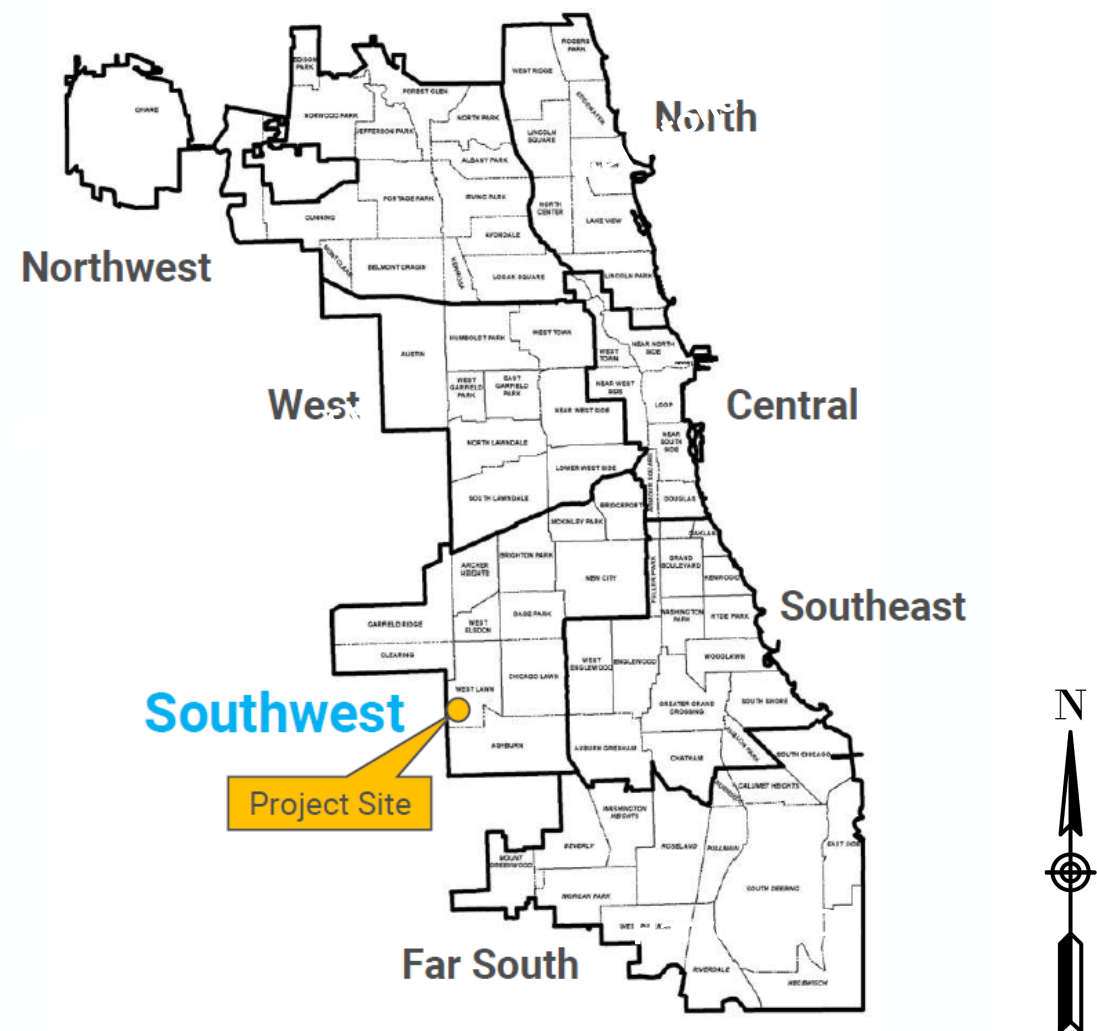

**Ford City Mall
Intake Meeting
July 15, 2025**



DEVELOPMENT AREA | City Map



Existing Site Facts

- Ward 18
- Alderman Derrick G. Curtis

DEVELOPMENT AREA | Existing Aerial



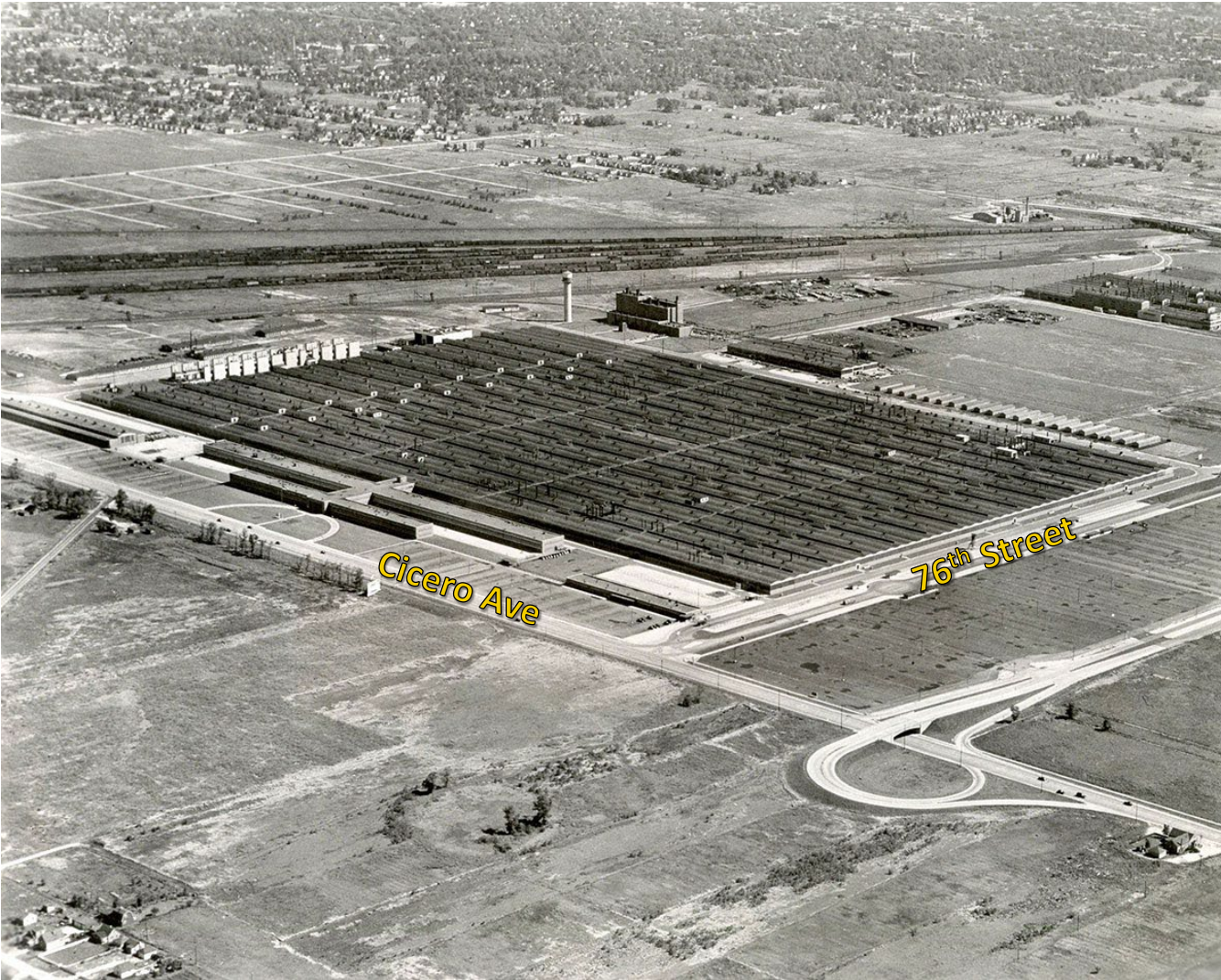
Existing Zoning



- Property bordered by PMD to the north and east
- Site currently zoned B3-2
- Homes to south zoned RS-2



HISTORY | The Factory's Past



Key Milestones

- Constructed in 1942, manufacturing engines for the war effort.
- The middle was demolished and Ford City Mall opened within the factory in 1965.
- Owned by Sam Zell 1987 – 2012.
- Foreclosure proceedings in 2012 due to continued loss of anchor tenants.
- Purchased by Namdar Realty in 2019.
