



# Ogden & Pulaski Proposed Redevelopment

December 13, 2023

## COMPANY OVERVIEW

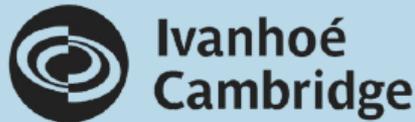


34-year operating history  
Over 190 MSF of new developments  
40 MSF assets under management  
7 market offices  
70 employees

**Demonstrable track record of  
executing on complex entitlements  
and infrastructure improvements on  
large-scale developments**

Strong balance sheet  
Committed capital with  
long-term investment horizon

In 2019, Ivanhoé Cambridge and Oxford Properties announced  
a 50-50 joint venture partnership agreement to invest in IDI Logistics



### Ivanhoé Cambridge

Global investor and developer in logistics, retail, office and multi-family sectors

- C\$69 billion (US \$55 billion) of assets under management
- Real estate subsidiary of the Caisse de dépôt et placement du Québec
- Headquartered in Montreal
- Established in 1953



### Oxford Properties Group

Global portfolio includes office, retail, industrial, hotels and multifamily residential properties

- C\$80 billion (US \$63 billion) of assets under management
- Real estate arm of OMERS, the defined benefit pension plan for Ontario's municipal employees
- Headquartered in Toronto
- Established in 1960

## Strategic Priorities | ESG

### Solar

- Phase 1 (2022-2023): Three assets in NJ. Completed solar installation at one building with two more under construction.
- Phase 2 (2023-2024): Six assets in California. Solar installation commencing in Q2 at three assets. Completing tenant and JV partner negotiations at remaining assets.
- Phase 3 (2024-2025): Initial review and negotiation of 17 additional assets in California, New Jersey and Illinois.

### LEED

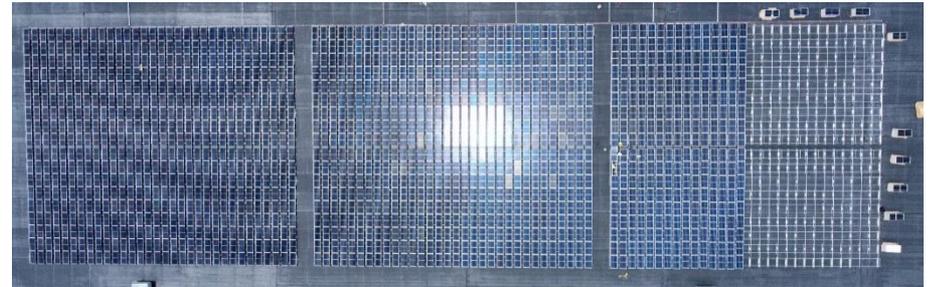
- IDIL has completed 16M SF of LEED certified construction at 32 buildings.
- All current and future developments are built to LEED standards and LEED certified.

