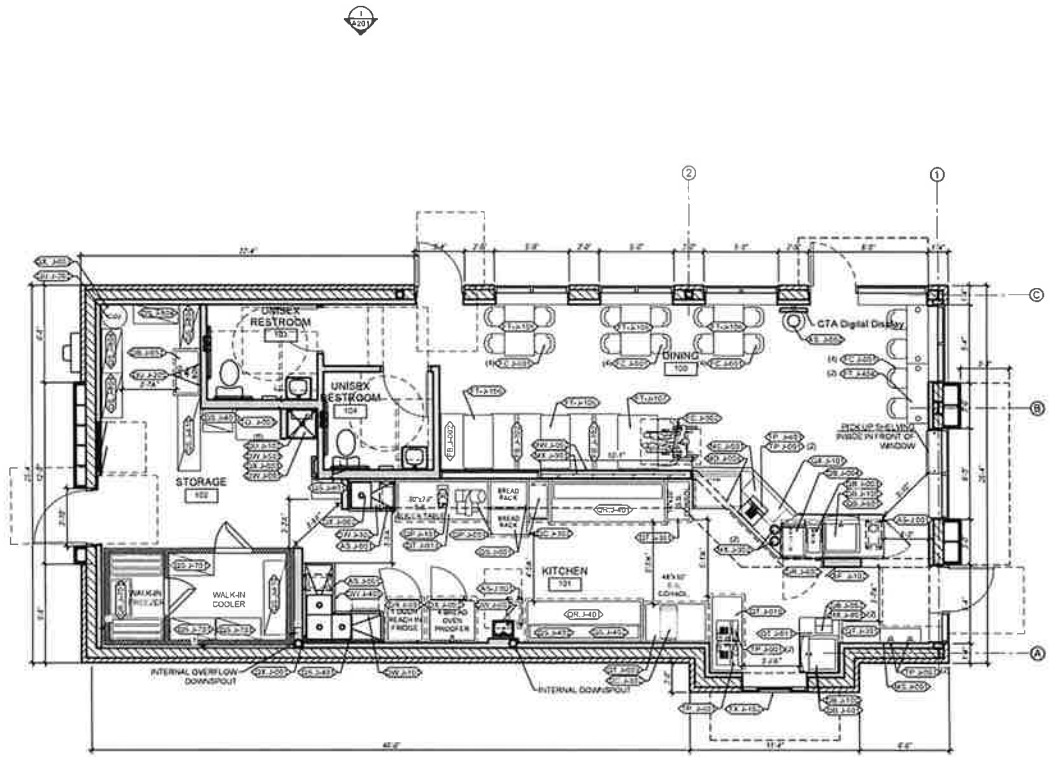
**NEW CONSTRUCTION**

**DUNKIN' AND JIMMY JOHN'S**

11203 & 11363 S CORLISS AVE  
 CHICAGO, IL

**FLOOR PLAN  
 JIMMY JOHN'S**

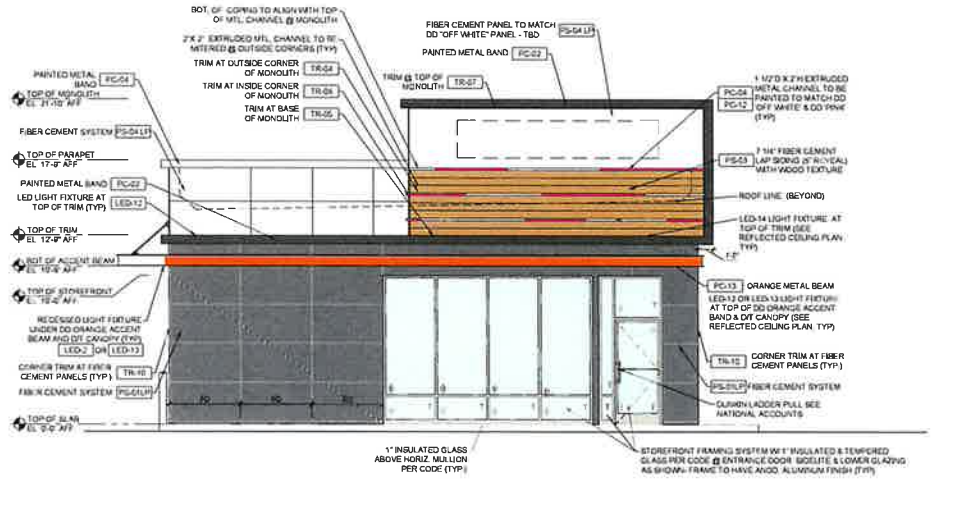
Scale AS SHOWN	Sheet Number
Drawn: MH	<b>A-1.1</b>
Project No.	
202419	



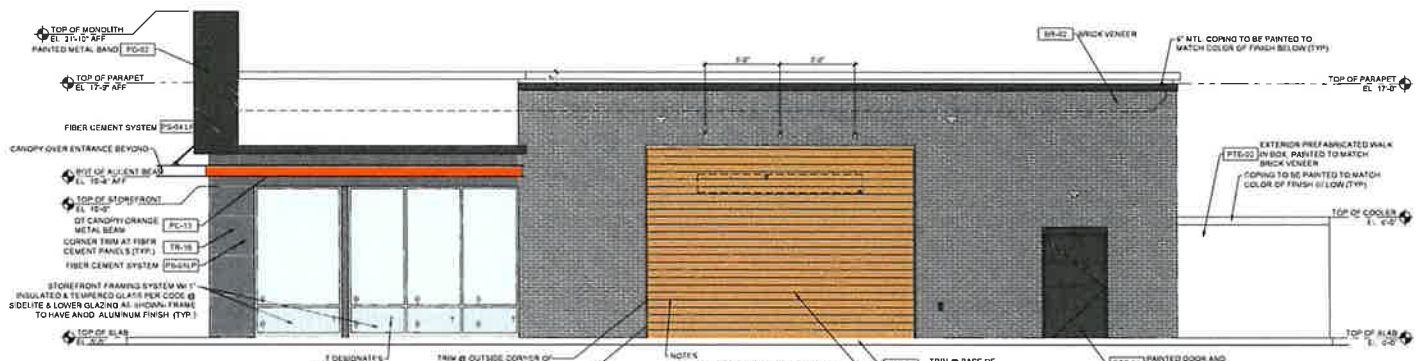
**1 FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

**EXTERIOR FINISHES - OPTIONS**

CATEGORY	CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS
01 BRICK	PS-01 LP	FIBER CEMENT PANEL	JAMES HARDIE	GRAY FINISH	COLOR "AILED POWER" SURFACE. PRE-FINISHED REVEAL PANEL DIMENSION 21 1/4" X 48" TYP. WITH COLOR MATCHED TRIMS AND COLOR MATCHED SCREENS OR COLOR "PRIMED FINISH" FIELD PAINT TO MATCH (TYP.)
	MBR-02	WOODLARK BRICK	ENDICOTT BRICK	GLAZED GRAY BRICK	RELATIVE MATERIALS PRODUCT. GLAZED GRAY BRICK 2 1/4" (H) X 5 1/8" (W) X 5/8" (TH) INSTALLATION USE TYPICAL TYPE & MORTAR TO INSTALL WITH A COLOR ADDITIVE TO MATCH THE BRICK FOR THE RESULT
02 FIBER CEMENT	PS-02	FIBER CEMENT BOARD	JAMES HARDIE	LHARCOAL FINISH	COLOR "IRON GRAY" SURFACE. HARDIE SIDING DIMENSION 7 1/4" X 12 X 5/16" THK WITH 4" SPACING EXPOSURE
	PS-02 LP	FIBER CEMENT PANEL	JAMES HARDIE	LHARCOAL FINISH	COLOR "IRON GRAY" SURFACE. REVEAL PANEL DIMENSION 48" X 96" (TYP.)
	PC-02	PAINTED COATING	MATTHEWS PAINT	CHARCOAL FINISH	COLOR "SP1253 DARK SLATE FINISH LVS SATIN 100"
		PAINTED COATING	SHERWIN WILLIAMS	CHARCOAL FINISH	SW 7583 "IRON GRE"
03 WOOD	PS-03	FIBER CEMENT BOARD	WOODTONE	WOOD FINISH	COLOR "HONEY TONE" WOOD PATTERN SURFACE. WOOD PATTERN PLANK DIMENSION 2 1/4" X 12 X 5/16" THK WITH 4" SPACING EXPOSURE
			OFF WHITE FINISH	WOOD FINISH	COLOR "EGG" WOOD PATTERN SURFACE. REVEAL PANEL DIMENSION 48" X 96" (TYP.)
04 OFF WHITE FINISH	PS-04 LP	FIBER CEMENT PANEL	JAMES HARDIE	OFF WHITE FINISH	COLOR "EGG" WOOD PATTERN SURFACE. REVEAL PANEL DIMENSION 48" X 96" (TYP.)
			MATTHEWS PAINT	OFF WHITE FINISH	COLOR MATCH FINE COOL GREY TC MAP ULTRA LOW V.O.C.
05 MID-TONE FINISH	PS-05 LP	FIBER CEMENT PANEL	JAMES HARDIE	MID-TONE FINISH	COLOR "GRAY SLATE" SURFACE. HARDIE SIDING DIMENSION 7 1/4" X 12 X 5/16" THK WITH 4" SPACING EXPOSURE
			JAMES HARDIE	MID-TONE FINISH	COLOR "GRAY SLATE" SURFACE. REVEAL PANEL DIMENSION 48" X 96" (TYP.)
06 LIGHT GREY	PTE-09	PAINT	SHERWIN WILLIAMS	LIGHT GREY (WALKER BOX)	SW 7054 "PA&BE"
			MATTHEWS PAINT	DD PINK	COLOR MATCH PMS 219 C COLOR MP7826 R161426 FINISH LVS SATIN 110 OVER MP5588 WHITE BASECOAT
07 DD PINK	PC-12	PAINTED COATING	SHERWIN WILLIAMS	DD PINK	COLOR MATCH PMS 219 C
			MATTHEWS PAINT	DD ORANGE	COLOR MATCH PMS 162C COLOR MP78700 R151426 FINISH LVS SATIN 110 OVER MP5588 WHITE BASECOAT
08 DD ORANGE	PC-13	PAINTED COATING	SHERWIN WILLIAMS	DD ORANGE	BLONDED "EGG" WOOD PATTERN SURFACE. REVEAL PANEL DIMENSION 48" X 96" (TYP.) PRODUCT FINISHES: LOWELL MA PRODUCT LVA - GENESIS LOW VOC SATIN 01109 ORANGE GORER 761 975 / 100AL 011511 LOW VOC GLASS CLEAR 529 210 / 122AL 011283 AUTUMN ORANGE 194 043 / 052AL 011011 ARTIC WHITE 137 200 / 020AL 011088 REDUCER 442 381 / 135AL 011510 LOW VOC FLAT CLEAR 2157 210 / 53AL
			MATTHEWS PAINT	DD ORANGE	COLOR MATCH PMS 162C



**1 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**NICK SCARLATIS & ASSOCIATES, LTD.**  
5405 West 127th Street  
Crestwood, Illinois 60418  
tel 708 653 5200  
fax 708 653 5202  
email nick@scarlati.com

COPYRIGHT NICK SCARLATIS & ASSOCIATES, LTD. ALL RIGHTS RESERVED.  
ALL DRAWING SPECIFICATIONS PLANS CONCEPTS ARRANGEMENTS AND DETAILS REPRESENTED OR REFERRED TO IN THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE AND THEREFORE ARE THE PROPERTY OF NICK SCARLATIS & ASSOCIATES, LTD. NONE OF THE ABOVE MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF NICK SCARLATIS & ASSOCIATES, LTD.

