



CHICAGO PLAN COMMISSION

Department of Planning and Development

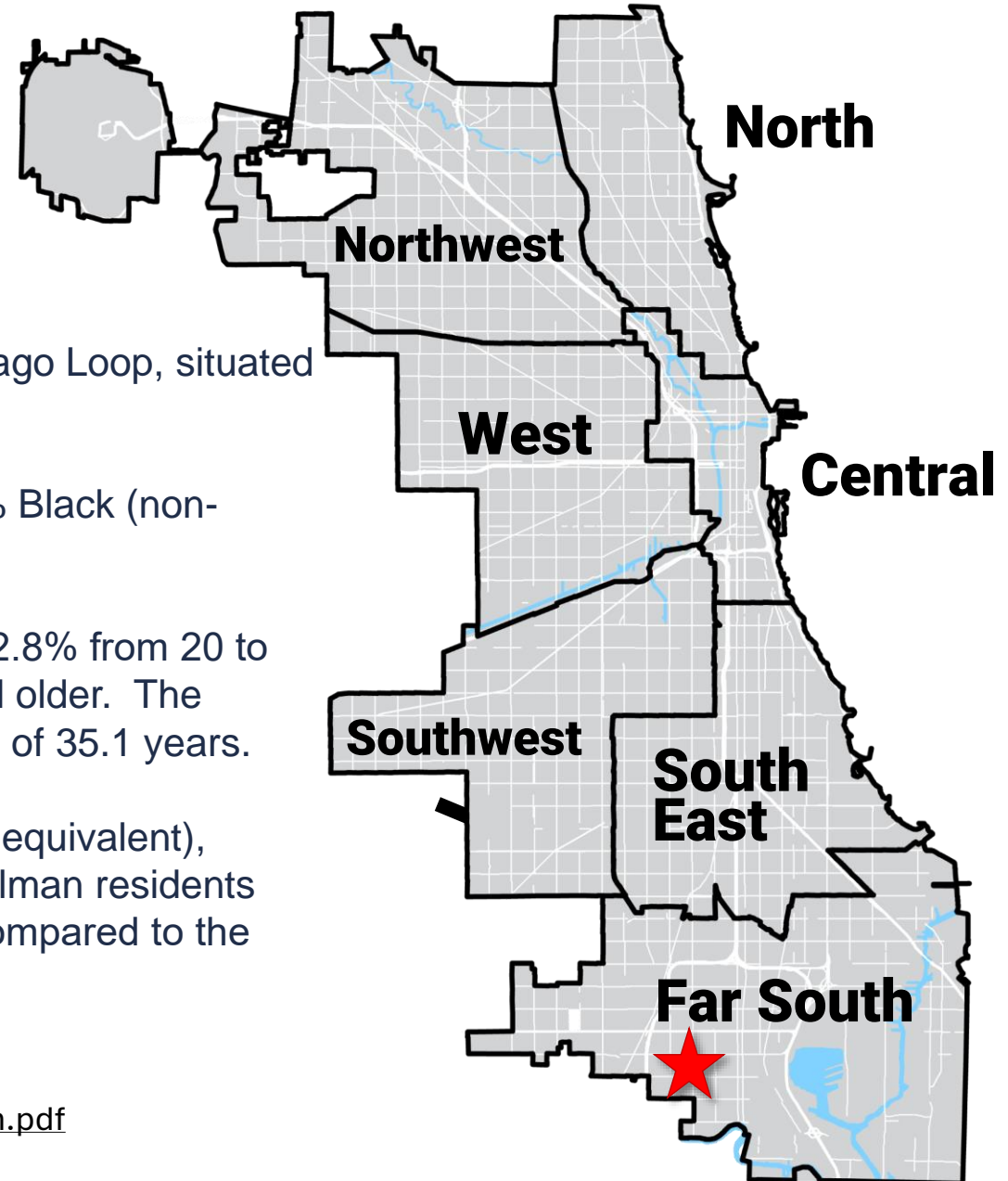
AMENDMENT TO PMD 10, W 119th Street & S Morgan St
LIGHT INDUSTRIAL / WAREHOUSE & DISTRIBUTION FACILITY

WEST PULLMAN (21st Ward)

WEST PULLMAN DEVELOPMENT PARTNERS, LLC

June 20, 2024

★ West Pullman Snap Shot



COMMUNITY AREA INFORMATION:

- West Pullman community area is located 17 miles from the Chicago Loop, situated adjacent to Lake Calumet.
- The racial makeup of the community area is approximately 90.4% Black (non-Hispanic), 0.6% White, and 6.6% Hispanic or Latino.
- The population's age distribution is 19.9% under the age of 19, 22.8% from 20 to 34, 16.7% from 35 to 49, 18.5% from 50 to 64, and 15.8% 65 and older. The median age is 36.3 years, compared to the City-wide median age of 35.1 years.
- 30.7% of West Pullman residents have a high school diploma (or equivalent), compared to the City-wide average of 21.9%. 30.7% of West Pullman residents also have some college and 8.6% have an associate's degree, compared to the City-wide average of 17.0% and 5.7%, respectively.