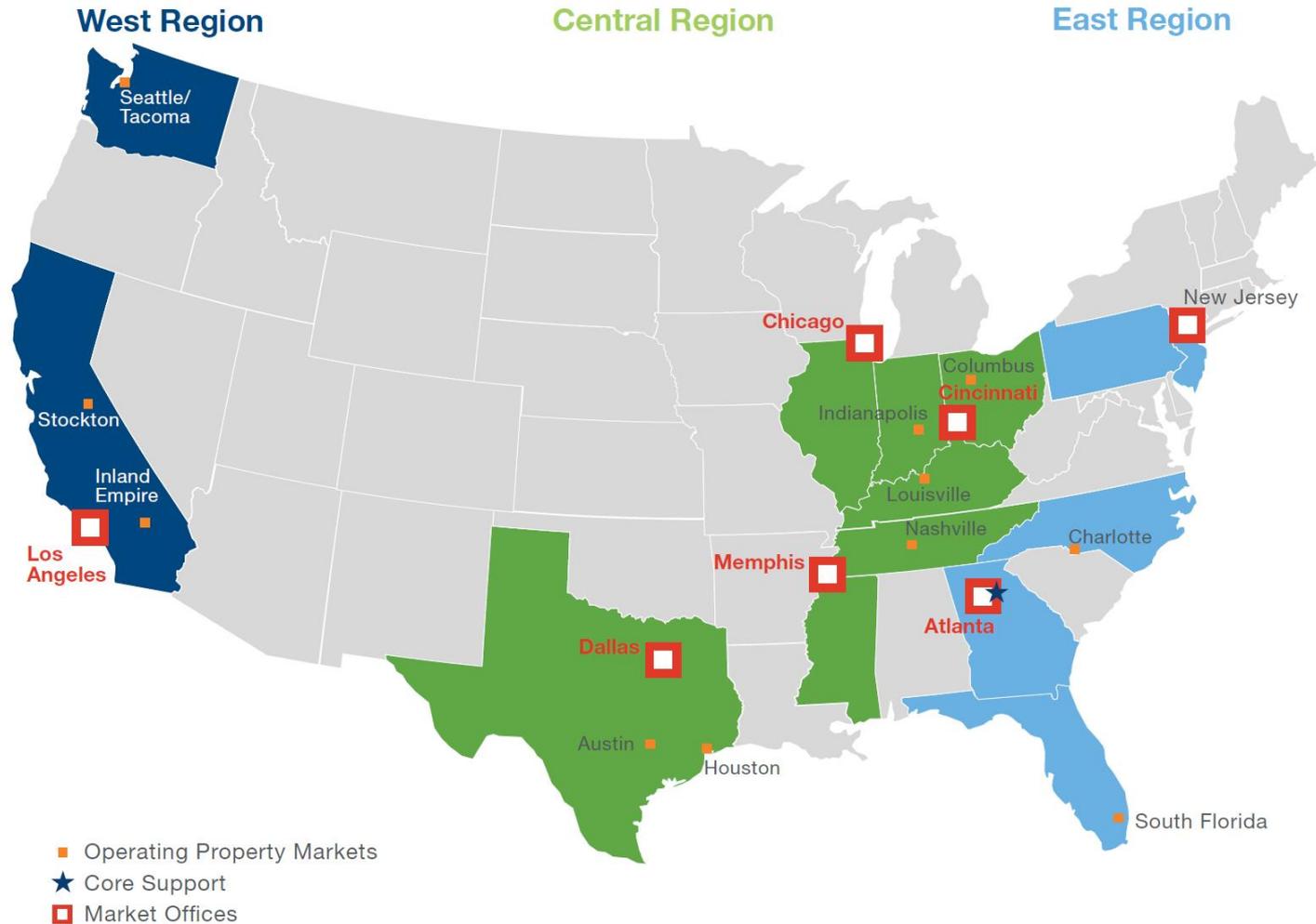
### Carbon

- Initiated comprehensive review of the operational and embodied carbon from IDIL's developments.
- Embodied carbon review will focus on the carbon costs associated with IDIL's construction materials and techniques.
- In coordination with IVOX, IDIL is simultaneously conducting a review of alternative construction materials and techniques with respect to feasibility, cost and carbon savings.

### Other

- Passaic Logistics Center (New Jersey) was one of four projects on the international shortlist for "Best Industrial & Logistics Project" at the MIPIM Awards. In collaboration with the city, IDIL transformed an abandoned and polluted 8-acre land site into a Class-A logistics warehouse.





