

#22326
INTRO DATE
JAN. 24, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

11301 - 11363 S. Corliss Ave., 11336 S. Doty Ave., 701 E. 114th St., Chicago, IL 60628

2. Ward Number that property is located in: 9

3. APPLICANT Pullman Gateway, LLC

ADDRESS 1000 East 111th Street, 10th Floor

CITY Chicago STATE IL ZIP CODE 60628

PHONE 773-301-2647 EMAIL jbransfield@cnigroup.com

CONTACT PERSON Jennifer Bransfield

Is the applicant the owner of the property? YES NO

If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the applicant to proceed.

OWNER Same and Owner

ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____

PHONE _____ EMAIL _____

CONTACT PERSON _____

4. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Mariah DiGrino - DLA Piper LLP (US)

ADDRESS 444 West Lake Street, Suite 900

CITY Chicago STATE IL ZIP CODE 60606

PHONE (312) 368-7261 FAX (312) 251-5833

EMAIL mariah.digrino@us.dlapiper.com

5. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements:

Please see attached Economic Disclosure Statements

6. On what date did the owner acquire legal title to the subject property? June 2023; August 2023

7. Has the present owner previously rezoned this property? If yes, when? No

8. Present Zoning District C2-3 Motor Vehicle-Related Commercial District; C1-5 Neighborhood Commercial District; M3-3 Heavy Industry District

Proposed Zoning District first, C2-3 Motor Vehicle-Related Commercial District and, then, Business Planned Development

9. Lot size in square feet (or dimensions) 385,310sf

10. Current Use of the Property Former inter-track wagering facility and vacant land

11. Reason for rezoning the property Mandatory amendment pursuant to 17-8-0510-B (commercial development in C district greater than 4 acres).

12. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)

The Applicant seeks to rezone the subject property from the C2-3 Motor Vehicle-Related Commercial District, C1-5 Neighborhood Commercial District, and M3-3 Heavy Industry District to the C2-3 Motor Vehicle-Related Commercial District and then to a Business Planned Development. The Applicant intends to redevelop the property in phases for commercial uses. Anticipated uses include fast casual restaurants with drive throughs, food and beverage sales, retail sales, financial services, medical service, personal service, and hotels. Phase 1 of the project contemplates a new a fast casual restaurant and drive-through on Subarea A, the northernmost portion of the property, corresponding to Lot 40 on the enclosed survey. The restaurant building will total approximately 5,196 square feet and be supported by approximately 75 accessory parking spaces.

13. The Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO for more information). Is this project subject to the ARO?

YES _____ NO X _____

COUNTY OF COOK
STATE OF ILLINOIS

David Doig, authorized signatory of **PULLMAN GATEWAY, LLC** being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

David Doig

Signature of Applicant

Subscribed and Sworn to before me this
27 day of December, 2023.

Maria B. Meduga
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

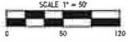
PLAT OF SURVEY

PROPERTY DESCRIPTION

PARCEL 1
 LOTS 36, 37 AND 38 AND THE NORTH 113 FEET OF LOT 37 OF PULLMAN INDUSTRIAL PARK, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 27 AND PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF COOK COUNTY, ILLINOIS, RECORDING DECEMBER 29, 1971 AS DOCUMENT NUMBER 2710144, IN COOK COUNTY, ILLINOIS.

