



CHICAGO PLAN COMMISSION

Department of Planning and Development

AMENDMENT TO PD 1167, 720 E. 111th ST

LIGHT INDUSTRIAL / WAREHOUSE & DISTRIBUTION FACILITY

PULLMAN PARK (9th Ward)

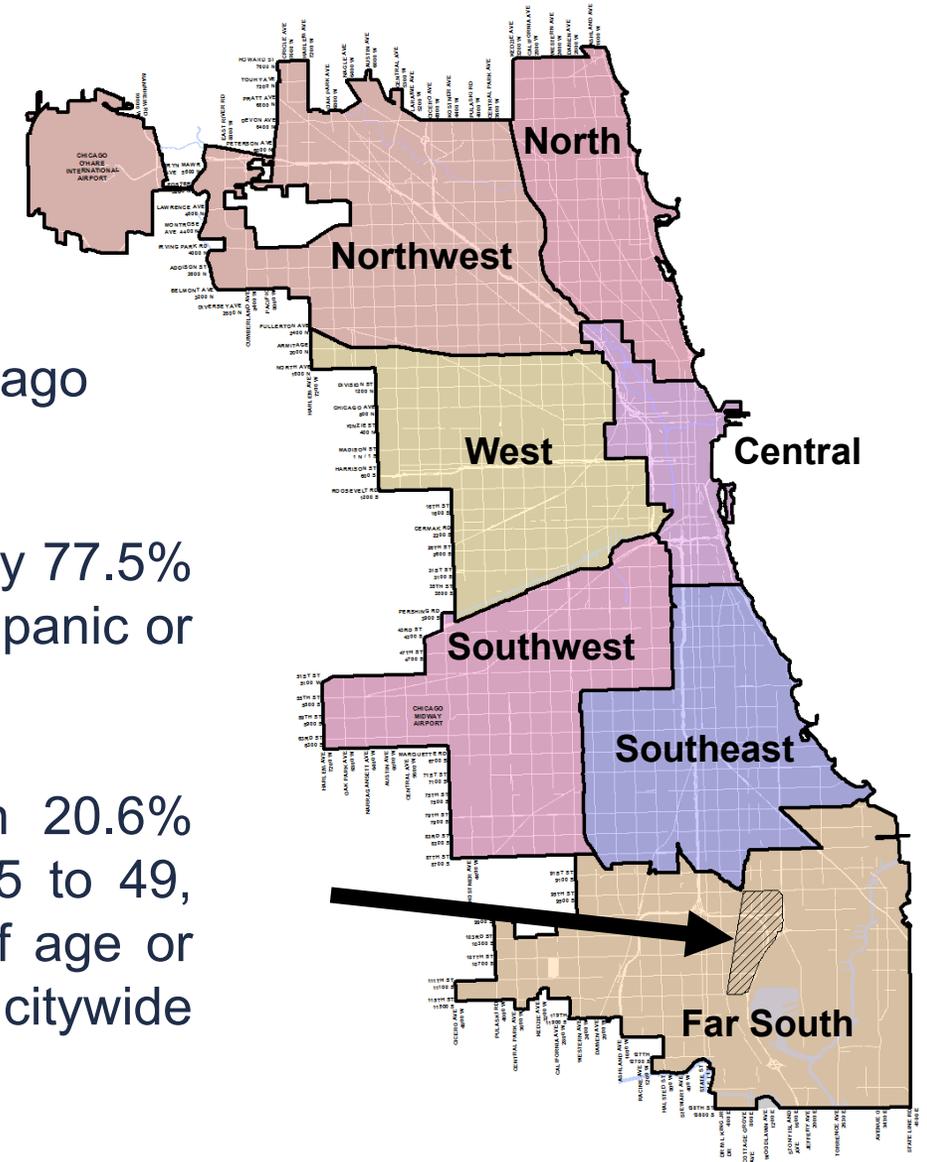
RYAN COMPANIES US, INC.

