City of Chicago

Office of the City Clerk

Document Tracking Sheet

SO2018-6028

Meeting Date:	7/25/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 8-J at 3412-3700 S Pulaski Rd, 3317-3459 S Hamlin Ave and 3747-3757 W 35th St - App No. 19766
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

SUBSTITUTE ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1: That Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, be amended by changing all the M3-3 Heavy Industry District symbols and indications as shown on Map No. 8-J in the area legally described as:

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, AND PART OF THE SOUTHWEST 1/4 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 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE SOUTH 00 DEGREES, 50 MINUTES, 57 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 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 DEGREE, 55 MINUTES, 57 SECONDS EAST ALONG A LINE 28.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST 1/4 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 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 1/4 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 1/4 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 1/4 OF SAID SECTION 35, (MEASURED ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4); 5) THENCE

NORTH 00 DEGREE, 55 MINUTES 57 SECONDS WEST ALONG SAID LINE 261.72 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST 1/4 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 1471.16 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 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35, SAID POINT BEING 244.53 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35; THENCE SOUTH 01 DEGREES, 01 MINUTES, 16 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35 FOR A DISTANCE OF 1084.08 FEET TO THE NORTHWEST CORNER OF BLOCK 2 IN COOLBAUGH AND LIBBY'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4, 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 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 1/2 OF THE SOUTHWEST 1/4 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 4180216, FOR A DISTANCE OF 1280.94 FEET TO THE NORTHEAST CORNER OF SAID LOT 31; THENCE SOUTH 01 DEGREES, 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 2765.58 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 1/4 OF SAID SECTION 35, FOR A DISTANCE OF 1025.60 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 35; THENCE NORTH 00 DEGREES, 55 MINUTES, 57 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 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 1/2 OF THE SOUTHWEST 1/4, 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 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 1/2 OF THE SOUTHWEST 1/4 OF SECTION 35, NORTH 88 DEGREES, 48 MINUTES, 09 SECONDS EAST, A DISTANCE OF 585.31 FEET; THENCE SOUTH 01 DEGREES, 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 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 DEGREES, 01 MINUTES, 16 SECONDS WEST PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 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 DEGREES, 01 MINUTES, 16 SECONDS WEST PARALLEL TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 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 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 4180216 NORTH 88 DEGREES 48 MINUTES 09 SECONDS EAST FOR 305.00 FEET; THENCE SOUTH 01 DEGREES 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 09195712; THENCE NORTH 01 DEGREES 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.

3409-3701 S. Pulaski Rd., 3318-3460 S. Hamlin Ave., and 3747-57 W. 35th St.

FINAL FOR PUBLICATION

PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number ____ , ("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 title holders 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 title holder 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 & 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' 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% 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-Premise 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-Premise 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 title holders 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% 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% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% 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.

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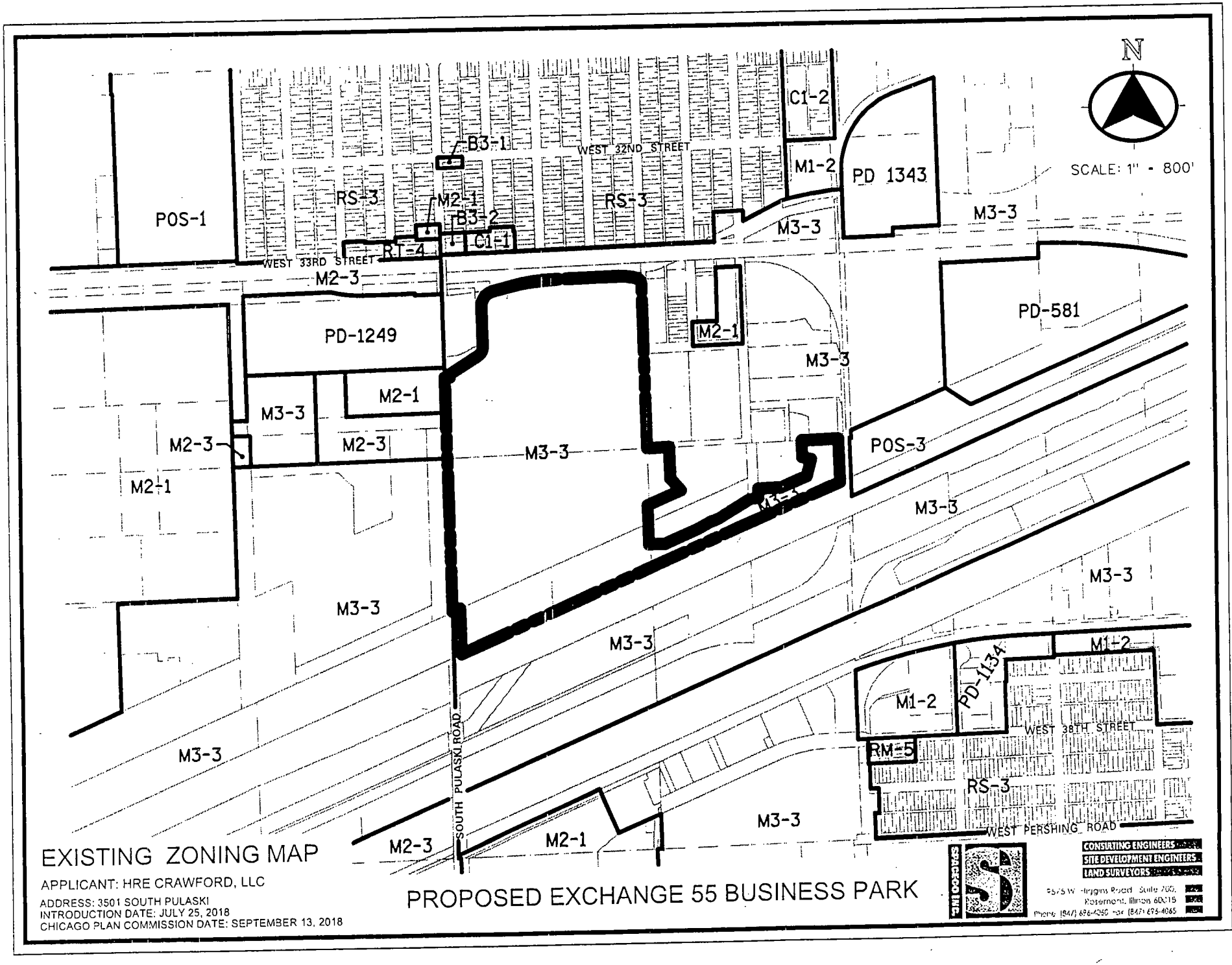
PLANNED DEVELOPMENT
BULK REGULATIONS AND DATA TABLE

Net Site Area:	3,044,451 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'
Minimum Required Setbacks:	In substantial conformance with the Site Plan

Project Address: 3501 S. Pulaski
Applicant: HRE Crawford, LLC
Filing Date: July 25, 2018
Plan Commission Date: September 13, 2018
46425349.1



