

PD 1424

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November 22, 2021

Meg George
Akerman LLP
71 S. Wacker Drive
47th Floor
Chicago, IL 60603

**Re: Minor Change to PD No. 1424
3501 S. Pulaski Road**

Dear Ms. George:

Please be advised that your request for a minor change to Waterway Industrial Planned Development No. 1424 ("PD 1424") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 1424. For reference, a minor change to the proposed building at the subject site was approved on January 10, 2020, and another for the same was approved on February 24, 2021. In addition, an opinion response for the subject site and the property located at 3305 S. Lawndale Avenue was issued on July 2, 2021.

HRP Exchange 55, LLC, the owner of all the property within PD 1424, is now seeking a minor change to accommodate a proposed service road which will connect the subject site with the M zoned property to the east at 3305 S. Lawndale Avenue. The Target Corporation is seeking to occupy the proposed warehouse on the subject site and the service road will connect the site to their proposed fleet storage yard at 3305 S. Lawndale Avenue. The following changes are proposed:

- Construction of a new vehicular entry at the northeast corner of the subject site, which will accommodate a private roadway connecting the subject site to 3305 S. Lawndale Avenue.
- Allowance for additional flexible parking on the southwest corner of the property so that the tenant can safely operate during construction of the improvements at the northeast corner. In addition, the Landscape Plan has been revised accordingly in compliance with the Chicago Landscape Ordinance.
- Reduction in net site area from 3,044,451 SF to 2,964,847 SF as a result of excluding a portion of the site located within a recently dedicated segment of the Pulaski Road right-of-way as noted in PD Statement 3b. As a result, the floor area ratio (FAR) of the project will be 0.45, less than the maximum allowed FAR of 1.0.

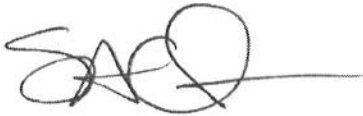
A revised Bulk Table, Overall Site Plan, Site Plan, and Landscape Plans (L0.0 thru L6.0) are attached.

Minor change
PD 1424
November 22, 2021
Page 2

Regarding your request, the Department of Planning and Development has determined that allowing these modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore would constitute a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1424, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

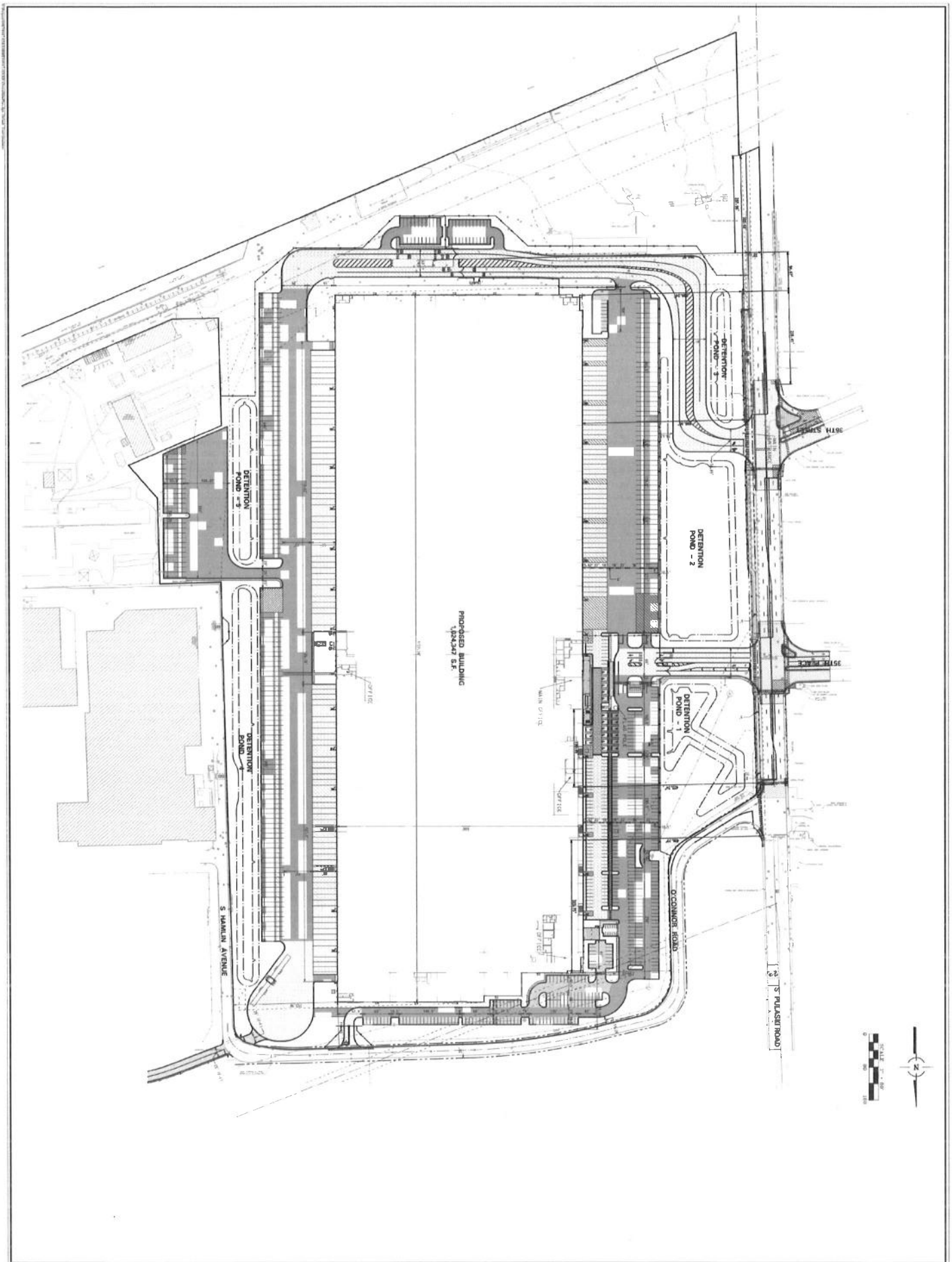
A handwritten signature in black ink, appearing to read 'S. Valenziano', with a long horizontal line extending to the right.

Steven Valenziano
Assistant Zoning Administrator

Planned Development 1424

Bulk Regulations and Data Table

Net Site Area:	2,964,847 SF
Total Maximum Floor Area Ratio:	1.0
Total Maximum Number of Off-Street Loading Berths:	188
Total Minimum Number of Bike Parking Spaces:	50
Minimum Off-Street Parking Spaces:	225
Maximum Building Height:	52 feet
Minimum Required Setbacks:	In substantial conformance with the Site Plan



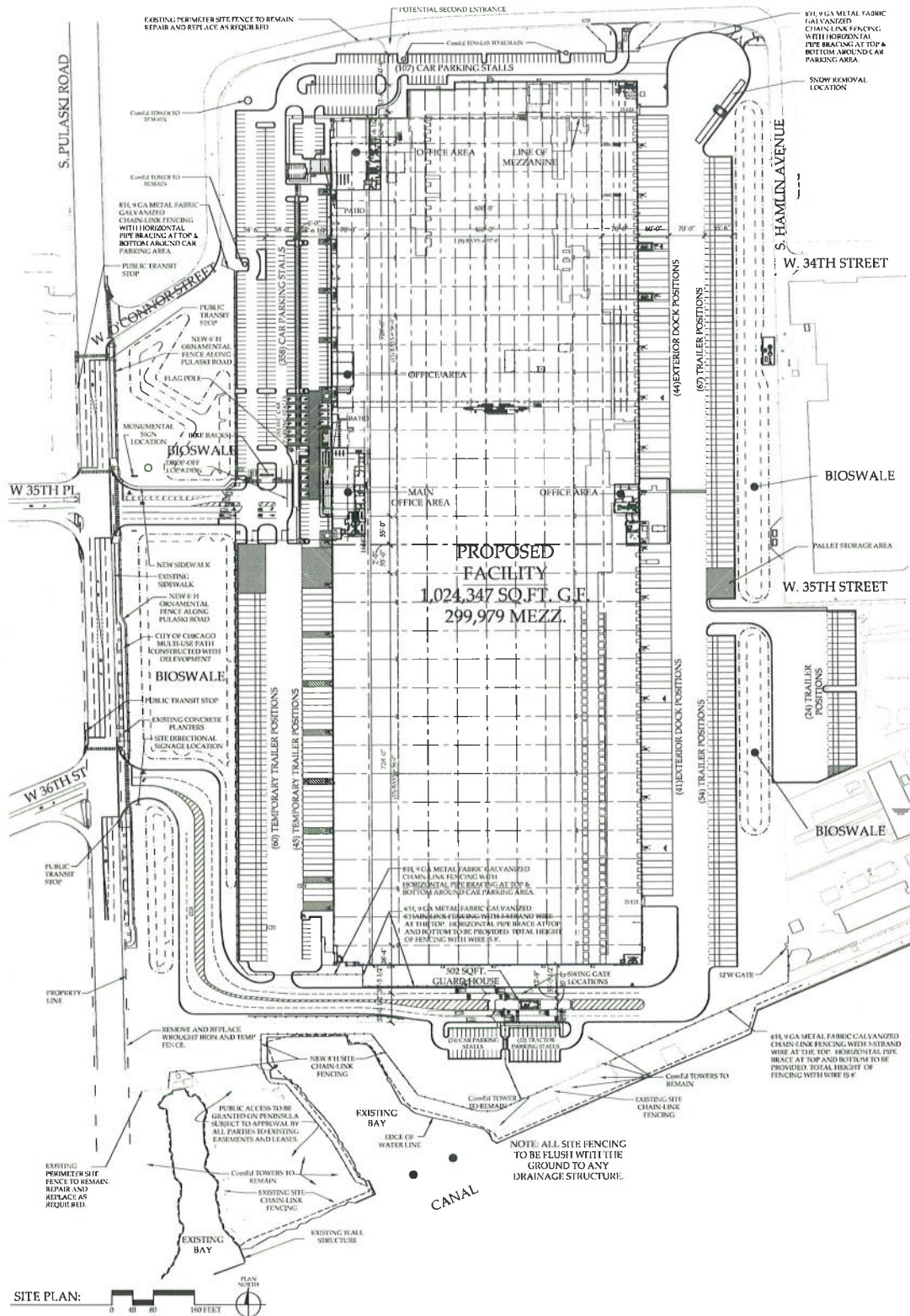
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 CHICAGO, ILL.

CONSULTING ENGINEER
 SITE DEVELOPMENT ENGINEERS
 LAND DEVELOPERS

OVERALL SITE PLAN EXHIBIT
EXCHANGE 66 BUSINESS PARK
 3601 S. PULASKI ROAD
 CHICAGO, ILLINOIS

NO.	DATE	REVISION

NO.	DATE	REVISION



PROPOSED FACILITY
1,024,347 SQ. FT. G.F.
299,979 MEZZ.



DATA:

SITE AREA:	2,964,847	SQ. FT.
	68.06	ACRES
ZONING:	M3-3	
BUILDING AREA:	1,324,828	SQ. FT.
GROUND FLOOR AREA:	1,024,347	SQ. FT.
G.F. OFFICE AREA:	30,814	SQ. FT.
WH. AREA:	993,533	SQ. FT.
MEZZ AREA:	299,979	SQ. FT.
WH. MEZZ AREA:	288,527	SQ. FT.
MEZZ. OFFICE AREA:	11,452	SQ. FT.
TOTAL DOCKS:	168	DOCKS
EXTERIOR DOCKS:	85	DOCKS
FUTURE DOCKS:	83	DOCKS
GUARD HOUSE AREA:	502	SQ. FT.
DRIVE-IN DOORS:	2	DOORS
FUTURE D.I.D. DOORS:	2	DOORS
TRAILER POSITIONS:	145	POSITIONS
TEMP TRAILER POSITIONS:	105	POSITIONS
TOTAL PARKING:	1052	VEHICLES
CAR PARKING:	489	CARS
FUTURE CAR PARKING:	527	CARS
MOTORCYCLE PARKING:	14	MOTORCYCLES
TRACTOR PARKING:	22	TRACTORS

CLEAR HEIGHT: 40'-0" CLEAR
F.A.R.: .45

PROPOSED EXCHANGE 55 BUSINESS PARK

3501 S. PULASKI ROAD, CHICAGO, ILLINOIS - SOUTHWEST TRAILER PARKING PLAN

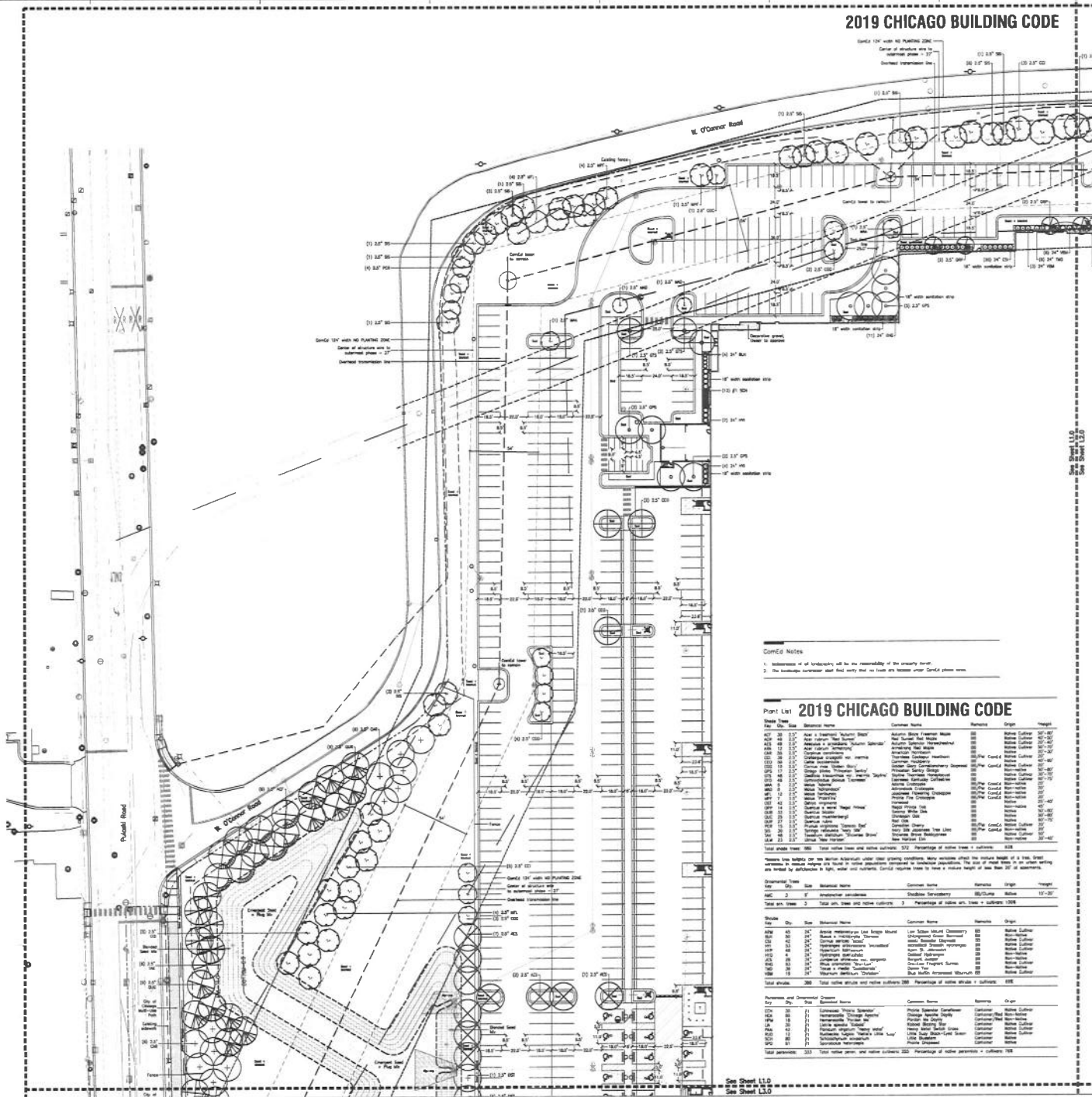
AUGUST 12, 2021 #16170/#19390



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2019 CHICAGO BUILDING CODE



ComEd Notes

1. Installation of all landscaping will be the responsibility of the property owner.
2. The landscape contractor shall find every tree on these as located under ComEd poles.