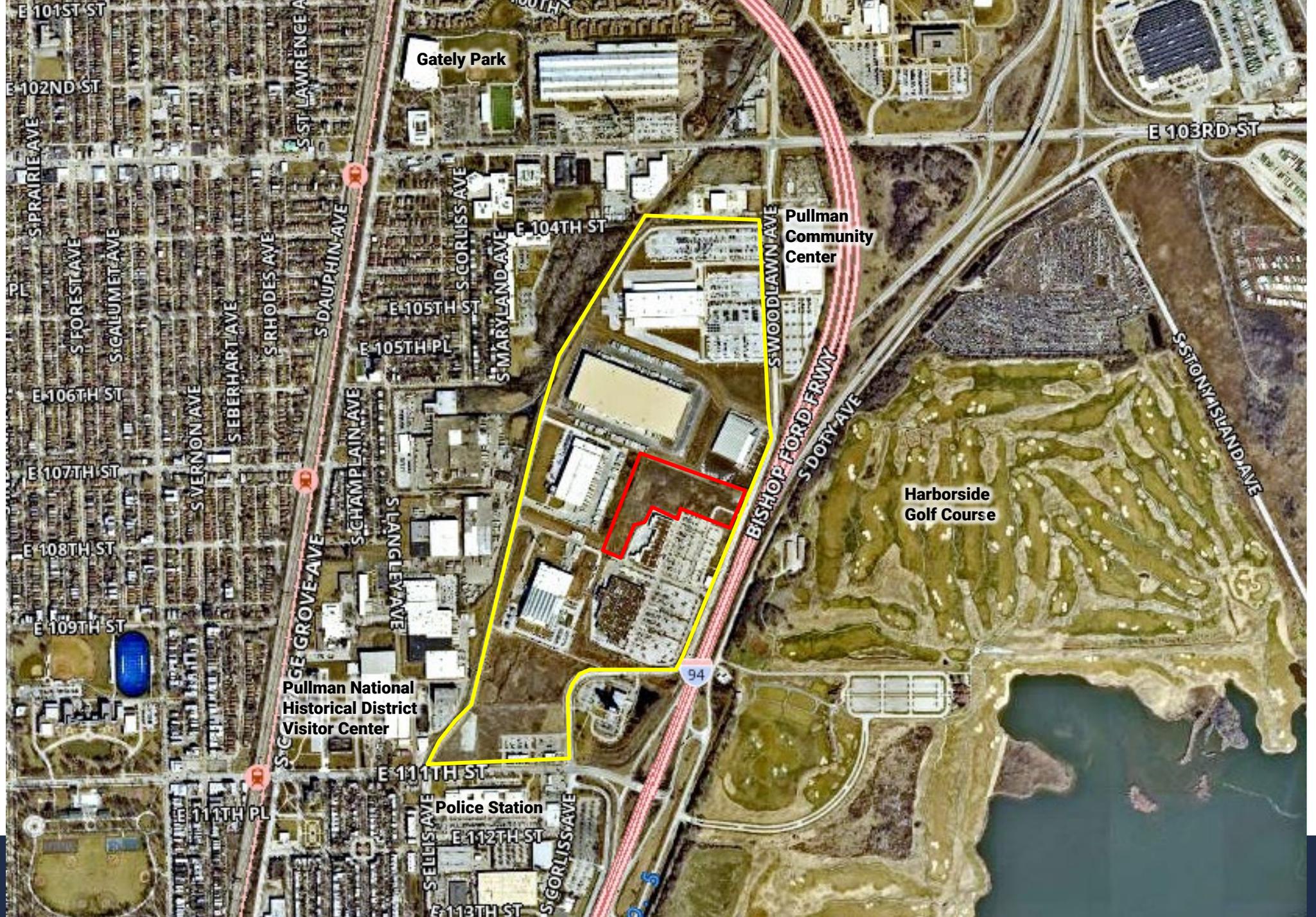
March 21, 2024

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 77.5% Black (non-Hispanic), 11.3% White, 0.1% Asian, 2.8% Hispanic or Latino, and 8.2% from other races.
- The population's age distribution was spread out with 20.6% under the age of 19, 21% from 20 to 34, 21% from 35 to 49, 21.6% from 50 to 64, and 15.8% who were 65 years of age or older. The median age was 39.8 years compared to a citywide figure of 35.1 years.





SITE CONTEXT

★ 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



Source: *Data Points: Pullman Pulling Forward*. <https://www.metroplanning.org/news/8672/Data-Points-Pullman-Pulling-Forward>



Pullman Park



CREATED

Nearly 300 new units of single- and multi-family affordable housing

Over 1.5 million square feet of commercial, industrial, and recreational space

Nearly 2,000 jobs



INCREASED

Number of college graduates by 21% between 2016 and 2020

Average median income by 21% between 2016 and 2020 (\$42,516 v \$53,302)

Median sale price of all types of homes by 50% since 2020 (Redfin)



DECREASED

Number of people living in poverty by nearly one-third from 2010 to 2020

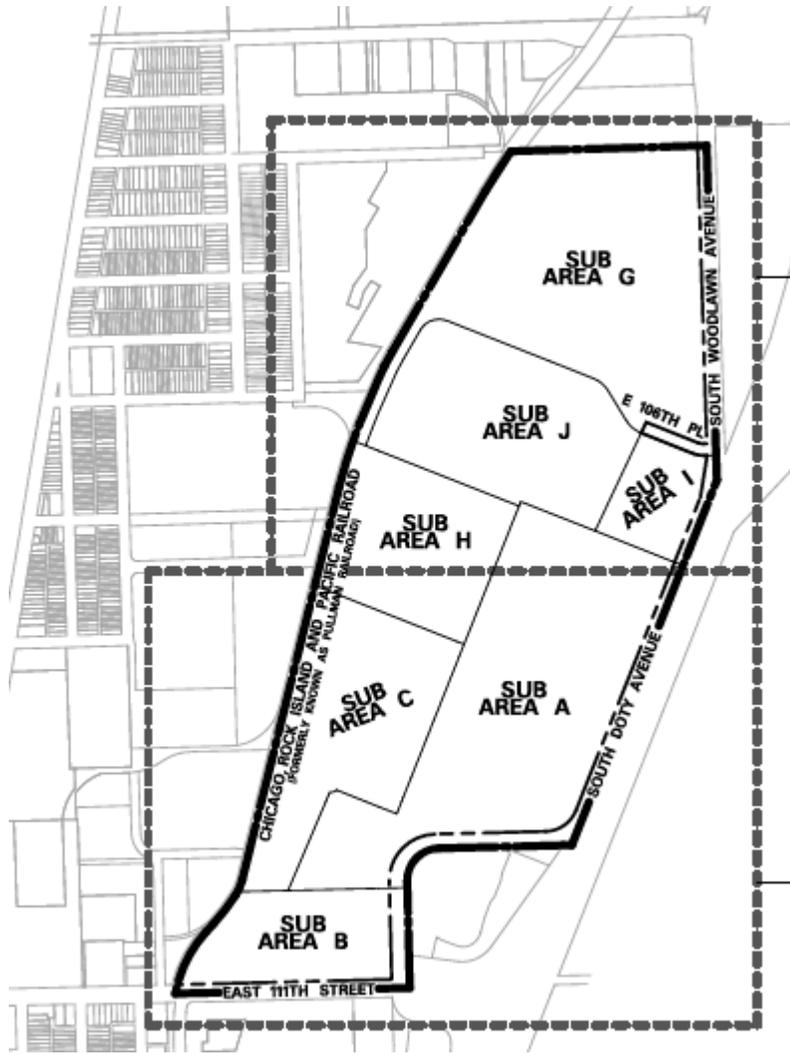
Unemployment rate by more than 40% between 2012 and 2020