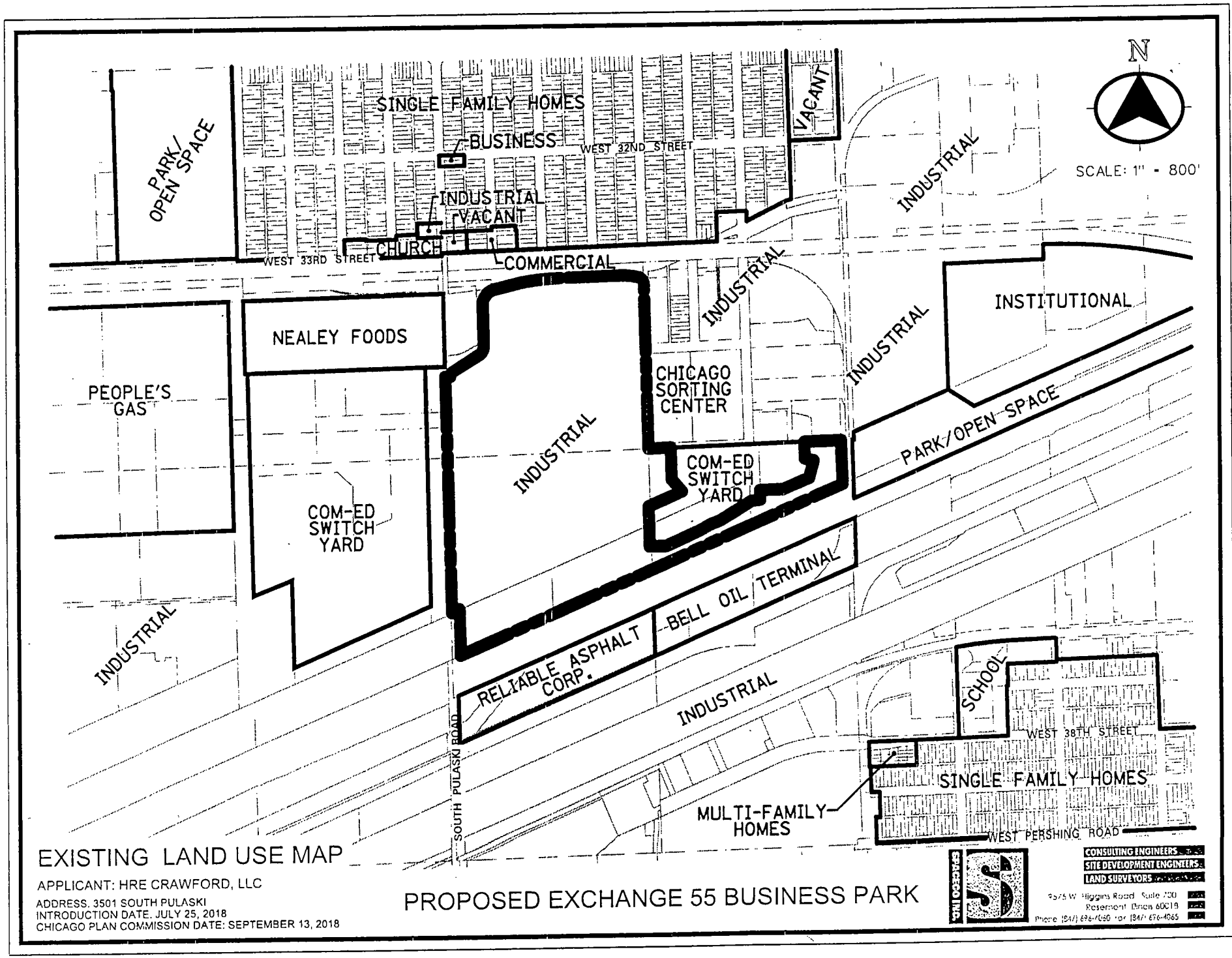
EXISTING ZONING MAP

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

FINAL FOR PUBLICATION



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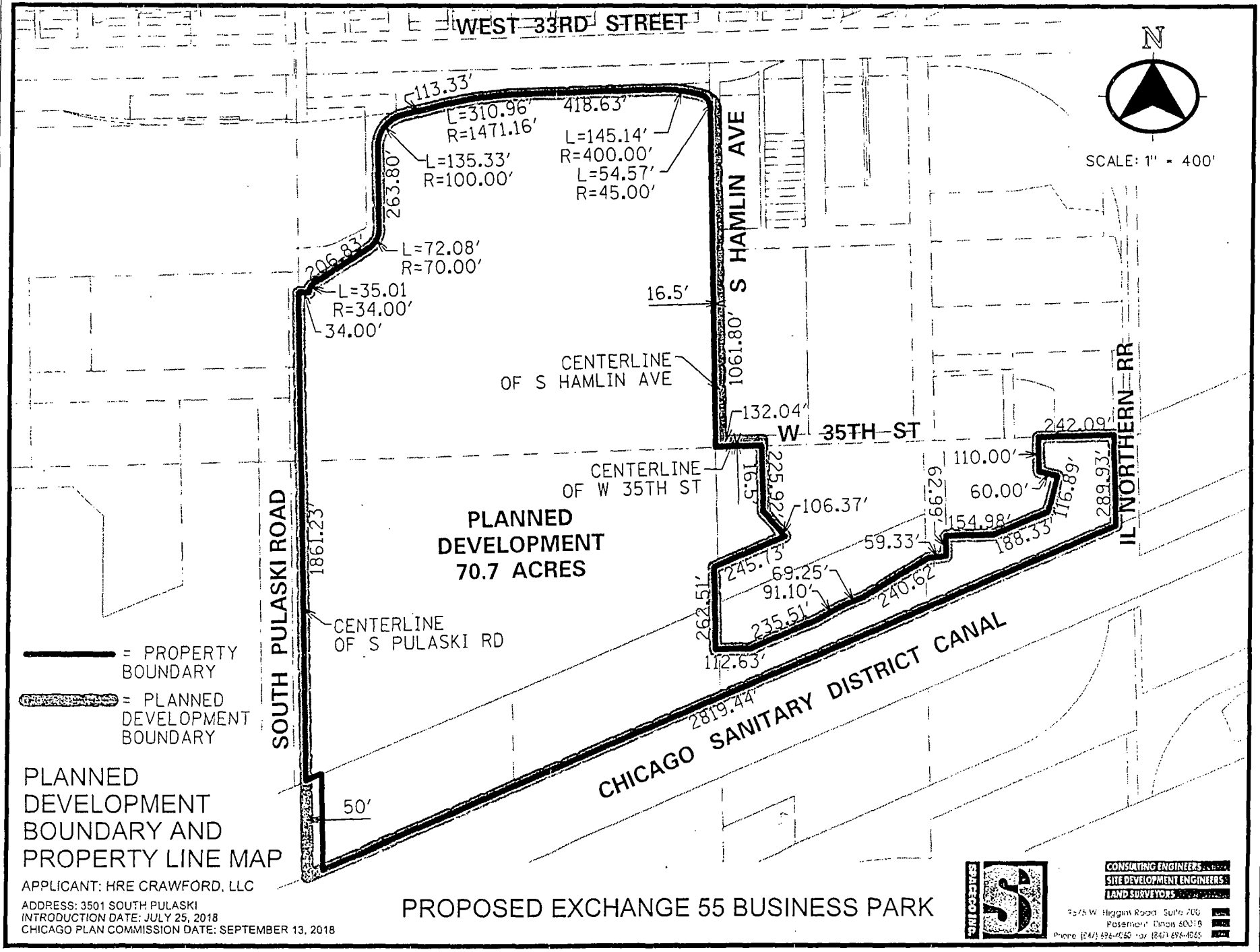

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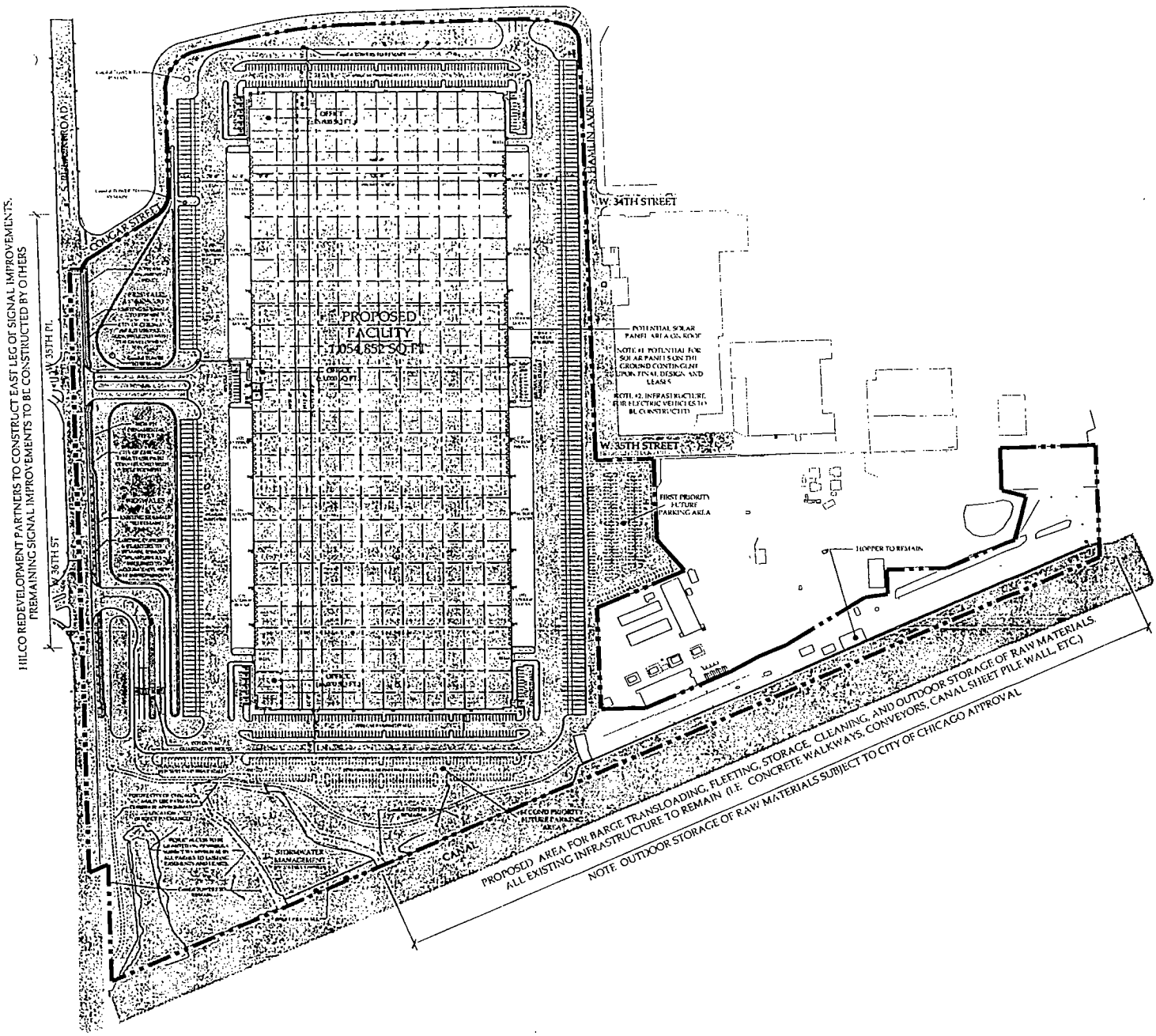

Applicant:	HRE Crawford, LLC
Address:	3501 S. Pulaski Road
Intro Date:	July 25, 2018
CPC Date:	September 13, 2018

EXCHANGE 55 CHICAGO

Hilco. Redevelopment Partners

OVERALL SITE PLAN 0 50 100 200 FEET PLAN NORTH

©CORNERSTONE ARCHITECTS LTD 2018

PROPOSED EXCHANGE 55 BUSINESS PARK

3501 S. PULASKI ROAD, CHICAGO, ILLINOIS

ID JULY 25, 2018
CPC SEPTEMBER 19, 2018 #16170

Cornerstone Architects Ltd.

