



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**11301 - 11363 S. Corliss Avenue, 11336 S. Doty Avenue,  
and 701 E. 114th Street (9<sup>th</sup> Ward)**

**Pullman Gateway, LLC**

02/15/2024



# PULLMAN COMMUNITY AREA

## • DEMOGRAPHICS:

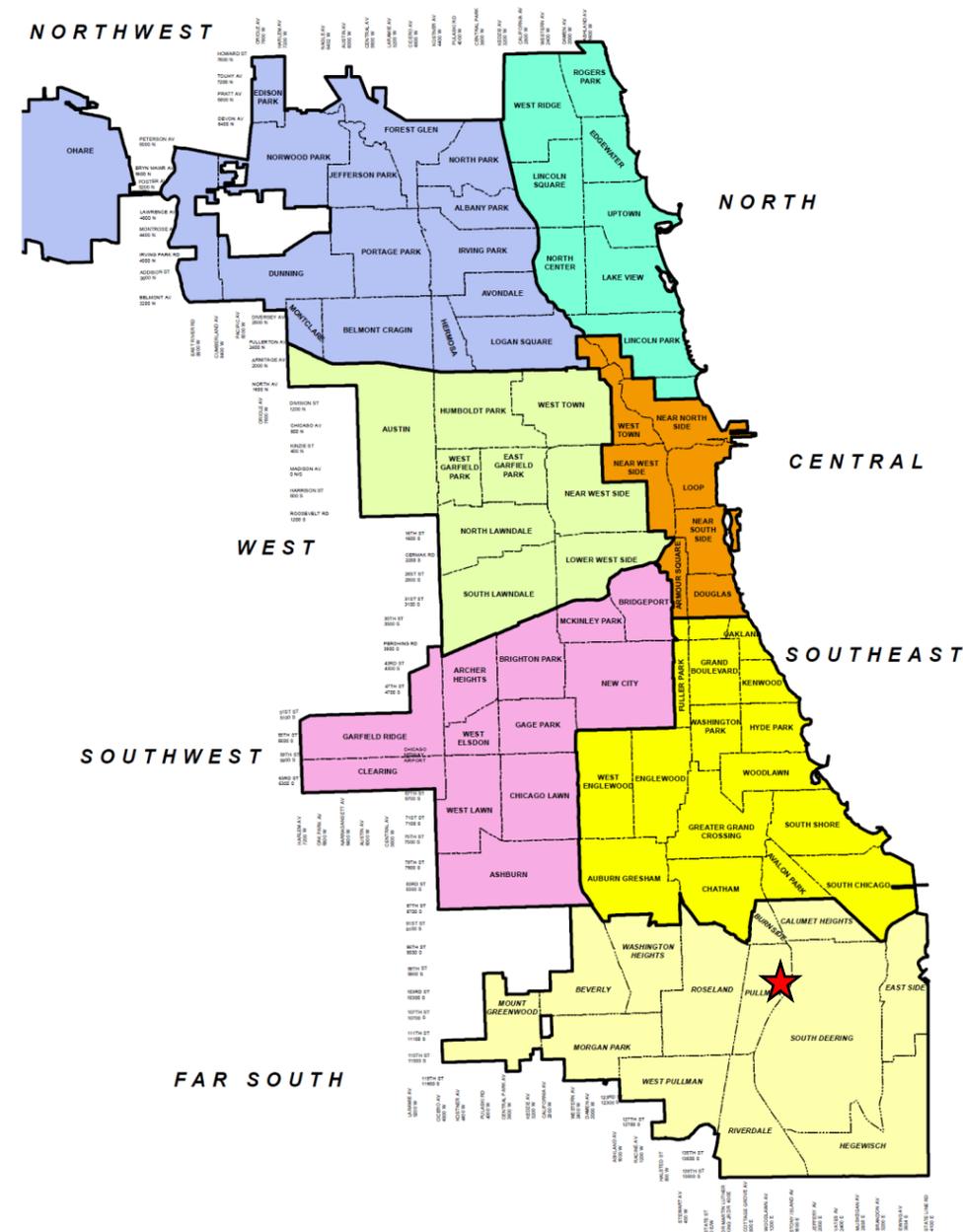
- 6,820 Residents According to the 2020 Census Estimates
- Average Household Size: 2.3
- Median Age: 40.7
- 34 Years Old or Younger: 2,897
- Median Income: \$43,539

## • NEIGHBORHOOD/HISTORICAL CONTEXT

- The Pullman neighborhood is home to the Pullman National Historical Park which honors and celebrates the Pullman rail car employees and the contributions of the area to labor history, black history and urban planning history. The area still holds a mix of residential, industrial, commercial and institutional uses.

