



CHICAGO PLAN COMMISSION

Department of Planning and Development

NEW PLANNED DEVELOPMENT

4041 W. Ogden Avenue

22nd Ward

IDI Logistics – DLA Piper

4/18/24



Project Description

The Applicant is proposing the following:

- Zoning map amendment to include to construct a one-story, 246,200 sf industrial building for IDI Logistics
- Rezone the entire planned development from M1-2/C2-2 **to M1-2** then **to Industrial Planned Development** to permit the redevelopment of the 15.5-acre site, currently occupied by several pre-war vernacular industrial buildings.



Population:

- 34,794 residents; 16.7% decrease (2000-2020)

Demographics:

- 5.0% White, 80.2% Black, 12.8% Latino & 2.0% Other

Educational Attainment:

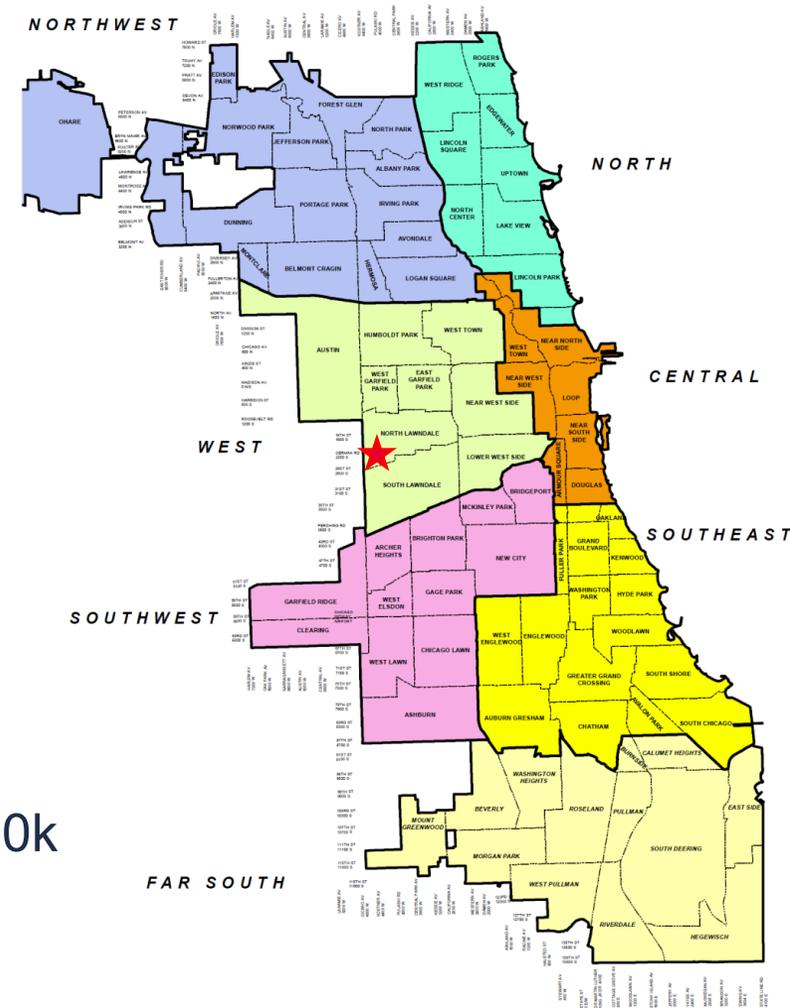
- 9.7% Bachelor's Degree, 5.4% Graduate Degree

Income Disparities:

- 66.9% households earn \$50k or less, 4.6% earn more than \$150k

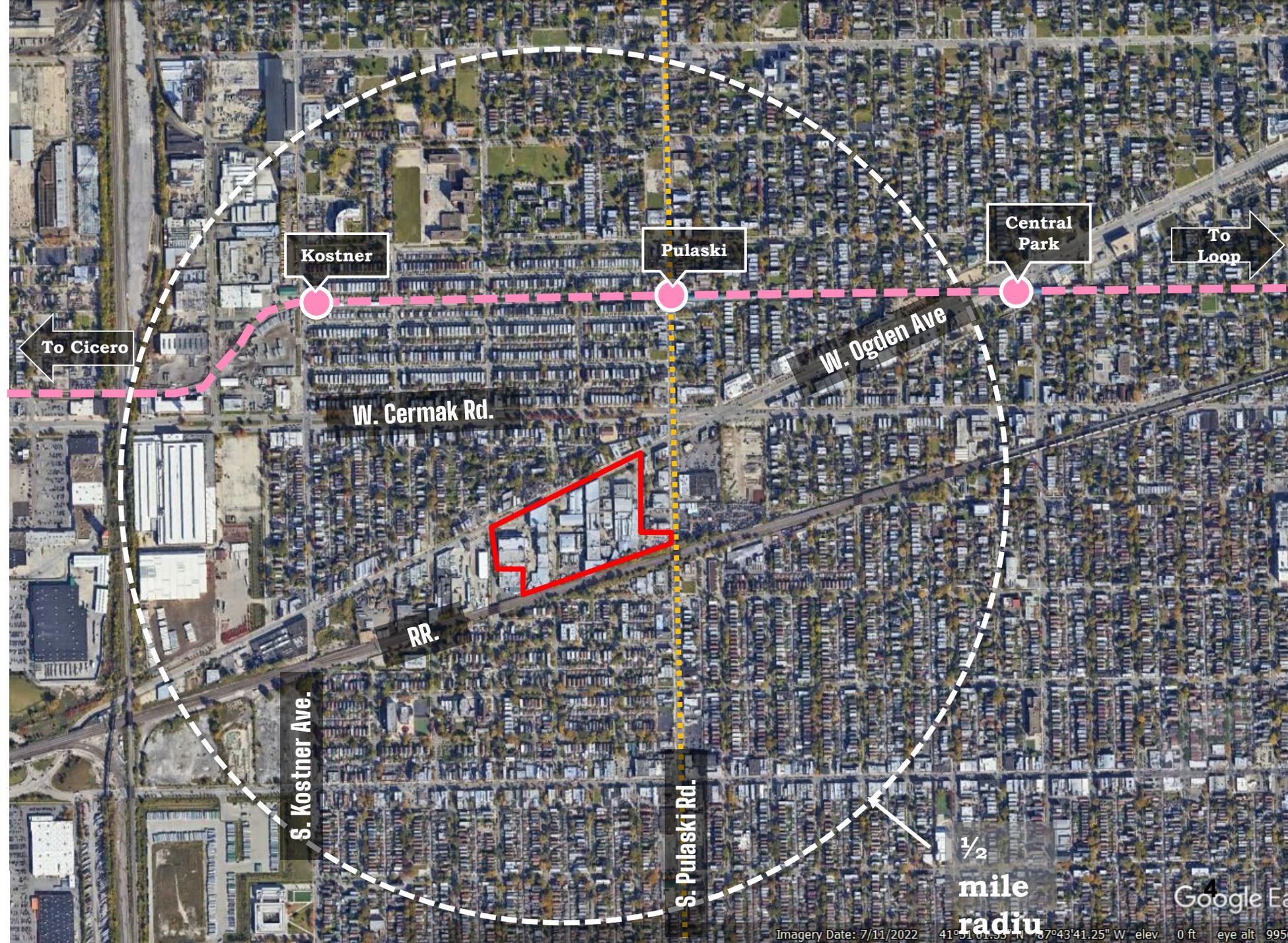
Housing:

- 76.2% renter-occupied, 23.8% owner-occupied



Context Map

-  Proposed PD Boundary
-  CTA Pink Line Station
-  CTA Pink Line



4041 W. OGDEN

Bird's Eye View



**SOUTH LAWNSDALE /
LITTLE VILLAGE**

S. PULASKI RD.

S. KEDVALE AVE.

W. OGDEN AVE.

S. KEELER AVE.

**NORTH LAWNSDALE
TRIANGLE COMMUNITY**

**W. CERMAK RD. (22ND
ST.)**

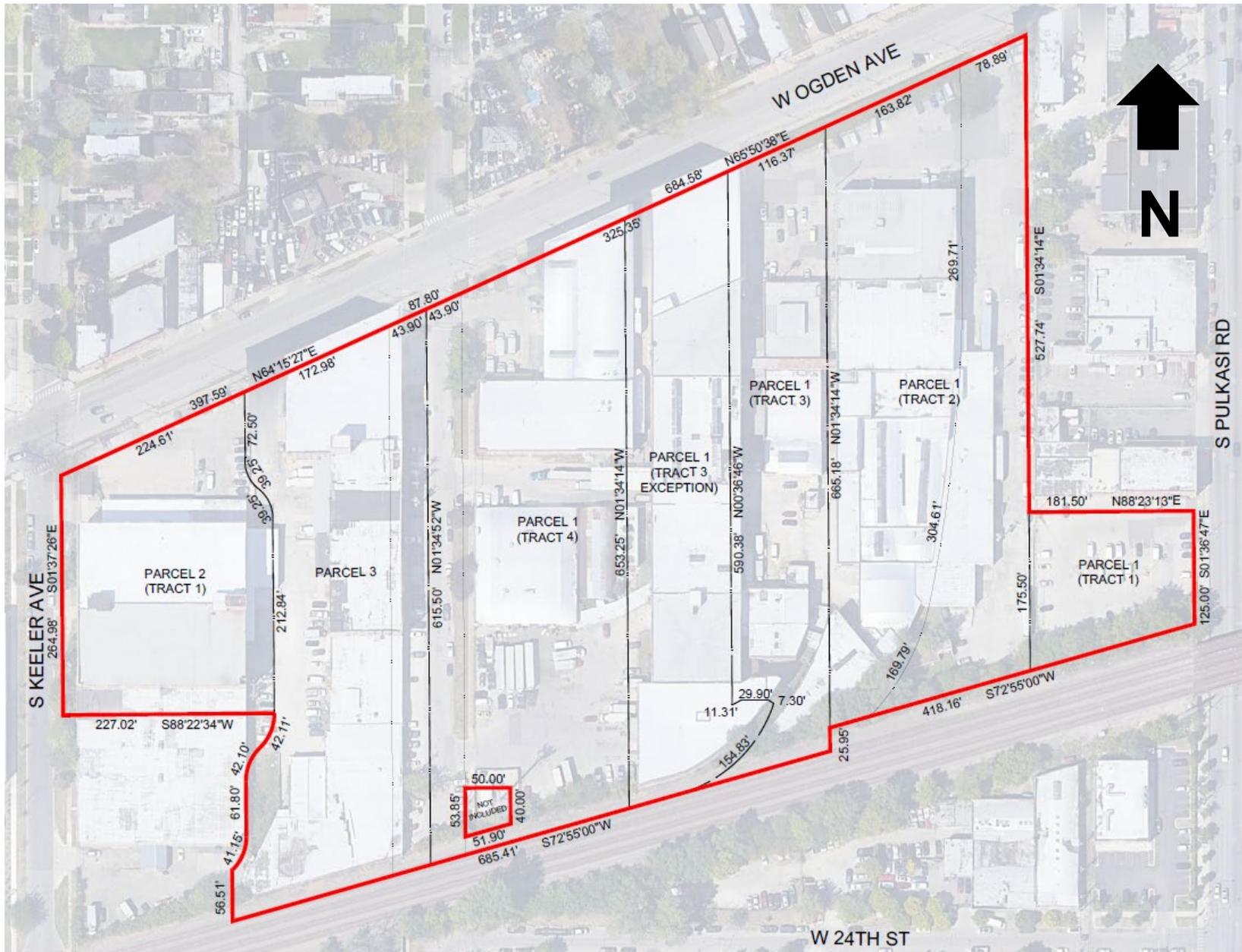
S Pulaski Rd & W Ogden Ave



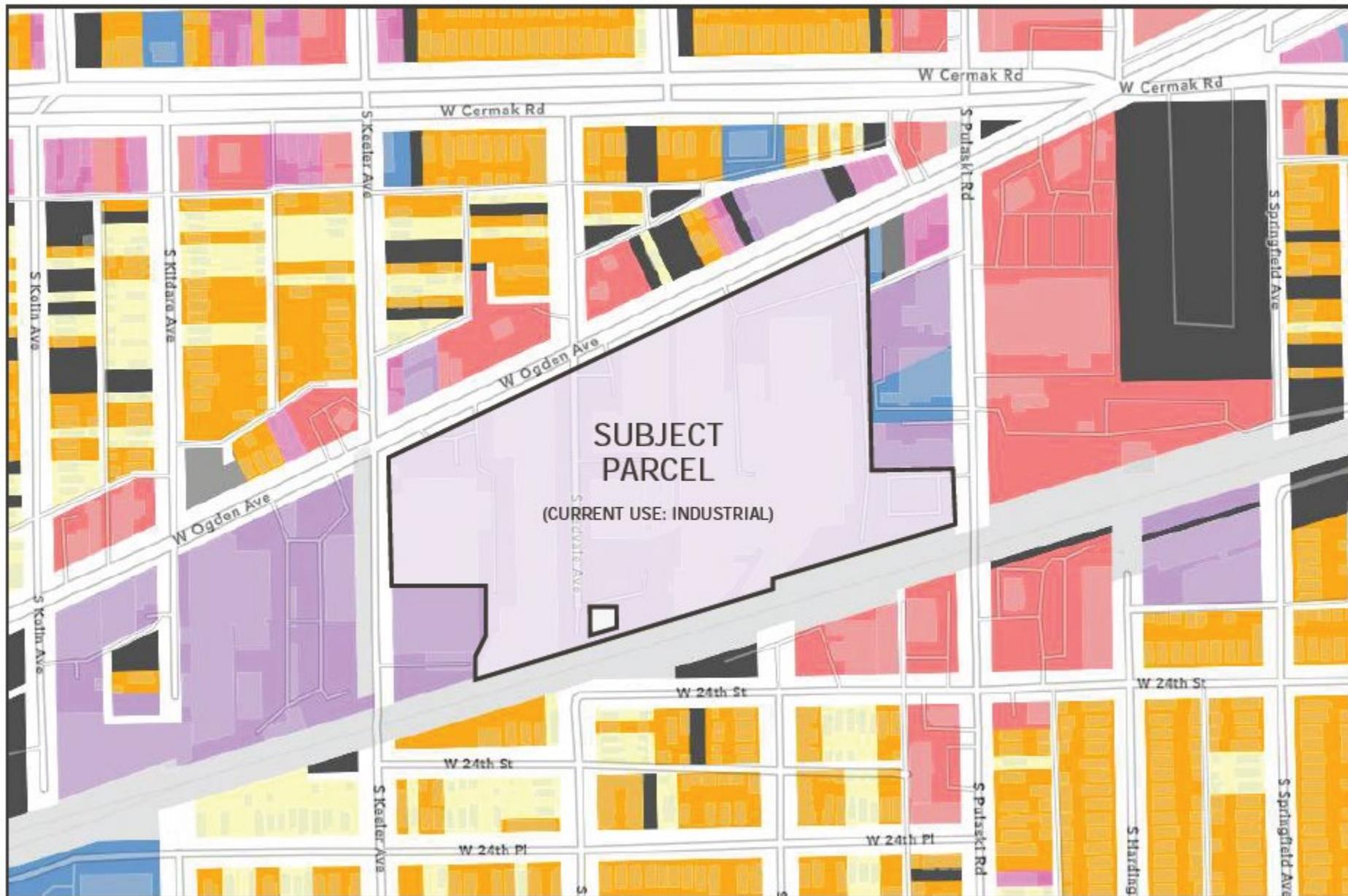


Project Overview

- The Applicant requests a change of the Subject Property from M1-2/C2-2 to a unified M1-2, then to Industrial Planned Development.
- The development will invest \$44m in the North Lawndale neighborhood on Chicago's West Side
- The project will require demolition of existing structures.
- Single story, 246,200 square foot speculative industrial building.
- 26 loading docks, 271 auto parking stalls, and overall FAR of .38.