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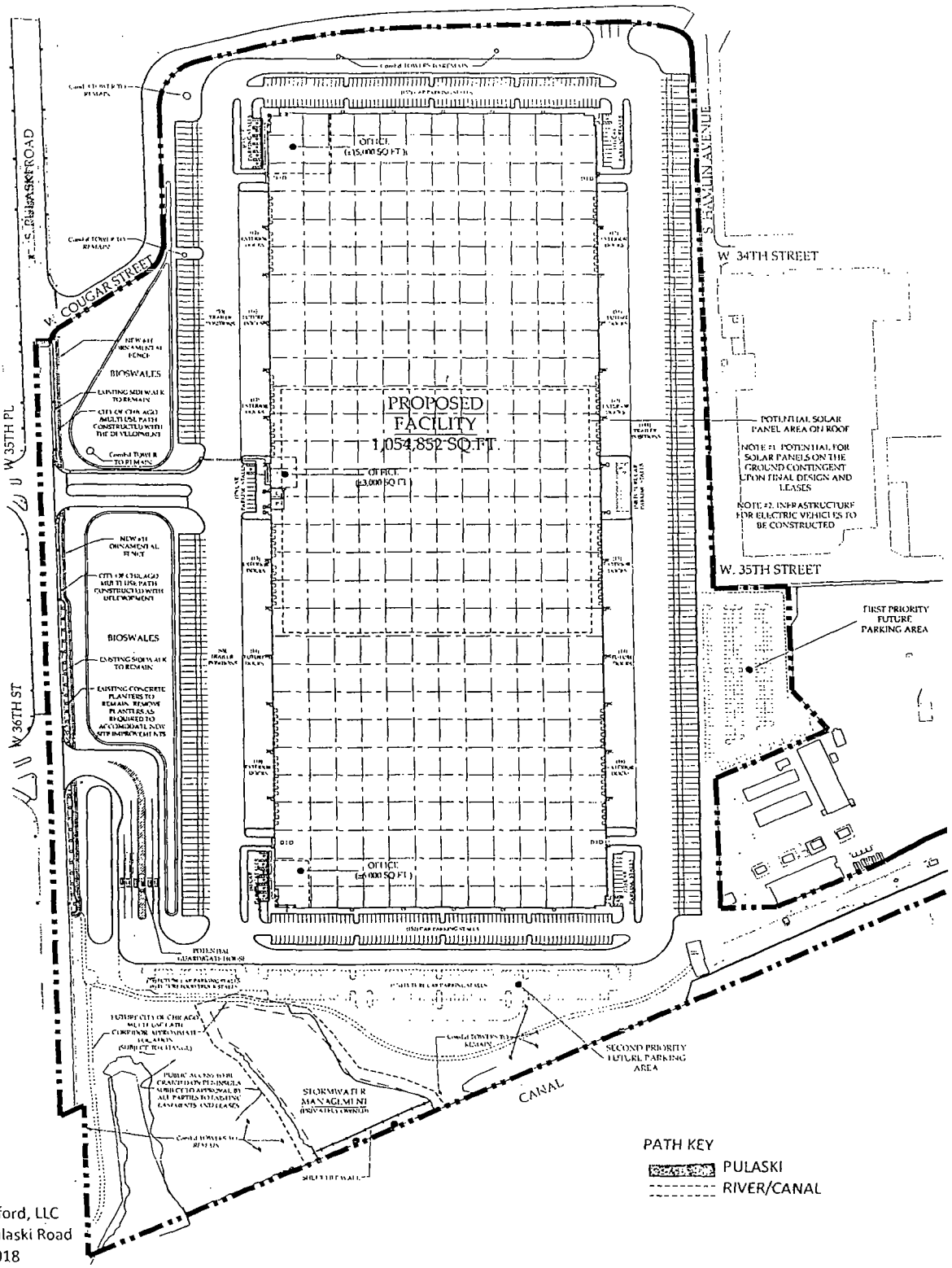

Applicant:	HRE Crawford, LLC
Address:	3501 S. Pulaski Road
Intro Date:	July 25, 2018
CPC Date:	September 13, 2018

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.

SITE PLAN 0 40 80 160 FEET

EXCHANGE 55 CHICAGO

Hilco. Redevelopment Partners

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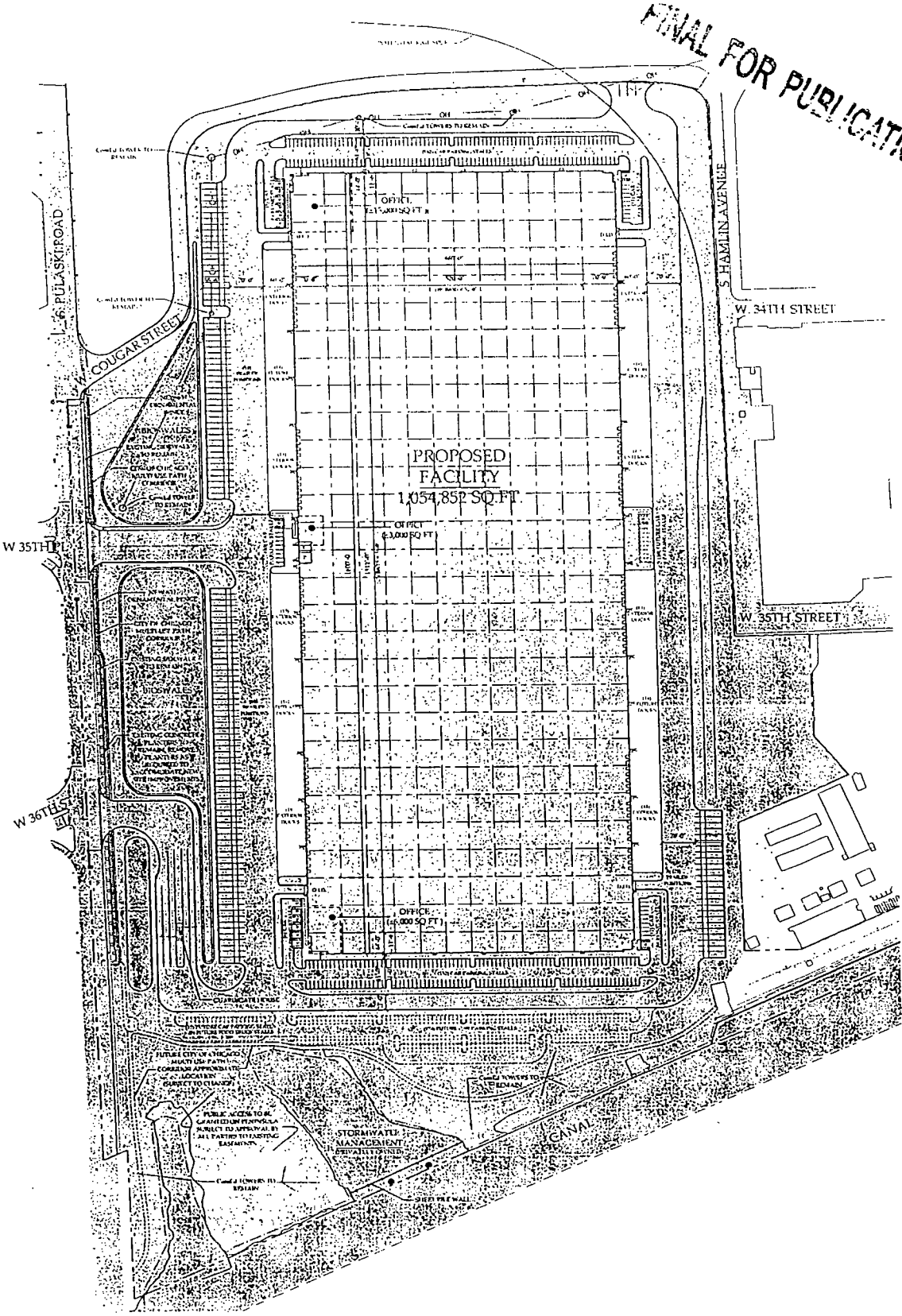
PROPOSED EXCHANGE 55 BUSINESS PARK

