



CHICAGO DEPARTMENT OF
PLANNING & DEVELOPMENT

CHICAGO PLAN COMMISSION

Department of Planning and Development

AMENDMENT TO PD 1167, 720 E. 111th ST

WAREHOUSE AND DISTRIBUTION FACILITY

PULLMAN PARK (9th Ward)

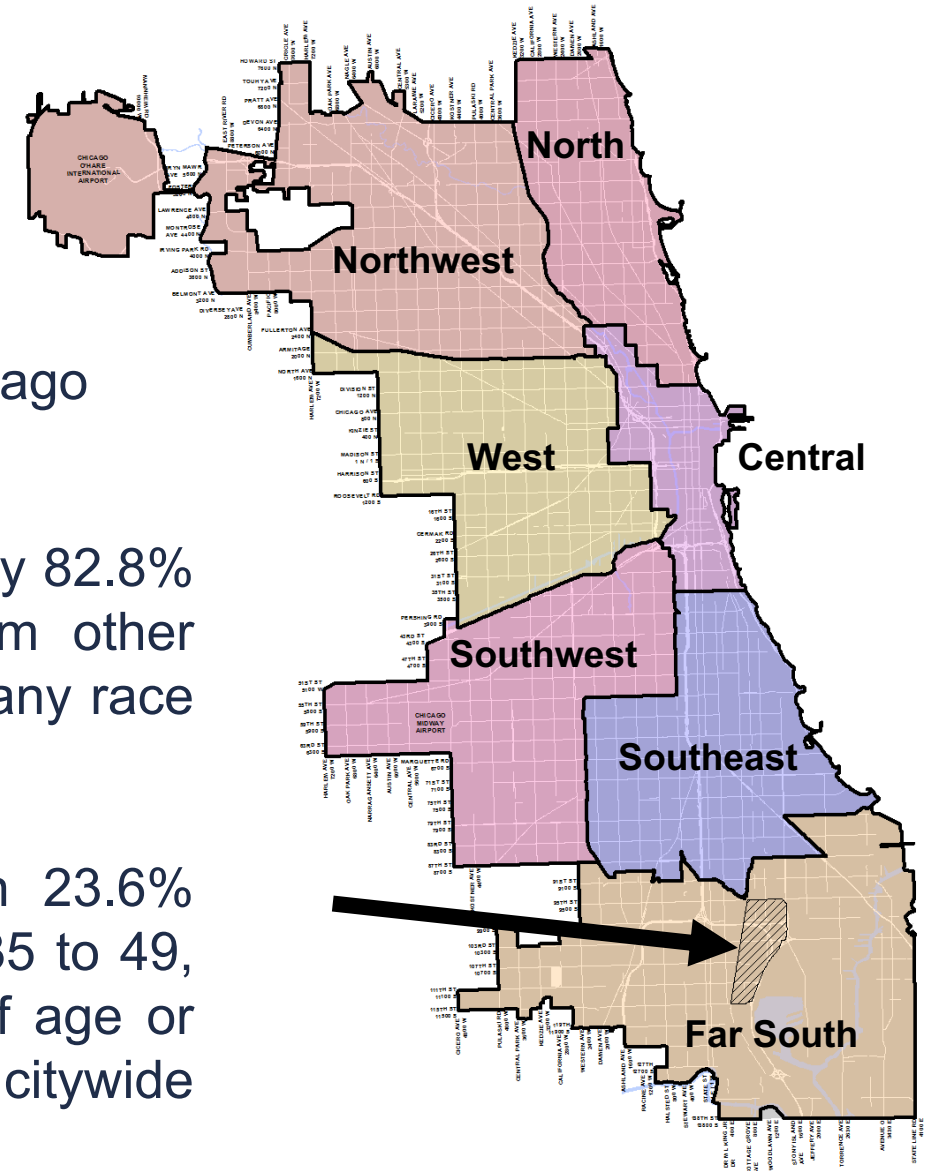
RYAN COMPANIES US, INC.

May 21, 2020

★ Pullman Snap Shot

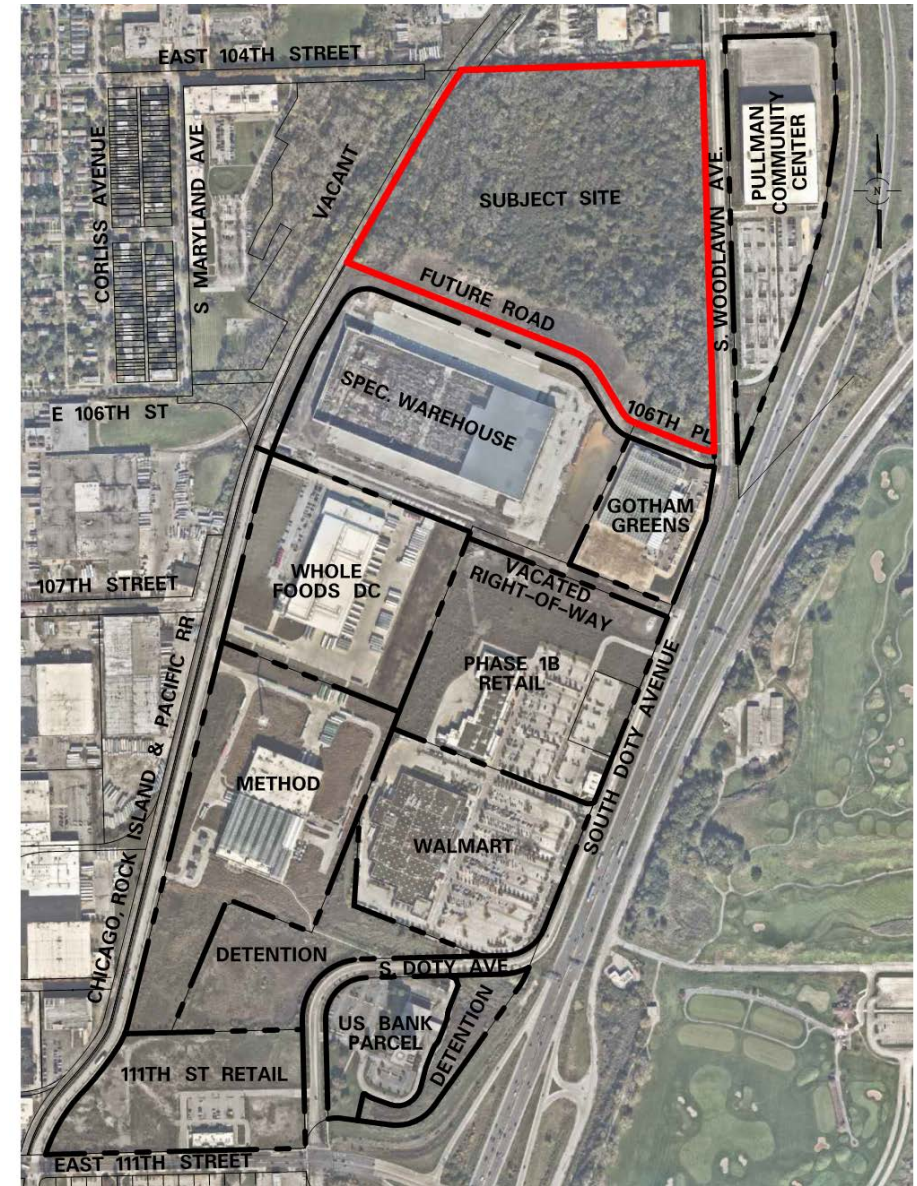
COMMUNITY AREA INFORMATION:

- Pullman community area is located 12 miles from the Chicago Loop, situated adjacent to Lake Calumet
- The racial makeup of the community area is approximately 82.8% African American, 7.1% White, 0.5% Asian, 1.1% from other races. Residents who identified as Hispanic or Latino of any race were 8.5% of the population.
- The population's age distribution was spread out with 23.6% under the age of 19, 20.8% from 20 to 34, 19.6% from 35 to 49, 20.2% from 50 to 64, and 15.8% who were 65 years of age or older. The median age was 40 years compared to a citywide figure of 33 years.