## • RELEVANT LAND USE DATA

- Existing land uses include:
  - Institutional, commercial and industrial





# SITE CONTEXT



111<sup>th</sup> Street

Police Station

Wentworth  
Tire

Windy  
Bay  
Kitchen +  
Bath

Public Aid  
Department

Raffin  
Construction

Polyair  
Packaging

Corliss Avenue

Doty Avenue

Bishop Ford Expressway

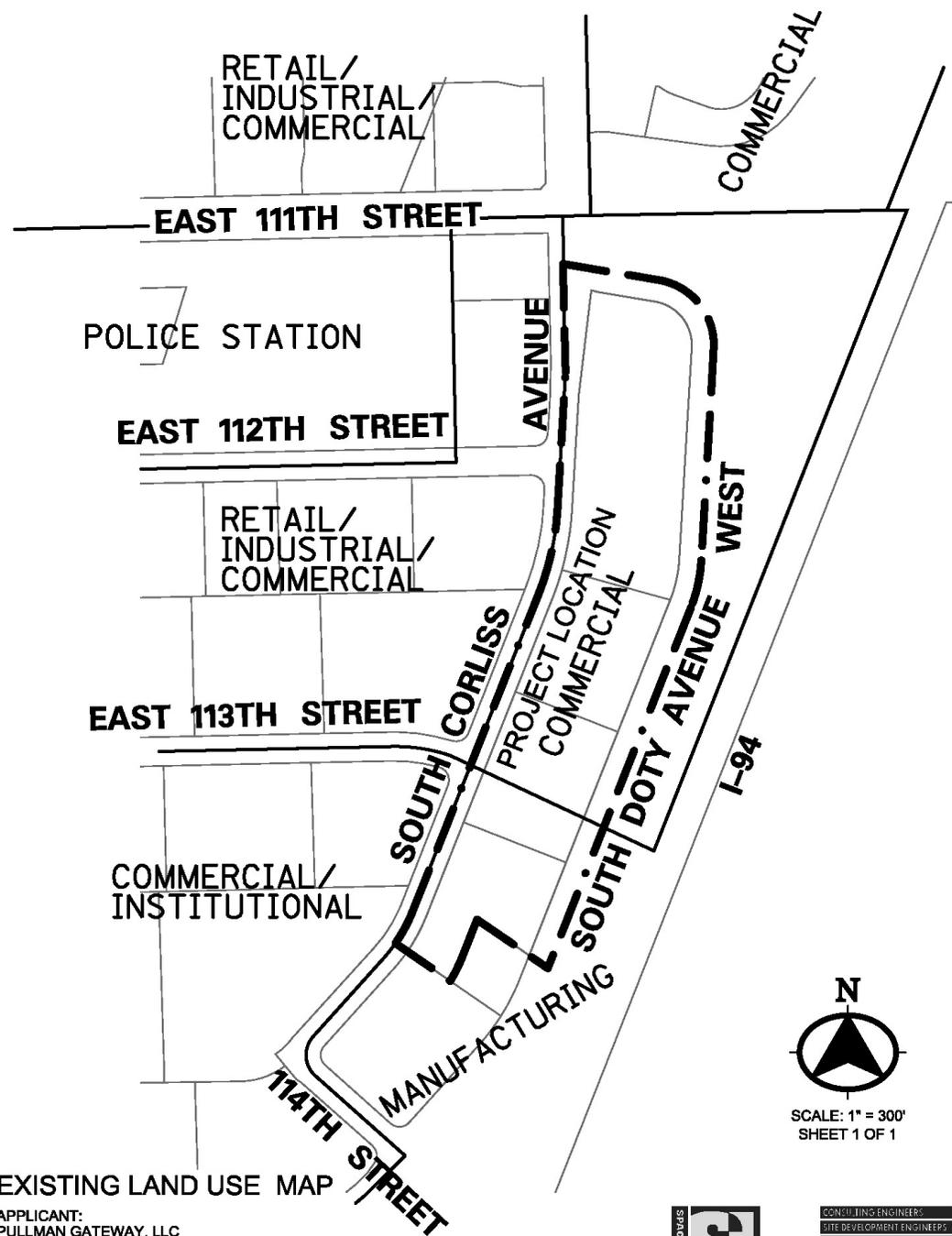
House of Hope

Animal  
Hospital

Optimus  
Recycling



# ZONING MAP



**EXISTING LAND USE MAP**

APPLICANT:  
PULLMAN GATEWAY, LLC

ADDRESS: 11301-11369 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) 696-4060 Fax: (847) 696-4066