3501 S. PULASKI ROAD, CHICAGO, ILLINOIS

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

Cornerstone Architects Ltd

FINAL FOR PUBLICATION



ALTERNATE RAIL SERVED SITE PLAN

0 40 80 160 FEET

PLAN NORTH

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

EXCHANGE 55 CHICAGO

Hilco Redevelopment Partners

CORNERSTONE ARCHITECTS LTD 2018

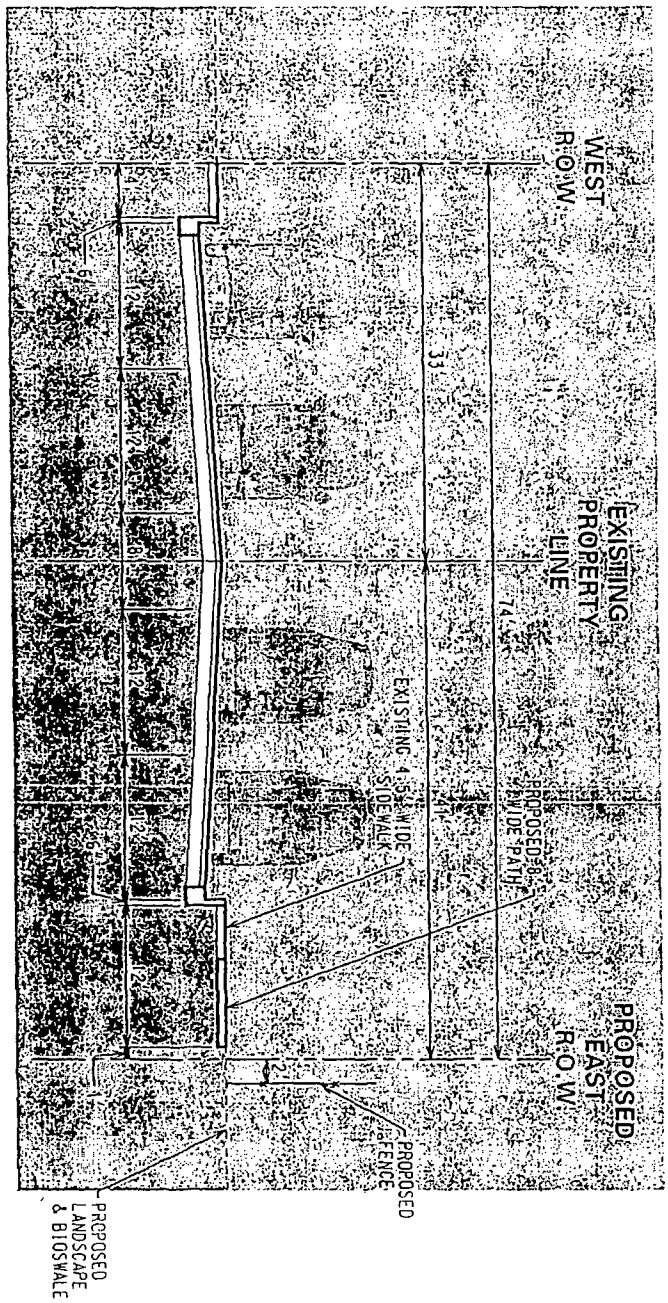
PROPOSED EXCHANGE 55 BUSINESS PARK

3501 S. PULASKI ROAD, CHICAGO, ILLINOIS

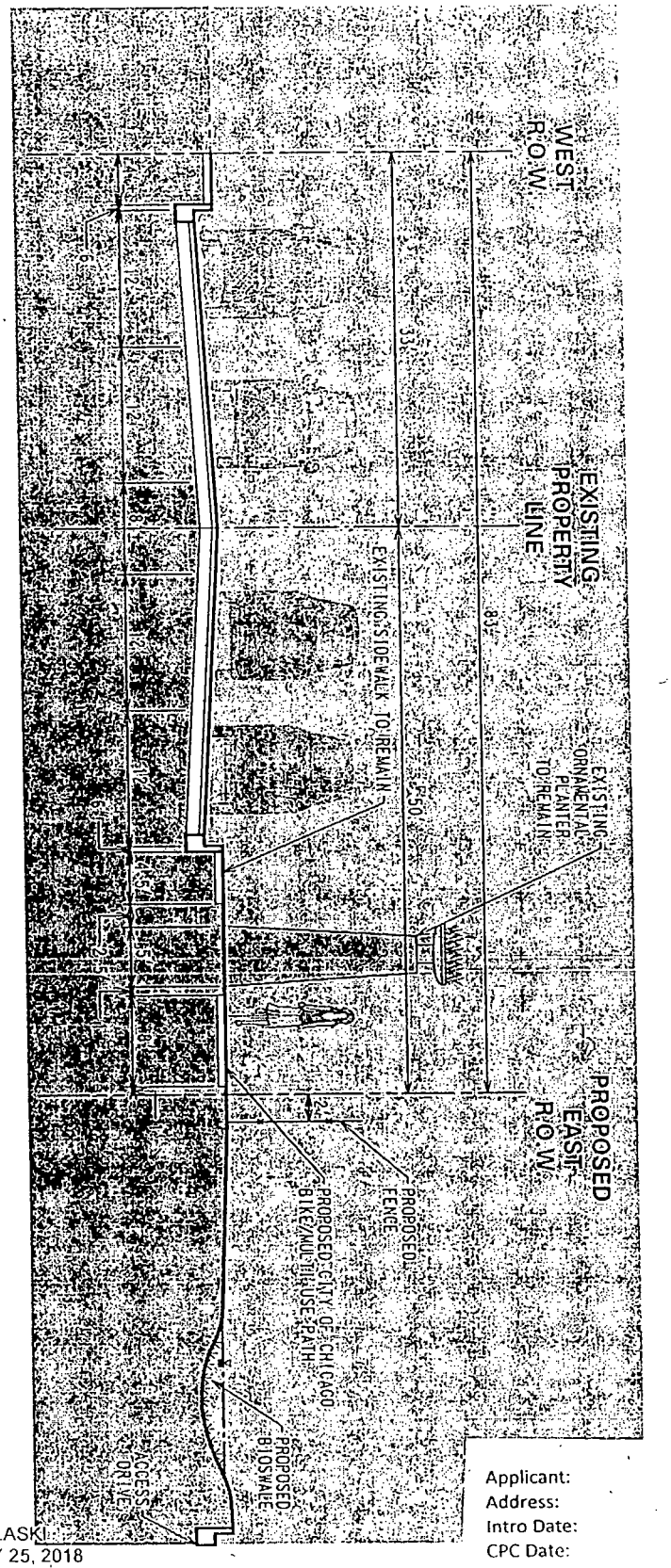
ID JULY 25, 2018
CPC SEPTEMBER 13, 2018 #16170

Cornerstone Architects Ltd

FOR PUBLICATION


PROPOSED EAST R.O.W.
PROPOSED 8' WIDE PATH
EXISTING PROPERTY LINE
EXISTING 4.5' WIDE SIDEWALK
PROPOSED FENCE
PROPOSED LANDSCAPE & BIOSWALE
WEST R.O.W.
33'
20'
14'
24'
2'
2'
12'
12'
12

FINAL FOR PUBLICATION



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

SPACECO INC.
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

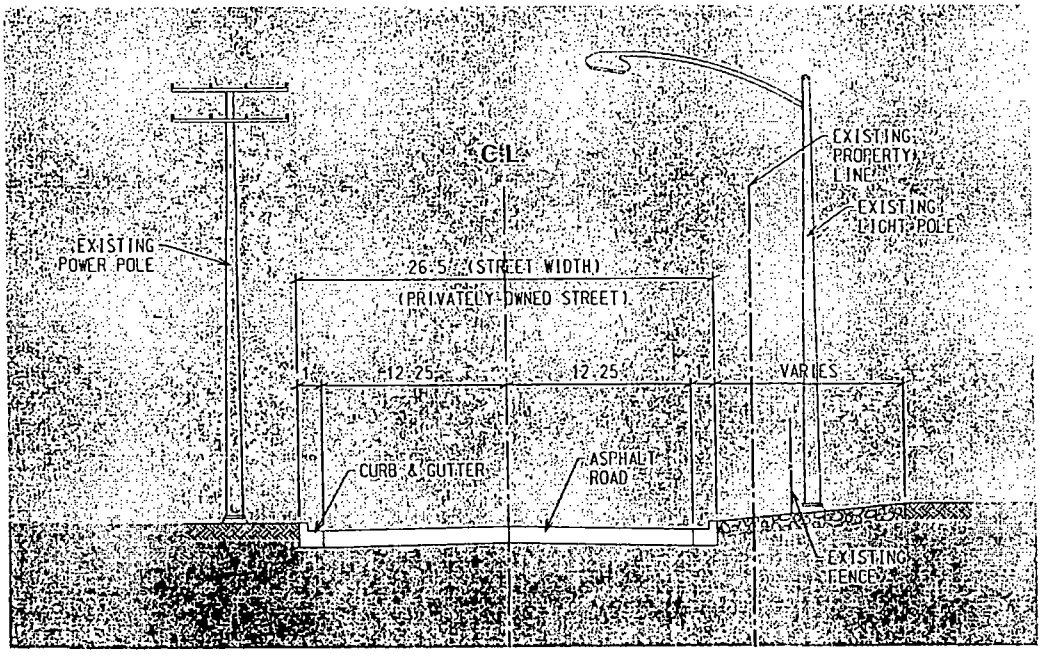
DATE: 09/07/18 | FILENAME: 9487EXH... | JOB NO: 9487

PULASKI ROAD CROSS-SECTION EXHIBIT

55 EXCHANGE BUSINESS PARK
CHICAGO, IL

N:\Projects\9487\EXHIBITS\X Sections-Streets\9487EXH-X Section-Pulaski with bike path.dgn Default User=adrivingueza

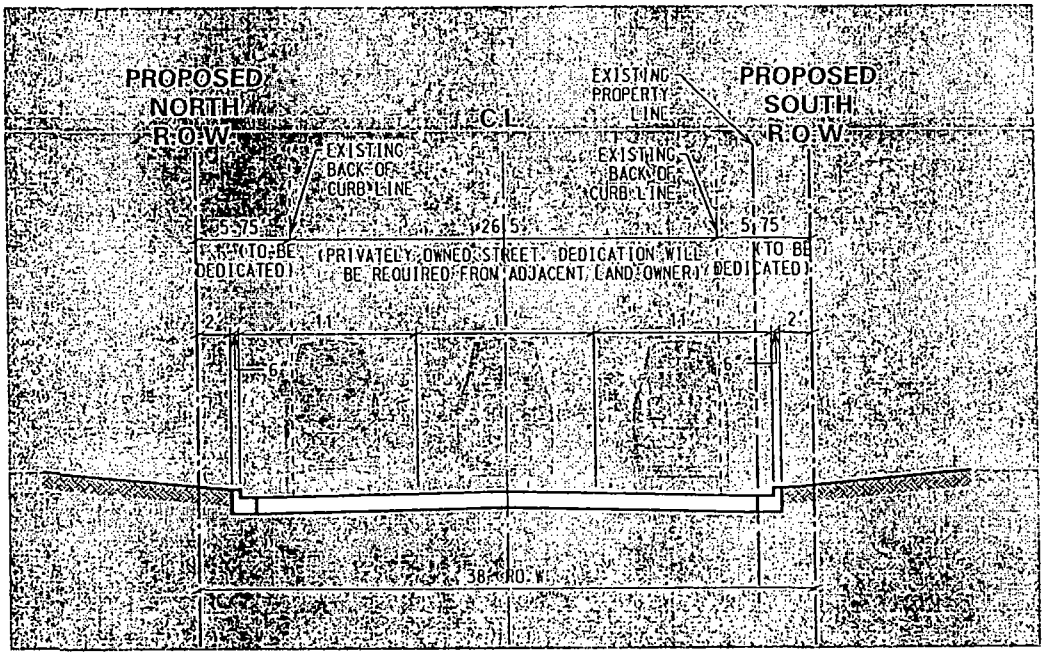
FINAL FOR PUBLICATION



COUGAR ST EXISTING SECTION

NTS

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



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

COUGAR ST PROPOSED SECTION

NTS

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

SPACECO INC.