**NOTES**

12/04/2024	REVISION
11/07/2024	FINAL PRC REVIEW
11/15/2024	PRC REVISIONS
11/15/2024	ISSUED FOR HOUSE NUMBER
11/15/2024	ISSUED FOR PRC REVIEW
10/31/2024	ISSUED FOR PRC REVIEW
10/09/2024	PRC REVISION
10/16/2024	PRC REVISION
10/15/2024	ISSUED FOR CTO
10/05/2024	DPD REVISION
10/05/2024	PRC REVISION
09/05/2024	PRC REVISION
09/05/2024	ISSUED FOR HOUSE NUMBER
07/15/2024	ISSUED FOR PRC REVIEW
07/15/2024	ISSUED FOR PRC REVIEW
06/15/2024	ISSUED FOR PRC REVIEW

**RECORD**

**NEW CONSTRUCTION**

**DUNKIN' AND JIMMY JOHN'S**

11203 & 11363 S CORLISS AVE  
CHICAGO, IL

**EXTERIOR ELEVATIONS DUNKIN'**

Scale AS SHOWN	Sheet Number:
Drawn: MH	<b>A-5.0</b>
Project No.	202419



**NICK SCARLATI & ASSOCIATES, LTD.**  
 5405 West 127th Street  
 Crestwood, Illinois 60418  
 tel 708 653 5200  
 fax 708 653 5202  
 email nick@scarlati.com

**COPYRIGHT**  
 NICK SCARLATI & ASSOCIATES, LTD.  
 ALL RIGHTS RESERVED  
 ALL DRAWINGS, SPECIFICATIONS, PLANS, CONCEPTS, ARRANGEMENTS AND DESIGNS REPRESENTED OR REFERRED TO IN THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE AND THEREFORE ARE THE PROPERTY OF NICK SCARLATI & ASSOCIATES, LTD. NONE OF THE ABOVE MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF NICK SCARLATI & ASSOCIATES, LTD.

**NOTES**

DATE	DESCRIPTION
12/24/2024	REVISION
11/27/2024	FINAL PRC REVIEW
11/19/2024	PRC REVISIONS
11/15/2024	ISSUED FOR HOUSE NUMBER
11/12/2024	BRAND REVISIONS
10/31/2024	PRC REVISION
10/29/2024	PRC REVISION
10/16/2024	PRC REVISION
10/16/2024	ISSUED FOR CFD
10/09/2024	SPD REVISION
10/03/2024	PRC REVISION
09/04/2024	PRC REVISION
08/30/2024	ISSUED FOR IFC
07/19/2024	ISSUED FOR HOUSE NUMBER
07/16/2024	ISSUED FOR RFPD REVIEW
06/13/2024	ISSUED FOR PRC REVIEW

**RECORD**

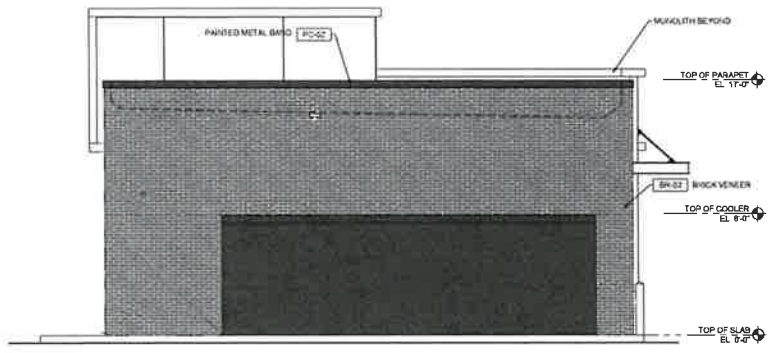
**NEW CONSTRUCTION**

**DUNKIN' AND JIMMY JOHN'S**

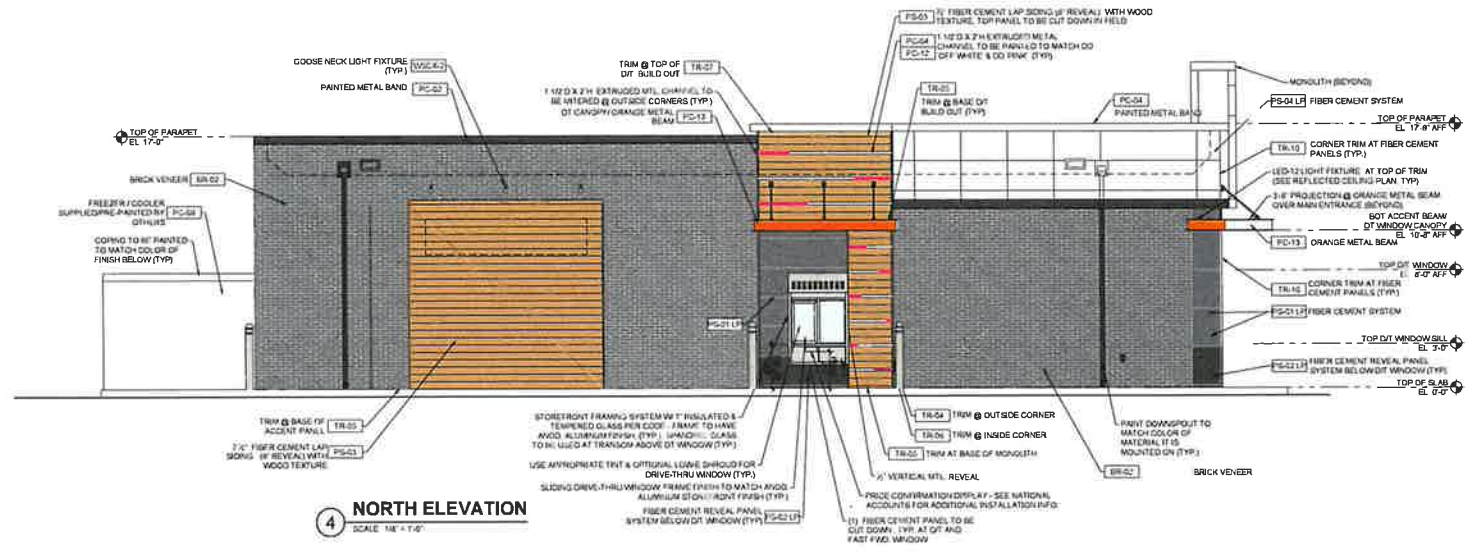
11203 & 11363 S CORLISS AVE  
 CHICAGO, IL

**EXTERIOR ELEVATIONS  
 DUNKIN'**

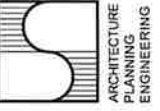
Scale: AS SHOWN	Sheet Number: <b>A-5.1</b>
Drawn: MH	
Project No: 202419	



**3 EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"



**4 NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**NICK SCARLATI & ASSOCIATES, LTD.**

5405 West 127th Street  
Crestwood, Illinois 60418  
tel 708.653.5200  
fax 708.653.5202  
email nick@scarlabo.com

COPYRIGHT  
NICK SCARLATI & ASSOCIATES LTD.  
ALL RIGHTS RESERVED

ALL DRAWINGS, SPECIFICATIONS, PLANS, CONCEPTS, ARRANGEMENTS AND DESIGNS REPRESENTED OR REFERRED TO IN THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE AND THEREFORE ARE THE PROPERTY OF NICK SCARLATI & ASSOCIATES LTD. NONE OF THE ABOVE MAY BE DISCLOSED TO ANY PERSONS FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF NICK SCARLATI & ASSOCIATES LTD.

**NOTES:**

NO.	DATE	REVISION
12042024		REVISION
11122024		FINAL PRC REVIEW
11192024		PRC REVISIONS
11192024		ISSUED FOR HOUSE NUMBER
11192024		ISSUED FOR HOUSE NUMBER
10312024		PRC REVISION
10292024		PRC REVISION
10182024		PRC REVISION
10102024		ISSUED FOR CFD
10092024		DPG REVISION
10052024		PRC REVISION
09242024		PRC REVISION
08292024		ISSUED FOR SFB
07192024		ISSUED FOR HOUSE NUMBER
07162024		ISSUED FOR MPO NUMBER
06182024		ISSUED FOR PRC REVIEW

**RECORD**

**NEW CONSTRUCTION**

**DUNKIN' AND JIMMY JOHN'S**

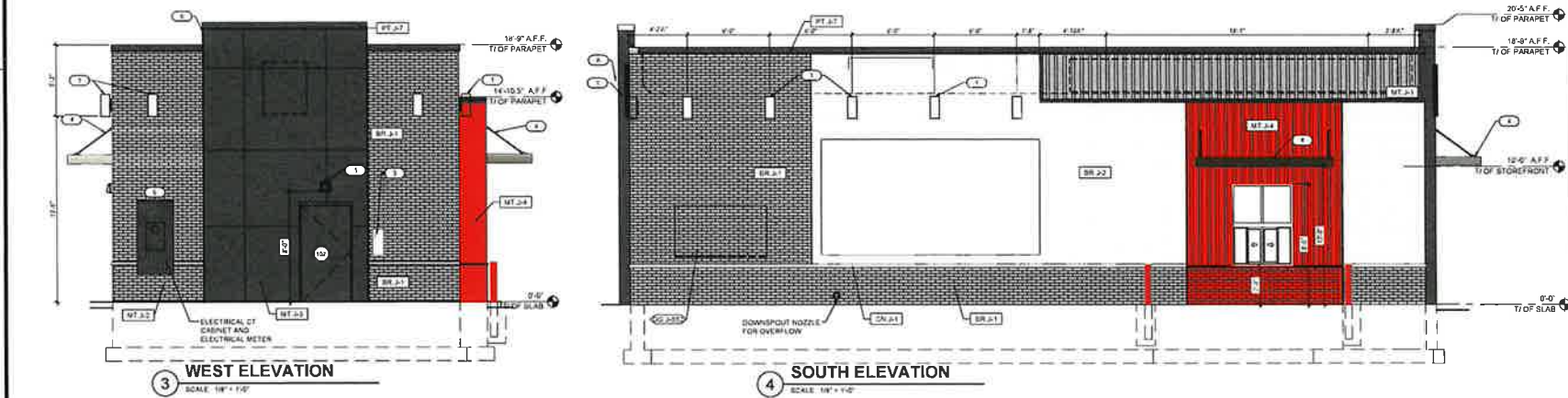
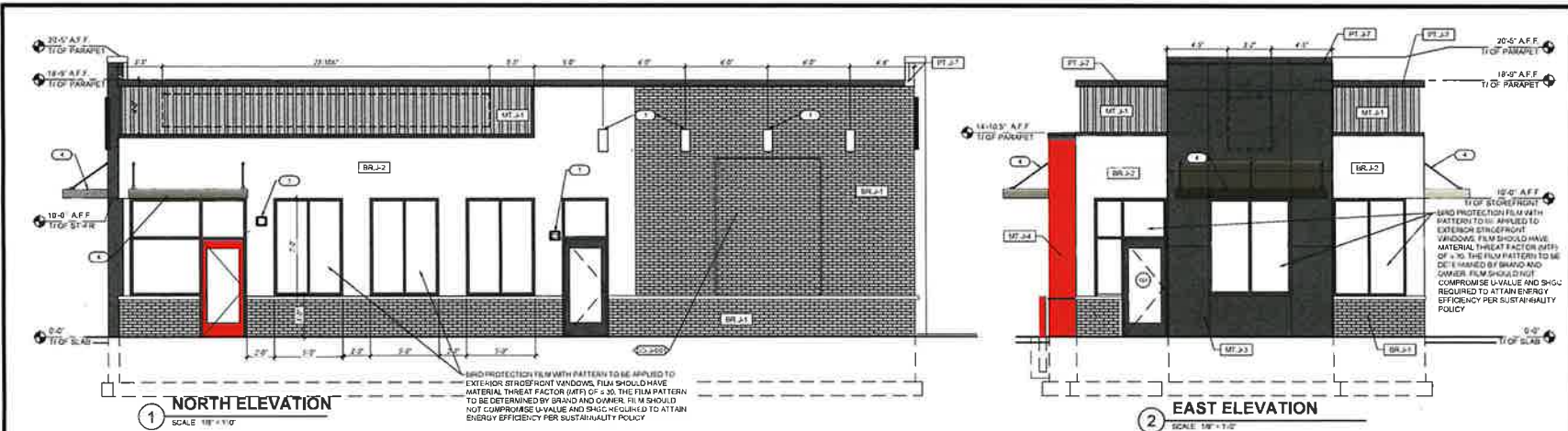
11203 & 11363 S CORLISS AVE  
CHICAGO, IL