Number of vacant housing units nearly 35% from 2016 to 2020

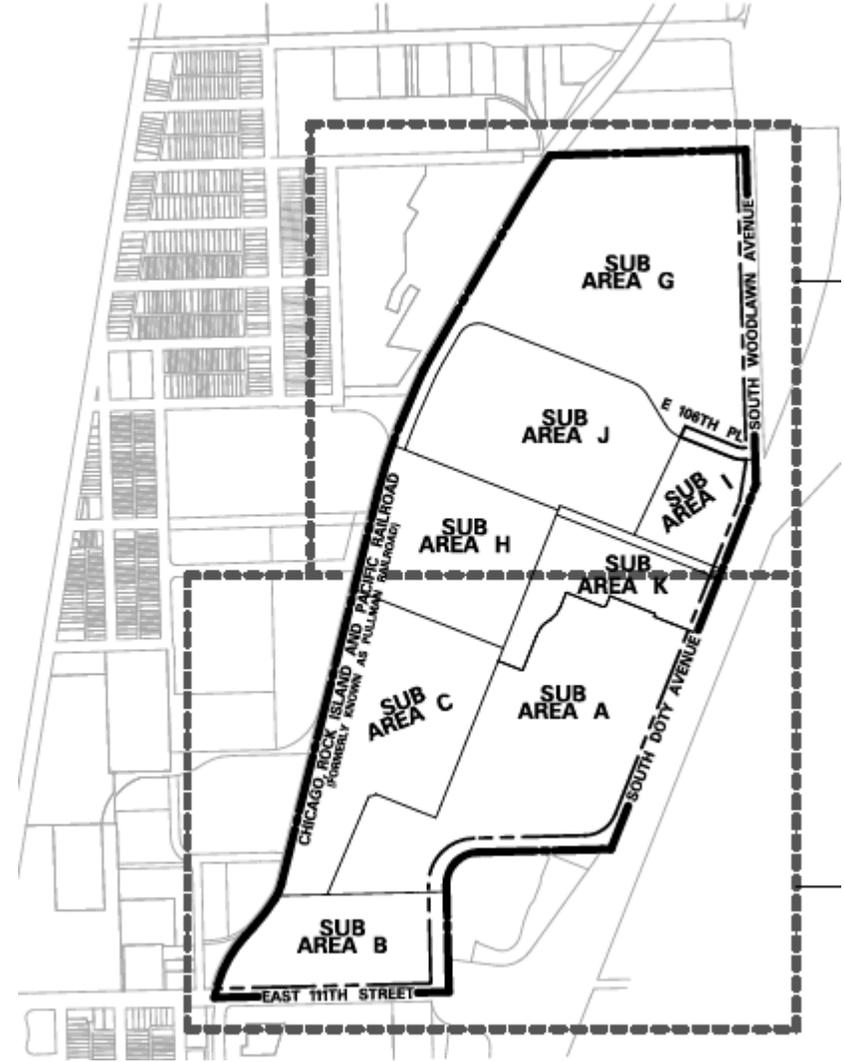
Source: *Pullman: A Design for Community Development and Impact* / [cni-brag-book 2022 finalopt.pdf \(cnigroup.org\)](#)

Pullman Park





Existing Subarea Configuration



Proposed Subarea Configuration

Supporting Pullman's Revitalization

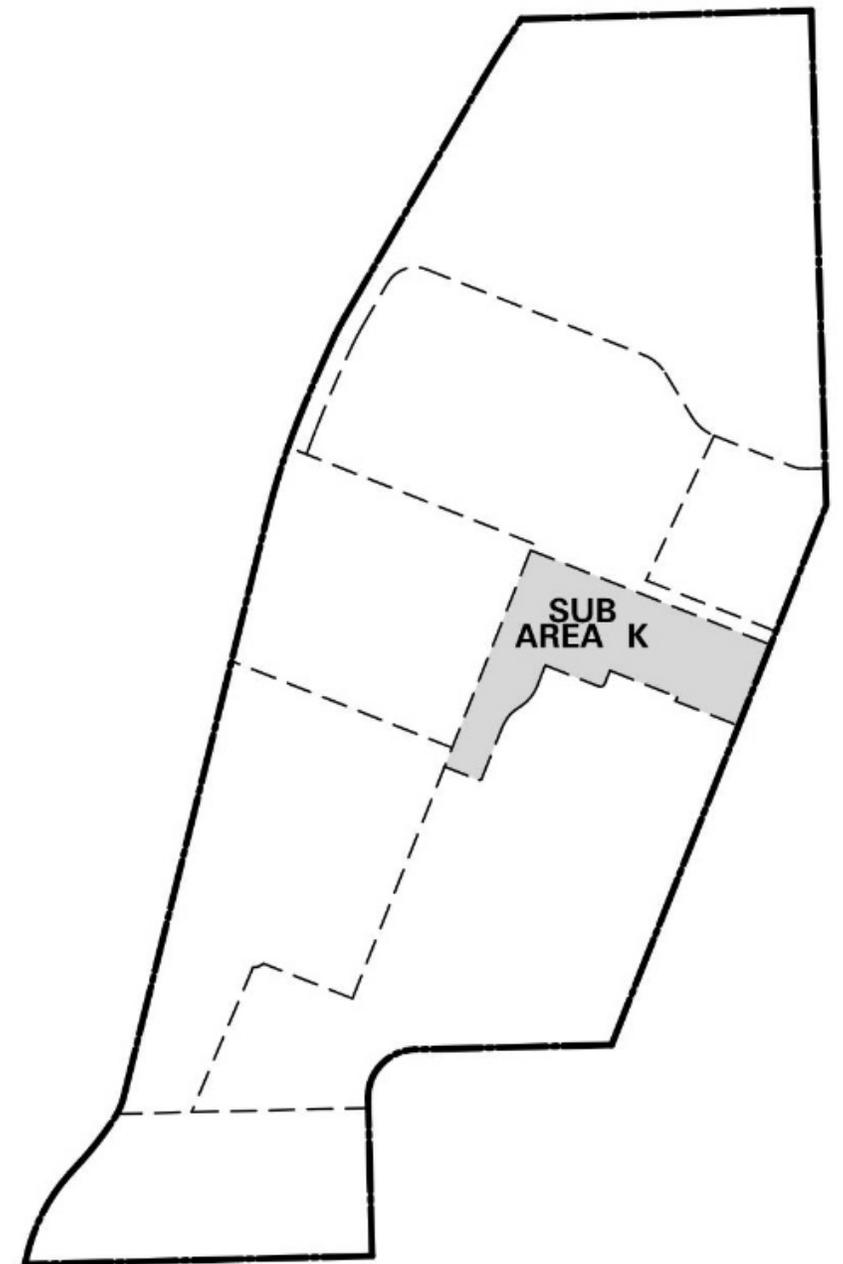


New permitted uses support retention and growth of urban industrial jobs in the City:

- *The following uses shall be allowed: artisan; limited and general manufacturing; production and industrial services, including without limitation manufacturing of soap, detergents and cleaning products; warehousing; wholesaling and freight movement*

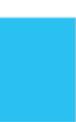
Subarea K initially designated for development with additional inline shopping center stores.