SITE CONTEXT



AERIAL VIEW FROM THE SOUTHEAST



STREET VIEW FROM THE NORTHEAST LOOKING WEST (W119th St)



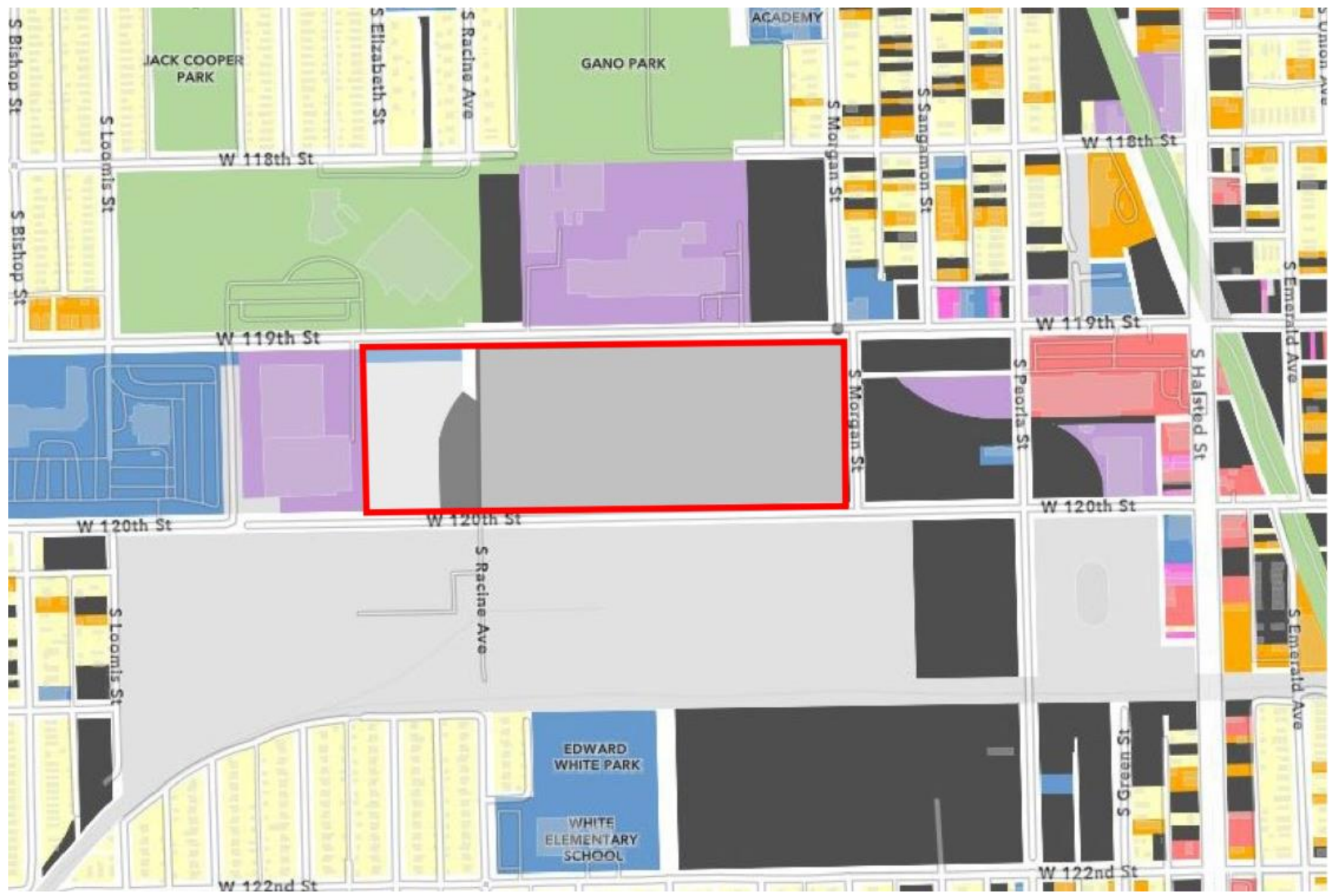
STREET VIEW FROM THE SOUTHEAST LOOKING NORTH (S Morgan St)



