AMENDMENT TO PD 1167, 720 E. 111th ST
WAREHOUSE AND DISTRIBUTION FACILITY
PULLMAN PARK (9th Ward)
RYAN COMPANIES US, INC.
May 21, 2020
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.
• 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.
EXISTING LAND USE MAP

EXISTING ZONING MAP

LAND USE CONTEXT
Existing Subarea Configuration

Proposed Subarea Configuration
• 38.2 acres
• 144,043 sf building
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)
• 144,043 sf building

- Employee Entrance
- Customer Service Entrance
- Tractor Trailer Loading
- Sprinter Van Loading
Precast concrete wall panels with paint and texture coating
3 EAST ELEVATION - ENLARGED

3/16" = 1'-0"
BUILDING ELEVATION (SOUTH - OVERALL)
AERIAL VIEW FROM THE NORTHEAST
• 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 proving 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.
### Chicago Sustainable Development Policy 2017

<table>
<thead>
<tr>
<th>Compliance Options</th>
<th>Points Required</th>
<th>Sustainable Strategies Menu</th>
</tr>
</thead>
<tbody>
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- 2 Green Globes
- EV Charging Station
- 80% Waste Diversion
- Bird Protection

*SUSTAINABLE DEVELOPMENT POLICY*
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.
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