New urban industrial uses will support the existing Walmart-anchored shopping center and retail, restaurant, and hotel uses developing along 111th Street

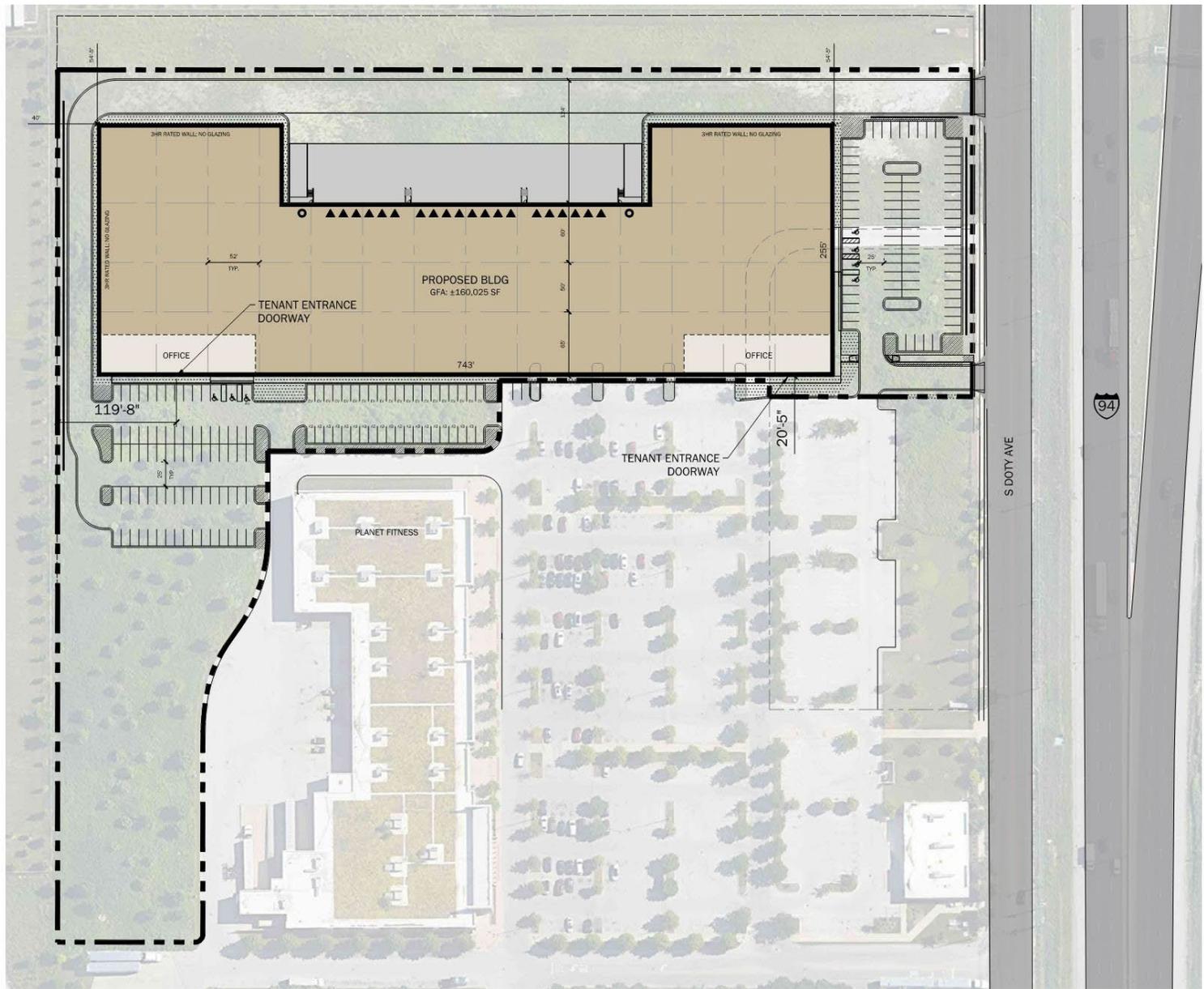
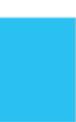