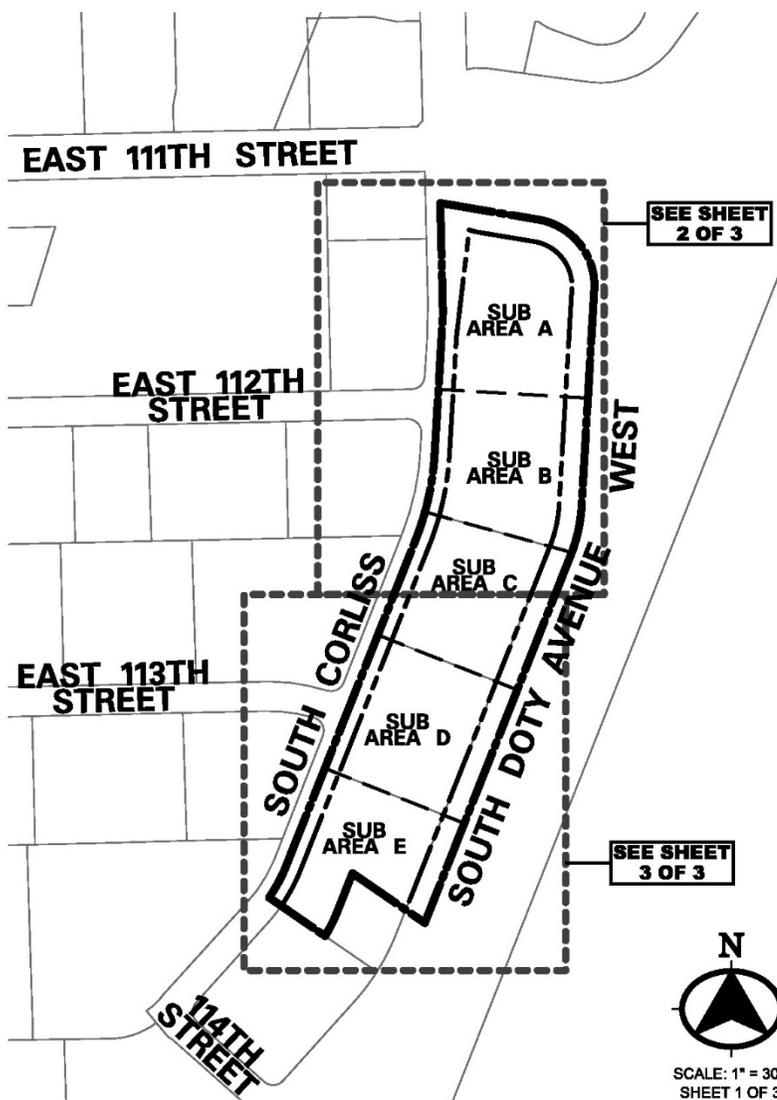




**Corliss Avenue**



PLANNED DEVELOPMENT BOUNDARY  
PROPERTY LINE



**PLANNED DEVELOPMENT BOUNDARY  
AND PROPERTY LINE MAP**

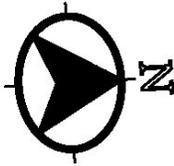