Plant List

Stock No.	Qty	Size	Botanical Name	Common Name	Remarks	Origin	Height
407	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
408	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
409	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
410	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
411	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
412	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
413	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
414	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
415	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
416	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
417	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
418	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
419	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
420	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
421	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
422	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
423	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
424	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
425	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
426	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
427	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
428	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
429	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
430	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
431	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
432	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
433	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
434	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
435	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
436	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
437	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
438	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
439	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
440	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
441	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
442	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
443	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
444	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
445	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
446	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
447	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
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450	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
451	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
452	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
453	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
454	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
455	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
456	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
457	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
458	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
459	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
460	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
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462	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
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467	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
468	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
469	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
470	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
471	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
472	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
473	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
474	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
475	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
476	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
477	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
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479	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
480	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
481	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
482	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
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484	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
485	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
486	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
487	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
488	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
489	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
490	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
491	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
492	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
493	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
494	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
495	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
496	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
497	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
498	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
499	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"
500	20	12"	Asplenium Platyneuron	Asplenium Platyneuron	00	Native Culture	12"

Cornerstone Architects Ltd.
 1152 SPRING LAKE DRIVE
 ITASKA, ILLINOIS 60143
 PHONE 630 773 8363
 FAX 630 773 8365

LANDSCAPE ARCHITECTURE
pamelaseif
 400 North Coast Street, Suite 2074
 Evanston, Illinois 60201
 847.328.2877



Hilco
 Redevelopment Partners

FOR PERMIT ONLY

17	11.15.21	FOR SUBMITTAL
16	11.01.21	CITY COMMENTS
15	08.25.21	As-Built for Target
14	06.16.21	Plant Material Substitutions
13	06.07.21	ComEd Comments
12	03.25.21	ComEd Comments
11	04.06.21	ComEd Comments (see Rev. 10)
10	10.22.20	CITY COMMENTS
9	06.12.20	SITE PLAN REVISIONS
8	04.07.20	PART II REVIEW COMMENTS
7	01.13.20	REVISED FOR 2019 CBC
6	12.13.19	ADDED SANITATION STRIP
5	12.10.19	SITE PLAN REVISIONS
4	10.10.19	PER CITY COMMENTS
3	08.02.19	SITE PLAN REVISIONS
2	07.16.19	CITY COMMENTS
1	06.12.19	SITE PLAN REVISIONS

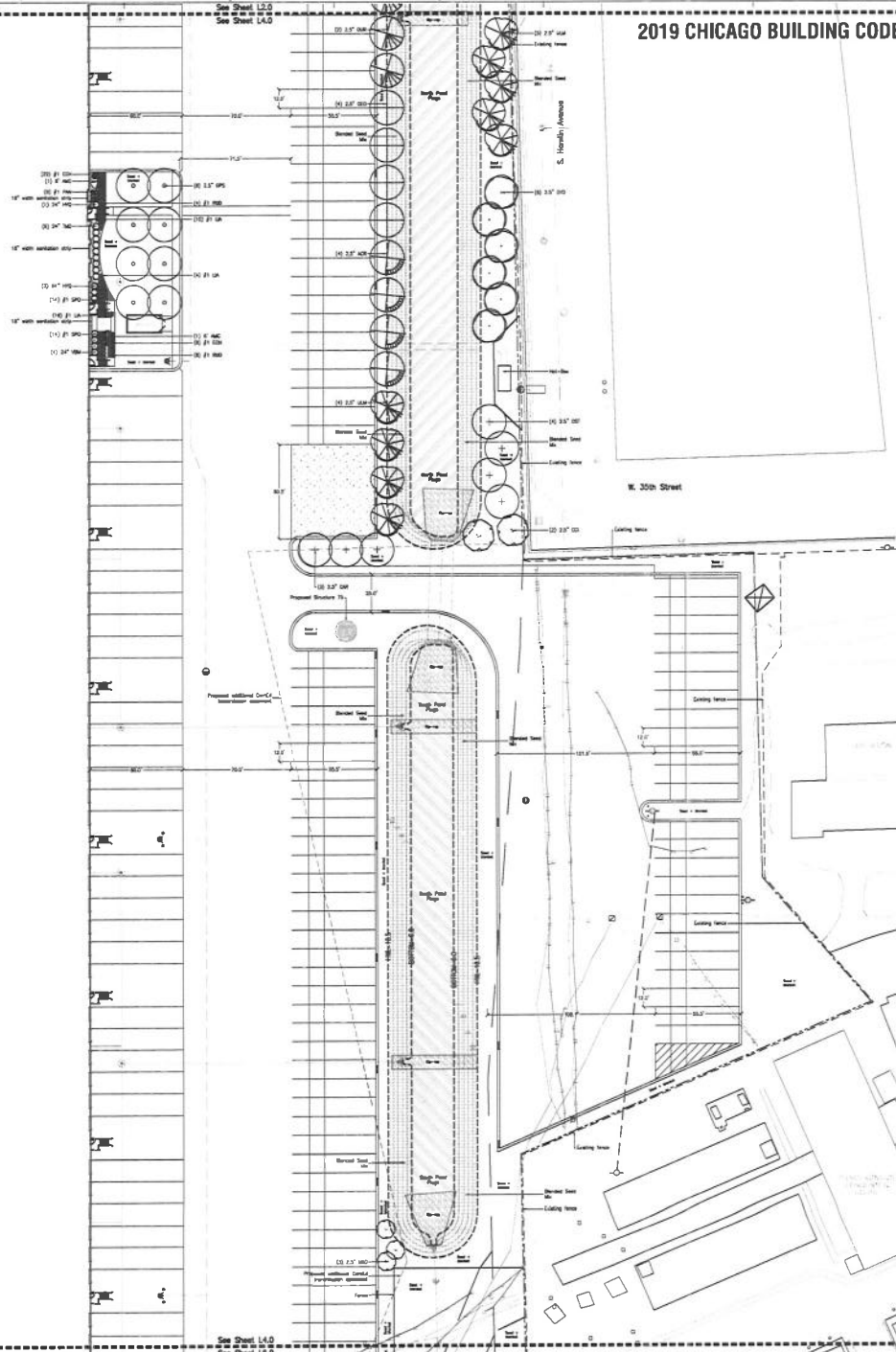
date: 02.20.19
 drawn: DM/PLA
 checked: DM/PLA 1" = 30'
 NAD83

**EXCHANGE 55
 BUSINESS PARK**
 3501 S. PULASKI ROAD
 CHICAGO, ILLINOIS

LANDSCAPE PLAN
 Tracking # = 100R02075
 job no. 16170 sheet no. L1.0

See Sheet L1.0
 See Sheet L1.0

2019 CHICAGO BUILDING CODE



See Sheet L4.0
See Sheet L4.0

ComEd Notes

1. Maintenance of all landscaping shall be the responsibility of the property owner.
2. The landscape contractor shall install only plants that are listed on the ComEd plant list.

Plant List: 2019 CHICAGO BUILDING CODE

Plant Name	Qty	Size	Material Name	Common Name	Remarks	Origin	Height
101	10	12"	Star Jasmine	Star Jasmine	Star Jasmine	USA	10'
102	10	12"	Star Jasmine	Star Jasmine	Star Jasmine	USA	10'
103	10	12"	Star Jasmine	Star Jasmine	Star Jasmine	USA	10'
104	10	12"	Star Jasmine	Star Jasmine	Star Jasmine	USA	10'
105	10	12"	Star Jasmine	Star Jasmine	Star Jasmine	USA	10'
106	10	12"	Star Jasmine	Star Jasmine	Star Jasmine	USA	10'
107	10	12"	Star Jasmine	Star Jasmine	Star Jasmine	USA	10'
108	10	12"	Star Jasmine	Star Jasmine	Star Jasmine	USA	10'
109	10	12"	Star Jasmine	Star Jasmine	Star Jasmine	USA	10'
110	10	12"	Star Jasmine	Star Jasmine	Star Jasmine	USA	10'

Note: All plants are to be installed in accordance with the Chicago Building Code. The size of each plant is to be as shown unless otherwise noted. All plants are to be installed in accordance with the Chicago Building Code.

Plant Name: Star Jasmine, Qty: 10, Size: 12", Material Name: Star Jasmine, Common Name: Star Jasmine, Remarks: Star Jasmine, Origin: USA, Height: 10'

Plant Name: Star Jasmine, Qty: 10, Size: 12", Material Name: Star Jasmine, Common Name: Star Jasmine, Remarks: Star Jasmine, Origin: USA, Height: 10'

Plant Name: Star Jasmine, Qty: 10, Size: 12", Material Name: Star Jasmine, Common Name: Star Jasmine, Remarks: Star Jasmine, Origin: USA, Height: 10'

Plant Name: Star Jasmine, Qty: 10, Size: 12", Material Name: Star Jasmine, Common Name: Star Jasmine, Remarks: Star Jasmine, Origin: USA, Height: 10'

Plant Name: Star Jasmine, Qty: 10, Size: 12", Material Name: Star Jasmine, Common Name: Star Jasmine, Remarks: Star Jasmine, Origin: USA, Height: 10'

Plant Name: Star Jasmine, Qty: 10, Size: 12", Material Name: Star Jasmine, Common Name: Star Jasmine, Remarks: Star Jasmine, Origin: USA, Height: 10'

Plant Name: Star Jasmine, Qty: 10, Size: 12", Material Name: Star Jasmine, Common Name: Star Jasmine, Remarks: Star Jasmine, Origin: USA, Height: 10'

Plant Name: Star Jasmine, Qty: 10, Size: 12", Material Name: Star Jasmine, Common Name: Star Jasmine, Remarks: Star Jasmine, Origin: USA, Height: 10'

Plant Name: Star Jasmine, Qty: 10, Size: 12", Material Name: Star Jasmine, Common Name: Star Jasmine, Remarks: Star Jasmine, Origin: USA, Height: 10'

Cornerstone Architects Ltd.
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 WWW.PAMELASSELI.COM



Hilco
 Redevelopment Partners

FOR PERMIT ONLY

17	11.15.21	FOR SUBMITTAL
16	11.01.21	CITY COMMENTS
15	08.25.21	As-Built for Target
14	06.16.21	Plant Material Substitutions
13	06.07.21	ComEd Comments
12	05.25.21	ComEd Comments
11	04.06.21	Cornerstone Redevelopment Partners Site Plan Revisions
10	10.22.20	CITY COMMENTS
9	06.12.20	SITE PLAN REVISIONS
8	04.07.20	PART 2 REVIEW COMMENTS
7	01.13.20	REVISED FOR 2019 CBC
6	12.13.19	ADDED SANITATION STRIP
5	12.10.19	SITE PLAN REVISIONS
4	10.10.19	PER CITY COMMENTS
3	08.02.19	SITE PLAN REVISIONS
2	07.19.19	QUC Additional Revisions
1	06.12.19	SITE PLAN REVISIONS

no. date revision description

date: 02.25.19
 drawn: DM/PSA
 checked: DM/PSA

EXCHANGE 55 BUSINESS PARK
 3501 S. PULASKI ROAD
 CHICAGO, ILLINOIS

LANDSCAPE PLAN

Tracking # - 100820675
 job no. 16170 sheet no. L4.0

July 2, 2021

Meg George
Akerman LLP
71 South Wacker Drive
47th Floor
Chicago, IL 60606

Re: Opinion Response
3305 South Lawndale Avenue

Dear Ms. George:

In response to your recent request, please be advised that the subject property is currently zoned M3-3, Heavy Industry District. Your client, 3305 S. Lawndale, LLC, is the contract purchaser of the subject property. Target Corporation ("Target") seeks to lease the property to operate a fleet storage yard with approximately 448 parking spaces. The facility will include electric vehicle supply infrastructure for 20% of the employee parking and fleet vehicle stalls. You included an operations statement and commitment letter from Target with your request and are seeking confirmation that the proposed fleet storage yard is a permitted use in the M3-3 zoning district.

As stated in your request, the proposed fleet facility would serve Target operations throughout the Chicago area, including the location at 3501 South Pulaski Road in Planned Development No. 1424 ("PD 1424"). Approximately 50% of the truck movements coming from the facility will service the PD 1424 location and approximately 50% will service other Target operations in the region. The volume of truck and trailer traffic directed to the PD 1424 site will remain as anticipated in the Chicago Department of Transportation approved traffic study dated September 1, 2020. Additionally, the total volume of truck and trailer traffic directed to the proposed fleet facility will be consistent with the attached trip comparison chart dated April 28, 2021. All truck movements will be routed to the site via Pulaski Road, and only deviate from the route if the Pulaski Road exit on Interstate-55 is closed, as stated in the minor change to PD 1424 granted on February 24, 2021. The proposed fleet storage yard will accommodate truck and trailer parking in lieu of utilizing a different regional, off-site location. The subject site will not be used to increase the product storage capacity of the PD 1424 site but is intended only for the storage of Target fleet vehicles. Per your request, the applicant commits to submitting an updated traffic study, air quality impact study and complete its community outreach before beginning use of the subject property.

