



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

August 4, 2017

Bridget M. O'Keefe
Daspin & Aument LLP
300 S. Wacker Drive
Suite 2200
Chicago, IL 60606

**Re: Administrative Relief request for Planned Development No. 1332
Pullman Artspace at 11127-49 S. Langley Avenue/704-706 E. 112th Street**

Dear Ms. O'Keefe:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 1332 ("PD 1332"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 14 of PD 1332.

Your client and the owner of all of the property within PD 1332, Pullman Artspace LLC, is seeking administrative relief to allow for the following design changes to the proposed new building at 11137-49 S. Langley Ave. at the existing building's at 11127-29 S. Langley Ave. and 704-706 E. 112th St.:

New Building (Parcel 3):

- The proposed arbor has been removed and the sidewalk has been jogged in order to save a large existing tree at the southwest corner of the new building. The front and rear of the new building provide the main points of accessible egress, eliminating site ramps and associated handrails planned in the yards to both the north and south of the building.
- The front porches will be constructed of wood, rather than precast and brick and the detailing and paint color (Pullman Light Green) will be the same as the wood porches being rebuilt for the existing North and South Buildings.
- The proposed brick veneer and metal bay window cladding on the rear, alley-facing elevation will be replaced with cement board panels and lap siding.
- The plantings have been modified and a low ornamental fence has been removed from the perimeter of the yard west of the new building.

Existing North (Parcel 1) and South (Parcel 2) Buildings:

- Remove the proposed exterior, three-story rear stairs and replace with a one-story wood stairs. The existing internal stairs can serve as the required means of egress for the second and third floor units.
- Relocate the proposed HVAC condensers, concealing them from view along Langley Ave. by the one-story wood porches and landscaping.

The following attached drawings, dated July 31, 2017, shall be inserted into the main file: Site Plan, Site Plan with First Floor Plan + Landscape, New Building Elevations, New Building Elevation in Color, North Existing Building Elevations and South Existing Building Elevations.

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

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential-Business Planned Development No. 1332, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,


Patricia A. Scudiero
Zoning Administrator



PAS:PM:tm

C: Mike Marmo, Erik Glass, Dan Klaiber, Cindy Roubik, Ron Daye, Main file

PROPERTY LINE	EXISTING STREET LIGHT POLE	EXISTING POWER POLE	EXISTING CITY FIRE HYDRANT
UP			
PP			
FH			

COURTESY
WALK

SOUTH LANGLEY AVENUE
(ALSO KNOWN AS FULTON AVENUE)

PLANNED DEVELOPMENT BOUNDARY LINE ZONING B2-2. THEN REPEATED OCCUPANCY ARTIST LIVE WORK APARTMENTS (ALL 3 BUILDINGS)

EXISTING ADA RAMPS

ILLINOIS CENTRAL RAILROAD

- (17) AUTO PARKING SPACES
- ★ (16) BICYCLE SPACES ON TWO
OUTDOOR RACKS (8 SPACES EACH)
- ★★ (12) INDOOR SPACES FOR BICYCLES

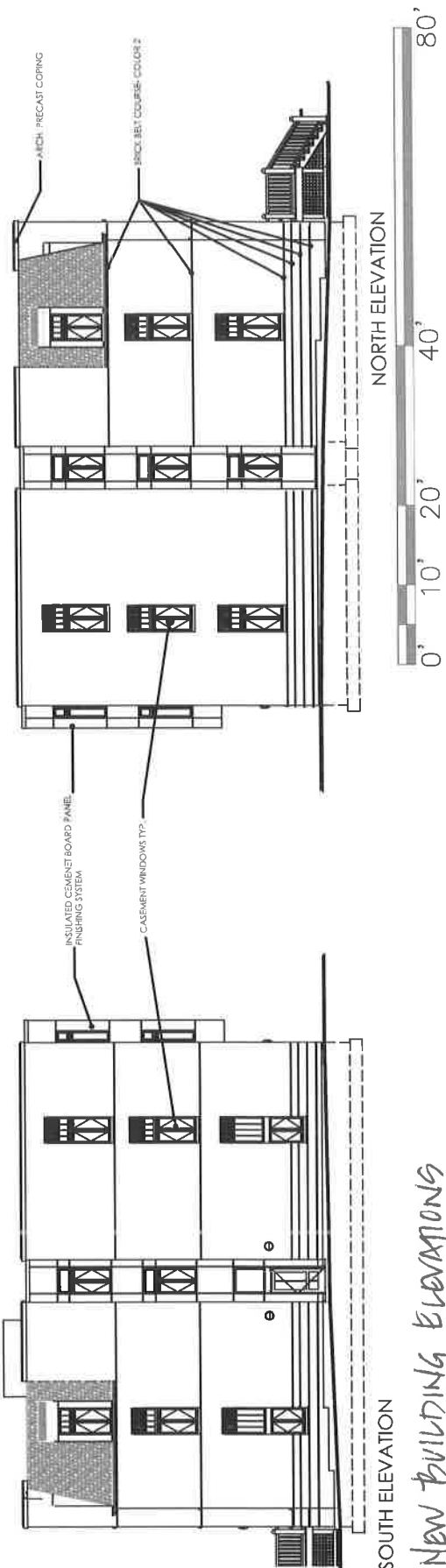
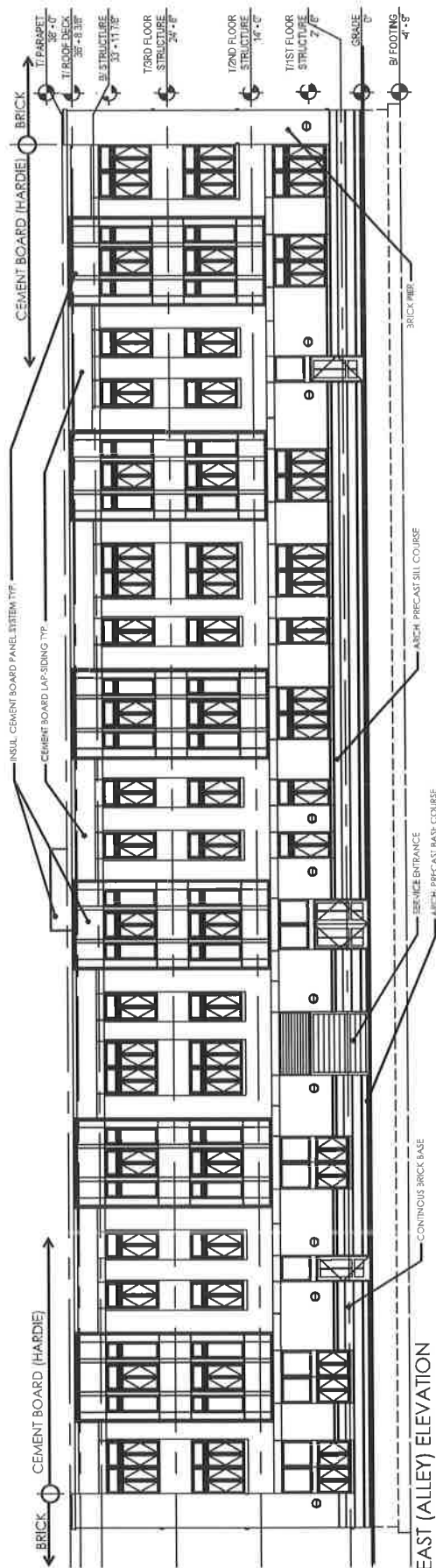
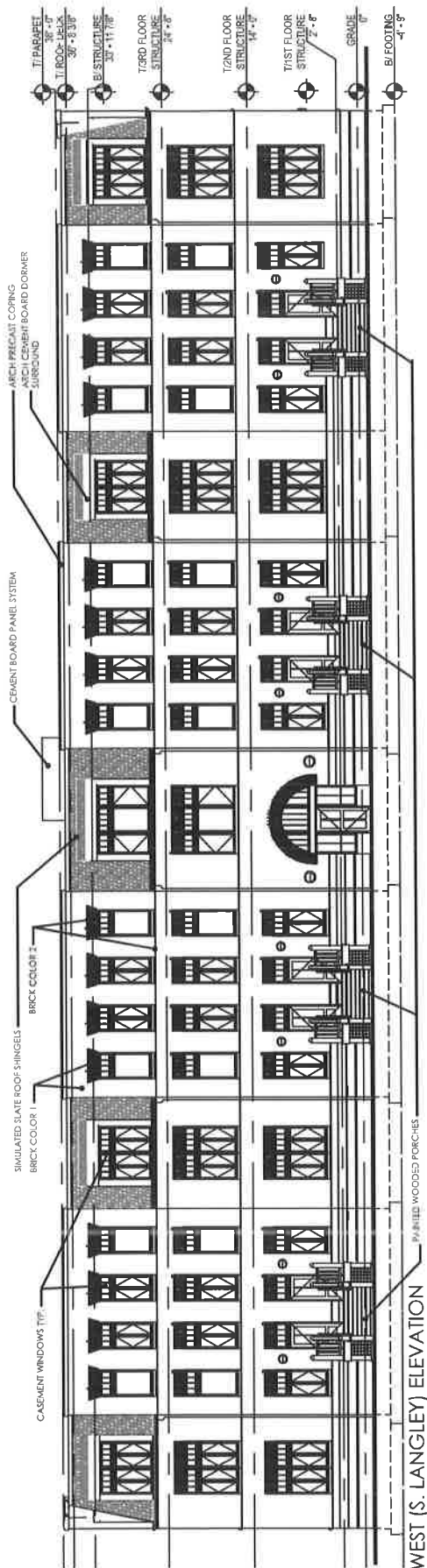
TOTAL OF (28) BICYCLE SPACES