- Per 2023 DPD study, "Property tax revenue has been in continuous decline and current retail sales indicate low sales. If this trend is to continue, the Ford City Mall will cease having **any fiscal value to the City.**"

CURRENT TENANCY | Updates

- Mall suffers from disinvestment and increasing vacancy
- 30% of tenants are temporary
- Tenants continue to leave at end of terms
- JCPenney is only anchor – current lease term expires spring 2026
- JCPenney amending lease for redevelopment clause



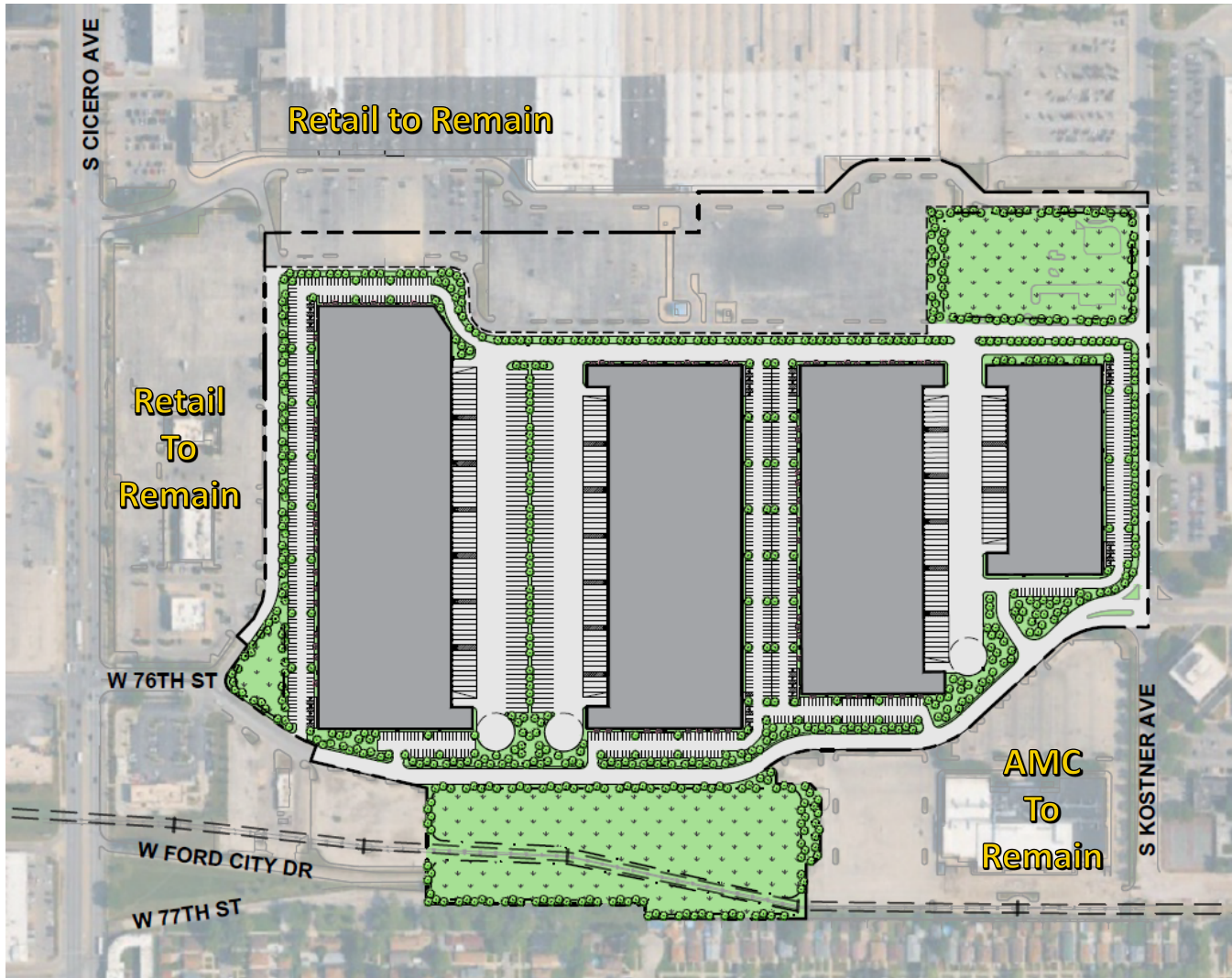
CURRENT TENANCY | Existing Photos



CURRENT TENANCY | Existing Photos



PLANNED DEVELOPMENT | Site Plan



Key Facts

- Approx. 66 Acres in PD
- (4) Single-loaded buildings
 - No cross-docks
 - Docks face inwards with wing walls to shield trucks
- Largest building ~308,000 SF
- ~913,000 SF total building area
- Directs truck traffic to Kostner Avenue north to 72nd signal away from 76th and Cicero signal

