CHICAGO PLAN COMMISSION
Department of Planning and Development

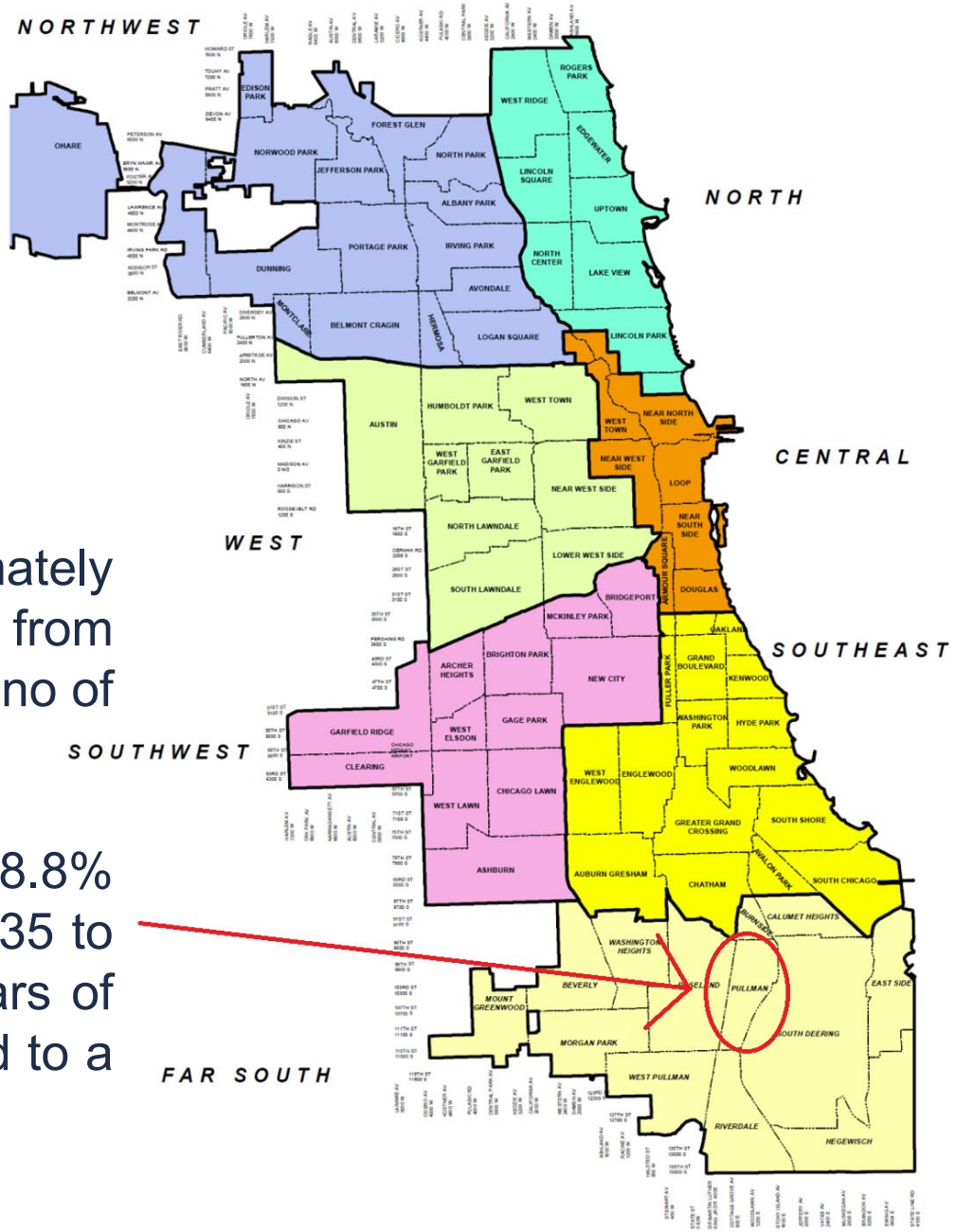
VETERAN ROASTERS

756 East 111th Street – Pullman Park (9th Ward)

Cup O' Joe Coffee, LLC

03/16/2023

Community Area 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 80.4% African American, 12% White, 4.3% Asian, 3.2% from other races. Residents who identified as Hispanic or Latino of any race were 4.3% of the population.

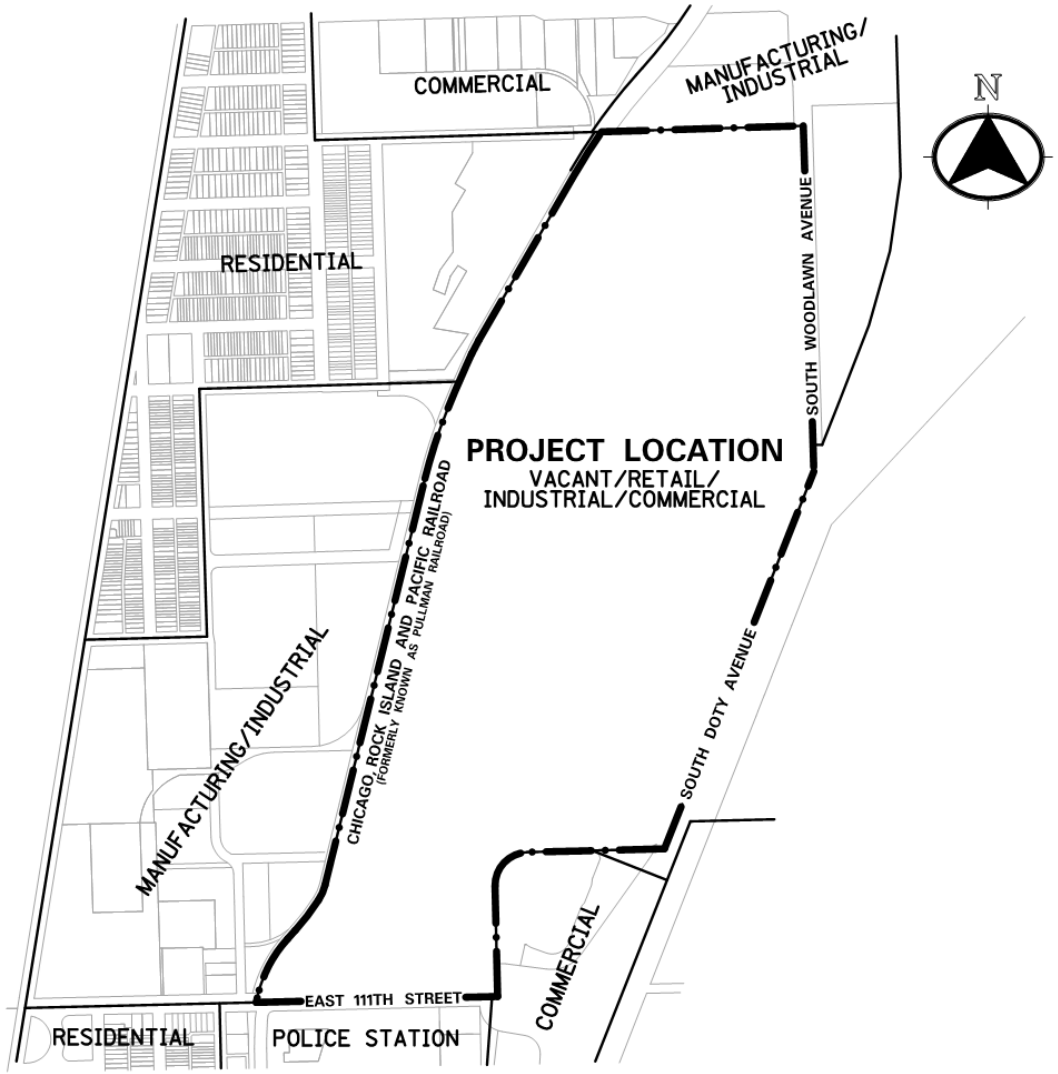
- The population's age distribution was spread out with 18.8% under the age of 19, 21.9% from 20 to 34, 20.7% from 35 to 49, 22.3% from 50 to 64, and 16.2% who were 65 years of age or older. The median age was 42.6 years compared to a citywide figure of 34.8 years.