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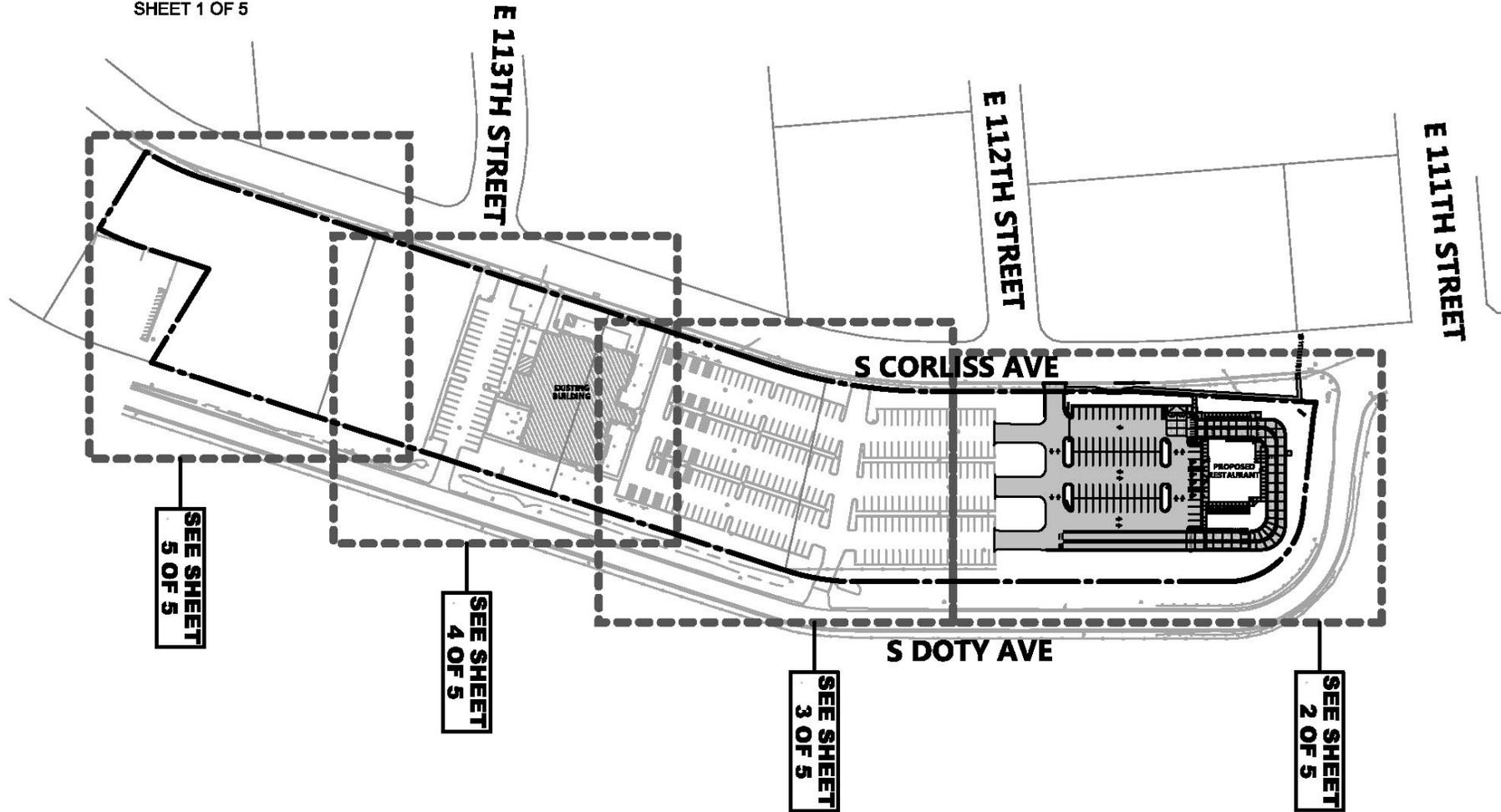


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SCALE: 1" = 200'  
SHEET 1 OF 5