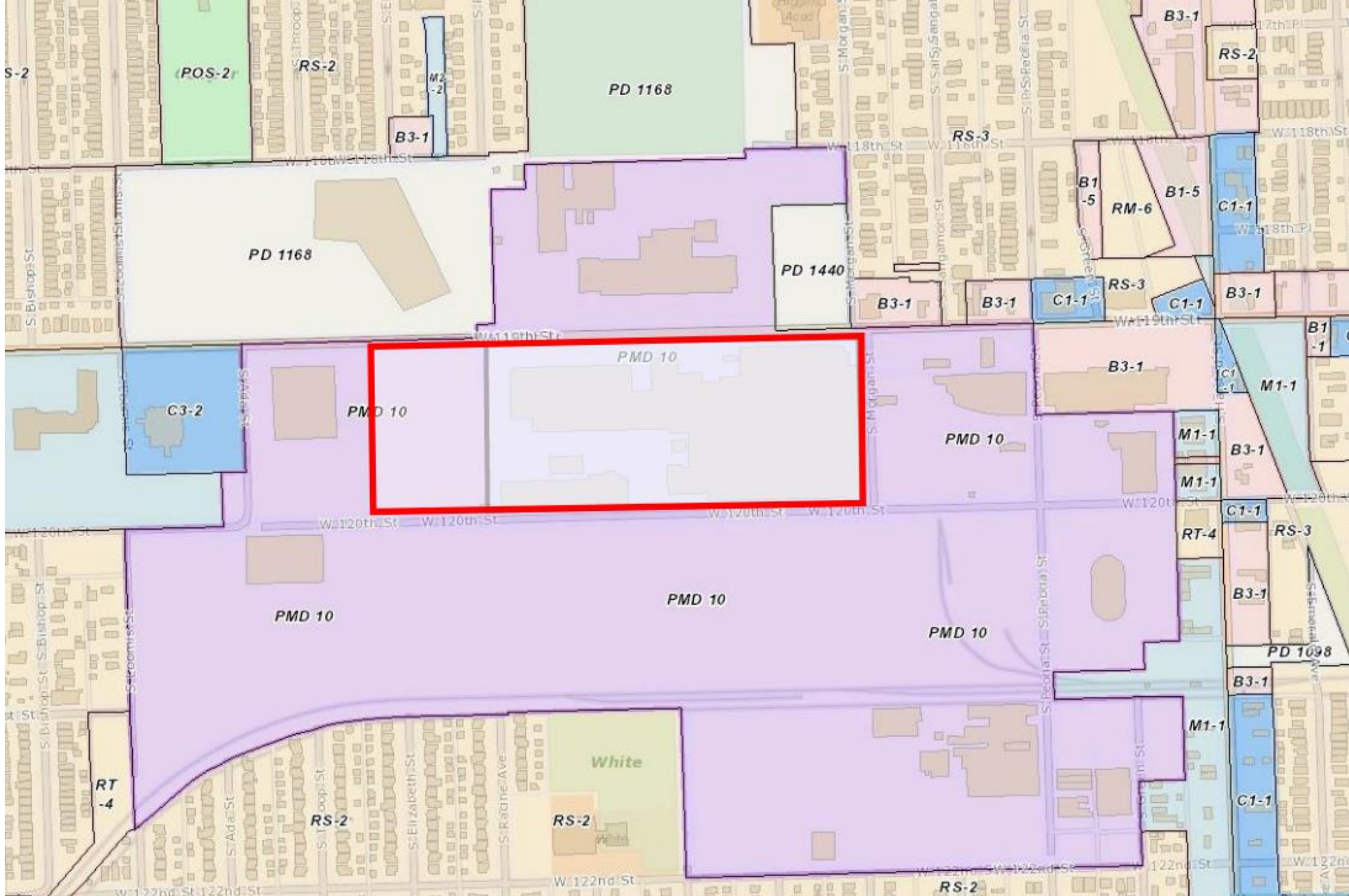
STREET VIEW FROM THE SOUTHEAST LOOKING WEST (W120th St)