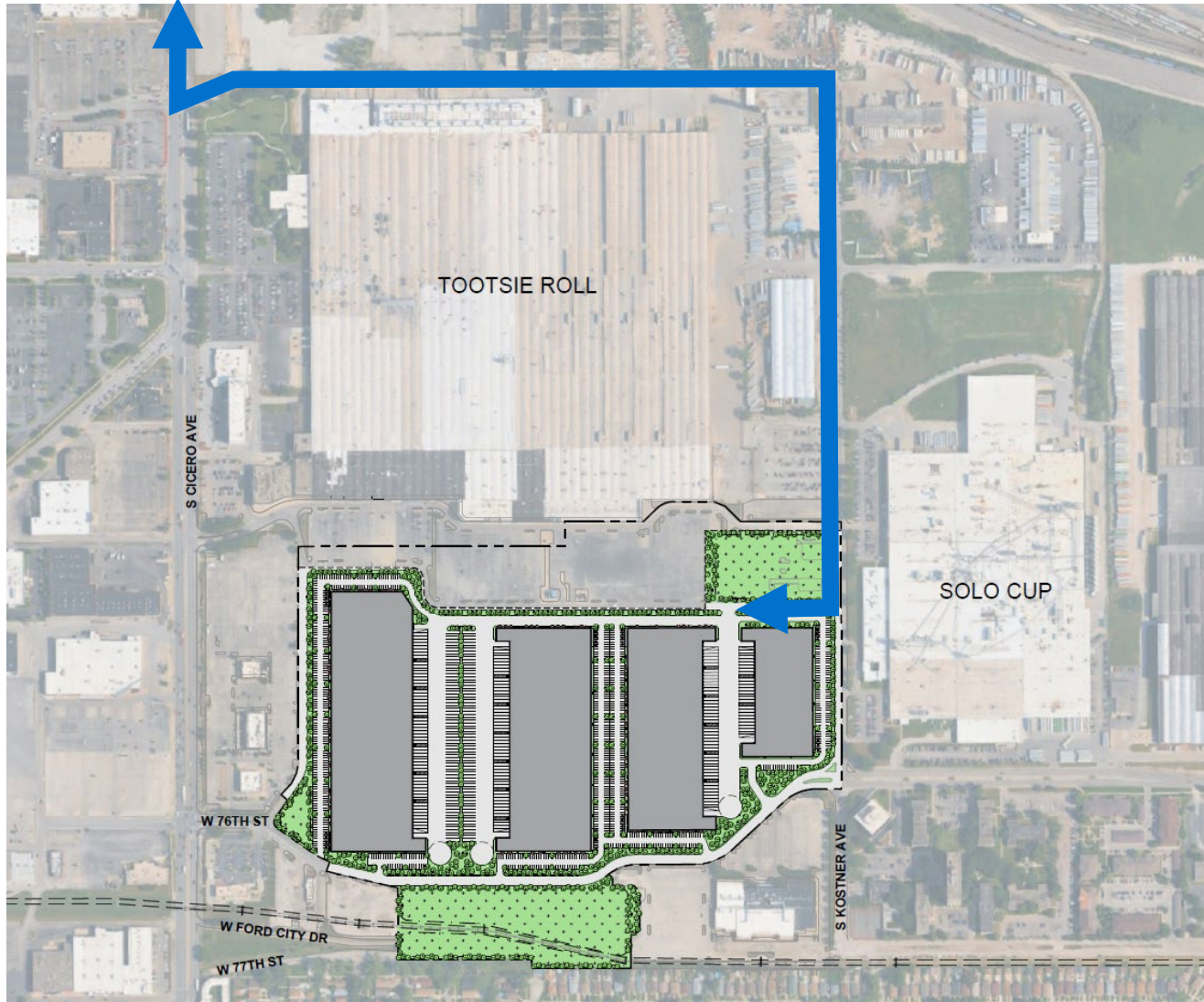
PLANNED DEVELOPMENT | Aerial Existing



PLANNED DEVELOPMENT | Aerial Rendering



PLANNED DEVELOPMENT | Traffic



Key Facts

- Plan includes interior roads to direct truck traffic to Kostner & 72nd St.
- Kostner and 72nd St serve industrial traffic today
- 76th St. to remain private
- Per Traffic Impact Study, no improvements warranted

PLANNED DEVELOPMENT | Traffic



Cicero and 72nd Street

- Cicero is IDOT jurisdiction
 - 3 through lanes, left and right turn lanes
- 72nd Street is City jurisdiction
 - Up to 4 lanes; 55' wide
- TIS shows no improvements warranted