**EXTERIOR ELEVATIONS  
JIMMY JOHN'S**

Scale AS SHOWN Sheet Number:

Drawn MH **A201**

Project No.  
202419



EXTERIOR FINISH SCHEDULE

TAG	DESCRIPTION	TYPES/SERIES	COLOR/FINISH	LOCATION	REMARKS	FURNISHED BY	NOT A LLED BY
BR-01	BRICKFACE	WILDEN BRICK	BLK/ANTR VEGOUR	WAINSCOTE		GC	GC
BR-02	BRICKFACE	WILDEN BRICK	BLK/ANTR VEGOUR	WAINSCOTE		GC	GC
CR-01	CONCRETE WALL CMP	WILDEN BRICK	WHT/CH/WH/WH PANELS	ABOVE WAINSCOTE		GC	GC
MT-01	GLAZED METAL PANEL	3/4" GLAZ	WHT/REG/SLT GRAY	BACK OF HOUSE WALL CLADDING	12 GAUGE STEEL	GC	GC
MT-02	PRE-FABRICATED BY MANUF ACTURER	3/4" GLAZ	MANUF ACTURER FINISH	ROCKER WALL		GC	GC
MT-03	BLACK FLUSH METAL PANEL	PRC GLAZ	FLUSH WALL PANEL BLACK	FRONT IN-GO TOWER WALL CLADDING	12 GAUGE STEEL	GC	GC
MT-04	BLACK FLUSH METAL PANEL	PRC GLAZ	WHT/CONCRETE REEL	BACK OF MANUFACURER WALL CLADDING	12 GAUGE STEEL	GC	GC
WP-01	FIBER CEMENT PANEL	TECHNA	WHT/1ST/ANTR	FRONT OF HOUSE WALL CLADDING		GC	GC

**GENERAL NOTES**

A. COORDINATE WITH MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ALL PENETRATIONS IN THE EXTERIOR FACADES

B. SEE SHEET A201 FOR WINDOW AND DOOR TYPES AND FINISHES

C. VERIFY LOCATION, SIZE & TYPE OF ADDRESS NUMBERS & LETTERS FOR BUILDING WITH LOCAL AUTHORITIES

D. BUILDING SIGNAGE IS UNDER A SEPARATE PERMIT & NOT PART OF THIS PLAN REVIEW. O.C. TO PROVIDE BLOCKING AND POWER FOR ALL SIGNAGE. COORDINATE WITH SIGN VENDOR AND DRAWINGS.

E. REF. 114 TO DOOR AND WINDOW SCHEDULE ON SHEET A201 FOR ADDITIONAL INFORMATION ON GLAZING FINISH AND DETAILS FOR OPENINGS.

F. REF. 110 TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL FRAMING MEMBER SIZES AND SPACING

G. PROVIDE ADEQUATE BLOCKING, BAGGING OR OTHER REMEDIATION NECESSARY FOR WALL- AND CEILING-MOUNTED ITEMS. COORDINATE BLOCKING WITH VENDORS

H. IN NORTHERN CLIMATES, CONTINUOUS VAPOR BARRIERS TO BE INSTALLED ON INSIDE FACE OF FRAMING. REFER TO SECTION 07 2510

I. ALL WELDS TO BE SMOOTH AND FLUSH

**KEY NOTES**

1. EXTERIOR UPDOWN LIGHT FIXTURE - DIMENSIONS ARE TO CENTERLINE OF JUNCTION BOX. SEE ELECTRICAL

2. METAL ILLUMINATED SIGN SUPPLIED AND INSTALLED BY SIGN VENDOR

3. KNX BOX - CONFIRM LOCATION & QUANTITY WITH LOCAL FIRE MARSHAL

4. PRE-FABRICATED CANOPY WITH THE ROOF TO BUILDING, MATCHES ARCHITECTURAL CANOPY. SUPER LUMI-DECK FLAT SOPFIT. FINISHED TO MATCH

5. APPROXIMATE LOCATION OF TENANT GAS METER - COORDINATE EXACT REQUIREMENTS AND LOCATION WITH PLUMBING DRAWINGS

6. APPROXIMATE LOCATION OF ELECTRICAL METER - COORDINATE EXACT REQUIREMENTS AND LOCATION WITH ELECTRICAL DRAWINGS

7. OPTIONAL LOCATION FOR CONDENSING UNITS FOR WALK-IN BOX. VERIFY WITH LOCAL JURISDICTION.

8. ROOF LADDER. SEE STRUCTURAL DRAWINGS

2/21/2024

REPORTS OF COMMITTEES

22326  
9825

*Reclassification Of Area Shown On Map No. 28-D.*

(As Amended)

(Application No. 22326)

(Common Address: 11301 -- 11363 S. Corliss Ave.,  
11336 S. Doty Ave. And 701 E. 114<sup>th</sup> St.)

BPD 1585

[SO2024-0007008]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the C2-3 Motor Vehicle-Related Commercial District, C1-5 Neighborhood Commercial District and M3-3 Heavy Industry District symbols and indications as shown on Map Number 28-D in the area bounded by:

South Corliss Avenue; South Doty Avenue; a line extending a distance of 143.76 feet from a point on the west line of South Doty Avenue, said point being 502 feet northeasterly of the north line of East 114<sup>th</sup> Street, as measured along the west line of South Doty Avenue, said line measuring an angle of 283 degrees to the right with the extension of the west line of South Doty Avenue; a line 140 feet west of the west line of South Doty Avenue; and a line extending a distance of 258.34 feet from a point on the west line of South Doty Avenue, said point being 350 feet northeasterly of the north line of East 114<sup>th</sup> Street, as measured along the west line of South Doty Avenue to a point on the east line of South Corliss Avenue, said point being 317.4 feet northeasterly of the north line of East 114<sup>th</sup> Street, as measured along the east line of South Corliss Avenue,

to those of the C2-3 Motor Vehicle-Related Commercial District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the C2-3 Motor Vehicle-Related Commercial District symbols and indications as shown on Map Number 28-D in the area bounded by:

South Corliss Avenue; South Doty Avenue; a line extending a distance of 143.76 feet from a point on the west line of South Doty Avenue, said point being 502 feet northeasterly of the north line of East 114<sup>th</sup> Street, as measured along the west line of South Doty Avenue, said line measuring an angle of 283 degrees to the right with the extension of the west line of South Doty Avenue; a line 140 feet west of the west line of South Doty Avenue; and a line extending a distance of 258.34 feet from a point on the west line of South Doty Avenue, said point being 350 feet northeasterly of the north line of East 114<sup>th</sup> Street, as measured along the west line of South Doty Avenue to a point on the east line of South Corliss Avenue, said point being 317.4 feet northeasterly of the north line of East 114<sup>th</sup> Street, as measured along the east line of South Corliss Avenue,

to those of a Business Planned Development.

SECTION 3. 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:

*Business Planned Development No. 1585.*

*Planned Development Statements.*

1. The area delineated herein as Business Planned Development Number 1585 (the "Planned Development" or "P.D.") consists of approximately 385,310 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (3 sheets) ("Property"). The Planned Development is divided into Subareas (each, a "Subarea," and collectively, the "Subareas") as indicated on the attached Planned Development Boundary and Property Line Map (3 sheets). Pullman Gateway LLC is the "Applicant" for this Planned Development.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal 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 Plans and may be subject to the review and approval of the Departments of Housing and Economic Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

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

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

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Plan of Development consists of these 16 Statements and a Bulk Regulations Table; a Planned Development Boundary and Property Line Map (3 sheets), an Existing Zoning Map, and a Site Plan (5 sheets, including Site Plan -- Subarea A), all prepared by SPACECO, Inc., and dated February 15, 2024; Landscape Plans (Subarea A) (2 sheets) prepared by HR Green, Inc. and dated February 15, 2024; and North Elevation, East Elevations, West Elevations, and South Elevations, prepared by Chipman Design Architecture, Inc. and dated February 15, 2024, submitted herein (collectively, "Plans"). In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in all Subareas in the area delineated herein as Business Planned Development: colleges and universities; cultural exhibits and libraries; day care; hospitals; parks and recreation; community centers; recreation buildings and similar assembly use; postal service; public safety services; religious assembly; utilities and services, minor; all animal services excluding stables; artist work or sales space; body art services; building maintenance services; business equipment sales and service; business support services excluding day labor employment agencies; employment agencies; communication service establishments; all construction sales and service; drive-through facilities; eating and drinking

establishments including outdoor patio located on a rooftop, excluding taverns; all entertainment and spectator sports excluding inter-track wagering facilities; all financial services excluding payday loan stores and pawn shops; food and beverage retail sales (liquor sales as accessory use); gas stations; all lodging including hotel/motel; medical service; office; high technology office; personal service; hair salon, nail salon, massage establishment or barbershop; repair or laundry service, consumer; dry cleaning drop-off or pick-up; coin-operated laundromat; residential storage warehouse; retail sales, general; all sports and recreation, participant excluding entertainment cabaret and shooting range facility; all vehicle sales and service excluding vehicle storage and towing with outdoor storage; artisan and limited manufacturing; wireless communication facilities excluding freestanding towers; accessory and non-accessory parking; accessory and incidental uses.

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

6. On-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 ("DPD"). 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.
9. Upon review and determination, Part II review, pursuant to Section 17-13-0610, a Part II review fee shall be assessed by DPD. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. Prior to the Part II approval (Section 17-13-0610 of the Chicago Zoning Ordinance), excluding the project depicted in Subarea A, which is approved pursuant to this Planned Development, and excluding the renovation and re-occupancy of the existing building in Subarea B on an interim basis, for which Site Plan approval shall not be required, the Applicant shall submit a site plan, landscape plan and building elevations for the specific Subarea(s) for review and approval by the Department of Planning and Development (DPD). Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development (P.D.) and to assist the City in monitoring ongoing development. Subarea Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire Subarea, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public rights-of-way or the boundary of the nearest Subarea. The site plan provided shall include all dimensioned and planned street rights-of-way.

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

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

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

Subarea Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the P.D.

The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. Modifications to the boundaries of Subareas designated under this P.D. and the reallocation of development rights among subareas may be approved as a minor change pursuant to Section 17-13-0611-A, provided the minor change criteria set forth in Section 17-13-0611-A are not exceeded on an aggregate basis over all Subareas.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to

access for persons with disabilities and to promote the highest standard of accessibility.

14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of 26 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.

---

\* Editor's Note: Numbering sequence error; (i) missing in original document.

- 16. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a zoning map amendment to rezone the Property to the C2-3 Motor Vehicle-Related Commercial District.

[Boundary and Property Line Maps; Existing Land-Use Map; Existing Zoning Map; Site Plans; Site Plan -- Subarea A; Landscape Plans (Subarea A); and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 9833 through 9848 of this *Journal*.]