★ West Pullman





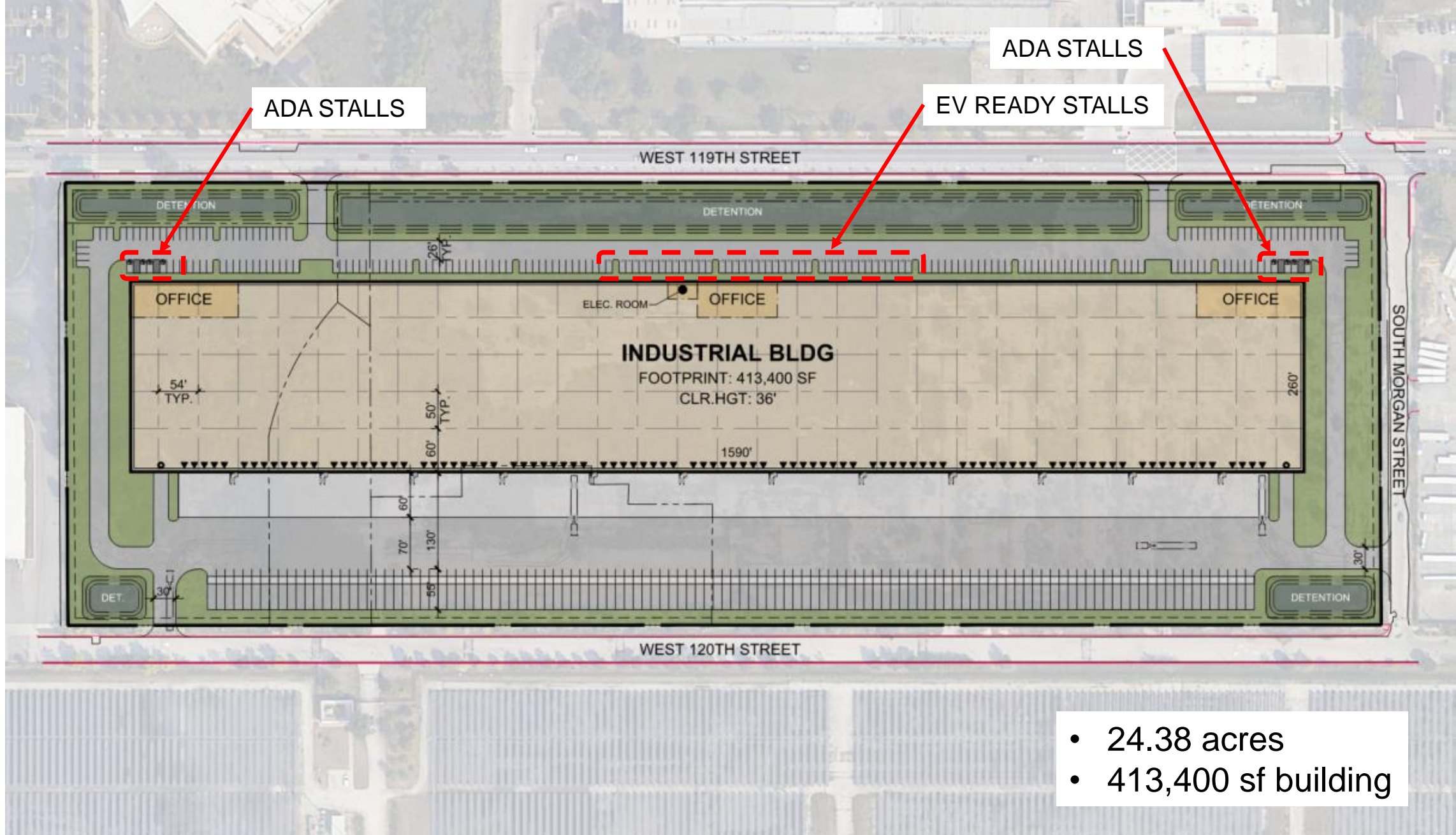
LAND USE CONTEXT



EXISTING ZONING MAP



SITE PLAN



ADA STALLS

EV READY STALLS

ADA STALLS

- 24.38 acres
- 413,400 sf building



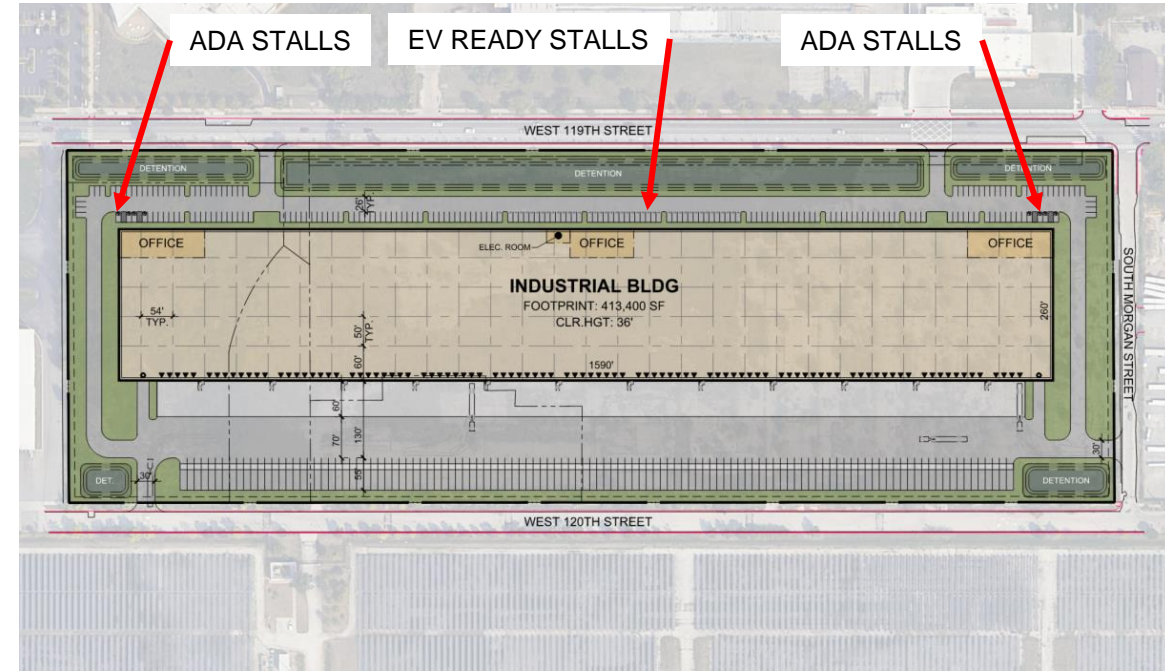
17-8-0909-A GENERAL INTENT

The Project provides substantial landscaping of open areas:

- 981 trees are provided
- 132 feet building setback at West 119th Street

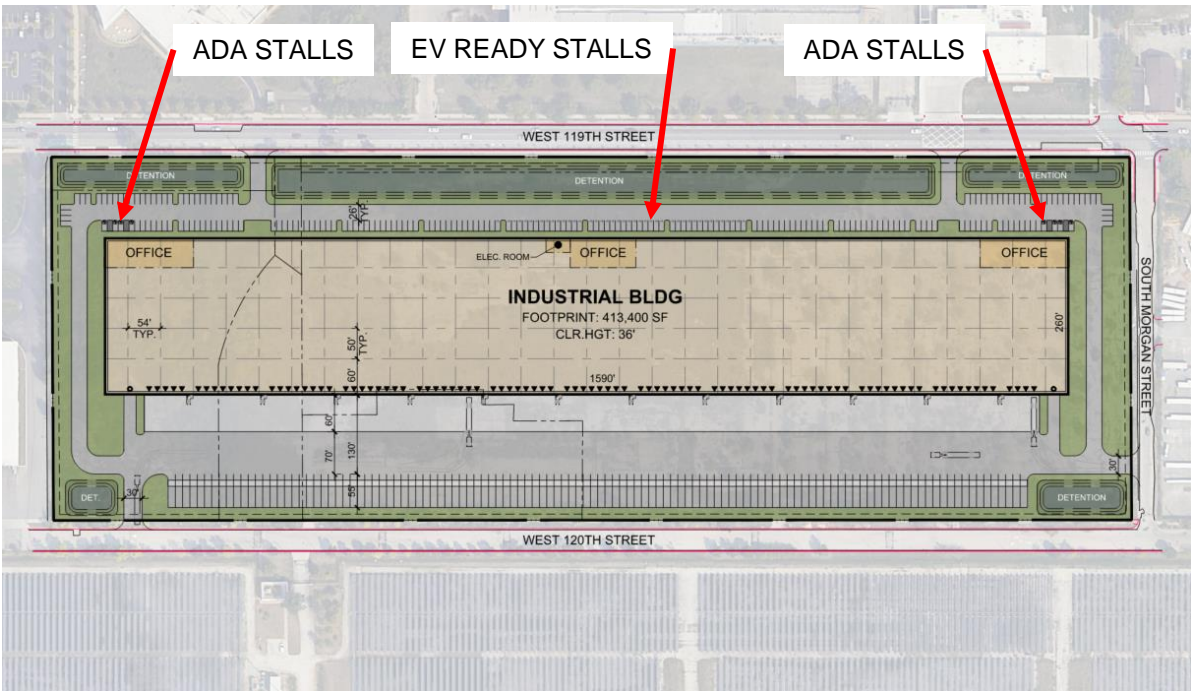
17-8-0909 DESIGN

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





STORMWATER MANAGEMENT ORDINANCE COMPLIANCE



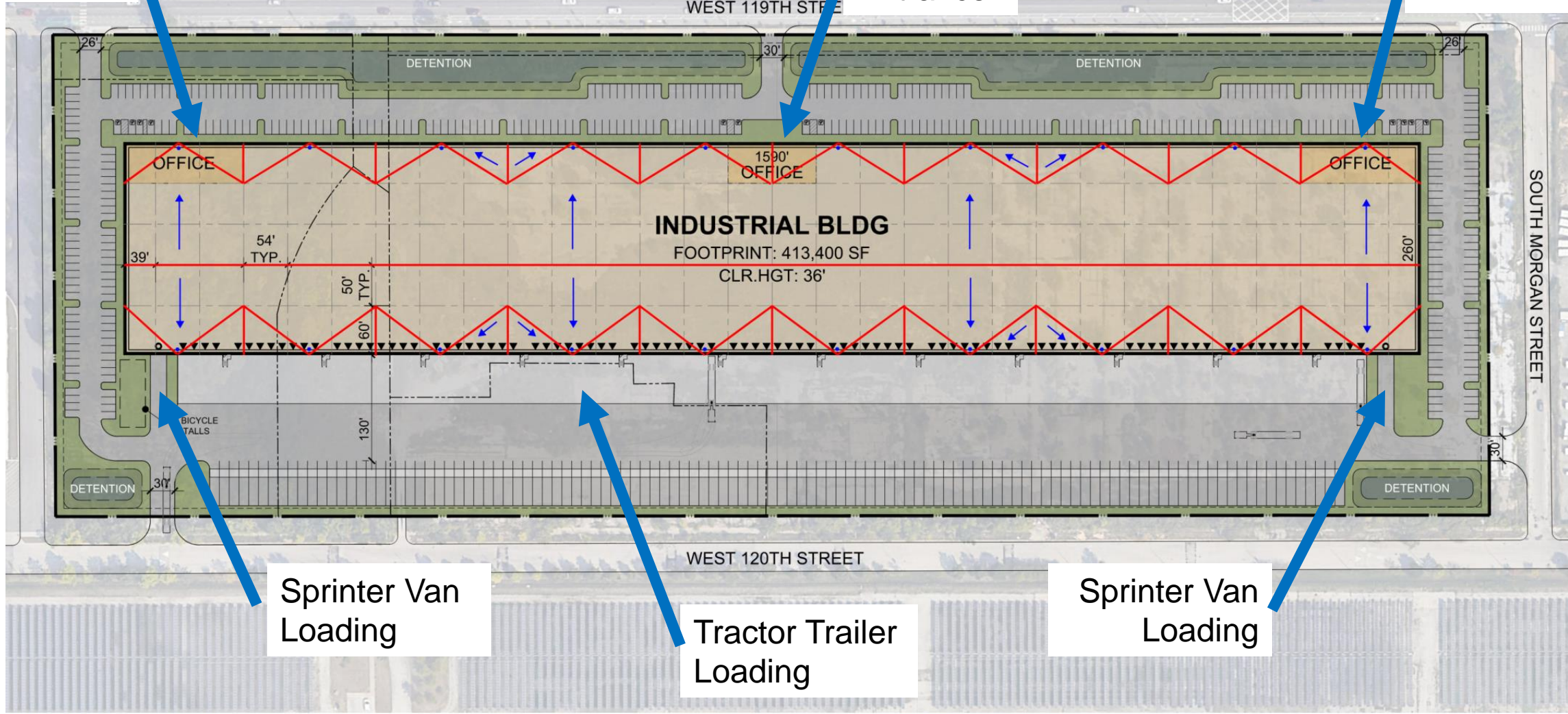
The project will meet the City of Chicago's Stormwater Management Ordinance Requirements. Stormwater Volume will be provided in new Detention Basins located along the north and south sides of the development parcel.