AERIAL VIEW FROM THE NORTHEAST



STREET VIEW FROM THE NORTHEAST



- 9.4 acres
- 160,025 sf building



17-8-0909-A GENERAL INTENT

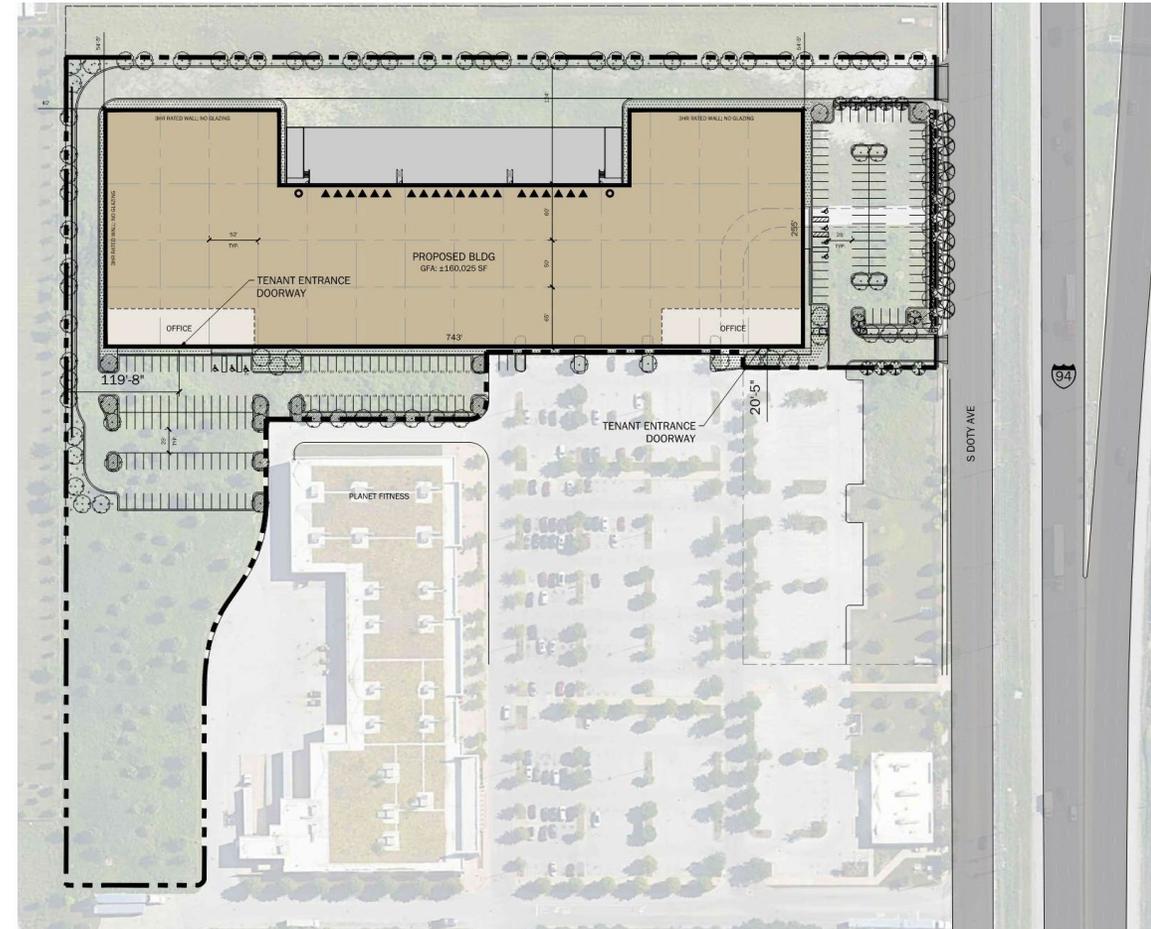
The Project provides substantial landscaping of open areas:

- 117 trees are provided
- 10 feet setback at S Doty Ave (7 feet required)
- More interior green space provided than required

17-8-0909 DESIGN

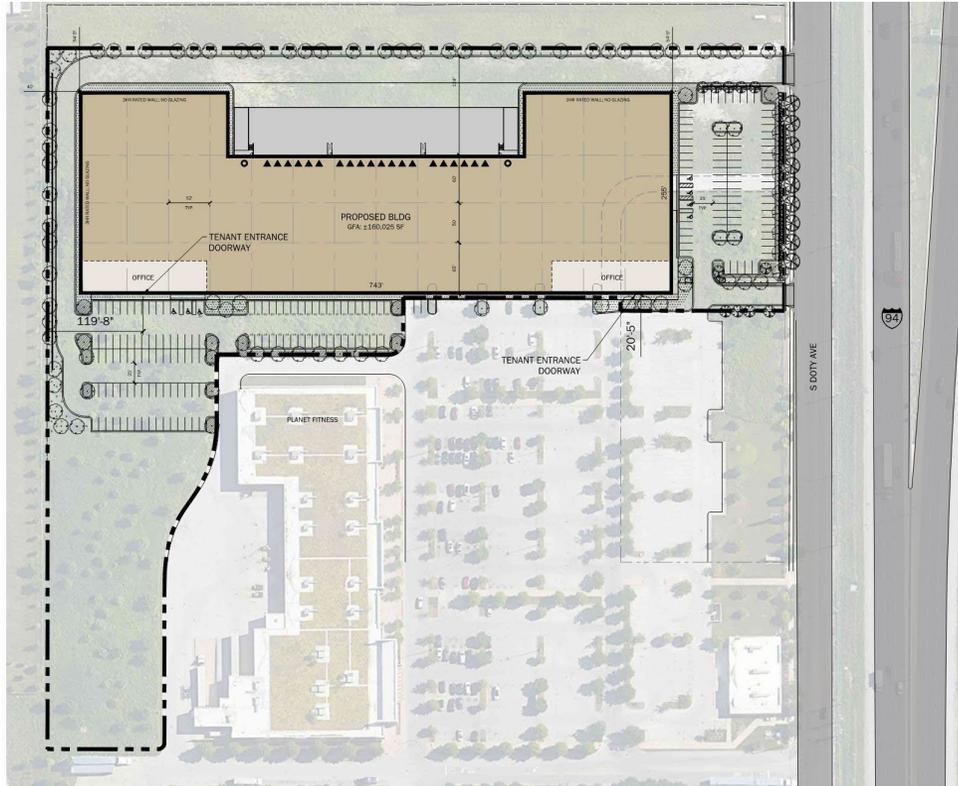
Parkway trees are to be installed around the perimeter of the development in locations where the parkway width allows.