PLANNED DEVELOPMENT | Traffic Comparison

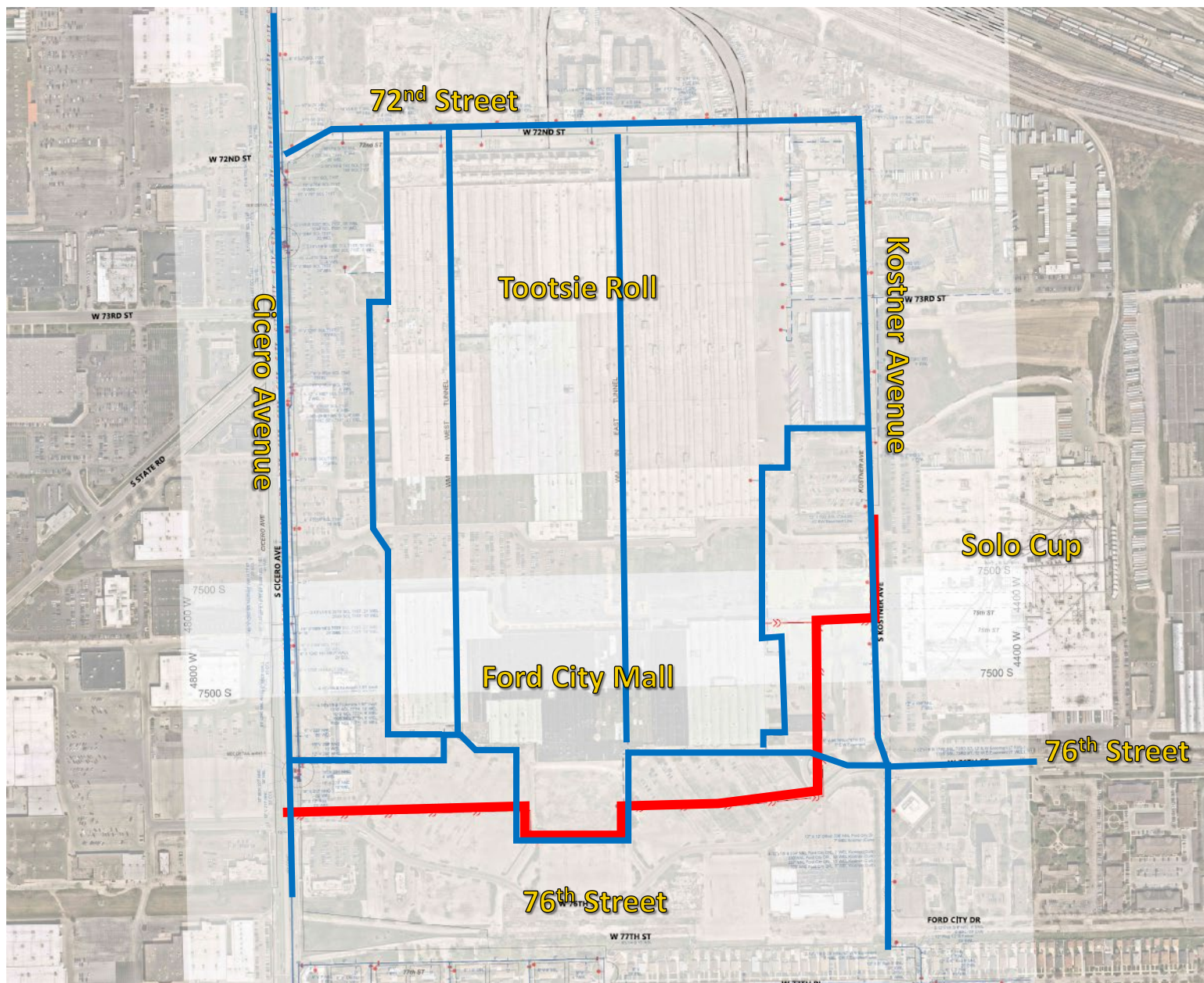
TRIP GENERATION COMPARISON

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Trips		
		In	Out	Total	In	Out	Total	In	Out	Total
150	Warehousing (913,950 s.f.)	103	30	133	38	98	136	741	741	1,482
	<i>Trucks</i>	10	8	18	14	13	27	274	274	548
	<i>Passenger Vehicles</i>	93	22	115	24	85	109	467	467	934
820	Existing Enclosed Mall Building (956,000 s.f)	433	265	698	1,376	1,491	2,867	15,413	15,413	30,826
	<i>Truck Trips</i>	1	1	2	3	3	6	43	43	86
	<i>Passenger Vehicle Trips</i>	432	264	696	1,373	1,488	2,861	1,5370	1,5370	30,740
Difference										
	Total Traffic	-330	-235	-565	-1,338	-1,393	-2,731	-14,672	-14,672	-29,344
	<i>Truck Traffic</i>	+9	+7	16	+11	+10	+21	+231	+231	+462
	<i>Passenger Vehicle Traffic</i>	-339	-242	-581	-1,349	-1,403	-2,752	-149,03	-149,03	-29,806

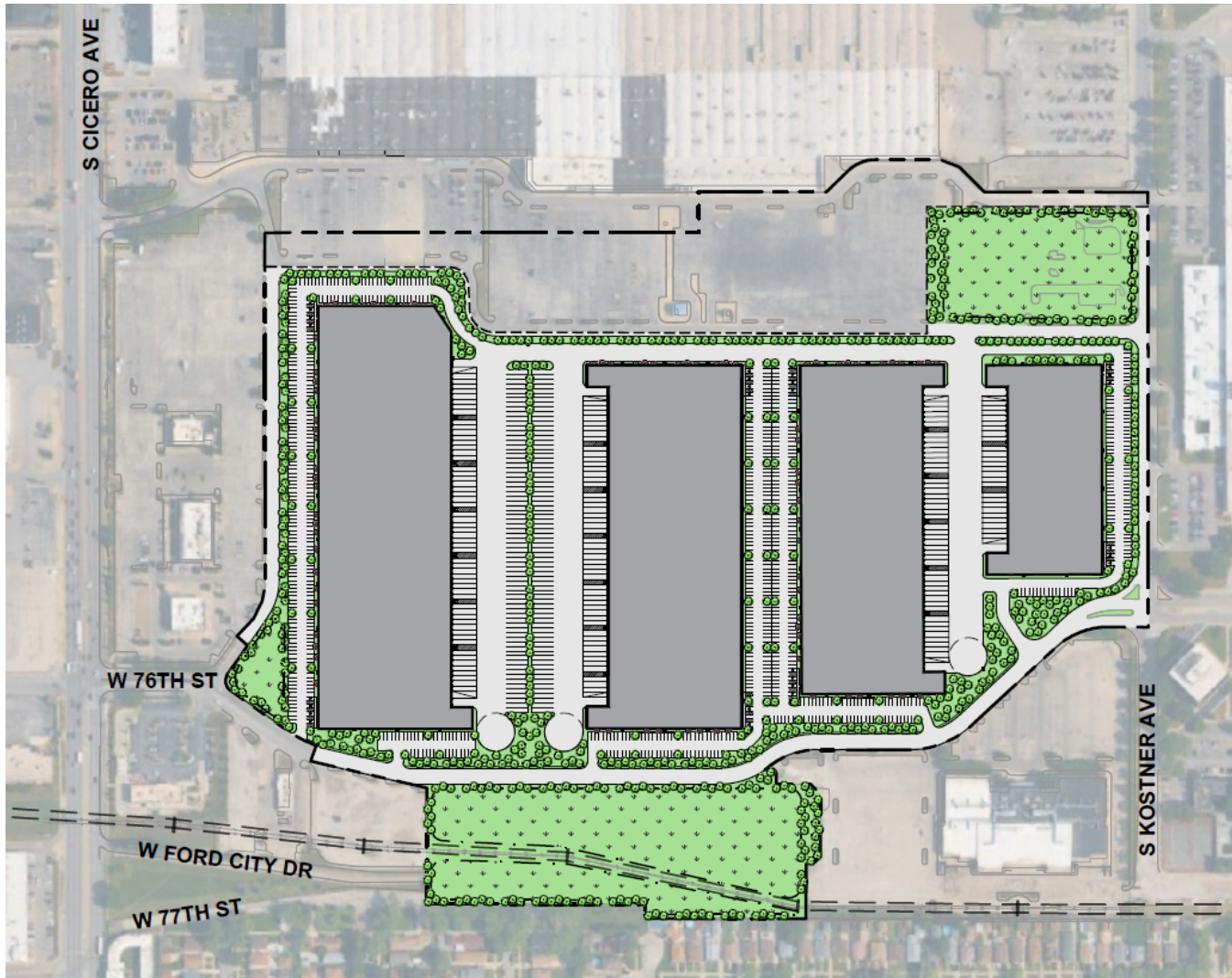
- Projected traffic is **reduced by 95%** compared to a functioning mall.