Pullman Park

- In the period from 2006 to 2015, Pullman was the only community area among its neighboring peers to experience sustained job growth and labor force participation.
- From 2012 to 2017, drops in Pullman's violent crime and homicide rate far exceeded declines of its neighbors
- In 2017, Pullman had the 9th highest rate of construction per capita out of all community areas in the city
- In recent years, Pullman is the only community area among its neighboring peers to have experienced a decline in its poverty rate



Pullman Park



43

*Percent Increase In Number Of Jobs In
The Community*



1

*Million+ Square Feet In Commercial,
Industrial And Recreational Space*

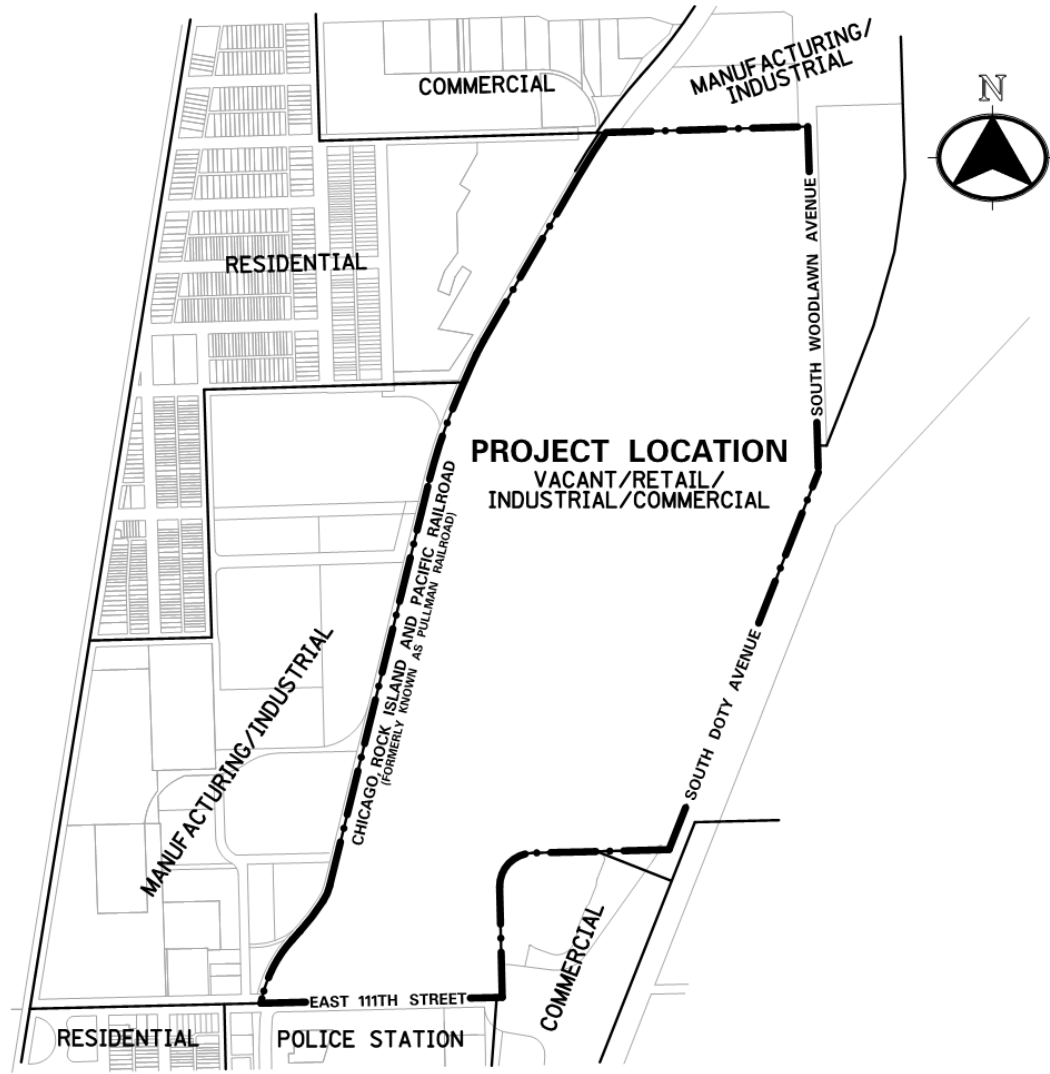


136

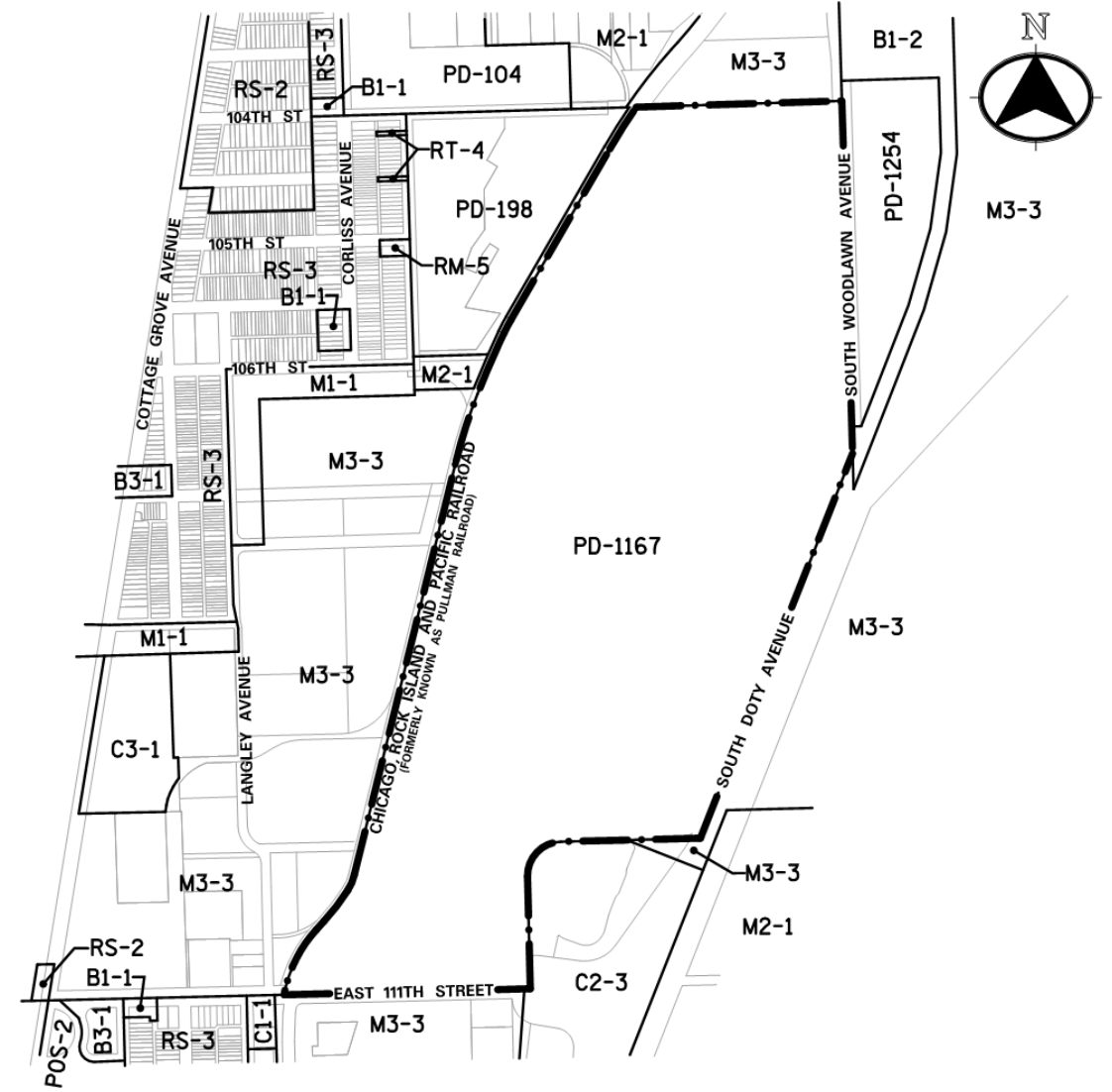
*Percent Increase In Residential
Property Values*

