# PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Institutional Planned Development Number _____, ("Planned Development") consists of approximately 367,441 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, the Chicago Transit Authority, and the Cook County Land Bank Authority.

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 title holders 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 title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

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

   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 & 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 16 Statements: Bulk Regulations and Data Table; Existing Zoning Map; Existing Land-Use Map; Existing Site Survey; Planned Development Boundary Map; Site Aerial; Dedication and Vacation Map; Site Plan(s); Circulation Diagram(s); Planting Plan(s); Overall Floor Plan(s); Roof Plan; Building Elevations (North, South, East and West); Street Elevations; and Sustainable Design Matrix prepared by Lamar Johnson Collaborative and dated October 18, 2023 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 Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses are permitted in the area delineated herein as a Planned Development: Office; Utilities and Services, Minor; Utilities and Services, Major.

6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.

7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.

8. The maximum permitted floor area ratio ("FAR") for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 346,241 square feet and a base FAR of 0.41.

9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by the Department of Planning 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 Planting 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 the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085 of the Municipal Code, 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 title holders and any ground lessors.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs 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. The Applicant, in accordance with the regulations associated with its funding, provides for a Disadvantaged Business Enterprise (DBE) program that is based on similar goals and will be assessed on design and construction contract procurements. The DBE program is inclusive of firms who also may be M/WBEs. For this development, the Applicant assessed a 28% DBE goal within the design-build contract excluding any technology purchases.

The Applicant also has established the following workforce goals on this project: Careers Opportunity Goal 10%, Apprentice Goal 10%, Service Area Economically Disadvantaged Area (EDA) Goal: 35%. Please note that all workforce goals are a percentage of total labor hours anticipated to be performed on the contract. The Careers Opportunity Goal is designed to provide opportunities for individuals who are Workforce Innovation and Opportunity Act (WIOA) eligible or Section 3 Workers. The Apprentice Goal is designed to assist current building trades apprentices in earning their hours to become journey workers and create opportunities for new apprentices who have previously faced challenges in attaining journey worker status due to economic hardship, race or gender. The Service Area EDA Goal is designed to provide opportunities for individuals who reside in zip codes within the CTA Service Area with a median household income of $45,000 or less. It is anticipated that the majority of work hours that meet this goal will come from individuals who reside within the City of Chicago and/or the six county area identified in the City M/WBE program.

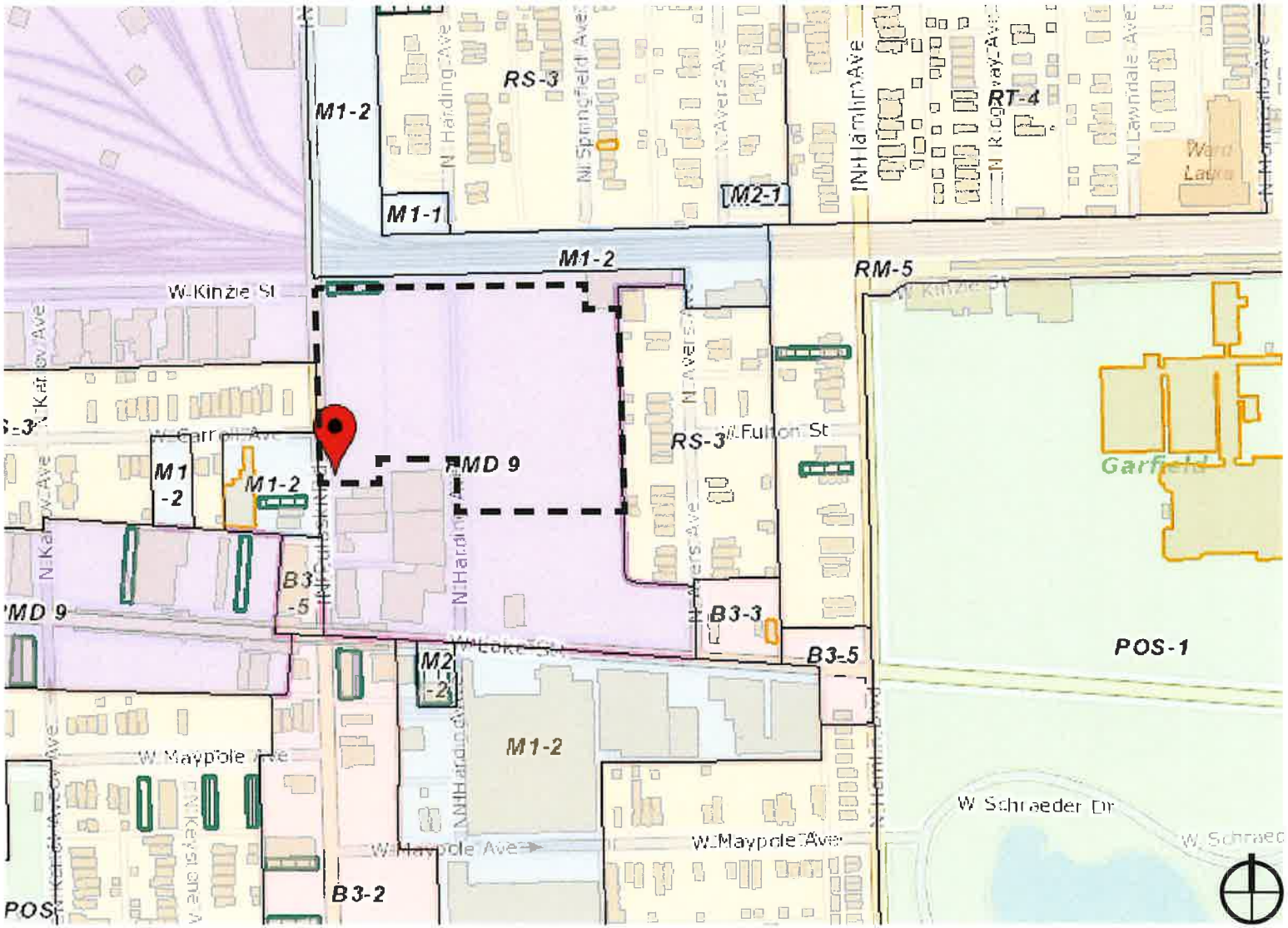
To assist the City in promoting and tracking such M/WBE and City resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the Applicant will submit to DPD, as part of its application for planned development approval, a DBE Participation Proposal. The DBE Participation Proposal will identify the Applicant's goals for participation of certified DBE firms in the design, engineering and construction of the project, and of City residents in the construction work. The DBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform DBEs 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 DBE and 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 DBE 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 DBE and City resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which DBEs and City residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to Planned Manufacturing District 9.

**PLANNED DEVELOPMENT _____**
**BULK REGULATIONS AND DATA TABLE**

Gross Site Area (366,631 square feet) = Net Site Area (339,996 square feet) + Area Remaining in Public Rights-of-Way (26,635 square feet)

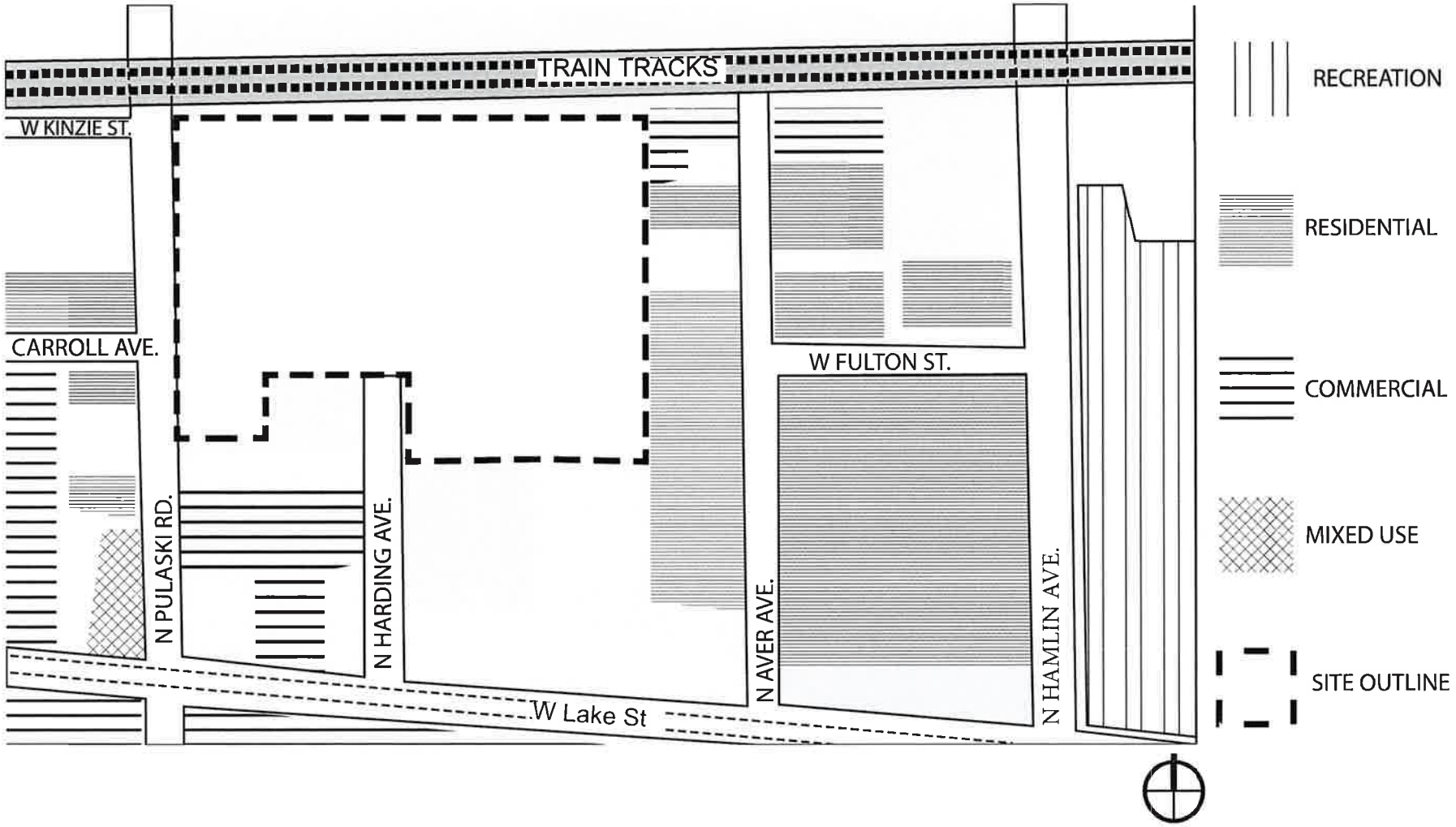
| | |
|---|---|
| Permitted Uses: | Office and Utilities and Services, Major & Minor |
| Maximum Floor Area Ratio: | 0.47 |
| Maximum Number of Dwelling Units: | N/A |
| Minimum Number of Required Accessory Off-Street Parking Spaces: | 34 spaces |
| Minimum Number of Bicycle Spaces | 18 spaces |
| Minimum Number of Off-Street Loading Spaces: | 2 spaces |
| Setbacks: | In substantial conformance with the Site and Landscape Plans |
| Maximum Building Heights: | 56' |




# Existing Zoning Map

Applicant: Chicago Transit Authority
Address: 335-375 N. Pulaski Road
Introduced: October 18, 2023
Plan Commission:

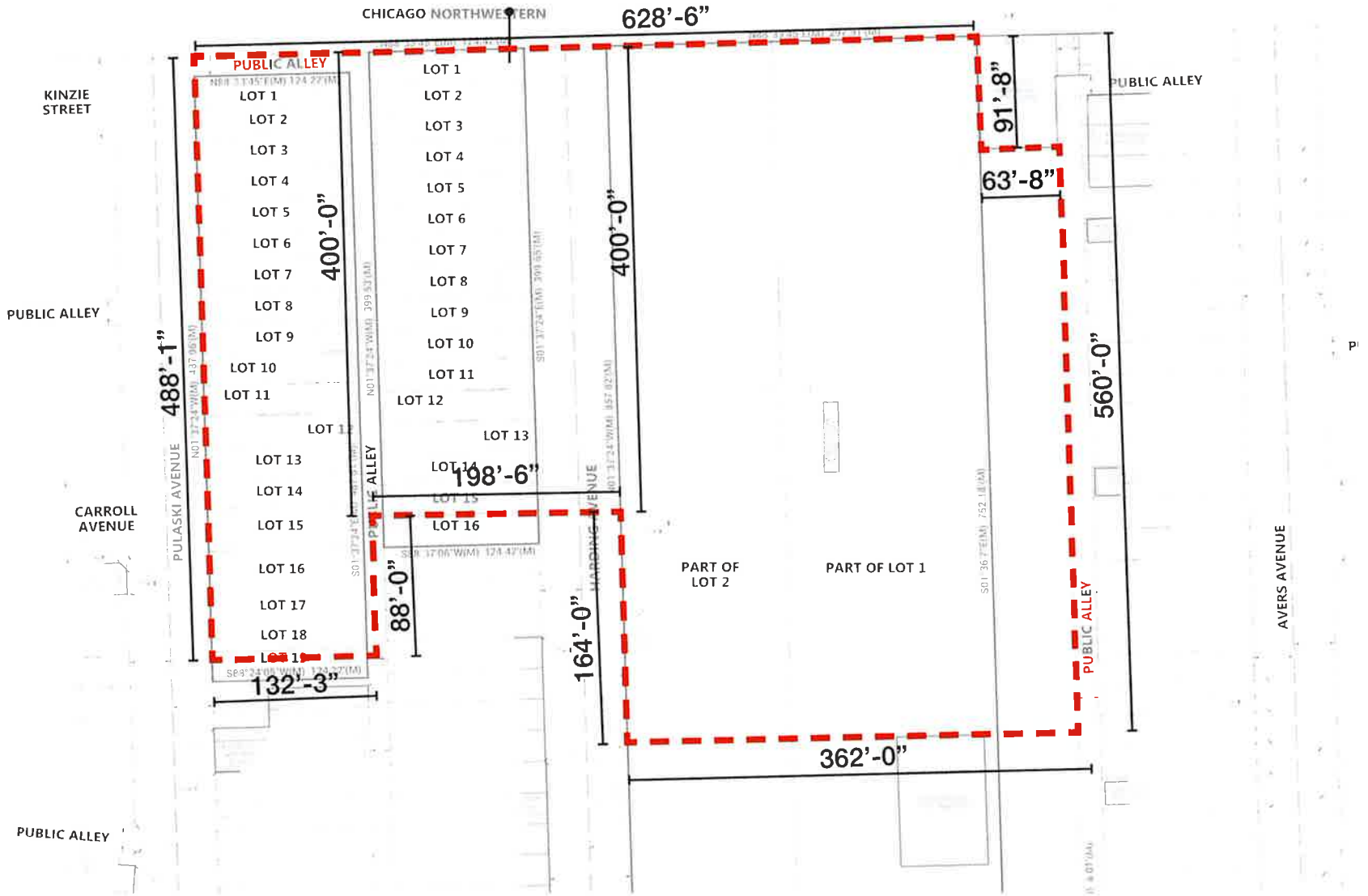

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# Existing Land Use Map

Applicant: Chicago Transit Authority
Address: 335-375 N. Pulaski Road
Introduced: October 18, 2023
Plan Commission:

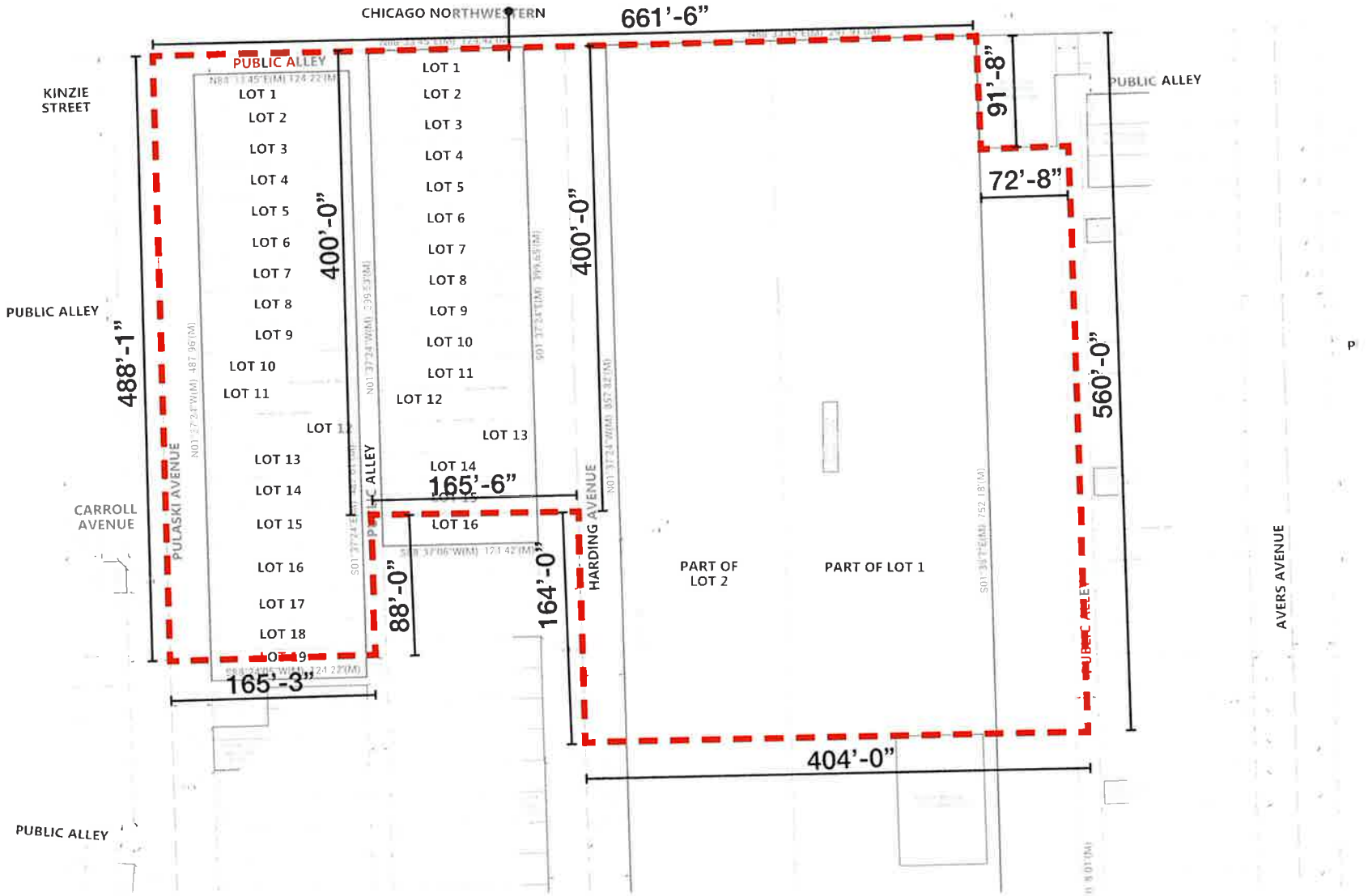

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# Existing Site Survey

Applicant: Chicago Transit Authority
Address: 335-375 N. Pulaski Road
Introduced: October 18, 2023
Plan Commission:


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# PD Boundary Map

Applicant: Chicago Transit Authority
Address: 335-375 N. Pulaski Road
Introduced: October 18, 2023
Plan Commission:



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# Site Aerial

Applicant: Chicago Transit Authority
Address: 335-375 N. Pulaski Road
Introduced: October 18, 2023
Plan Commission:

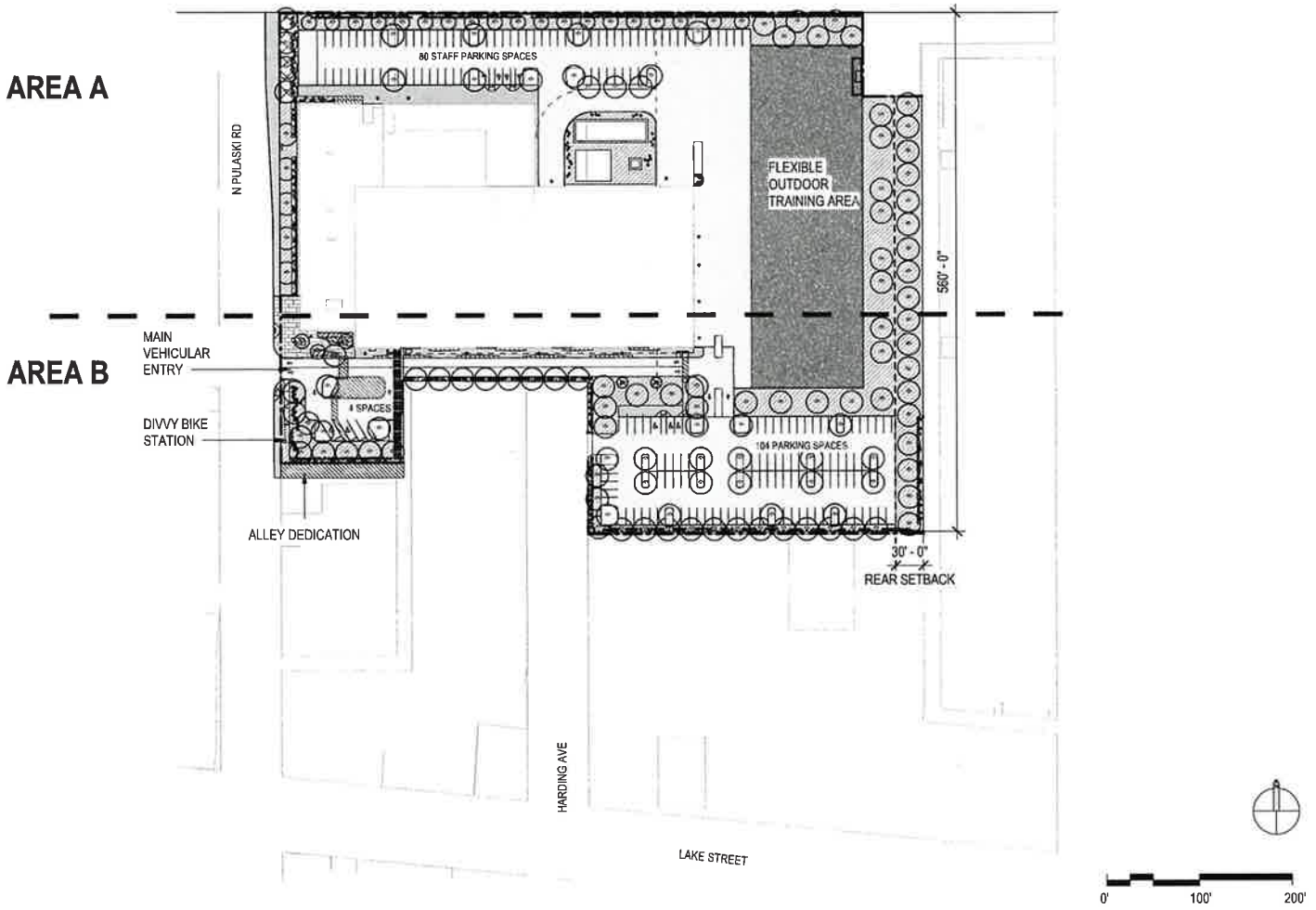

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# DEDICATION AND VACATION MAP

Applicant: Chicago Transit Authority
Address: 335-375 N. Pulaski Road
Introduced: October 18, 2023
Plan Commission:


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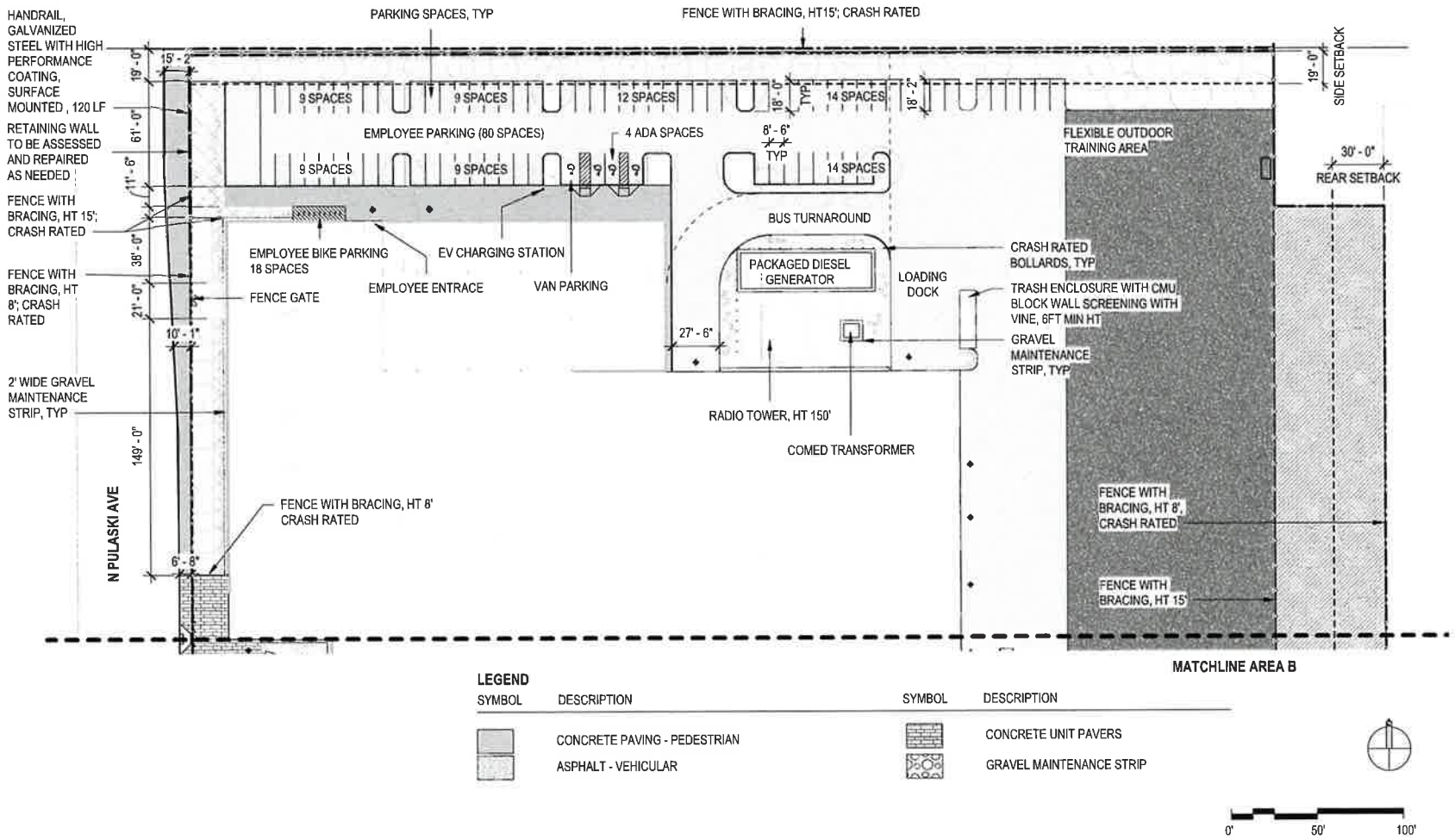



# Site Plan

Applicant: Chicago Transit Authority
Address: 335-375 N. Pulaski Road
Introduced: October 18, 2023
Plan Commission:


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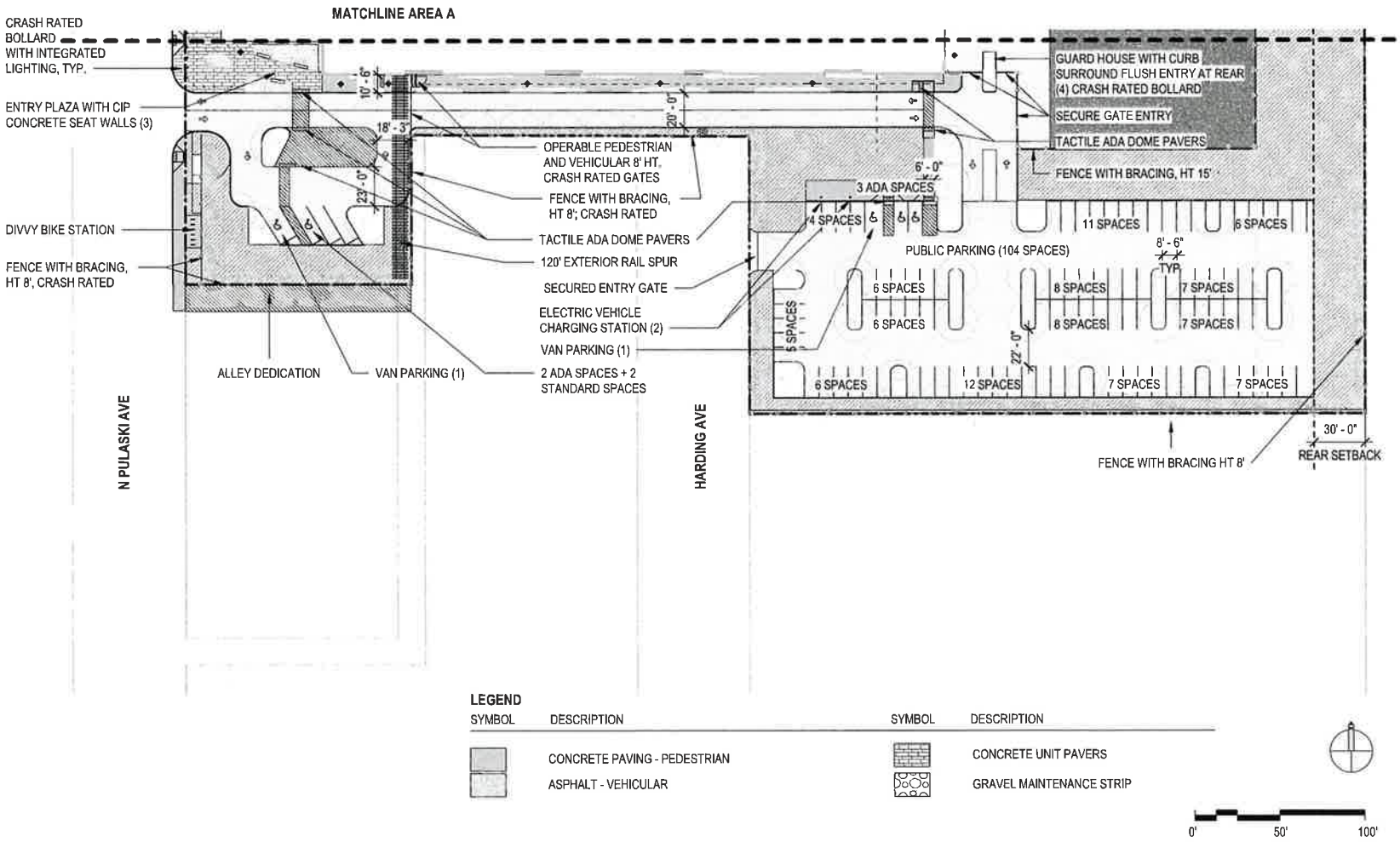
Lamar Johnson Collaborative




# DIMENSIONED SITE PLAN - AREA A

Applicant: Chicago Transit Authority
Address: 335-375 N. Pulaski Road
Introduced: October 18, 2023
Plan Commission:

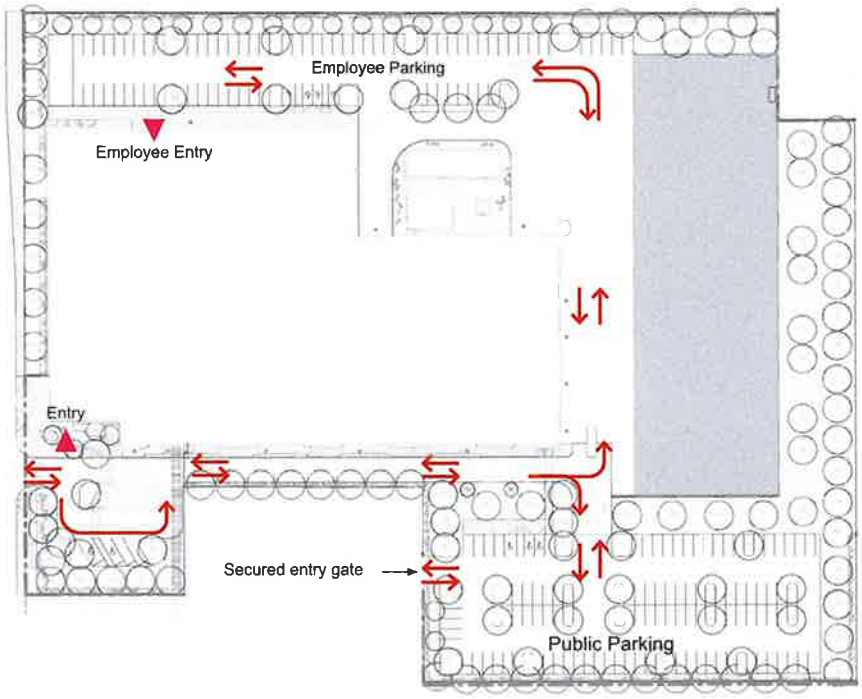

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# DIMENSIONED SITE PLAN - AREA B

Applicant: Chicago Transit Authority
Address: 335-375 N. Pulaski Road
Introduced: October 18, 2023
Plan Commission:


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CAR CIRCULATION

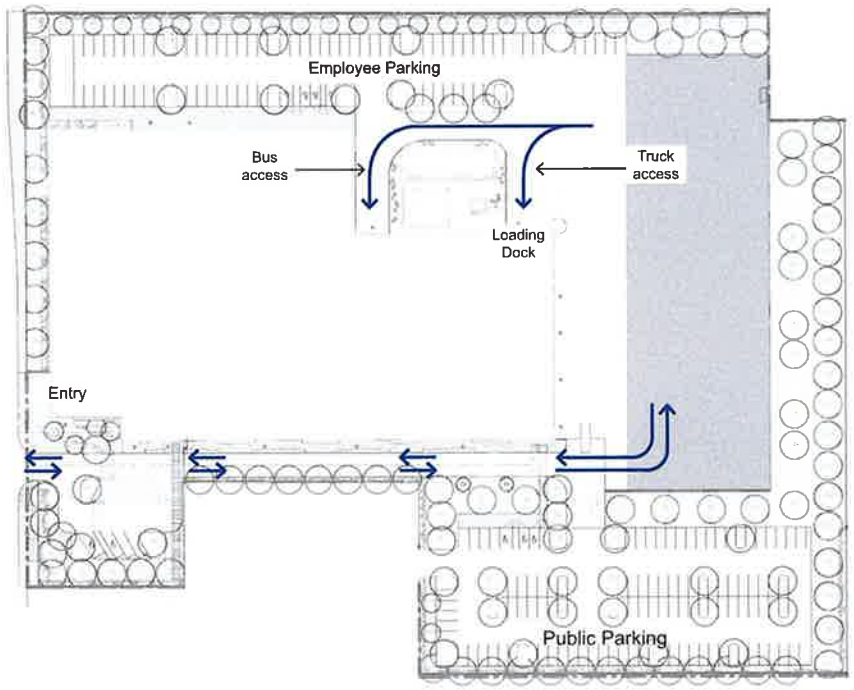
0' 100' 200'

# Circulation Diagram

Applicant: Chicago Transit Authority
Address: 335-375 N. Pulaski Road
Introduced: October 18, 2023
Plan Commission:


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TRUCK/ BUS CIRCULATION

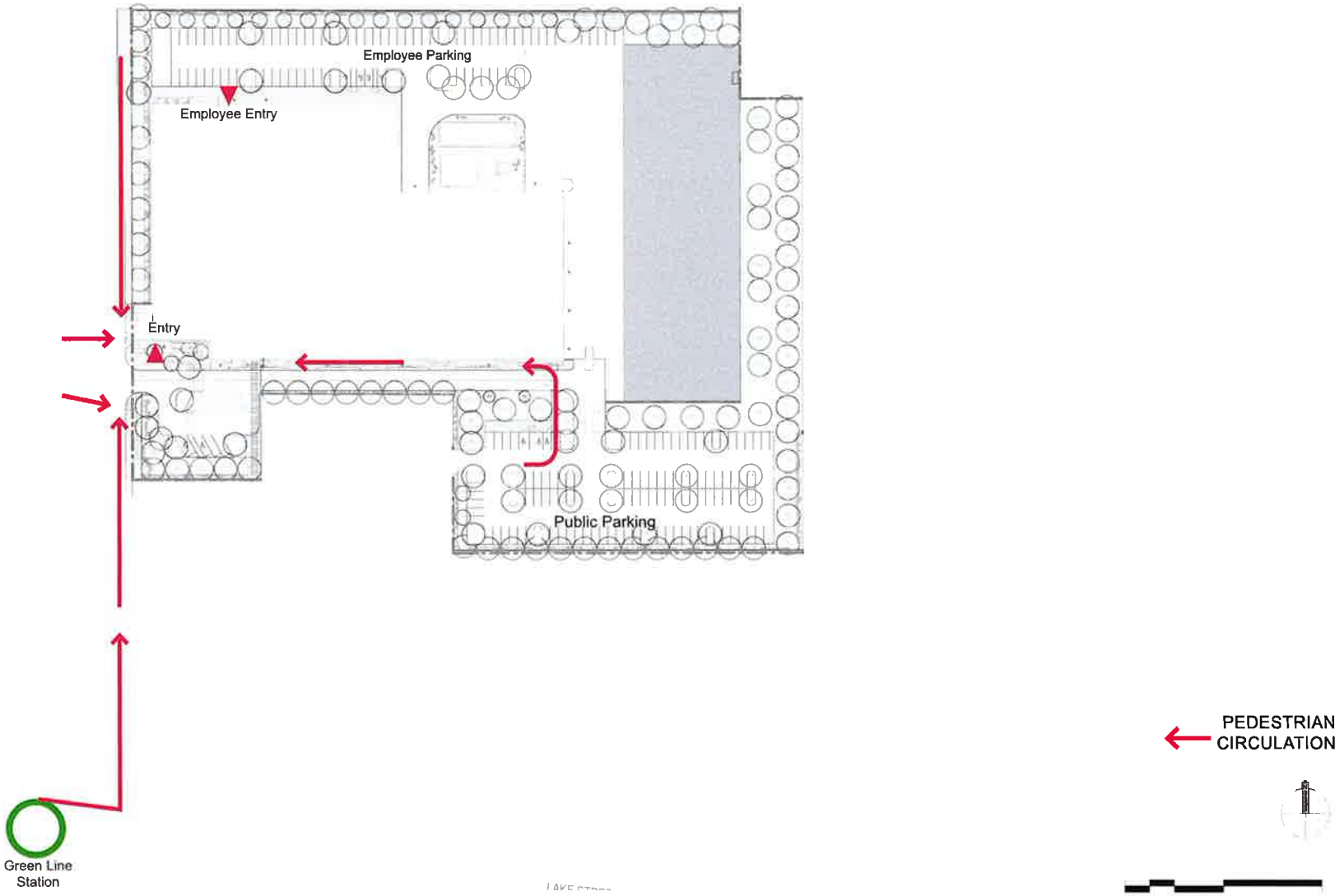
0' 100' 200'

# Circulation Diagram

Applicant: Chicago Transit Authority
Address: 335-375 N. Pulaski Road
Introduced: October 18, 2023
Plan Commission:

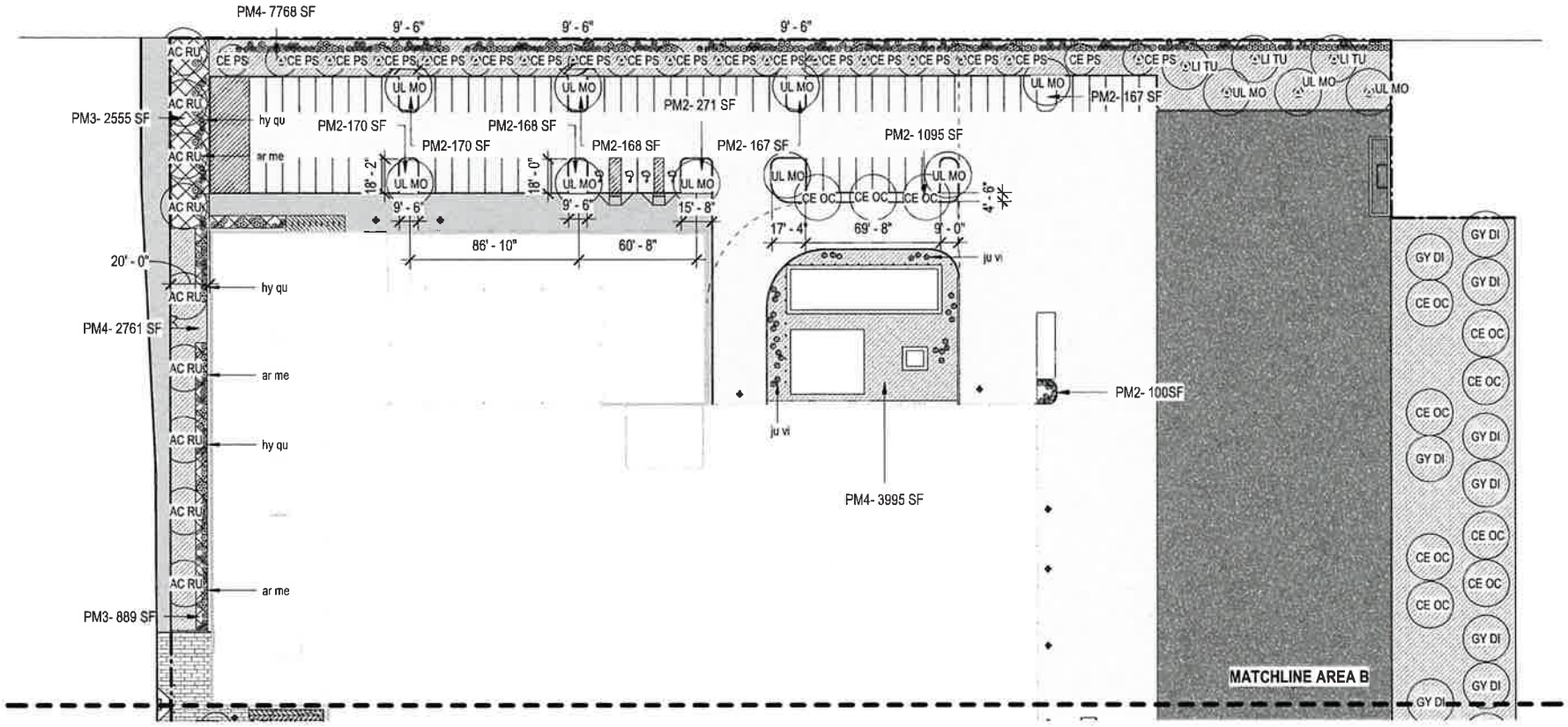

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**LEGEND**

| SYMBOL | DESCRIPTION | SYMBOL | DESCRIPTION | SYMBOL | DESCRIPTION |
|---|---|---|---|---|---|
| | DECIDUOUS CANOPY TREES - 2.5" CAL. | | DECIDUOUS SHRUBS - 3 GAL. | | PM-1 ORNAMENTAL PLANTING MIX |
| | | | EVERGREEN SHRUBS - 3 GAL. | | PM-2 MIXED PLANTING IN PARKING ISLANDS |
| | | | | | PM-3 FOUNDATION PLANTING |
| | | | | | PM-4 NATIVE PLUGS AND SEEDED LANDSCAPE |

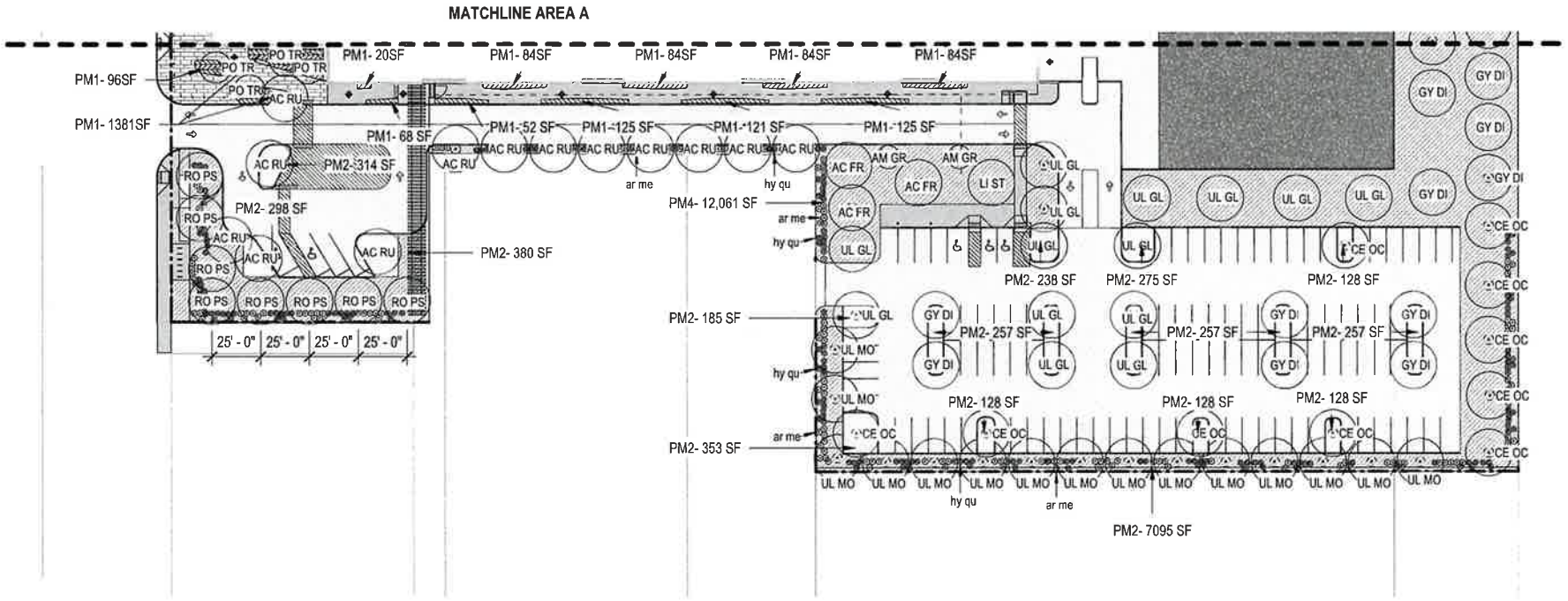
0' 50' 100'

## PLANTING PLAN- AREA A

**CTA Control and Training Facility**



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**LEGEND**

| SYMBOL | DESCRIPTION | SYMBOL | DESCRIPTION | SYMBOL | DESCRIPTION |
|---|---|---|---|---|---|
| | DECIDUOUS CANOPY TREES - 2.5" CAL. | | DECIDUOUS SHRUBS - 3 GAL. | | PM-1 ORNAMENTAL PLANTING MIX |
| | | | EVERGREEN SHRUBS - 3 GAL. | | PM-2 MIXED PLANTING IN PARKING ISLANDS |
| | | | | | PM-3 FOUNDATION PLANTING |
| | | | | | PM-4 NATIVE PLUGS AND SEEDED LANDSCAPE |

# PLANTING PLAN- AREA B

0' 50' 100'

**CTA Control and Training Facility**



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## PLANTING MIXES

| SYMBOL | COMMON NAME | LATIN NAME |
|---|---|---|
| PM1 | **PLANT MIX 1- ORNAMENTAL PLANTING MIX AT ENTRY** | |
| | **Ornamental Grasses and Sedges** | |
| | Prairie Dropseed | *Sporobolus heterolepis* |
| | Grassland Sedge | *Carex divulsa* |
| | Switchgrass | *Panicum virgatum 'Shenandoah* |
| | | |
| | **Herbaceous Perennials** | |
| | Black-Eyed Susan | *Rudbeckia 'American Goldrush'* |
| | Summer Beauty | *Allium 'Summer Beauty'* |
| | Catmint | *Nepeta 'Cat's Pajamas'* |
| | Catmint | *Calamintha nepeta 'Montrose White'* |
| PM2 | **PLANT MIX 2- PARKING LOT ISLANDS** | |
| | **Ornamental Grasses and Sedges** | |
| | Prairie Dropseed | *Sporobolus heterolepis* |
| | Palm Sedge | *Carex muskingumensis* |
| | | |
| | **Herbaceous Perennials** | |
| | Black-Eyed Susan | *Rudbeckia 'American Goldrush'* |
| | Russian Sage | *Perovskia 'Blue Jean Baby'* |
| PM3 | **PLANT MIX 3- Foundation Planting** | |
| | **Ornamental Grasses and Sedges** | |
| | Switchgrass | *Panicum virgatum 'Northwind'* |
| | | |
| | **Herbaceous Perennials** | |
| | Avondale Wood Aster | *Aster cordifolius 'Avondale'* |
| PM4 | **PLANT MIX 4- Native Plants and Seeded Landscape** | |
| | Low Profile Prairie Seed Mix | |