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

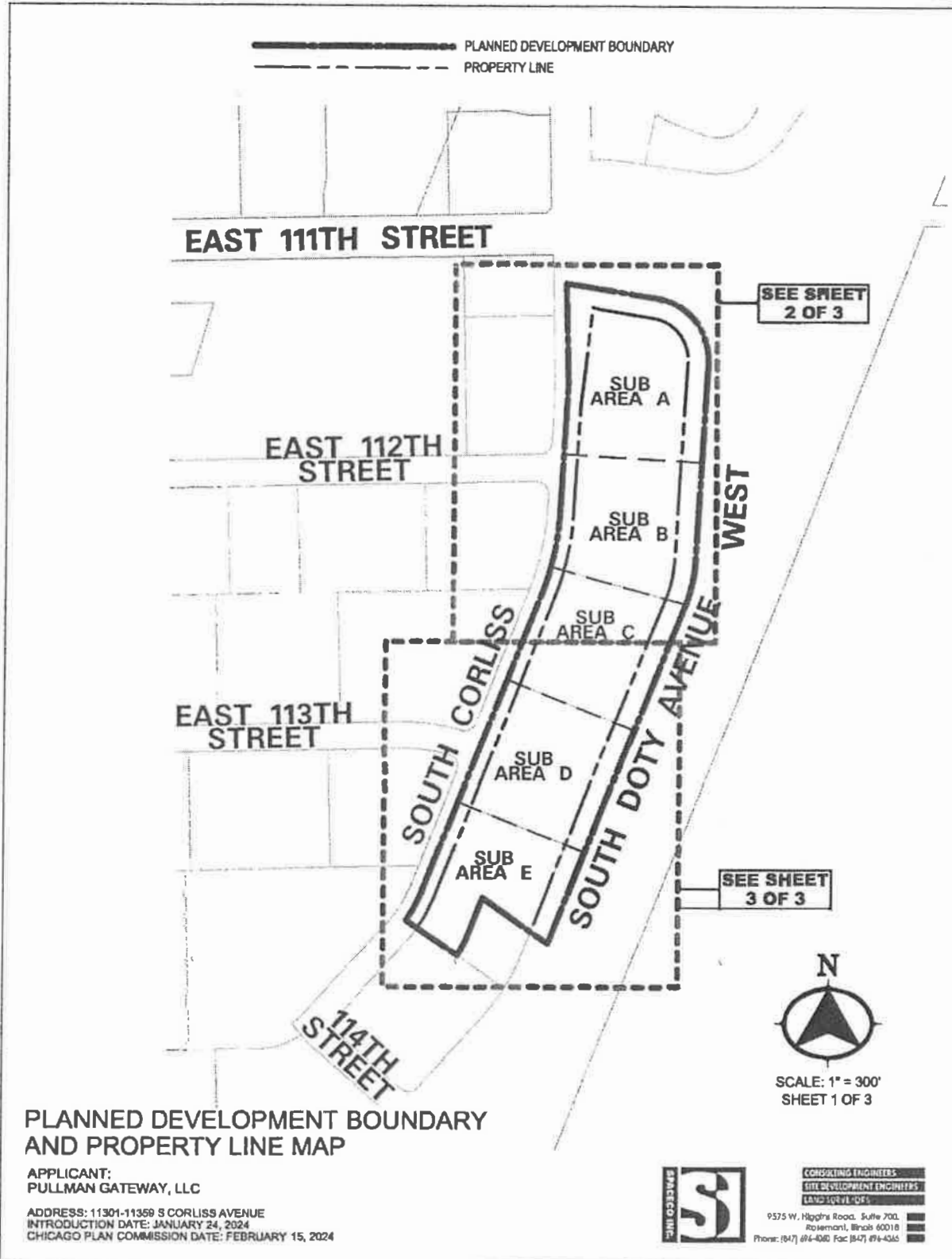
*Business Planned Development No. 1585*

*Bulk Regulations And Data Table.*

Gross Site Area (square feet):	533,565
Subarea A:	129,977
Subarea B:	104,309
Subarea C:	103,827
Subarea D:	106,559
Subarea E:	88,893
Area of Public Rights-of-Way (square feet):	148,255
Subarea A:	47,154
Subarea B:	26,311
Subarea C:	26,077
Subarea D:	26,560
Subarea E:	22,153

Net Site Area (square feet):	385,310
Subarea A:	82,824
Subarea B:	77,998
Subarea C:	77,750
Subarea D:	79,999
Subarea E:	66,740
Maximum Floor Area Ratio:	3.0
Subarea A:	0.07
Subarea B:	3.69
Subarea C:	3.69
Subarea D:	3.69
Subarea E:	4.19
Minimum Parking Spaces:	In accordance with Section 17-10-0200 for the applicable use, to be determined in connection with site plan approval. When the applicable parking ratio exempts a certain portion of the floor area, only one such floor area exemption may be taken for each Subarea.
Minimum Bicycle Parking Spaces:	1 per 5 auto spaces
Minimum Loading Berths:	For uses exceeding 24,999 square feet, 1 space per 100,000 square feet or portion thereof.
Maximum Building Height:	65 feet
Minimum Setbacks:	In accordance with plans

FINAL FOR PUBLICATION



PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

APPLICANT:  
 PULLMAN GATEWAY, LLC

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

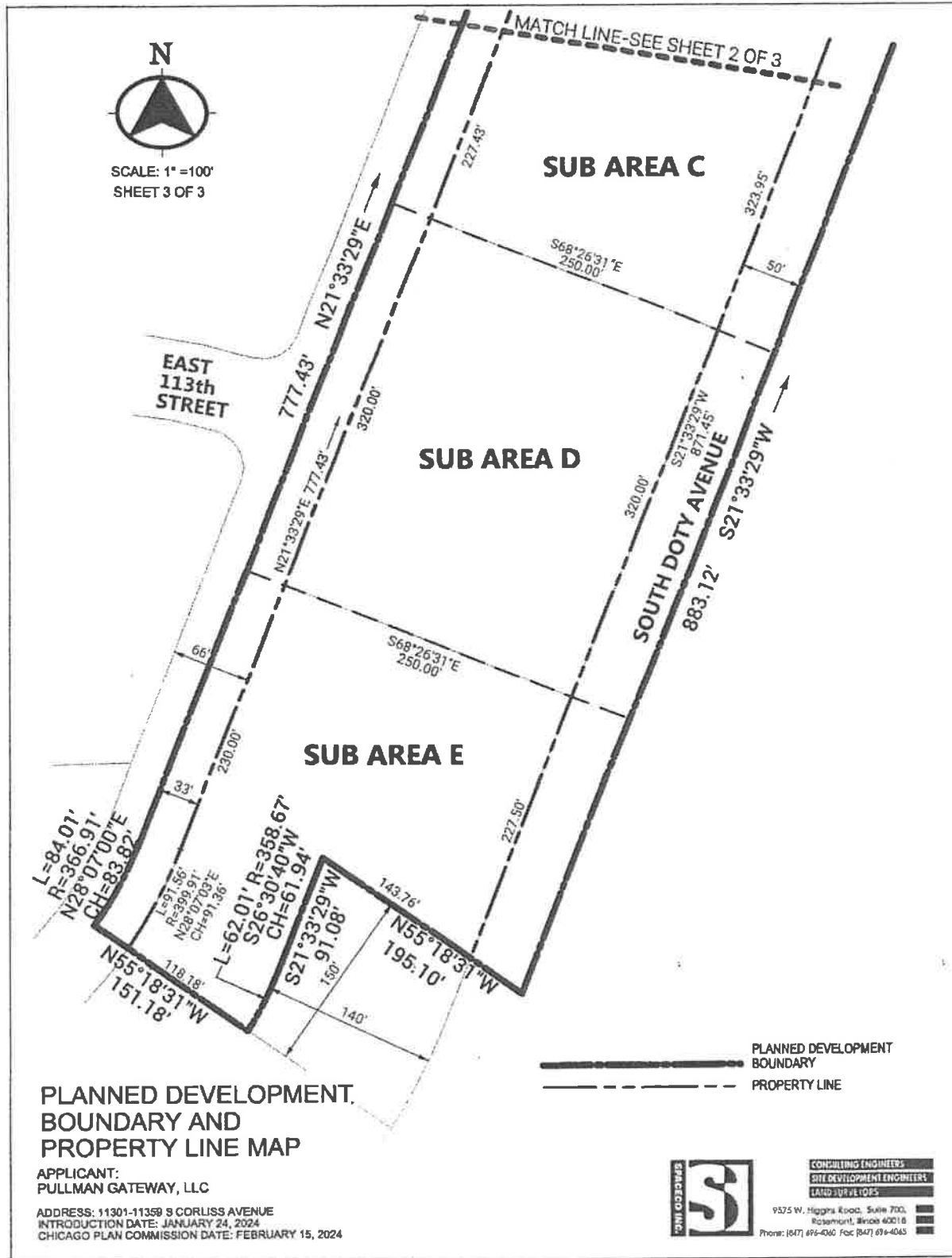


CONSULTING ENGINEERS  
 SITE DEVELOPMENT ENGINEERS  
 LAND SURVEYORS

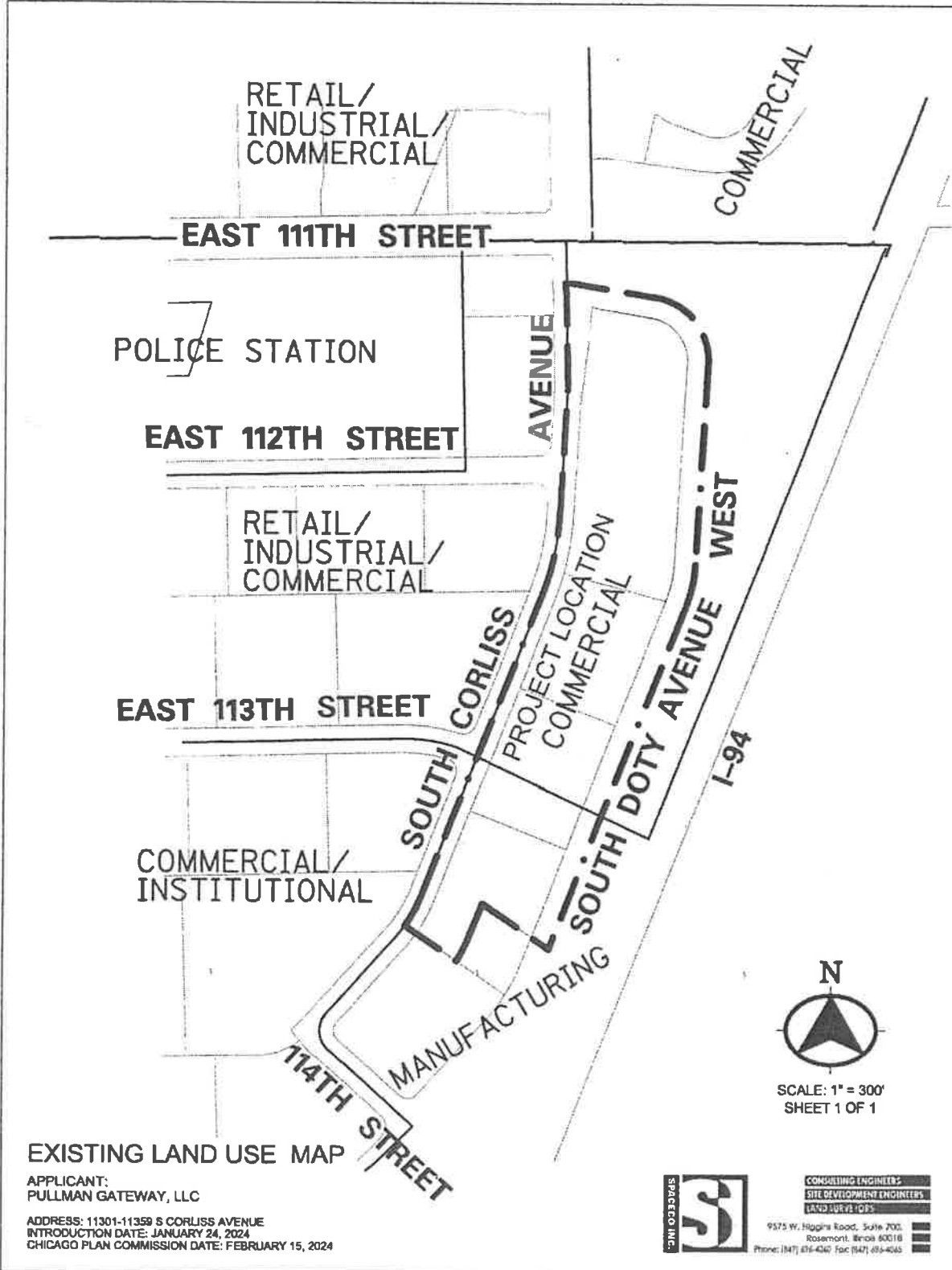
9575 W. Higgins Road, Suite 200,  
 Rosemont, Illinois 60018  
 Phone: (847) 874-4260 Fax: (847) 874-4265