ALLEY APRON IMPROVED PER ADA STANDARDS

9' RADIUS TO
FACE OF CURB,
TYPICAL

SITE PLAN DIMENSIONED

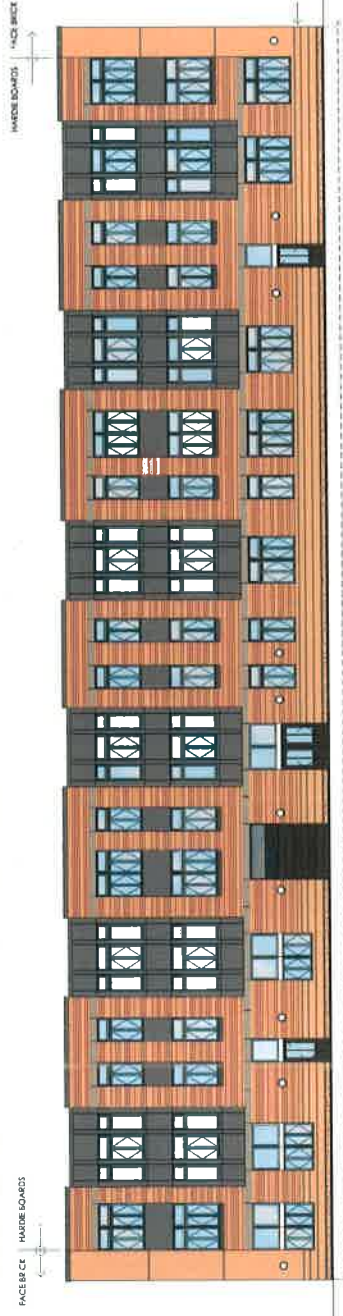
APPLICANT: PULLMAN ARTSPACE, L.L.C.
ADDRESS: 11127-29 S. LANGLEY AVENUE, 11137-49 S. LANGLEY AVENUE, 704-706 E. 112th STREET
INTRODUCTION DATE: JANUARY 19, 2016
PLAN COMMISSION: APRIL 21, 2016. REVISED JULY 31, 2017



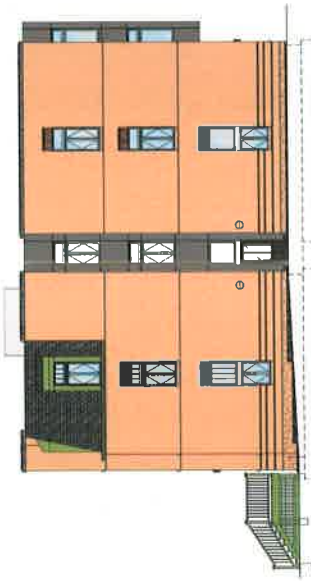
KEY	
	BRICK 1
	BRICK 2
	HARDIE BOARD - COLOR 1
	HARDIE BOARD - COLOR 2
	HARDIE BOARD - COLOR 3



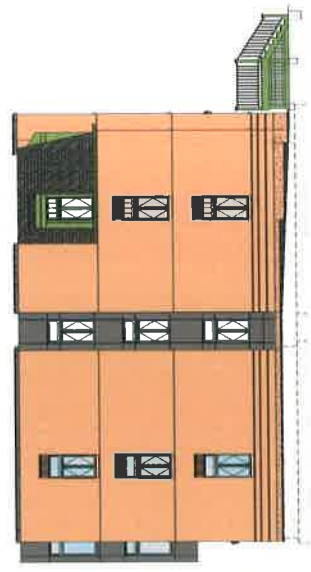
WEST (LANGLEY AVENUE) ELEVATION



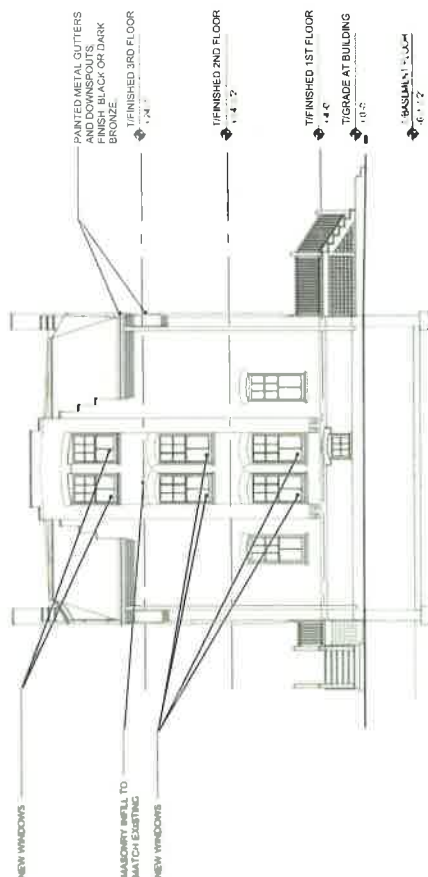
EAST (ALLEY) ELEVATION



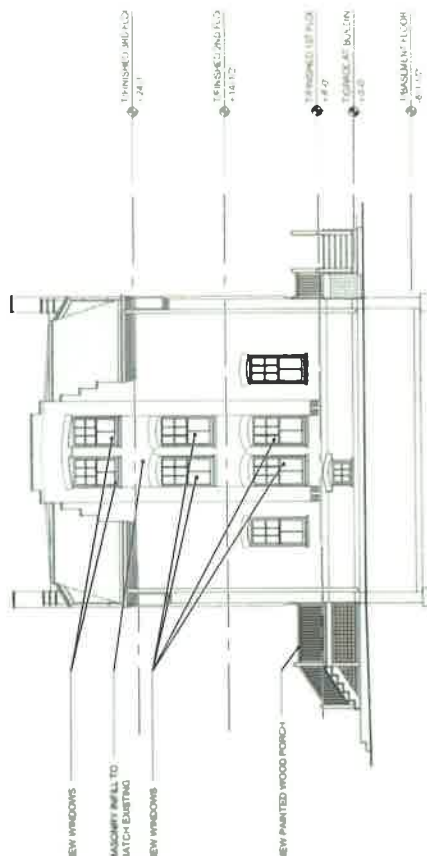
SOUTH ELEVATION



NORTH ELEVATION



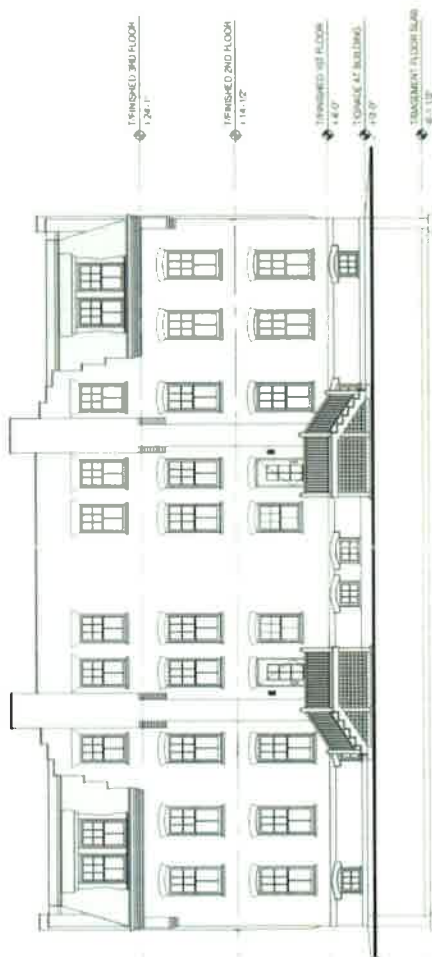
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