1,100

Permanent Jobs

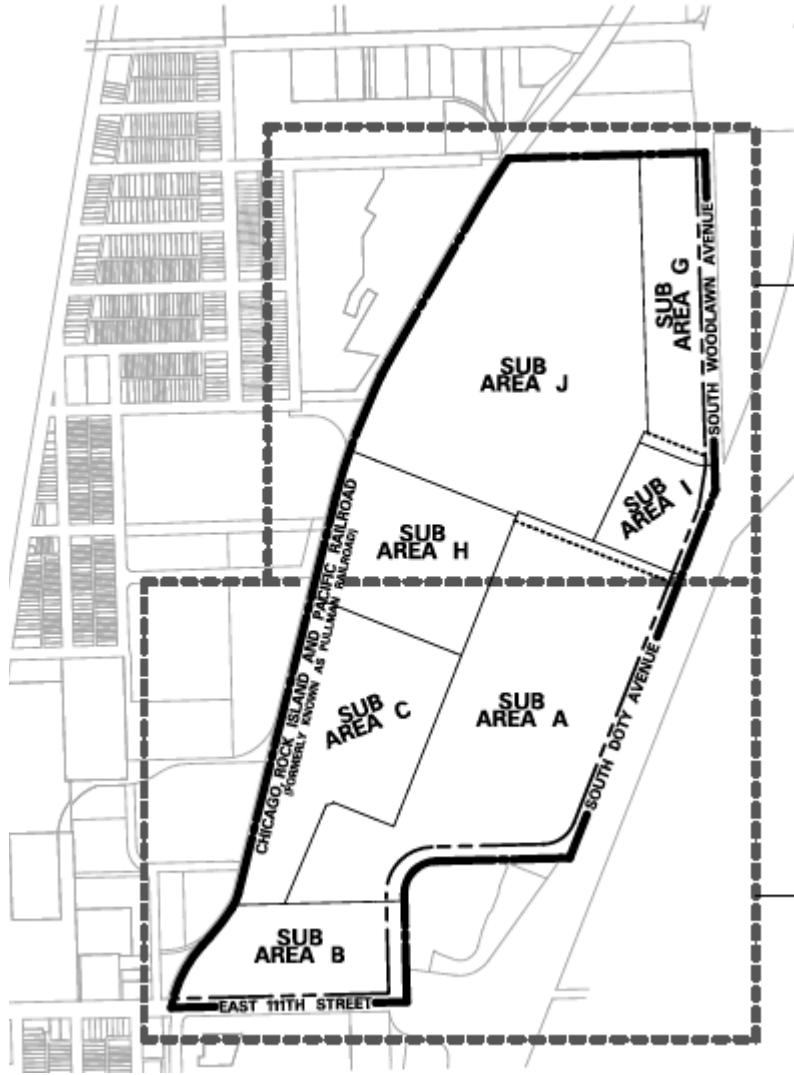


EXISTING LAND USE MAP

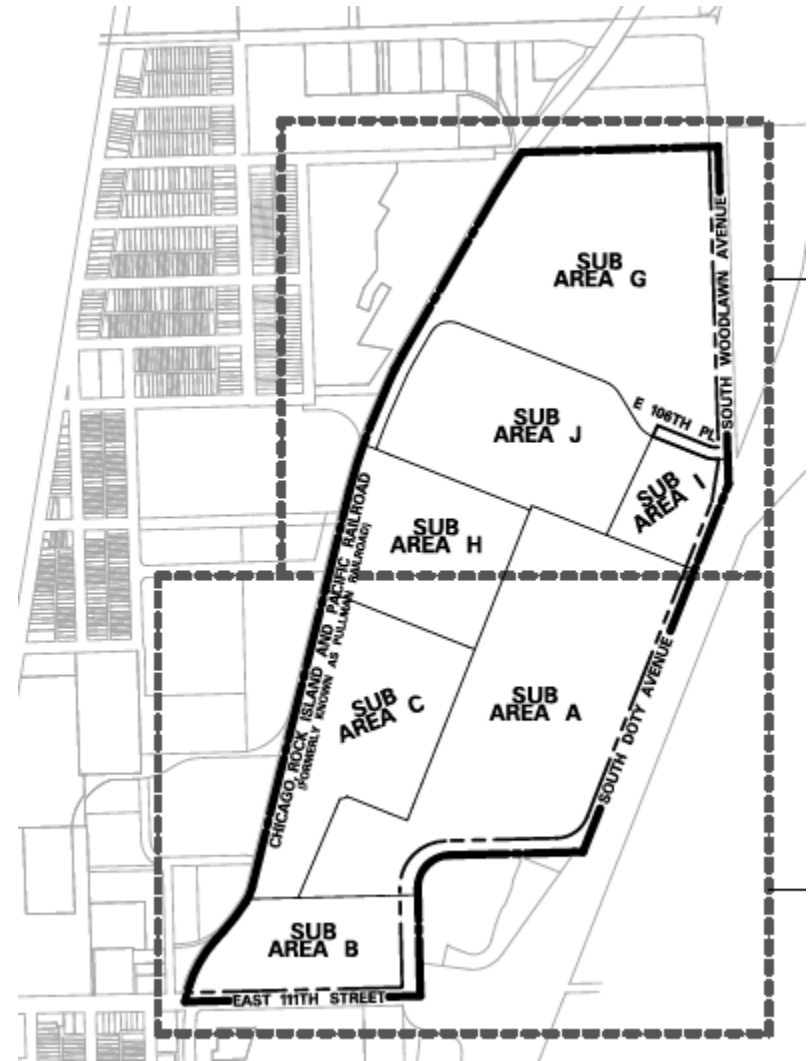


EXISTING ZONING MAP

LAND USE CONTEXT



Existing Subarea Configuration



Proposed Subarea Configuration



AERIAL VIEW FROM THE NORTH



17-8-0909-A GENERAL INTENT

The Project includes adequate, inviting, usable and accessible open space for employees and visitors. Substantial functional and landscaped open areas are provided.