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: 08/20/18 | FILENAME: 9487EXH... | JOB NO: 9487

COUGAR ST CROSS-SECTION EXHIBIT

55 EXCHANGE BUSINESS PARK

CHICAGO, IL

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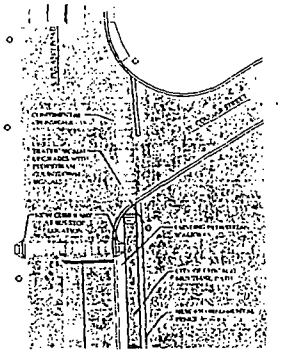
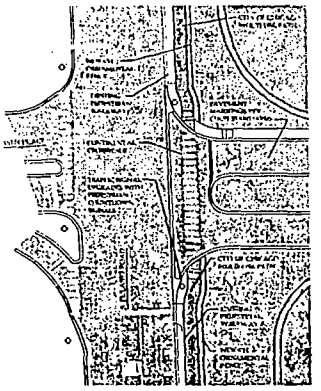


NOTE: REMOVAL OF THE UNCESSARY SIGNAL EQUIPMENT TO BE COMPLETED WITH THE IMPROVEMENTS TO THE EXISTING TRAFFIC SIGNALS

W COUGAR & PULASKI INTERSECTION

PLAN NORTH

0 15 30 60 FEET

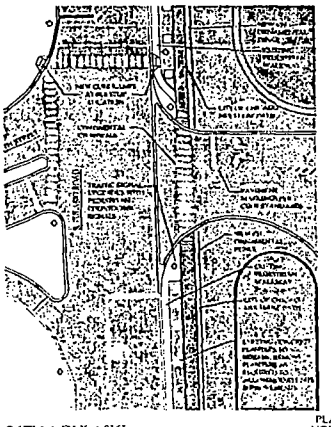


NOTE: HILCO REDEVELOPMENT PARTNERS TO CONSTRUCT LAST LEG OF SIGNAL IMPROVEMENTS, PEOPLES GAS TO CONSTRUCT THE REMAINING SIGNAL IMPROVEMENTS REMOVAL OF THE UNCESSARY SIGNAL EQUIPMENT TO BE COMPLETED WITH THE IMPROVEMENTS TO THE EXISTING TRAFFIC SIGNALS

35TH & PULASKI INTERSECTION

PLAN NORTH

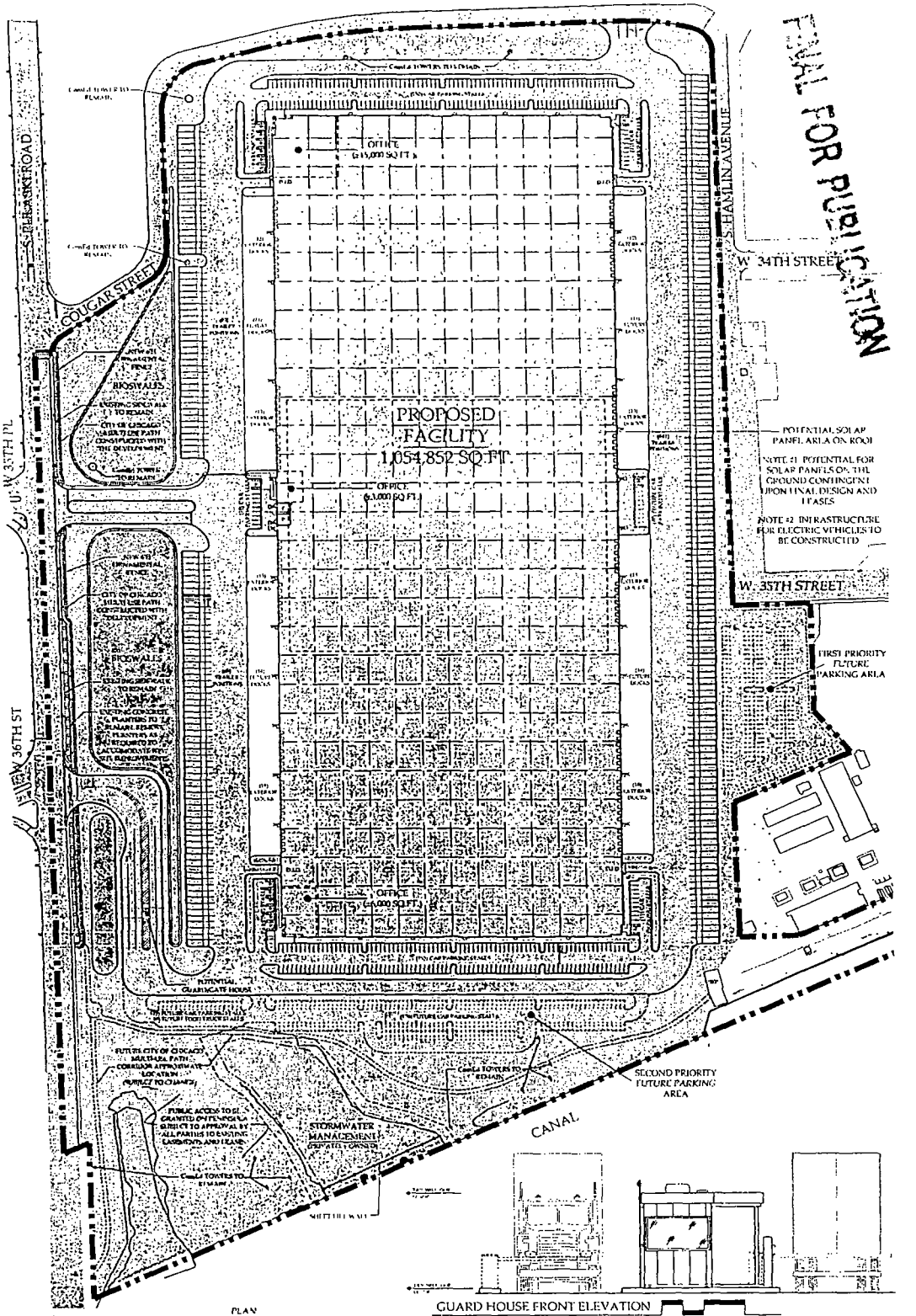
0 40 80 1600 FEET



36TH & PULASKI INTERSECTION

PLAN NORTH

0 40 80 1600 FEET



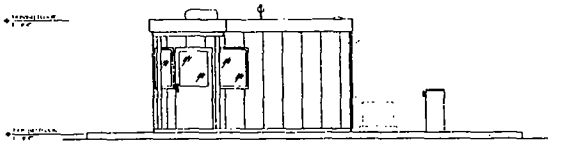
PLAN NORTH

0 40 80 1600 FEET

Intersection Improvements and Guard House Details

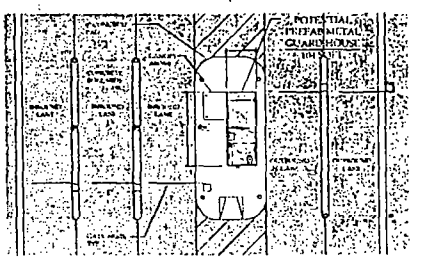
GUARD HOUSE FRONT ELEVATION

0 2 4 8 FEET



GUARD HOUSE SIDE ELEVATION

0 2 4 8 FEET



POTENTIAL GUARD HOUSE PLAN

NOTE: SUBJECT TO FINAL DESIGN

PLAN NORTH

0 40 80 1600 FEET

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

EXCHANGE 55 CHICAGO

Hilco. Redevelopment Partners

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PROPOSED EXCHANGE 55 BUSINESS PARK

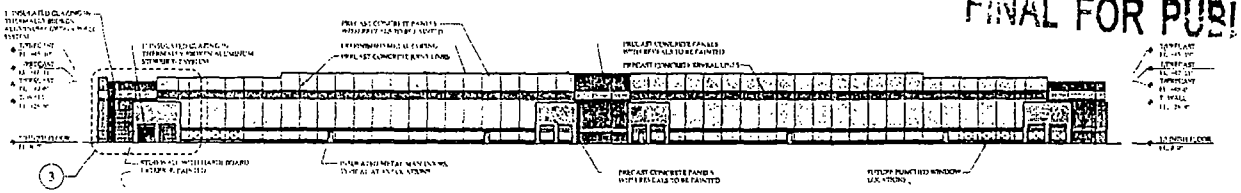
3501 S PULASKI ROAD, CHICAGO ILLINOIS

ID JULY 25, 2018
CPC SEPTEMBER 19, 2018 #16170

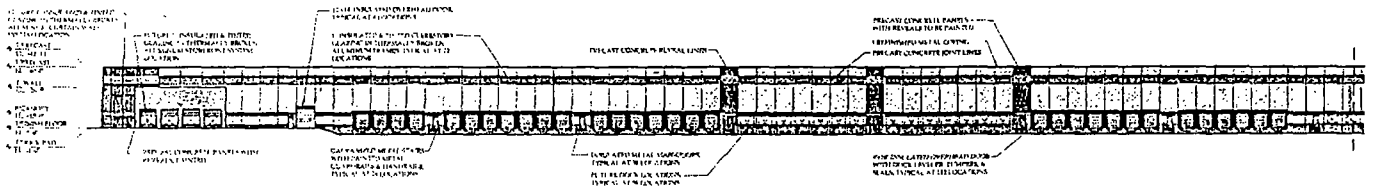
Cornerstone Architects Ltd.