PLANNED DEVELOPMENT | Utilities

- Private watermain from factory construction in 1940s (in blue)
- Large shared sewers (in red)
- 76th Street and Kostner are private adjacent and through PD

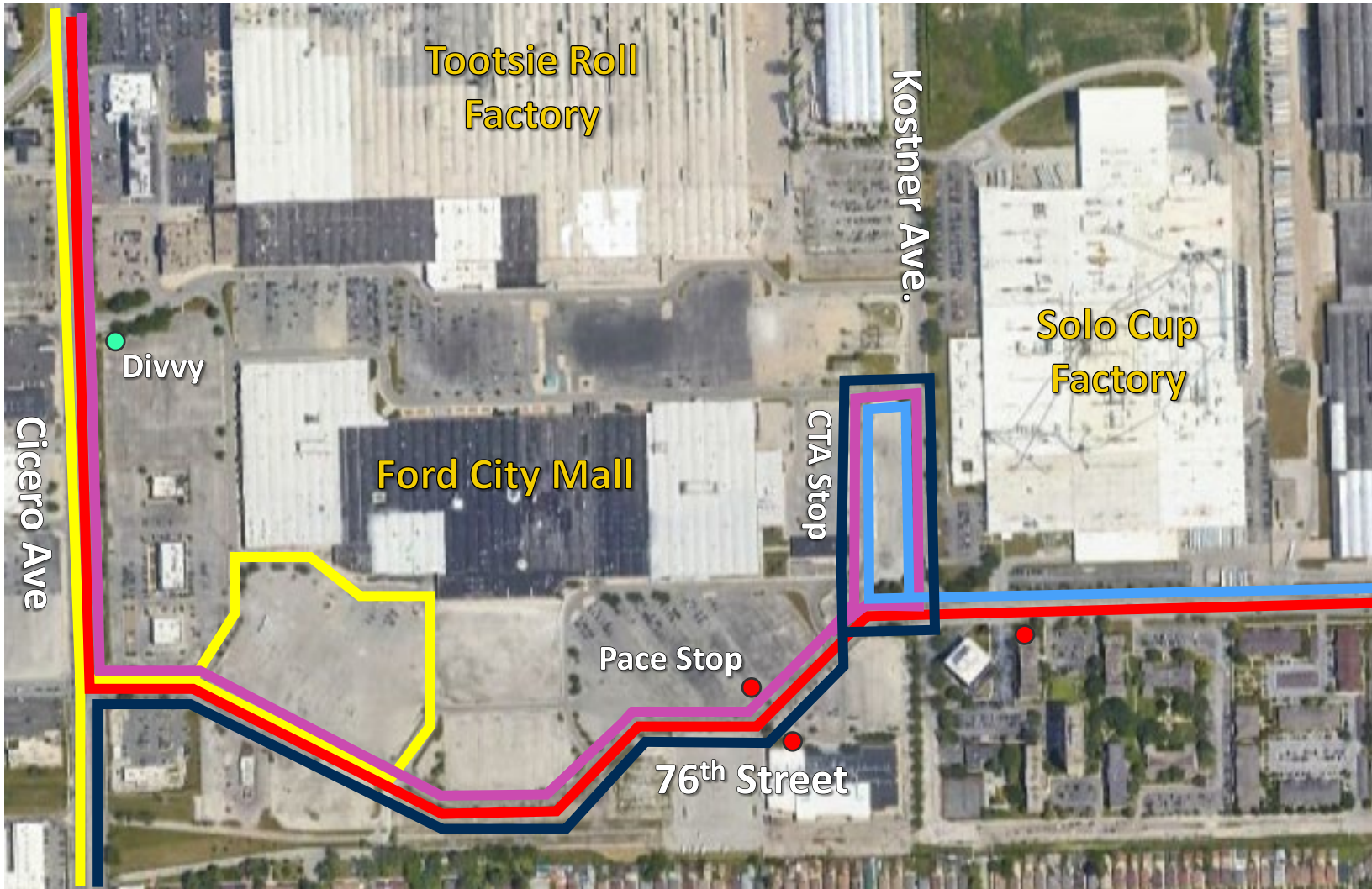


PLANNED DEVELOPMENT | Landscaping



- Approximately 750 new trees to be planted
- Open space created between 76th St and homes to the south
- 10% of Vehicular Use Areas required greenspace; 70% provided
- Planned Development area is ~95% impervious today; reducing to ~70% impervious
- No stormwater detention or quality treatment exists
- New stormwater treatment provided by native-planted basins in open space; ~25 acre-feet of stormwater detention