Furthermore, pursuant to said operations statement and commitment letter, Target has agreed to the following environmental conditions: i) implementation of an anti-idling plan for all trucks within the subject property, PD 1424, and the connecting access road; ii) employing the use of dust control measures via paving and landscaping improvements to the subject property and the access road

Opinion Response
3305 S Lawndale Ave
July 2, 2021
Page 2

connecting to PD 1424; and iii) Planting any trees required by the Chicago Zoning Ordinance, which cannot be accommodated on site, elsewhere within the 22nd Ward in coordination with Alderman Michael Rodriguez and the Department of Streets and Sanitation, Bureau of Forestry.

Pursuant to Section 17-17-0104-CC (7) of the Chicago Zoning Ordinance, the proposed fleet storage yard is classified as a Vehicle Storage and Towing use type, and pursuant to Section 17-5-0207-DD (5) is permitted by-right in the M3-3 zoning district. In addition, the incidental repair of fleet vehicles is allowed on the subject site as an accessory use. However, the storage of merchandise at the facility is prohibited. Please be advised that this response is based solely on the documents provided. Additional information and drawings, including access, circulation, stormwater, landscaping, and mitigation details will need to be submitted for review and approval by all applicable City departments and agencies. Finally, pursuant to Section 17-13-0611 of the Zoning Ordinance, PD 1424 will require a minor change to allow for the construction of the proposed private roadway which will connect the 3501 S. Pulaski Road site to the 3305 S Lawndale Avenue site.

Sincerely,



Steven Valenziano
Assistant Zoning Administrator

C: Noah Szafraniec, Brian Hacker, Bill Higgins, PD 1424 Main file

Table A
TRIP COMPARISON

Time	Existing Site Trips			Projected Development Trips		
	In	Out	Total	In	Out	Total
12:00 AM	0	1	1	7	7	14
1:00 AM	0	0	0	6	6	12
2:00 AM	3	0	3	0	0	0
3:00 AM	9	11	20	0	0	0
4:00 AM	19	12	31	0	0	0
5:00 AM	16	16	32	0	0	0
6:00 AM	33	18	51	10	10	20
7:00 AM	24	20	44	10	10	20
8:00 AM	27	27	54	13	13	26
9:00 AM	23	24	47	13	13	26
10:00 AM	19	22	41	15	15	30
11:00 AM	17	19	36	15	15	30
12:00 PM	20	18	38	15	15	30
1:00 PM	35	27	62	15	15	30
2:00 PM	38	35	73	15	15	30
3:00 PM	27	30	57	13	13	26
4:00 PM	18	45	63	13	13	26
5:00 PM	10	12	22	12	12	24
6:00 PM	5	7	12	10	10	20
7:00 PM	3	3	6	8	8	16
8:00 PM	1	2	3	8	8	16
9:00 PM	1	1	2	8	8	16
10:00 PM	0	0	0	7	7	14
11:00 PM	0	0	0	7	7	14
Daily	348	350	698	220	220	440

February 24, 2021

Meg George
Akerman LLP
71 S. Wacker Drive
47th Floor
Chicago, IL 60603

Re: Minor change to PD No. 1424, 3501 S. Pulaski Road

Dear Ms. George:

Please be advised that your request for a minor change to Waterway Industrial Planned Development No. 1424 ("PD 1424") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 1424.

Your client and the owner of all the property within PD 1424, HRP Exchange 55, LLC, is seeking a minor change to allow for continued design changes to the proposed industrial building to be located at 3501 S. Pulaski Road. On January 10, 2020, we approved a minor change which included modifications to the proposed building and site. Included in these changes were the reduction of the building's floor area to 1,023,467 sq. ft., an increase in vehicular parking to 1,058 spaces, a reduction in trailer parking to 142 spaces and the addition of an above ground diesel fuel tank.

Your client has further developed the building and is now seeking these additional changes, as shown on the attached, revised Site Plan, dated January 21, 2021:

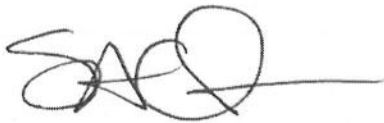
- The 2,500-gallon fuel tank with filling station has been eliminated from the site.
- The building's proposed floor area has increased from 1,023,467 sq. ft. to 1,326,566 sq. ft. This results in a floor area ratio of 0.435, still below the maximum allowed of 1.0.
- The vehicular parking has increased from 1,058 spaces to 1,070 spaces and the trailer parking has increased from 142 to 145 spaces. The PD requires a minimum of 225 off-street parking spaces.
- The number of off-street loading berths remains at 85, below the maximum allowed of 188. The loading for the building will remain on the east side. However, the building is designed with the ability to be cross docked in the future.

Furthermore, truck routing to the site will only occur using Federal, State and Municipal truck route designations; Lawndale Avenue, from 31st St to 35th Place, is not a Federal, State or Municipal designated truck route. The primary truck route shall be via Pulaski Road to and from Interstate 55, consistent with the approved plans, only deviating if the Pulaski exit is closed. Vehicle directional signage is to be placed at each Pulaski Road entrance with distinct markings indicating vehicular use.

With regard to your request, the Department of Planning and Development has determined that allowing these modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1424, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

A handwritten signature in black ink, appearing to read 'SACQ', with a long horizontal line extending to the right.

Steven Valenziano
Assistant Zoning Administrator

SV:tm

C: Mike Marmo, Erik Glass, Noah Szafraniec, Bill Higgins, Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

January 10, 2020

Meg George
Akerman LLP
71 S. Wacker Drive
47th Floor
Chicago, IL 60603

Re: Minor change for PD No. 1424, 3501 S. Pulaski Road

Dear Ms. George:

Please be advised that your request for a minor change to Waterway Industrial Planned Development No. 1424 ("PD 1424") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 1424.

Your client and the owner of all of the property within PD 1424, HRP Exchange 55, LLC, is seeking a minor change to allow for design changes to the proposed industrial building to be located at 3501 S. Pulaski Road. Per your request letter, these changes are to accommodate a new tenant which will occupy the entire one million square foot building and bring approximately 2,000 new jobs to the City. The following changes are proposed:

1. The new building footprint has shifted slightly to include a bump out on the north end of the building as well as slight modifications to the building dimensions. The new building will be approximately 600 feet wide by 1,668 feet in length.
2. The overall building square footage has decreased to 1,023,467 square feet, still under the allowable 1.0 floor area ratio.
3. The building has been changed from dual loading to single loading in order to accommodate the tenant's operations. Loading and unloading will occur on the east side of the loading dock. The building will be constructed with the ability to allow cross docking in the future.
4. The vehicular parking has increased to 1,058 spaces in order to accommodate employee parking.
5. Due to a decrease in the demand for trucks, the trailer stalls have decreased to 142 stalls.
6. A 2,500 gallon above ground diesel fuel tank with an associated filling station has been added to the northeast corner of the site to serve on-site trucks.
7. The circulation pattern has been updated, including the shifting of the O'Conner St. entrance 100 feet to the west, and the southern access road has been extended.
8. The approximately 550 square foot guardhouse has been relocated to the east.

9. A new 6 foot high chain link fence with three strands of wire has been added to the southern property line. No barbed wire fencing will be used in the development.
10. The landscaping has been updated to accommodate the revised design.

Traffic control personnel will be provided if warranted by the tenant during the high season of November and December. As requested by the Chicago Department of Transportation ("CDOT"), the applicant will undertake an update to the traffic study to account for the updated site plan and determine if any additional signal modifications or a traffic control plan is warranted. If empirical data supports the need for any new traffic control infrastructure, or reflects the need for a traffic control plan, the applicant will fund the recommended improvements and will work with CDOT and the traffic consultant to create a plan that includes the tenant providing any necessary traffic control personnel. The update to the traffic study shall be complete and approved by CDOT prior to Part II approval.

The following revised drawings are attached: Overall Site Plan, Site Plan and Landscape Plan. The Mayor's Office for People with Disabilities, CDOT, the Fire Department and the Department of Buildings Stormwater Review have approved these changes.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

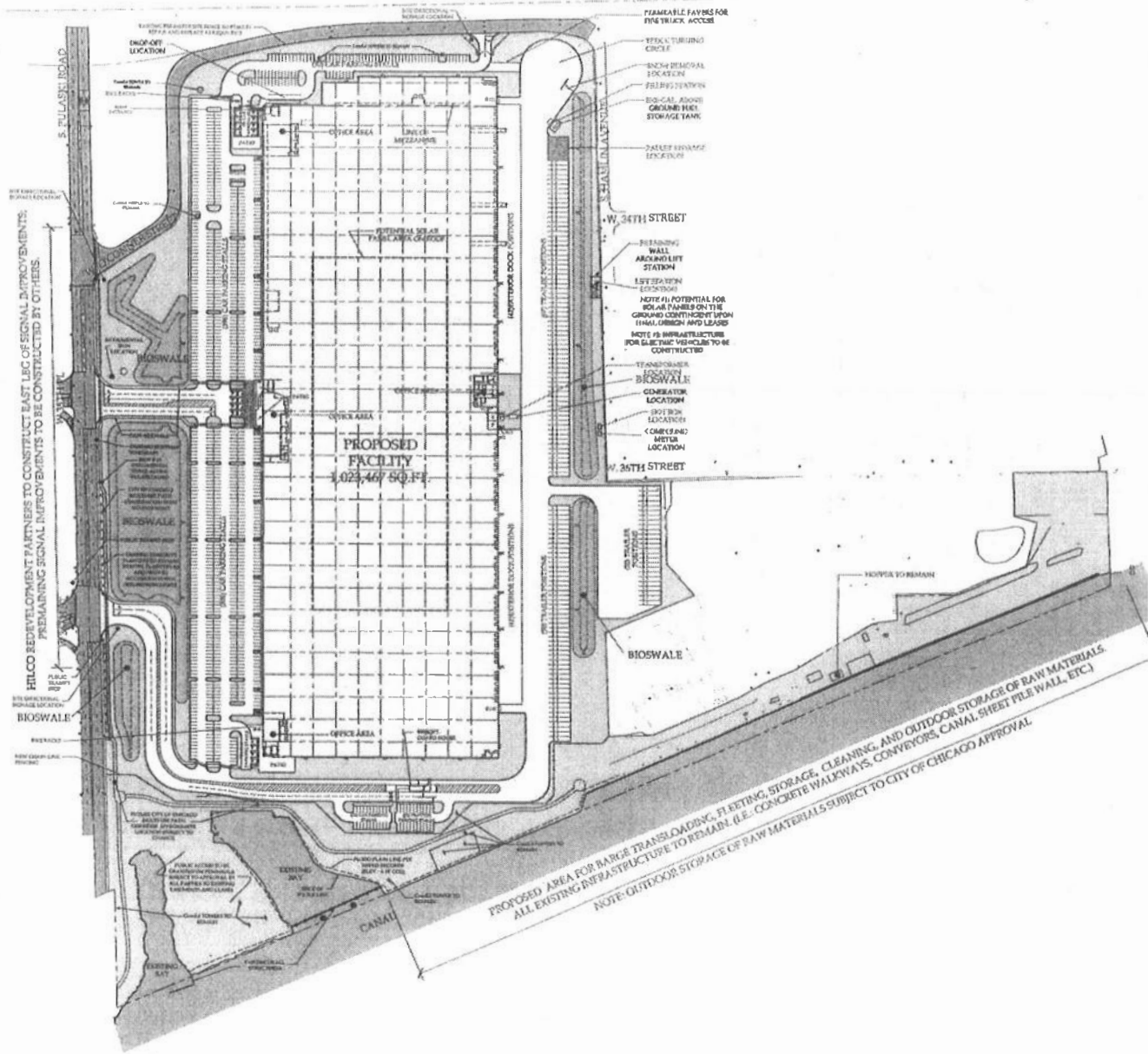
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1424, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,


Nancy Radzevich
Assistant Commissioner

NR:tm

C: Mike Marmo, Erik Glass, Noah Szafraniec, Bill Higgins, Main file



HILCO REDEVELOPMENT PARTNERS TO CONSTRUCT EAST LEG OF SIGNAL IMPROVEMENTS;
 REMAINING SIGNAL IMPROVEMENTS TO BE CONSTRUCTED BY OTHERS.

PROPOSED AREA FOR BARGE TRANSLADING, FLUETING, STORAGE, CLEANING, AND OUTDOOR STORAGE OF RAW MATERIALS.
 ALL EXISTING INFRASTRUCTURE TO REMAIN (I.E. CONCRETE WALKWAYS, CONVEYORS, CANAL SHEET PILE WALL, ETC.)
 NOTE: OUTDOOR STORAGE OF RAW MATERIALS SUBJECT TO CITY OF CHICAGO APPROVAL.