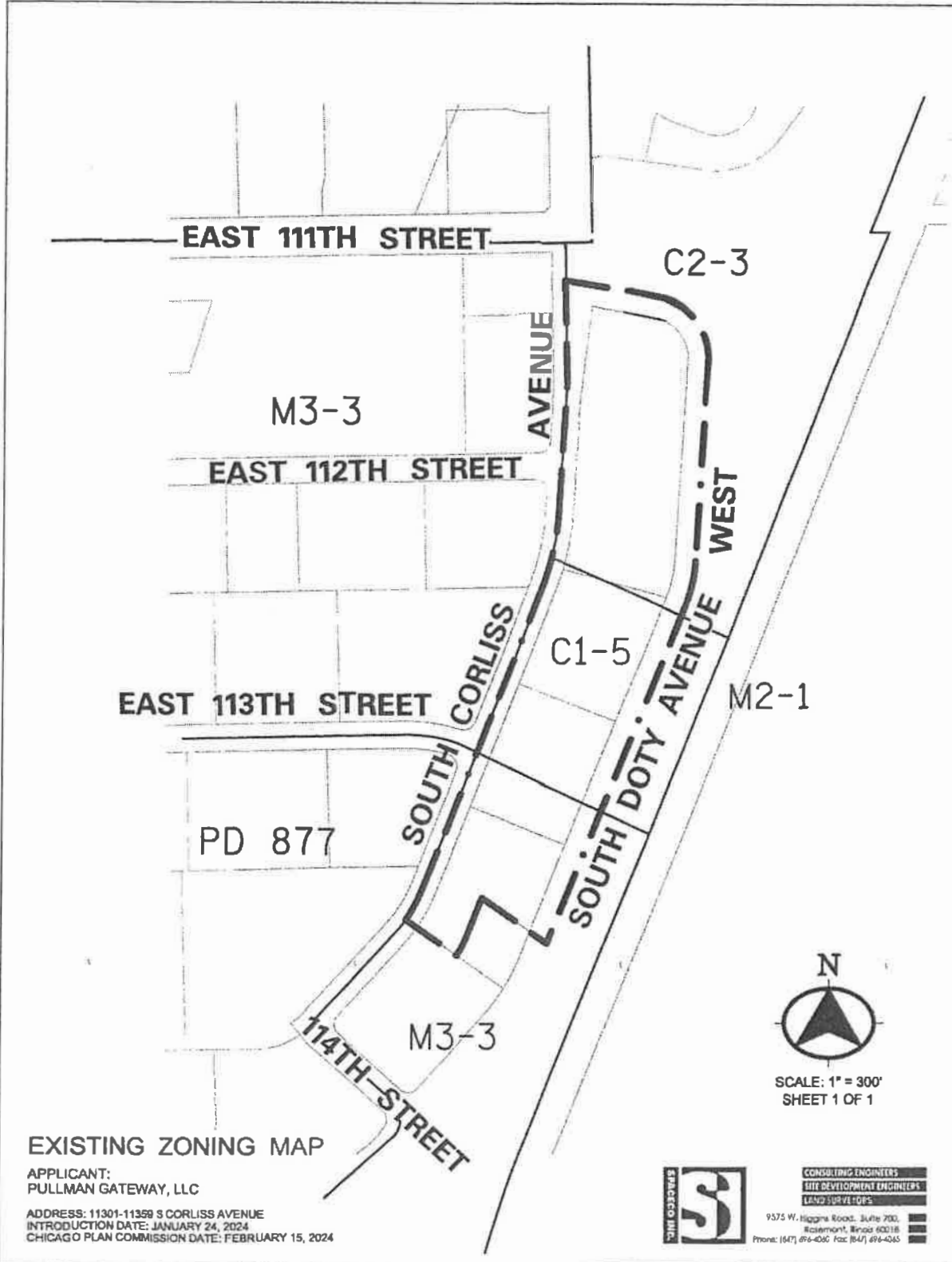
FINAL FOR PUBLICATION



FINAL FOR PUBLICATION



FINAL FOR PUBLICATION



EXISTING ZONING MAP

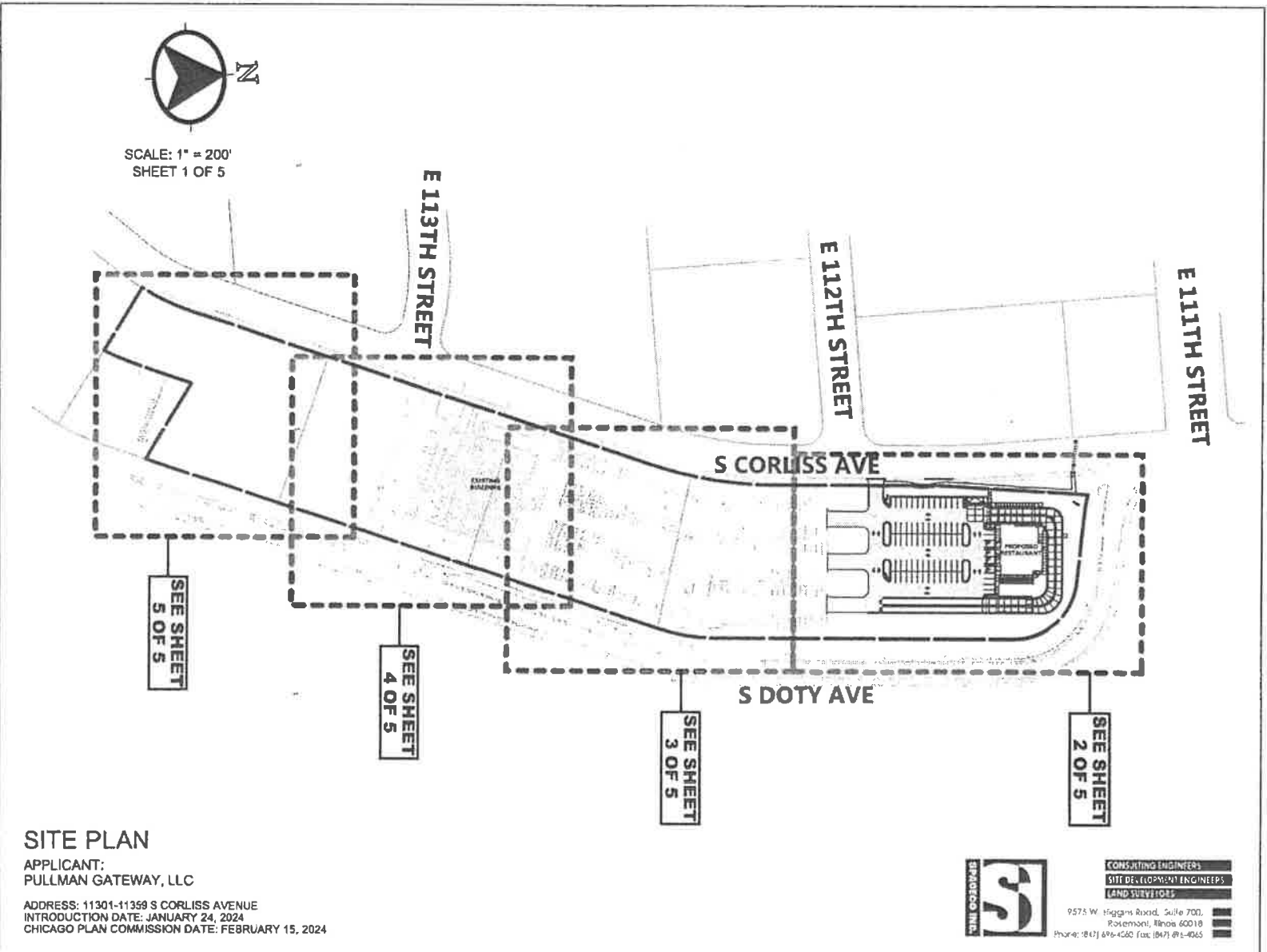
APPLICANT:  
PULLMAN GATEWAY, LLC

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



CONSULTING ENGINEERS  
SITE DEVELOPMENT ENGINEERS  
LAND SURVEYORS  
9375 W. Higgins Road, Suite 700  
Rosemont, Illinois 60018  
Phone: (647) 496-4000 Fax: (647) 496-4045