Source: ***CMAP Community Data Snapshot. https://www.cmap.illinois.gov/documents/10180/126764/Pullman.pdf***

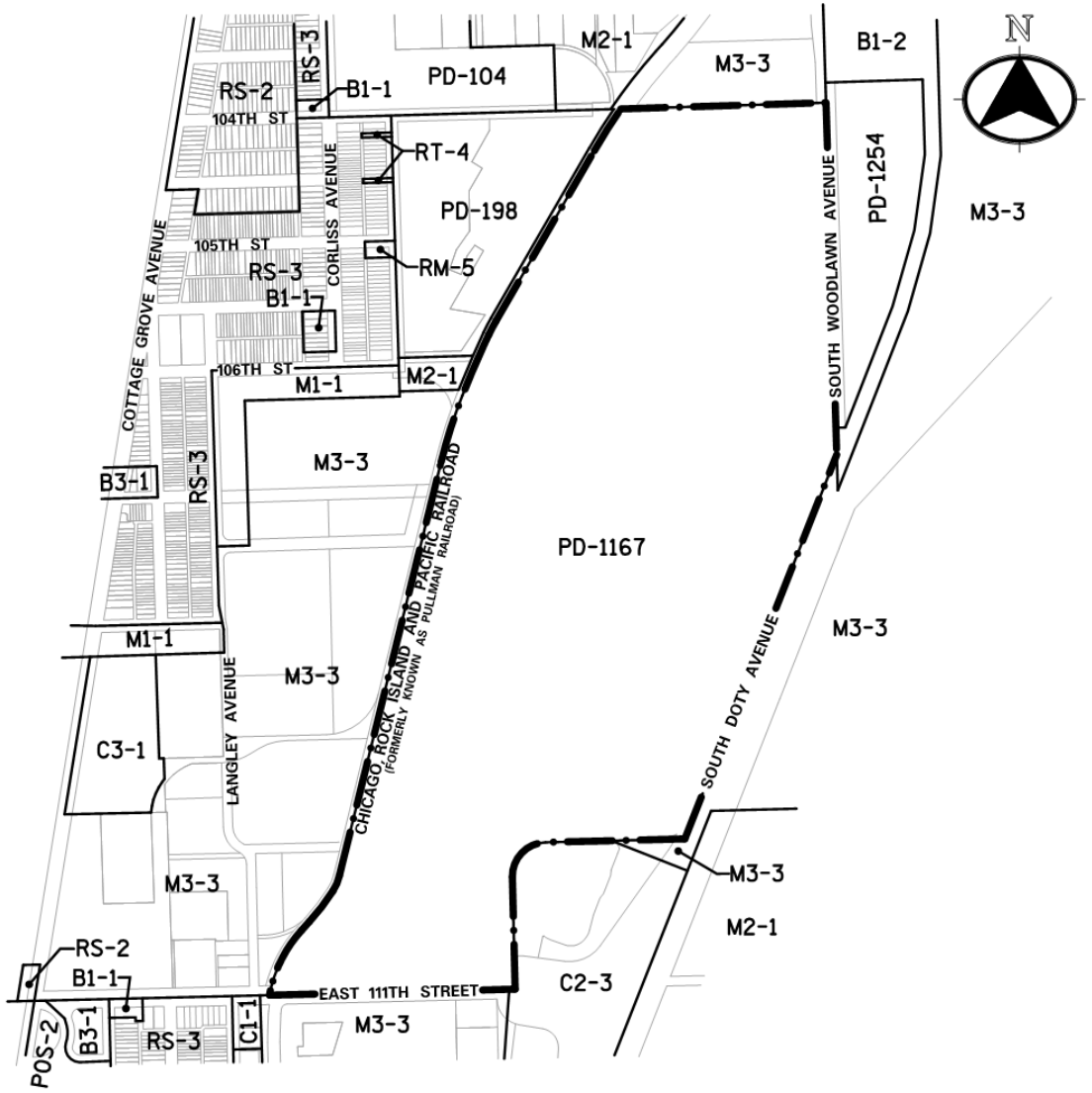
Pullman Park History

- The original town of Pullman, built by the Pullman Palace Car Company between 1880 and 1893, was one of the nation's first planned industrial communities.
- The area experienced decline resulting from post-war deindustrialization and the loss of manufacturing jobs.
- Reinvestment efforts have been underway since the 1970s, and Pullman has experienced a renaissance since 2010, with development of new urban industrial uses, retail uses, the Pullman Community Center, Pullman Artspace, renovation of the historic Pullman clocktower, and designation of Pullman National Monument, now Pullman National Historical Park

SITE CONTEXT MAP



EXISTING LAND USE MAP



EXISTING ZONING MAP

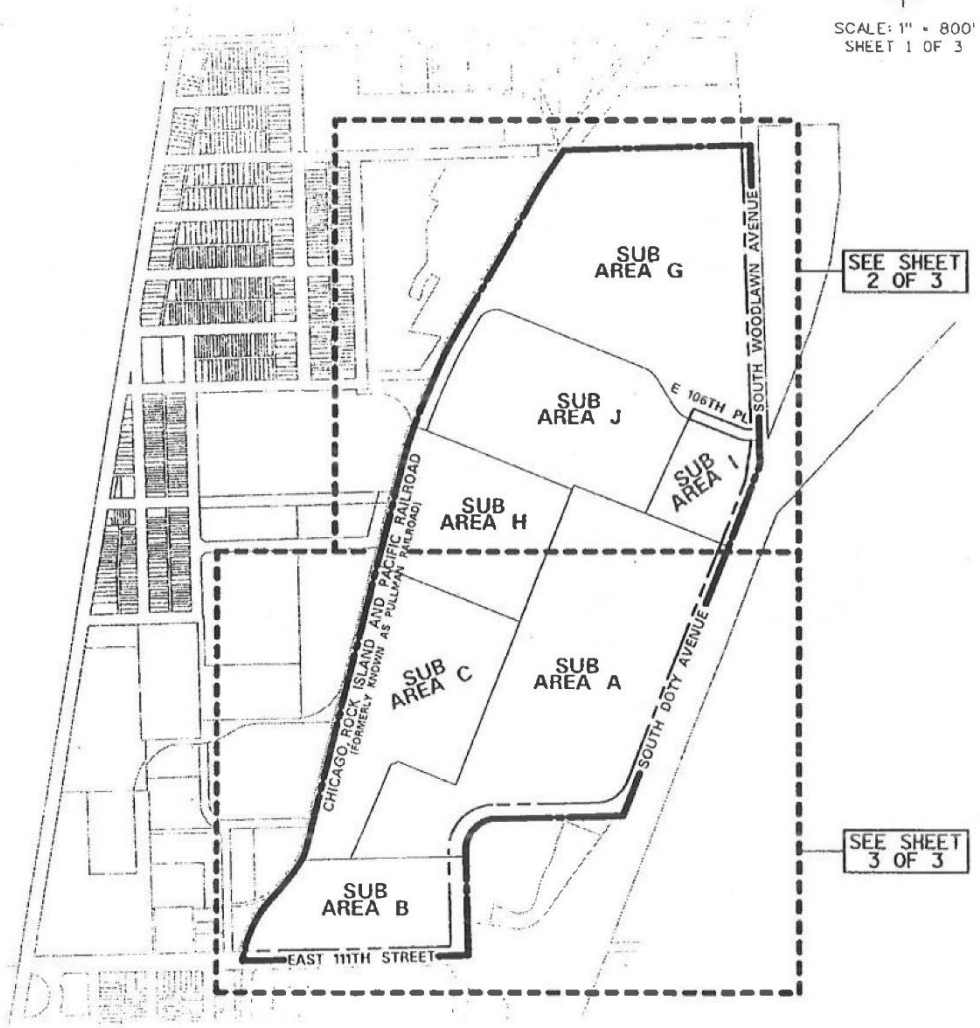
LAND USE CONTEXT

PLANNED DEVELOPMENT BOUNDARY
PROPERTY LINE

FINAL FOR PUBLICATION

N

SCALE: 1" = 800'
SHEET 1 OF 3



PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

APPLICANT:
RYAN COMPANIES US, INC.

ADDRESS: 111TH STREET AND DOTY AVENUE
INTRODUCTION DATE: APRIL 22, 2020
CHICAGO PLAN COMMISSION DATE: MAY 21, 2020

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

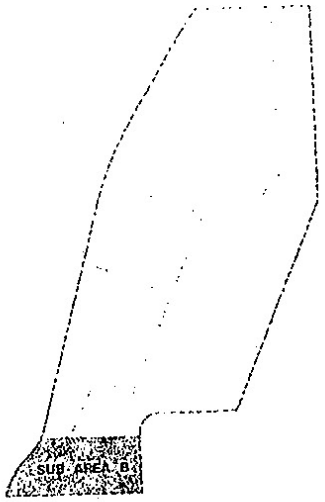
FINAL FOR PUBLICATION

BULK REGULATIONS AND DATA TABLE - SUB AREA B

USES

The following C2 Motor Vehicle- Related Commercial District uses shall be allowed: day care; postal service; public safety services; utilities and services, minor; Chicago Transit Authority bus turnaround; all animal services excluding stables; artist work or sales space; body art services; business support services excluding day labor employment agencies; employment agencies; communication service establishments; all construction sales and service; drive-through facilities; all eating and drinking establishments including outdoor patio located on a rooftop; all entertainment and spectator sports including outdoor patio located on a rooftop; all financial services excluding payday loan stores and pawn shops; all food and beverage retail sales; liquor stores; liquor sales; gas stations; medical service; office; high technology office; electronic data storage center; parking, non-accessory; personnel service; hair salon, nail salon, massage establishment or barbershop; repair or laundry service, consumer; dry cleaning drop-off or pick-up; coin-operated laundromat; residential storage warehouse; retail sales, general; all sports and recreation, participant excluding entertainment cabaret; all vehicle sales, and service excluding vehicle storage and towing with outdoor storage; hotels; elderly housing; wireless communication facilities excluding freestanding towers.

No adult uses are allowed.