PROPOSED EXCHANGE 55 BUSINESS PARK

3501 S. PULASKI ROAD, CHICAGO, ILLINOIS

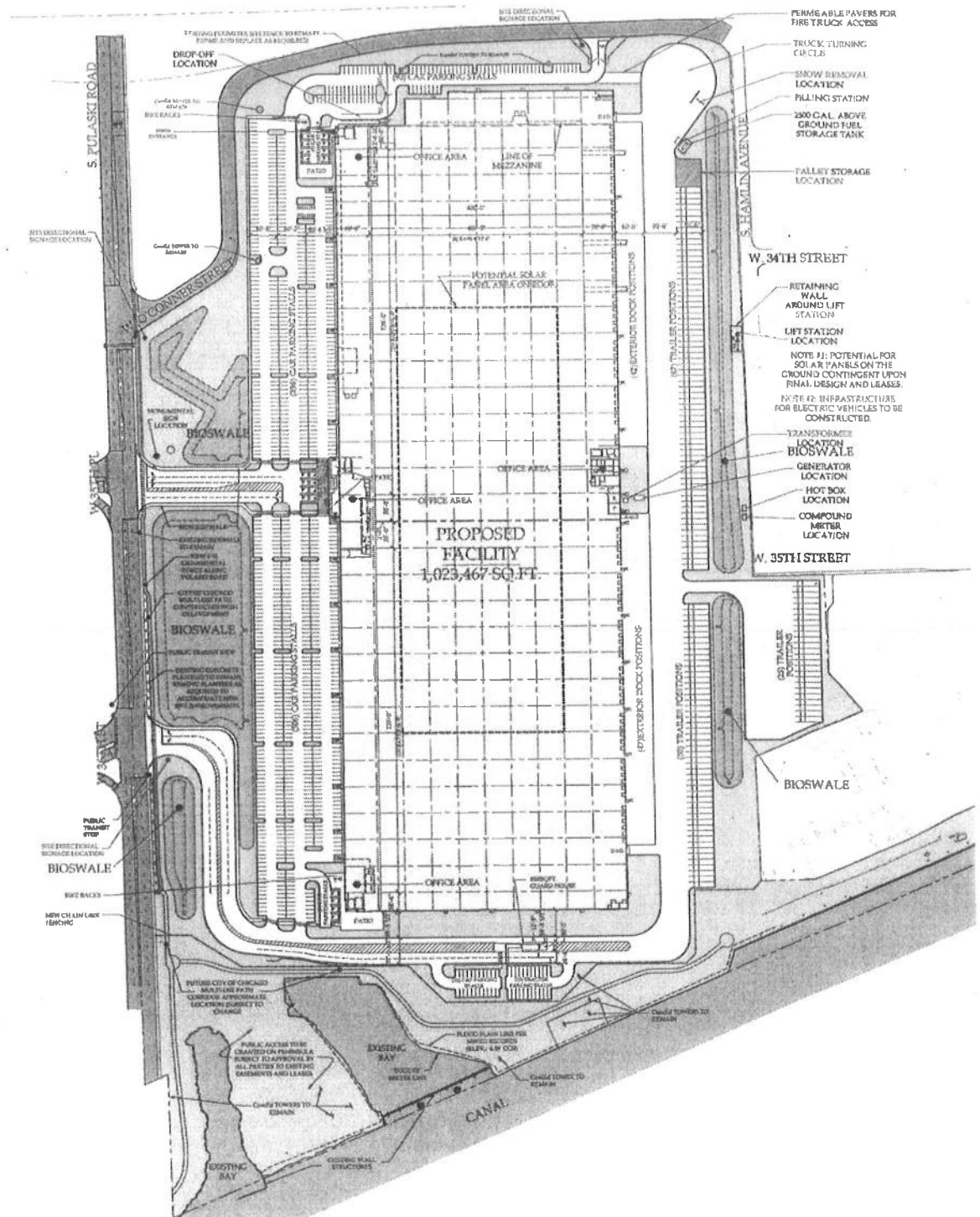
NOVEMBER 5, 2019 #16170



Hilco
Redevelopment Partners

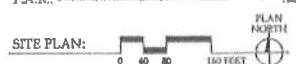
© CORNERSTONE ARCHITECTS LTD., 2019





DATA:

SITE AREA:	3,044,412 SQ. FT.
	69.89 ACRES
ZONING:	M2-3
BUILDING AREA (GROSS):	1,023,467 SQ. FT.
TOTAL OFFICE AREA:	±40,000 SQ. FT.
TOTAL WAREHOUSE AREA:	±983,467 SQ. FT.
TOTAL MEZZANINE AREA:	±285,919 SQ. FT.
TOTAL DOCKS:	168 DOCKS
EXTERIOR DOCKS:	84 DOCKS
FUTURE DOCKS:	84 DOCKS
GUARD HOUSE AREA:	±550 SQ. FT.
DRIVE-IN DOORS:	2 DOORS
FUTURE DOORS:	2 DOORS
TRAILER POSITIONS:	142 POSITIONS
CAR PARKING:	1,034 CARS
MOTORCYCLE PARKING:	16 MOTORCYCLES
TOTAL PARKING:	1,050 VEHICLES
INITIAL TRACTOR PARKING:	22 TRACTORS
CLEAR HEIGHT:	40'-0" CLEAR
F.A.R.:	.43



PROPOSED EXCHANGE 55 BUSINESS PARK
 3501 S. PULASKI ROAD, CHICAGO, ILLINOIS

NOVEMBER 5, 2019 #16170



Hilco
 Redevelopment Partners

©CORNERSTONE ARCHITECTS LTD. 2019



Reclassification Of Area Shown On Map No. 8-J.

(As Amended)

(Application No. 19766)

(Common Address: 3409 -- 3701 S. Pulaski Rd, 3318 -- 3460 S. Hamlin Ave.

And 3747 -- 3757 W. 35th St.)

PD 1424

[SO2018-6028]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the M3-3 Heavy Industry District symbols and indications as shown on Map Number 8-J in the area legally described as:

that part of the southwest quarter of the northwest quarter of Section 35, and part of the southwest quarter of Section 35 all in Township 39 North, Range 13, East of the Third Principal Meridian, described as follows: commencing at the northwest corner of the southwest quarter of the northwest quarter of said Section 35; thence south 00 degrees, 50 minutes, 57 seconds east along the west line of said southwest quarter of the northwest quarter of Section 35 for a distance 642.71 feet; thence north 87 degrees, 32 minutes, 32 seconds east 28.01 feet to the northwest corner of a private roadway easement recorded July 13, 1992 as Document Number 92507833 in Cook County, Illinois; thence south 00 degrees, 55 minutes, 57 seconds east along a line 28.00 feet east of and parallel with the west line of the northwest quarter of said Section 35 for a distance of 151.63 feet to the place of beginning; thence along a line following the next eleven (11) courses and distances coincident with a private roadway easement recorded July 13, 1992 as Document Number 92507833 in Cook County, Illinois; 1) thence north 89 degrees, 04 minutes, 03 seconds east along a line perpendicular to said line 28.0 feet east of and parallel with the west line of the northwest quarter of said Section 35, a distance of 6.00 feet; 2) thence northeastwardly along a curved line, convex to the northwest, having a radius of 34.00 feet and tangent to said line 28.0 feet east of and parallel with the west line of the northwest quarter of said Section 35 a distance of 35.01 feet; 3) thence continuing north 58 degrees, 04 minutes, 03 seconds east, along a straight line, tangent to the last described curve, a distance of 206.83 feet; 4) thence continuing in a northeastwardly direction, along a curved line, convex to the southeast, having a radius of 70.0 feet and tangent to last described straight line, a distance of 72.08 feet, to a point in a line 261.72 feet east of and parallel with said west line of the northwest quarter of said Section 35 (measured along a line parallel with the north line of said southwest quarter of the northwest quarter); 5) thence, north 00 degrees, 55 minutes, 57 seconds west along said line 261.72 feet east of and parallel with the west line of the northwest quarter of said Section 35 said parallel line being tangent to the last described curve, a distance of 263.80 feet; 6) thence continuing northeastwardly along a curved line convex to the northwest, having a radius of 100.00 feet and tangent to last described line, a distance of 135.33 feet; 7) thence north 76 degrees, 36 minutes, 04 seconds east along a straight line tangent to last described curve, a distance of 113.51 feet (record) 113.33 feet (measured); 8) thence continuing northeastwardly along a curved line, convex to the north, having a radius of 1,471.16 feet and tangent

to last described straight line, a distance of 310.96 feet; 9) thence north 88 degrees, 42 minutes, 42 seconds east along a straight line tangent to last described curve, a distance of 418.63 feet; 10) thence continuing along a curved line convex to the northeast, having a radius of 400.00 feet and tangent to last described straight line, a distance of 125.45 feet to a point of compound curve; 11) thence continuing along a curved line convex to the northeast, having a radius of 45.0 feet, a distance of 56.785 feet to a point of tangency in the east line of the southwest quarter of the northwest quarter of said Section 35, said point being 244.53 feet south of the northeast corner of said southwest quarter of the northwest quarter of Section 35; thence south 01 degree, 01 minutes, 16 seconds east along the east line of said southwest quarter of the northwest quarter of Section 35 for a distance of 1,084.08 feet to the northwest corner of Block 2 in Coolbaugh and Libby's Subdivision of the east half of the southwest quarter, north of the canal of Section 35, Township 39 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded April 22, 1876 as Document Number 821172; thence north 88 degrees, 48 minutes, 09 seconds east along the north line of said Block 2, being also the north line of said east half of the southwest quarter of Section 35 and also along the north line of Lot 31 in the Sanitary District Trustees' Subdivision according to the plat thereof recorded March 31, 1908 as Document Number 4180216, for a distance of 1,280.94 feet to the northeast corner of said Lot 31; thence south 01 degree, 09 minutes, 05 seconds east, a distance of 289.48 feet (record) 289.93 feet (measured) to the southeast corner of said Lot 31; thence south 67 degrees, 11 minutes, 36 seconds west along the south line of Lots 31, 33, 35, and 37 in said Sanitary District Trustees' Subdivision a distance of 2,765.58 feet to the east line of the west 50.00 feet of said Lot 37; thence north 00 degrees, 55 minutes, 57 seconds west along last said east line, a distance of 302.68 feet; thence south 67 degrees, 11 minutes, 36 seconds west along the north line of said Lot 37, for a distance of 53.88 feet; thence north 00 degrees, 55 minutes, 57 seconds west along the west line of the southwest quarter of said Section 35, for a distance of 1,025.60 feet to the northwest corner of said southwest quarter of Section 35; thence north 00 degrees, 55 minutes, 57 seconds west along the west line of said southwest quarter of the northwest quarter of Section 35, for a distance of 532.97 feet; thence north 89 degrees, 04 minutes, 03 seconds east perpendicular to last said west line for 28.00 feet to the place of beginning;

except that part thereof described as follows:

commencing at the northwest corner of Block 2 in Coolbaugh and Libby's Subdivision of the east half of the southwest quarter, north of the canal, of Section 35, Township 39 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded April 22, 1876 as Document Number 821172; thence north 88 degrees, 48 minutes, 09 seconds east along the north line of said Block 2 for a distance of 148.54 feet for a place of beginning; thence continuing along the north line of said Block 2, being also the north line of said east half of the southwest quarter of Section 35, north 88 degrees, 48 minutes, 09 seconds east, a distance of 585.31 feet; thence south 01 degree, 03 minutes, 27 seconds east along a line parallel with the west line of Lot 31 in the Sanitary District Trustees' Subdivision according to the plat thereof recorded March 31, 1908 as Document Number 4180216, for a distance of

369.25 feet; thence south 82 degrees, 27 minutes, 46 seconds west, a distance of 59.33 feet; thence south 59 degrees, 26 minutes, 34 seconds west, a distance of 240.62 feet; thence south 68 degrees, 38 minutes, 00 second west, a distance of 69.25 feet; thence south 62 degrees, 05 minutes, 27 seconds west, a distance of 91.10 feet; thence south 67 degrees, 12 minutes, 33 seconds west, a distance of 235.51 feet; thence south 89 degrees, 10 minutes, 15 seconds west, a distance of 112.63 feet; thence north 01 degree, 01 minute, 16 seconds west parallel with the east line of the southwest quarter of the northwest quarter of said Section 35, for a distance of 262.51 feet; thence north 67 degrees, 11 minutes, 08 seconds east, a distance of 245.73 feet; thence north 40 degrees, 41 minutes, 03 seconds west, a distance of 106.37 feet; thence north 01 degree, 01 minute, 16 seconds west parallel to the east line of the southwest quarter of the northwest quarter of said Section 35, for a distance of 209.42 feet to the place of beginning, in Cook County, Illinois,

also except that part thereof described as follows:

that part of the southwest quarter of Section 35, in Township 39 North, Range 13, East of the Third Principal Meridian, described as follows: commencing at the northwest corner of Block 2 in Coolbaugh and Libby's Subdivision of the east half of the southwest quarter, north of the canal, of Section 35, Township 39 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded April 22, 1876 as Document Number 821172; thence north 88 degrees, 48 minutes, 09 seconds east along the north line of said Block 2, also being the north line of said east half of the southwest quarter of Section 35 for 733.85 feet for a place of beginning; thence continuing along said north line of the east half of the southwest quarter of Section 35, also being the north line of Lot 31 in the Sanitary District Trustees' Subdivision per Document Number 4180216, north 88 degrees, 48 minutes, 09 seconds east for 305.00 feet; thence south 01 degree, 03 minutes, 27 seconds east for 110.00 feet; thence south 75 degrees, 06 minutes, 03 seconds east for 60.00 feet; thence south 14 degrees, 53 minutes, 57 seconds west for 116.89 feet; thence south 67 degrees, 44 minutes, 07 seconds west for 188.33 feet; thence south 88 degrees, 56 minutes, 33 seconds west for 154.98 feet to a point on the east line of land described in Exhibit B (retained tract) in Document Number 09195712; thence north 01 degree, 03 minutes, 27 seconds west along said east line for 306.26 feet to the point of beginning, in Cook County, Illinois,

to the designation of a Waterway Industrial Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development attached herewith and made a part thereof and to no others..

SECTION 2. This ordinance shall take effect upon its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1424 ("Planned Development") consists of approximately 3,044,451 net square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, HRE Crawford, LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assign or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

In addition, the Applicant commits to the following:

- a. The Applicant commits to dedicating, at a future date, right of way to support the widening of Cougar Street to a 34 feet back of curb to back of curb roadway section, as depicted on the Site Plan. Cougar Street is a private road over which the Applicant does not have control; however, the Applicant agrees to coordinate with the Department of Transportation on this dedication. The Applicant will not be responsible for any costs, construction, planning or otherwise, for this road expansion.

- b. The Applicant commits to dedicating a segment of Pulaski Road, currently under its ownership, at a future time, as required by the Chicago Department of Transportation. This dedication shall not be a prerequisite to Planned Development or building permit approval. The Applicant will cooperate with CDOT on this dedication process.

It is further acknowledged that the proposed resulting dedications above will decrease the overall Net Site Area of the project and the Applicant will pursue an administrative change (Minor Change) to the Planned Development to update the project's bulk table and other documents as may be necessary at the time of such dedication(s). Such dedications will be subject to a final survey and the review and approval of the Departments of Planning and Development and Transportation.

- c. The Applicant commits to constructing a multi-use path adjacent to Pulaski Road in substantial conformance with the Site Plan and Cross Section Exhibits, in coordination with CDOT and DPD, as required. It is acknowledged by the City of Chicago and the Applicant that the multi-use path adjacent to Pulaski Road may be subject to existing easements on the site involving third-parties.
 - d. The Applicant commits to funding traffic signal upgrades to the intersections of Pulaski and Cougar Street, Pulaski and 35th Place, and Pulaski and 36th Street per the recommendations of the traffic impact study prepared by Sam Schwartz and in coordination with CDOT. Please note that others will construct the north, south, and west leg of traffic signal upgrades to the intersection of Pulaski Road and 35th Place, however the Applicant will construct the east leg of traffic signal upgrades to this intersection.
4. This plan of development consists of 17 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; A Planned Development and Boundary Map; Overall Site Plan; Site Plan; Alternative Rail Served Site Plan; Overall Landscape Plan; Landscape Plan Details -- North, West and South; Pulaski Road Cross Section; Cougar Street Cross Section; Proposed Intersection Improvements and Guard House Details; and Building Elevations (North, South, East and West), dated September 13, 2018. Full-sized copies of the Site Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.