11127-29 S. LANGLEY AVE, WEST FACADE



11127-29 S. LANGLEY AVE, FROM NORTHWEST



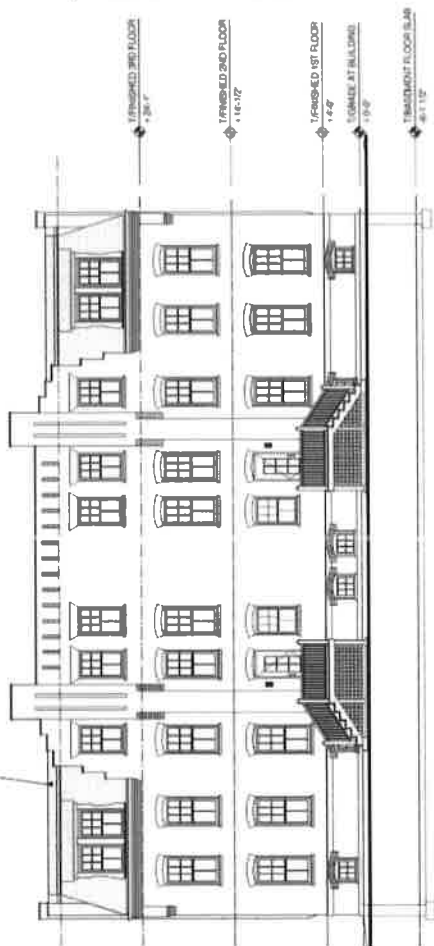
11127-29 S. LANGLEY AVE, FROM SOUTHWEST



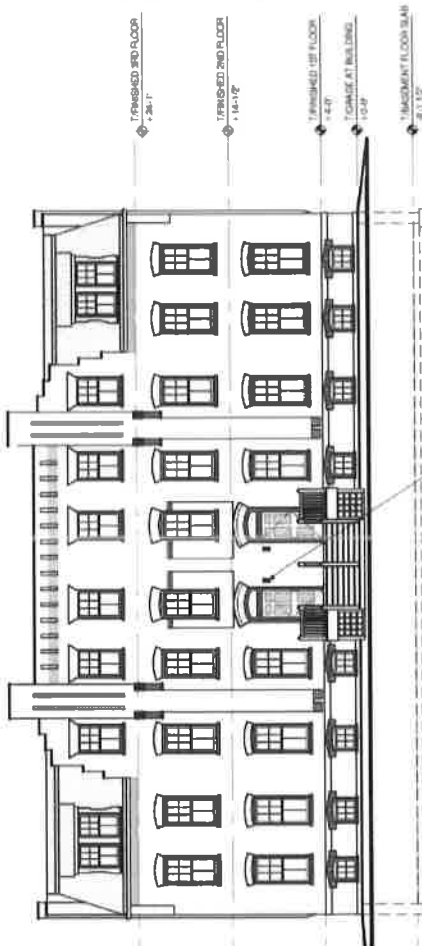
11127-29 S. LANGLEY AVE, SOUTH FACADE

North Elevation Building Elevations

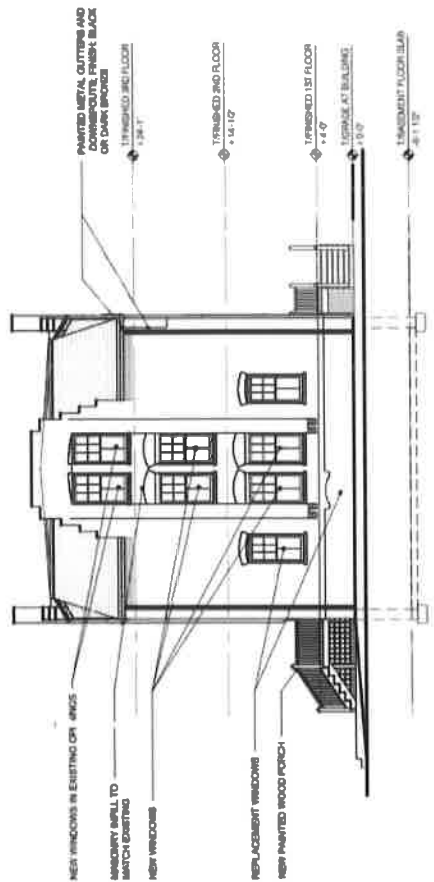
SIMULATED SLATE ROOF SHINGLES



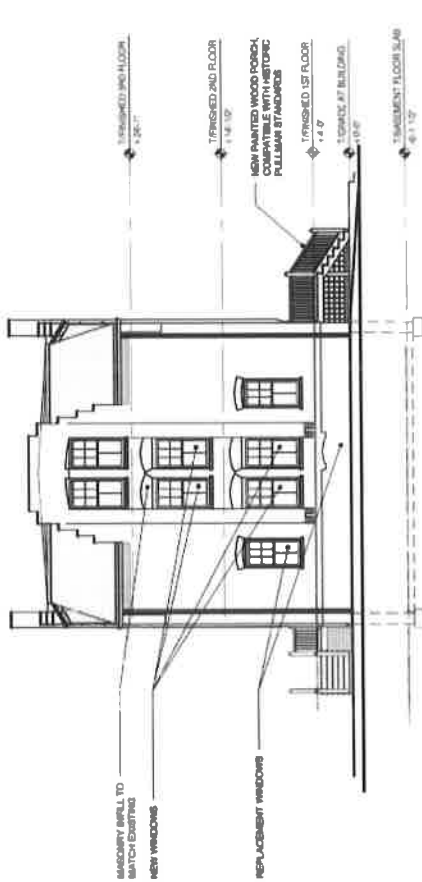
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



WEST ELEVATION



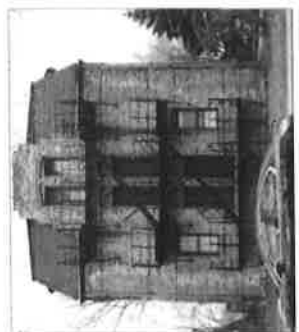
704-06 E. 112TH ST. FROM SOUTHWEST



704-06 E. 112TH ST. FROM NORTHEAST



704-06 S. E. 112TH ST. FROM NORTHWEST



704-06 S. E. 112TH ST. WEST FACADE

South Existing Building Elevations

6/22/2016

REPORTS OF COMMITTEES

27651

*Reclassification Of Area Shown On Map No. 13-L.
(Application No. A-8220)
(Common Address: 5140 -- 5190 N. Northwest Hwy.)*

[O2016-1719]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M1-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 13-L in the area bounded by:

North Northwest Highway; North Milwaukee Avenue, a 39-foot long southwesterly perpendicular line to North Milwaukee Avenue and 112.42 feet southeast of the southwest intersection of North Northwest Highway and North Milwaukee Avenue; a 96.98-foot long southwesterly perpendicular line to the C & NW Railroad right-of-way at a point 608.12 feet southeast of the east boundary line of North Central Avenue (as measured along the northeast boundary line of the C & NW Railroad right-of-way line); the northeast boundary line of the C & NW Railroad right-of-way line; and North Central Avenue,

to those of a B1-1 Neighborhood Shopping District.

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

*Reclassification Of Area Shown On Map No. 28-E.
(As Amended)
(Application No. 18672)
(Common Address: 11127 -- 11149 S. Langley Ave./
704 -- 706 E. 112th St.)*

BBPD1332

[SO2016-664]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 28-E in the area bounded by:

South Langley Avenue; the public alley next north of and parallel to East 112th Street; the public alley next east of and parallel to South Langley Avenue; and East 112th Street,

to those of a B2-2 Neighborhood Mixed-Use District and a corresponding use district is hereby established in the area above described.

SECTION 2. Further, Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the B2-2 Neighborhood Mixed-Use District symbols and indications as shown on Map Number 28-E in the area bounded by:

South Langley Avenue; the public alley next north of and parallel to East 112th Street; the public alley next east of and parallel to South Langley Avenue; and East 112th Street,

to those of the designation of Residential-Business Planned Development Number 1332 which is hereby established in the area described above subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 3. This ordinance shall be in force and effect upon its passage.

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

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1332 ("Planned Development") consists of approximately 33,441 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, Pullman Artspace LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans.

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

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

4. This Plan of Development consists of 17 Statements: a Bulk Regulations Table; Existing Land-Use Map; Existing Zoning Map; PD Boundary/Property Line Map; Site Plan Dimensioned; Trash Screen Detail; Site Plan with First Floor plus Landscape; Roof Plan; Street and Alley Elevations, Full Development; New Building Elevations; New Building Transverse (east/west) Building Section; North Existing Building Elevations; and South Existing Building Elevations prepared by VOA Associates, Incorporated and dated May 19, 2016, submitted herein. 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 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 Zoning ordinance, this Planned Development Ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Planned Development 1332: artist live/work space located on and above the ground floor; a community center; artist work and sale space; accessory uses; and accessory parking.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 33,441 square feet.