40 MSF

ASSETS UNDER MANAGEMENT

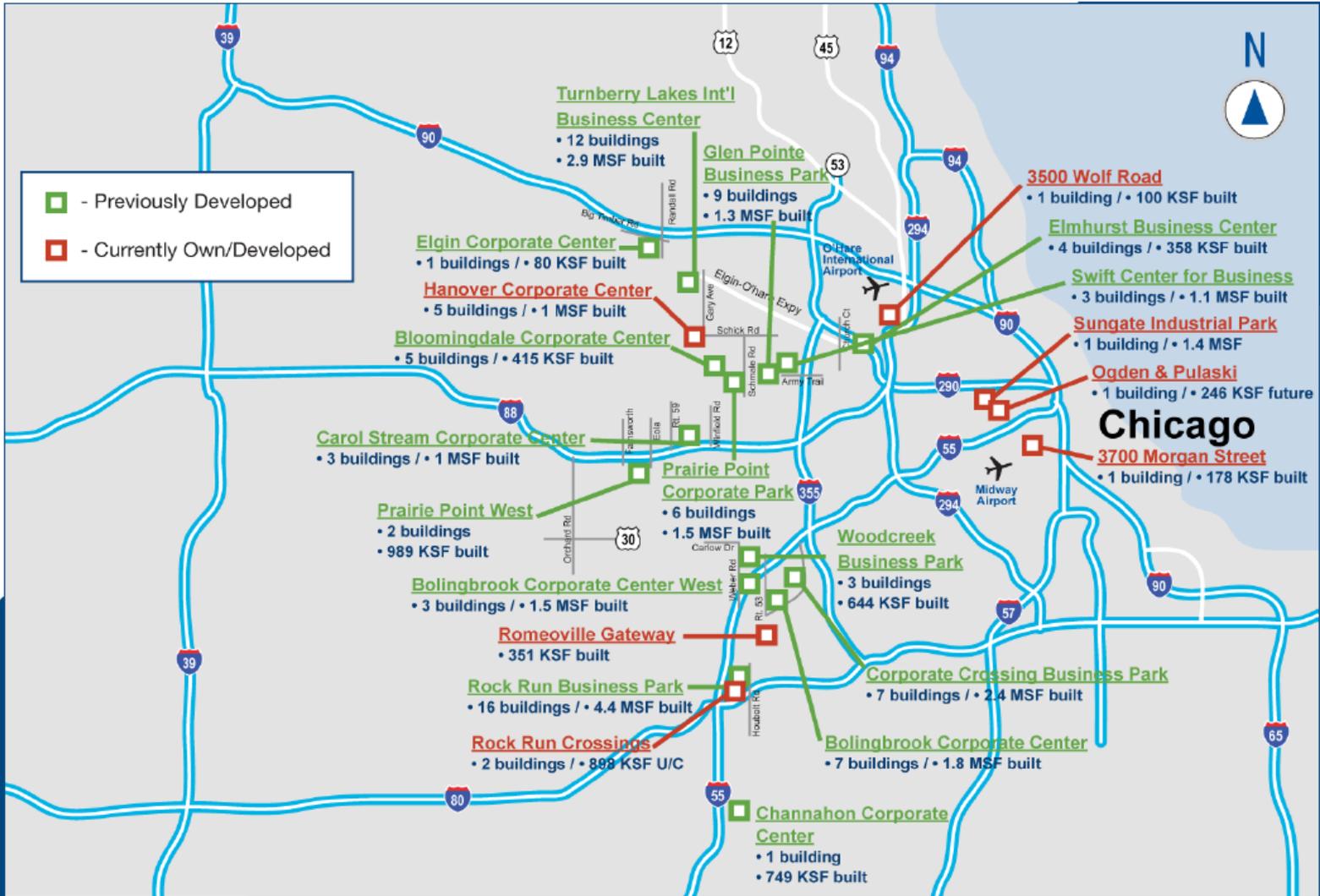
20 MSF

DEVELOPMENT LAND

190 MSF

DEVELOPMENT HISTORY

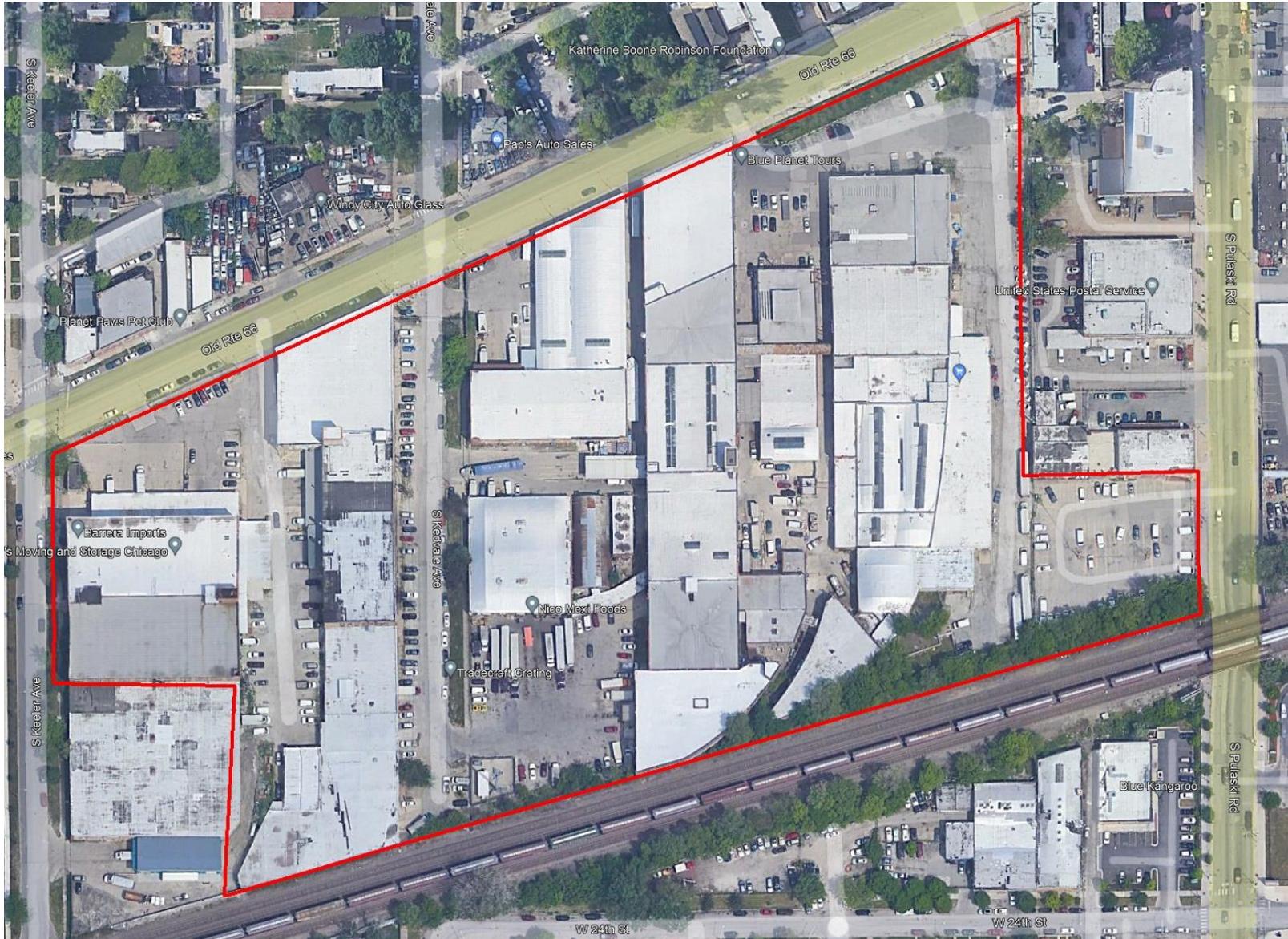
<p><b>22</b> <i>Master-planned Parks</i></p>	<p><b>26M</b> <i>SF Built</i></p>	<p><b>99</b> <i>Buildings Constructed</i></p>
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Recent Experience in Chicagoland:  
3700 Morgan (178k SF), Stockyards