5. The following uses are allowed in the area delineated herein: office (limited to 9,000 square feet or as an accessory use to an allowed use); food and beverage retail sales (limited to 3,000 square feet); restaurant (limited and general, limited to 4,000 square feet); retail sales, general (accessory sales of goods produced on site; not to exceed 20 percent of GFA); accessory parking (see site plan for parking priority areas); data center, manufacturing, production and industrial service (artisan, limited, general, intensive); warehousing, wholesaling and freight movement (container storage, freight terminal, and outdoor storage of raw materials as a principal use -- (size, location and material subject to regulation by the City of Chicago)); vehicle storage and towing; building maintenance services; business support services (all); indoor special event including incidental liquor sales; industrial private event venue including incidental liquor sales; wireless communications facilities (co-located and freestanding towers); communication service establishments; recycling facilities (Class i, ii and iii); and, gas stations; car washes; and, all accessory and related uses.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definition in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 3,044,451 square feet and a base FAR of 1.0.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.

11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. Proposed changes, including, but not limited to, revisions to the project's Site Plan may trigger updates to existing traffic studies or new traffic studies, as appropriate, in coordination with CDOT and DPD.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy in effect at the time the Part II Review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance. In addition, the Applicant commits to constructing a solar ready site with 30 percent of the project roof area designed to accommodate solar infrastructure installation, and will provide community solar information to all prospective tenants of the building or buildings. The Applicant further commits to constructing infrastructure to accommodate electric vehicle charging stations for both freight vehicles as well as passenger/customer/employee vehicles as referenced on the Site Plan.
15. The Applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance, quality and accessibility of the river, as contained in the waterway planned development guidelines contained in the Zoning Ordinance (Section 17-8-0912) and the Chicago River Corridor Design Guidelines and Standards, as amended. To further these goals, the Applicant agrees, as set forth in the Plans, to: (a) provide a naturalized planted river setback as shown in the

Landscape Plan; (b) reserve the location for the placement of a future public riverwalk multi-use path subject to easement rights or leases; and (c) permit the connection of the riverwalk multi-use path to the proposed multi-use path along Pulaski, and to the riverwalk trails of adjacent properties when the river edges of the adjacent properties are similarly improved for public use. (Please also refer to the Landscape Plan exhibit for additional details.)

16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and City residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and City resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of City residents in the construction work. The City encourages goals of (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent City resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and City residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II Permit Review for the project or any phase thereof, the applicant must submit to DPD (a) updates (if any) to the applicant's preliminary outreach plan, (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and City resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and City resident participation in the project or any phase thereof and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and City residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and City residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.
17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to the M3-3.

[Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Overall Site Plan; Site Plan; Alternate Rail Served Site Plan; Pulaski Road Cross-Section Exhibits; Cougar Street Cross-Section Exhibit; Intersection Improvements and Guard House Details; Proposed Building Elevations; Landscape Plan; and North, South and West Landscape Plans referred to in these Plan of Development Statements printed on pages 84975 through 84989 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:

Planned Development.

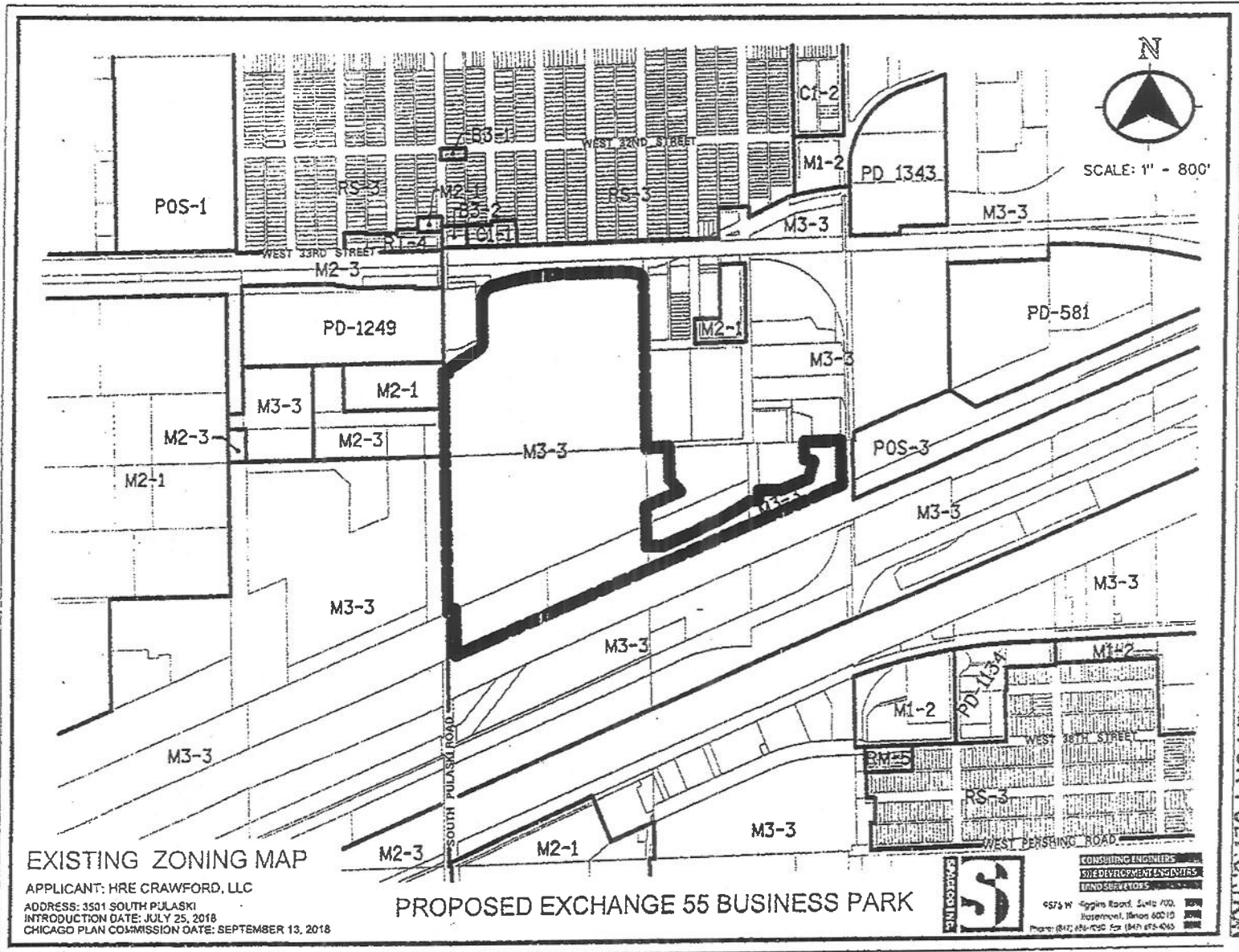
Bulk Regulations And Data Table.

Net Site Area:	3,044,451 square feet
Total Maximum Floor Area Ratio:	1.0
Total Maximum Number of Off-Street Loading Berths:	188
Total Minimum Number of Bike Parking Spaces:	50
Minimum Off-Street Parking Spaces:	225
Maximum Building Height:	52 feet
Minimum Required Setbacks:	In substantial conformance with the Site Plan

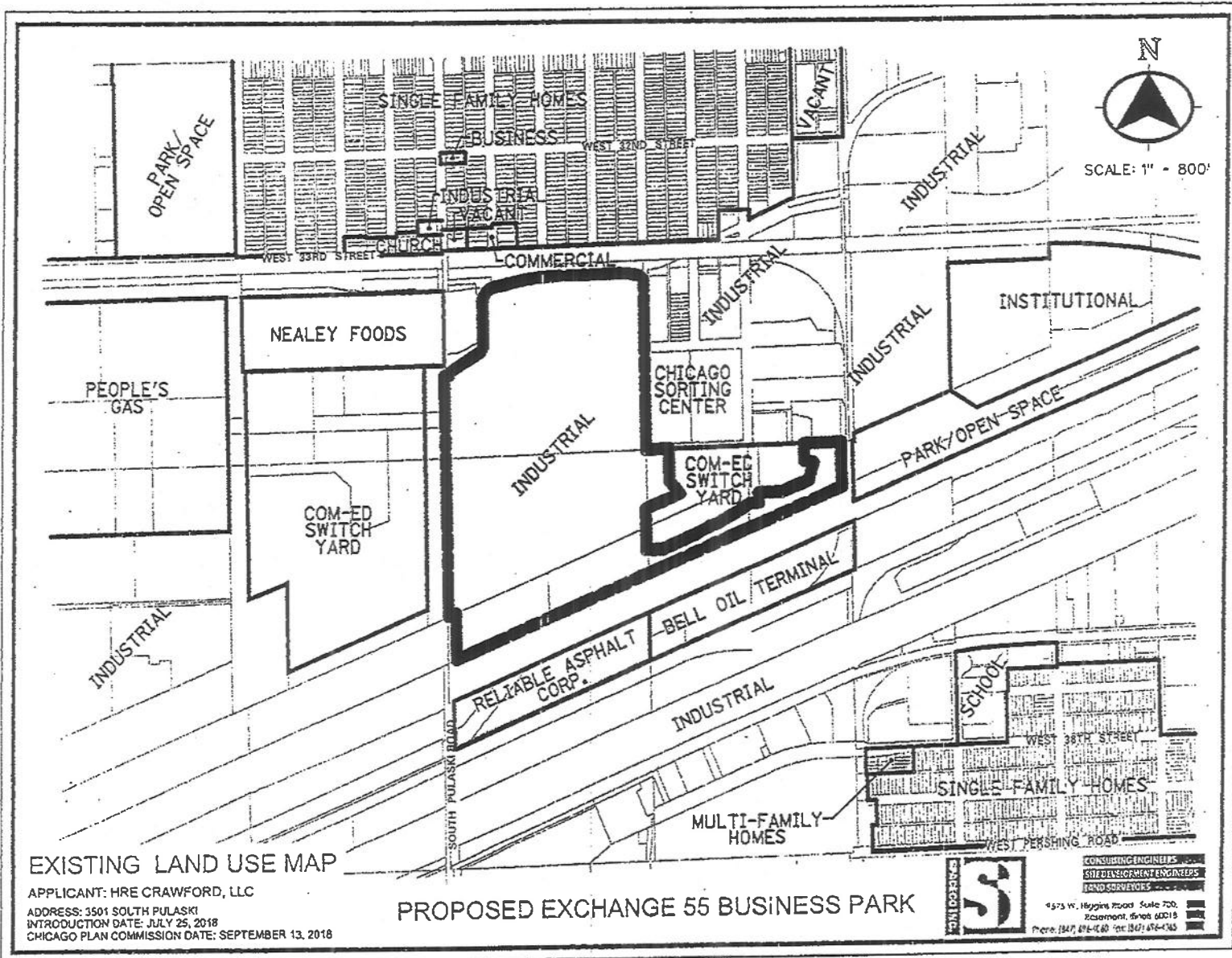
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84975



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EXISTING LAND USE MAP

APPLICANT: HRE CRAWFORD, LLC
 ADDRESS: 3501 SOUTH PULASKI
 INTRODUCTION DATE: JULY 25, 2018
 CHICAGO PLAN COMMISSION DATE: SEPTEMBER 13, 2018

PROPOSED EXCHANGE 55 BUSINESS PARK

CONSULTING ENGINEERS
 SITE DEVELOPMENT ENGINEERS
 LAND SURVEYORS

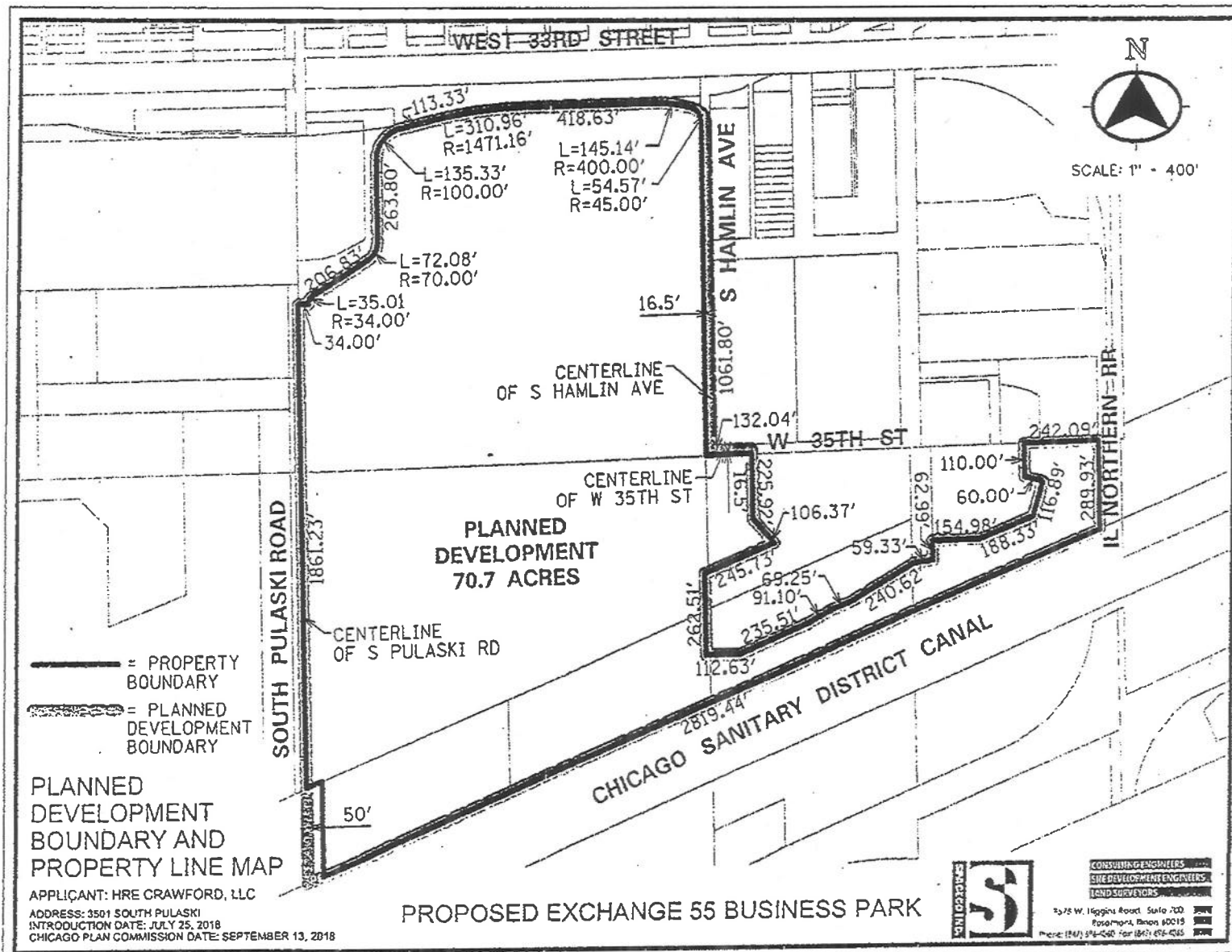
4575 W. 116th St. Suite 200
 Rosemont, IL 60018
 Phone: (847) 874-4100 Fax: (847) 874-4145

