

#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. 114<sup>th</sup> St., Chicago, IL 60628

2. Ward Number that property is located in: 9

3. APPLICANT Pullman Gateway, LLC

ADDRESS 1000 East 111<sup>th</sup> Street, 10<sup>th</sup> 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](http://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

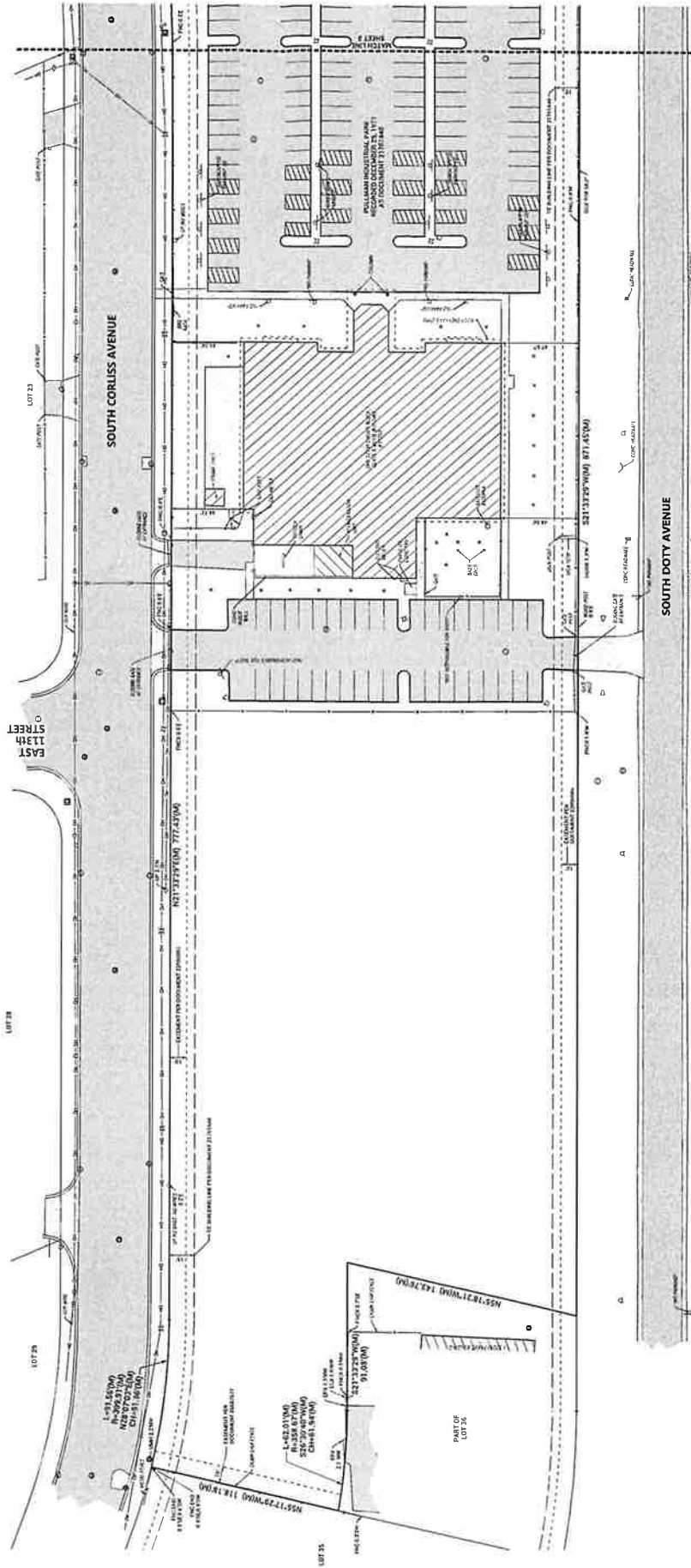
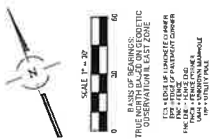
Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_



# PLAT OF SURVEY



### LEGEND

	BOUNDARY LINE
	EASEMENT
	UTILITY POLE
	STREET
	SIDWALK
	DRIVEWAY
	PARKING SPACE
	BUILDING FOOTPRINT
	SURVEY POINT
	MONUMENT
	IRON PIPE STAKE
	IRON NAIL STAKE
	IRON SPIKE STAKE
	IRON BOLT STAKE
	IRON WASHER STAKE
	IRON NUT STAKE
	IRON CAP STAKE
	IRON RING STAKE
	IRON PLATE STAKE
	IRON DISK STAKE
	IRON PIPE STAKE WITH CAP
	IRON NAIL STAKE WITH CAP
	IRON SPIKE STAKE WITH CAP
	IRON BOLT STAKE WITH CAP
	IRON WASHER STAKE WITH CAP
	IRON NUT STAKE WITH CAP
	IRON CAP STAKE WITH CAP
	IRON RING STAKE WITH CAP
	IRON PLATE STAKE WITH CAP
	IRON DISK STAKE WITH CAP
	IRON PIPE STAKE WITH CAP AND RING
	IRON NAIL STAKE WITH CAP AND RING
	IRON SPIKE STAKE WITH CAP AND RING
	IRON BOLT STAKE WITH CAP AND RING
	IRON WASHER STAKE WITH CAP AND RING
	IRON NUT STAKE WITH CAP AND RING
	IRON CAP STAKE WITH CAP AND RING
	IRON RING STAKE WITH CAP AND RING
	IRON PLATE STAKE WITH CAP AND RING
	IRON DISK STAKE WITH CAP AND RING
	IRON PIPE STAKE WITH CAP, RING, AND MARKER
	IRON NAIL STAKE WITH CAP, RING, AND MARKER
	IRON SPIKE STAKE WITH CAP, RING, AND MARKER
	IRON BOLT STAKE WITH CAP, RING, AND MARKER
	IRON WASHER STAKE WITH CAP, RING, AND MARKER
	IRON NUT STAKE WITH CAP, RING, AND MARKER
	IRON CAP STAKE WITH CAP, RING, AND MARKER
	IRON RING STAKE WITH CAP, RING, AND MARKER
	IRON PLATE STAKE WITH CAP, RING, AND MARKER
	IRON DISK STAKE WITH CAP, RING, AND MARKER