FINAL FOR PUBLICATION

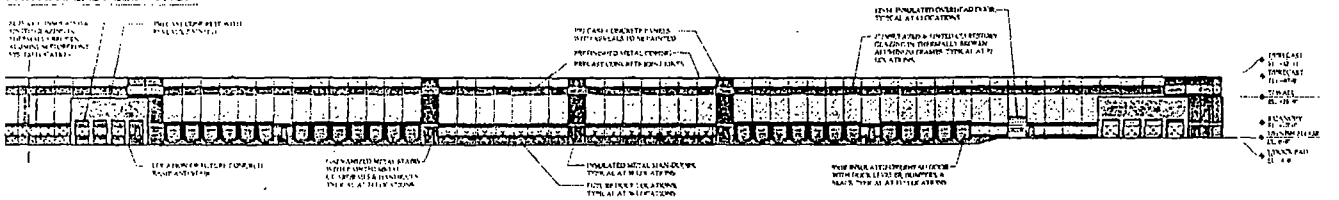
FINAL FOR PUBLICATION



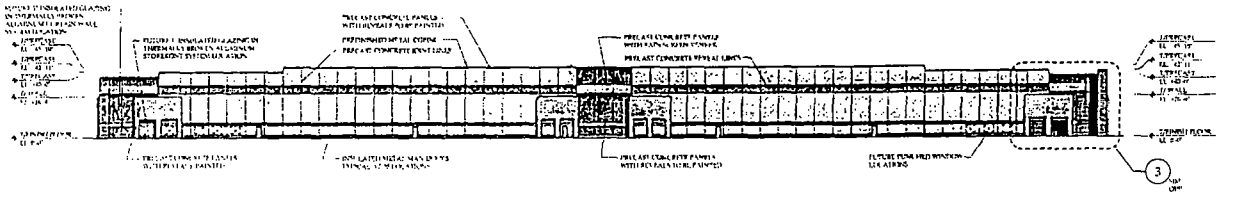
SOUTH ELEVATION



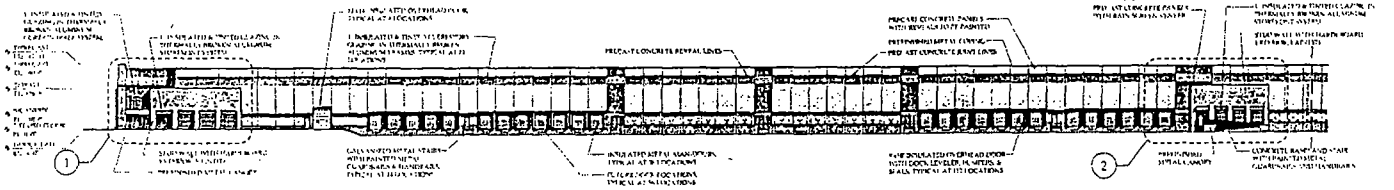
PARTIAL EAST ELEVATION.



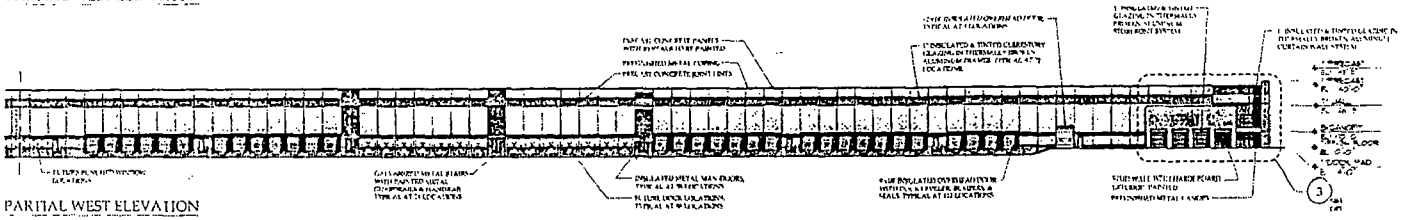
PARTIAL EAST ELEVATION



NORTH ELEVATION



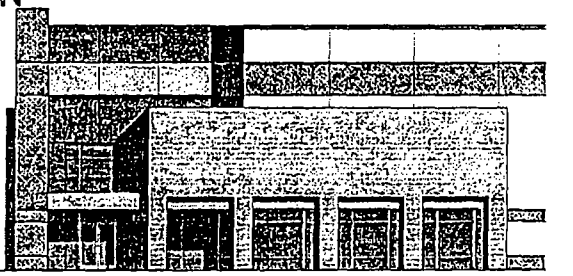
PARTIAL WEST ELEVATION



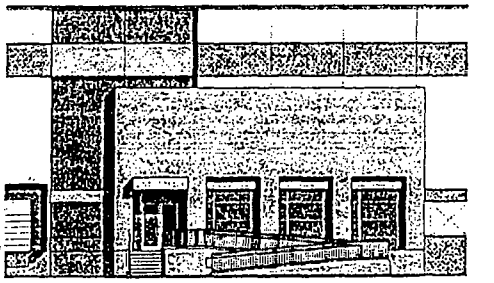
PARTIAL WEST ELEVATION

ELEVATIONS
SCALE 1/32" = 1'-0" 0 16 32 64 FEET

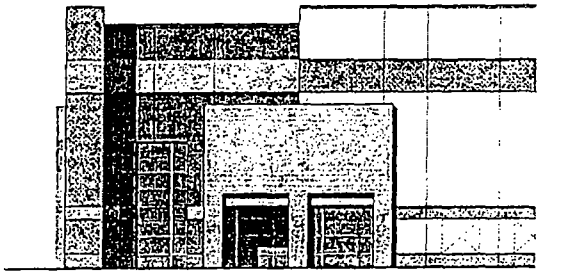
NOTE: POTENTIAL FOR SOLAR PANELS TO BE ADDED IN THE FUTURE



1 ENLARGED CORNER ENTRY ELEVATION



2 ENLARGED CENTER ENTRY ELEVATION



3 ENLARGED CORNER ELEVATION

ELEVATIONS
SCALE 1/8" = 1'-0" 0 4 8 16 FEET

PROPOSED ELEVATIONS

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

EXCHANGE 55 CHICAGO

Hilco. Redevelopment Partners

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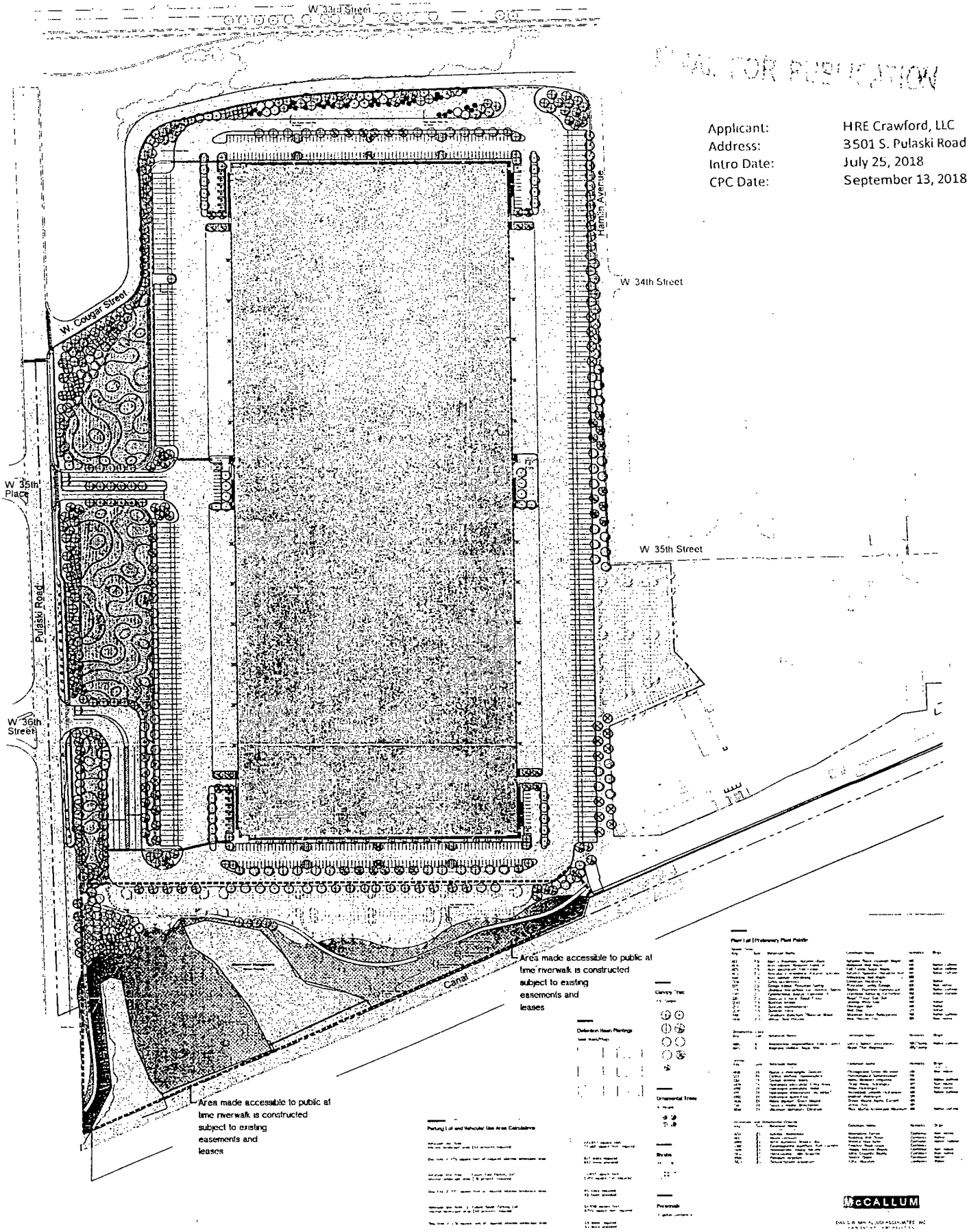
Cornerstone Architects Ltd