PLANNED DEVELOPMENT | Public Transit



- CTA Routes 54B, 67, 79 turn around on mall property and utilize private 76th Street
- Several Pace routes run on Cicero
- Pace 385 and 390 use private 76th Street
- Divvy station on Cicero outside PD limits



DEVELOPMENT AREA | Public Transit



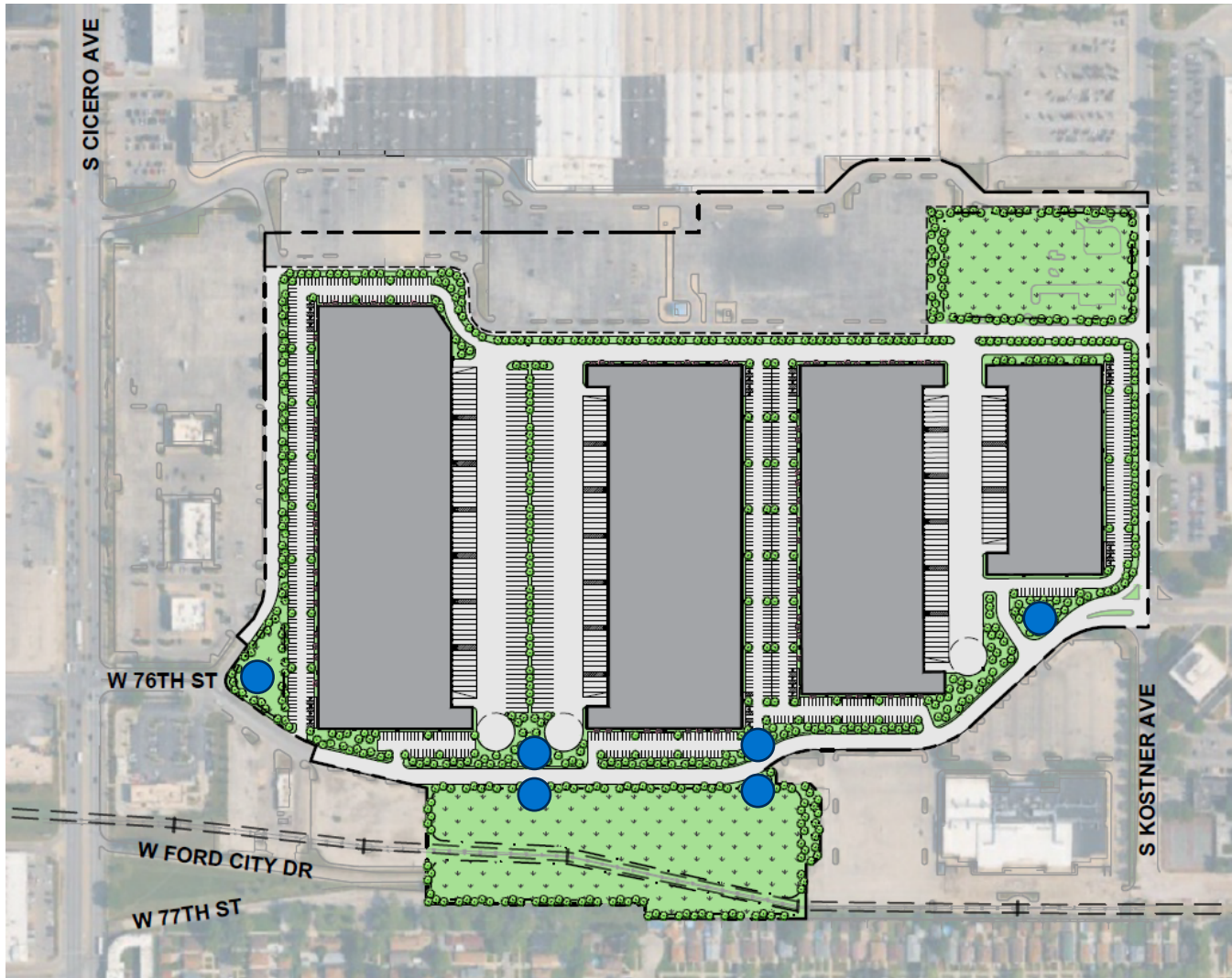
CTA Bus Stop (Mall)



Pace Bus Stop (76th St)