SITE CONTEXT PLAN

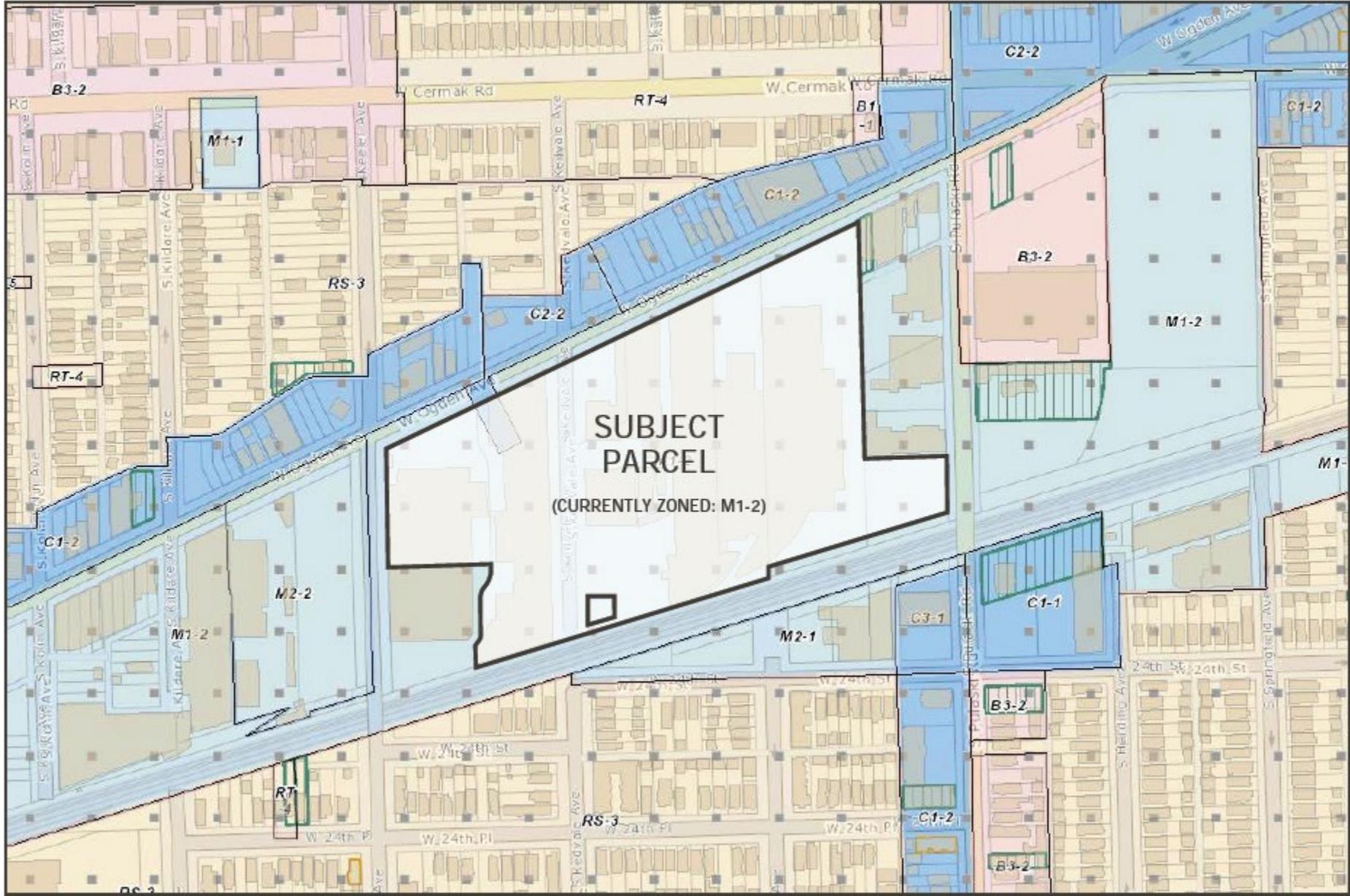


LAND USE LEGEND

- SINGLE FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- COMMERCIAL
- MIXED COMMERCIAL / RESIDENTIAL
- INDUSTRIAL
- INSTITUTIONAL
- OPEN SPACE
- AGRICULTURAL
- WATER
- TRANSPORTATION / COMMUNICATION / UTILITIES
- UNDER CONSTRUCTION
- VACANT
- NON-PARCEL / UNCLASSIFIABLE

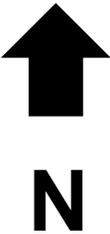
THE DATA AND ACCOMPANYING DOCUMENTATION ARE AVAILABLE ON THE CMAP DATA HUB



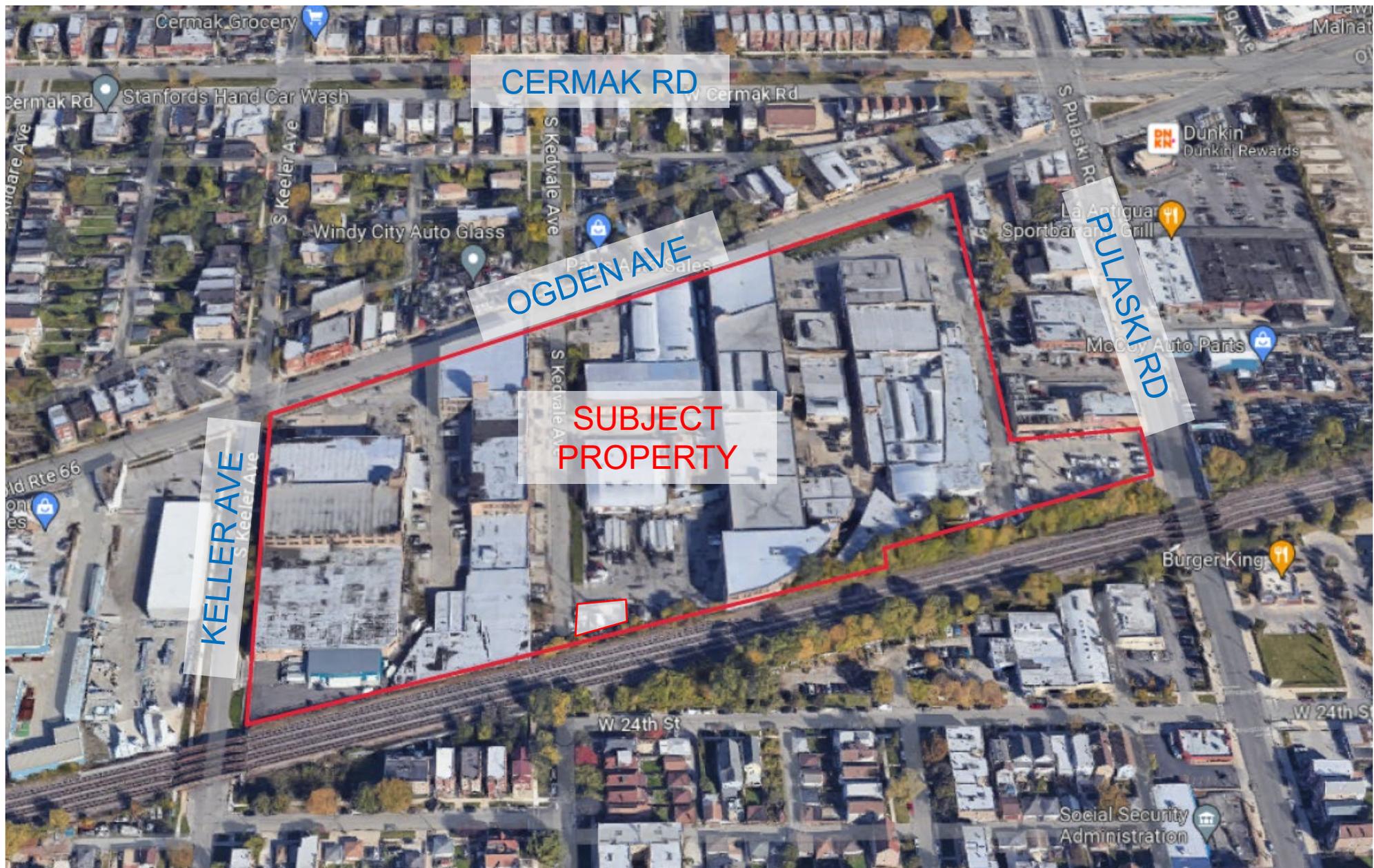


LAND USE LEGEND

- BUSINESS
- COMMERCIAL
- MANUFACTURING
- RESIDENTIAL
- PLANNED DEVELOPMENT
- PLANNED MANUFACTURING
- DOWNTOWN MIXED
- DOWNTOWN CORE
- DOWNTOWN RESIDENTIAL
- DOWNTOWN SERVICE
- TRANSPORTATION
- PARK AND OPEN SPACE



LAND USE CONTEXT PLAN - ZONING



AERIAL VIEW LOOKING NORTH



SUBJECT
PROPERTY

PULASKI RD

OGDEN AVE

KEELER AVE



AERIAL VIEW LOOKNG SOUTH

Existing Conditions – NW Corner



Proposed Redevelopment – NW Corner

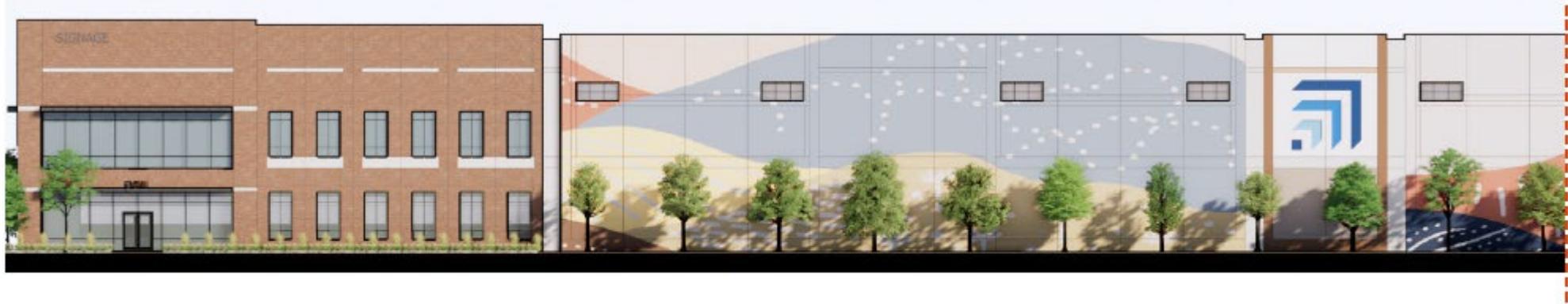


View from Ogden Ave. Looking South

	Existing Conditions	Proposed Redevelopment
Square Feet	600,000	246,200
Dock/Drive-in Doors	80	26
Year(s) Built	late 1800's - 1940's	2025
Environmental Condition	\$2M clean up required	clean & safe
Curb Cuts/Access Drives	7	3