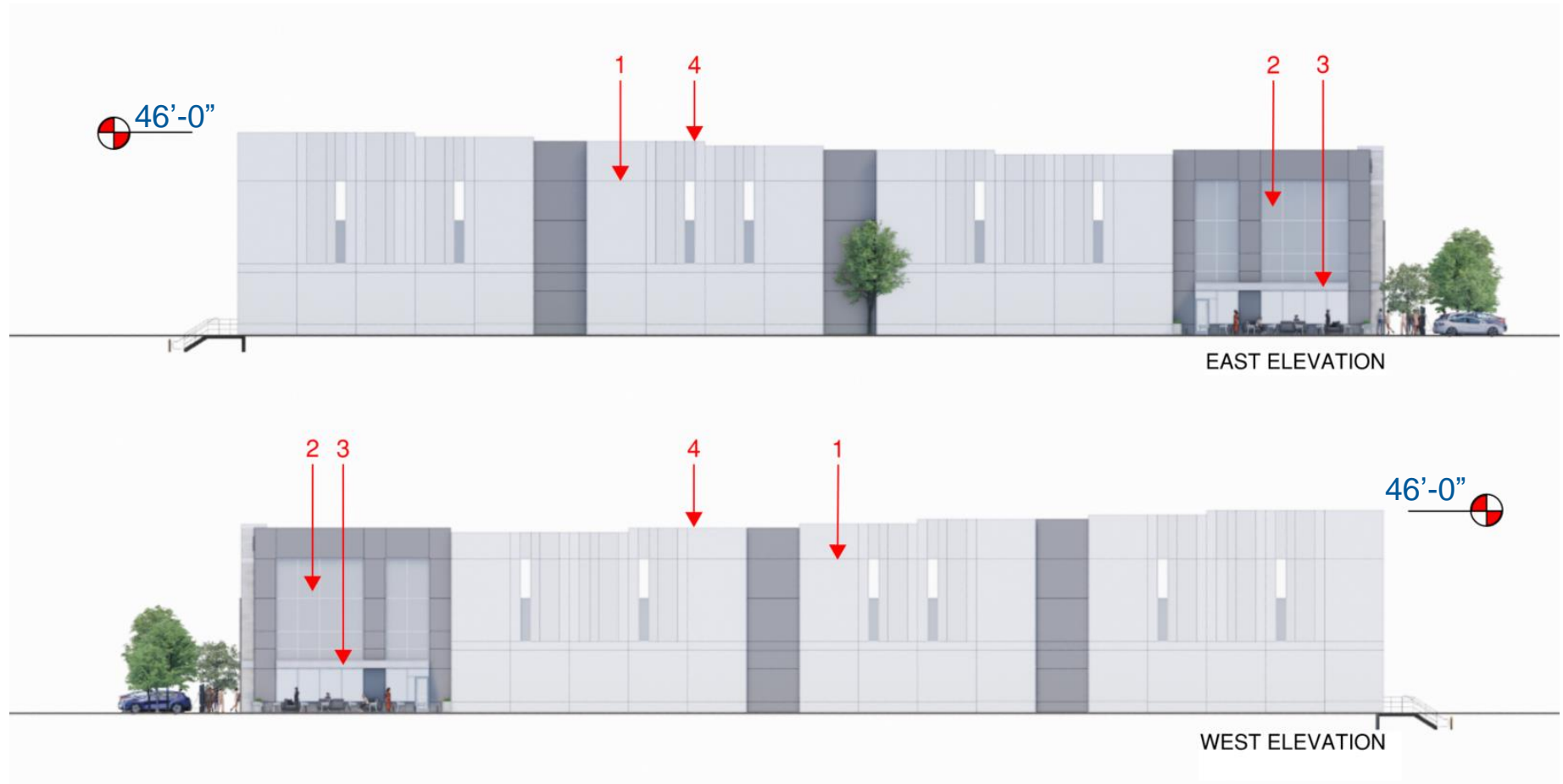


Employee Entrance

Employee Entrance

Employee Entrance





EAST ELEVATION

WEST ELEVATION

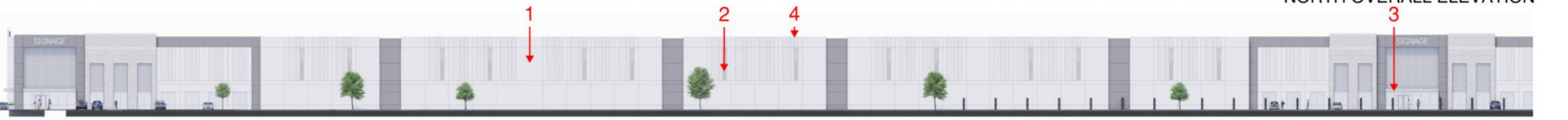
KEYNOTES

- | | |
|--|--|
| 1 CONCRETE PANEL W/ REVEALS | 4 METAL COPING TO MATCH ADJACENT PRECAST PANEL |
| 2 HIGH PERFORMANCE GLAZING SYSTEM W/ ALUMINUM MULLIONS | 5 12'X14' DRIVE-IN-DOOR |
| 3 ALUMINUM COMPOSITE METAL PANEL | 6 9'X10' DOCK DOOR WITH LEVELER SEAL AND BUMPERS |

BUILDING ELEVATIONS (EAST & WEST)



NORTH OVERALL ELEVATION



NORTH PARTIAL ELEVATION



NORTH PARTIAL ELEVATION



KEYNOTES

- | | |
|--|--|
| 1 CONCRETE PANEL W/ REVEALS | 4 METAL COPING TO MATCH ADJACENT PRECAST PANEL |
| 2 HIGH PERFORMANCE GLAZING SYSTEM W/ ALUMINUM MULLIONS | 5 12'X14' DRIVE-IN-DOOR |
| 3 ALUMINUM COMPOSITE METAL PANEL | 6 9'X10' DOCK DOOR WITH LEVELER SEAL AND BUMPERS |

BUILDING ELEVATION (NORTH & SOUTH)



KEYNOTES

- | | |
|--|--|
| 1 CONCRETE PANEL W/ REVEALS | 4 METAL COPING TO MATCH ADJACENT PRECAST PANEL |
| 2 HIGH PERFORMANCE GLAZING SYSTEM W/ ALUMINUM MULLIONS | 5 12'X14' DRIVE-IN-DOOR |
| 3 ALUMINUM COMPOSITE METAL PANEL | 6 9'X10' DOCK DOOR WITH LEVELER SEAL AND BUMPERS |





Traffic Impact Study
Proposed Industrial Development
Chicago, Illinois



Prepared For:
West Pullman Development Partners, LLC



- Area intersections have sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed development and no street improvements or traffic control modifications are required.
- Proposed access system will be adequate in accommodating the traffic estimated to be generated by the development.
- All truck traffic will enter and exit the site from 120th Street or Morgan Street and will access the greater street system via the signalized intersections of 119th Street and Morgan Street, and 120th Street and Halsted Street.



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.