FINAL FOR PUBLICATION



**SITE PLAN**

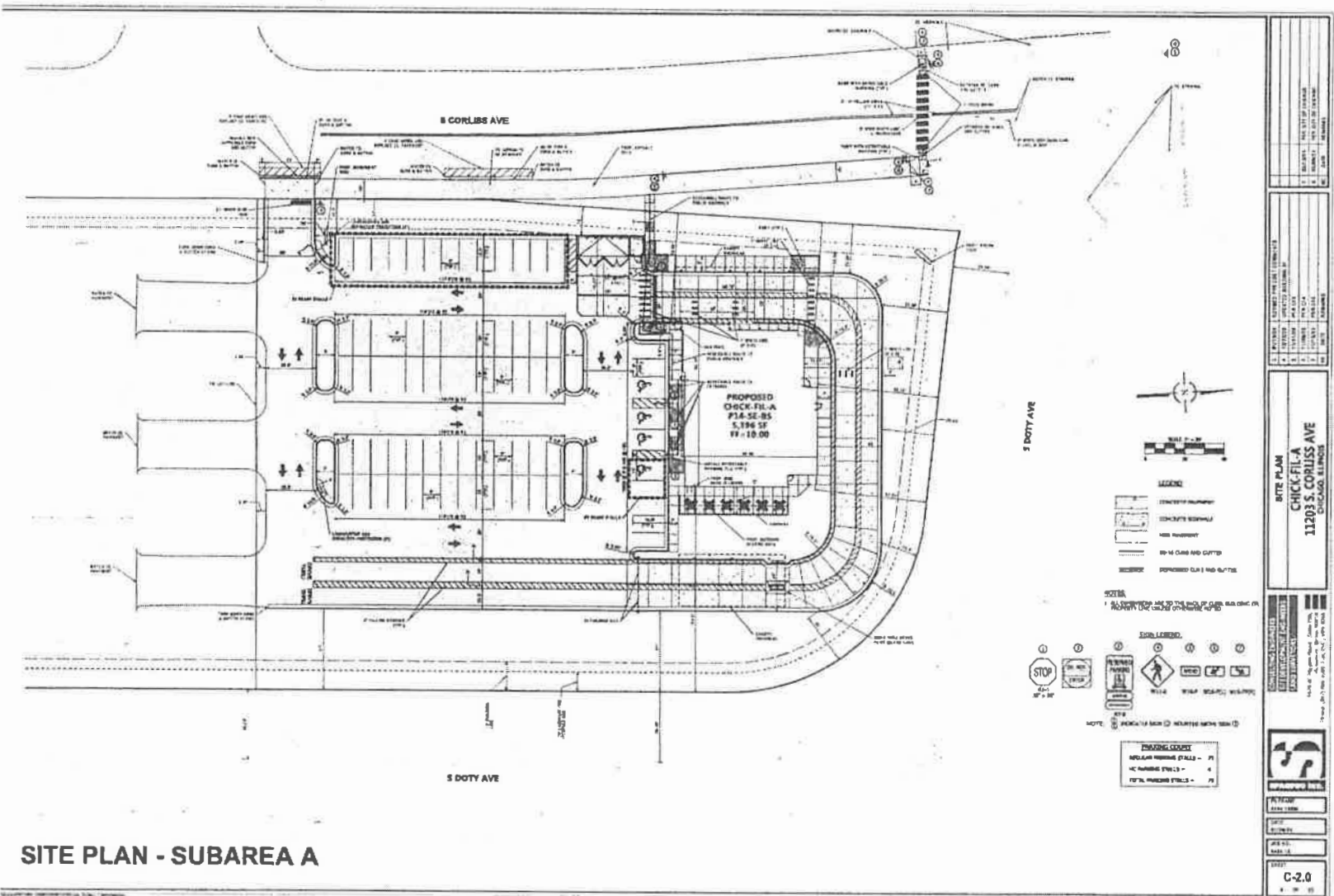
APPLICANT:  
PULLMAN GATEWAY, LLC

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



CONSULTING ENGINEERS  
SITE DEVELOPMENT ENGINEERS  
LAND SURVEYORS

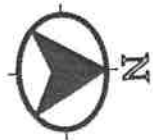
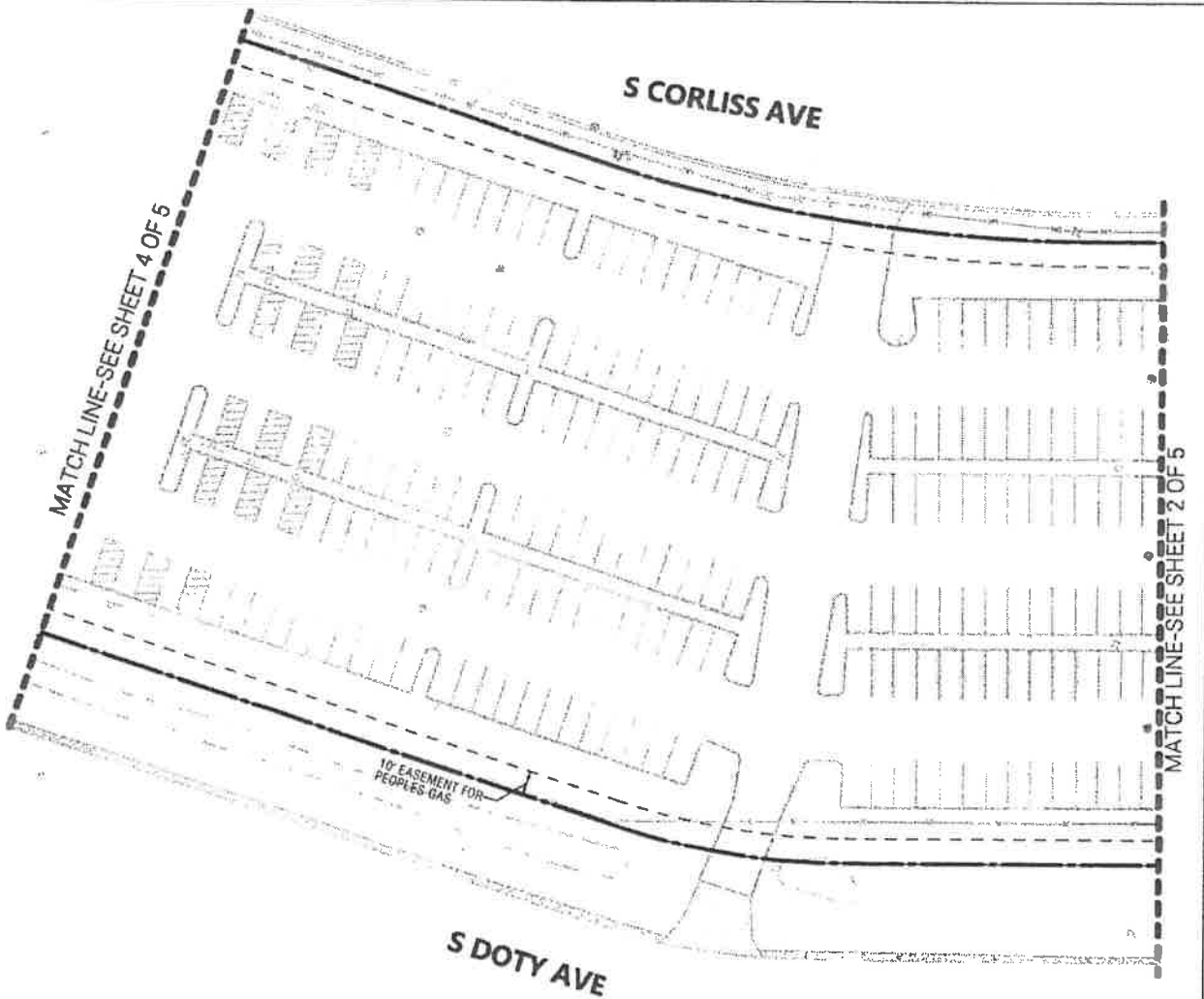
9575 W. Higgins Road, Suite 700,  
Rosemont, Illinois 60018  
Phone: (847) 696-4200 Fax: (847) 691-4065



**SITE PLAN - SUBAREA A**

APPLICANT: PULLMAN GATEWAY, LLC  
ADDRESS: 11301-11383 S. CORLISS AVENUE  
INTRODUCTION DATE: JANUARY 24, 2024

FINAL FOR PUBLICATION



SCALE: 1" = 60'  
SHEET 3 OF 5

**SITE PLAN**

APPLICANT:  
PULLMAN GATEWAY, LLC

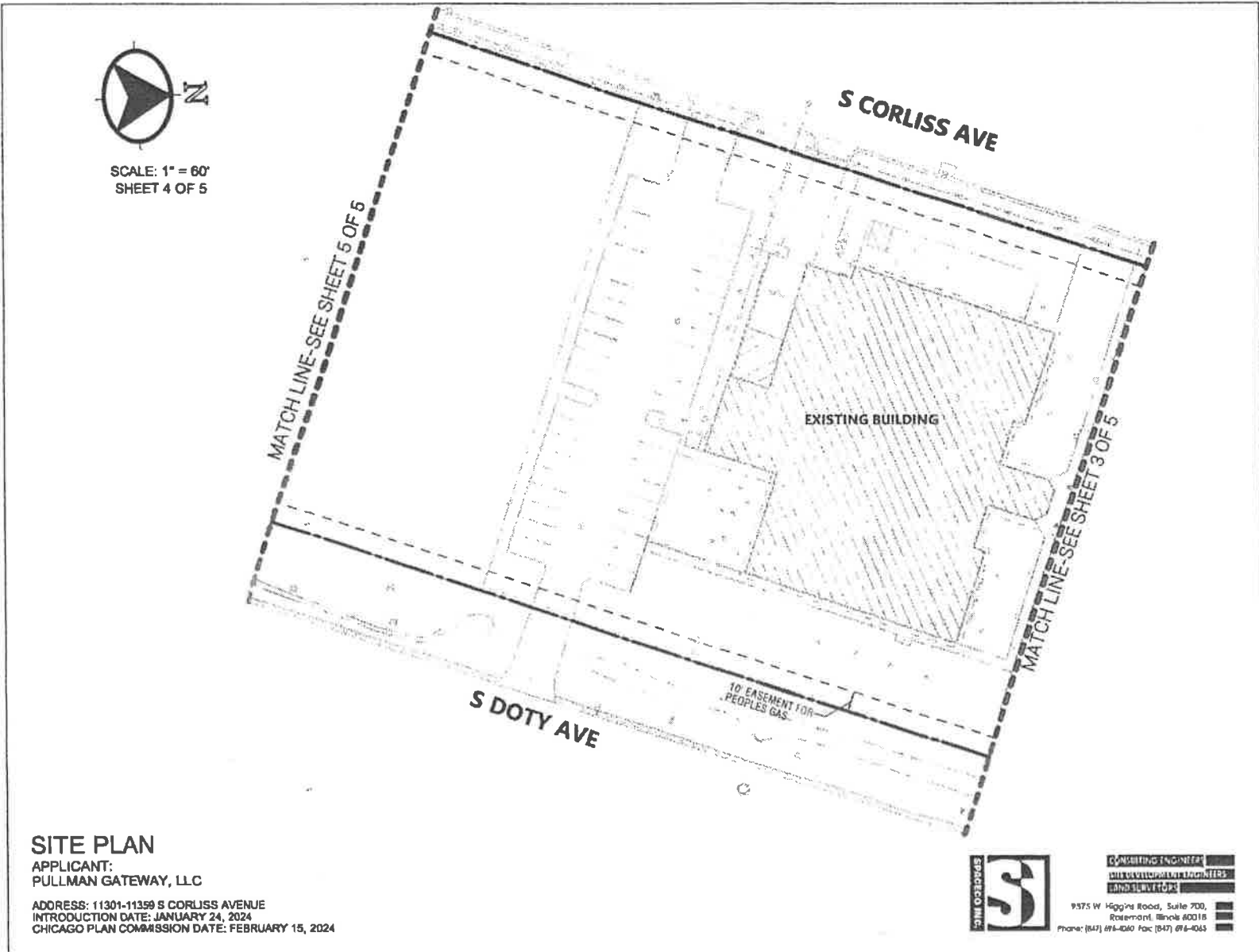
ADDRESS: 11301-11359 S CORLISS AVENUE  
INTRODUCTION DATE: JANUARY 24, 2024  
CHICAGO PLAN COMMISSION DATE: FEBRUARY 15, 2024



CONSULTING ENGINEERS,  
SITE DEVELOPING ENGINEERS,  
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,  
Rosemont, Illinois 60018  
Phone: (847) 674-4000 Fax: (847) 674-4065

FINAL FOR PUBLICATION



SCALE: 1" = 60'  
SHEET 4 OF 5

MATCH LINE-SEE SHEET 5 OF 5

MATCH LINE-SEE SHEET 3 OF 5

S CORLISS AVE

S DOTY AVE

EXISTING BUILDING

10' EASEMENT FOR PEOPLES GAS



REGISTERED ENGINEER  
ARCHITECTURAL ARCHITECTS  
LANDSCAPE ARCHITECTS

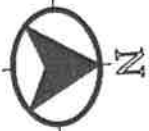
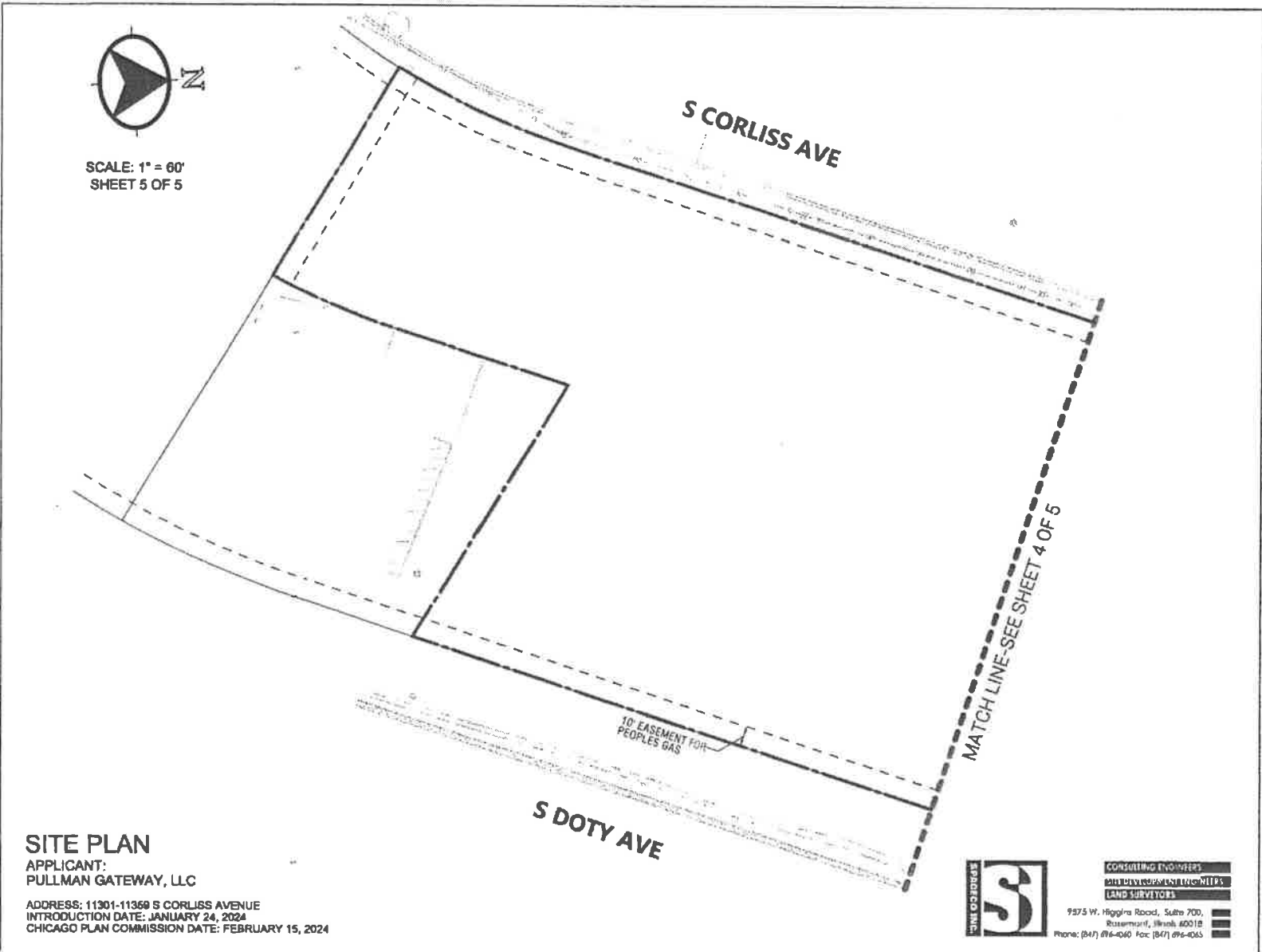
9375 W. Higgins Road, Suite 700,  
Rosemont, Illinois 60018  
Phone: (847) 816-4060 Fax: (847) 816-4063