KEY PLAN

Site Area

Gross	649,518.00 sf (14.91 acres)
Rights of Way	116,231 sf (2.67 acres)
Net Site Area	**533,287.00 sf (12.24 acres)**
Public Open Space	15,167.00 sf (0.35 acres)
percent of net	2.8%

Maximum F.A.R.		1.0
Building Height		100 ft
Setbacks	Front	0 ft
	Side	0 ft
	Rear	0 ft
Parking	Group M e.g. retail	None for the first 10,000 square feet then 2.5 spaces per 1,000 square feet
	Group D e.g. elderly housing	0.33 spaces per a unit
	Group S e.g. lodging	1 space per 3 lodging rooms
Bicycle Parking	No use is required to provide more than 50 bicycle spaces.	
	Group M e.g. retail	1 per 5 auto spaces
	Group D e.g. elderly housing	1 per 4 auto spaces
	Group S e.g. lodging	1 per 10 auto spaces
Off Street Loading	Retail	100,000 - 249,999 sf = 4 berths (10 x 50)+250,000 = 1 additional berth (10 x 50) per 200,000 sf above 250,000 sf
	Lodging	25,000-199,999 = 1 berth (10 x 50)
	Multi-Unit	25,000-199,999 = 1 berth (10 x 25)

BULK REGULATIONS AND DATA TABLE - SUB AREA C

Applicant: Chicago Neighborhood Initiatives, Inc.
Address: 111th Street and Doty Avenue
Introduction Date: February 28, 2018
Chicago Plan Commission Date: April 19, 2018

PD 1167

The following C2 Motor Vehicle- Related Commercial District uses shall be allowed: day care; postal service; public safety services; utilities and services, minor; Chicago Transit Authority bus turnaround; all animal services excluding stables; artist work or sales space; body art services; business support services excluding day labor employment agencies; employment agencies; communication service establishments; all construction sales and service; drive-through facilities; all eating and drinking establishments including outdoor patio **located at and above grade** and on a rooftop; all entertainment and spectator sports including outdoor **terraces** and patio **located at and above** grade and on a rooftop; all financial services excluding payday loan stores and pawn shops; all food and beverage retail sales; liquor stores; liquor sales; gas stations; medical service; office; high technology office; electronic data storage center; parking, non-accessory; personnel service; hair salon, nail salon, massage establishment or barbershop; repair or laundry service, consumer; dry cleaning drop-off or pick-up; coin-operated laundromat; residential storage warehouse; retail sales, general; all sports and recreation, participant excluding entertainment cabaret; all vehicle sales and service, excluding vehicle storage and towing with outdoor storage; hotels; elderly housing; wireless communication facilities excluding freestanding towers; **food and beverage production and manufacturing for wholesale and retail sale, including without limitation roasteries, breweries, wineries, and distilleries, and which may or may not include accessory eating and drinking establishments, retail sales, and package liquor sales; and indoor special event, including incidental liquor sales.**

No adult uses are allowed.

Pedestrian Context

PHOTO OF EXISTING STREET CONTEXT

CULVERS

Pedestrian Context

PHOTO OF EXISTING STREET CONTEXT

WING-STOP

Pedestrian Context

PHOTO OF EXISTING STREET CONTEXT

SUBJECT SITE

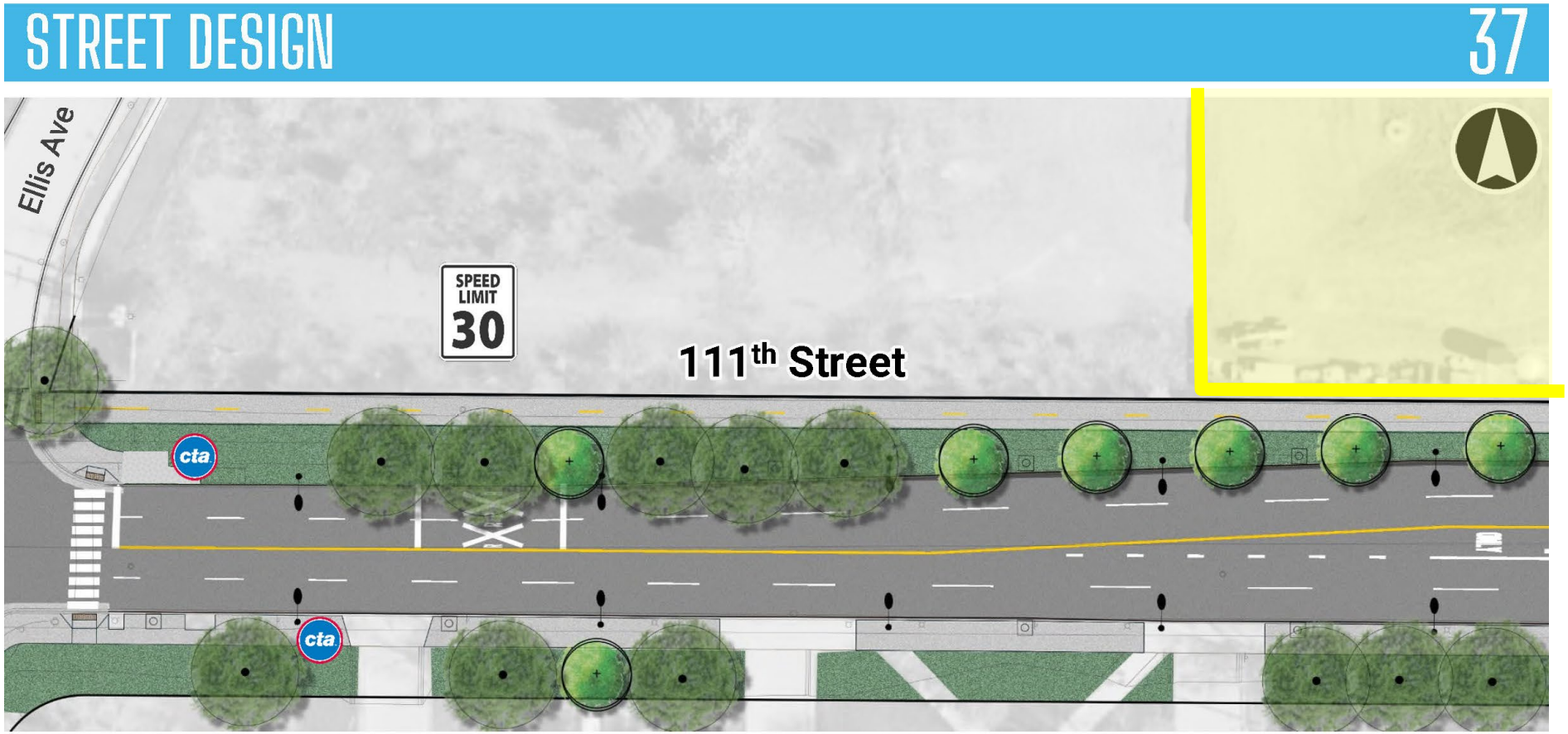
Planning Context

Pullman: A partnership in place-based community investment

https://www.cnigroup.org/wp-content/uploads/2022/06/PullmanImpactStudyFullReport-2.pdf

Planning Context

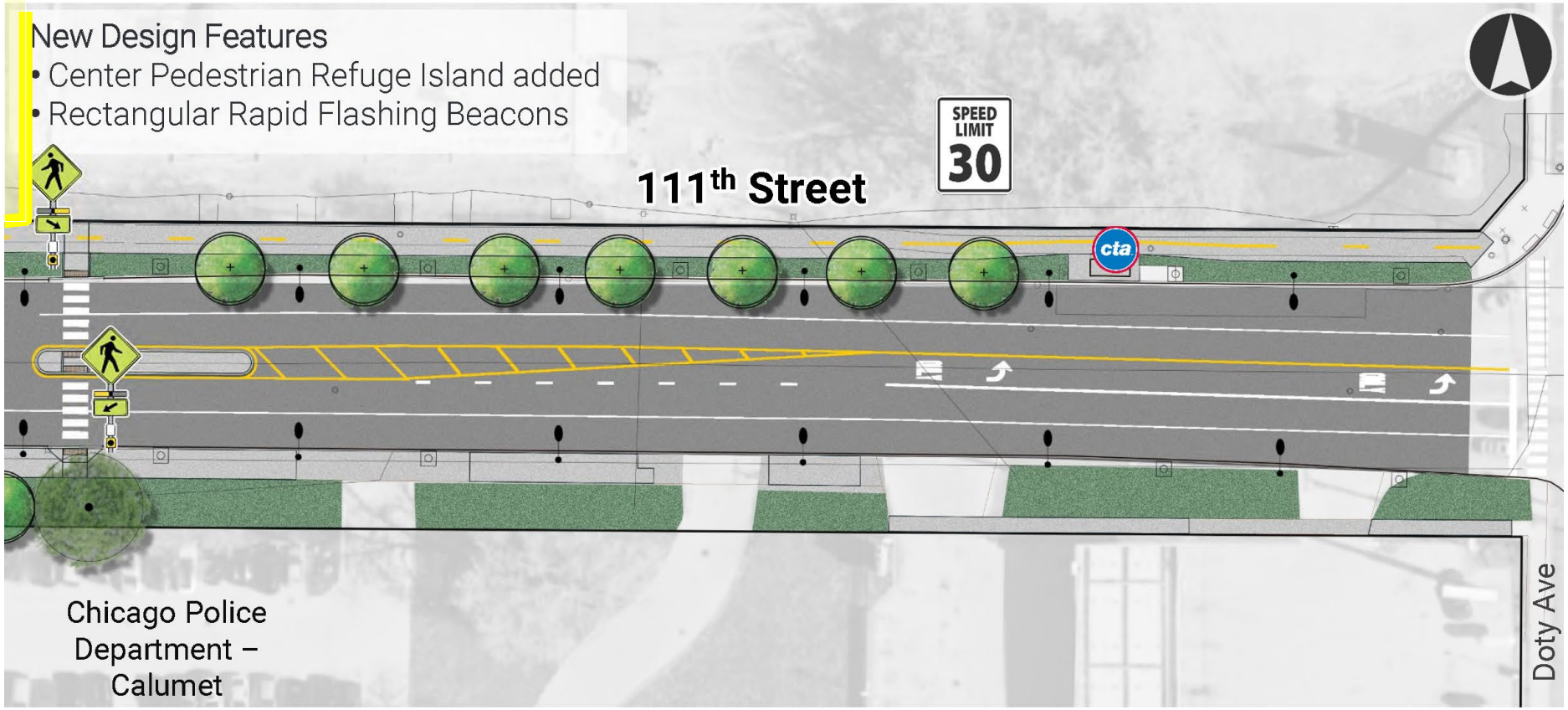
Design is at 90%. CDOT plans to bid the streetscape out in Q2 2023 and start construction Q3 2023



Veteran Roasters Site

Planning Context

STREET DESIGN 38



111th Street: Midblock to Doty

Veteran Roasters Site

Veteran Roasters

So much more than a coffee brand, but an organization changing the lives of a population and community in Chicago

They were on the ground for us. Buy some grounds for them.