### SITE PLAN

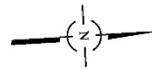
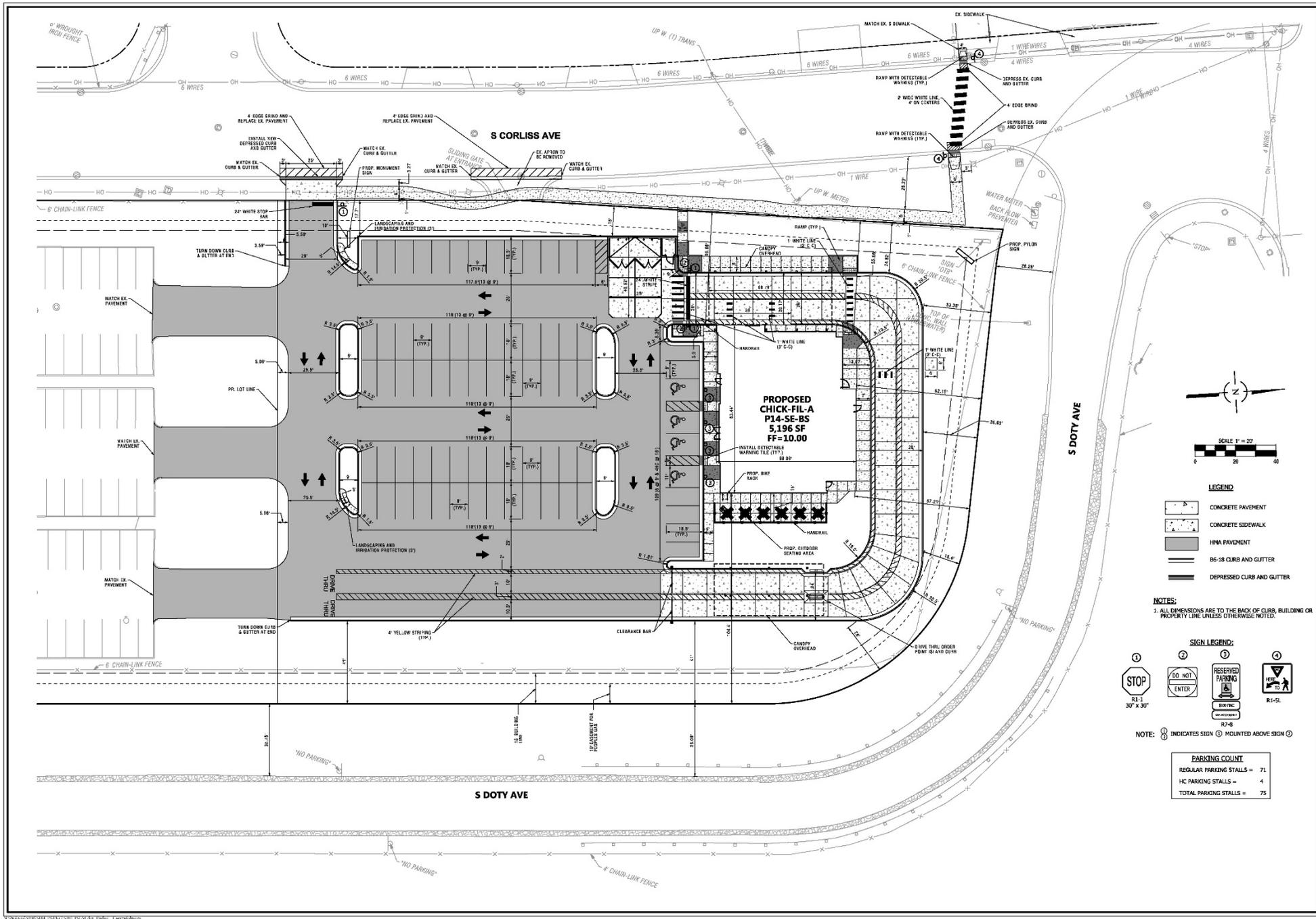
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LEGEND

- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HMA PAVEMENT
- B6-18 CURB AND GUTTER
- DEPRESSED CURB AND GUTTER

NOTES

1. ALL DIMENSIONS ARE TO THE BACK OF CURB, BUILDING OR PROPERTY LINE UNLESS OTHERWISE NOTED.

SIGN LEGEND:

- STOP R1-1 30" x 30"
- NO ENTRY R1-2 30" x 30"
- RESERVED PARKING ENTER R7-8 30" x 30"
- BICYCLES R1-5L 30" x 30"

NOTE: (1) INDICATES SIGN (2) MOUNTED ABOVE SIGN (3)

PARKING COUNT

REGULAR PARKING STALLS	= 71
HC PARKING STALLS	= 4
TOTAL PARKING STALLS	= 75

**SITE PLAN**  
**CHICK-FIL-A**  
**11203 S. CORLISS AVE**  
**CHICAGO, ILLINOIS**

REVISIONS PER CDD COMMENTS

NO.	DATE	REMARKS
1.	11/17/23	PER CFA
2.	11/28/23	PER CFA
3.	11/21/23	PER CFA
4.	12/22/23	UPDATED BUILDING SF
5.	01/18/24	REVISION PER CDD COMMENTS

CONSULTING ENGINEERS  
 SITE DEVELOPMENT ENGINEERS  
 LAND SURVEYORS

SPACEDO INC.  
 FILENAME: 5484\_150M  
 DATES: 01/20/24  
 JOB NO: 5484\_15  
 SHEET: **C-2.0**  
 4 OF 19

SITE PLAN



# SITE CALCULATIONS

## LANDSCAPE REQUIREMENTS

### PARKWAY TREES

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

<u>AREA/MATERIAL</u>	<u>ORDINANCE</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
823 LF	1 TREE PER 25 LF	33	33