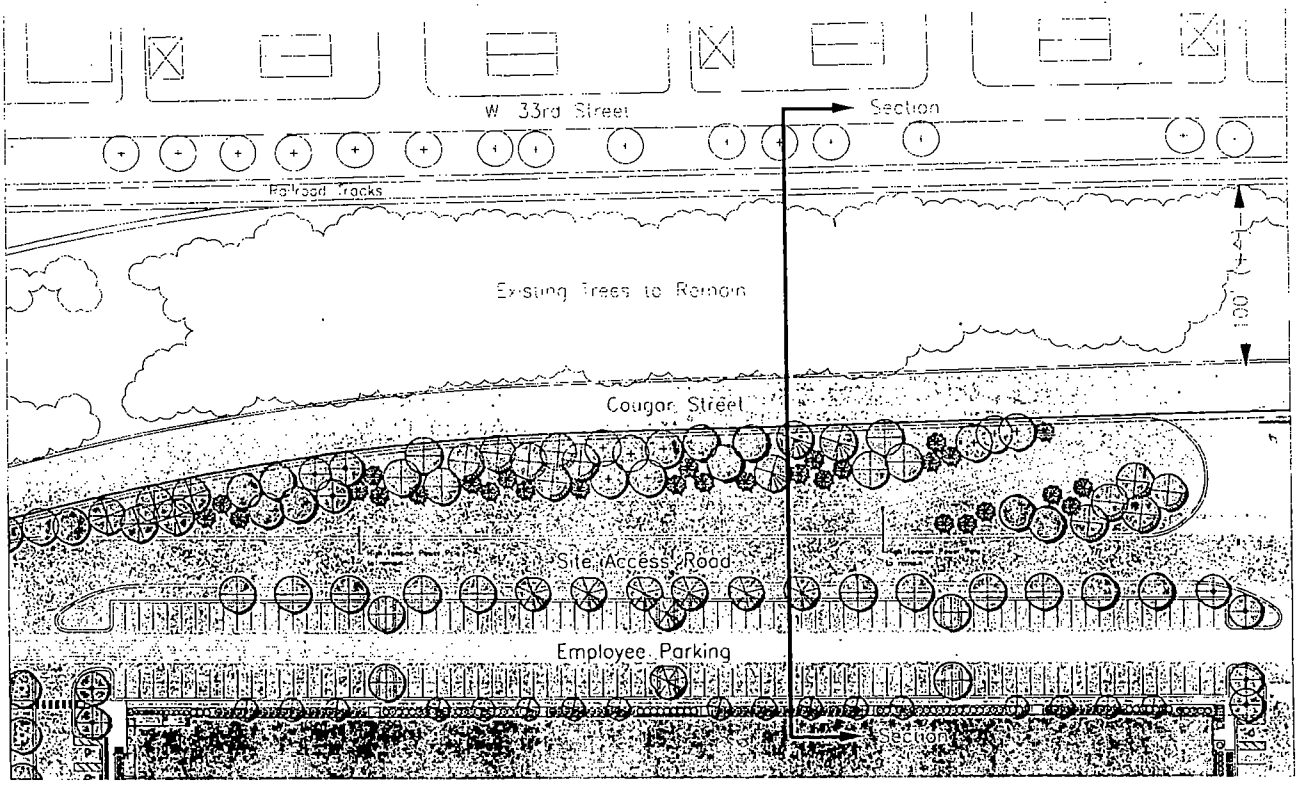
PLAN FOR PUBLICATION

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

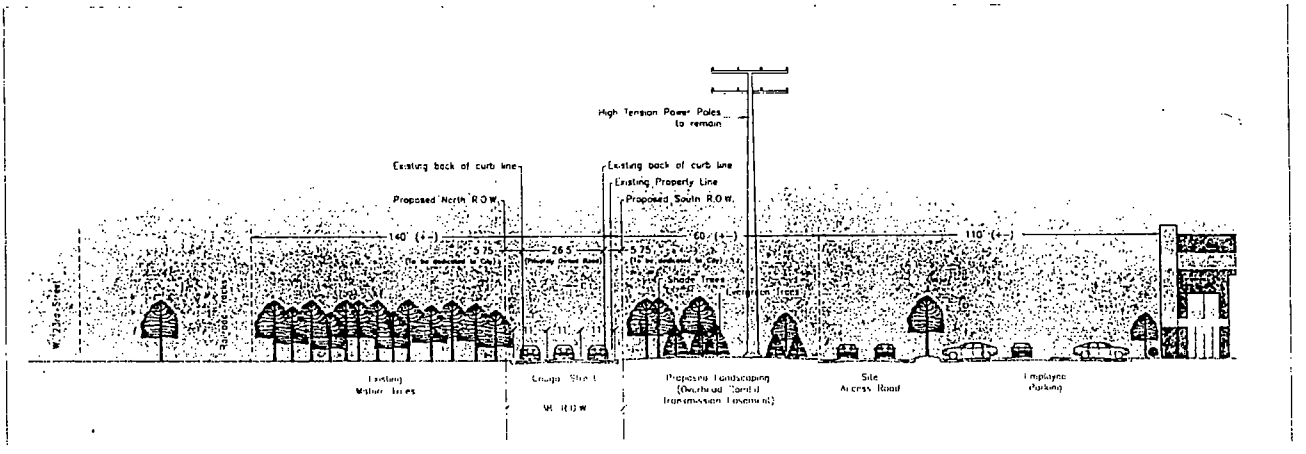
PROPOSED EXCHANGE 55 BUSINESS PARK

CHICAGO, ILLINOIS

FINAL FOR PUBLICATION



Plan



Section

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

McCALLUM

Hilco. Redevelopment Partners

Cornerstone Architects Ltd.

North Landscape
L1.0

PROPOSED EXCHANGE 55 BUSINESS PARK

CHICAGO ILLINOIS

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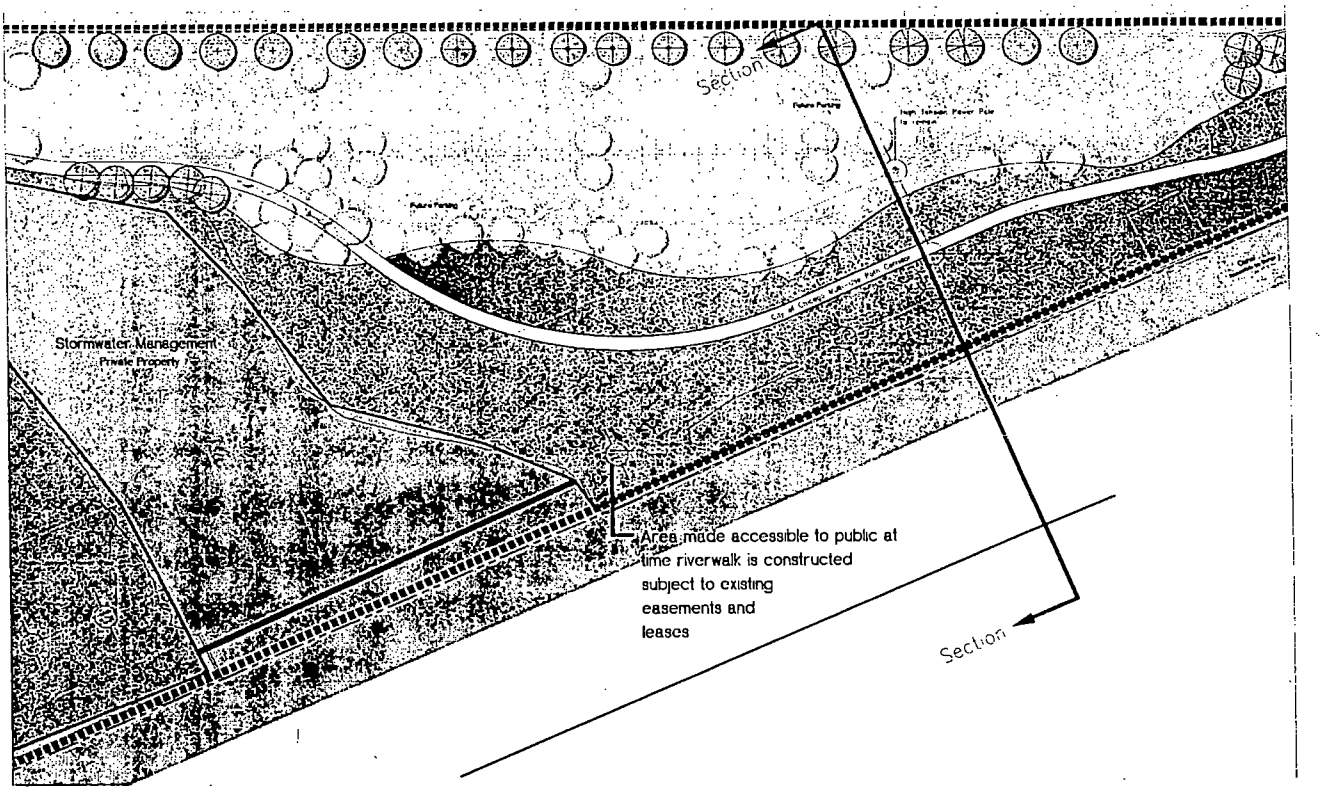
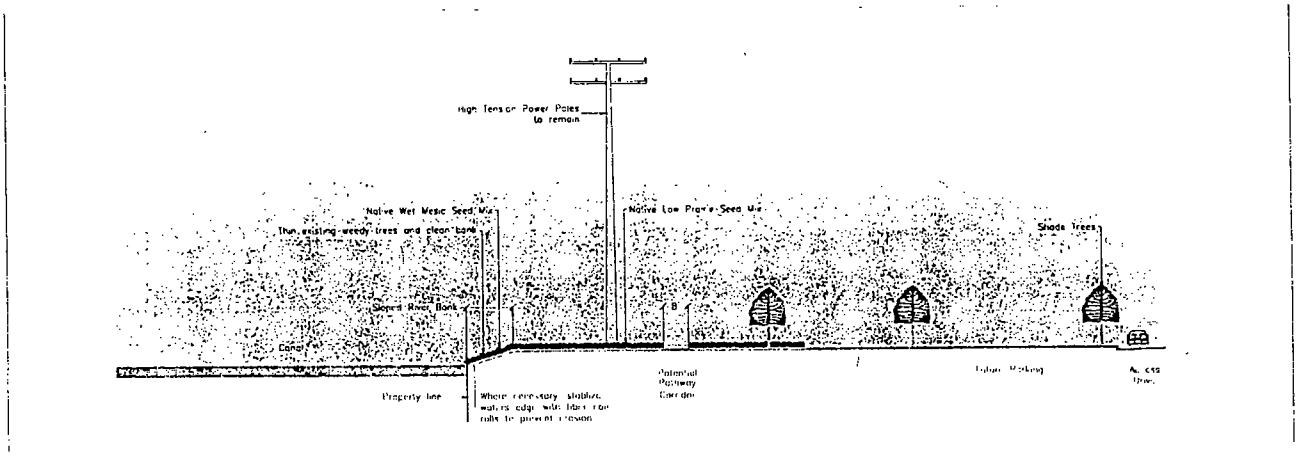