9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with its plan review or Part II Reviews, are conditional until final Part II Approval.
11. The applicant acknowledges and agrees that the rezoning of the Property from a RT4 Residential Two-Flat, Townhouse and Multi-Unit District to a B2-2 Neighborhood Mixed-Use District to a Residential-Business Planned Development for construction of this project triggers the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project (the "Required Units") as affordable units, or provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the Required Units on-site or, with the Commissioner's approval, off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two-mile radius from the residential housing project and in a higher income area or downtown district. The Property is located in a "higher income area" within the meaning of the ARO, and the applicant has agreed to satisfy its affordable housing obligation by providing 38 affordable units in the rental building to be constructed in the Planned Development, as set forth in the Affordable Housing Profile Form attached hereto as Exhibit [A]. The applicant agrees that the affordable rental units must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the applicant subsequently reduces (or increases) the number of housing units in the Planned Development, the applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval, and DPD may adjust the number of required Affordable Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the applicant must execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such Property. The Commissioner of DPD may enforce remedies for any breach of this Statement 11, including any breach of any affordable housing, agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

Notwithstanding the foregoing, if the applicant receives Low-Income Housing Tax Credits, tax increment financing or other financial assistance whose affordability requirements exceed those of the Affordable Housing Ordinance from the City to develop affordable housing in any portion of the Planned Development, the regulatory, redevelopment, loan or other agreement(s) to be executed by the City and the applicant in connection with such tax credits or other financial assistance shall govern and control the applicant's obligation to provide affordable housing for such subsidized portion of the Planned Development.

12. Pursuant to the Chicago Zoning Ordinance (Section 17-8-0911), Planned Developments are to give priority to the preservation and adaptive reuse of Chicago Landmark buildings. The Planned Development includes an existing building located at 704 -- 706 East 112th Street, which is designated as a contributing building in the Pullman Historic Landmark District. The proposed development is subject to the review and approval of the Commission on Chicago Landmarks pursuant to the Chicago Landmarks Ordinance, Section 2-120-740.
13. 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 13-32-125 of the Municipal Code, or any other provision of that Code.
14. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors.
15. 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.
16. The applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs, conserves energy and maximizes the preservation of natural resources. The applicant shall achieve an Energy Star Building Certification for the Property.
17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to a RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

[Existing Land-Use Map; Existing Zoning Map; Boundary and Property Line Map; Site Plan Dimensioned, Trash Screen Detail; Site Plan with First Floor plus Landscape; Roof Plan; Building Elevations; and New Building Transverse (east/west) Building Section referred to in these Plan of Development Statements printed on pages 27657 through 27670 of this *Journal*.]

Bulk Regulations and Data Table and Exhibit "A" -- 2007 Affordable Housing Profile Form (Rental) referred to in these Plan of Development Statements read as follows:

Planned Development 1332

Bulk Regulations And Data Table.

Gross Site (52,810 square feet or 1.21 acres) = Net Site Area (33,441 square feet or .77 acre + Area remaining in Public Rights-of-Way (19,369 square feet or 0.44 acre))

Maximum Floor Area Ratio:	1.7
Maximum Number of Dwelling Units:	38
Minimum Number of Parking Spaces:	17 spaces
Minimum Number of Bicycle Spaces:	25 spaces
Minimum Number of Off-Street Loading Spaces:	1
Setbacks:	In substantial conformance with the Site and Landscape Plans
Maximum Building Heights:	Existing Buildings: 38 feet to the top of the chimney/up to 42 feet if historic detail added to existing chimneys; New Construction: 38 feet to the top of coping, excluding elevator overrun penthouse; 45 feet overall building height.

Exhibit A

FINAL FOR PUBLICATION

2007 Affordable Housing Profile Form (Rental)

Submit this form to the Department of Planning & Development (DPD) for projects that are subject to the 2007 ARO. Projects submitted after October 13, 2015 – or that do not receive City Council approval by July 13, 2016 – will be subject to the 2015 ARO. More information is online at www.cityofchicago.org/ARO.

This completed form should be returned to: Kara Breems, DPD, 121 N. LaSalle Street, Chicago, IL 60602. E-mail: kara.breems@cityofchicago.org Telephone: (312) 744-6476

Date: 05/16/2016

SECTION 1: DEVELOPMENT INFORMATION

Development Name: Pullman Artspace

Development Address: 11127-49 S Langley /04-/06 E 112th St Chicago, IL

Ward: 9th

If you are working with a Planner at the City, what is his/her name?

Type of City involvement:

(check all that apply)

☐ City Land

☐ Financial Assistance (If receiving TIF assistance, will TIF funds be used for housing construction? ☐ If yes, please provide copy of the TIF Eligible Expenses

☒ Zoning increase and/or PD

SECTION 2: DEVELOPER INFORMATION

Developer Name: Pullman Artspace, LLC

Developer Contact (Project Coordinator): David Doig

Developer Address: 1000 E 111th St

Email address: ddoig@cnigroup.org

Telephone Number: 773-341-2060

SECTION 3: DEVELOPMENT INFORMATION

a) Affordable units required (All units will be affordable at 60% AMI level for 30 years,

For ARO projects: $\frac{36}{100} \times 10\% = 4$ (always round up)
Total units total affordable units required

*20% if TIF assistance is provided

For Density Bonus projects: _____ X 25% = _____
Bonus Square Footage* Affordable sq. footage required

*Note that the maximum allowed bonus is 20% of base FAR in dash-5; 25% in dash-7 or -10; and 30% of base FAR in dash-12 or -16 (www.cityofchicago.org/zoning for zoning info)

b) building details

In addition to water, which of the following utilities will be included in the rent (circle applicable):

☐ Cooking gas ☒ electric ☐ gas heat ☐ electric heat ☐ heating & cooking other (describe on back)

Is parking included in the rent for the: affordable units? yes no

market-rate units? yes no

If parking is not included, what is the monthly cost per space?

*The project provides 17 offstreet parking spaces, on street available parking available as well
Estimated date for the commencement of marketing: 12/2017

*Heating & cooking are TBD based on budget info that isn't currently available
goal: gas budget permitting

FINAL FOR PUBLICATION

Estimated date for completion of construction of the affordable units: 03/2018

For each unit configuration, fill out a separate row, as applicable (see example).

	Unit Type*	Number of Units	Number of Bedrooms/Unit	Total Square Footage/Unit	Expected Market Rent	Proposed Affordable Rent*	Proposed Level of Affordability (60% or less of AMI)	Unit Mix OK to proceed?
Example	1 bed/1 bath	4	1	800	\$1000	750	60%	
Affordable Units								<input type="checkbox"/>
								<input type="checkbox"/>
								<input type="checkbox"/>
Market Rate Units						N/A	N/A	<input type="checkbox"/>
						N/A	N/A	<input type="checkbox"/>
						N/A	N/A	<input type="checkbox"/>

*Rent amounts updated annually in the "City of Chicago's Maximum Affordable Monthly Rent Chart"

SECTION 4: PAYMENT IN LIEU OF UNITS

When do you expect to make the payment -in-lieu?

(typically corresponds with issuance of building permits)

Month/Year

For ARO projects, use the following formula to calculate payment owed:

$$\frac{\text{Number of total units in development}}{\text{Number of total units in development}} \times 10\% = \frac{\text{Number of total units in development}}{\text{Number of total units in development}} \times \$100,000 = \$ \text{Amount owed}$$

(round up to nearest whole number)

For Density Bonus projects, use the following formula to calculate payment owed:

$$\text{Bonus Floor Area (sq ft)} \times 80\% \times \$ \text{median price per base FAR foot (from table below)} = \$ \text{Amount owed}$$

Submarket (Table for use with the Density Bonus fees-in-lieu calculations)	Median Land Price per Base FAR Foot
Loop: Chicago River on north/west; Congress on south; Lake Shore Dr on east	\$31
North: Division on north; Chicago River on south/west; Lake Shore Dr on east	\$43
South: Congress on north; Stevenson on south; Chicago River on west; Lake Shore Dr on east	\$22
West: Lake on north; Congress on south; Chicago River on east; Racine on west	\$29

Authorization to Proceed (to be completed by Developer & DPD)