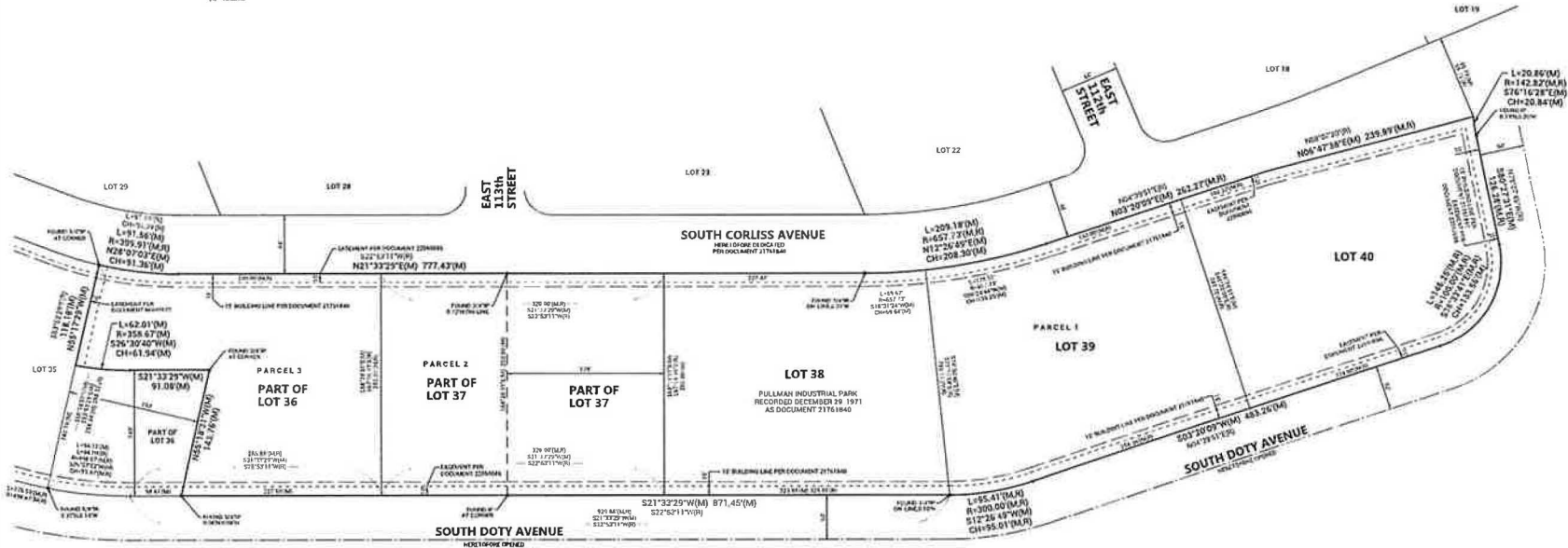
PARCEL 2
 LOT 37 (EXCEPT THE NORTH 113 FEET THEREOF) OF PULLMAN INDUSTRIAL PARK, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 27 AND PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF COOK COUNTY, ILLINOIS, RECORDING DECEMBER 29, 1971 AS DOCUMENT NUMBER 2710144, IN COOK COUNTY, ILLINOIS.

PARCEL 3
 LOT 36 (EXCEPT THE SOUTH 100 FEET THEREOF) OF PULLMAN INDUSTRIAL PARK, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 27 AND PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF COOK COUNTY, ILLINOIS, RECORDING DECEMBER 29, 1971 AS DOCUMENT NUMBER 2710144, IN COOK COUNTY, ILLINOIS.



SCALE 1" = 50'
 BASIS OF BEARING:
 TRUE NORTH BASED ON GEODETIC
 OBSERVATION L EAST ZONE

IR = IRON ROD
 IP = IRON PIPE
 M = MEASURED
 R = RECORD



NOTES
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. IT IS POSSIBLE THAT ADDITIONAL EASEMENTS, RESTRICTIONS OR OTHER ENCUMBRANCES EXIST OVER THE PROPERTY THAT I HAVE NOT BEEN ADVISED OF.
 LAST DATE OF FIELD WORK: SEPTEMBER 10, 2022
 PROPERTY OWNED: 163,246.05 SQ FT OR 3.74 ACRES, MORE OR LESS.

STATE OF ILLINOIS)
 COUNTY OF COOK)
 I, REBECCA J. PIPER, a duly licensed Professional Engineer in the State of Illinois, do hereby certify that this map or plat and the survey on which it is based is a true and correct representation of said survey.
 ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
 NO DISTANCES OR ANGLES SHOWN HEREIN SHALL BE ASSUMED BY SCALING.
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS STATUTES REGARDING A PROFESSIONAL SURVEY.
 GIVEN UNDER OUR HAND AND SEAL THIS 11th DAY OF SEPTEMBER, 2022 IN ROCKFORD, ILLINOIS.