Our Passion:
Changing the Veteran Narrative

Our company focuses on making great products, but more importantly these 3 issues facing veterans:

- Ending Veteran Suicide. Veterans are committing suicide at a rate of 20 a day. There are many reasons for this, but a big factor is the comradery and mission-focus many lose once they leave the military. RNR provides a culture and environment where they can succeed around people that share the same values and goals.
- Reducing Veteran Unemployment. Veteran unemployment was at it's height in 2012 with almost 1 in 4 veterans without work. We are focused on ensuring this statistic stays at it's current level of 4% and that veterans are employed in organization that provides them with skills and advancement opportunities to better their life situation.
- Ending Veteran Homelessness. Over 20% of homeless adults are veterans. Hundreds of thousands of veterans spend at least one night a year homeless. It is unacceptable that people who serve this great country are living on the streets. In concert with our non-profit arm we ensure that these veterans are provided shelter and an opportunity to earn a living wage to better their life situation.

The Opportunity

Building and operating a coffee and beer production and retail facility in the heart of the Pullman neighborhood that will compliment the new Visitors Center at the Pullman National Monument. We will attract both local and tourist traffic and more importantly create jobs and better employment access and opportunity for our military veterans in Chicago.

Food/Entertainment

Add a much needed food and entertainment location in a neighborhood sorely lacking options for the residents, employers and tourist in Pullman.

Jobs for Military Veterans

Bring much needed jobs for veterans on the southside of Chicago. 400,000 veterans live in Chicagoland with many in southside neighborhoods in need of an opportunity

The Heartbeat of a Community

Establish a place that will be the heart and soul of a neighborhood. A convening space open and available to all living locally and visiting the historic Pullman neighborhood

AERIAL VIEW FROM SE DIRECTION

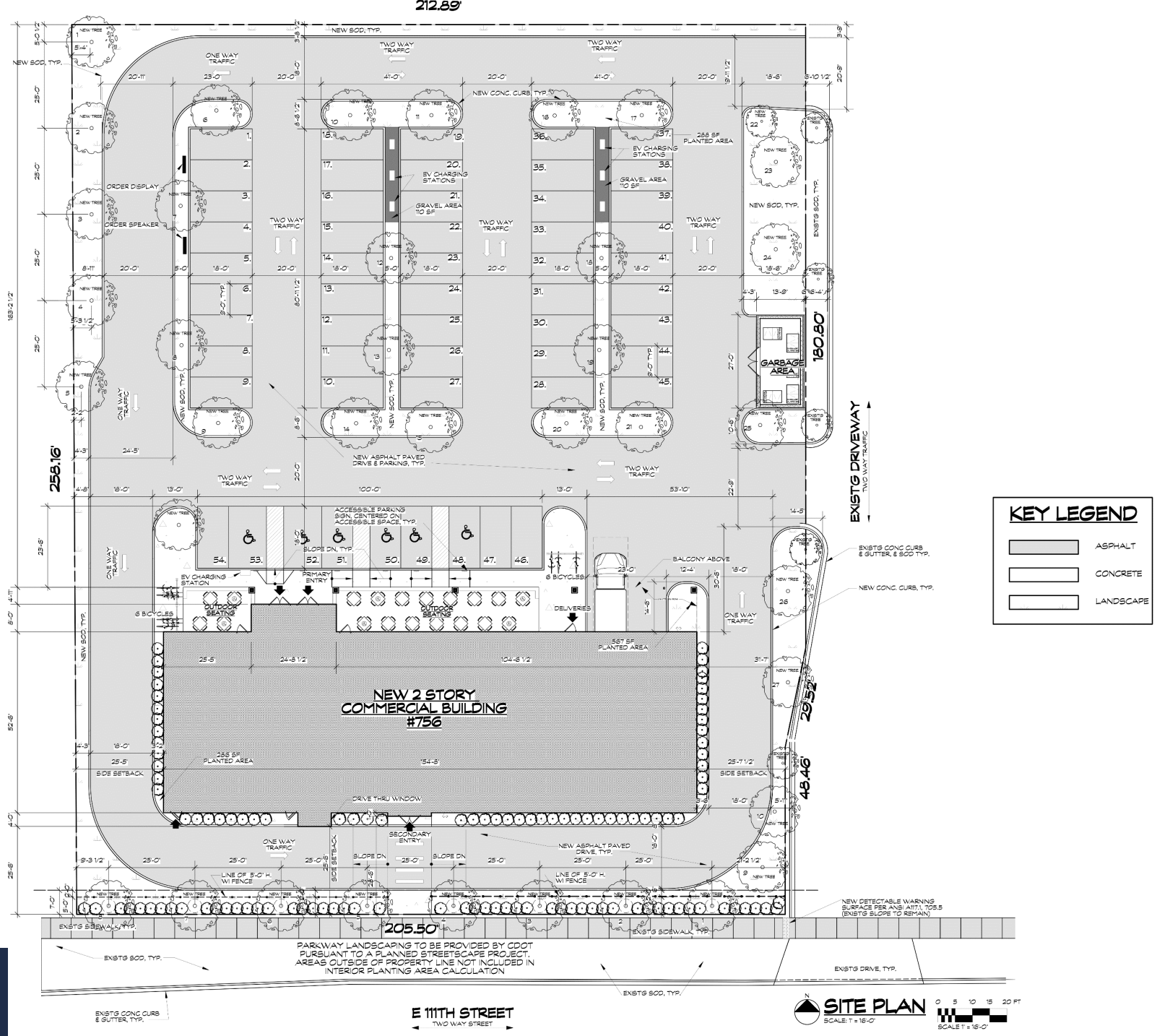
Project Timeline + Community Outreach

- PD Ordinance Introduced: September 21, 2022
- Date(s) of Community Meeting(s)

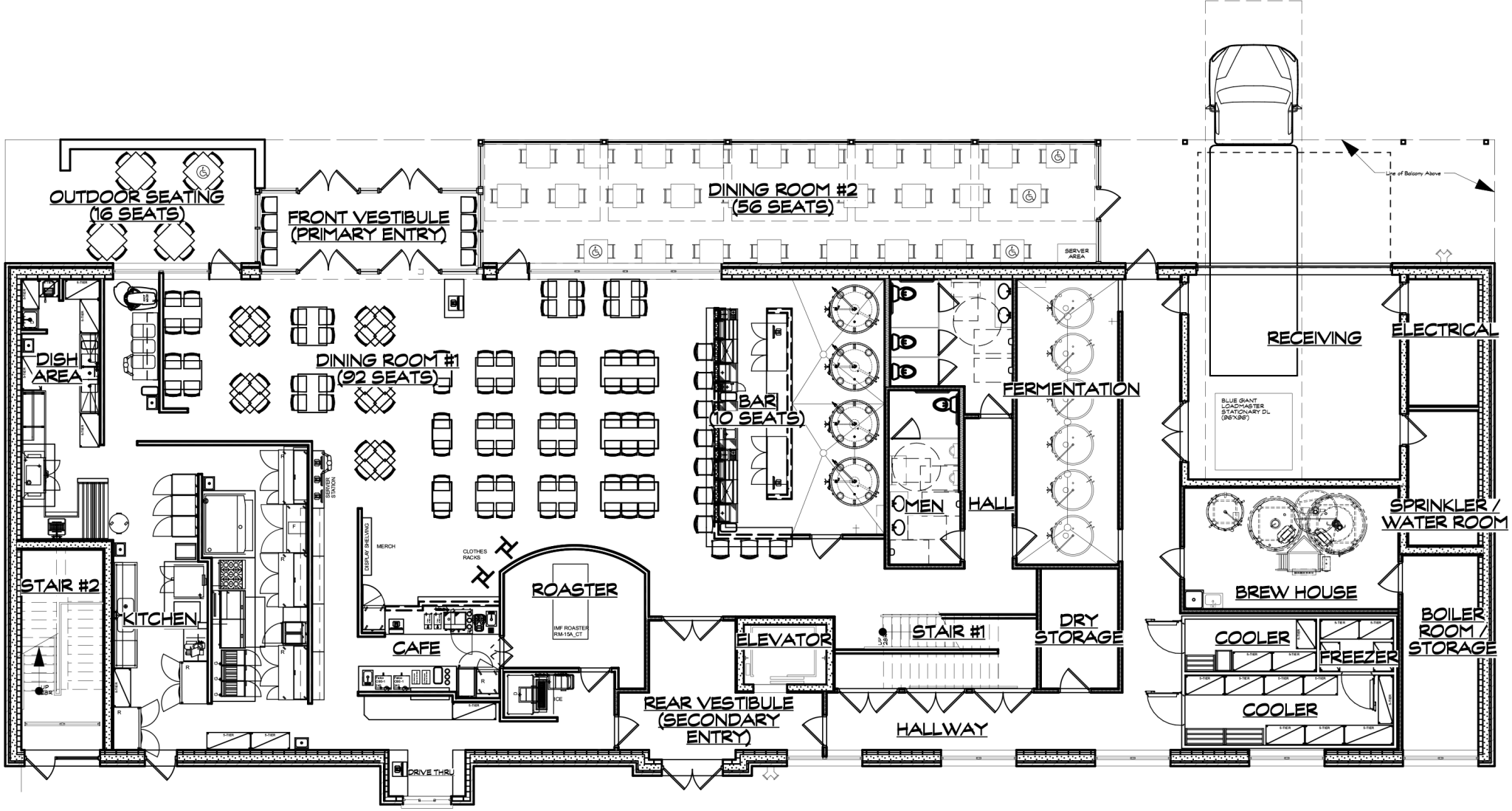
Changes in response to feedback:

- Increased the perimeter landscaped setback
- Increased the number of perimeter and parkway trees
- Creating depth in the facades
- Complementary accent materials evoking the industrial uses

Veteran
ROASTERS


212.89'
NEW SOD, TYP.
ONE WAY TRAFFIC
TWO WAY TRAFFIC
NEW CONC. CURB, TYP.
288 SF PLANTED AREA
EV CHARGING STATIONS
GRAVEL AREA 110 SF
ORDER DISPLAY
ORDER SPEAKER
GARBAGE AREA
180.80'
EXISTG DRIVEWAY
TWO WAY TRAFFIC
258.16'
NEW ASPHALT PAVED DRIVE & PARKING, TYP.
ACCESSIBLE PARKING SIGN CENTERED ON ACCESSIBLE SPACE, TYP.
SLOPE DN, TYP.
BALCONY ABOVE
EXISTG CONC CURB & GUTTER, & SOD TYP.
NEW CONC. CURB, TYP.
EV CHARGING STATION
PRIMARY ENTRY
6 BICYCLES
OUTDOOR SEATING
DELIVERIES
557 SF PLANTED AREA
NEW 2 STORY COMMERCIAL BUILDING #756
29.52'
48.46'
286 SF PLANTED AREA
SIDE SETBACK
DRIVE THRU WINDOW
SECONDARY ENTRY
NEW ASPHALT PAVED DRIVE, TYP.
LINE OF 5'-0" H. WI FENCE
NEW DETECTABLE WARNING SURFACE PER ANSI A117.1, 705.5 (EXISTG SLOPE TO REMAIN)
EXISTG SIDEWALK, TYP.
205.50'
PARKWAY LANDSCAPING TO BE PROVIDED BY CDOT PURSUANT TO A PLANNED STREETSCAPE PROJECT. AREAS OUTSIDE OF PROPERTY LINE NOT INCLUDED IN INTERIOR PLANTING AREA CALCULATION
EXISTG SOD, TYP.
EXISTG DRIVE, TYP.
EXISTG CONC CURB & GUTTER, TYP.
E 111TH STREET
TWO WAY STREET
SITE PLAN
SCALE: 1" = 16'-0"
KEY LEGEND
ASPHALT
CONCRETE
LANDSCAPE

SITE PLAN

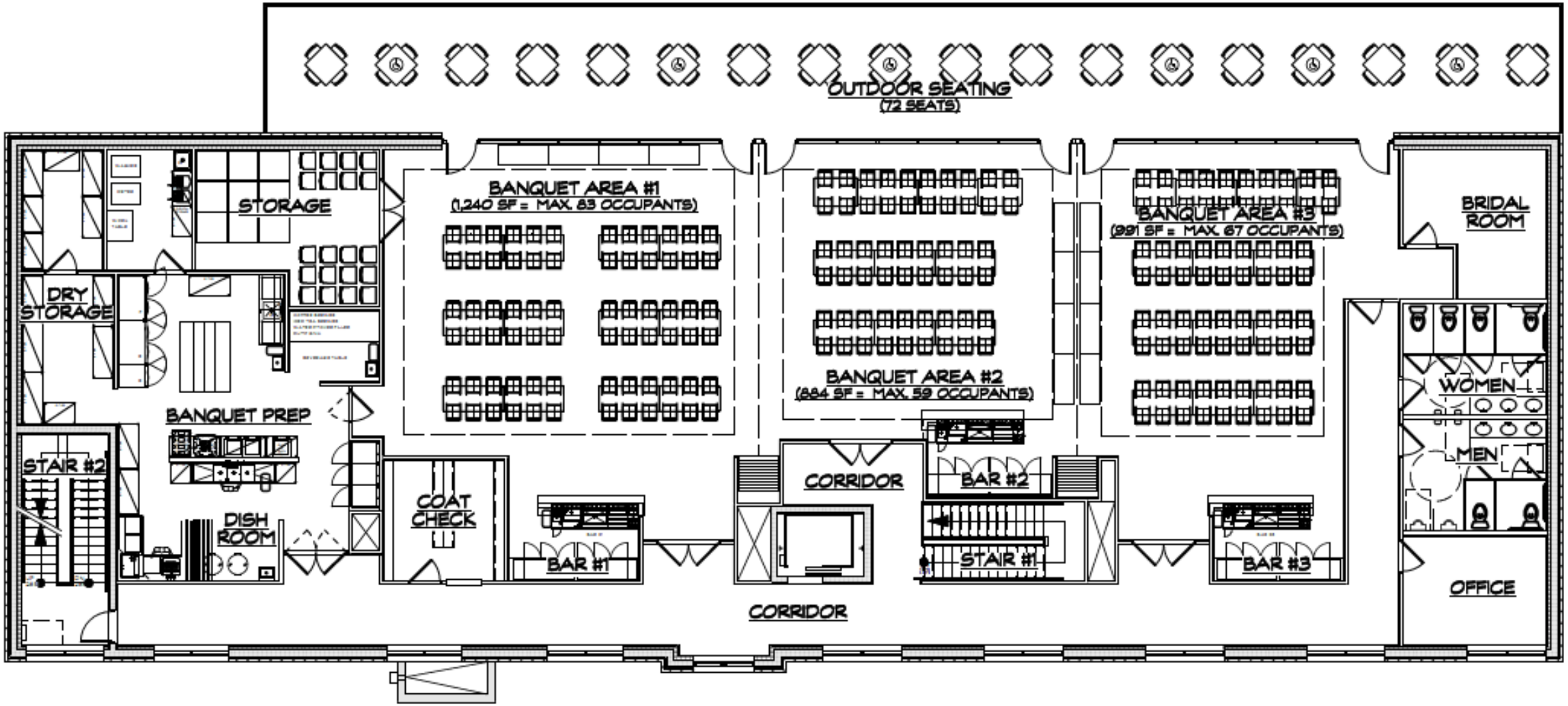


N

1ST FLOOR PLAN

SCALE: 1" = 16'-0"
8,356 SF

GROUND FLOOR PLAN



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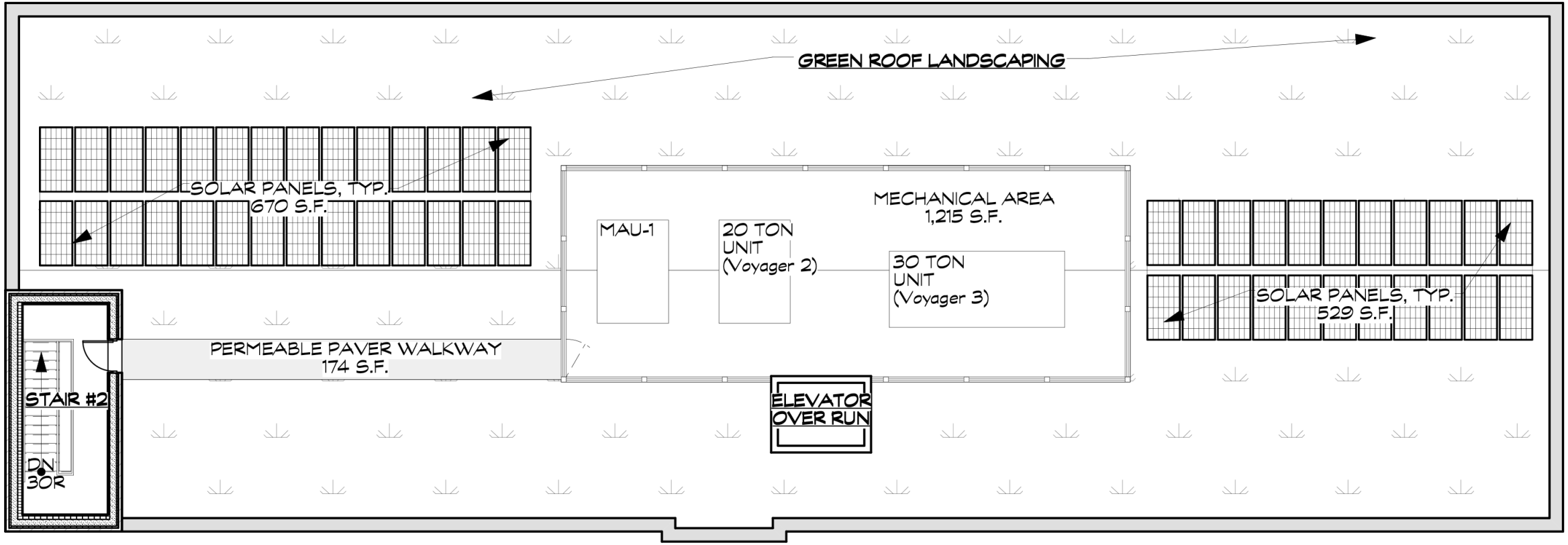
2ND FLOOR PLAN