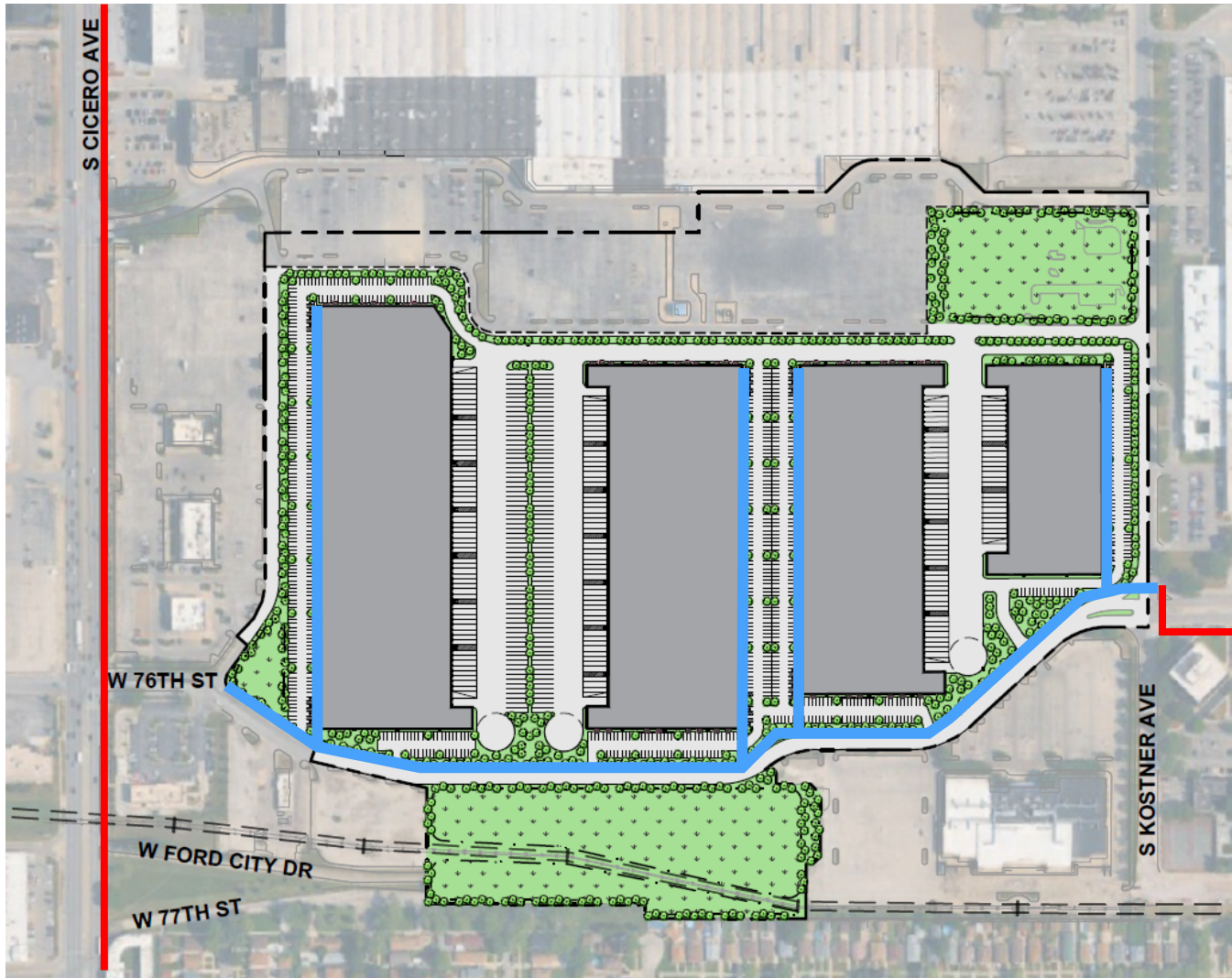


PLANNED DEVELOPMENT | Public Transit



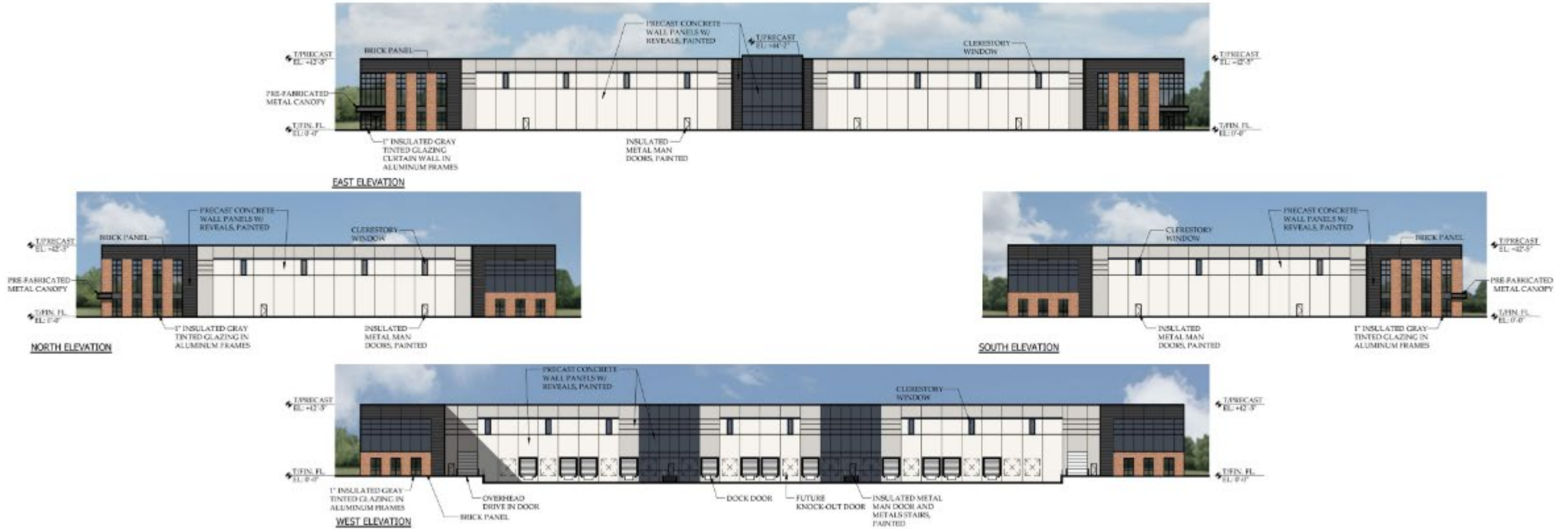
- Opportunity for improved in-line bus stops on 76th
- Coordination with CTA

PLANNED DEVELOPMENT | Pedestrian Connectivity



- Existing sidewalks in red
- No existing sidewalk on 76th or to mall
- Proposed sidewalk on 76th Street in blue

PLANNED DEVELOPMENT | Elevations



PLANNED DEVELOPMENT | Entry Design



- Modern aesthetics
- Entries include broad sections of glass and brick
- Real brick inlaid into precast panels
- Bldg B flexibility for cold storage

PLANNED DEVELOPMENT | Sustainability

Chicago Sustainable Development Policy (2024)