Kara Brems, DPD

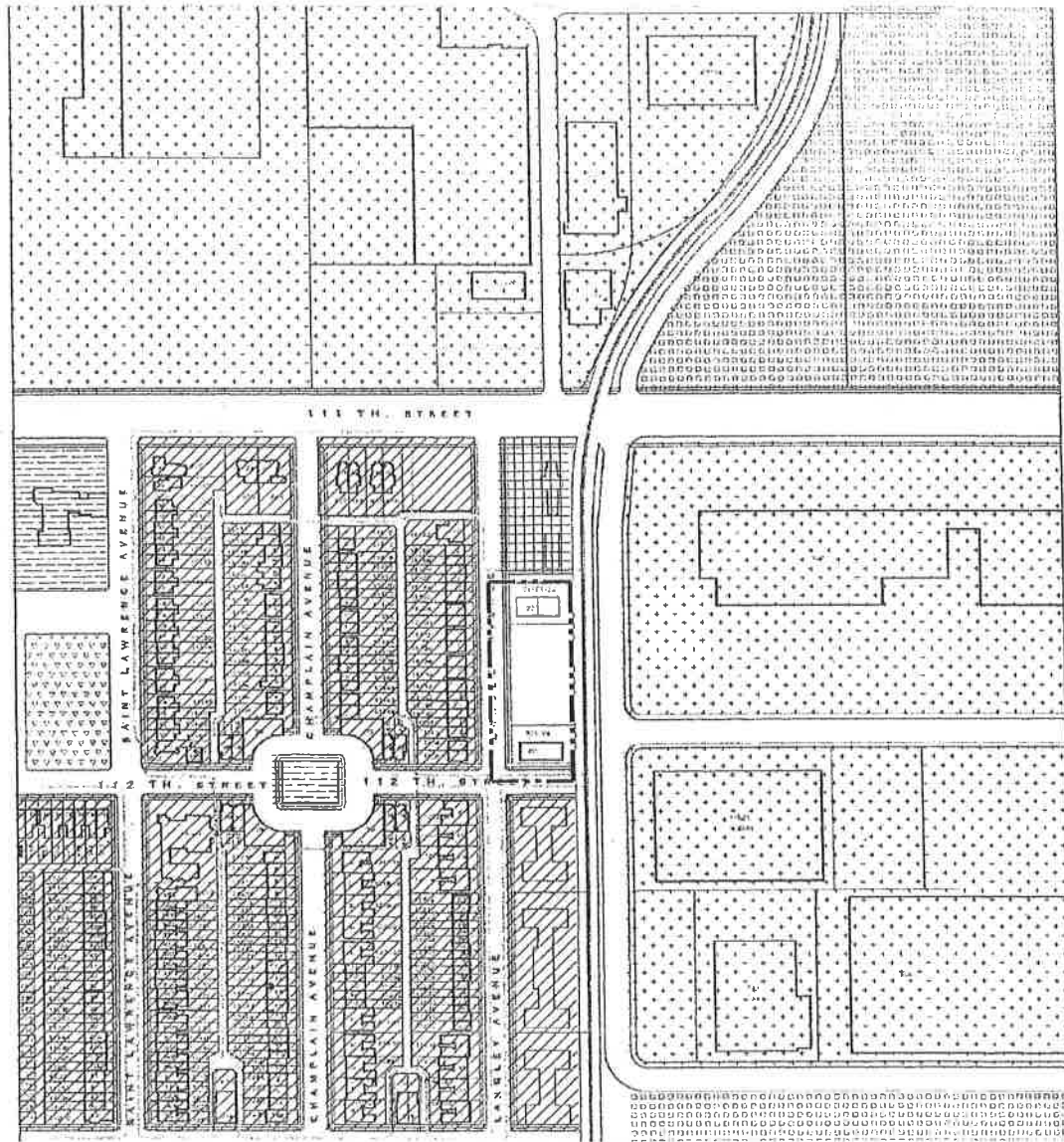
Developer/Project Manager

Date

05/17/2016

Date

FINAL FOR PUBLICATION

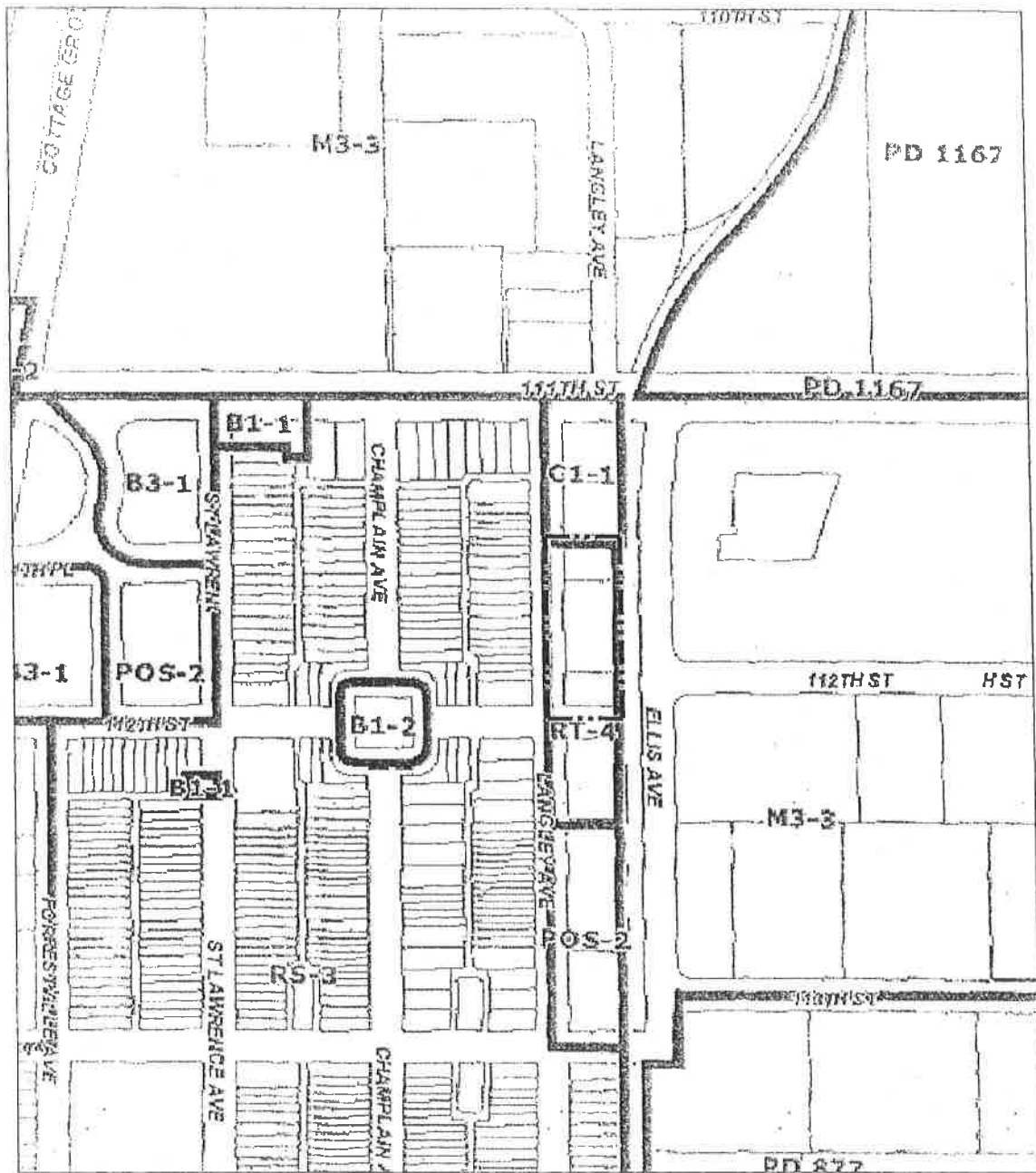


SITE KEY

--- PROPOSED P.D. BOUNDARY	RESIDENTIAL	MANUFACTURING	PARKS & OPEN SPACE
	COMMERCIAL	BUSINESS	PLANNED DEVELOPMENT

EXISTING LAND USE MAP

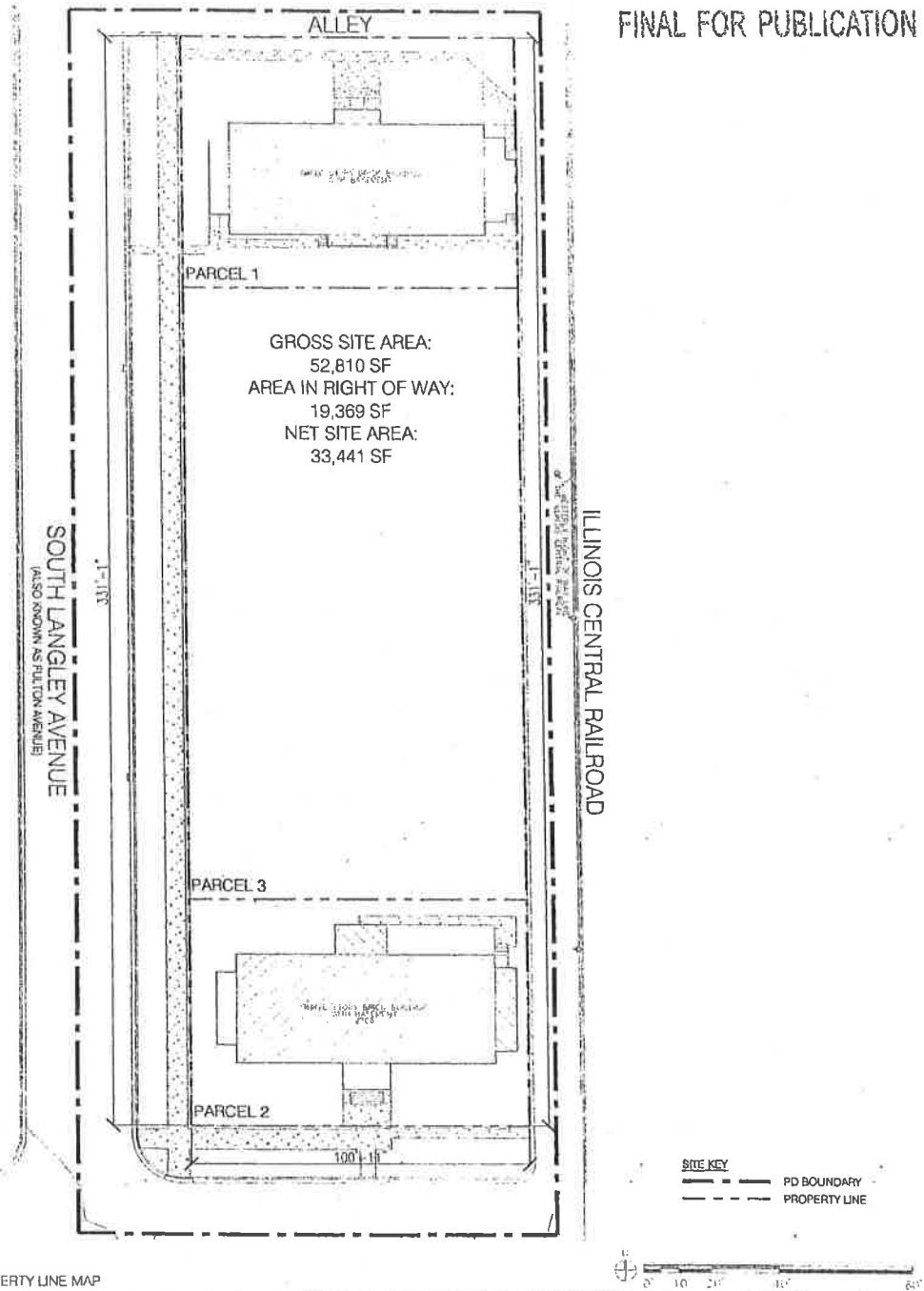
APPLICANT: PULLMAN ARTSPACE, L.L.C.
 ADDRESS: 11127-29 S. LANGLEY AVENUE, 11137-49 S. LANGLEY AVENUE, 704-706 E. 112th STREET
 INTRODUCTION DATE: JANUARY 19, 2016
 PLAN COMMISSION: MAY 19, 2016