### 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.

<u>AREA/MATERIAL</u>	<u>ORDINANCE</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
897 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

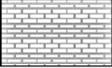
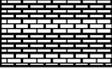
<u>AREA/MATERIAL</u>	<u>ORDINANCE</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
34,454 SF	7.5% OF SF	2,584 SF	3,204 SF
2,584 SF	1 TREE PER 125 SF	20	20

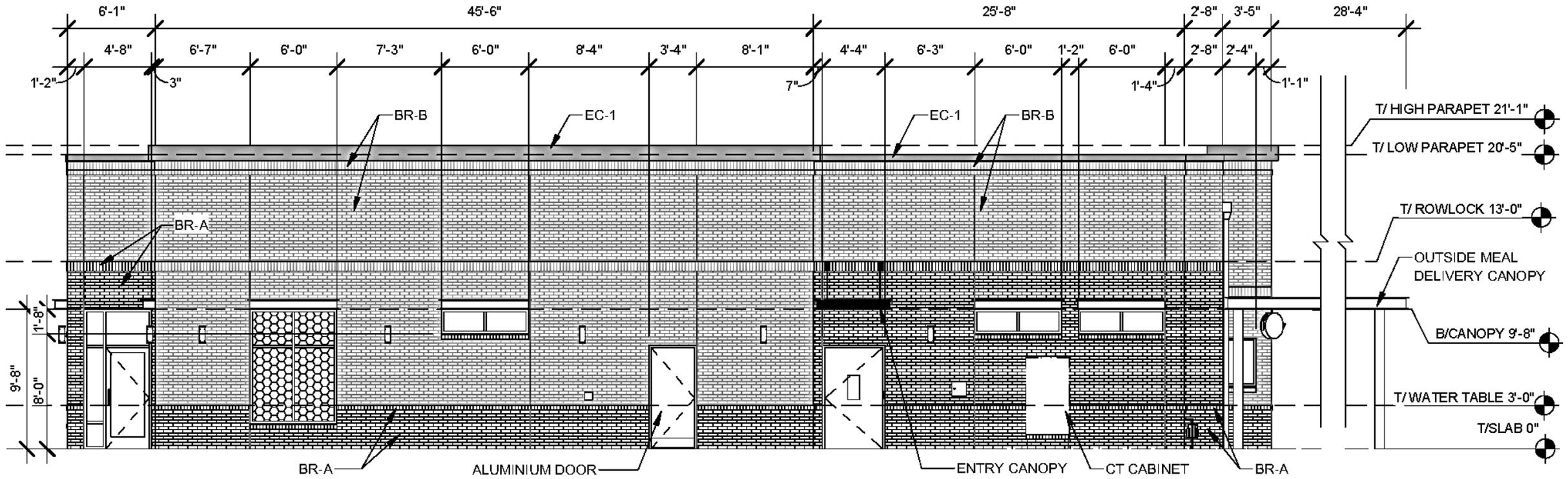


Corliss Avenue

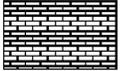
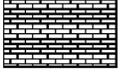
View east and south from 111<sup>th</sup> Street