- 785 trees are provided
- 13 to 19 feet setback at Woodlawn Ave (7 feet required)
- More interior green space than required

17-8-0909 DESIGN

Parkway trees are to be installed around the perimeter of the development in locations where the parkway width allows.

The surface parking lots will be meet all of the benchmarks set forth in the Chicago Zoning Ordinance in terms of internal planting requirements and setback requirements.

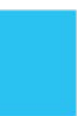




STORMWATER MANAGEMENT ORDINANCE COMPLIANCE

Stormwater Management is provided on the site in four (4) Vegetated Basins and Oversized Sewers in accordance with City of Chicago Stormwater Ordinance Requirements

- Required Volume = 528,277 CF (12.12 AC-FT)
- Provided Volume = 560,794 CF (12.87 AC-FT)



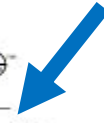
Sprinter Van Loading



Tractor Trailer Loading



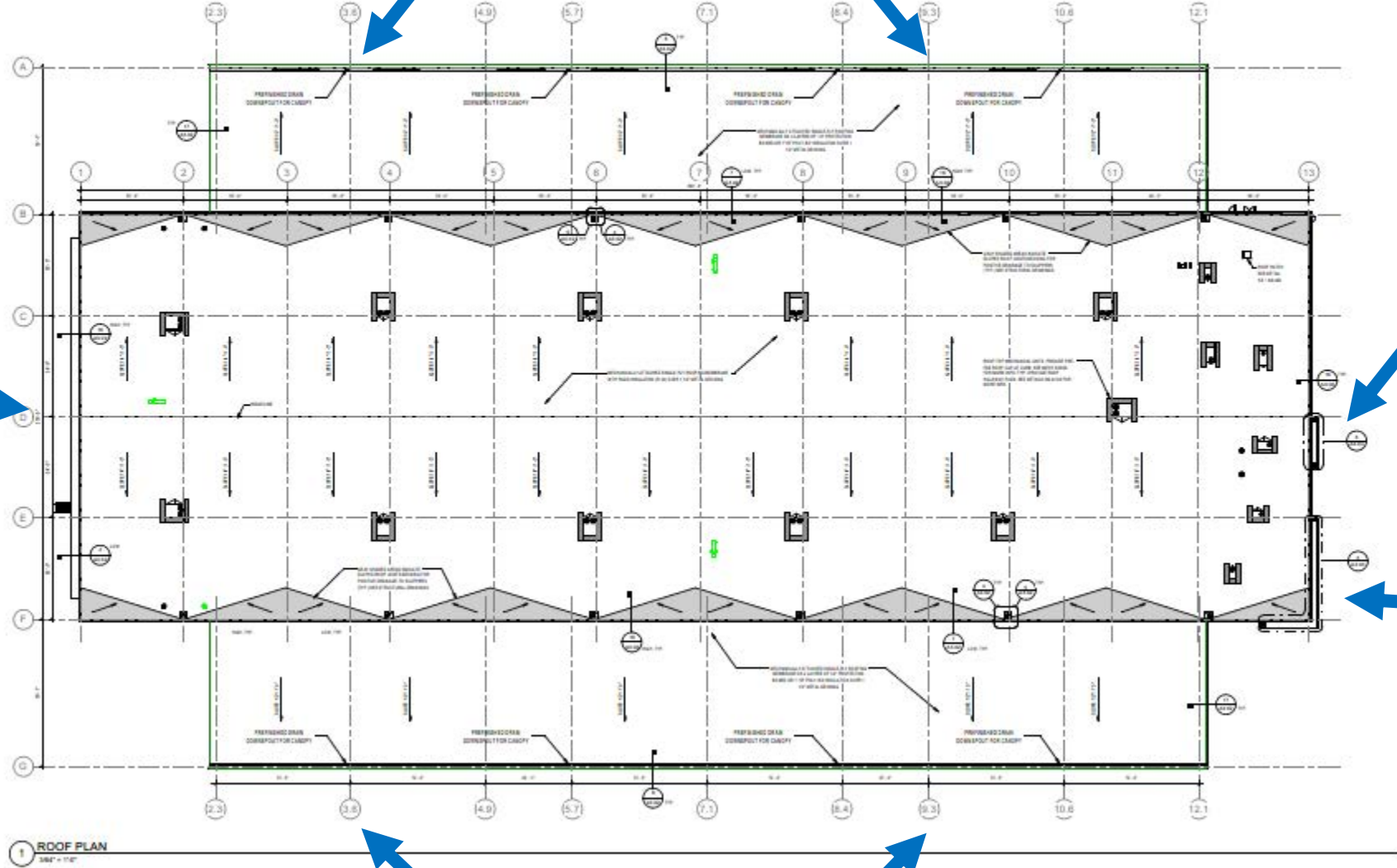
Employee Entrance



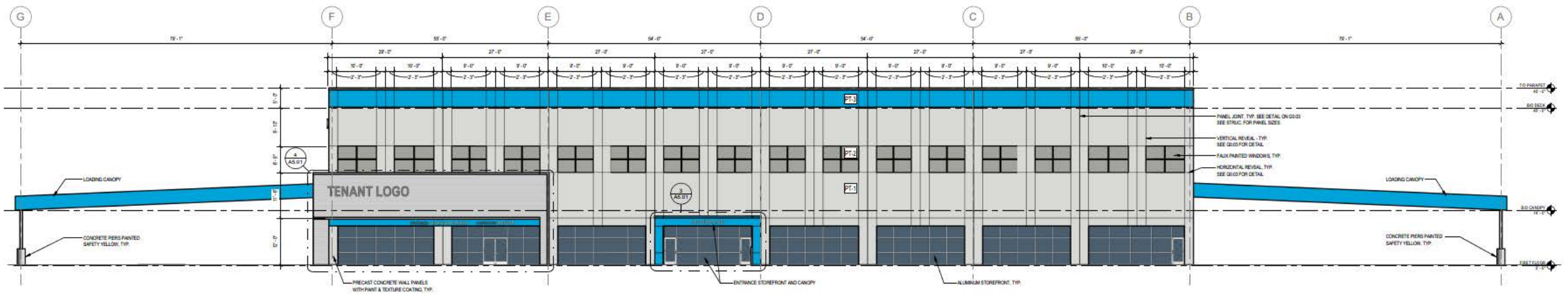
Customer Service Entrance



Sprinter Van Loading

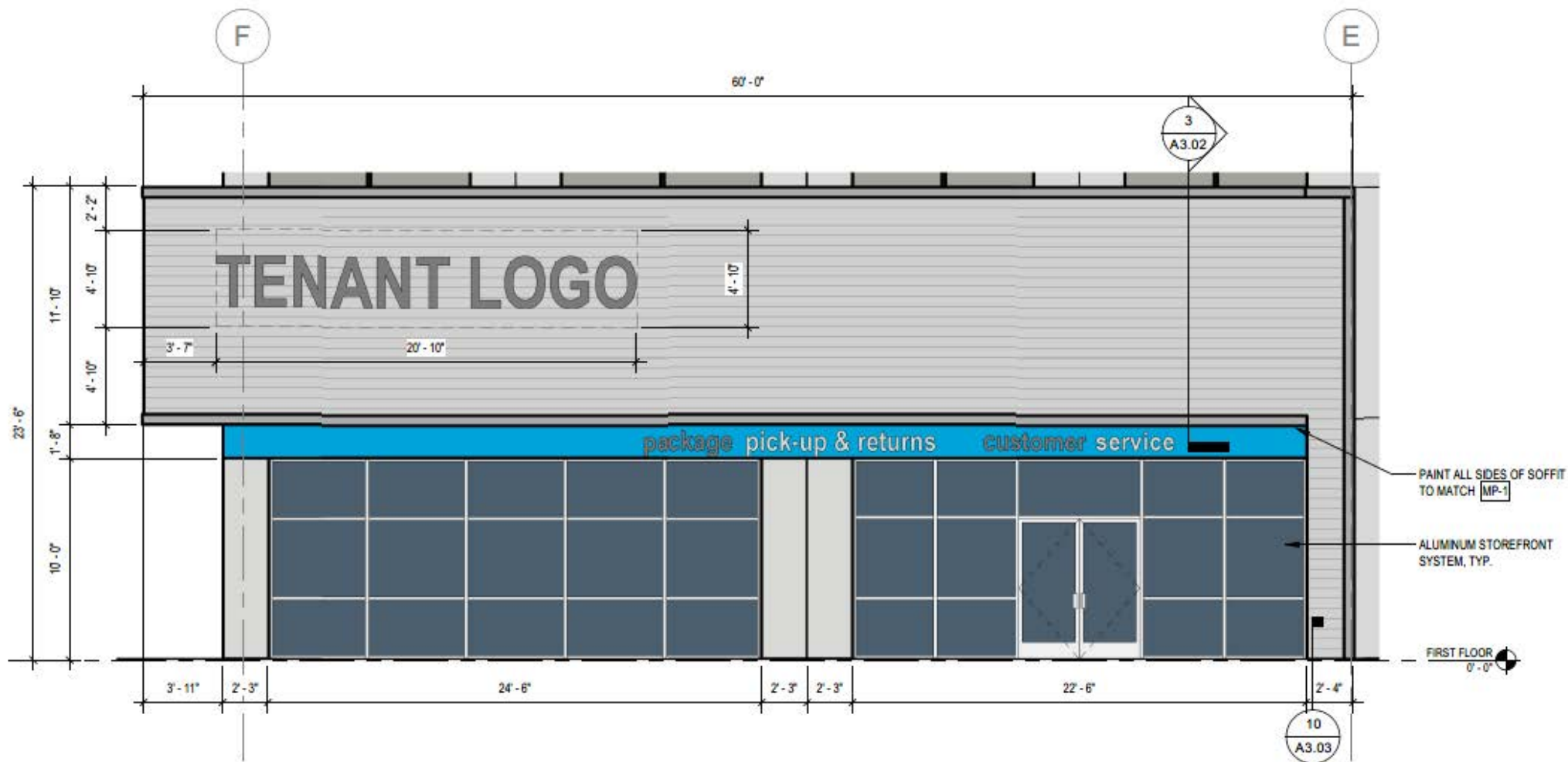


• 144,043 sf building



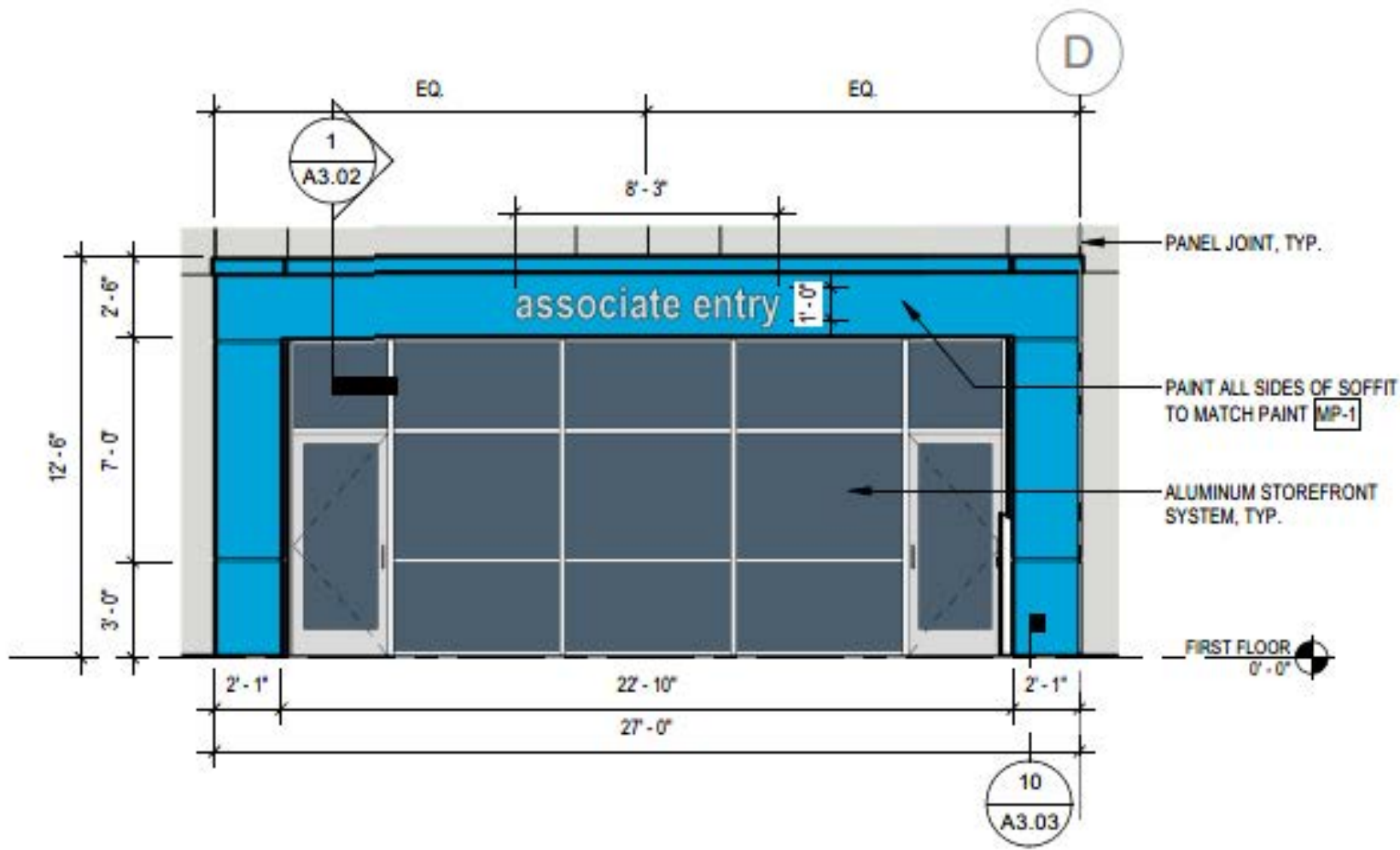
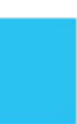
Precast concrete wall panels with paint and texture coating