9/20/2018

REPORTS OF COMMITTEES

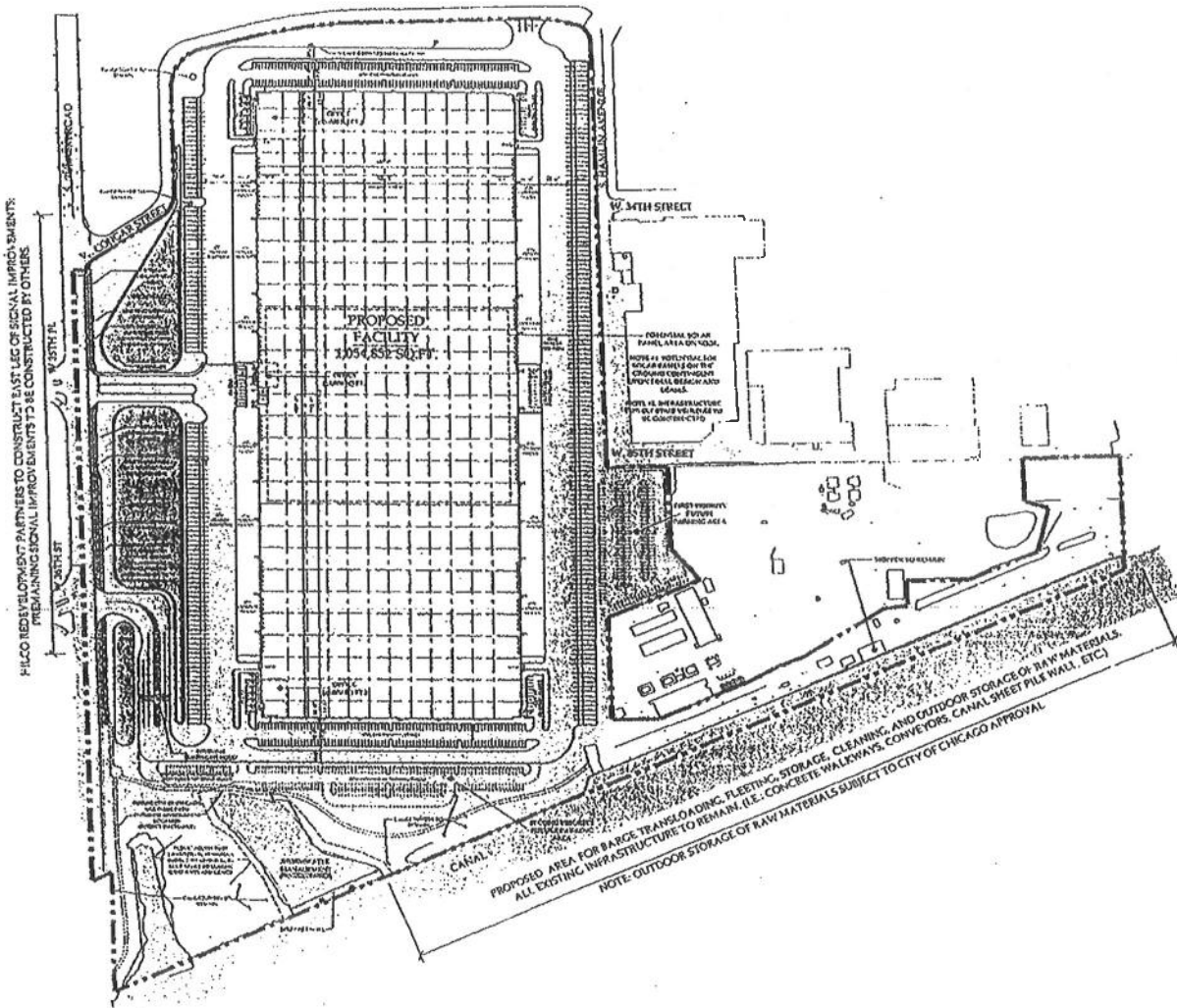
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HILCO NEEDS TO CONSTRUCT EAST LEG OF SIGNAL IMPROVEMENTS.
 REMAINING SIGNAL IMPROVEMENTS TO BE CONSTRUCTED BY OTHERS.

Applicant: HRE Crawford, LLC
 Address: 3501 S. Pulaski Road
 Intro Date: July 25, 2018
 CPC Date: September 13, 2018



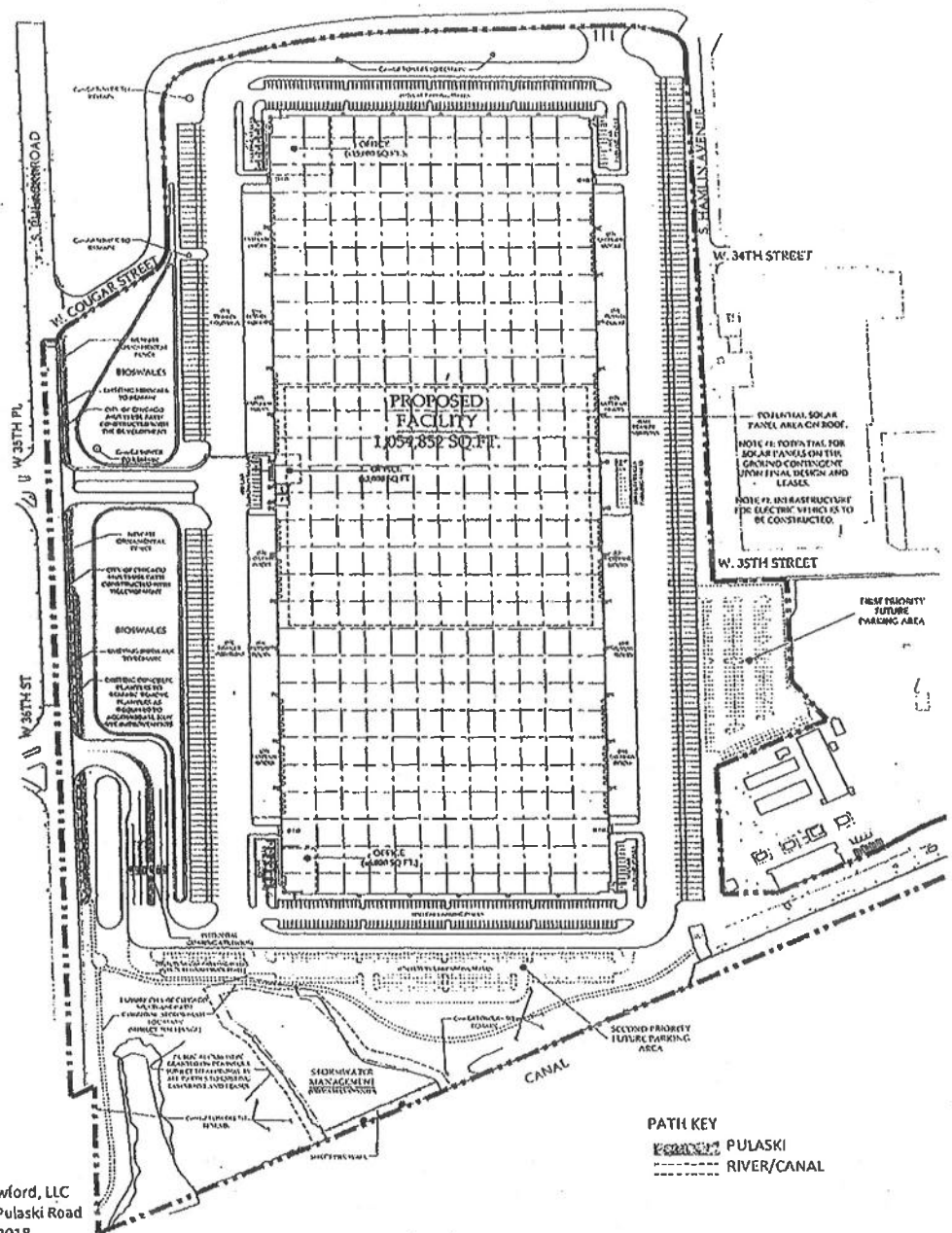
Hilco
 Redevelopment Partners



PROPOSED EXCHANGE 55 BUSINESS PARK
 3501 S. PULASKI ROAD, CHICAGO, ILLINOIS

ID: JULY 25, 2018
 CPC: SEPTEMBER 19, 2018 (1627)

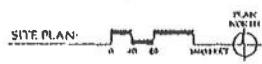
DRAFT FOR PUBLICATION



Applicant: HRE Crawford, LLC
 Address: 3501 S. Pulaski Road
 Intro Date: July 25, 2018
 CPC Date: September 13, 2018

POTENTIAL RIVER/CANAL AREA MULTI-USE PATH IS TO BE CONSTRUCTED BY THE CITY OF CHICAGO OR OTHERS. APPLICANT TO PRESERVE POTENTIAL RIVER/CANAL MULTI-USE PATH CORRIDOR, SUBJECT TO APPROVAL BY ALL PARTIES TO EXISTING EASEMENTS AND LEASES.

PATH KEY
 PULASKI
 RIVER/CANAL



PROPOSED EXCHANGE 55 BUSINESS PARK
 3501 S. PULASKI ROAD, CHICAGO, ILLINOIS

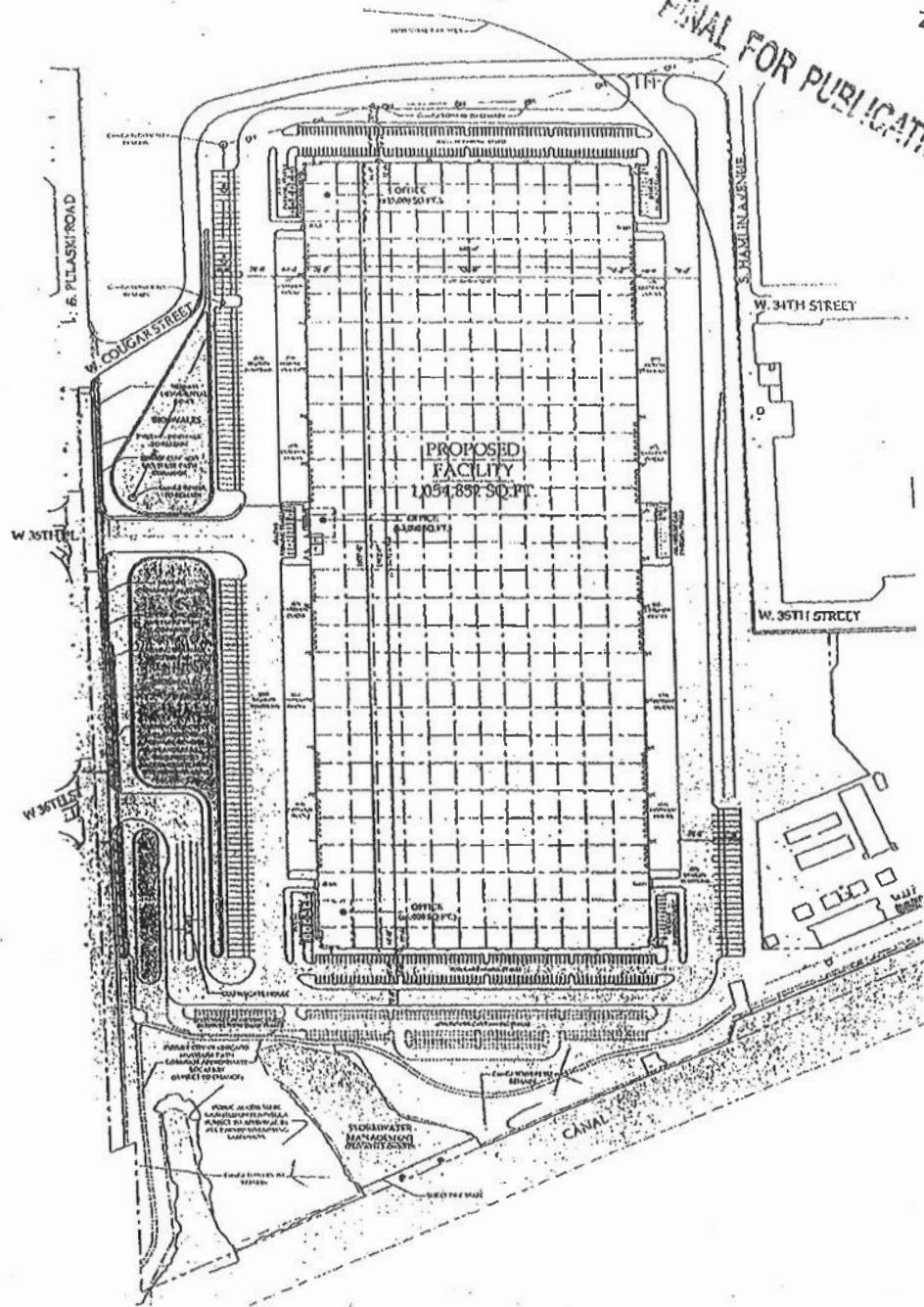
ID: JULY 25, 2018
 CPC: SEPTEMBER 13, 2018 #16170



Hilco
 Real Estate Partners
 CORNERSTONE ARCHITECTS LTD. 2010



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PROPOSED EXCHANGE 55 BUSINESS PARK
 3501 S. PULASKI ROAD, CHICAGO, ILLINOIS

Applicant: HRE Crawford, LLC
 Address: 3501 S. Pulaski Road
 Intro Date: July 25, 2018
 CPC Date: September 13, 2018