SCALE: 1" = 16'-0"

8,133 SF

2ND FLOOR PLAN



N

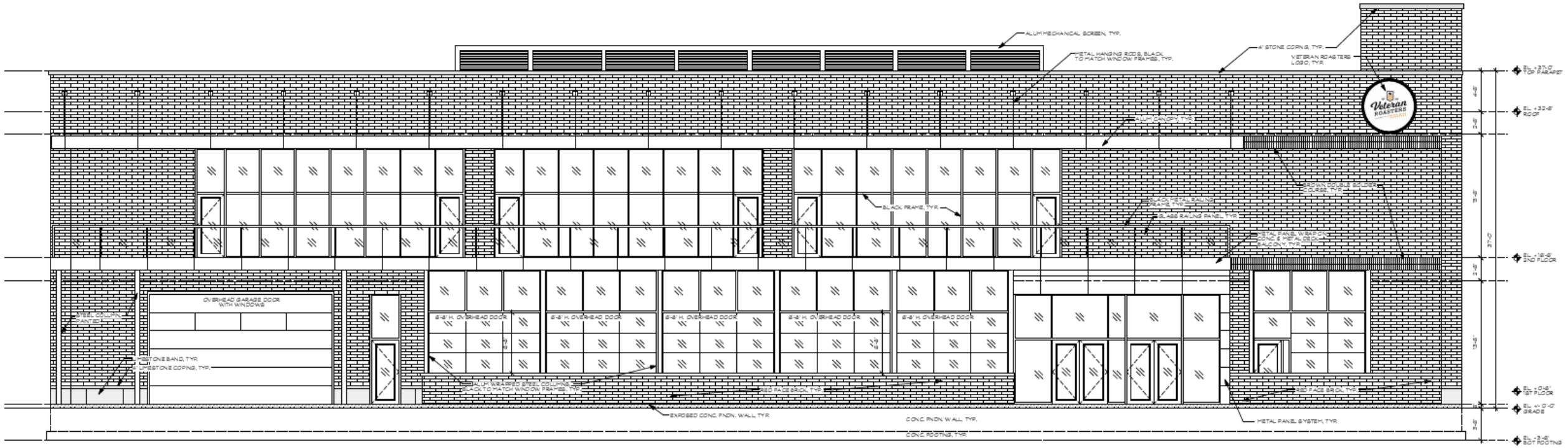
ROOF PLAN

SCALE: 1" = 16'-0"

7,626 SF

GROSS ROOF AREA:	7,626 SQUARE FEET
MECHANICAL AREA:	2,588 SQUARE FEET
NET ROOF AREA:	4,686 SQUARE FEET
GREEN ROOF AREA:	4,686 SQUARE FEET (100% OF NET ROOF AREA)

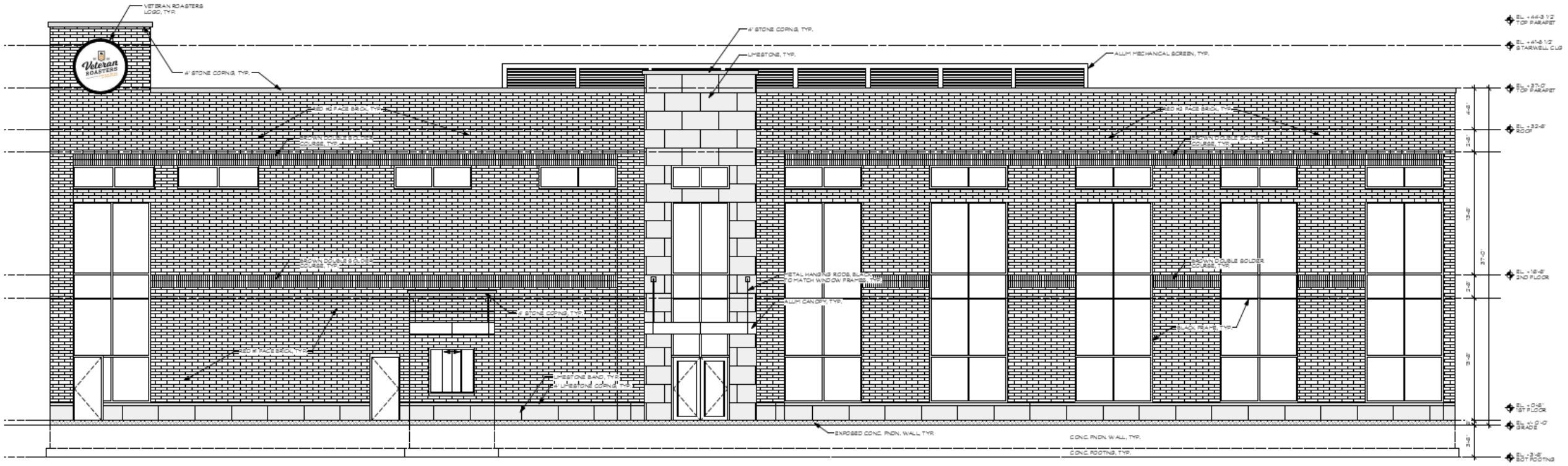
ROOF PLAN



NORTH ELEVATION

SCALE: 3/16" = 1'-0"

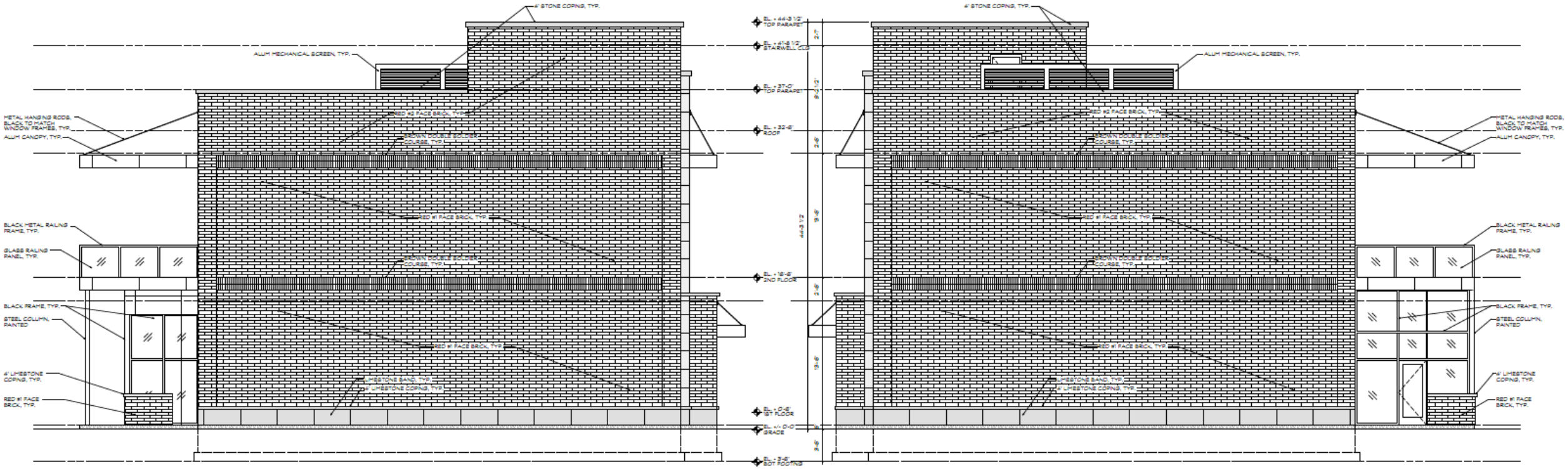
NORTH ELEVATION



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

SOUTH ELEVATION



WEST ELEVATION

SCALE: 3/16" = 1'-0"

EAST ELEVATION

SCALE: 3/16" = 1'-0"

WEST AND EAST ELEVATIONS

2016
TRAFFIC STUDY
Addendum
Prepared by KLOA

Phased Development of 111th Street Retail – Traffic Recommendations:

- **Consolidated access points limiting curb cuts on 111th and Doty**
- **Missing segment on north side of 111th Street restored**
- **111th Street widened to accommodate new left turn lane**