BUILDING ELEVATION (EAST)



4 EAST ELEVATION - ENLARGED
3/16" = 1'-0"

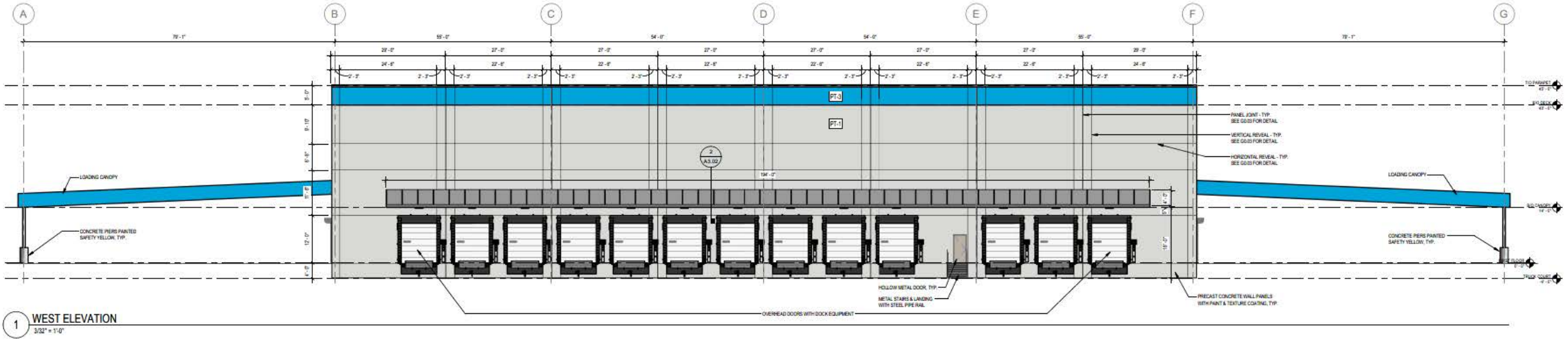
BUILDING ELEVATION (EAST)



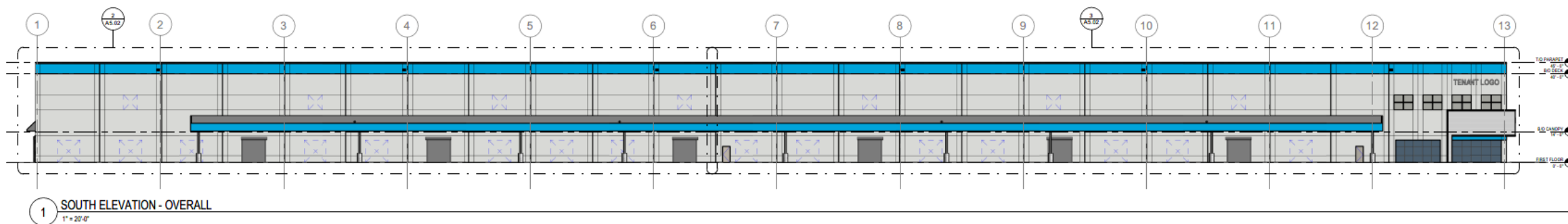
3

EAST ELEVATION - ENLARGED

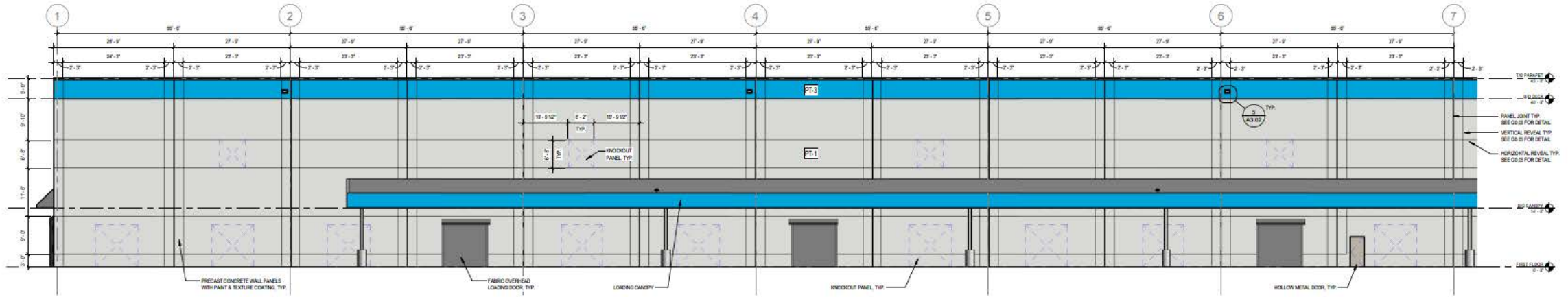
3/16" = 1'-0"



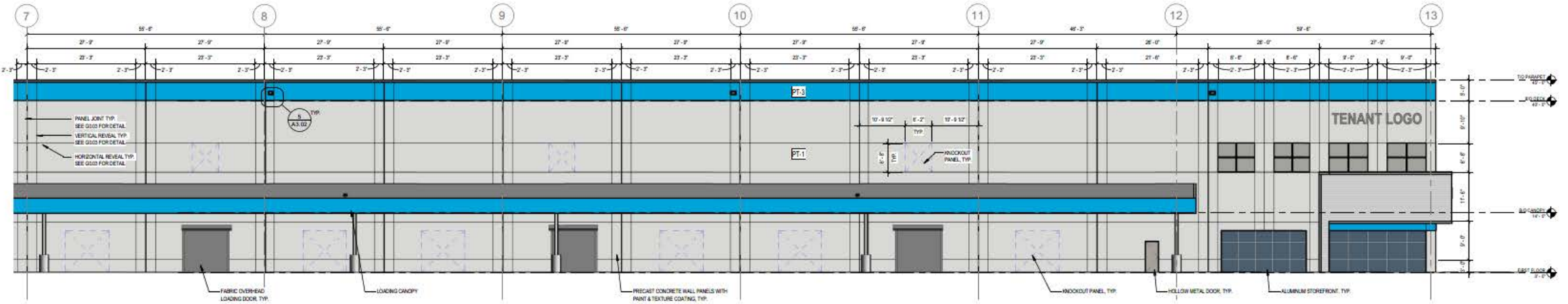
BUILDING ELEVATION (WEST)



BUILDING ELEVATION (SOUTH - OVERALL)