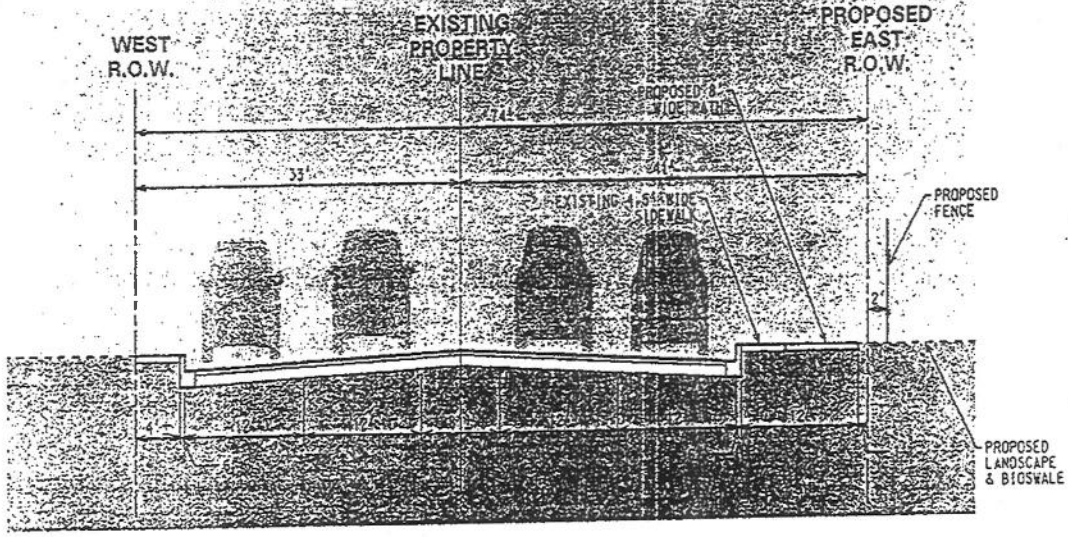


Hilco
 Redevelopment Partners
 CORNERSTONE ARCHITECTS LTD. 2018



ID: JULY 25, 2018
 CPC: SEPTEMBER 13, 2018 #10170

FOR PUBLICATION



PULASKI ROAD - SECTION 1-1
NTS

Applicant: HRE Crawford, LLC
Address: 3501 S. Pulaski Road
Intro Date: July 25, 2018
CPC Date: September 13, 2018

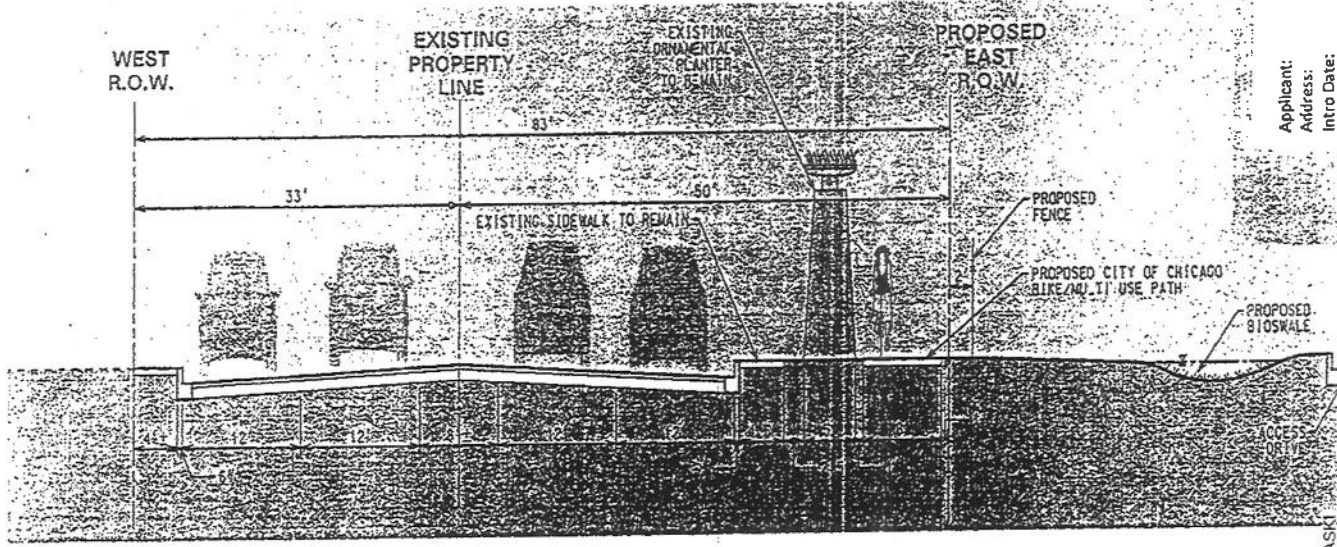


CONSULTING ENGINEERS
 SITE DEVELOPMENT ENGINEERS
 LAND SURVEYORS
 9575 W. Higgins Road, Suite 700,
 Rosemont, Illinois 60018
 Phone: (847) 694-0960 Fax: (847) 694-4045
 F.E.L.P.A. NO. 94872311... JOB NO. 9487

PULASKI ROAD CROSS-SECTION EXHIBIT
 55 EXCHANGE BUSINESS PARK
 CHICAGO, IL

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PULASKI ROAD SECTION WITH CITY OF CHICAGO BIKE/MULTI USE PATH - SECTION 2-2
NTS

Applicant: HRE Crawford, LLC
Address: 3501 S. Pulaski Road
Intro Date: July 25, 2018
CPC Date: September 13, 2018

ADDRESS: 3501 SOUTH PULASKI
INTRODUCTION DATE: JULY 25, 2018
CHICAGO PLAN COMMISSION DATE: SEPTEMBER 13, 2018



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

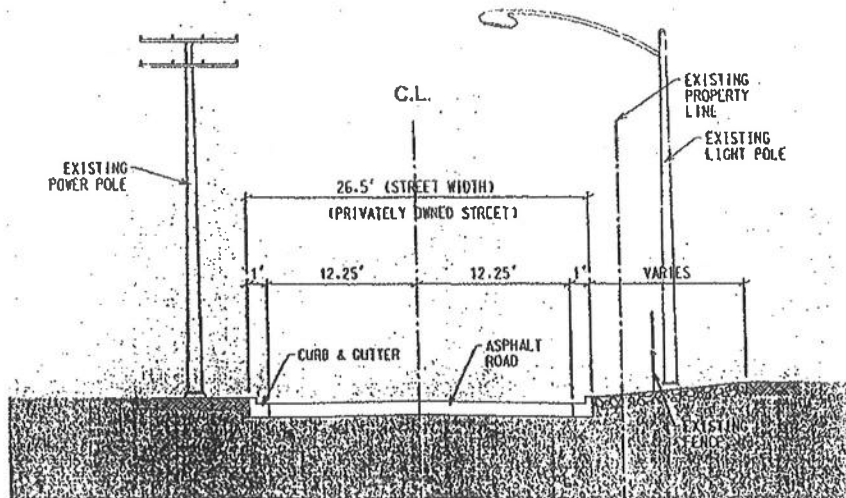
DATE: 09/07/18 TELEPHONE: 847.696.4067 JOB NO: 9487

PULASKI ROAD CROSS-SECTION EXHIBIT

55 EXCHANGE BUSINESS PARK
CHICAGO, IL

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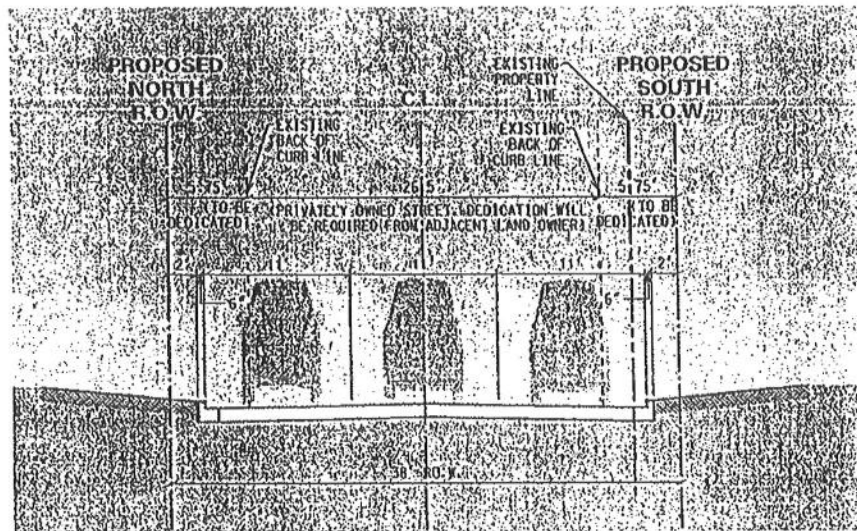
FINAL FOR PUBLICATION



COUGAR ST EXISTING SECTION

NTS

Applicant: HRE Crawford, LLC
 Address: 3501 S. Pulaski Road
 Intro Date: July 25, 2018
 CPC Date: September 13, 2018



COUGAR ST PROPOSED SECTION

NTS

NOTE: COUGAR STREET WIDENING AND ASSOCIATED REMOVAL/RELOCATION OF EXISTING UTILITIES TO BE FUNDED AND CONSTRUCTED BY CITY OF CHICAGO.

NOTE: COUGAR ST IS PRIVATELY OWNED. ROW DEDICATION WILL BE REQUIRED FROM ADJACENT LAND OWNER TO THE NORTH.



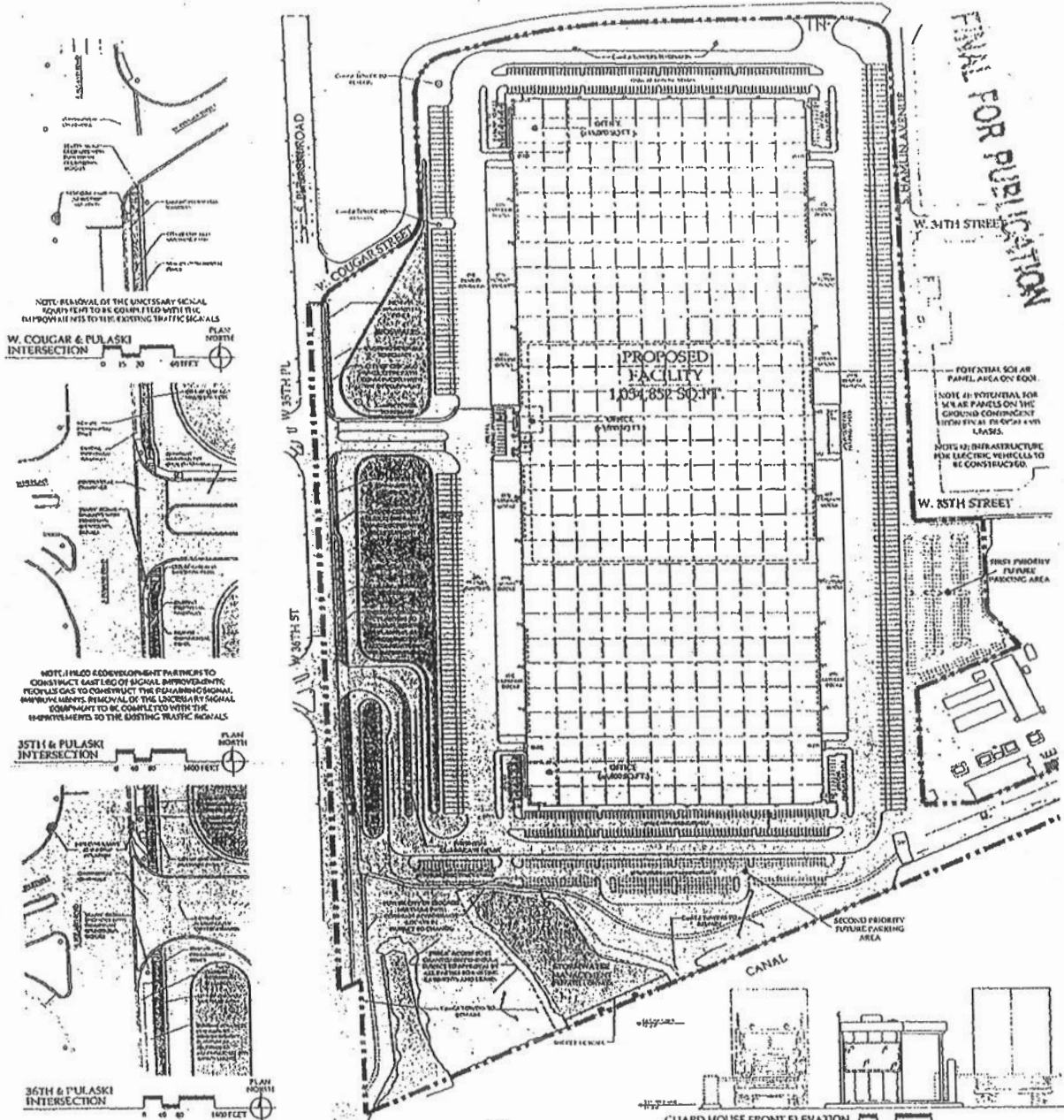
CONSULTING ENGINEERS
 SITE DEVELOPMENT ENGINEERS
 LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
 Rosemont, Illinois 60018
 Phone: (847) 696-4060 Fax: (847) 696-4065

COUGAR ST CROSS-SECTION EXHIBIT

55 EXCHANGE BUSINESS PARK
 CHICAGO, IL

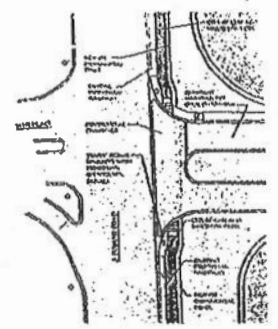
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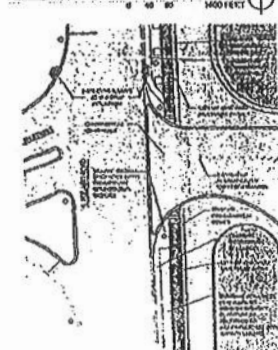
NOTE: REMOVAL OF THE UNNECESSARY SIGNAL CABINETS TO BE COMPLETED WITH THE IMPROVEMENTS TO THE EXISTING TRAFFIC SIGNALS.

W. COUGAR & PULASKI INTERSECTION



NOTE: HIRED DEVELOPMENT PARTNERS TO CONSTRUCT LAST LEG OF SIGNAL IMPROVEMENTS. PEOPLES GAS TO CONSTRUCT THE REMAINING SIGNAL. MINIMUM HEIGHTS REMOVAL OF THE UNNECESSARY SIGNAL EQUIPMENT TO BE COMPLETED WITH THE IMPROVEMENTS TO THE EXISTING TRAFFIC SIGNALS.