EXISTING ZONING MAP

APPLICANT: PULLMAN ARTSPACE, L.L.C.
 ADDRESS: 11127-29 S. LANGLEY AVENUE, 11137-49 S. LANGLEY AVENUE, 704-706 E. 112th STREET
 INTRODUCTION DATE: JANUARY 19, 2016
 PLAN COMMISSION: MAY 19, 2016

VOA
 ©2016 VOA ASSOCIATES, INC.



PD BOUNDARY/ PROPERTY LINE MAP

APPLICANT: PULLMAN ARTSPACE, L.L.C.
ADDRESS: 11127-29 S. LANGLEY AVENUE, 11137-49 S. LANGLEY AVENUE, 704-706 E. 112th STREET
INTRODUCTION DATE: JANUARY 19, 2016
PLAN COMMISSION: MAY 19, 2016

VOA
©2016 VOA ASSOCIATES, INC.

ALLEY APRON
IMPROVED PER
ADA STANDARDS

FINAL FOR PUBLICATION

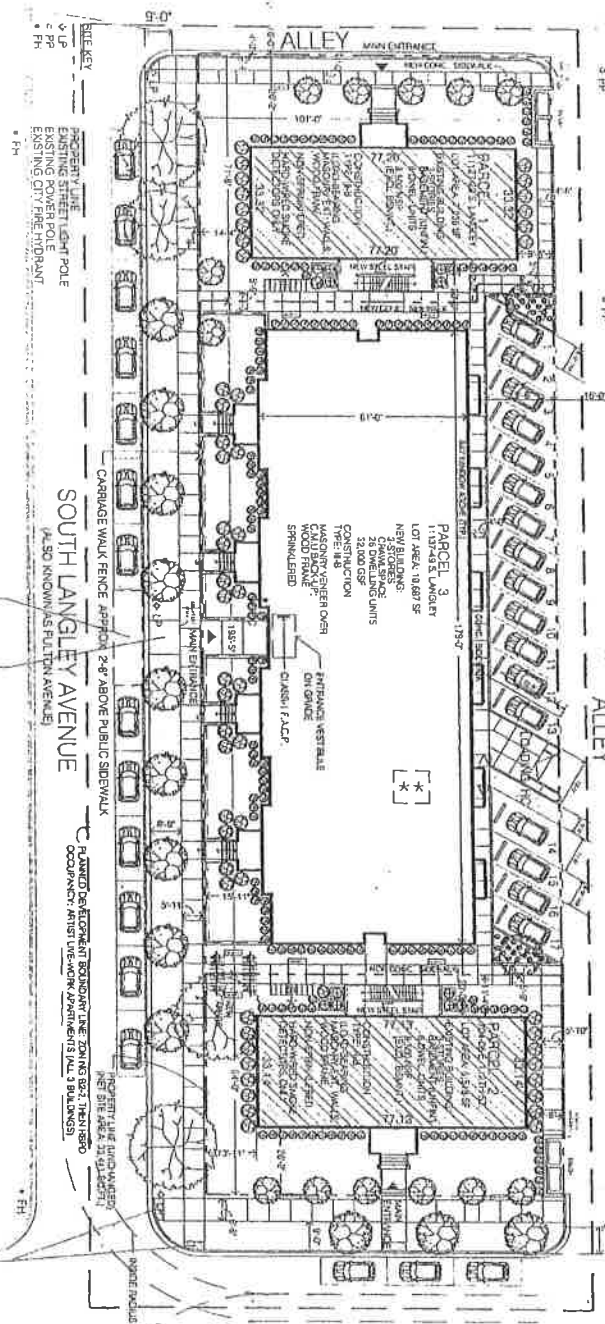
30' NO PARKING
AREA

COURTESY
WALK

EXISTING ADA
RAMPS

SITE PLAN DIMENSIONED

APPLICANT: PULLMAN ARTSPACE, L.L.C.
ADDRESS: 11127-29 S. LANGLEY AVENUE, 704-706 E. 112th STREET
INTRODUCTION DATE: JANUARY 19, 2016
PLAN COMMISSION: MAY 19, 2016



ILLINOIS CENTRAL RAILROAD

PARKING COUNT

- (17) AUTO PARKING SPACES
 - * (16) BICYCLE SPACES ON TWO OUTDOOR RACKS (8 SPACES EACH)
 - ** (12) INDOOR SPACES FOR BICYCLES
- TOTAL OF (28) BICYCLE SPACES