Strategy Menu and Third-Party Building Certifications

Strategy No.	Strategy Name	Points	Available in Compliance Pathway #1: Menu	Available in Compliance Pathway #2: Third-Party Certification
A. Bird Protection				
A.1	Bird Protection (Basic)	20	Y	Y
B. Energy				
B.1	Exceed Current Energy Transformation Code (5%)	20	Y	N
B.2	Exceed Current Energy Transformation Code (10%)	30	Y	N
B.3	Roof-top Solar-Ready Construction*	5	Y	Y
B.4	On-Site Renewable Energy Provision of 5-10%*	10	Y	Y
B.5	On-site Renewable Energy Provision of 10-20%*	20	Y	Y
B.6	On-site Renewable Energy Provision of > 20%*	30	Y	Y
B.7	Building Electrification	30	Y	N
B.8	Maximum 40% Glass	10	Y	N
B.9	Meet ComEd New Construction Best Practice Requirements	20	Y	N
C. Landscape and Green Infrastructure				
C.1	Green Roof Coverage (>50%)	10	Y	Y
C.2	Green Roof Coverage (100%)	20	Y	Y
C.3	Productive Landscapes	5	Y	Y
C.4	Native Landscapes	5	Y	Y
C.5	Tree Health	5	Y	Y
C.6	Industrial Landscaped Buffer*	10	Y	Y
C.7	Non-toxic Pavement Sealants	5	Y	Y
C.8	Naturalize River Edges	10	Y	Y
C.9	Exceed River Setback for Naturalized Space	5	Y	Y
C.10	Aquatic River Habitat	10	Y	Y
D. Public Health and Community Benefits				
D.1	Well Building Standard	50	Y	Y
D.2	Fitwel Certification	30	Y	Y
D.3	100% on-site ARO	10 to 15	Y	Y
D.4	Air Quality Monitoring*	10	Y	Y
D.5	Indoor Air Quality	5	Y	Y
D.6	Cleaner Industrial Operations Equipment*	5	Y	Y
D.7	Cleaner Construction Equipment	5	Y	Y
D.8	Community Resiliency Asset	10 to 15	Y	Y
D.9	Workforce Development*	10	Y	Y
D.10	Exceed Requirements for Accessible Dwelling Units	5	Y	Y

Strategy No.	Strategy Name	Points	Available in Compliance Pathway #1: Menu	Available in Compliance Pathway #2: Third-Party Certification
E. Stormwater				
E.1	Sump Pump Capture and Reuse	5	Y	Y
E.2	Exceed Stormwater Ordinance by 25%*	10	Y	Y
E.3	Exceed Stormwater Ordinance by 50%*	20	Y	Y
E.4	100% Stormwater Infiltration	40	Y	Y
E.5	100-year Detention for Lot-to-Lot buildings	25	Y	Y
E.6	100-year Detention for Bypass	5	Y	Y
F. Transportation				
F.1	Divvy Bikeshare Sponsorship	5	Y	N
F.2	Residential Bike Parking Facilities	5	Y	N
F.3	Non-Residential Bike Parking Facilities	5	Y	N
F.4	EV Charging Stations 30%	5	Y	N
F.5	EV Charging Stations Fast Charger	10	Y	N
F.6	EV Charger Readiness (Basic)	5	Y	N
F.7	EV Charger Readiness (Enhanced)	10	Y	N
F.8	Commercial EV Fleet Readiness*	10	Y	Y
F.9	CTA Digital Display	5	Y	Y
G. Waste				
G.1	80% Waste Diversion	5	Y	N
G.2	80% Waste Diversion + 10% reuse	10	Y	N
H. Water				
H.1	Indoor Water Use Reduction (25%)	5	Y	N
H.2	Indoor Water Use Reduction (40%)	10	Y	N
Sustainability Excellence & Innovation				
-	Sustainability Excellence and Innovation	5 to 20	Y	Y

Third-party Building Certification Program	Points
LEED Gold	80
LEED Platinum	90
LEED Zero	95
Three Green Globes	80
Four Green Globes	90
Green Globes Journey to Net Zero Carbon / Net Zero Energy	95

Third-party Building Certification Program	Points
PHIUS	90
PHIUS Zero	95
ILFI Living Building Challenge	90
ILFI Zero Energy	95
Enterprise Green Communities	80
National Green Building Standard Gold	70
National Green Building Standard Emerald	80

* Recommended strategy for Air Quality Ordinance and industrial use category projects

- Bridge certifies all buildings as LEED
- LEED Gold and Bird Protection are the expected pathway
- Bridge also strengthens roof structure for solar-ready
- Working with sustainability consultant, BranchPattern

CONCEPTS | Schedule

Milestone Dates

- Q3 2025 – PD Intake Meeting and Community Meetings
- Q3 2025 – PD Application is filed, Plan Commission Hearing
- Q1 2026 – City Council Approval of PD and 6b
- Q2 2026 – Permitting
- Q3 2026 – Construction Commencement
- Q3 2028 – Leasing and Operations Commencement

ECONOMIC DEVELOPMENT & COMMUNITY BENEFITS

- Expected Investment exceeds \$150,000,000
- Increased property taxes with 6B
- Job creation: 90+ construction jobs and 500+ permanent jobs (estimated)
- LEED Gold Certified Development
- Substantially enhanced landscaping & increased greenspace
- Improved pedestrian realm
- Traffic reduction and improved traffic management
- Increased stormwater management and water quality
- 26/6 goal for MBE/WBE participation
- Town halls and community outreach for subcontractors
- Empower local consultants to identify available subcontractors & firms
- Potential General Contractor, ARCO Murray, has experience with City process and requirements

PLANNED DEVELOPMENT | Dimensioned Site Plan

DATA:

SITE AREA: ±2,897,796 SQ. FT.
 BUILDING A: ±66.5 ACRES
 BUILDING AREA (GROSS): ±308,017 SQ. FT.
 EXTERIOR DOCKS: 31 DOCKS
 DRIVE-IN DOORS: 2 DOORS
 TRAILER POSITIONS: 73 POSITIONS
 TOTAL CAR PARKING: 265 CARS
 CLEAR HEIGHT: 36 FEET
 F.A.R.: .11

BUILDING B:
 BUILDING AREA (GROSS): ±268,257 SQ. FT.
 EXTERIOR DOCKS: 27 DOCKS
 DRIVE-IN DOORS: 2 DOORS
 TRAILER POSITIONS: 73 POSITIONS
 TOTAL CAR PARKING: 226 CARS
 CLEAR HEIGHT: 68 FEET
 F.A.R.: .09

BUILDING C:
 BUILDING AREA (GROSS): ±224,206 SQ. FT.
 EXTERIOR DOCKS: 22 DOCKS
 DRIVE-IN DOORS: 2 DOORS
 TRAILER POSITIONS: X POSITIONS
 TOTAL CAR PARKING: 220 CARS
 CLEAR HEIGHT: 36 FEET
 F.A.R.: .07

BUILDING D:
 BUILDING AREA (GROSS): ±112,400 SQ. FT.
 EXTERIOR DOCKS: 12 DOCKS
 DRIVE-IN DOORS: 2 DOORS
 TRAILER POSITIONS: X POSITIONS
 TOTAL CAR PARKING: 112 CARS
 CLEAR HEIGHT: 36 FEET
 F.A.R.: .04