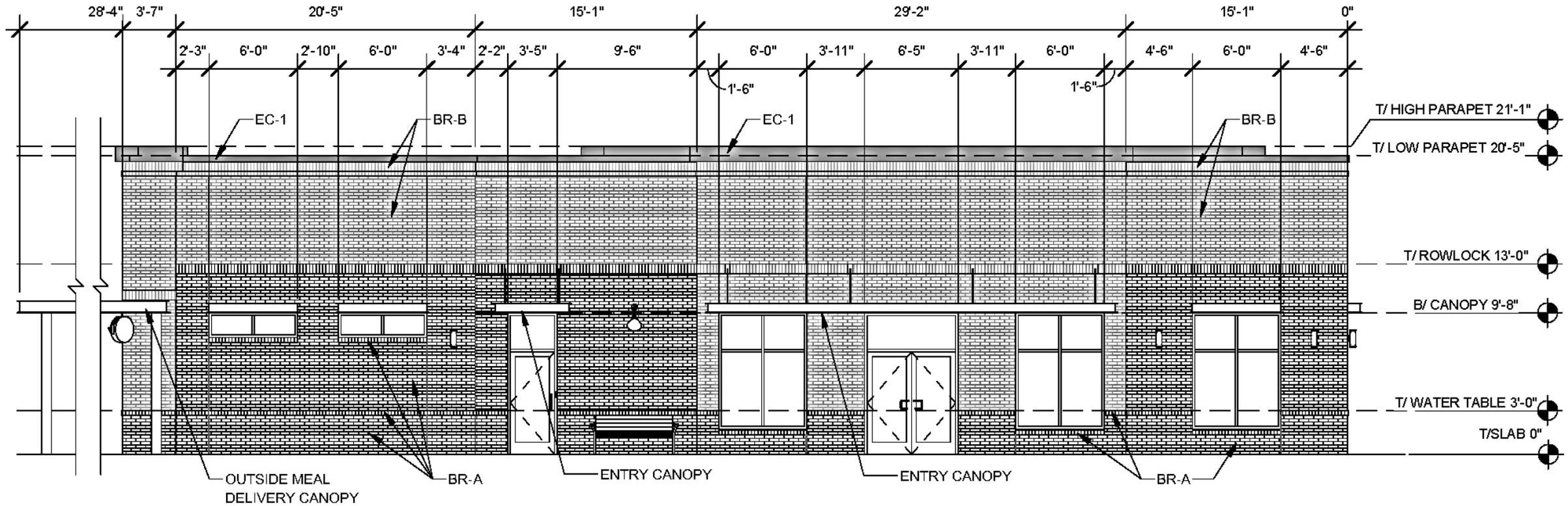
**LEGEND**

-  **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

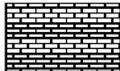
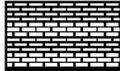


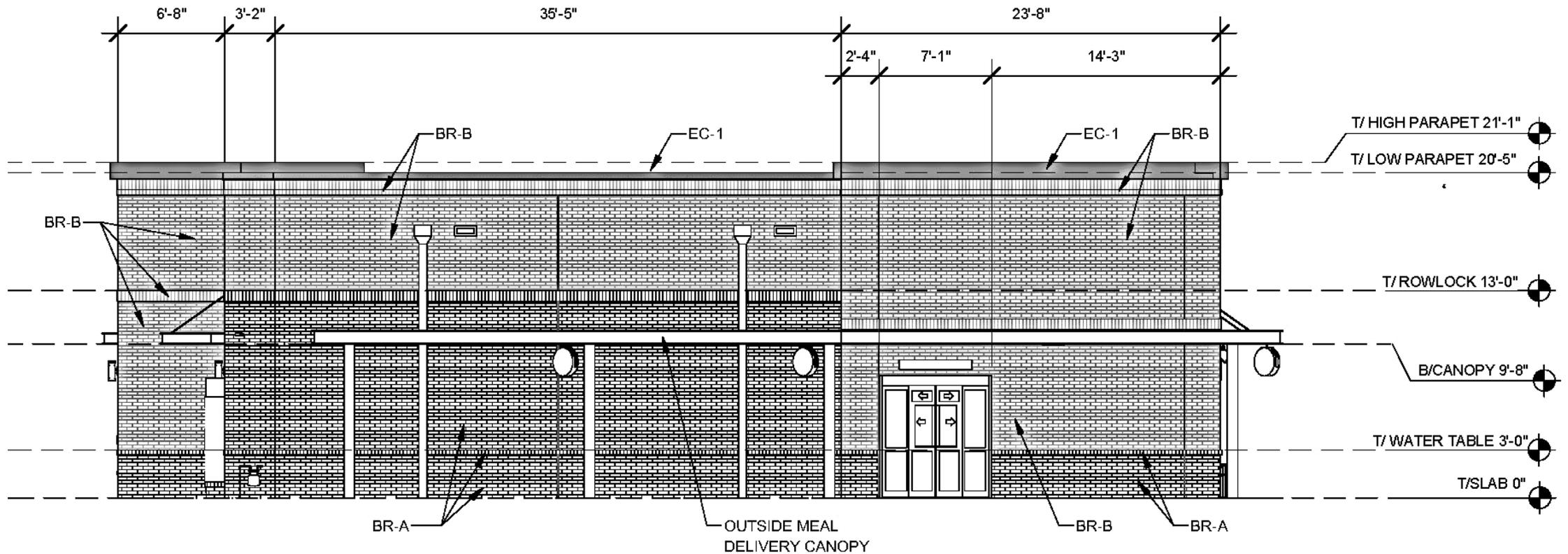
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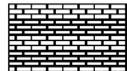
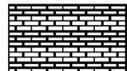