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



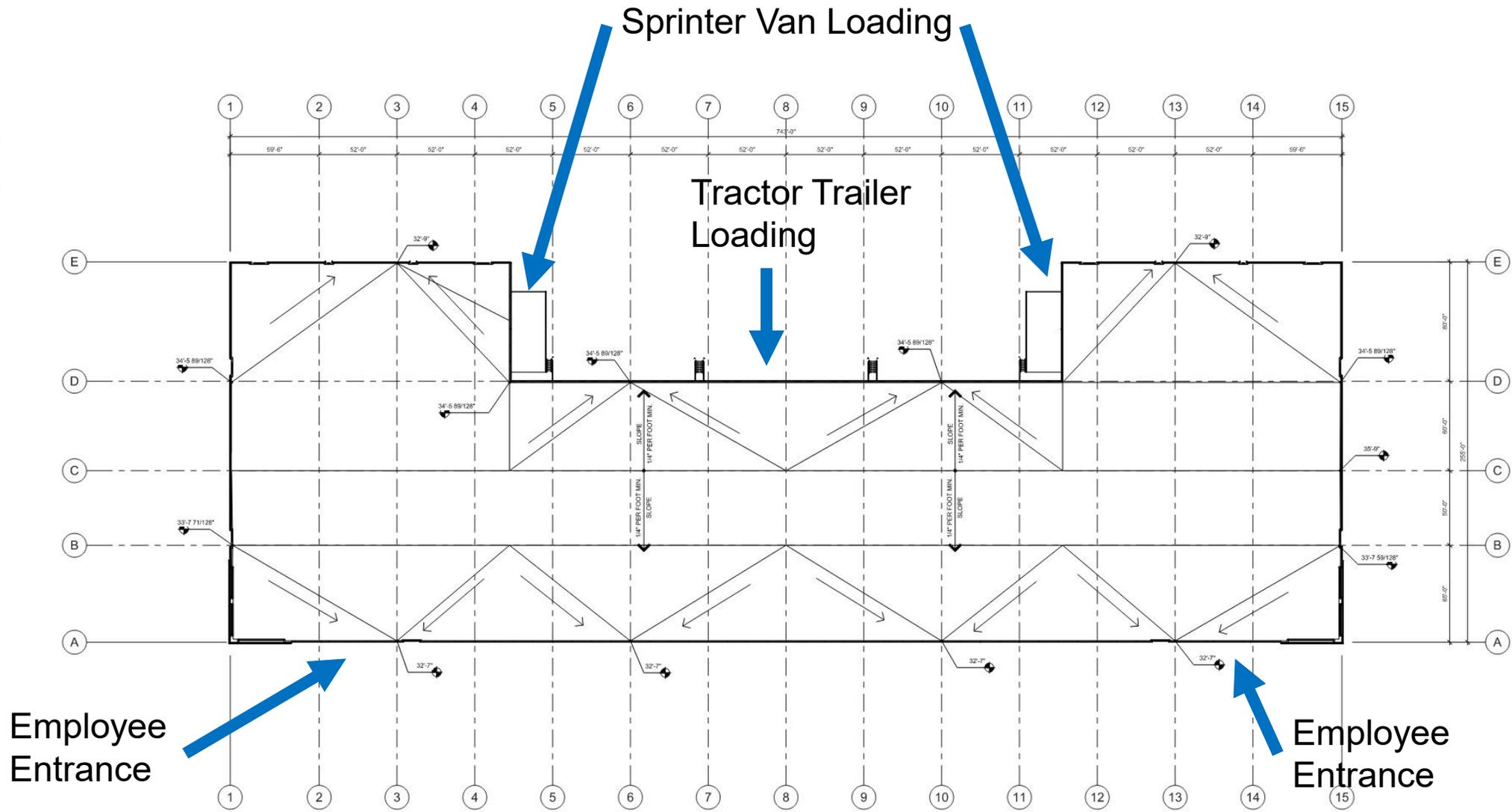


STORMWATER MANAGEMENT ORDINANCE COMPLIANCE



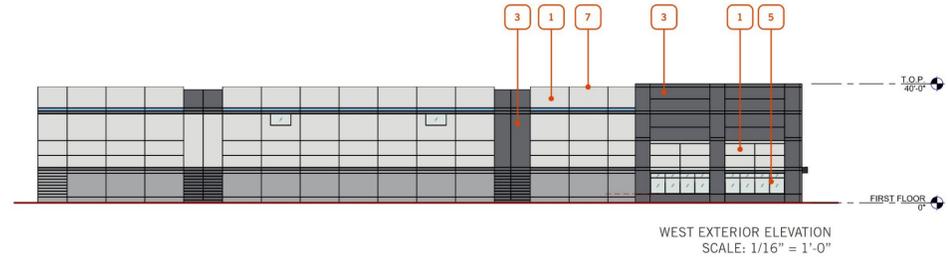
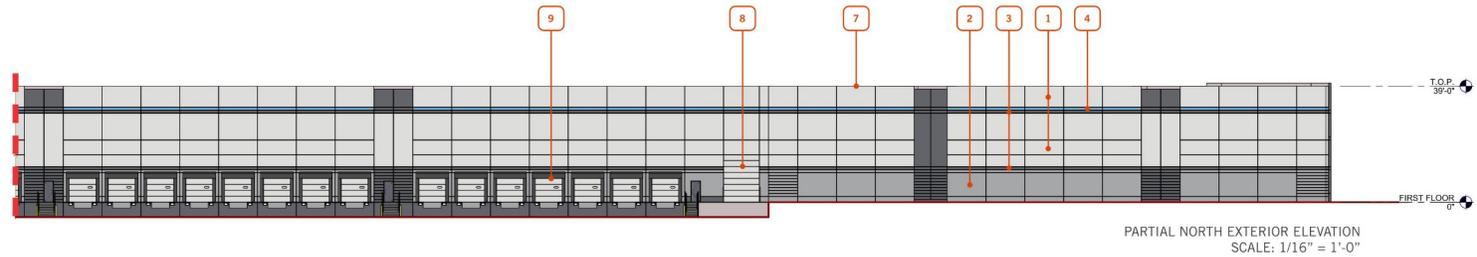
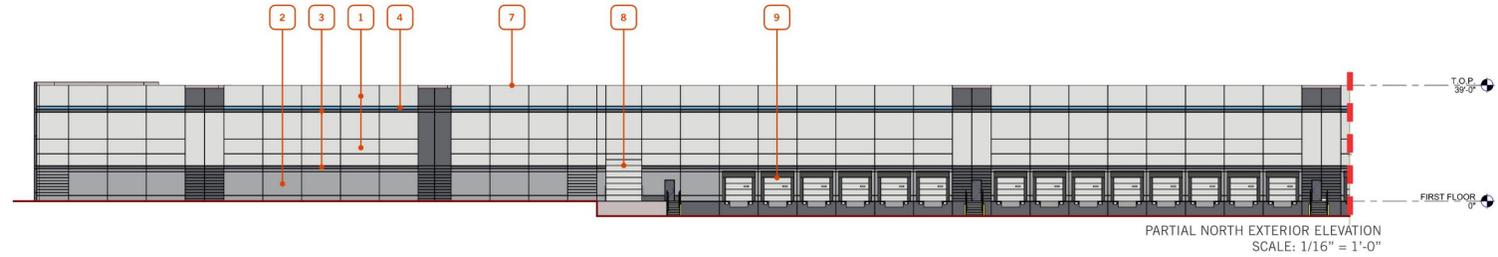
The project will meet the City of Chicago's Stormwater Management Ordinance Requirements. Stormwater Volume will be provided in oversized sewers and existing Stormwater Basins constructed within the overall Pullman Park Development.