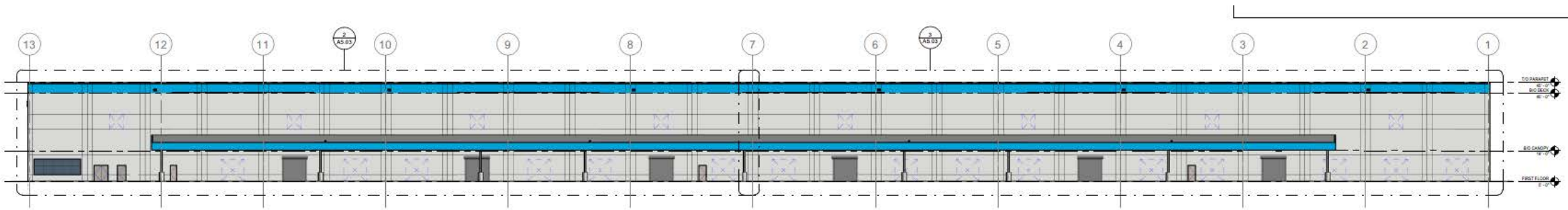
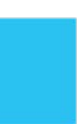


2 PARTIAL SOUTH ELEVATION
3/32" = 1'-0"



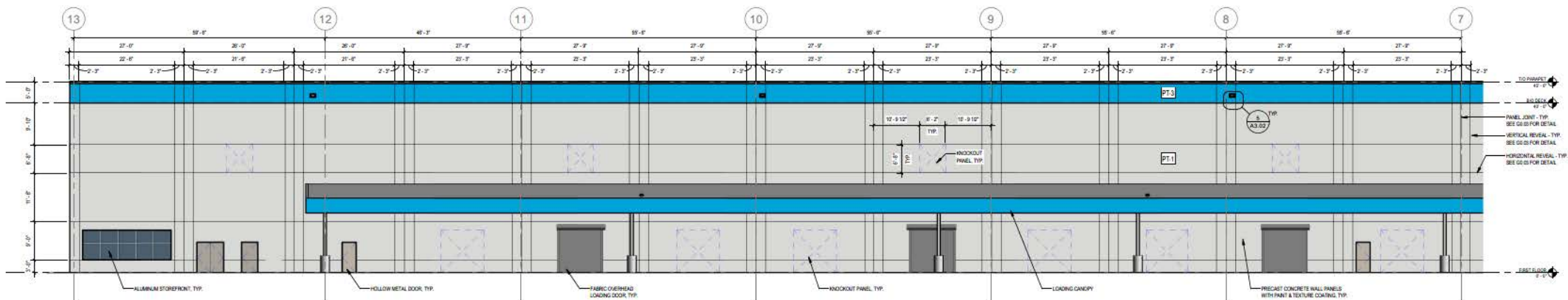
3 PARTIAL SOUTH ELEVATION
3/32" = 1'-0"

BUILDING ELEVATION (SOUTH - PARTIAL)

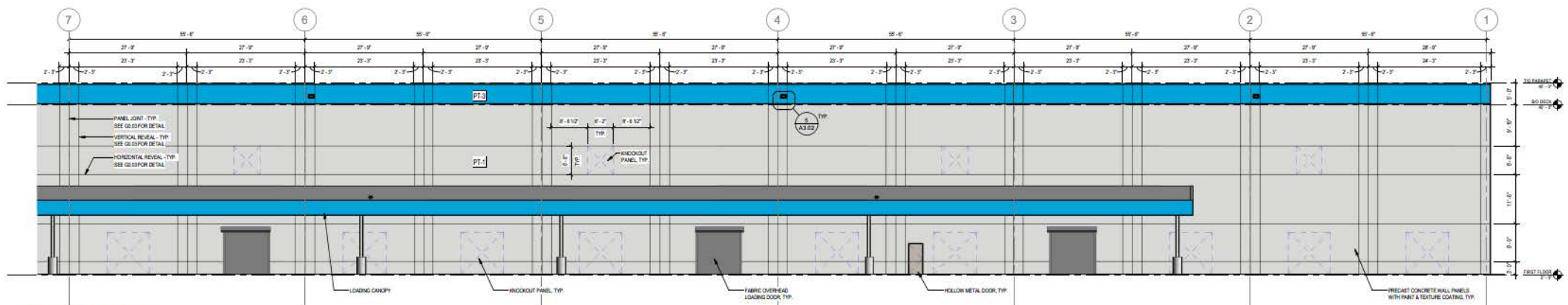


1 NORTH ELEVATION - OVERALL
1" = 20'-0"

BUILDING ELEVATION (NORTH - OVERALL)

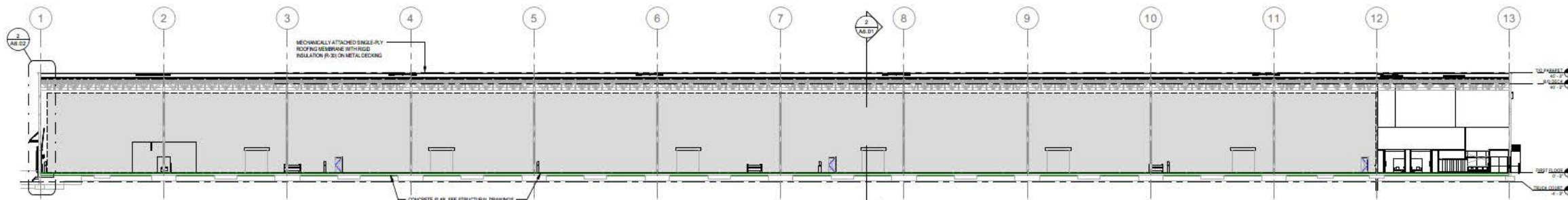
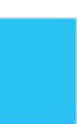


2 PARTIAL NORTH ELEVATION
3/32" = 1'-0"

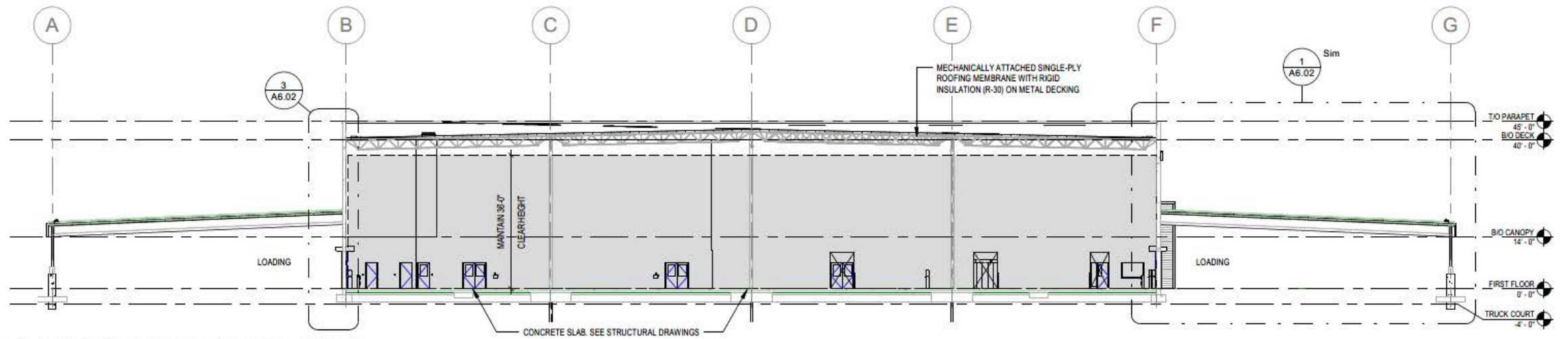


3 PARTIAL NORTH ELEVATION
3/32" = 1'-0"

BUILDING ELEVATION (NORTH - PARTIAL)