PROPOSED SPEC INDUSTRIAL BUILDING

Proposed Redevelopment – NE Corner



Existing Conditions – NE Corner



View from Ogden Ave. Looking South

PROPOSED BUILDING

Proposed Redevelopment – Center Facade



Existing Conditions

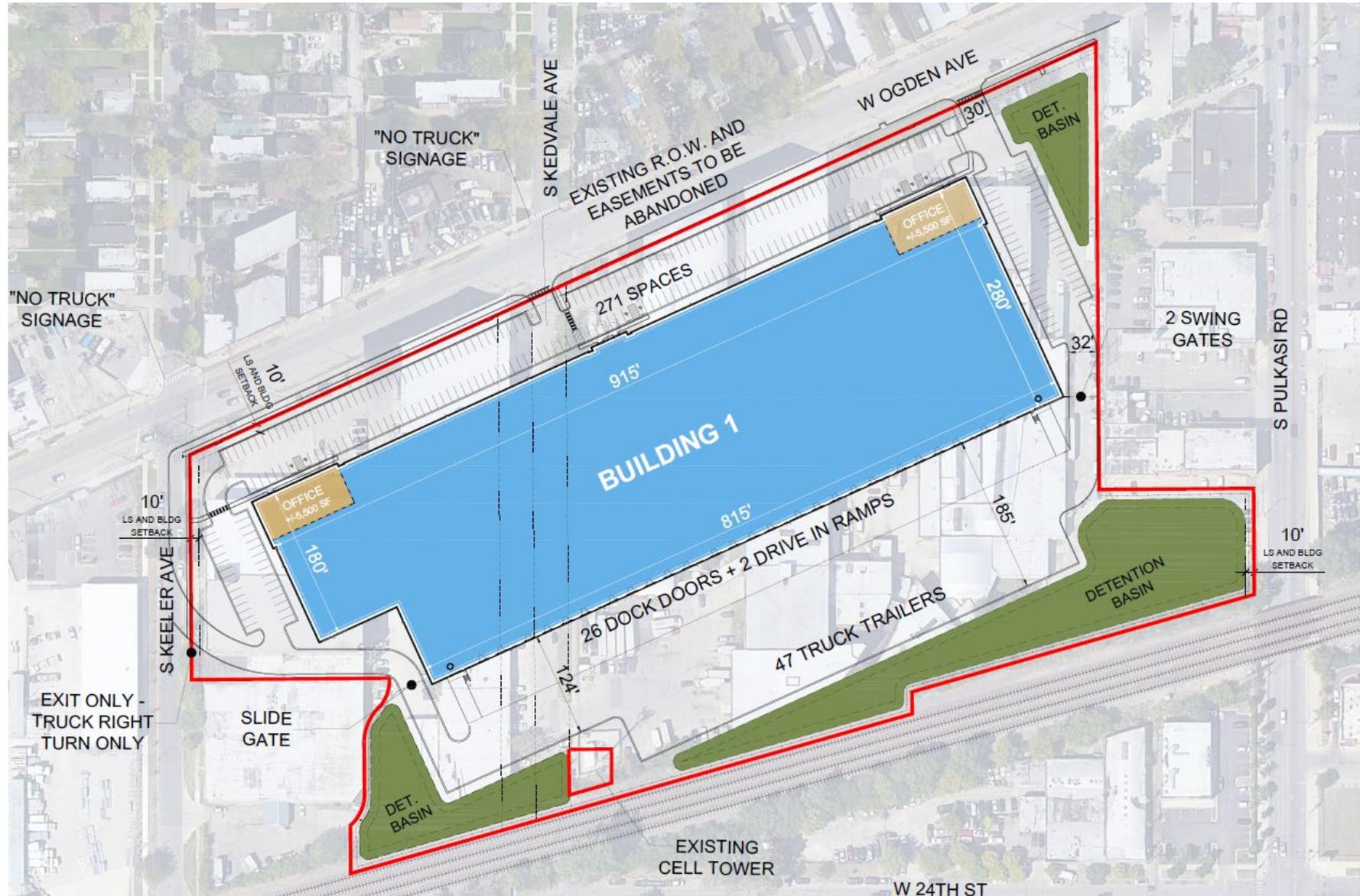


View from Ogden Ave. Looking South

PROPOSED BUILDING

★ Planning Context

- Estimated development timeline: 9 months from construction start



Project Timeline + Community Outreach

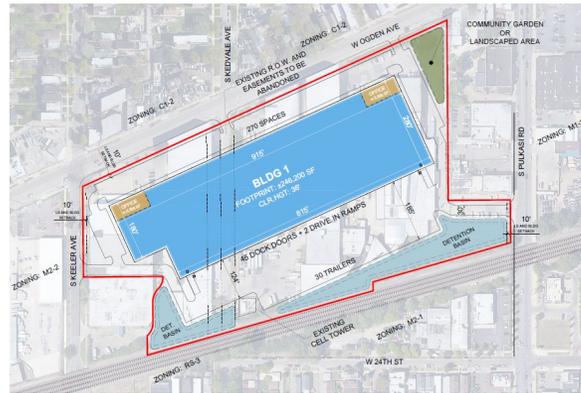
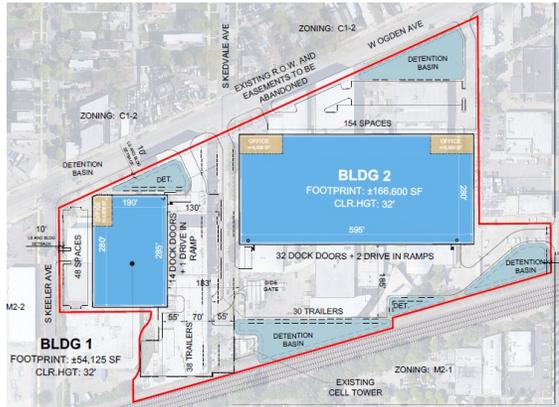
- PD Filing | January 23, 2024
- Initial Advisory Committee Meeting: April 24, 2023
- 2nd Advisory Committee Meeting: August 22, 2023
- 3rd Advisory Committee Meeting: September 21, 2023
- 4th Advisory Committee Meeting: October 12, 2023
- 5th Advisory Committee Meeting: February 27, 2024
- PD Community Meeting: December 13, 2023

SITE PLAN CHANGES

- IDI proposes to restrict truck traffic exiting the site onto Keeler to be northbound only.
- IDI eliminated access to/from Pulaski, routing all trucks to exit via Keeler.
- IDI amended the site plan from two buildings to one single building fronting Ogden.