## SHRUBS

| SYMBOL | COMMON NAME | LATIN NAME |
|---|---|---|
| ar me | Autumn Magic Black Chokeberry | *Aronia melanocarpa 'Autumn Magic'* |
| ju vi | Grey Owl Juniper | *Juniperus virginiana 'Grey Owl'* |
| hy qu | Sike's Dwarf Oakleaf Hydrangea | *Hydrangea quercifolia 'Sike's Dwarf'* |

## DECIDUOUS TREES

| SYMBOL | COMMON NAME | LATIN NAME |
|---|---|---|
| UL MO | Commendation Elm | *Ulmus Morton Stalwart* |
| LI ST | Sweetgum Tree | *Liquidambar styraciflua* |
| UL GL | Triumph Elm | *Ulmus Morton Glossy* |
| GY DI | Kentucky Coffeetree | *Gymnocladus dioicus* |
| QU RO | Fastigiate English Oak | *Quercus robur 'Fastigiata'* |
| CE OC | Chicagoland Hackberry | *Celtis occidentalis 'Chicagoland'* |
| AC RU | Redpointe Maple | *Acer rubrum 'Frank Jr.'* |
| RO PS | Black Locust | *Robinia pseudoacacia 'Chicago Blues'* |
| TA DI | Shawnee Brave Bald Cypress | *Taxodium Distichum 'Shawnee Brave'* |
| LI TU | Columnar Tulip Tree | *Liriodendron tulipifera 'Fastigiatum'* |
| QU CR | Crimson Spire Oak | *Quercus 'Crimschmidt'* |
| AC FR | Marmo Maple | *Acer x freemanii 'Marmo'* |
| PO TR | Quaking Aspen | *Populus tremuloides* |
| CE PS | Prairie Sentinel Hackberry | *Celtis occidentalis 'Prairie Sentinel'* |
| QU MA | Urban Pinnacle Bur Oak | *Quercus macrocarpa 'JFS-KW3'* |
| LI SS | Slender Silhouette Sweetgum Tree | *Liquidambar styraciflua 'Slender Silhouette'* |

## EVERGREEN TREES

| SYMBOL | COMMON NAME | LATIN NAME |
|---|---|---|
| JU CO | Emerald Sentinel Juniper | *Juniperus virginiana 'Corcorcor'* |

## PLANT MIX 4- Native Plants and Seeded Landscape

| Base Mix Without Supplemental Plugs | |
|---|---|
| Average Mix Height (ft) | 2.6 |
| Median Mix Height (ft) | 3.0 |
| Species Heights (# of Occurrences in Mix) | 1.5' (1), 2' (15), 3' (11), 4' (10), 5' (2) |
| Number of Native Species in Mix | 39 |
| Native FQI | 35.1 |
| Native Mean C Value | 5.6 |
| Native Mean W Value | 2.5 |
| National Wetland Category | FACU |
| Lbs/Acre of Native Seed | 24.4 |
| Seeds per Square Foot | 127.6 |
| Percent of Mix (by Seed Count) Requiring Stratification | 56.1% |

Designed for sunny areas that are mesic to dry for most of the growing season. Composed of a diverse collection of shorter-profile prairie grass and wildflower species, this mix is ideal for areas where taller vegetation is not appropriate. Averaging 2.6' in height by seed count, with over 56% wildflowers, this mix provides an array of blooms from April through October. When installed and managed correctly, this mix typically begins flowering in the second growing season, starting with the yellow blooms of annual Partridge Pea and biennial Black-Eyed Susan. An additional colorful matrix of perennial species appears in the succeeding 3 to 5 years.

**Grasses, Sedges, & Rushes**

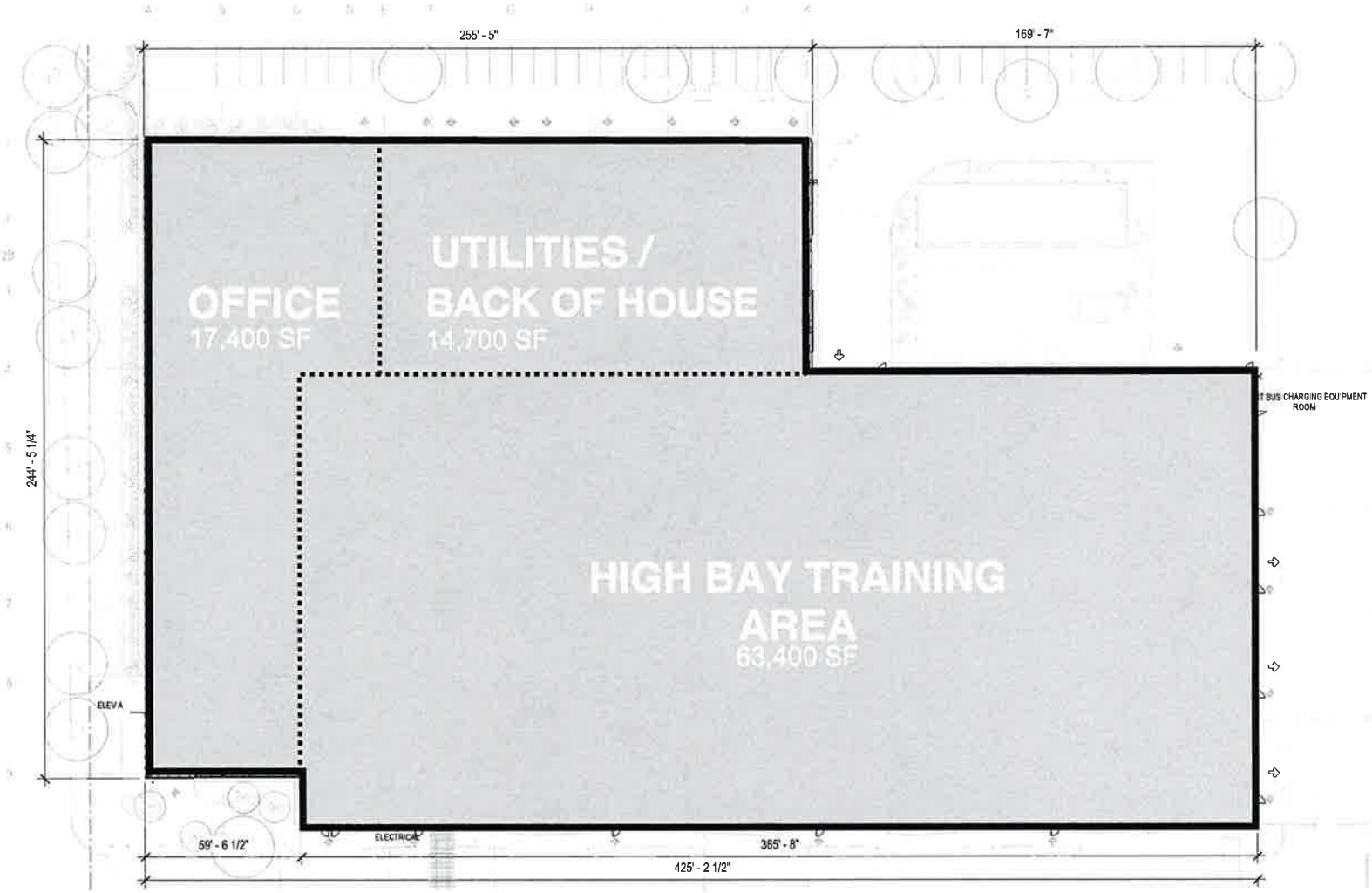
| CODE | SCIENTIFIC NAME | COMMON NAME | C-VALUE | W-VALUE | WETNESS | HEIGHT | | BLOOM COLOR | BLOOM TIME | | | | | | | SEEDS/OZ | OZ/ACRE | LB/ACRE | % OF MIX | | GERMINATION | TOP SOW |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Min-Max | Typical | | A | M | J | J | A | S | O | | | | by Weight | by Seed Count | | |
| BOUCUR | *Bouteloua curtipendula* | Side-oats Grama | 8 | 5 | UPL | 1.5-2.5' | 2 | N/A | | | | | | | | 6,000 | 128.00 | 8.00 | 32.75% | 13.82% | N/A | |
| CXBICK | *Carex bicknellii* | Copper-shouldered Oval Sedge | 10 | 3 | FACU | 1.5-2.5' | 2 | N/A | | | | | | | | 17,000 | 6.00 | 0.38 | 1.54% | 1.84% | CM-60 | |
| CXBREV | *Carex brevior* | Plains Oval Sedge | 4 | 0 | FAC | 1-3' | 2 | N/A | | | | | | | | 29,000 | 4.00 | 0.25 | 1.02% | 2.09% | CM-60 | |
| CXMOLE | *Carex molesta* | Field Oval Sedge | 2 | 0 | FAC | 1-2.5' | 2 | N/A | | | | | | | | 25,000 | 2.00 | 0.13 | 0.51% | 0.90% | CM-60 | |
| ELYCAN | *Elymus canadensis* | Canada Wild Rye | 4 | 3 | FACU | 3-5' | 5 | N/A | | | | | | | | 5,200 | 32.00 | 2.00 | 8.19% | 2.99% | N/A | |
| JUNDUD | *Juncus dudleyi* | Dudley's Rush | 4 | -3 | FACW | 1-2.5' | 2 | N/A | | | | | | | | 3,200,000 | 0.125 | 0.01 | 0.03% | 7.20% | CM-60 | |
| PANVIR | *Panicum virgatum* | Switch Grass | 5 | 0 | FAC | 3-6' | 4 | N/A | | | | | | | | 14,000 | 8.00 | 0.50 | 2.05% | 2.02% | N/A | |
| SCHSCO | *Schizachyrium scoparium* | Little Bluestem | 5 | 3 | FACU | 2-3' | 3 | N/A | | | | | | | | 15,000 | 48.00 | 3.00 | 12.28% | 12.96% | N/A | |
| | | | | | | | | | | | | | | | | Grass/Sedge Subtotals | | 14.258 | 58.36% | 43.81% | | |