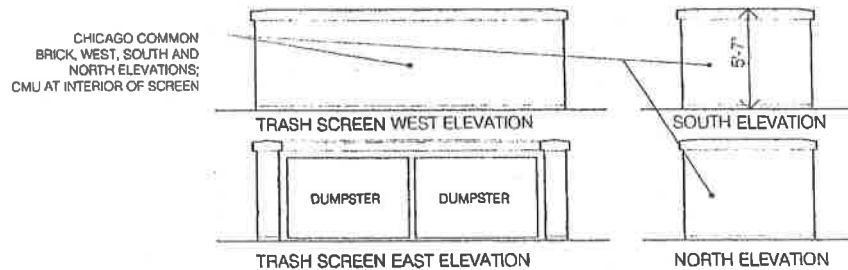
ALLEY APRON
IMPROVED PER
ADA STANDARDS

9' RADIUS TO
FACE OF CURB,
TYPICAL

FINAL FOR PUBLICATION



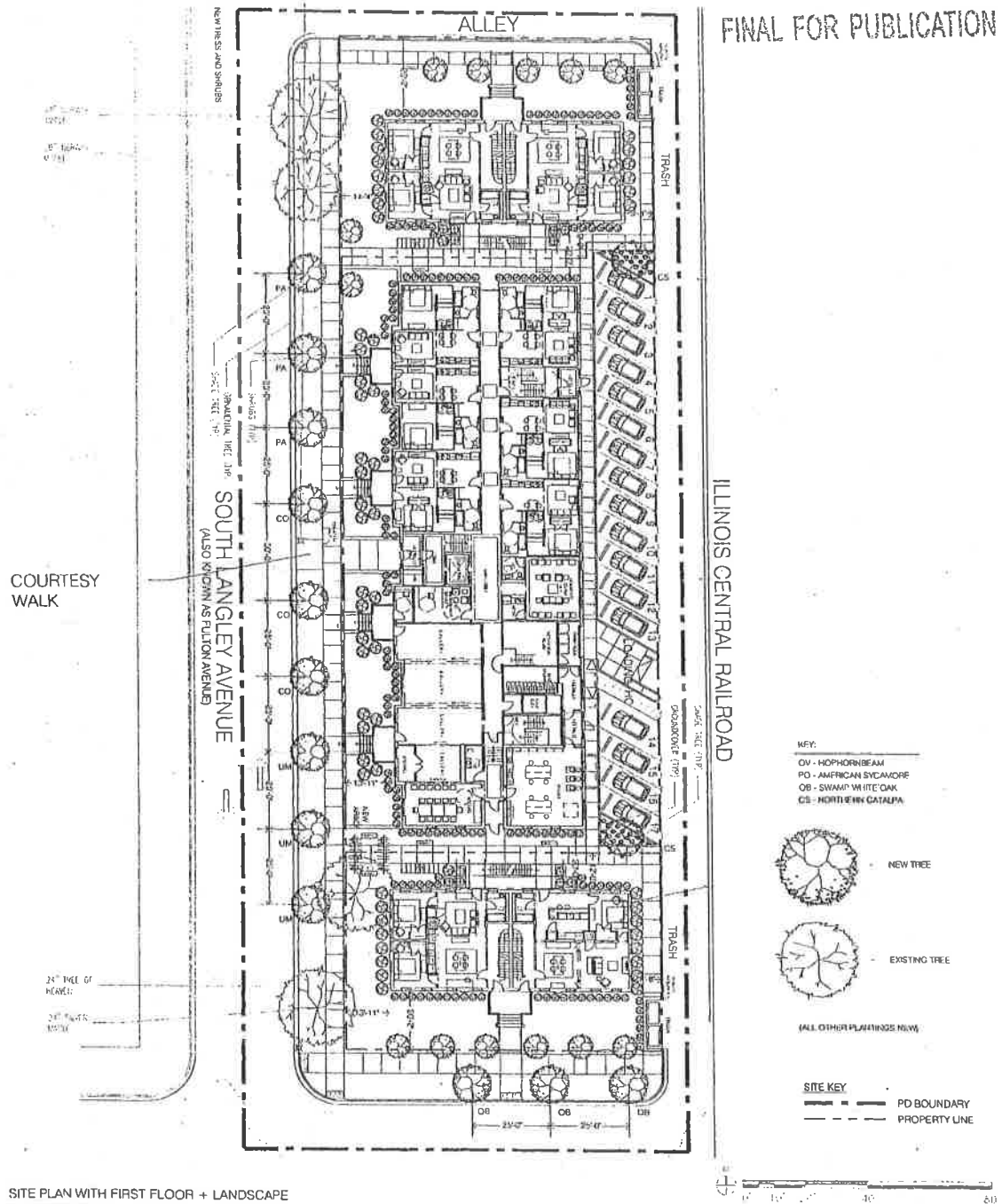
SECTION THOUGH TRASH SCREEN

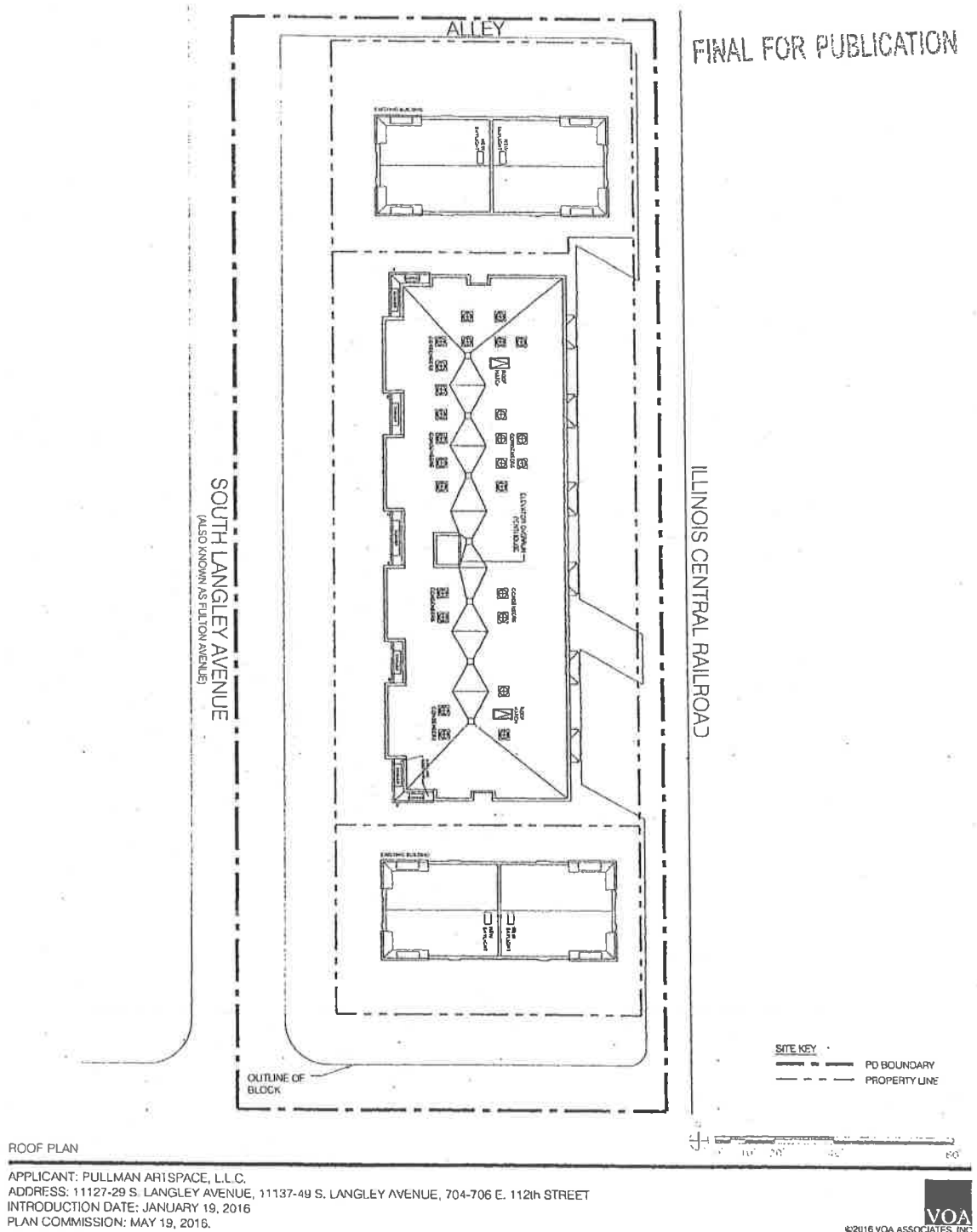


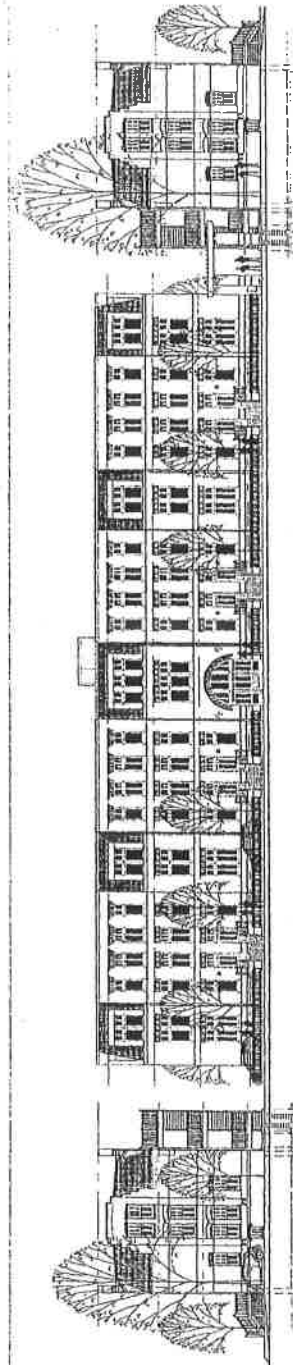
ELEVATIONS OF TRASH SCREEN

TRASH SCREEN DETAIL

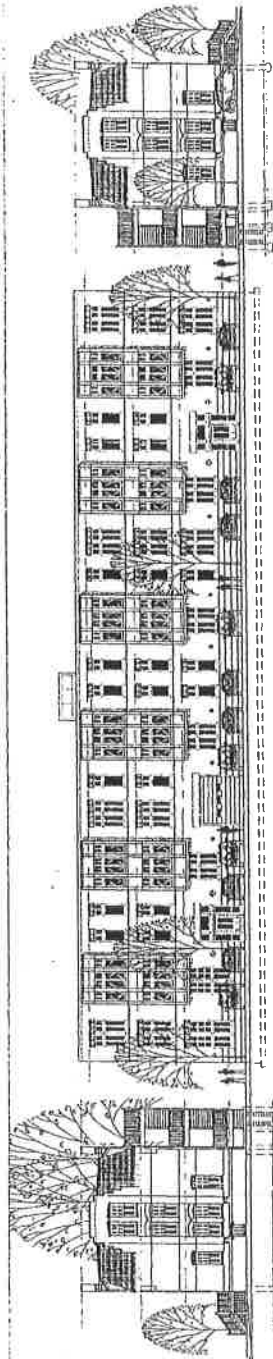
APPLICANT: PULLMAN ARTSPACE, L.L.C.
ADDRESS: 11127-29 S. LANGLEY AVENUE, 11137-49 S. LANGLEY AVENUE, 704-706 E. 112th STREET
INTRODUCTION DATE: JANUARY 19, 2016
PLAN COMMISSION: MAY 19, 2016.