1 SCHEMATIC BUILDING SECTION - LONG
1" = 20'-0"



2 SCHEMATIC BUILDING SECTION - SHORT
1" = 20'-0"



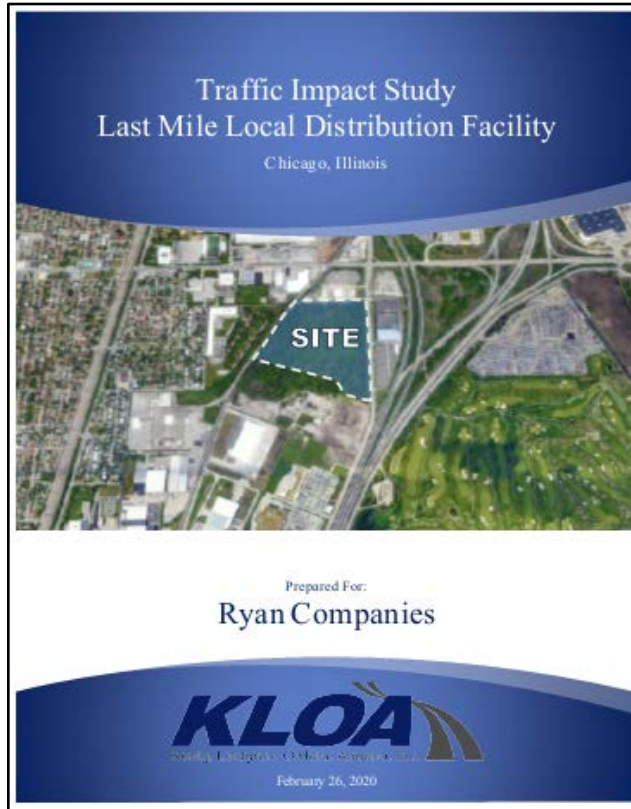
AERIAL VIEW FROM THE NORTHEAST



AERIAL VIEW FROM THE NORTHEAST



STREET VIEW FROM THE SOUTHEAST



- Access to the facility will be provided via four access drives on Woodlawn Avenue that are projected to **operate at a good level of service**.
- The results of the capacity analyses show that **nearby intersections** are currently operating at an acceptable level of service. With the addition of the facility-generated traffic, they are projected to **continue to generally operate at an acceptable level of service**.
- The existing street system has sufficient reserve capacity to accommodate the additional traffic projected to be generated by the facility and no street improvements and/or traffic control modifications are required at this time. However, **within one year** following issuance of the certificate of occupancy for the development contemplated in Subarea G, the **Applicant will prepare a traffic signal warrant analysis** to determine whether a traffic signal at that intersection is warranted. **If the signal is warranted, the Applicant will fund the design and installation of a traffic signal** conforming to CDOT's specifications.



17-8-0904.A – GENERAL INTENT

The project promotes safe pedestrian, bicyclist, and vehicular circulation by providing adequate demarcation of traffic paths, bus loading areas, bike parking, and pedestrian pathways both through and around the project.

17-8-0904.B – TRANSPORTATION

All streets and sidewalks to be reconstructed or repaired to CDOT standards

17-8-0904.C – PARKING

All parking internal to the site to be buffered through landscape design to adjacent public right of way. Parking to be shared amongst the entire site and will join existing parking areas with new and expanded lots.





Compliance Options	Points Required	Sustainable Strategies Menu																																			
		Health		Energy					Stormwater					Landscapes			Green Roofs		Water		Transportation					Solid Waste	Work Force	Wildlife									
		1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	Choose one		Choose one			Choose one		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%	Choose one		Choose one		7.1 Proximity to Transit Service	7.2 Blieshare Sponsorship	7.3 Blue Parking Residential	7.4 Blue 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	Choose one							
Compliance Paths	Starting Points	Number of Optional Points Required: New Construction / Substantial Rehab / Moderate Rehab																																			
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	NA	NA	NA	5	5	5	5	5	5	10	10	5	10
Options With Certification																																					
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	NA	5	5	5	5	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	NA	5	5	5	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	5	5	5	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	5	5	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	5	5	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	5	5	5	5	10	10	5	10			
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	NA	NA	NA	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	5	5	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	5	10	10	5	10				

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

- 2 Green Globes
- EV Charging Station
- 80% Waste Diversion
- Bird Protection

★ EV & Solar Readiness Infrastructure



Project Timeline + Community Benefits



- PD Filed February 2020
- Changes to PD since filing:
 - the Applicant will install necessary infrastructure to accommodate future **electric vehicle charging stations for 100% of fleet vehicles.**
 - **30 percent of the project roof area** has been designed with excess weight capacity, to support potential future **solar power infrastructure.** The Applicant will provide community solar information to all prospective tenants of the building.
 - Within one year following issuance of the certificate of occupancy for the development contemplated in Subarea G, the Applicant shall prepare and submit for CDOT's review and approval a **traffic signal warrant analysis**, to determine whether a traffic signal at that intersection is warranted. If the signal is warranted, the Applicant shall fund the design and installation of a traffic signal conforming to CDOT's specifications.



April 13, 2020

51st Street Business Association
220 E. 51st Street
Chicago, IL 60615

**RE: Minority and Women-Owned Business Enterprise Participation
Site Development Project at Pullman Park (Industrial Parcel), Chicago, Illinois**

Dear Sir or Madam:

Ryan Companies US, Inc. ("**Developer**") is pleased to announce the site development of certain property generally located 10700 S. Woodlawn Avenue in Chicago, Illinois (the "**Property**"). The Property is currently vacant, and the Developer will be performing site development work including construction of a new warehouse to be occupied by a third party.

The project will require the participation of multiple trades. The project will be subject to minority business enterprise (MBE) participation of 26 percent and women business enterprise (WBE) participation of 6 percent for certain budget items. The Developer expects that the site development work will begin in Spring 2020 and be completed by October 2020. At your request, the Developer will meet with a representative of your organization to present the project budget and scheduled when they have been completed. Further, at your request, the Developer will also provide your organization with one copy of the project bid documents (including plans and specifications).

The Developer is requesting that you make your member companies aware of this exciting project so that they may submit bids for appropriate subcontracting opportunities. Should you have any questions, please do not hesitate to call.

Sincerely,

Adam Zarek
Ryan Companies US, Inc.

cc: Alderman Anthony A. Beale, City of Chicago 9th Ward
Chip Hastings, City of Chicago Department of Planning and Development

Ryan Companies US, Inc.
11 Shuman Boulevard, Suite 400
Naperville, IL 60563

☎ 630-328-1100
ryancompanies.com

CHICAGO IS LEADING TOGETHER
Equal Opportunity Employer

Ryan MBE/WBE Strategy:

- The project is targeting 26% MBE, 6% WBE, and 50% local workforce
- Ryan has invited a number of MBE, WBE, and local Chicago builders to bid on the project, well exceeding the targets above.

Project Facts

- Project cost: \$50 million
- 200 construction jobs
- 125 permanent PT jobs
- 25 permanent FT jobs



A diverse, skilled and dedicated workforce is an asset to every project.



AERIAL VIEW FROM THE NORTHEAST