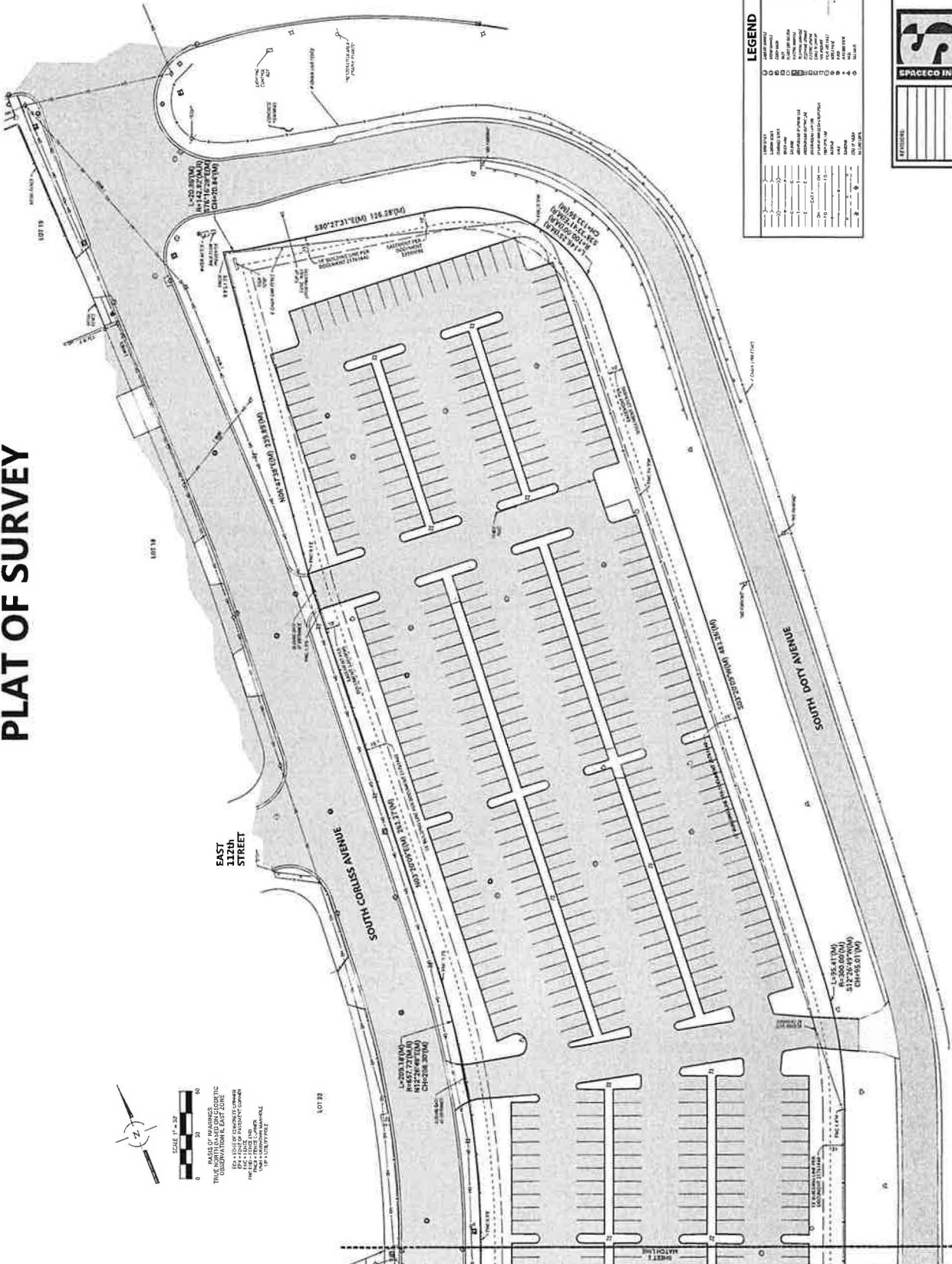
Rebecca J. Piper
 REBECCA J. PIPER
 LICENSE EXPIRES 11-30-24
 PROFESSIONAL ENGINEER



PREPARED FOR:
 CHICAGO NEIGHBORHOOD INITIATIVES
 1008 EAST 113TH STREET
 10TH FLOOR
 CHICAGO, ILLINOIS 60628

PROPOSED:		CONSULTING ENGINEERS	DATE: 8/18/2022
		SITE DEVELOPMENT ENGINEERS	DRAW NO: 248430
		LAND SURVEYORS	FILE NO:
			DATE: 8/18/22
		3575 W. Higgins Road, Suite 700, Rockwood, Illinois 60018 Phone: (847) 586-4060 Fax: (847) 695-4065	SHEET 1 OF 8

PLAT OF SURVEY



SCALE 1" = 50'
 0 20 40 60
 THIS PLAT OF SURVEY IS MADE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 400, F.S., FLORIDA STATUTES, AND THE PROVISIONS OF THE FLORIDA CONSTITUTION. THE PLAT IS HEREBY DECLARED TO BE CORRECT AND TRUE TO THE RECORD AND TO THE BOUNDARIES OF THE LAND DESCRIBED THEREON.