Project Timeline + Community Outreach

BEFORE



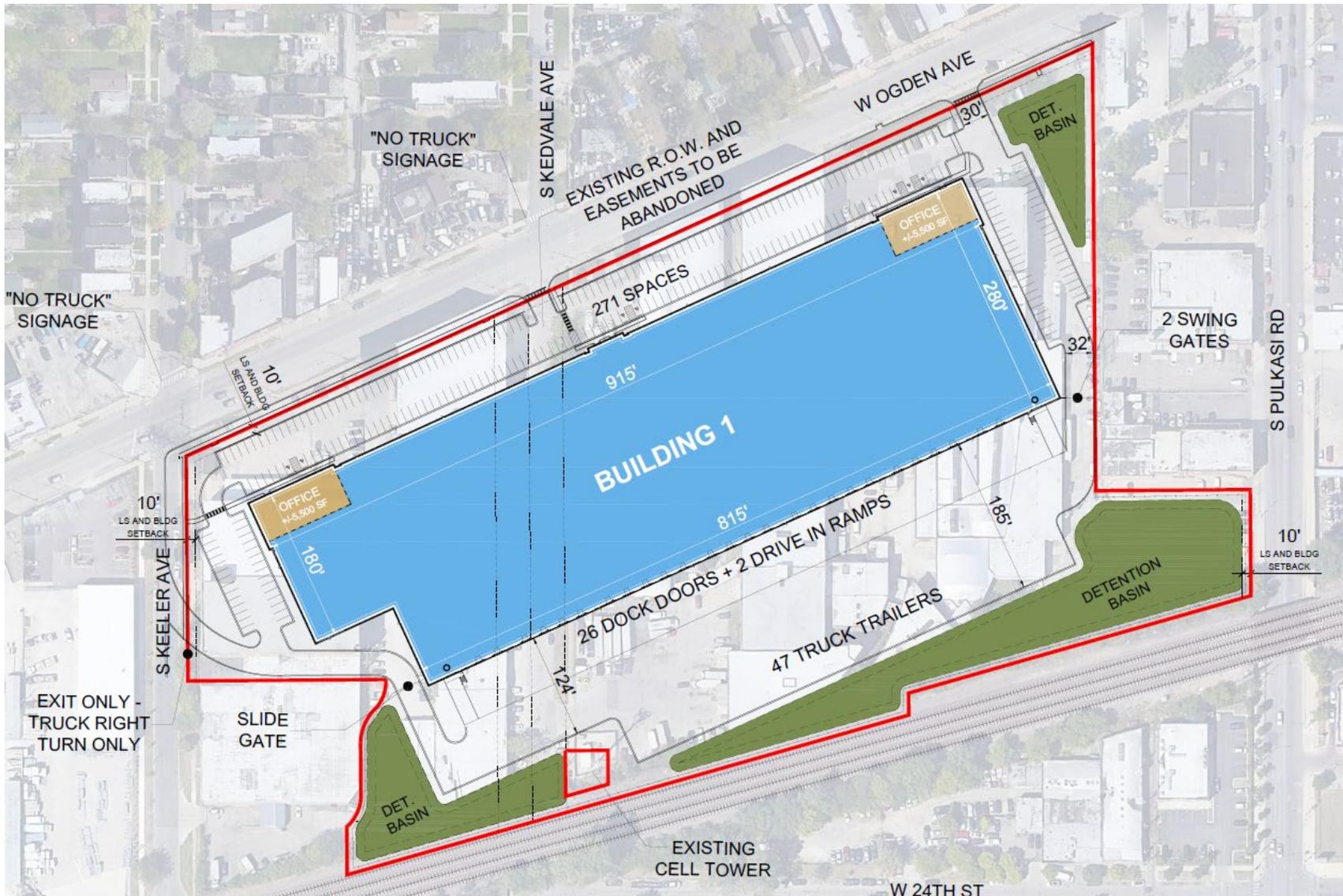
- Two buildings
- Truck access on Pulaski

- Proposed community garden in NE corner
- N/S truck traffic on Keeler

AFTER



- Single building fronting Ogden
- NE corner to be dry detention area
- Truck traffic restricted to north only on Keeler
- No access on Pulaski



PROJECT DATA:

SITE AREA:			
GROSS:		14.93 AC	
			650,419 SF
DETENTION:	@ 12%	78,528 SF	
CELL TOWER ESMT:		2,272 SF	
NET:		13.08 AC	
			569,619 SF

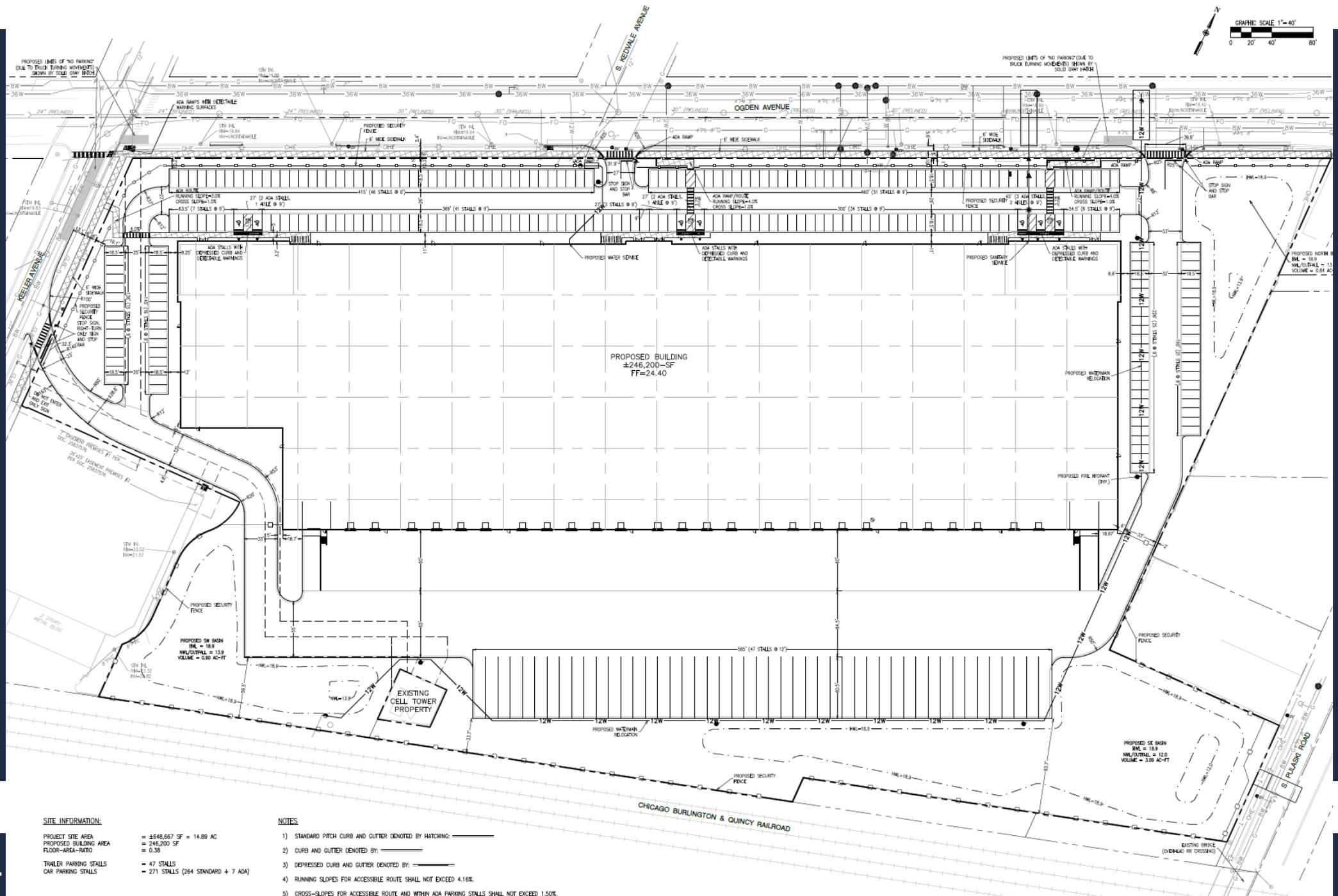
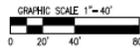
BUILDING AREA:			
FOOTPRINT:		246,200 SF	
BUILDING USE:			
WAREHOUSE		233,890 SF	
OFFICE	@ 5%	12,310 SF	