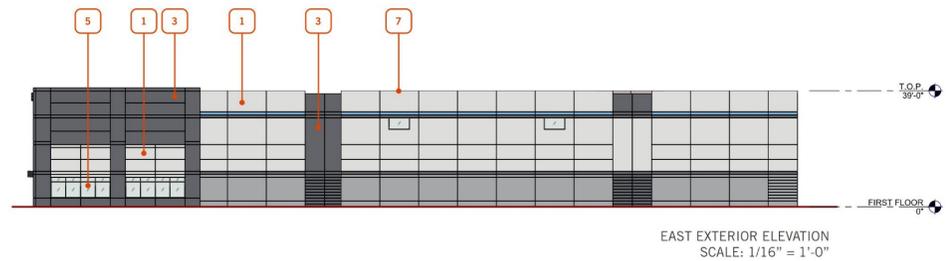
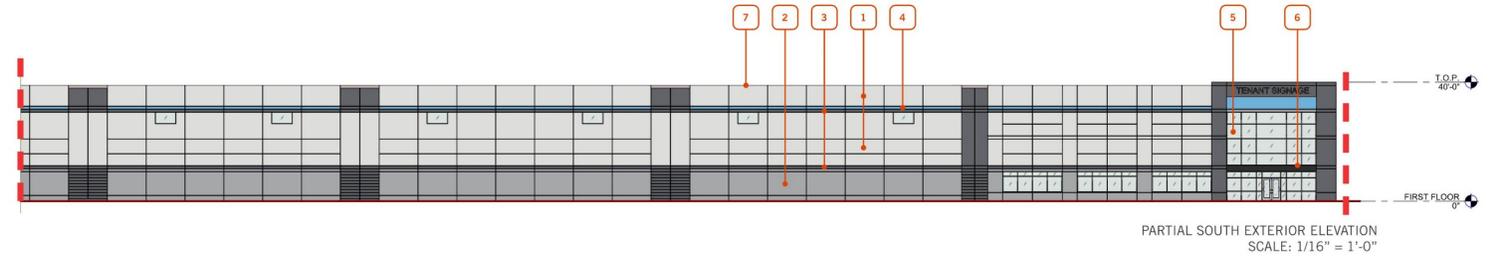
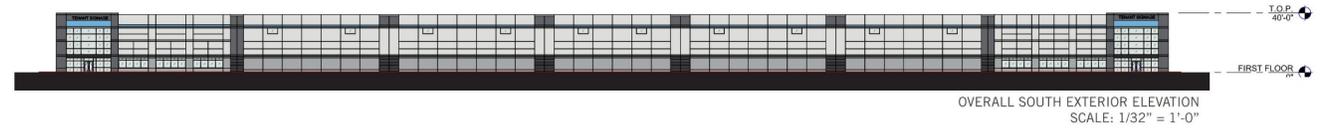
- 160,025 sf building

ROOF PLAN



KEYNOTES

- | | | |
|---|--|--|
| <p>① CONCRETE PANEL W/ REVEALS
COLOR: SW 7006 EXTRA WHITE</p> <p>② CONCRETE PANEL W/ REVEALS
COLOR: SW 7066 GRAY MATTERS</p> <p>③ CONCRETE PANEL W/ REVEALS
COLOR: SW 7674 PEPPERCORN</p> | <p>④ CONCRETE PANEL W/ REVEALS
COLOR: SW 6796 BLUE PLATE</p> <p>⑤ HIGH PERFORMANCE GLAZING SYSTEM W/ DARK MULLIONS</p> <p>⑥ ALUMINUM COMPOSITE METAL PANEL</p> | <p>⑦ METAL COPING TO MATCH ADJACENT PRECAST PANEL</p> <p>⑧ 12'X14' DRIVE-IN DOOR</p> <p>⑨ 9'X10' DOCK DOOR WITH LEVELER SEAL AND BUMPERS</p> |
|---|--|--|



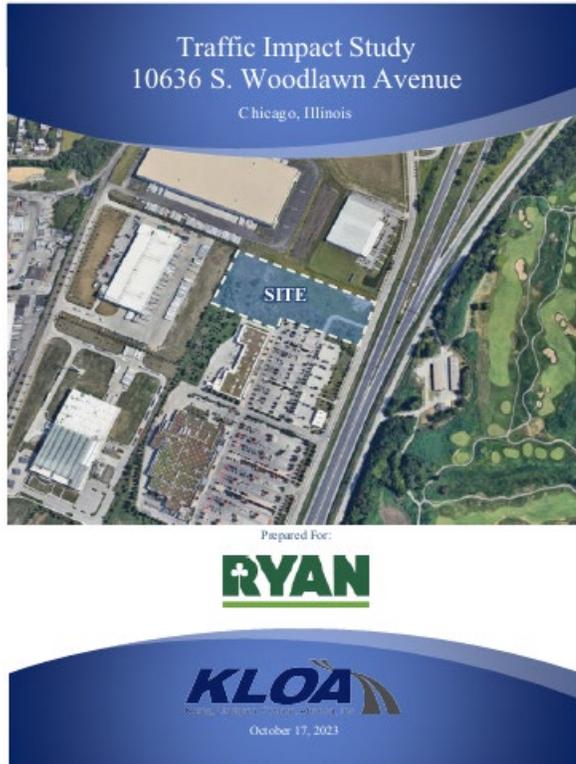
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|--|---|---|

BUILDING ELEVATION (EAST)







- Primary access to the proposed development will be provided via two full movement access drives located on Doty Avenue that will replace the Pullman Park north access drive. The access drives will be located approximately 595 feet north and 900 feet north of the Pullman Park main access drive. Both access drives will provide one inbound lane and one outbound lane with outbound movements under stop sign control.
- Secondary access to the facility's employee parking will be provided via cross access with Pullman Park.
- The proposed access system will be adequate in accommodating the traffic estimated to be generated by the facility.
- Area intersections have sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed facility and no street improvements or traffic control modifications are required.