**CONCRETE ENGINEERS & LAND SURVEYORS**  
**SPACECO INC.**  
 1525 W. Highway 101, Suite 110  
 Norman, Oklahoma 73061  
 Phone: (405) 884-4400 Fax: (405) 884-4400  
 License No. 4529  
 License No. 4529

SHEET NO. 114-11  
 DATE: 08/11/2023  
 DRAWN BY: J. J. [Name]  
 CHECKED BY: [Name]  
 SCALE: AS SHOWN  
 PROJECT: [Name]

THIS DOCUMENT CONTAINS INFORMATION THAT IS UNCLASSIFIED DATE 11/19/2018 BY 60322 UCBAW/STP





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 114<sup>th</sup> 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 9<sup>th</sup> 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 111<sup>th</sup> Street, 10<sup>th</sup> Floor, Chicago, IL 60628.

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

Very truly yours,

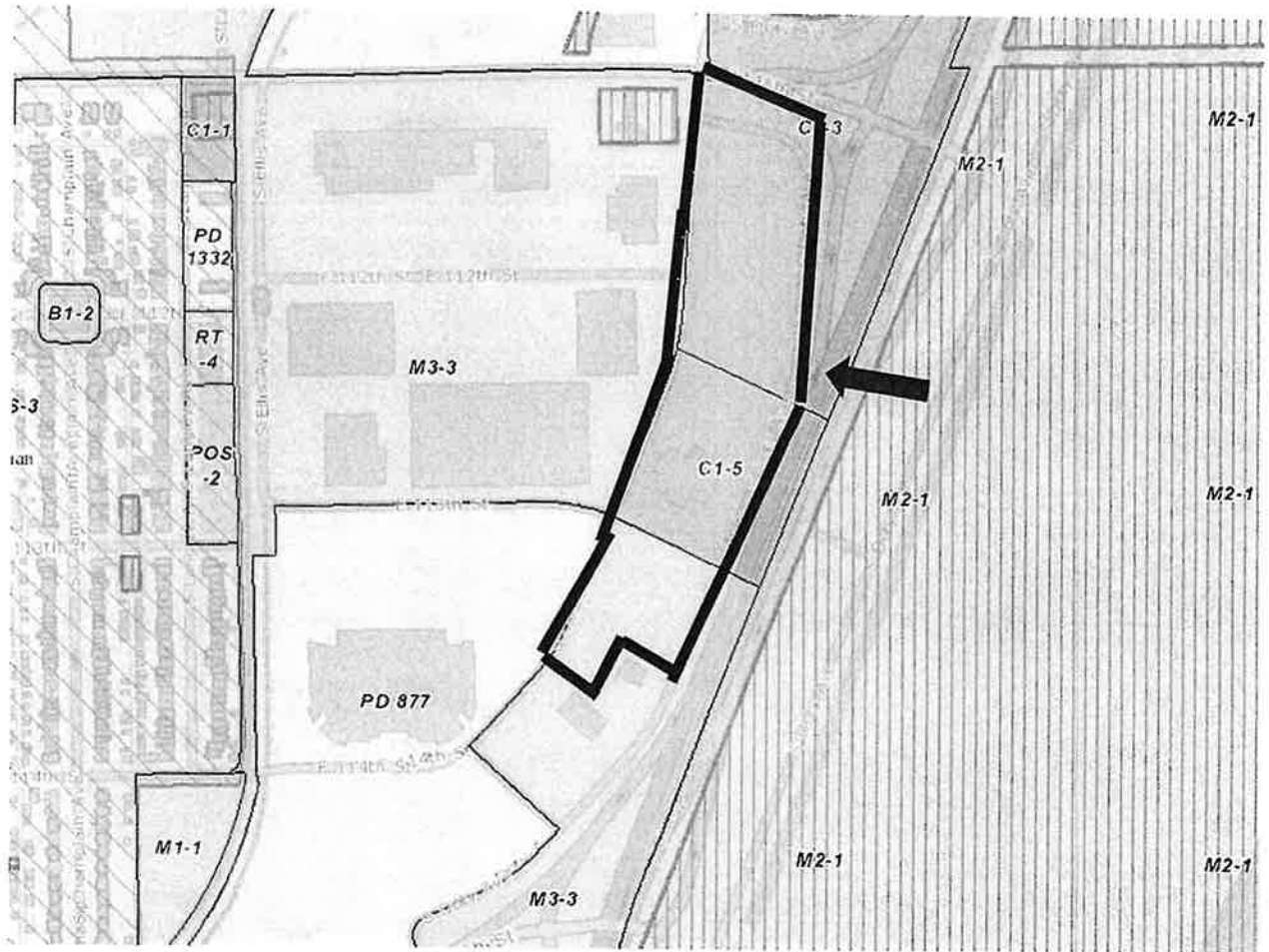
**DLA Piper LLP (US)**

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**