COVERAGE:			
GROSS:		38%	
NET:		43%	

PARKING PROVIDED:			
AUTO:		271 STALLS	
		@ 1.1/1000 SF	
	<i>REQ. ACCESSIBLE</i>	7 STALLS	
TRAILER:		47 STALLS	

TRUCK DOCKS:			
▲	DOCK-HIGH DOORS	26	
●	GRADE-LEVEL DOORS	2	

SITE + GROUND FLOOR PLAN



PROPOSED BUILDING
±246,200-SF
FF=24.40

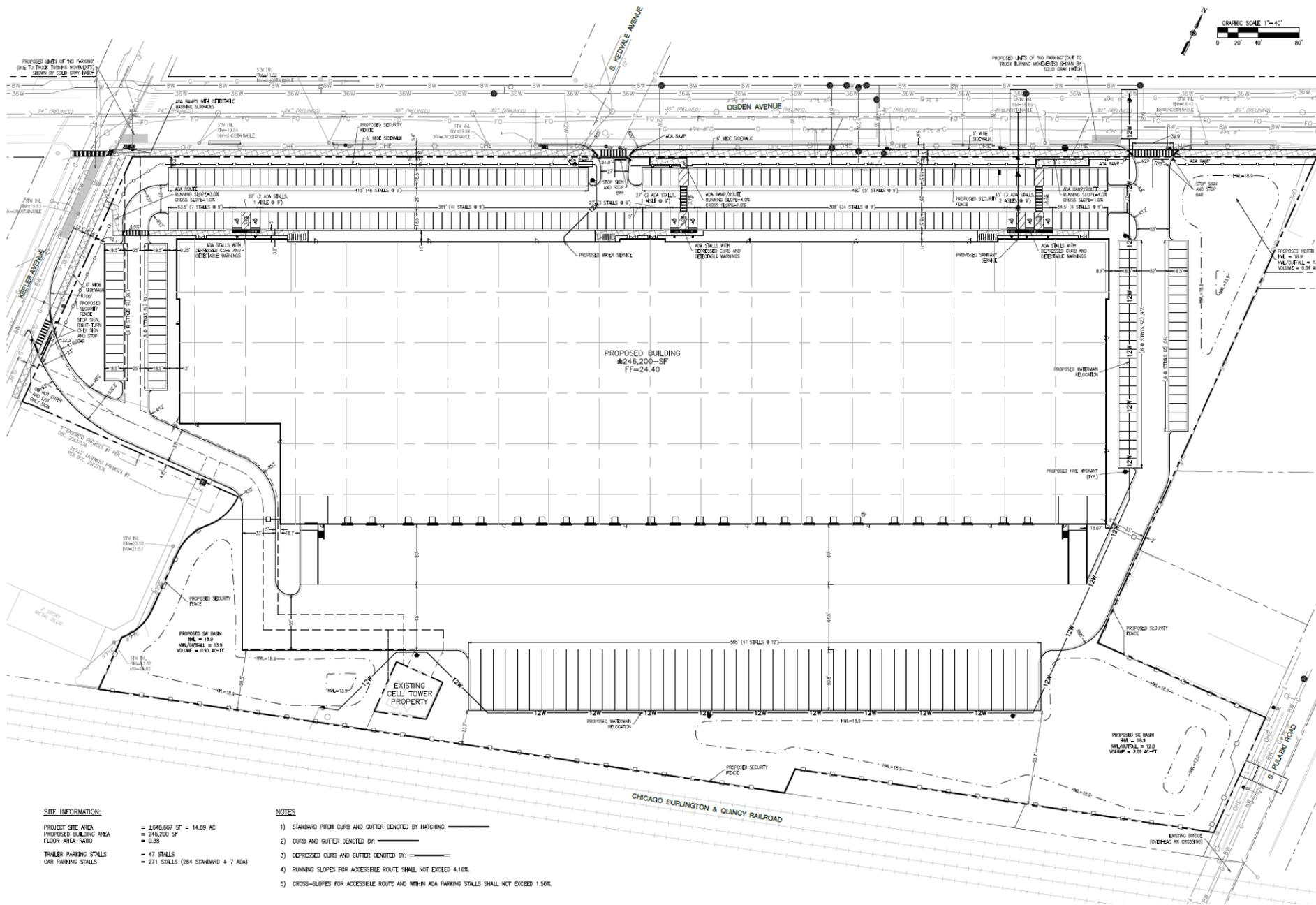
SITE INFORMATION:

PROJECT SITE AREA = 4848,667 SF = 14.89 AC
 PROPOSED BUILDING AREA = 246,200 SF = 0.38 AC
 FLOOR-AREA-RATIO = 0.38
 TRAILER PARKING STALLS = 47 STALLS
 CAR PARKING STALLS = 271 STALLS (264 STANDARD + 7 ADA)

- NOTES**
- 1) STANDARD PITCH CURB AND GUTTER DENOTED BY HATCHING: _____
 - 2) CURB AND GUTTER DENOTED BY: _____
 - 3) DEPRESSED CURB AND GUTTER DENOTED BY: _____
 - 4) RUNNING SLOPES FOR ACCESSIBLE ROUTE SHALL NOT EXCEED 4.16%.
 - 5) CROSS-SLOPES FOR ACCESSIBLE ROUTE AND WITHIN ADA PARKING STALLS SHALL NOT EXCEED 1.50%.



LANDSCAPE PLAN



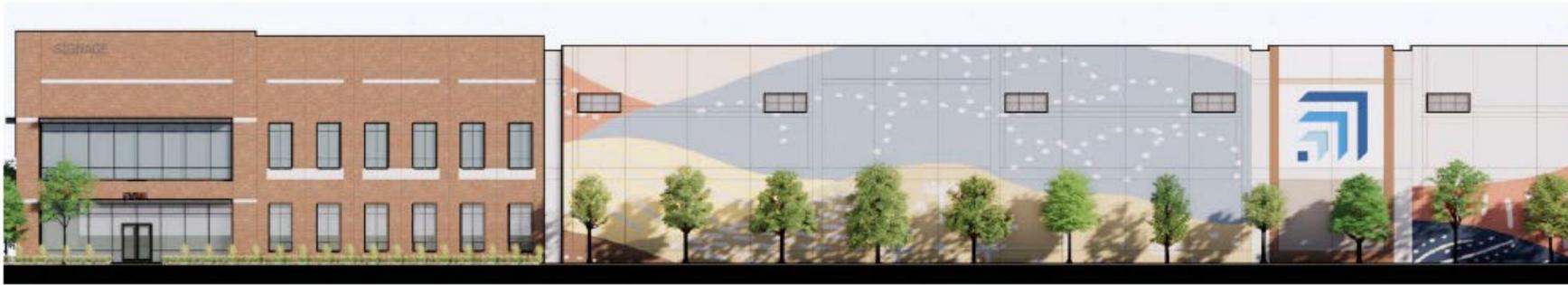
SITE INFORMATION:

PROJECT SITE AREA	= 2548,667 SF = 14.89 AC
PROPOSED BUILDING AREA	= 246,200 SF
FLOOR-AREA-RATIO	= 0.15
TOWLER PARKING STALLS	= 47 STALLS
CAR PARKING STALLS	= 271 STALLS (264 STANDARD + 7 ADA)

NOTES:

- 1) STANDARD PITCH CURB AND GUTTER DENOTED BY HATCHING: _____
- 2) CURB AND GUTTER DENOTED BY: _____
- 3) DEPRESSED CURB AND GUTTER DENOTED BY: _____
- 4) RUNNING SLOPES FOR ACCESSIBLE ROUTE SHALL NOT EXCEED 4.10%.
- 5) CROSS-SLOPES FOR ACCESSIBLE ROUTE AND WITHIN ADA PARKING STALLS SHALL NOT EXCEED 1.50%.

TYPICAL FLOOR PLANS



ENLARGED NORTH ELEVATION 1



ENLARGED NORTH ELEVATION 2



ENLARGED NORTH ELEVATION 3

T.O.P.
48'-0"
T.O.P.
45'-0"
C.L.R.H.G.T.
36'-0"