**SITE PLAN**

APPLICANT:  
PULLMAN GATEWAY, LLC

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

FINAL FOR PUBLICATION



SCALE: 1" = 60'  
SHEET 5 OF 5

S CORLISS AVE

MATCH LINE--SEE SHEET 4 OF 5

10' EASEMENT FOR PEOPLES GAS

S DOTY AVE

**SITE PLAN**

APPLICANT:  
PULLMAN GATEWAY, LLC

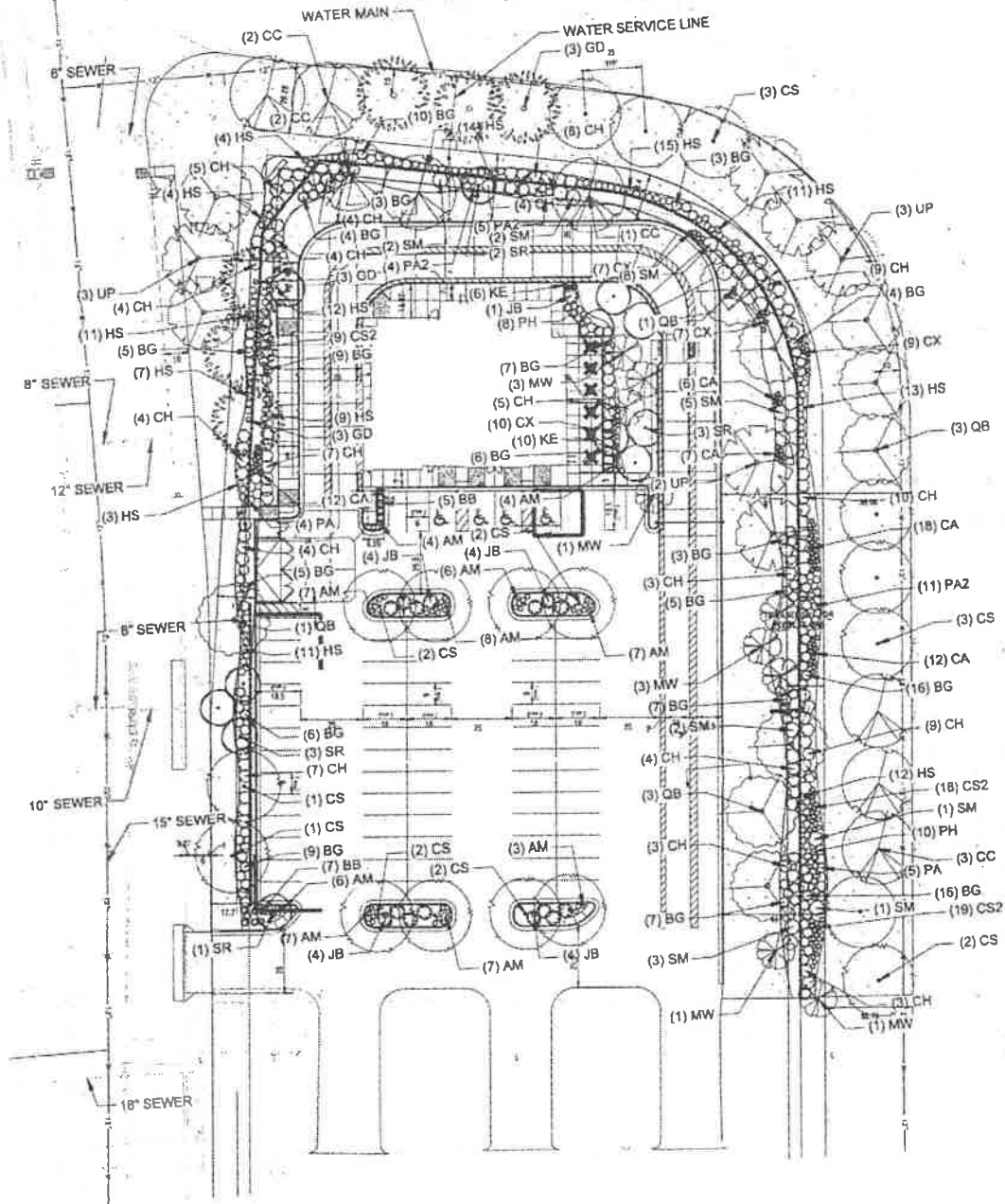
ADDRESS: 11301-11360 S CORLISS AVENUE  
INTRODUCTION DATE: JANUARY 24, 2024  
CHICAGO PLAN COMMISSION DATE: FEBRUARY 15, 2024



CONSULTING ENGINEERS  
MULTIDISCIPLINARY  
LAND SURVEYORS

9375 W. Higgins Road, Suite 700,  
Rosemont, Illinois 60018  
Phone: (847) 676-0460 Fax: (847) 676-0265

FINAL FOR PUBLICATION



### LANDSCAPE PLANS (SUBAREA A)

APPLICANT:  
PULLMAN GATEWAY, LLC

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

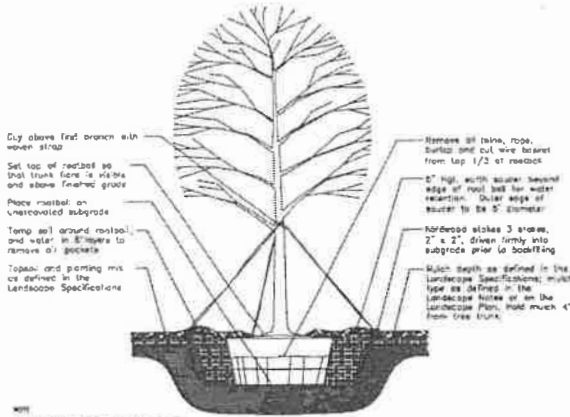


SCALE: 1" = 60'  
SHEET 1 OF 2



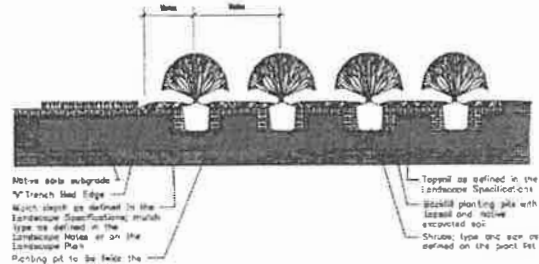
1391 CORPORATE  
DRIVE, SUITE 203  
McHENRY, IL, 60050  
PHONE: 815.385.1778  
FAX: 815.385.1781

FINAL FOR PUBLICATION



1. Make to be within the width of the rootball.
2. Do not heavily amend soil or potting. Please use composted bark, peat or other materials. Do not remove the horizontal roots of topsoil that extend to the edge of the rootball.
3. Each tree must be planted such that the topsoil is visible at the top of the rootball. Trees shall be staked here to all visible sides to be supported. Do not use the top of the rootball with soil. Stake to be 1000 lbs (1000 lbs) stake.
4. Remove the water and drainage when necessary prior to tree removal (after one year).

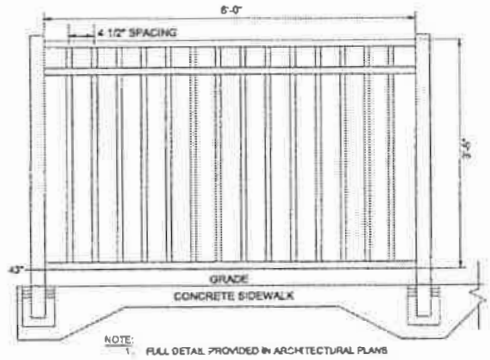
1 TREE PLANTING  
SCALE: NTS



2 SHRUB PLANTING  
SCALE: NTS

PLANT SCHEDULE:

CODE	QTY	BOTANICAL / COMMON NAME	SIZE
<b>DECIDUOUS TREES</b>			
CS	18	CATALPA SPECIOSA / NORTHERN CATALPA	2.5' CAL
CC	8	CELTIS OCCIDENTALIS 'CHICAGO LAND' / CHICAGO LAND / JACKBERRY	2.5' CAL
GD	8	GYMNOCADUS DIOICUS 'ESPRESSO' / KENTUCKY COFFEETREE	2.5' CAL
QB	8	QUERCUS BICOLOR / SWAMP WHITE OAK	2.5' CAL
UP	8	ULMUS AMERICANA 'PRINCETON' / PRINCETON AMERICAN ELM	2.5' CAL
<b>ORNAMENTAL TREES</b>			
MW	9	MAELURA POMIFERA 'WHITE SHIELD' / WHITE SHIELD OSAGE ORANGE	2.5' CAL
SR	13	SYRINGA RETICULATA / JAPANESE TREE LILAC	2.5' CAL
<b>DECIDUOUS SHRUBS</b>			
BQ	110	BUXUS X 'GREEN VELVET' / GREEN VELVET BOXWOOD	5 GAL
CH	94	CORNUS ALBA 'BAILHALO' / IVORY HALO TATARAN DOGWOOD	5 GAL
HS	119	HYDRANGEA MACROPHYLLA 'HORT HAMP' / SEASIDE SERENADE HAMPTONS HYDRANGEA	5 GAL
PAG	23	PHYDOCARPUS ALTERNANS / DWARF NINEBARK	5 GAL
SM	24	SYRINGA PATULA 'MISS KIM' / MISS KIM KOREAN LILAC	5 GAL
<b>EVERGREEN SHRUBS</b>			
JB	17	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP CREEPING JUNIPER	5 GAL
<b>GRAMINOIDS</b>			
CA	55	CAREX AESTIVALIS / SUMMER SEDGE	1 GAL
CS2	46	CAREX SCAPOSA / CHERRY BLOSSOM SEDGE	1 GAL
CX	33	CAREX X 'CHINA BLUE' / CHINA BLUE SEDGE	1 GAL
<b>GRASSES</b>			
BS	12	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	1 GAL
PH	18	PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS	1 GAL
<b>PERFENNAIS</b>			
AM	59	ACHILLEA X 'MOONSHINE' / MOONSHINE YARROW	1 GAL
KE	16	XIPHOPIA X 'ECHO ROJO' / ECHO ROJO RED HOT POKER	1 GAL
PA	10	PEROVSKIA ABROTANOIDES / RUSSIAN SAGE	1 GAL



3 ORNAMENTAL METAL FENCE  
SCALE: NTS

SITE CALCULATIONS

LANDSCAPE REQUIREMENTS

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

AREAMATERIAL	ORDINANCE	REQUIRED	PROVIDED
814 LF	1 TREE PER 25 LF	23	23

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

AREAMATERIAL	ORDINANCE	REQUIRED	PROVIDED
697 LF	1 TREE PER 25 LF	28	28

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

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

LANDSCAPE PLANS (SUBAREA A)