- **17-8-0904.A – GENERAL INTENT**

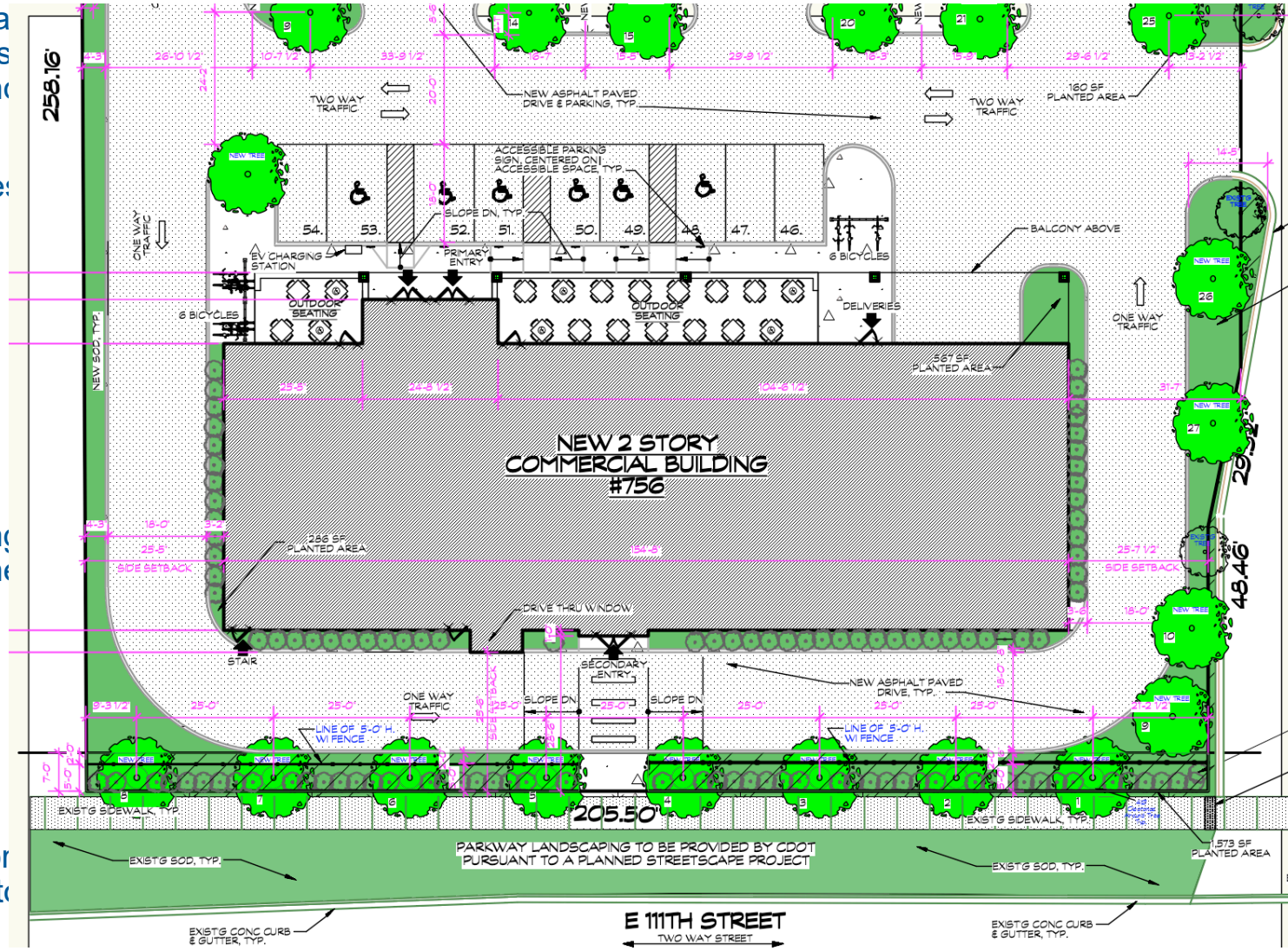
- The project promotes safe pedestrian, bicyclist, and vehicula circulation by providing adequate demarcation of traffic paths bike parking, and pedestrian pathways both through an around the project.
- The project promotes accessibility for persons with disabilitie by providing more accessible parking than is required.

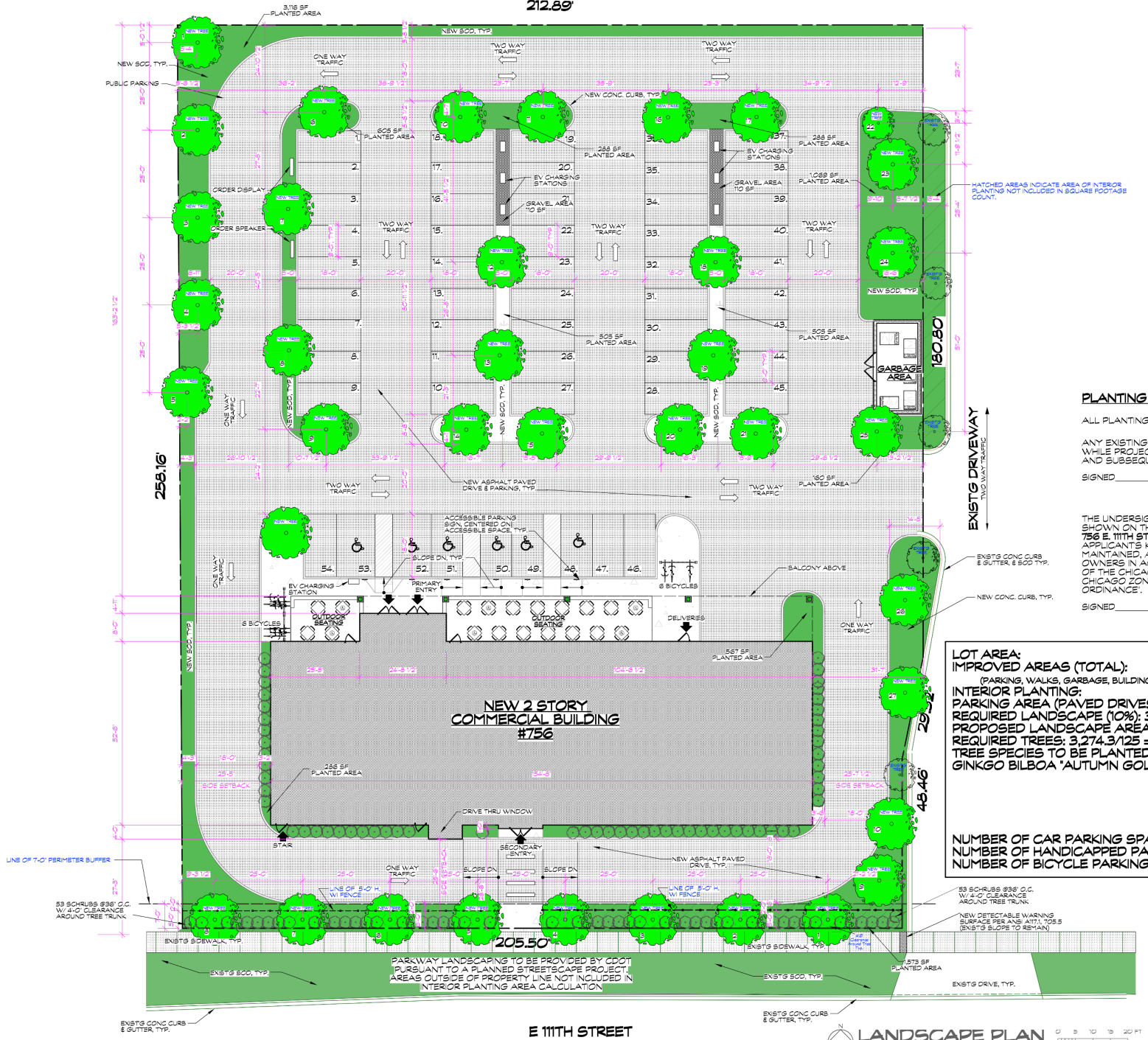
- **17-8-0904.C – PARKING**

- All parking will be shielded from 111th Street by the building.
- The internal drive aisles and parking areas use existin driveway entrances and continue the pattern established by th earlier phases of development.

- **17-8-0905 – PEDESTRIAN-ORIENTATION**

- The project promotes pedestrian interest, safety and comfor by providing an attractive walkway and pedestrian route int the building from 111th Street.
- The project avoids blank walls along 111th Street and emphasizes the building entry through contrasting façade materials and architectural articulation





PLANTING SCHEDULE:

ALL PLANTING SHALL BE PLANTED IN THE _____.

ANY EXISTING PARKWAY AND ON-SITE INTERIOR TREES ARE TO BE PROTECTED WHILE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED BY CURRENT AND SUBSEQUENT OWNER IF DAMAGED.

SIGNED_____DATE: _____
(OWNER)

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN (S) FOR THE PROPERTY AT **756 E. 111TH ST., CHICAGO, IL 60628** HAS TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, HAS BEEN DESIGNED AND WILL BE INSTALLED, MAINTAINED, AND REPLACED, AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE 'GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE'.