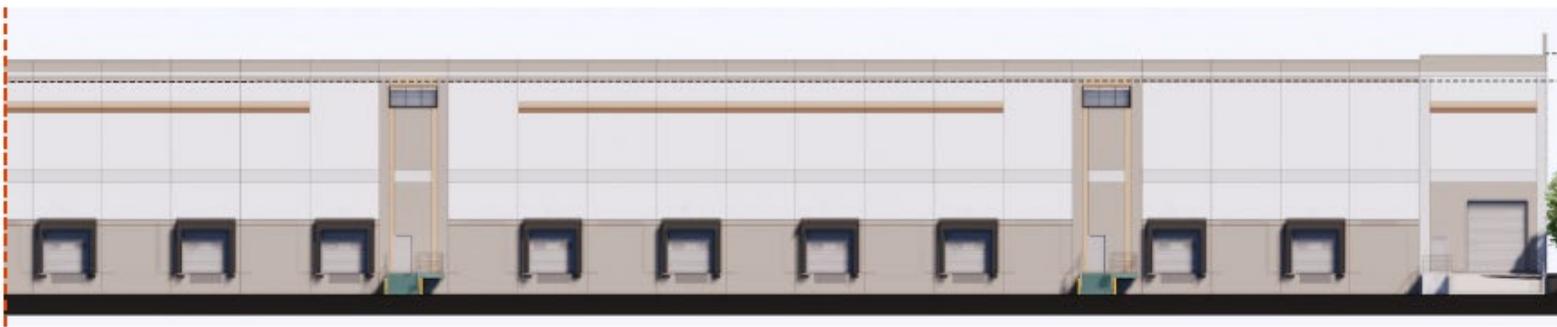
BUILDING ELEVATION - NORTH



ENLARGED SOUTH ELEVATION 1



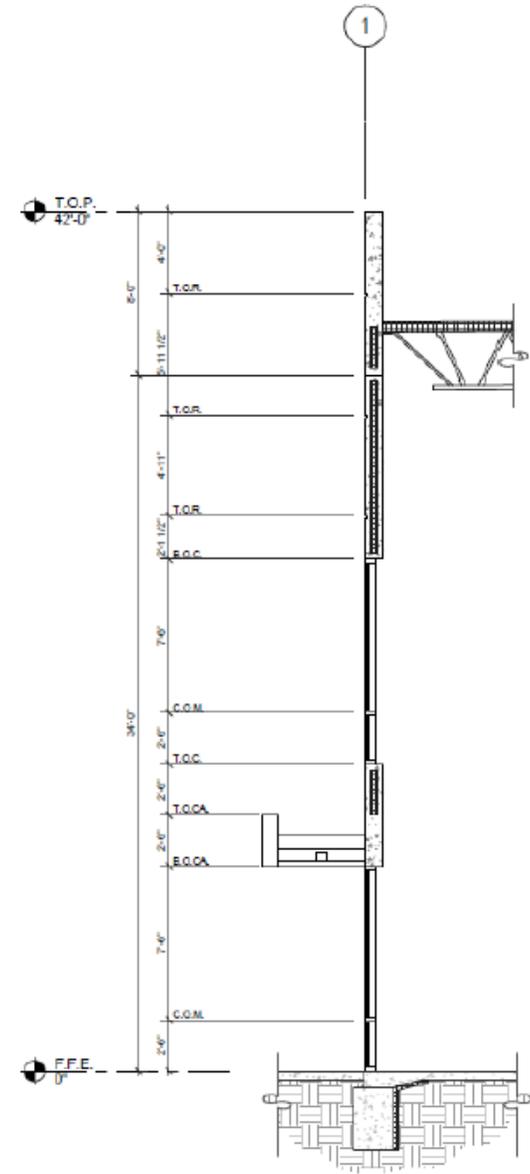
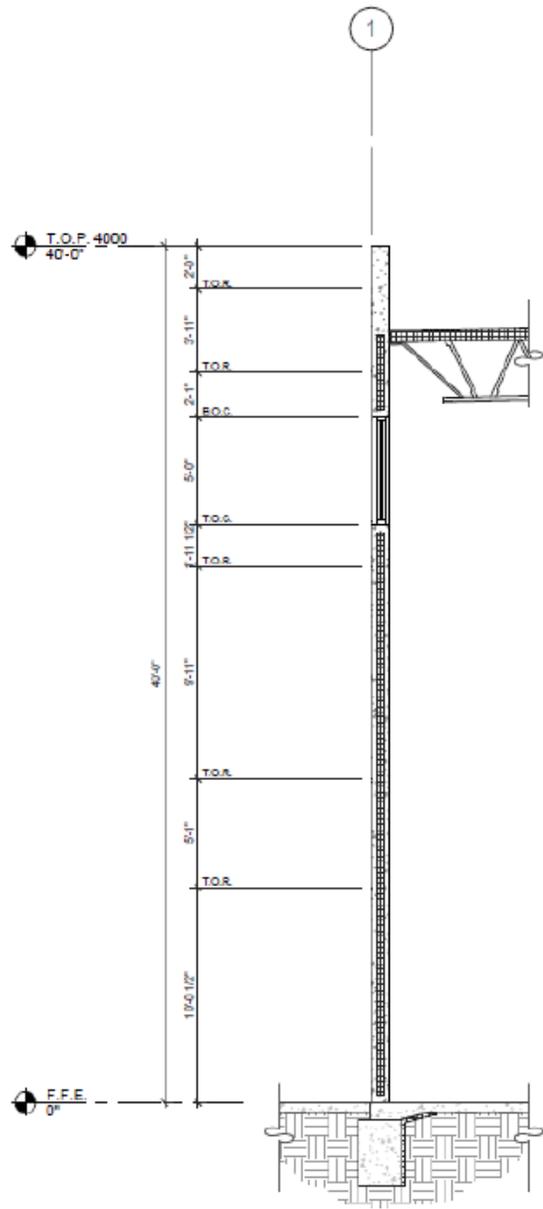
ENLARGED SOUTH ELEVATION 2



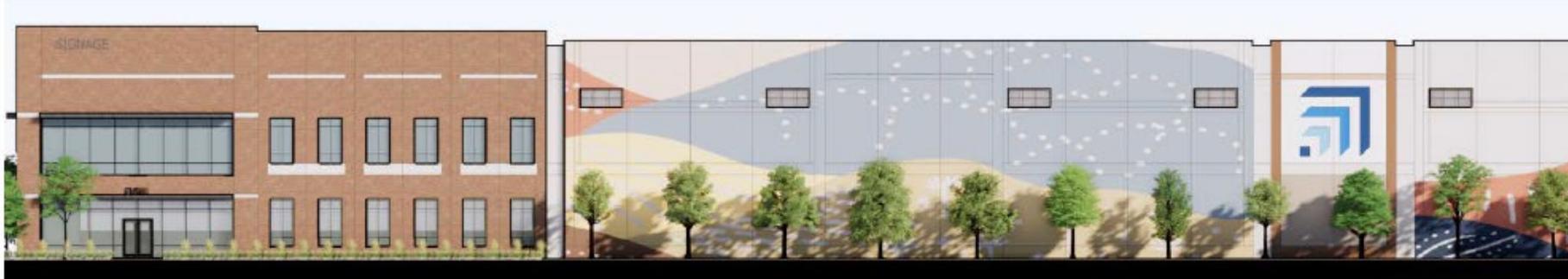
ENLARGED SOUTH ELEVATION 3

T.O.P.
41'-0"
CLR HGT
36'-0"

BUILDING ELEVATION - SOUTH



EXTERIOR WALL SECTIONS



ENLARGED NORTH ELEVATION 1



ENLARGED NORTH ELEVATION 2



ENLARGED NORTH ELEVATION 3

TOA
48'-0"
LOU
45'-0"
GLR HGT
36'-0"

FAÇADE SECTIONS - NORTH



ENLARGED SOUTH ELEVATION 1



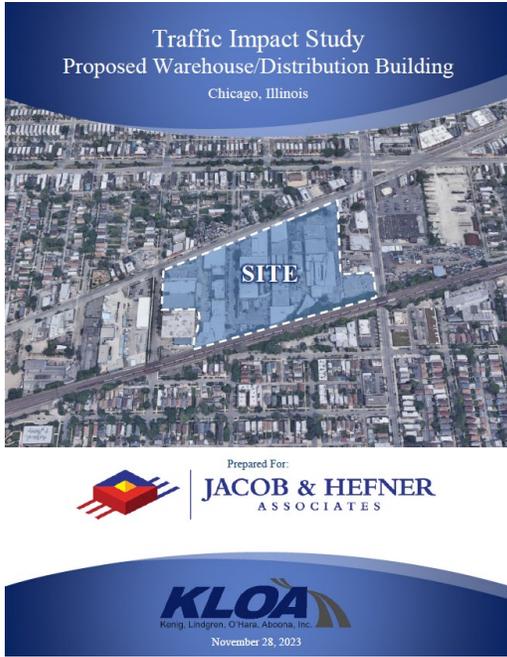
ENLARGED SOUTH ELEVATION 2



ENLARGED SOUTH ELEVATION 3

TOA
41'-0"
CLR HGT
36'-0"

FAÇADE SECTIONS - SOUTH



Summary of Traffic Study

- Projected truck traffic will be **less than the existing conditions** (see chart below)
- Currently, trucks use Ogden Avenue for maneuvering and block traffic on Ogden in both directions for up to two minutes at a time. The proposed development would limit maneuvers to within the site, thereby eliminating street maneuvering.
- Trucks will enter the site on Ogden Avenue and will exit on Keeler Avenue. Movement will be restricted to north-bound only.
- All parking will be located on-site, eliminating the need for street parking on Ogden Avenue.
- Weekday A.M. Peak Traffic – Proposed Development is **35% less than Existing Use**
- Weekday P.M. Peak Traffic – Proposed Development is **38% less than Existing Use**

	Weekday A.M. Peak Traffic (7:30-8:30am)			Weekday P.M. Peak Traffic (4:15-5:15pm)		
	IN	OUT	TOTAL	IN	OUT	TOTAL
Existing Uses	43	38	81	45	45	90
Proposed Development	41	12	53	16	40	56
# Fewer Trips (Existing minus Proposed)	2	26	28	29	5	34

**Air Quality Impact Evaluation (AQIE) for
 Proposed Warehouse Redevelopment Project
 4041-4071 Ogden Avenue
 Chicago, Illinois 60623**



Prepared on behalf of:
IDI Logistics
 9500 W. Bryn Mawr Avenue, Suite 140
 Rosemont, IL 60018

Prepared by:
Jacob & Hefner Associates, Inc.
 1333 Butterfield Road, Suite 300
 Downers Grove, Illinois 60515

JHA Ref. No. G425
 March 27, 2024

Summary of Air Quality Study

- Air Quality Impact Evaluation (AQIE) Analysis completed in accordance with Chicago Department of Public Health (CDPH) technical guidance.
- Used AERMOD, the official EPA regulatory-approved model
- Predicted impacts based on maximum potential to emit (PTE), particulate matter (PM10 and PM2.5), and oxides of nitrogen (NOx)
- AQI Analysis results predicted that ambient air concentrations will remain in compliance with the National Ambient Air Quality Standards (NAAQS), well below the maximum allowed thresholds.