APPLICANT:  
PULLMAN GATEWAY, LLC

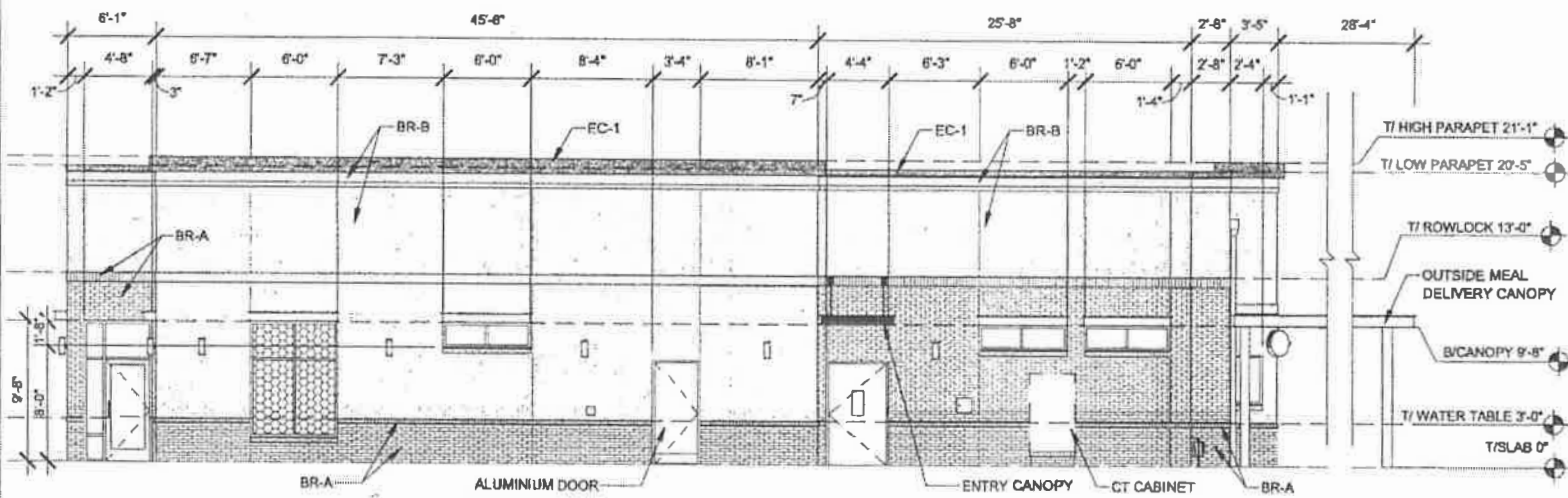
ADDRESS: 11301-11359 S CORLISS AVENUE  
INTRODUCTION DATE: JANUARY 24, 2024  
CHICAGO PLAN COMMISSION DATE: FEBRUARY 15, 2024



1391 CORPORATE DRIVE, SUITE 203  
McHENRY, IL 60050  
PHONE: 815.385.1778  
FAX: 815.385.1781

**LEGEND**

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



FINAL FOR PUBLICATION

**NORTH ELEVATION**

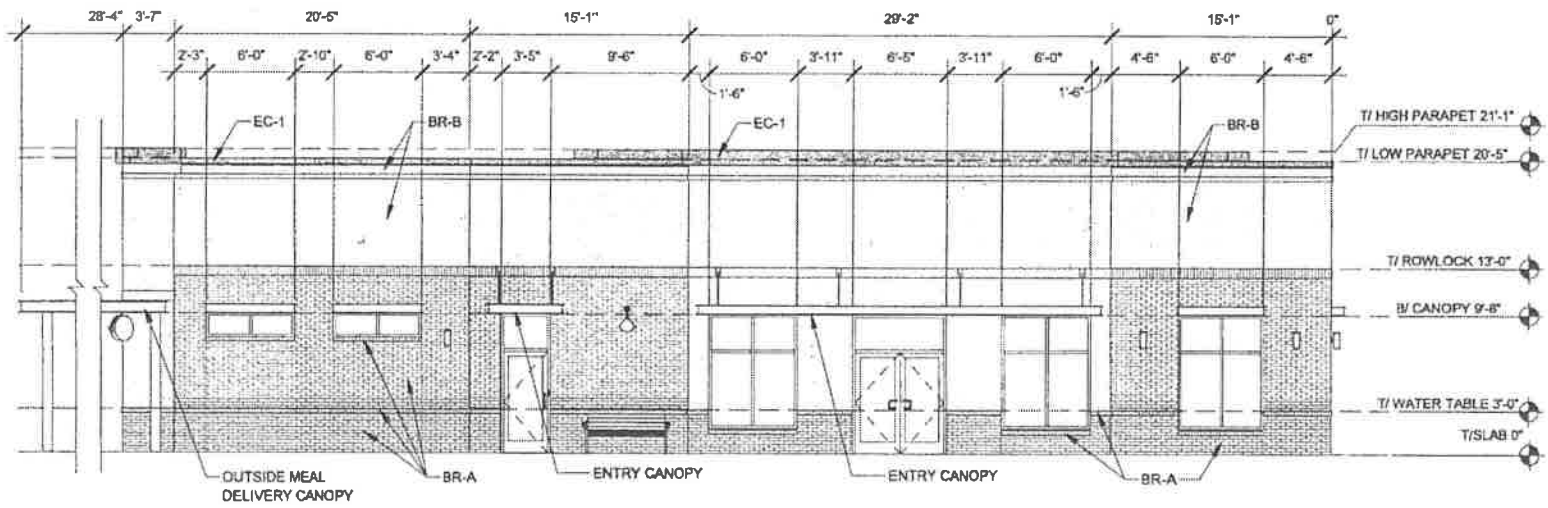
APPLICANT:  
 PULLMAN GATEWAY, LLC  
 ADDRESS: 11301-11369 S CORLISS AVENUE  
 INTRODUCTION DATE: JANUARY 24, 2024  
 CHICAGO PLAN COMMISSION DATE: FEBRUARY 15, 2024



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

FINAL FOR PUBLICATION

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






### SOUTH ELEVATION

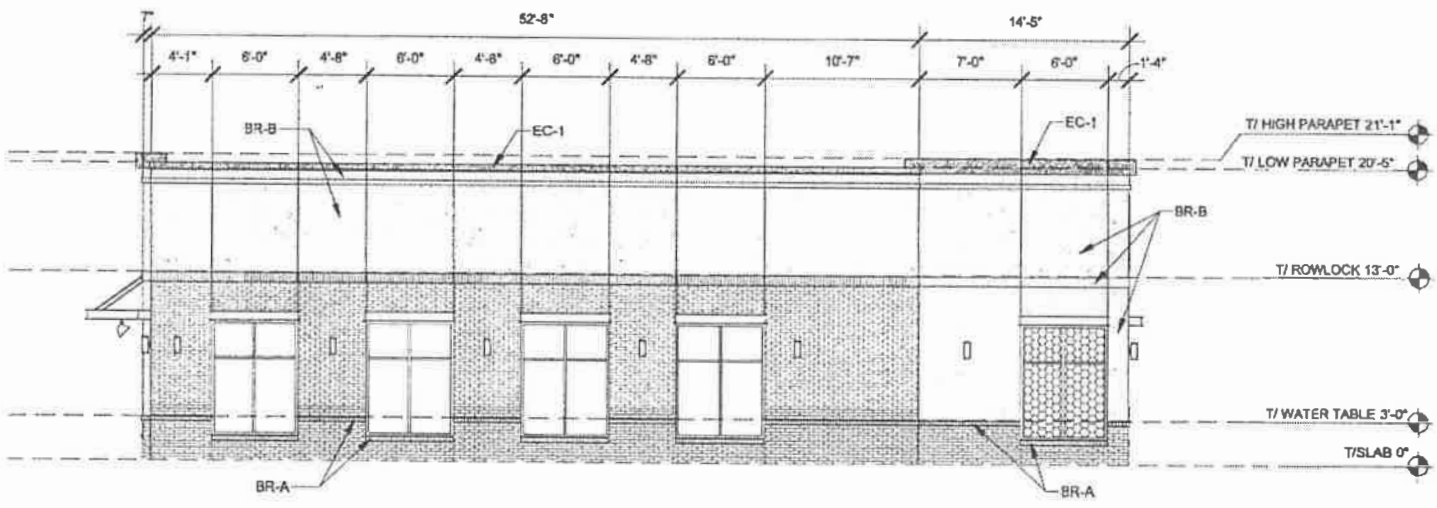
**APPLICANT:**  
 PULLMAN GATEWAY, LLC  
**ADDRESS:** 11301-11369 S CORLISS AVENUE  
**INTRODUCTION DATE:** JANUARY 24, 2024  
**CHICAGO PLAN COMMISSION DATE:** FEBRUARY 16, 2024



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

FINAL FOR PUBLICATION

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



### EAST ELEVATIONS




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

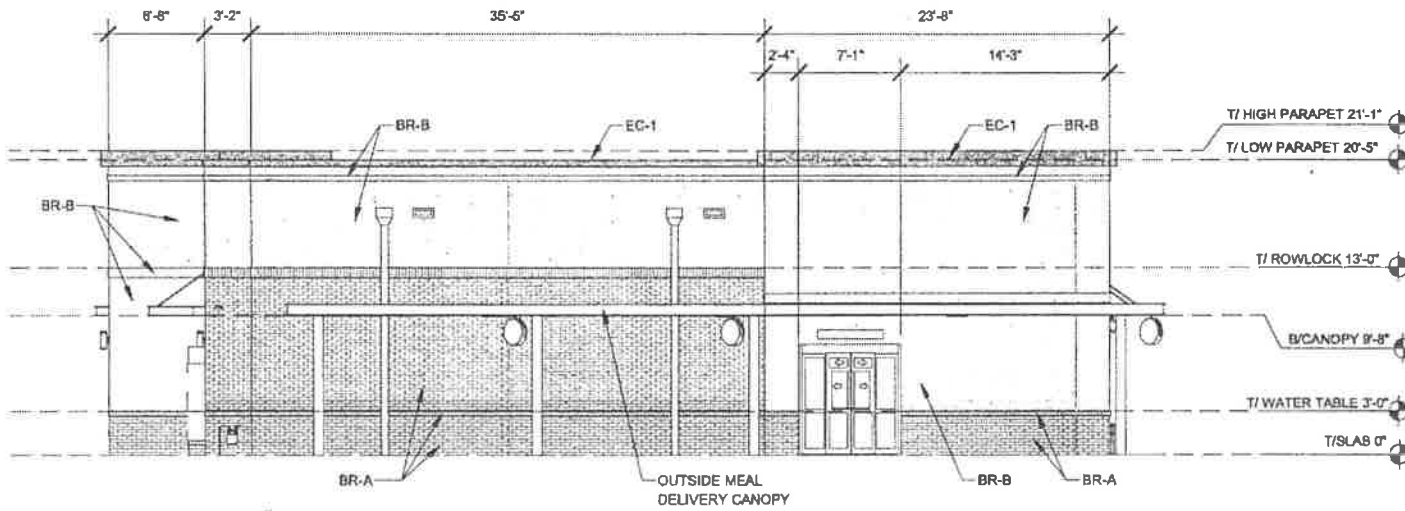


CHIPMAN DESIGN  
 ARCHITECTURE INC  
 1350 E TOUHY AVE  
 FIRST FLOOR EAST  
 DES PLAINES, IL 60018  
 TEL: 847.298.4900

FINAL FOR PUBLICATION

**LEGEND**

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



**WEST ELEVATION**

**APPLICANT:**  
 PULLMAN GATEWAY, LLC  
**ADDRESS:** 11301-11369 S CORLISS AVENUE  
**INTRODUCTION DATE:** JANUARY 24, 2024  
**CHICAGO PLAN COMMISSION DATE:** FEBRUARY 16, 2024



**CHIPMAN DESIGN**  
**ARCHITECTURE INC**  
 1150 E YOUHY AVE  
 FIRST FLOOR EAST  
 DES PLAINES, IL 60018  
 TEL: 847.298.8900