Plan



Section

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

McCALLUM

Hilco Redevelopment Partners

Cornerstone Architects Ltd.

South Landscape
L2.0

PROPOSED EXCHANGE 55 BUSINESS PARK

CHICAGO ILLINOIS

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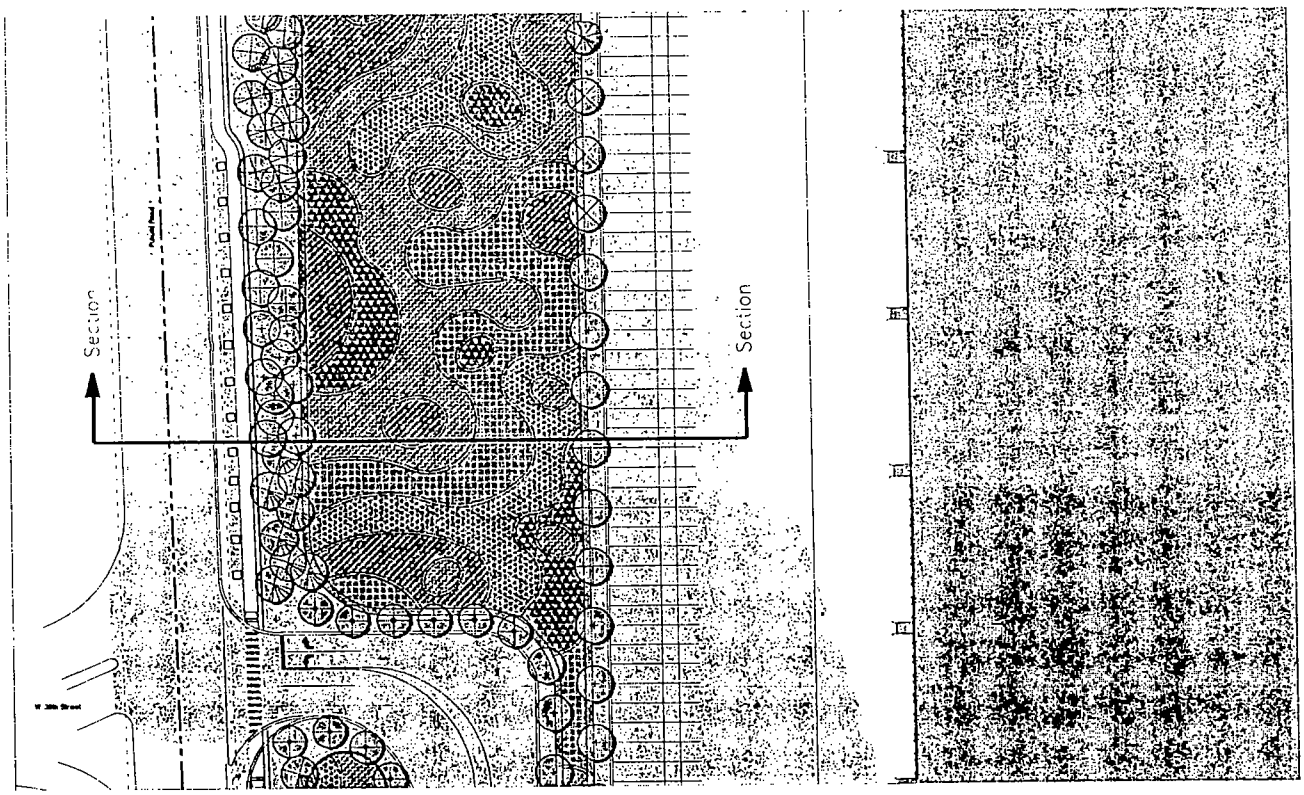
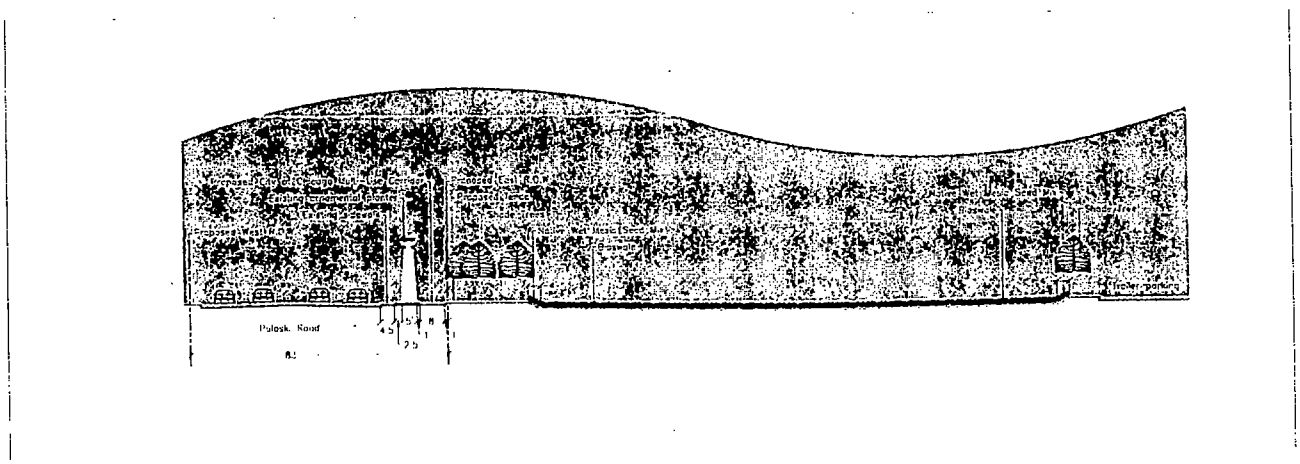


Plan



Section

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

McCALLUM

Hilco Redevelopment Partners

Cornerstone Architects Ltd.

West Landscape
L3.0

PROPOSED EXCHANGE 55 BUSINESS PARK

CHICAGO ILLINOIS

App # 19766

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Daniel S. Solis
Chairman, City Council Committee on Zoning

From: _____
David L. Reiman
Commissioner
Department of Planning and Development

Date: September 13, 2018

Re: Proposed Planned Development (generally located at 3501 S. Pulaski Road)

On September 13, 2018, the Chicago Plan Commission recommended approval of a proposed Planned Development submitted by the Applicant, HRE Crawford, LLC, for the property generally located at 3409-3701 South Pulaski Road, 3318-3460 South Hamlin Avenue and 3747-57 West 35th Street. The applicant is proposing to construct a 52' tall, approximately 1,060,000 square foot warehouse/distribution facility, with a maximum of 188 loading berths and a minimum of 225 accessory, vehicular, parking spaces as well as landscaped open areas on the overall 70 acre site. The site is currently zoned M3-3 (Heavy Industry) and will remain as such prior to the establishment of the proposed Planned Development.

A copy of the proposed ordinance, planned development statements, exhibits, bulk table, staff report and Chicago Plan Commission resolution are attached. I would very much appreciate your assistance in having this matter heard at the next possible City Council Committee on Zoning. If you have any questions in this regard, please do not hesitate to contact me at 744-9476. Thank you.

Cc: Anna Robles

PD Master File (Original PD, copy of memo)