**Wildflowers**

| CODE | SCIENTIFIC NAME | COMMON NAME | C-VALUE | W-VALUE | WETNESS | HEIGHT | | BLOOM COLOR | BLOOM TIME | | | | | | | SEEDS/OZ | OZ/ACRE | LB/ACRE | % OF MIX | | GERMINATION | TOP SOW |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Min-Max | Typical | | A | M | J | J | A | S | O | | | | by Weight | by Seed Count | | |
| ALLCER | *Allium cernuum* | Nodding Onion | 7 | 3 | FACU | 1-2' | 1.5 | Purple | | | | | | | | 7,600 | 3.00 | 0.19 | 0.77% | 0.41% | CM-60 | |
| AMOCAN | *Amorpha canescens* | Lead Plant | 9 | 5 | UPL | 1-3.5' | 3 | Purple | | | | | | | | 16,000 | 2.00 | 0.13 | 0.51% | 0.58% | CM-10, H, I, J | |
| ASCTUB | *Asclepias tuberosa* | Butterfly Weed | 7 | 5 | UPL | 1-2.5' | 2 | Orange | | | | | | | | 4,300 | 16.00 | 1.00 | 4.09% | 1.24% | CM-30 | |
| BAPALB | *Baptisia alba* | White Wild Indigo | 8 | 3 | FACU | 3-6' | 4 | White | | | | | | | | 1,700 | 2.50 | 0.16 | 0.64% | 0.08% | CM-10, H, I | |
| CHAFAS | *Chamaecrista fasciculata* | Partridge Pea | 5 | 3 | FACU | 6"-2' | 2 | Yellow | | | | | | | | 2,700 | 16.00 | 1.00 | 4.09% | 0.78% | CM-10, H, I | |
| CORLAN | *Coreopsis lanceolata* | Sand Coreopsis | 5 | 3 | FACU | 1.5-3' | 2 | Yellow | | | | | | | | 20,000 | 6.00 | 0.38 | 1.54% | 2.16% | CM-30 | |
| CORPAL | *Coreopsis palmata* | Prairie Coreopsis | 6 | 5 | UPL | 1-2.5' | 2 | Yellow | | | | | | | | 10,000 | 4.00 | 0.25 | 1.02% | 0.72% | CM-60, M | |
| DALPUR | *Dalea purpurea* | Purple Prairie Clover | 9 | 5 | UPL | 1-3' | 2 | Purple | | | | | | | | 18,000 | 8.00 | 0.50 | 2.05% | 2.59% | J, I | |
| ECHPAL | *Echinacea pallida* | Pale Purple Coneflower | 8 | 5 | UPL | 2-3' | 3 | Purple | | | | | | | | 5,200 | 16.00 | 1.00 | 4.09% | 1.50% | CM-90 or M | |
| ECHPUR | *Echinacea purpurea* | Purple Coneflower | 3 | 5 | UPL | 2-5' | 4 | Purple | | | | | | | | 6,600 | 6.00 | 0.38 | 1.54% | 0.71% | N/A | |
| ERYYUC | *Eryngium yuccifolium* | Rattlesnake Master | 9 | 0 | FAC | 2-5' | 4 | White | | | | | | | | 7,500 | 4.00 | 0.25 | 1.02% | 0.54% | CM-60 | |
| EUPCOR | *Euphorbia corollata* | Flowering Spurge | 2 | 5 | UPL | 1-3' | 3 | White | | | | | | | | 8,000 | 4.00 | 0.25 | 1.02% | 0.58% | CM-30 | |
| HELHEL | *Heliopsis helianthoides* | Early Sunflower | 5 | 3 | FACU | 3-5' | 5 | Yellow | | | | | | | | 6,300 | 6.00 | 0.38 | 1.54% | 0.68% | CM-30 | |
| LESCAP | *Lespedeza capitata* | Round-headed Bush Clover | 4 | 3 | FACU | 2-5' | 4 | Green | | | | | | | | 8,000 | 4.00 | 0.25 | 1.02% | 0.58% | CM-10, H, I, J | |
| LIAASP | *Liatris aspera* | Button Blazing Star | 6 | 5 | UPL | 2-5' | 3 | Purple | | | | | | | | 16,000 | 3.00 | 0.19 | 0.77% | 0.86% | CM-60 | |
| LIAPYC | *Liatris pycnostachya* | Prairie Blazing Star | 8 | 0 | FAC | 2-4' | 4 | Purple | | | | | | | | 11,000 | 4.00 | 0.25 | 1.02% | 0.79% | CM-60 | |
| MONFIS | *Monarda fistulosa* | Wild Bergamot | 4 | 3 | FACU | 2.5-4' | 4 | Purple | | | | | | | | 70,000 | 2.00 | 0.13 | 0.51% | 2.52% | N/A | |
| PARINT | *Parthenium integrifolium* | Wild Quinine | 8 | 5 | UPL | 2-3.5' | 3 | White | | | | | | | | 7,000 | 8.00 | 0.50 | 2.05% | 1.01% | CM-60 | |
| PENDIG | *Penstemon digitalis* | Foxglove Beardtongue | 4 | 0 | FAC | 2-3' | 3 | White | | | | | | | | 130,000 | 2.00 | 0.13 | 0.51% | 4.68% | CM-30, G | |
| PYCTEN | *Pycnanthemum tenuifolium* | Slender Mountain Mint | 7 | 0 | FAC | 1-3' | 2 | White | | | | | | | | 378,000 | 0.25 | 0.02 | 0.06% | 1.70% | N/A | |
| RATPIN | *Ratibida pinnata* | Yellow Coneflower | 4 | 5 | UPL | 2-4' | 4 | Yellow | | | | | | | | 30,000 | 4.00 | 0.25 | 1.02% | 2.16% | CM-30 | |
| RUDFUL | *Rudbeckia fulgida* | Orange Coneflower | 8 | -5 | OBL | 2-4' | 3 | Orange | | | | | | | | 31,000 | 4.00 | 0.25 | 1.02% | 2.23% | CM-60 | |
| RUDHIR | *Rudbeckia hirta* | Black-eyed Susan | 1 | 3 | FACU | 2-3' | 2 | Yellow | | | | | | | | 92,000 | 8.00 | 0.50 | 2.05% | 13.25% | CM-30 | |
| SOLJUN | *Solidago juncea* | Early Goldenrod | 5 | 5 | UPL | 1-3' | 3 | Yellow | | | | | | | | 290,000 | 0.50 | 0.03 | 0.13% | 2.61% | CM-60 | |
| SOLRIG | *Solidago rigida* | Stiff Goldenrod | 4 | 3 | FACU | 2-5' | 4 | Yellow | | | | | | | | 41,000 | 1.00 | 0.06 | 0.26% | 0.74% | CM-60 | |
| SYMERI | *Symphyotrichum ericoides* | Heath Aster | 5 | 3 | FACU | 1-3' | 2 | White | | | | | | | | 200,000 | 1.00 | 0.06 | 0.26% | 3.60% | N/A | |
| SYMLAE | *Symphyotrichum laeve* | Smooth Blue Aster | 9 | 3 | FACU | 1.5-3' | 3 | Blue | | | | | | | | 55,000 | 1.00 | 0.06 | 0.26% | 0.99% | N/A | |
| SYMNOV | *Symphyotrichum novae-angliae* | New England Aster | 4 | -3 | FACW | 3-5' | 4 | Purple | | | | | | | | 66,000 | 0.50 | 0.03 | 0.13% | 0.59% | CM-60 | |
| TRAOHI | *Tradescantia ohiensis* | Ohio Spiderwort | 2 | 3 | FACU | 2-4' | 3 | Blue | | | | | | | | 8,000 | 8.00 | 0.50 | 2.05% | 1.15% | CM-120 or M, G | |
| VERSTR | *Verbena stricta* | Hoary Vervain | 4 | 5 | UPL | 1-3' | 2 | Blue | | | | | | | | 28,000 | 2.00 | 0.13 | 0.51% | 1.01% | CM-60 | |
| ZIZAUR | *Zizia aurea* | Golden Alexanders | 7 | 0 | FAC | 1-2.5' | 2 | Yellow | | | | | | | | 11,000 | 16.00 | 1.00 | 4.09% | 3.17% | CM-60 or M, G | |
| | | | | | | | | | | | | | | | | Wildflower Subtotals | | 10.172 | 41.64% | 56.19% | | |
| | | | | | | | | | | | | | | | | Mix TOTALS | | 24.430 | 100.00% | 100.00% | | |



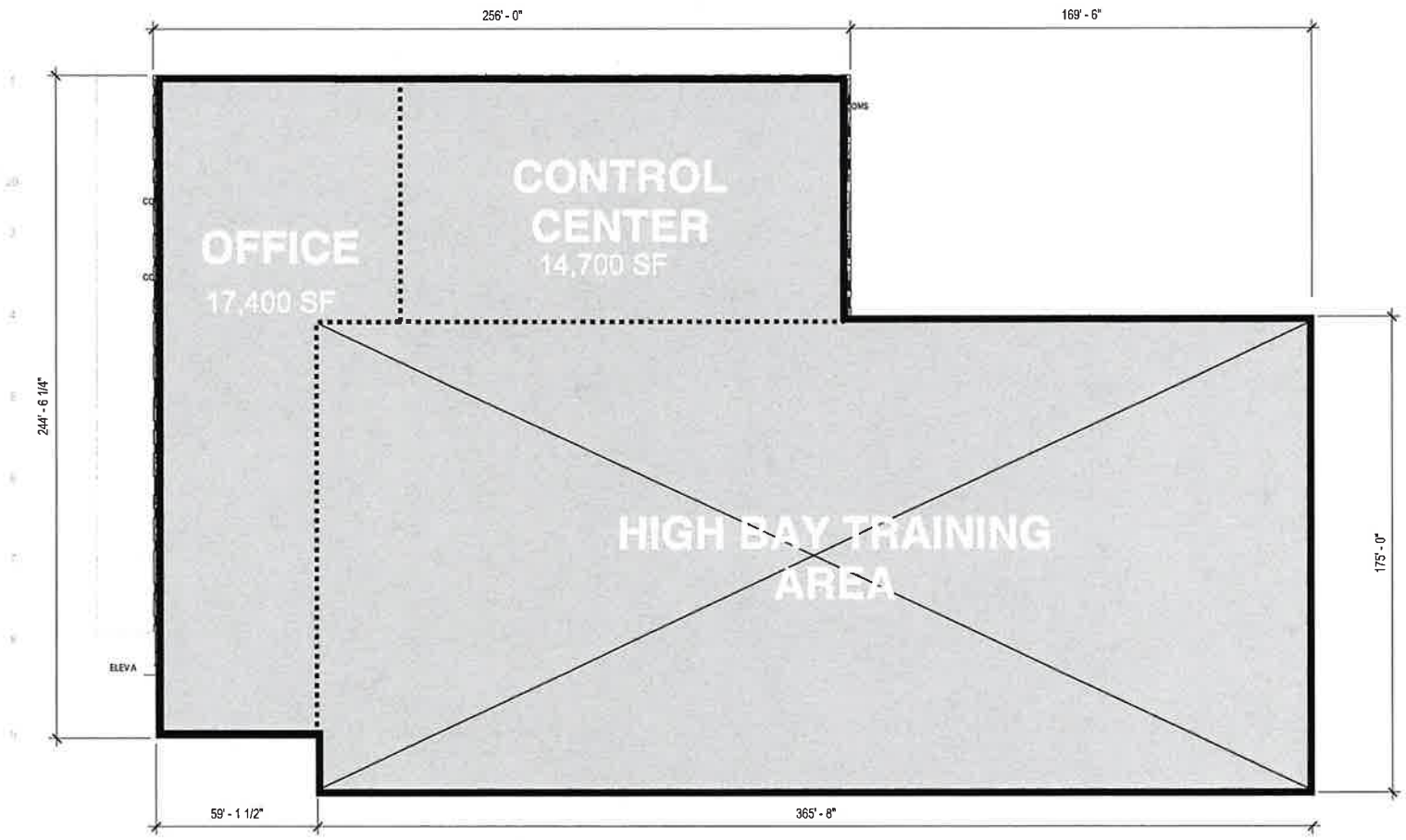
CLAYCO
THE ART & SCIENCE OF BUILDING
Lamar Johnson Collaborative




# Overall Floor Plan - Level 1

Applicant: Chicago Transit Authority
Address: 335-375 N. Pulaski Road
Introduced: October 18, 2023
Plan Commission:


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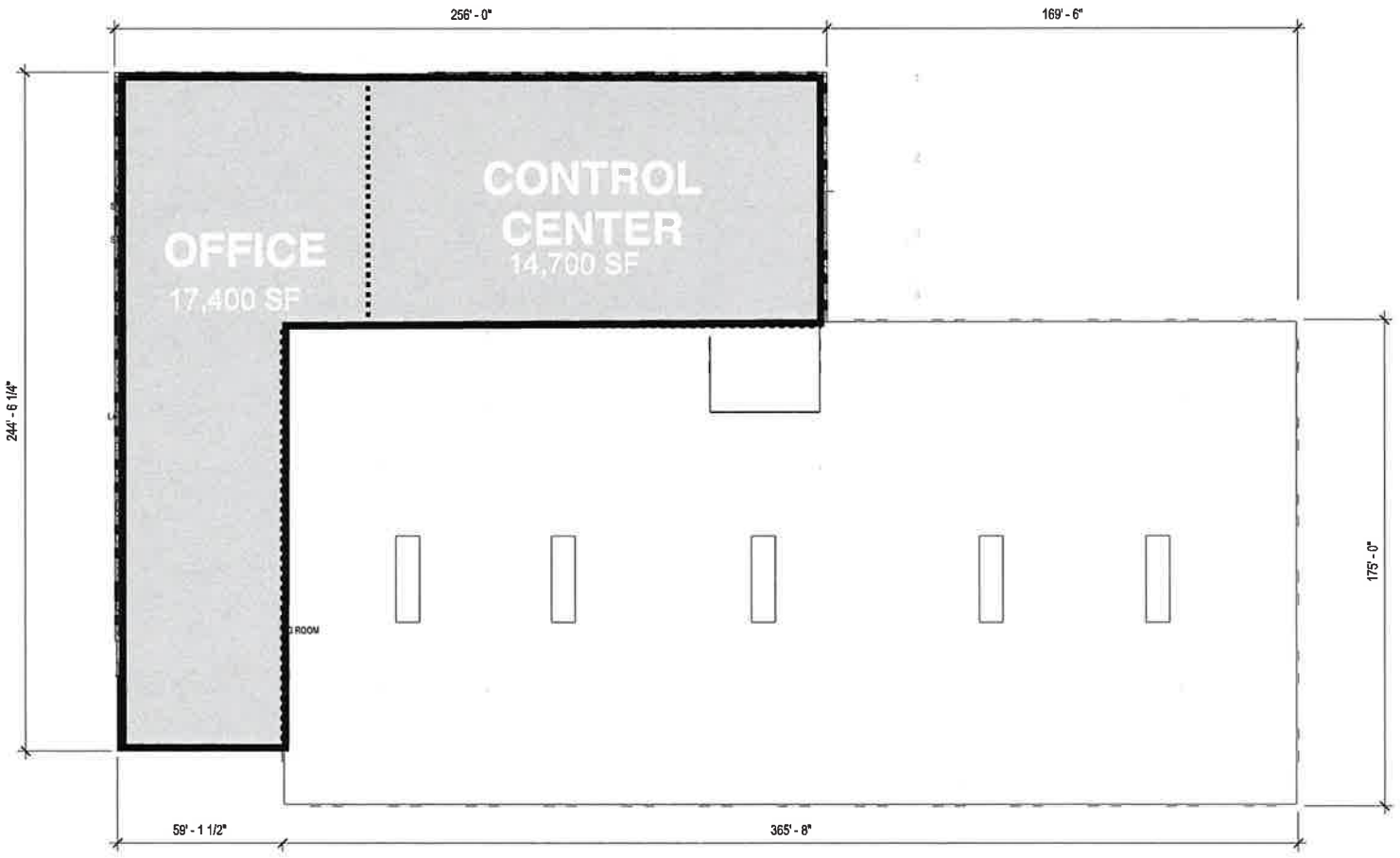



# Overall Floor Plan - Level 2

Applicant: Chicago Transit Authority
Address: 335-375 N. Pulaski Road
Introduced: October 18, 2023
Plan Commission:


CLAYCO
THE ART & SCIENCE OF BUILDING

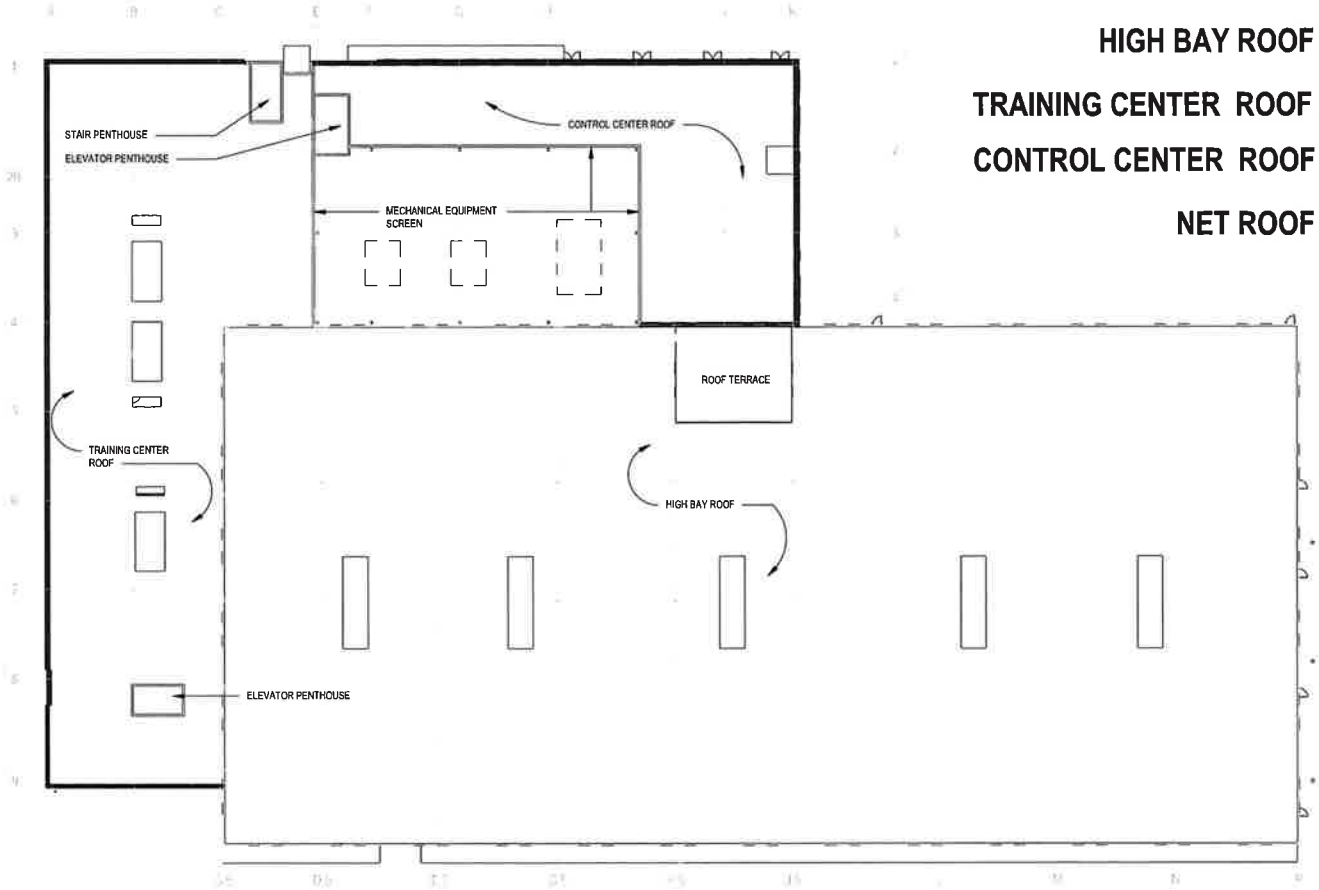
Lamar Johnson Collaborative




# Overall Floor Plan - Level 3

Applicant: Chicago Transit Authority
Address: 335-375 N. Pulaski Road
Introduced: October 18, 2023
Plan Commission:


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**HIGH BAY ROOF AREA: 63,273 SF**

**TRAINING CENTER ROOF AREA: 16,634 SF**

**CONTROL CENTER ROOF AREA: 14,321 SF**

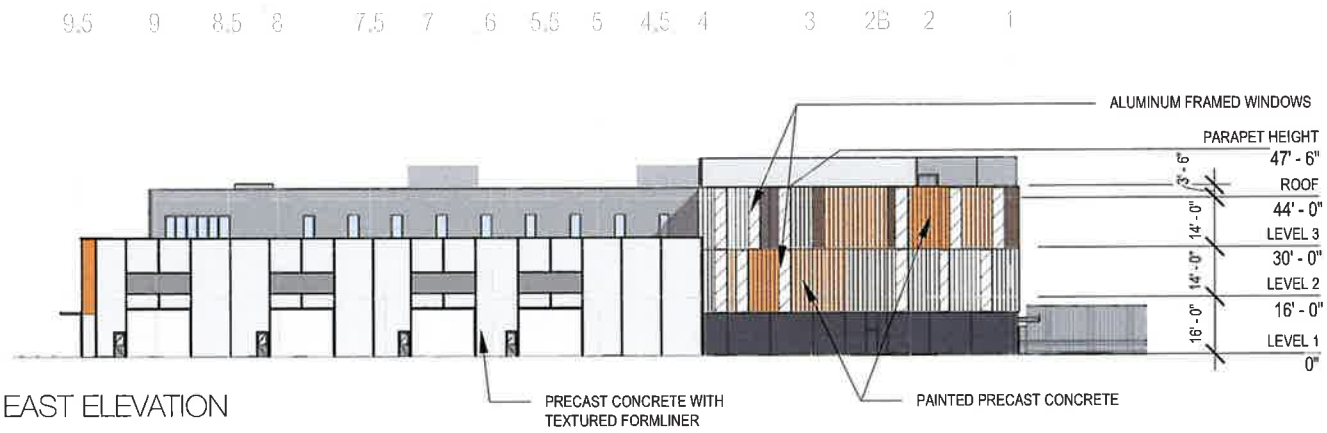
**NET ROOF AREA: 94,228 SF**

# Roof Plan

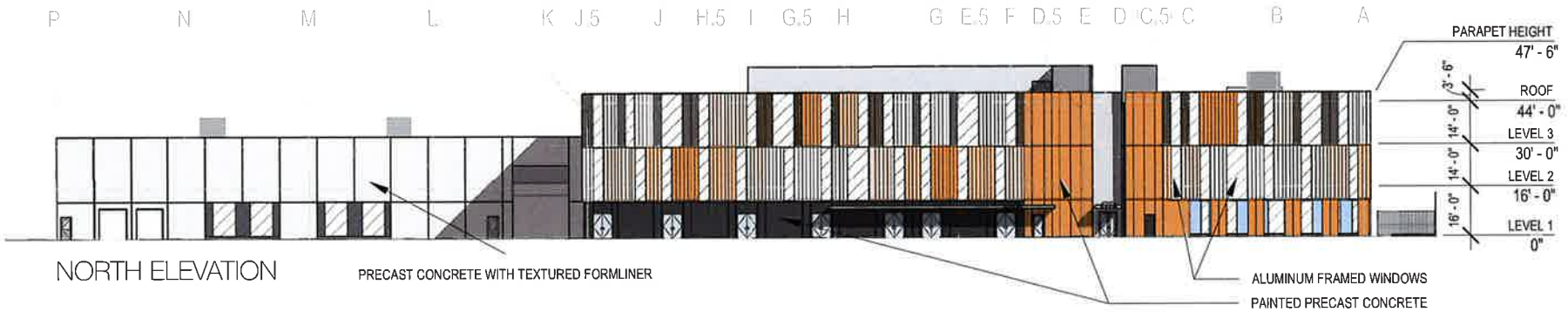


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EAST ELEVATION



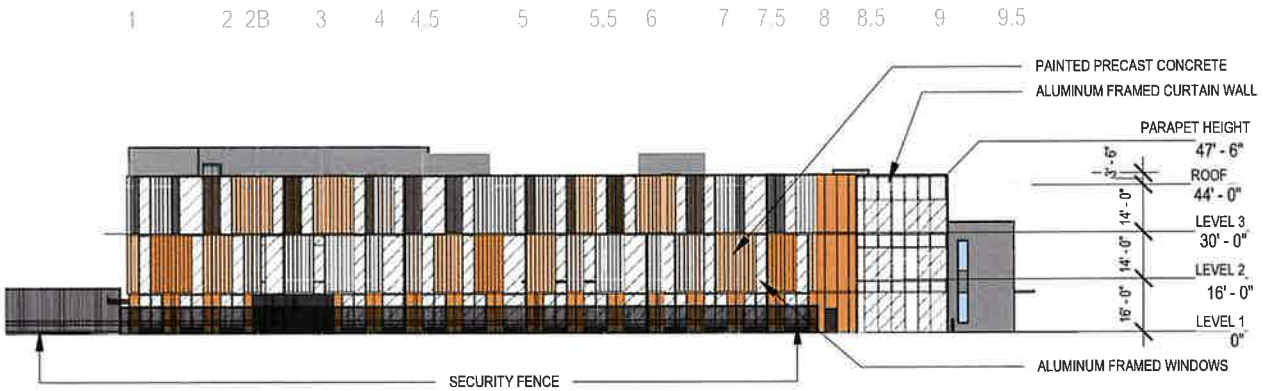

NORTH ELEVATION

# Building Elevations

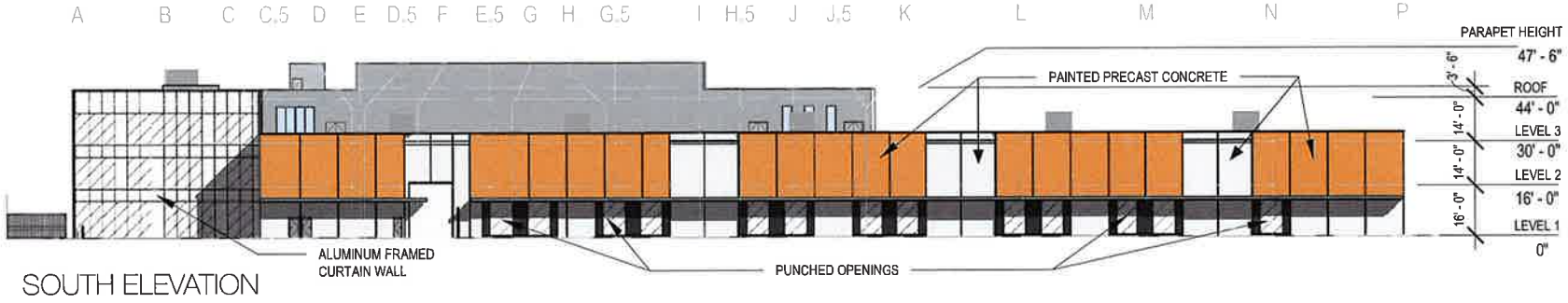
Applicant: Chicago Transit Authority
Address: 335-375 N. Pulaski Road
Introduced: October 18, 2023
Plan Commission:


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WEST ELEVATION

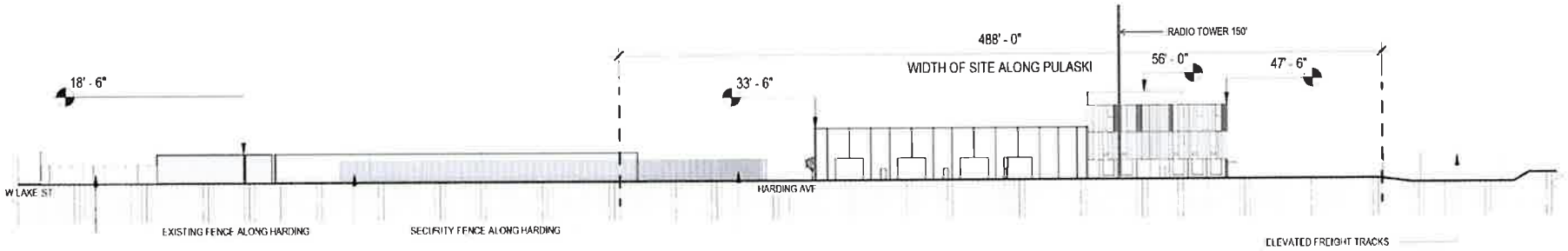



SOUTH ELEVATION

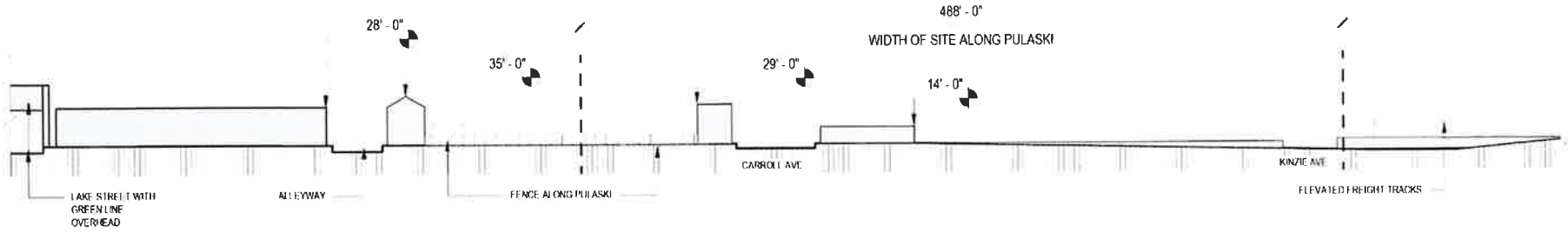
# Building Elevations

Applicant: Chicago Transit Authority
Address: 335-375 N. Pulaski Road
Introduced: October 18, 2023
Plan Commission:

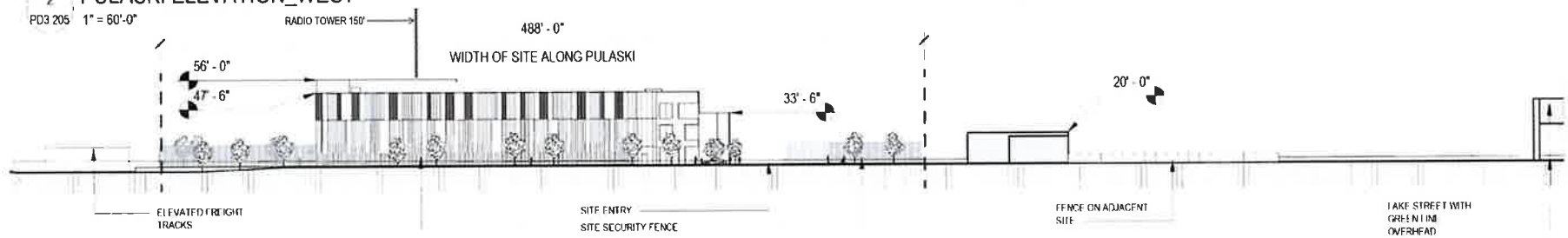

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3 EAST BUILDING ELEVATION LOOKING WEST
PD3.205 1" = 60'-0"




2 PULASKI ELEVATION_WEST
PD3.205 1" = 60'-0"




1 WEST BUILDING ELEVATION LOOKING EAST
PD3.205 1" = 60'-0"

# Street Elevations



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# Chicago Sustainable Development Policy 2017.01.12

DPD
CHICAGO DEPARTMENT OF PLANNING & DEVELOPMENT

| Compliance Options | Points Required | | Sustainable Strategies Menu | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Health | Energy | | | | | | | | Stormwater | | | | | | Landscapes | | | | Green Roofs | | Water | | Transportation | | | | | | | Solid Waste | Work Force | Wildlife | |
| | | | | | | Choose one | | | Choose one | | | Choose one | | | | | | | | | | | | Choose one | | | | | | | | | | | | Choose one | |
| Compliance Paths | Starting Points | Number of Optional Points Required (New Construction / Substantial Rehab / Moderate Rehab) | 1.1 Achieve WELL Building Standard | 2.1 Designed to earn the Energy Star | 2.2 Exceed Energy Code (5%) | 2.3 Exceed Energy Code (10%) | 2.4 Exceed Energy Code (25%) | 2.5 Exceed Energy Code (40%) | 2.6 Onsite Renewable Energy (3%) | 2.7 Onsite Renewable Energy (5%) | 3.1 Exceed Stormwater Ordinance by 25% | 3.2 Exceed Stormwater Ordinance by 50% | 3.3 100% Stormwater Infiltration | 3.4 Sump Pump Capture & Reuse | 3.5 100-year detention for lot-to-lot buildings | 3.6 100-year Detention for Bypass | 4.1 Working Landscapes | 4.2 Natural Landscapes | 4.3 Tree Planting | 4.4 Achieve Sustainable Sites Certification | 5.1 Green Roof 50-100% | 5.2 Green Roof 100% | 6.1 Indoor Water Use Reduction (25%) | 6.2 Indoor Water Use Reduction (40%) | 7.1 Proximity to Transit Service | 7.2 Bikeshare Sponsorship | 7.3 Bike Parking Residential | 7.4 Bike Parking Commercial & Industrial | 7.5 EV Charging Stations | 7.6 EV Charger Readiness | 7.7 CTA Digital Displays | 8.1 80% Waste Diversion | 8.2 Workforce Development | 9.1 Bird Protection (Basic) | 9.2 Bird Protection (Enhanced) |
| **Options Without Certification** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| All Options Available | 0 | 100 / 50 / 25 | 40 | 30 | 20 | 30 | 40 | 50 | 10 | 20 | 10 | 20 | 40 | 5 | 5 | 5 | 5 | 5 | 5 | 20 | 10 | 20 | 10 | 20 | 5 | 5 | 5 | 5 | 10 | 5 | 5 | 10 | 10 | 5 | 10 |
| **Options With Certification** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LEED Platinum | 95 | 5 / 0 / 0 | 40 | NA | NA | NA | NA | NA | NA | NA | 10 | 20 | 40 | 5 | 5 | 5 | NA | NA | NA | 20 | 10 | 20 | NA | NA | NA | 5 | NA | NA | 10 | 5 | 5 | NA | 10 | 5 | 10 |
| LEED Gold | 90 | 10 / 0 / 0 | 40 | NA | NA | NA | NA | 50 | 10 | 20 | 10 | 20 | 40 | 5 | 5 | 5 | 5 | NA | 5 | 20 | 10 | 20 | NA | NA | NA | 5 | NA | NA | 10 | 5 | 5 | 10 | 10 | 5 | 10 |
| LEED Silver | 80 | 20 / 0 / 0 | 40 | NA | NA | NA | 40 | 50 | 10 | 20 | 10 | 20 | 40 | 5 | 5 | 5 | 5 | 5 | 5 | 20 | 10 | 20 | NA | 20 | NA | 5 | NA | NA | 10 | 5 | 5 | 10 | 10 | 5 | 10 |
| Green Globes 4-Globes | 90 | 10 / 0 / 0 | 40 | NA | NA | NA | NA | 50 | 10 | 20 | 10 | 20 | 40 | 5 | 5 | 5 | 5 | NA | 5 | 20 | 10 | 20 | NA | NA | NA | 5 | NA | NA | 10 | 5 | 5 | 10 | 10 | 5 | 10 |
| Green Globes 3-Globes | 80 | 20 / 0 / 0 | 40 | NA | NA | NA | 40 | 50 | 10 | 20 | 10 | 20 | 40 | 5 | 5 | 5 | 5 | NA | 5 | 20 | 10 | 20 | NA | NA | NA | 5 | NA | NA | 10 | 5 | 5 | 10 | 10 | 5 | 10 |
| Green Globes 2-Globes | 70 | 30 / 0 / 0 | 40 | NA | NA | NA | 40 | 50 | 10 | 20 | 10 | 20 | 40 | 5 | 5 | 5 | 5 | 5 | 5 | 20 | 10 | 20 | NA | 20 | NA | 5 | NA | NA | 10 | 5 | 5 | 10 | 10 | 5 | 10 |
| Living Building Challenge | 100 | 0 / 0 / 0 | 40 | NA | NA | NA | NA | NA | NA | NA | 10 | 20 | 40 | 5 | 5 | 5 | NA | NA | NA | 20 | NA | NA | NA | NA | NA | NA | NA | NA | 10 | 5 | NA | NA | 10 | 5 | 10 |
| Living Building Challenge Petal | 90 | 10 / 0 / 0 | 40 | NA | 20 | 30 | 40 | 50 | NA | NA | 10 | 20 | 40 | 5 | 5 | 5 | 5 | NA | 5 | 20 | 10 | 20 | 10 | 20 | NA | 5 | NA | NA | 10 | 5 | 5 | 10 | 10 | 5 | 10 |
| Enterprise Green Communities* | 80 | 20 / 0 / 0 | 40 | NA | NA | NA | NA | NA | 10 | 20 | 10 | 20 | 40 | 5 | 5 | 5 | 5 | 5 | 5 | 20 | 10 | 20 | 10 | 20 | 5 | 5 | NA | NA | 10 | 5 | 5 | 10 | 10 | 5 | 10 |
| PassiveHouse | 70 | 30 / 0 / 0 | 40 | NA | NA | NA | NA | NA | 10 | 20 | 10 | 20 | 40 | 5 | 5 | 5 | 5 | 5 | 5 | 20 | 10 | 20 | 10 | 20 | 5 | 5 | 5 | 5 | 10 | 5 | 5 | 10 | 10 | 5 | 10 |

= 105

*only available to affordable housing projects funded by DPD's Housing Bureau

| | |
|---|---|
| **Planned Development Projects (PD) - New Construction** | **100 points required** |
| **TIF Funded Development Projects (TIF) - New Construction*** | **100 points required** |
| **DPD Housing, Multi-family (>5 units) Projects (DPD-H MF) - New Construction** | **100 points required** |
| **PD, TIF, DPD-H MF and Class L - Renovation Projects*** | |
| **Moderate Renovation Projects** | **25 points required** |
| **Substantial Renovation Projects** | **50 points required** |

Targeted Points

*does not apply to TIF assistance of less than $1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and SBIF programs)

**Moderate Renovation Projects** = projects including partial or minor upgrades to building sylems and minor repairs to the exterior envelope
**Substantial Renovation Projects** = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope

04/18/2023