17-8-0904.A – GENERAL INTENT

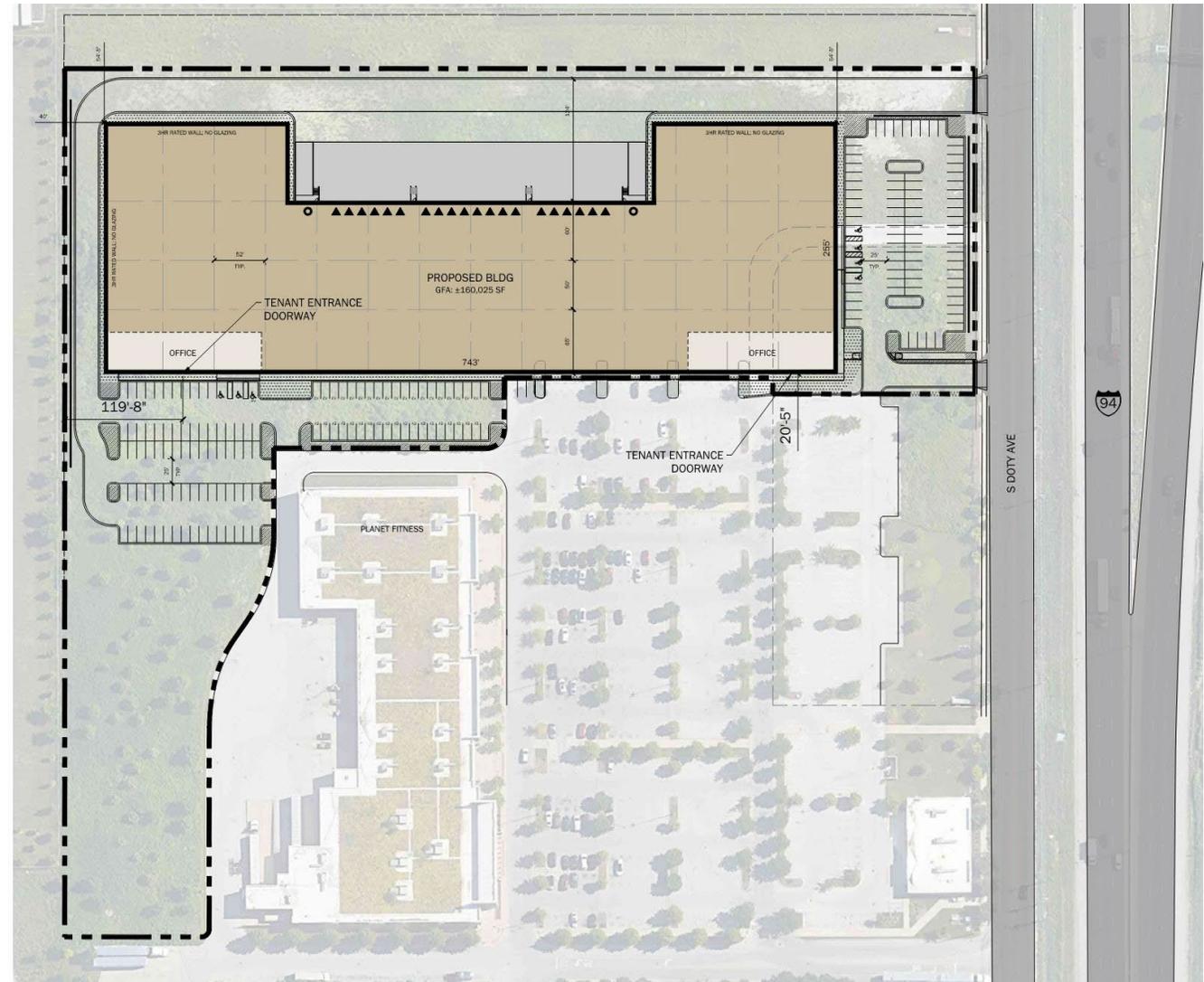
The project promotes safe pedestrian, bicyclist, and vehicular circulation by providing adequate demarcation of traffic paths, bike paths, bike parking, and pedestrian pathways both through and around the project.

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.



Ryan MBE/WBE Strategy:

- The project is targeting 26% MBE, 6% WBE, and 50% local workforce
- Ryan works with local stakeholders to invite MBE, WBE, and local Chicago builders to bid on the project.

Project Facts

- Project cost: \$27.2 million
- 180 construction jobs
- 15 permanent PT jobs
- 30 permanent FT jobs



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



DPD Recommendation:

- The proposed project minimizes conflict with existing traffic patterns in the vicinity; minimizes and mitigates traffic congestion associated with the proposed development; provides safe and ample access for emergency and delivery vehicles, while minimizing the adverse visual impact of vehicular service areas; and provides adequate bicycle and vehicle parking, while minimizing the adverse visual impact of any off-street parking areas (per 17-8-0904.A).
- Substantial landscaping of the open areas on the site are provided (per 17-8-0909.A).
- The project meets the purpose and criteria set forth in the Chicago Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety or welfare:
 - The proposed development complies with the standards and guidelines of Section 17-8-0900 (see above); and
 - The project has been reviewed by the Chicago Department of Transportation, the Mayor's Office for People with Disabilities, and the Fire Department (17-13-069.C).

Therefore, Department of Planning and Development staff recommends that this project be approved.