LEGEND

[Symbol]	EXISTING LOT	[Symbol]	PROPOSED LOT
[Symbol]	EXISTING EASEMENT	[Symbol]	PROPOSED EASEMENT
[Symbol]	EXISTING UTILITY	[Symbol]	PROPOSED UTILITY
[Symbol]	EXISTING CURB	[Symbol]	PROPOSED CURB
[Symbol]	EXISTING DRIVEWAY	[Symbol]	PROPOSED DRIVEWAY
[Symbol]	EXISTING CONCRETIZED DRIVEWAY	[Symbol]	PROPOSED CONCRETIZED DRIVEWAY
[Symbol]	EXISTING SIDEWALK	[Symbol]	PROPOSED SIDEWALK
[Symbol]	EXISTING DRIVEWAY	[Symbol]	PROPOSED DRIVEWAY
[Symbol]	EXISTING CONCRETIZED DRIVEWAY	[Symbol]	PROPOSED CONCRETIZED DRIVEWAY
[Symbol]	EXISTING SIDEWALK	[Symbol]	PROPOSED SIDEWALK
[Symbol]	EXISTING DRIVEWAY	[Symbol]	PROPOSED DRIVEWAY
[Symbol]	EXISTING CONCRETIZED DRIVEWAY	[Symbol]	PROPOSED CONCRETIZED DRIVEWAY
[Symbol]	EXISTING SIDEWALK	[Symbol]	PROPOSED SIDEWALK
[Symbol]	EXISTING DRIVEWAY	[Symbol]	PROPOSED DRIVEWAY
[Symbol]	EXISTING CONCRETIZED DRIVEWAY	[Symbol]	PROPOSED CONCRETIZED DRIVEWAY
[Symbol]	EXISTING SIDEWALK	[Symbol]	PROPOSED SIDEWALK

SPRACCO INC.

CONSULTING ENGINEERS
 SITE ENGINEERING INNOVATORS
 AND SURVEYORS

9075 W. Lakes Road, Suite 200
 Rindwood, Texas 76071
 Phone: (817) 566-4800 Fax: (817) 566-4842

DATE: 04/12/2012
 DRAWN: JAL/LJ
 SCALE: 1/8" = 1' 0"
 SHEET: 3 OF 3

FIGURE 1: PLAT OF SURVEY FOR THE PROPOSED SOUTH LUGO HILLS AT EAST STREET PROJECT, CITY OF HOUSTON



DLA Piper LLP (US)
444 West Lake Street, Suite 900
Chicago, Illinois 60606
www.dlapiper.com

Mariah DiGrino
mariah.digrino@us.dlapiper.com
T 312.368.7261

January 9, 2024

Acting Chair Lawson
City of Chicago Committee on Zoning
Room 304, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

Laura Flores, Chairwoman
Chicago Plan Commission
Room 1000, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

**Re: Application for Planned Development / Affidavit of Notice of Filing
11301 – 11363 S. Corliss Ave., 1136 S. Doty Ave., and 701 East 114th Street Chicago, IL 60628**

Dear Acting Chair Lawson:

The undersigned, Mariah DiGrino, an attorney with the law firm of DLA Piper LLP (US), which firm represents Pullman Gateway LLC, the applicant for a proposal to rezone the subject property as a planned development to allow its redevelopment for commercial uses, states that she intends to comply with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways. Said written notice will be sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contains the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; a statement that the applicant intends to file the application for change in zoning on approximately January 24, 2024; and a source for additional information on the application.

The undersigned certifies that she has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.

Very truly yours,

DLA Piper LLP (US)

Mariah DiGrino

Subscribed and sworn to before me
This 9th day of January, 2024.

Notary Public



DLA Piper LLP (US)
444 W. Lake Street Suite 900
Chicago, Illinois 60606
www.dlapiper.com

Mariah DiGrino
mariah.digrino@us.dlapiper.com
T 1 312 368 7261

January 24, 2024

FIRST CLASS MAIL

Dear Sir or Madam:

In accordance with the requirements of Section 17-13-0107 of the Municipal Code of the City of Chicago, please be informed that on or about January 24, 2024, the undersigned, on behalf of Pullman Gateway, LLC (the "Applicant"), intends to file an application to rezone the property generally located at 11301 - 11363 S. Corliss Ave., 11336 S. Doty Ave., and 701 E. 114th St., Chicago, IL 60628 (the "Property"). The rezoning would permit new commercial uses within a new business planned development. A map of the Property is printed on the reverse side of this letter.

The Property is currently the site of a former off-tracking wagering facility and is otherwise vacant. The Applicant seeks to rezone the subject property from the C2-3 Motor Vehicle-Related Commercial District, C1-5 Neighborhood Commercial District, and M3-3 Heavy Industry District to the C2-3 Motor Vehicle-Related Commercial District and then to a Business Planned Development. The Applicant intends to redevelop the property in phases for various commercial uses.

Please note that the Applicant is not seeking to rezone or purchase your property. You are receiving this notice as required by the Chicago Municipal Code because the assessor's tax records indicate that you own property within 250 feet of the Property.