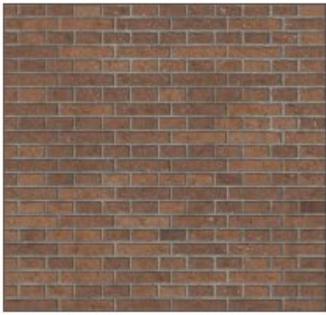
Pollutant	Avg. Period	Total Predicted	Max. Allowed by NAAQS	% Below Max. Allowed
NO ₂	1-hour	164.2	188.2	13%
PM ₁₀	24-hour	103.1	150.0	31%
PM _{2.5}	24-hour	23.7	35.0	32%
PM _{2.5}	1-year	10.3	12.0	14%

1. unit used to measure particulate is microgram per cubic meters

GO
BACK
TO GW
SITE
PLAN??



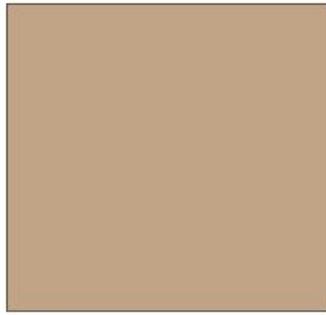
OPEN SPACE + LANDSCAPING



1 PRECAST CONCRETE PANEL W/ THINSET BRICK
BRICK: ENDCIDOTT - GREY BLEND - VELOUR FINISH



2 CONCRETE PANELS W/ REVEALS
COLOR: SW6406 ROCKWOOD BROWN
R: 127 G:97 B:74



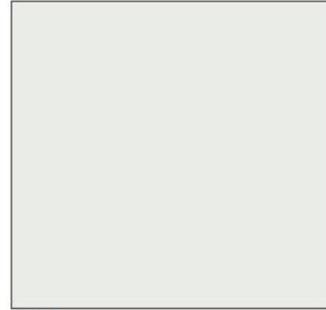
3 CONCRETE PANELS W/ REVEALS
COLOR: SW9103 FARRO
R:193 G:164 B:133



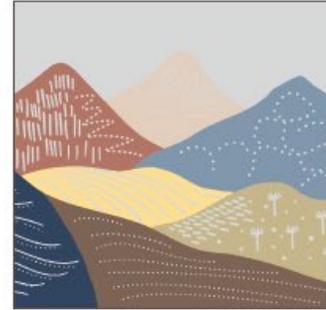
4 CONCRETE PANELS W/ REVEALS
COLOR: SW 9170 "ACIER"



5 CONCRETE PANELS W/ REVEALS
COLOR: SW 7071 "GRAY SCREEN"



6 CONCRETE PANELS W/ REVEALS
COLOR: SW 7006 "EXTRA WHITE"



7 CONCRETE PANELS W/ REVEALS
POTENTIAL LOCATION FOR MURALS (TBD) - BY OTHERS



8 HIGH PERFORMANCE GLAZING SYSTEM WITH DARK
ANODIZED ALUMINIUM MULLIONS



9 ALUMINIUM COMPOSITE METAL



PERSPECTIVE - NORTH WEST

BUILDING MATERIALS



Sustainable Strategies Plan

- LEED Silver: 80 points
 - Natural landscape: 5 points
 - Indoor Water Use Reduction: 20 points
 - EV Charger Readiness: 5 points
 - Bird Protection (Basic): 5 points
- TOTAL: 115 POINTS**

Chicago Sustainable Development Policy 2017^{01.12}



Compliance Options	Points Required	Sustainable Strategies Menu																																
		Health		Energy					Stormwater					Landscapes			Green Roofs		Water		Transportation					Solid Waste	Work Force	Wildlife						
		1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (5%)	2.3 Exceed Energy Code (10%)	2.4 Exceed Energy Code (25%)	2.5 Exceed Energy Code (40%)	2.6 Onsite Renewable Energy (5%)	2.7 Onsite Renewable Energy (5%)	3.1 Exceed Stormwater Ordinance by 25%	3.2 Exceed Stormwater Ordinance by 50%	3.3 100% Stormwater Infiltration	3.4 Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buildings	3.6 100-year Detention for Byways	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Site Certification	5.1 Green Roof 50-100%	5.2 Green Roof 100%	6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)	7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)
Compliance Paths	Starting Points																																	
Options Without Certification	Number of Optional Points Required (New Construction / Substantial Rehab / Moderate Rehab)																																	
All Options Available	0 / 100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10
Options With Certification																																		
LEED Platinum	95 / 5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	5	5	20	10	20	NA	NA	5	5	5	5	10	5	5	10	10	5	10
LEED Gold	90 / 10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	NA	5	5	5	5	10	5	5	10	10	5	10
LEED Silver	80 / 20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	5	5	5	5	10	5	5	10	10	5	10
Green Globes 4-Globes	90 / 10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	NA	5	5	5	5	10	5	5	10	10	5	10
Green Globes 3-Globes	80 / 20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	NA	5	5	5	5	10	5	5	10	10	5	10
Green Globes 2-Globes	70 / 30 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	NA	5	5	5	5	10	5	5	10	10	5	10
Living Building Challenge	100 / 0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	5	5	20	NA	NA	NA	NA	NA	NA	NA	10	5	5	10	10	5	10	
Living Building Challenge Petal	90 / 10 / 0 / 0	40	NA	20	30	40	50	NA	NA	10	20	40	5	5	5	5	5	5	20	10	20	10	20	NA	5	5	10	5	5	10	10	5	10	
Enterprise Green Communities*	80 / 20 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10
PassiveHouse	70 / 30 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10

*only available to affordable housing projects funded by DPD's Housing Bureau

Planned Development Projects (PD) - New Construction	100 points required
TIF Funded Development Projects (TIF) - New Construction*	100 points required
DPD Housing, Multi-family (-5 units) Projects (DPD-H MF) - New Construction	100 points required
PD, TIF, DPD-H MF and Class L - Renovation Projects*	
Moderate Renovation Projects	25 points required
Substantial Renovation Projects	50 points required

*does not apply to TIF assistance of less than \$1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and SBIF programs)

Moderate Renovation Projects = projects including partial or minor upgrades to building systems and minor repairs to the exterior envelope
 Substantial Renovation Projects = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope

Summary of Stormwater Management

- The proposed development will trigger stormwater management requirements per the City of Chicago's Stormwater Management Ordinance including flow rate control (detention) and volume control.
- Detention will be provided in three proposed detention ponds located on the northeast, southwest and southeast portions of the site. Detention ponds are currently proposed to be open, dry bottom ponds with 3:1 side slopes. Volume control will be met by a 15% reduction of impervious area. Existing conditions impervious area will be reduced with the installation of permeable pavers in proposed passenger vehicle parking areas.
- Roof drains from the proposed building will be connected to detention ponds via storm sewer. Storm sewer analysis/calculations will be prepared and submitted to the City as part of the final engineering.
- One storm sewer connection is proposed to an existing 108" sewer located along South Pulaski Road.
- One sanitary sewer connection is proposed to an existing 30" sewer located along West Ogden Avenue.



Community & Economic Benefits

DLA

City Participation Goals

- 26% participation from Qualified MBEs
- 6% participation from Qualified WBEs
- 50% participation from Chicago residents
- IDI Logistics fully intends to achieve the City's participation goals. To that end, IDI's construction manager will host a sub-contractor open house before awarding trades to solicit greater MBE/WBE participation.

Project Benefits

- \$44M project investment
- Approx. 300 construction jobs
- Approx. 150 permanent jobs
- Remediation of existing environmental conditions
- Improved traffic conditions
- Increased tax revenue, including impact of 6(b)

DPD Recommendations (staff to complete)

- The proposal is consistent with the Roosevelt/Cicero Industrial Corridor & Ogden/Pulaski Redevelopment Area Plan.
- Encourages unified planning and development (17-8-0102)
- Ensures accessibility for persons with disabilities and minimizes conflicts with existing traffic patterns; and minimize conflict with existing traffic patterns in the vicinity; and; and provide adequate bicycle and vehicle parking, while minimizing the adverse visual impact of any off-street parking areas (17-8-0904-A-3– A-7)