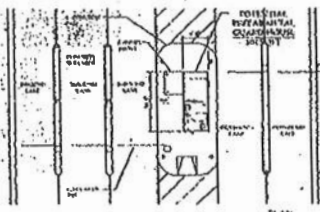
35TH & PULASKI INTERSECTION



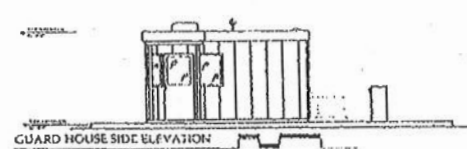
36TH & PULASKI INTERSECTION

Intersection Improvements and Guard House Details

POTENTIAL GUARD HOUSE PLAN



GUARD HOUSE FRONT ELEVATION



GUARD HOUSE SIDE ELEVATION

Applicant: HRE Crawford, LLC
 Address: 3501 S. Pulaski Road
 Intro Date: July 25, 2018
 CPC Date: September 13, 2018

PROPOSED EXCHANGE 55 BUSINESS PARK
 3501 S PULASKI ROAD, CHICAGO, ILLINOIS

ID: JULY 25, 2018
 CPC: SEPTEMBER 19, 2018 #16470



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 Redevelopment Partners
 CORNERSTONE ARCHITECTS LTD 2018

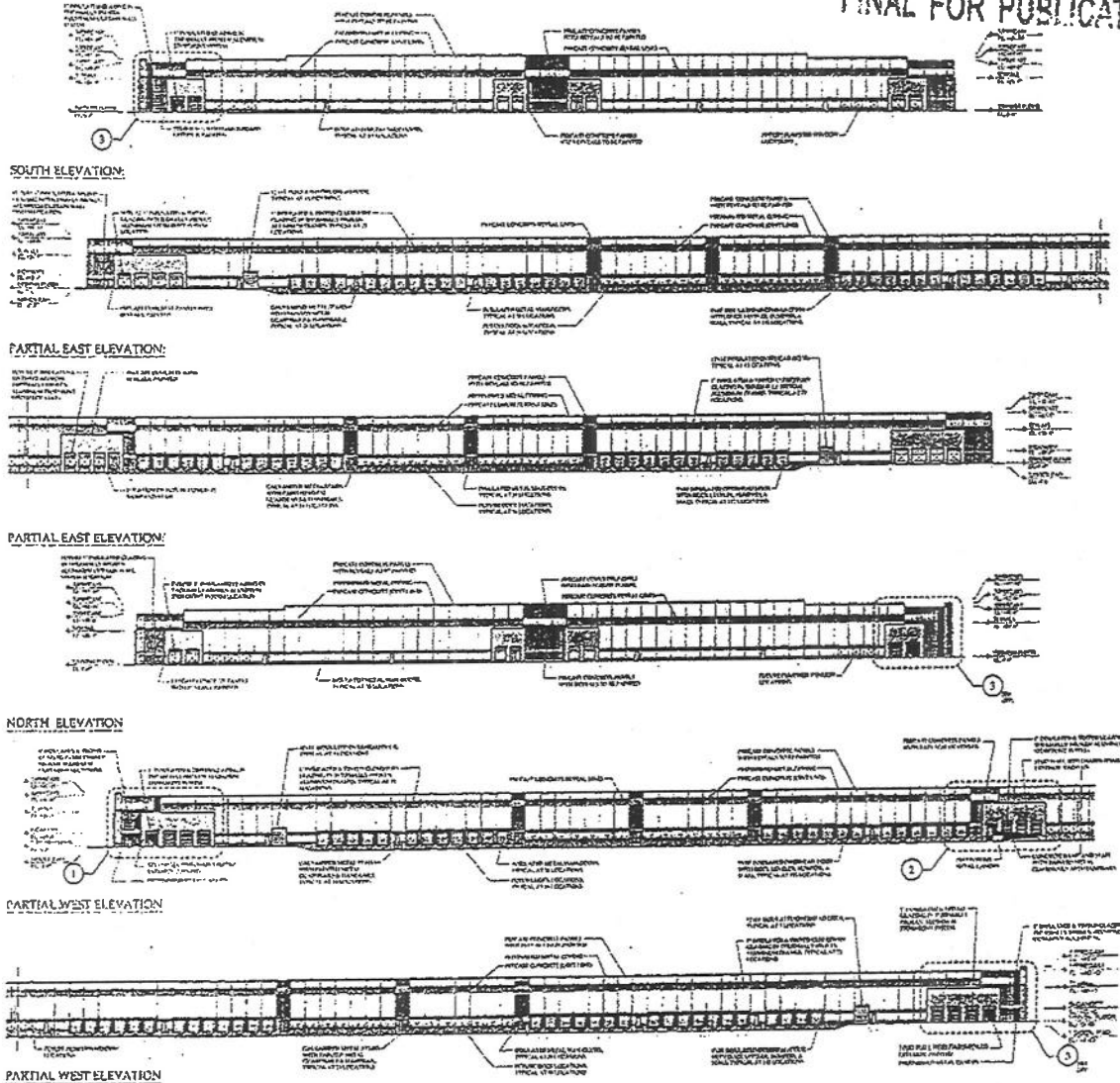


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9/20/2018

REPORTS OF COMMITTEES

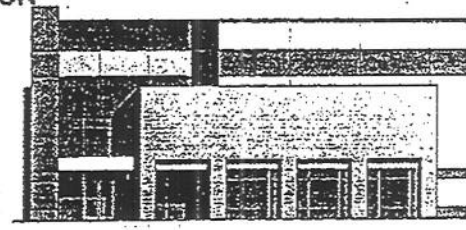
84985



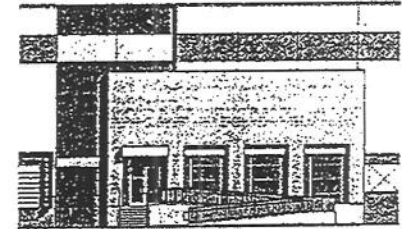
NOTE: POTENTIAL FOR SOLAR PANELS TO BE ADDED IN THE FUTURE

PROPOSED ELEVATIONS

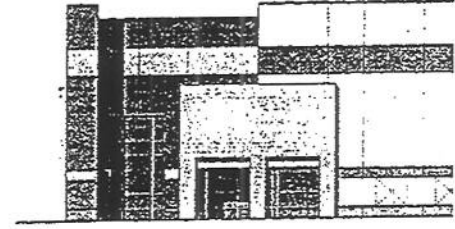
3501 S. PULASKI ROAD, CHICAGO, ILLINOIS



1 ENLARGED CORNER ENTRY ELEVATION



2 ENLARGED CENTER ENTRY ELEVATION



3 ENLARGED CORNER ELEVATION

ELEVATIONS:
SCALE: 1/8" = 1'-0"

Applicant:
Address:
Intro Date:
CPC Date:

HRE Crawford, LLC
3501 S. Pulaski Road
July 25, 2018
September 13, 2018

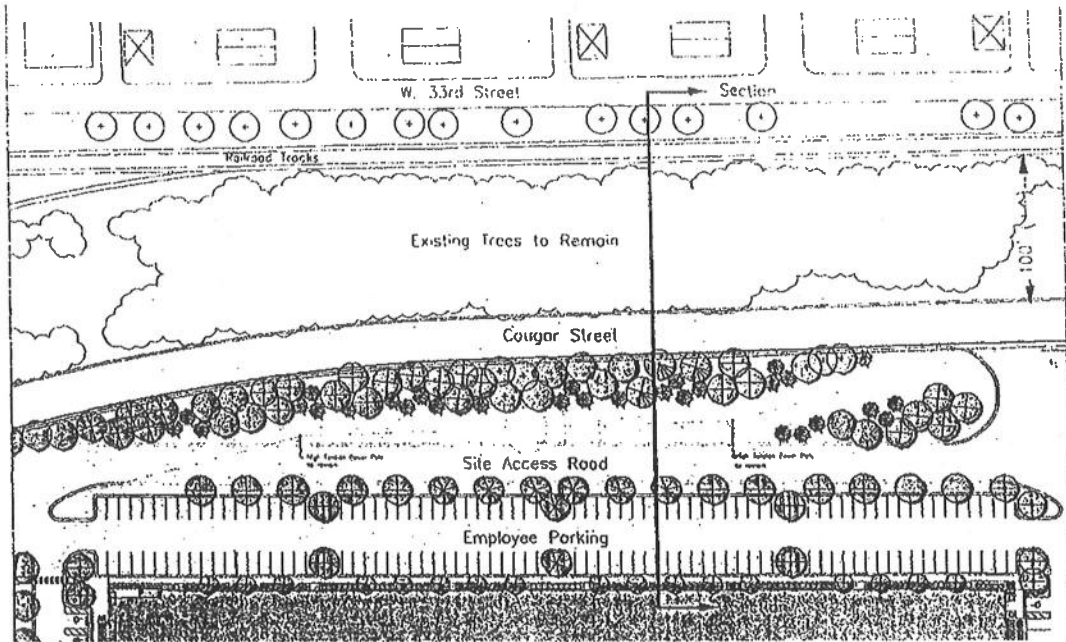
EXCHANGE 55
CHICAGO

Hilco
Development Partners

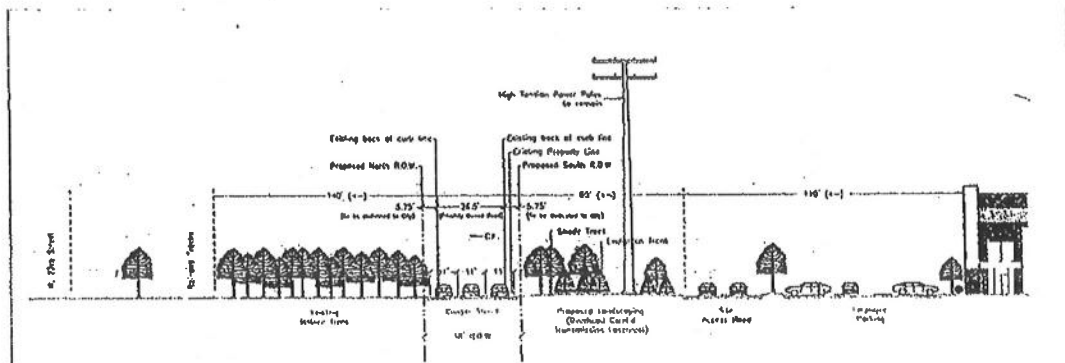
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Architects

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Plan



Section

North Landscape LTD

Applicant: HRE Crawford, LLC
Address: 3501 South Pulaski Road
Introduction Date: July 25, 2018
Plan Commission Date: September 13, 2018

MCGALLUM

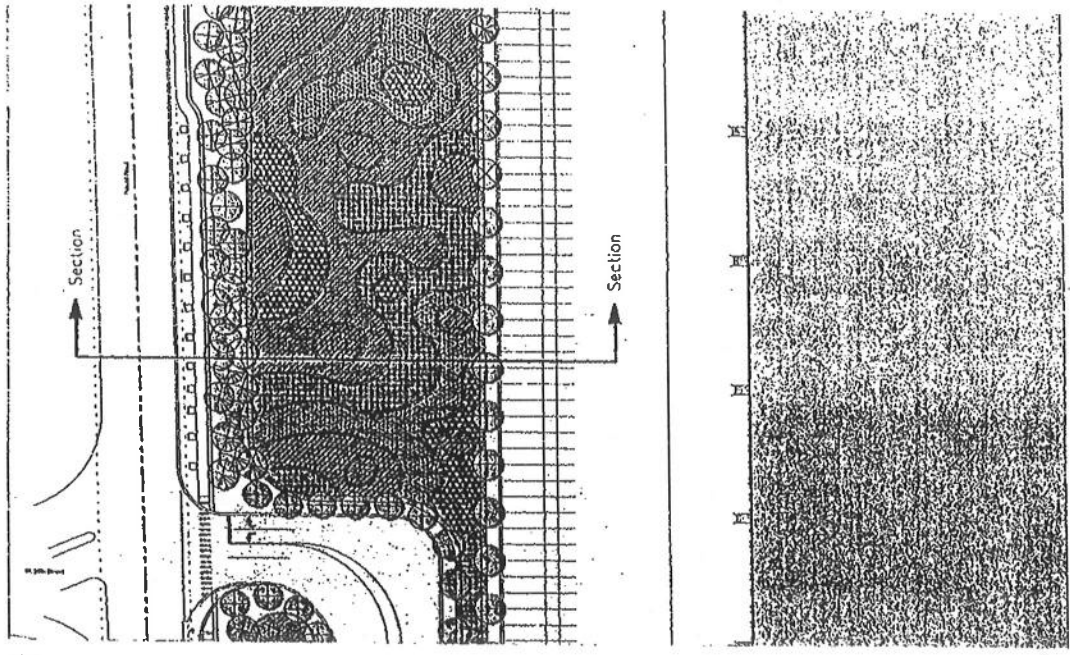
Hilco
Redevelopment Partners

PROPOSED EXCHANGE 55 BUSINESS PARK

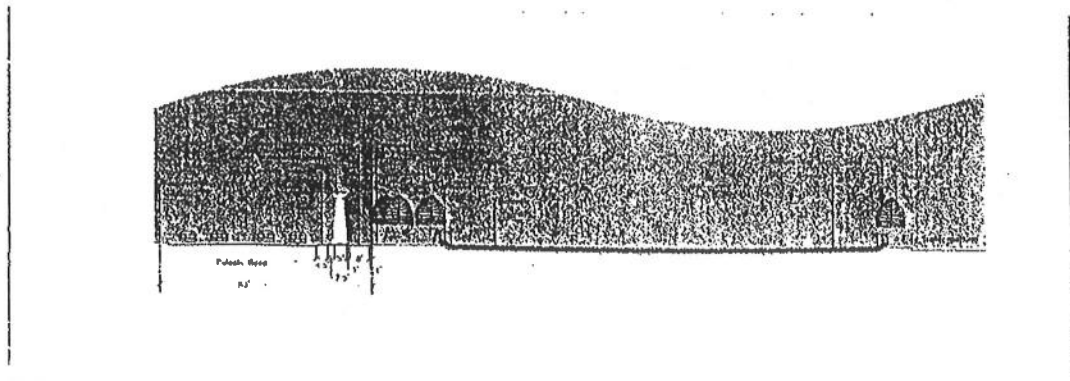
CHICAGO, ILLINOIS

Cornerstone
Architects Ltd.

SECTION FOR PULASKI AVENUE



Plan



Section

West Landscape
1.3 D

Applicant: HRE Crawford, LLC
Address: 3501 South Pulaski Road
Introduction Date: July 25, 2018
Plan Commission Date: September 13, 2018

PROPOSED EXCHANGE 55 BUSINESS PARK
CHICAGO, ILLINOIS

MECALLUM

Hilco
Redevelopment Partners

Cornerstone
Architects Ltd.