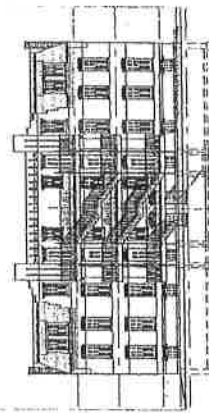
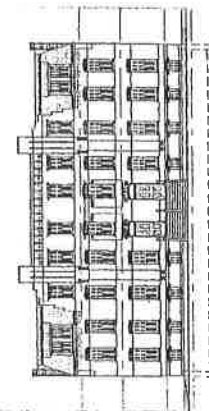


WEST (LANGLEY AVENUE) ELEVATION



EAST (PARKING / N-S ALLEY) ELEVATION

FINAL FOR PUBLICATION

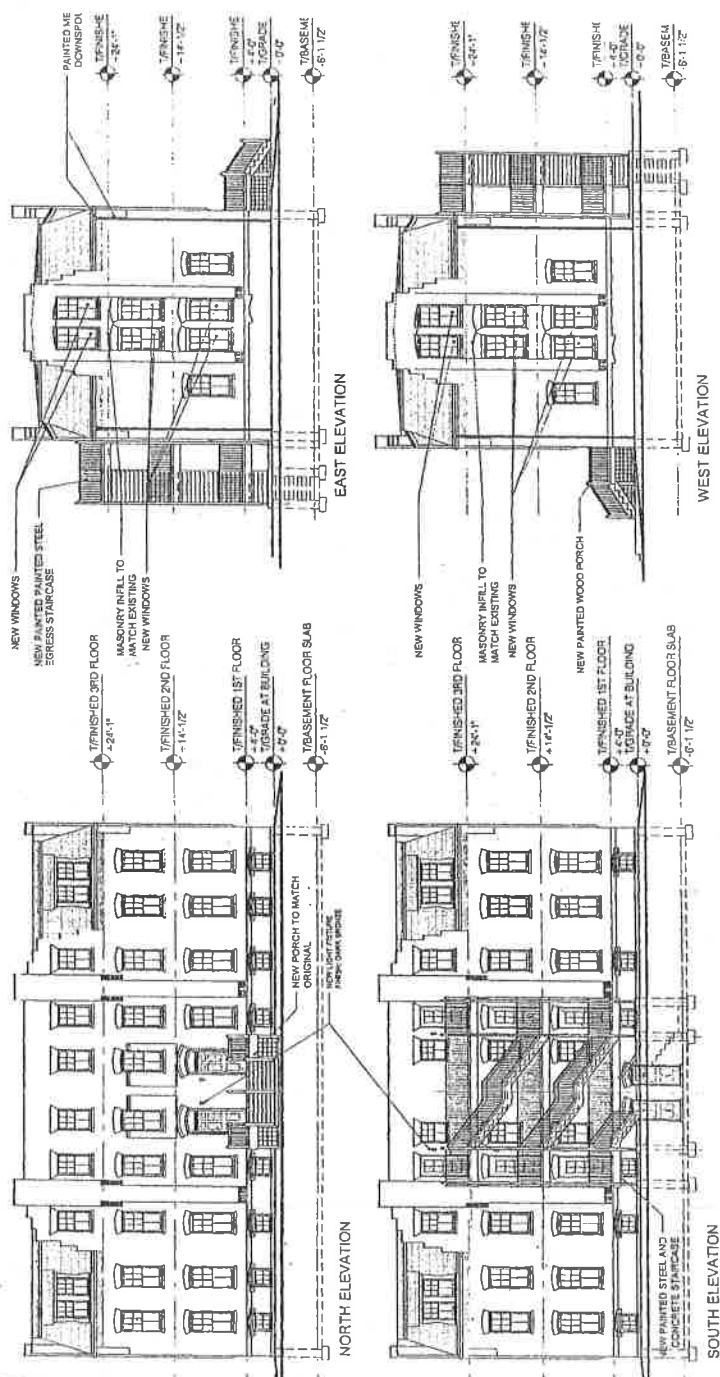
SOUTH ELEVATION, 11127-29 S. LANGLEY
NORTH ELEVATION, 704-06 E. 112TH ST. (SIMILAR)SOUTH ELEVATION, 704-06 E. 112TH ST.
NORTH ELEVATION, 11127-29 S. LANGLEY (SIMILAR)

APPLICANT: PULLMAN ARTSPACE, L.L.C.
 ADDRESS: 11127-29 S. LANGLEY AVENUE, 11137-49 S. LANGLEY AVENUE, 704-706 E. 112th STREET
 INTRODUCTION DATE: JANUARY 19, 2016
 PLAN COMMISSION: MAY 19, 2016.

VOA

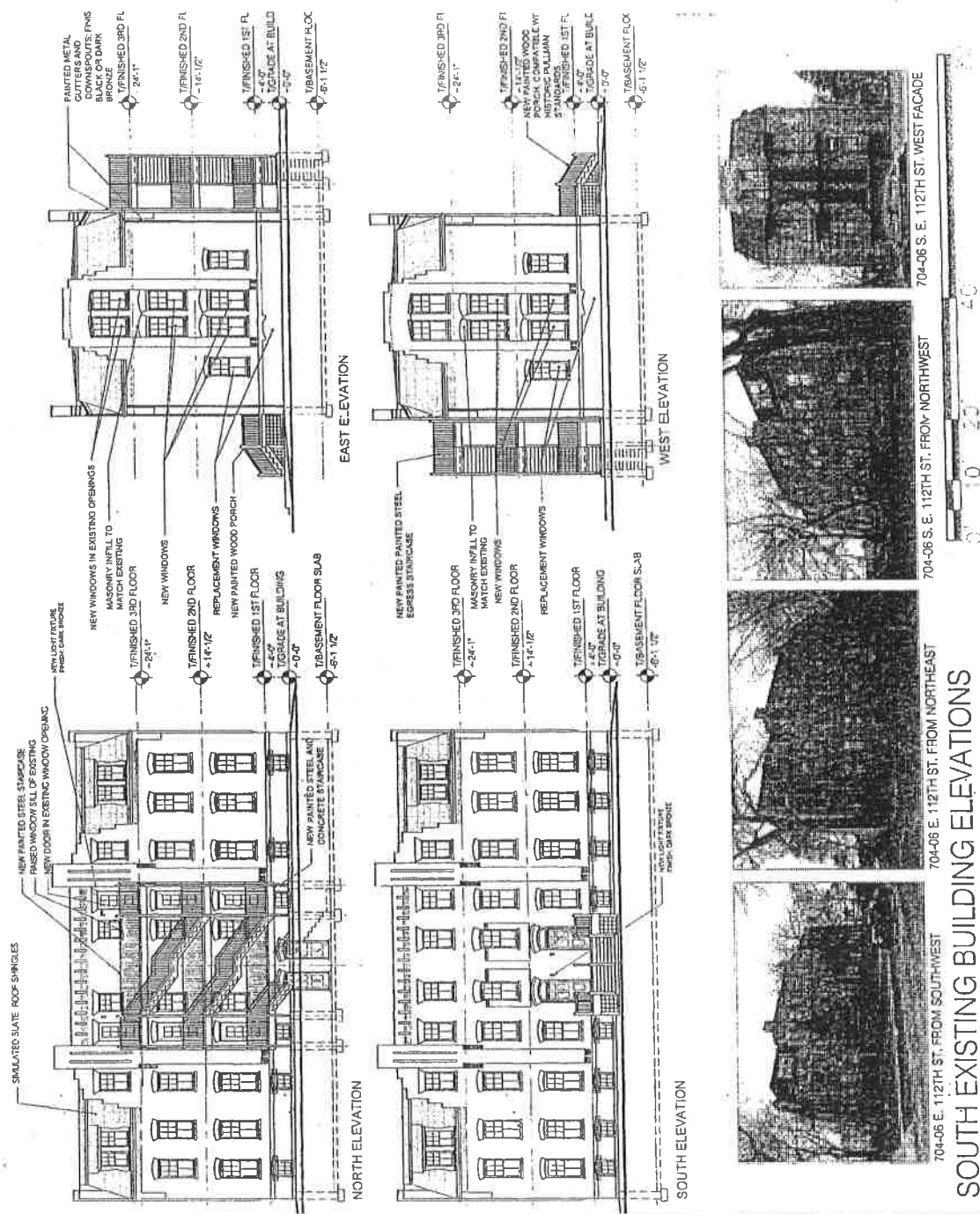
©2016 VOA ASSOCIATES, INC





NORTH-EXISTING BUILDING ELEVATIONS

APPLICANT: PULLMAN ARTSPACE, L.L.C.
ADDRESS: 11127-29 S. LANGLEY AVENUE, 11137-49 S. LANGLEY AVENUE, 704-706 E. 112th STREET
INTRODUCTION DATE: JANUARY 19, 2016
PLAN COMMISSION: MAY 19, 2016.



APPLICANT: PULLMAN ARTSPACE, L.L.C.
ADDRESS: 11127-29 S. LANGLEY AVENUE, 11137-49 S. LANGLEY AVENUE, 704-706 E. 112TH STREET
INTRODUCTION DATE: JANUARY 19, 2016
PLAN COMMISSION: MAY 19, 2016.