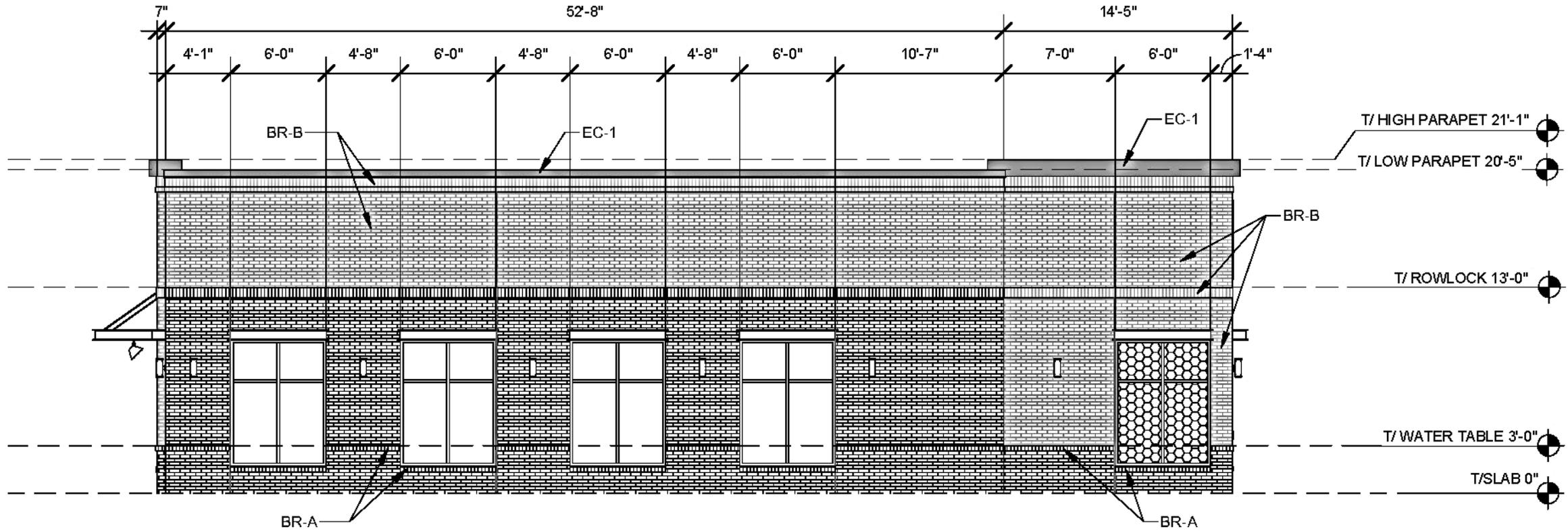
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**BUILDING ELEVATION – EAST**

- Well Building Standard – 40 Points
- Exceed Energy Code (5%) – 20 Points
- Working Landscapes – 5 Points
- Tree Planting – 5 Points
- Indoor Water Use Reduction (25%) – 10 Points
- Bike Parking Commercial & Industrial – 5 Points
- EV Charger Readiness – 5 Points
- 80% Waste Diversion – 10 Points

### **Public Benefits:**

- Approximately 145 construction jobs will be created and a capital investment of \$6 million.
- Approximately 100-130 permanent jobs will be created (including both full-time and part-time).
- The project will include a new crosswalk and sidewalk so that people can access the site by foot and bike from 111<sup>th</sup> Street.

### **Participation Goals:**

- 26% Participation from Qualified Minority Business Enterprises
- 6% Participation from Qualified Women Business Enterprises
- 50% Participation from Chicago Residents

# **DPD Recommendations:**

The following is a list of recommendations from the DPD:

- The proposed development is in compliance with the Planned Development Standards and Guidelines (17-8-0900 & 17-13-0609-A)
- The proposal promotes economically beneficial development patterns that are compatible with the character of existing neighborhood (17-8-0103)
- The proposal is compatible with surrounding residential and commercial developments in terms of land use as well as the density and scale of the physical structures (17-13-0308-C)
- the public infrastructure facilities and City services will be adequate to serve the proposed development at the time of occupancy and the project will comply with the requirements for access in case of fire and other emergencies (17-13-0308-E)