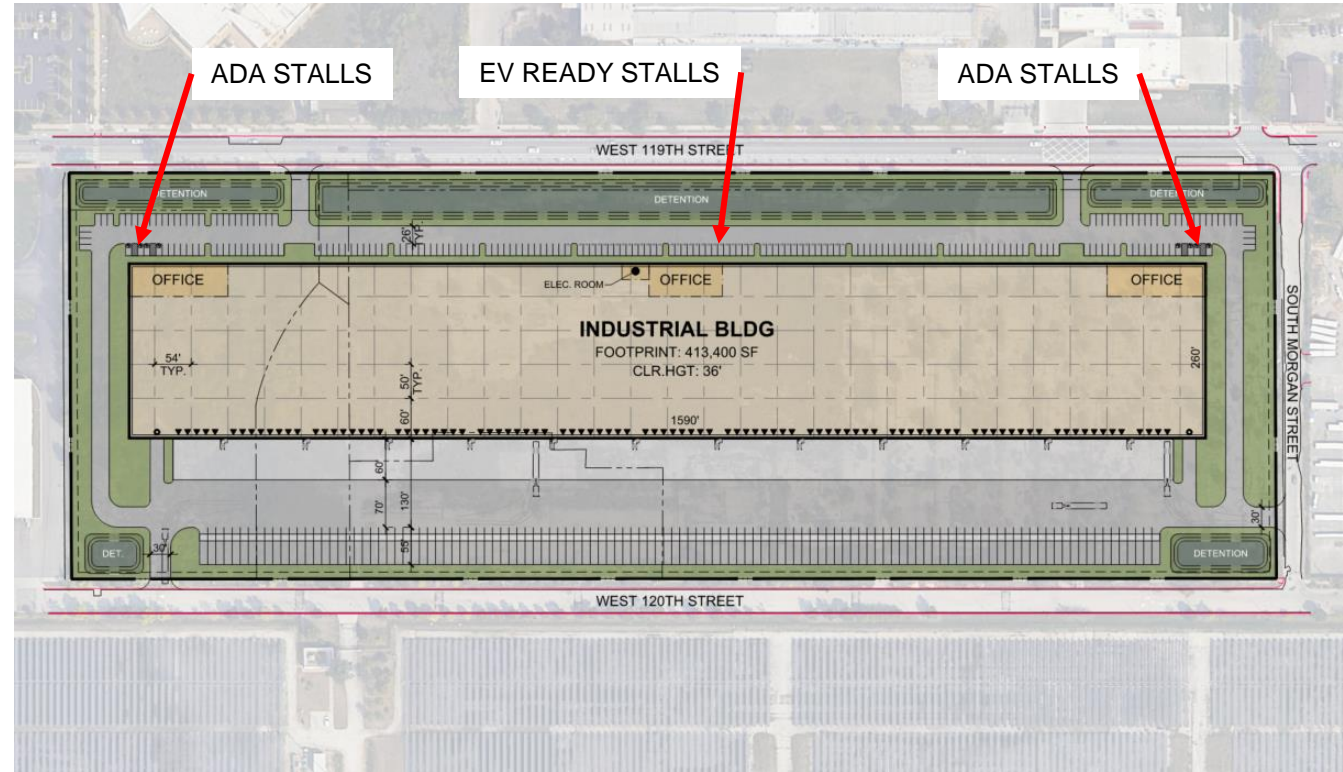
Loading operations conducted at the rear of the site, across from the ComEd solar field, with access from 120th Street and Morgan, via signalized intersections.

17-8-0904.B – TRANSPORTATION

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

17-8-0904.C – PARKING

Parking adjacent to right of way to be buffered through landscaped setbacks and detention areas.





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	Choose one		Choose one	Choose one		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	Choose one		8.1 80% Waste Diversion	8.2 Workforce Development	Choose one											
Compliance Paths	Starting Points	1.1	2.1	2.2 Exceed Energy Code (5%)	2.3 Exceed Energy Code (10%)	2.4 Exceed Energy Code (25%)	2.5 Exceed 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 10-to-100 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	20	10	20	10	20	5	5	5	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	10	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	NA	10	10	5	10		
LEED Gold	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	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	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	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	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	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	10	20	40	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	NA	NA	10	5	NA	NA	10	10	5	10		
Living Building Challenge Petal	90	10 / 0 / 0	40	NA	20	30	40	50	NA	10	20	40	5	5	5	5	5	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	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	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

- LEED Silver
- Tree Planting
- 80% Waste Diversion
- EV-Readiness
- Natural Landscapes
- On-site renewable energy



Developer Strategy:

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

Project Facts

- Project costs: \$40M
- 80-100 construction jobs
- 150-200 permanent jobs (fully occupied/ tenant-dependent)



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

Project Timeline

PD Intake Meeting:	April 18, 2023
Community Meetings:	October 17, 2023 October 24, 2023
PD Application Introduced:	April 17, 2024
Construction Commencement:	Fall 2024 (Site Remediation)
Construction Completion:	Fall 2026



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.