SIGNED_____DATE: _____
(OWNER)

LOT AREA:	54,384 SF
IMPROVED AREAS (TOTAL): (PARKING, WALKS, GARBAGE, BUILDING, ETC.)	45,304 SF
INTERIOR PLANTING:	
PARKING AREA (PAVED DRIVES & PARKING):	32,743 SF
REQUIRED LANDSCAPE (10%): 32,743 X .10 =	3,274.3 SF
PROPOSED LANDSCAPE AREA PROVIDED:	9,000 SF (27.4%)
REQUIRED TREES: 3,274.3/125 = 26.2 -	52 TREES PROVIDED
TREE SPECIES TO BE PLANTED:	
GINKGO BILBOA 'AUTUMN GOLD' -	37 TREES WITHIN SITE (2 EXIST'G)
	8 IN PARKWAY
	8 IN SETBACK
TOTAL:	52 TOTAL TREES
NUMBER OF CAR PARKING SPACES:	54 TOTAL
NUMBER OF HANDICAPPED PARKING SPACES:	6 (11%)
NUMBER OF BICYCLE PARKING SPACES:	12

KEY LEGEND

- ASPHALT
- CONCRETE
- LANDSCAPE

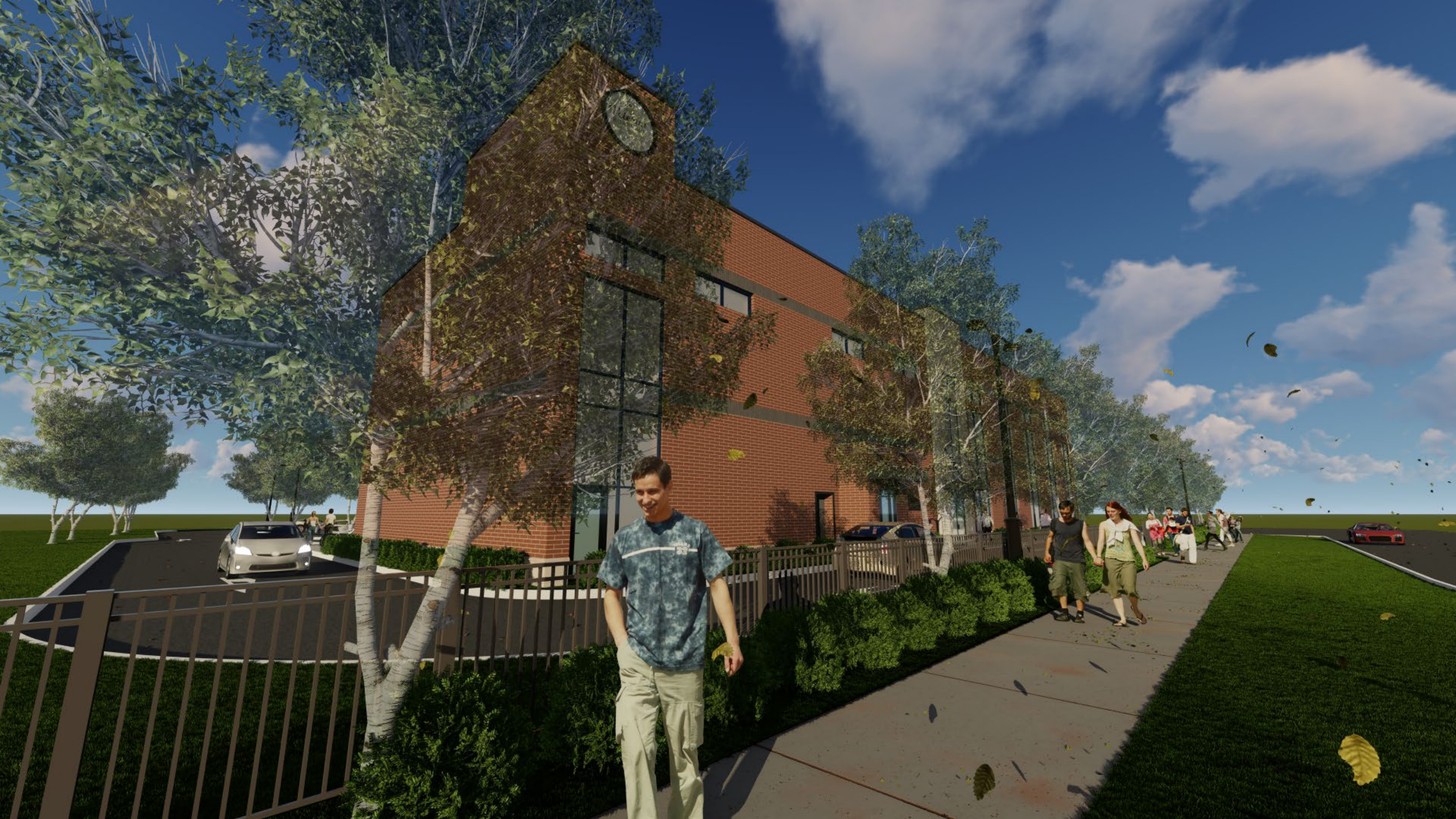
LANDSCAPE PLAN

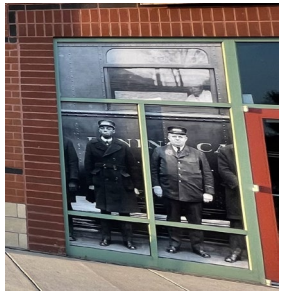
SCALE: 1" = 16'-0"

0 5 10 15 20 FT

SCALE 1" = 16'-0"

Veteran
ROASTERS





MATERIALS:

- RED BRICK INDIGINOUS TO PULLMAN'S BUILDINGS
- LIMSTONE BASE WITH HORIZONTAL LIMESTONE ACCENTS WITHIN THE TRIPARTITE DESIGN

BUILDING MATERIALS

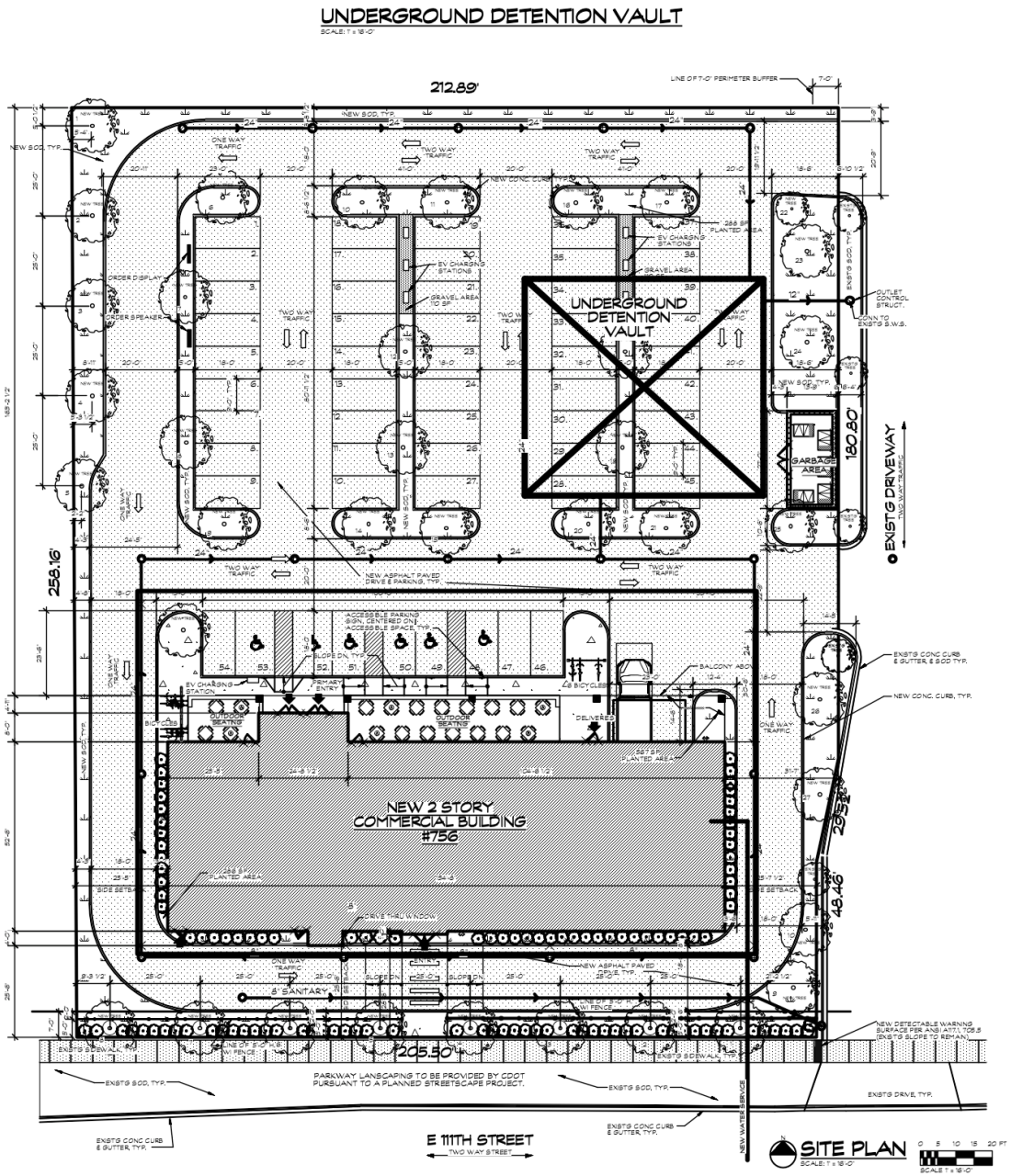
Compliance Options	Points Required		Sustainable Strategies Menu																														
			Health	Energy							Stormwater						Landscapes				Green Roofs		Water		Transportation							Solid Waste	Work Force	Wildlife	
					Choose one				Choose one		Choose one										Choose one		Choose one										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 Exeed Energy Code (10%)	2.4 Exeed Energy Code (25%)	2.5 Exeed 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	NA	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

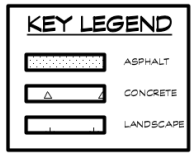
*only available to affordable housing projects funded by DPD's Housing Bureau

- EV Charging Stations
- Exceed Energy Code

- Green Roof
- Indoor Water Use Reduction

- Proximity to transit
- Bird Protection





STORMWATER MANAGEMENT ORDINANCE COMPLIANCE

MBE/WBE Strategy:

- The project is targeting 26% MBE, 6% WBE, and 50% local workforce participation

Investment and Job Creation:

- $7 million estimate project cost
- 125 construction jobs
- 50 permanent jobs

Workforce development for military veterans

- Coffee roastery
- Brewery
- Restaurant – FOH and BOH

DPD Recommendations (staff to complete)