I am an authorized representative of the Applicant, and my address is 444 W. Lake Street, Suite 900, Chicago, IL 60606. The Applicant is Pullman Gateway, LLC, which is also the owner of the Property. The address of the Applicant is 1000 East 111th Street, 10th Floor, Chicago, IL 60628.

Please contact me at 312-368-7261 with questions or to obtain additional information.

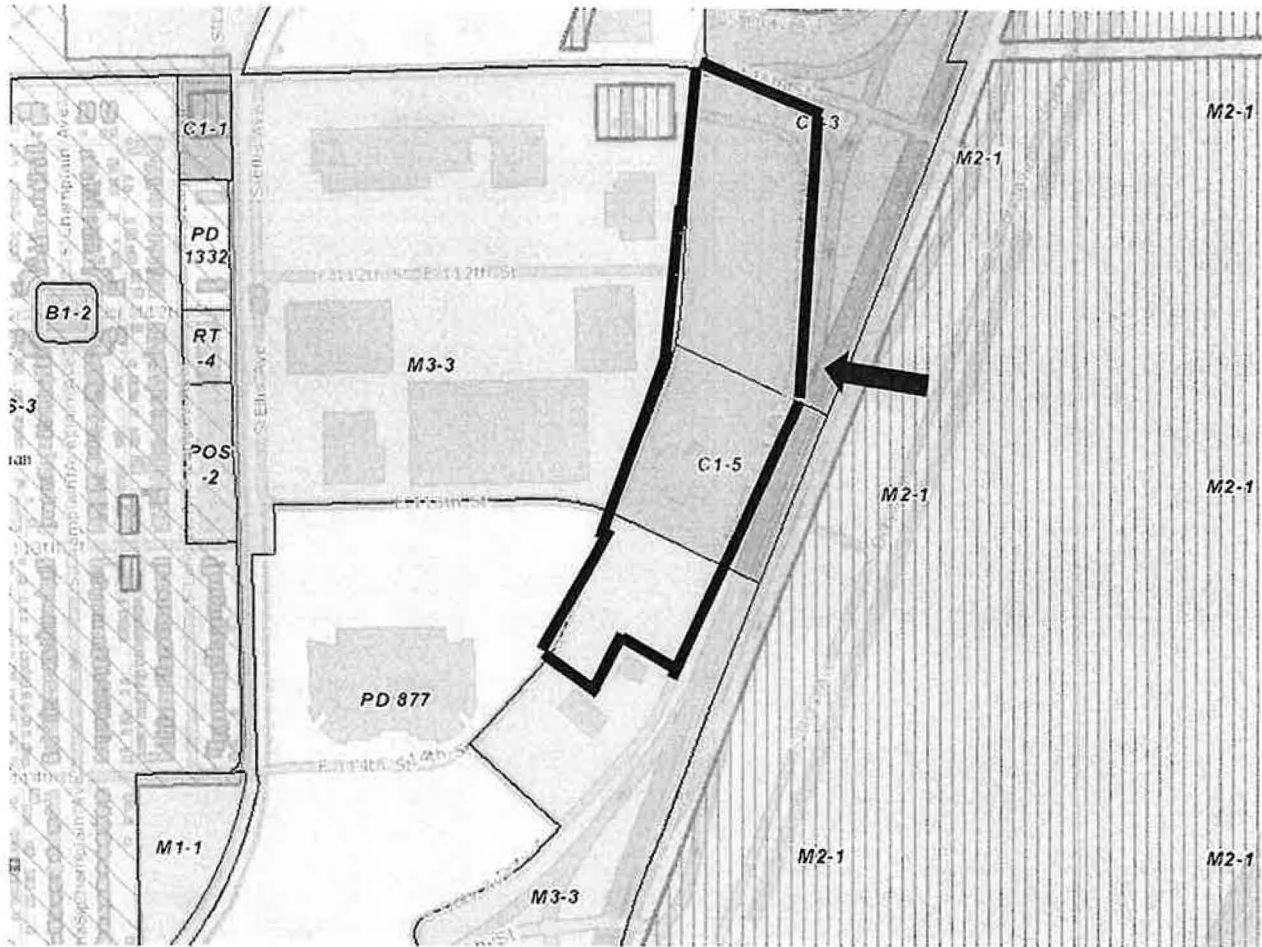
Very truly yours,

DLA Piper LLP (US)

A handwritten signature in black ink that reads 'Mariah DiGrino' with a stylized flourish at the end.

Mariah DiGrino

MAP:



**PINs: 25- 23-104-004; 25-23-104-005; 25-23-104-006;
25-23-104-009; 25-23-104-007; 25-23-104-010**