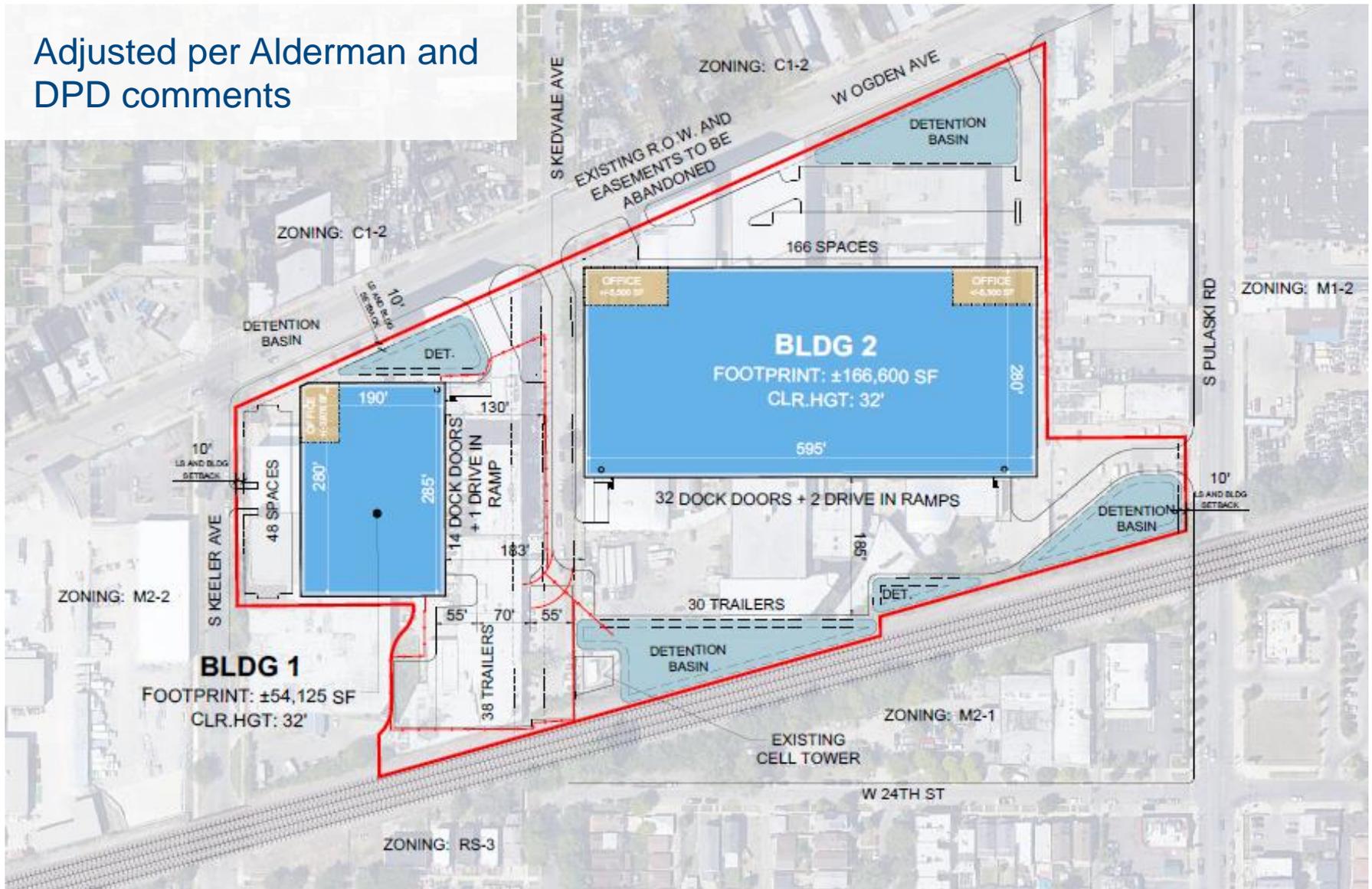
# SUBJECT SITE - Current Site Conditions



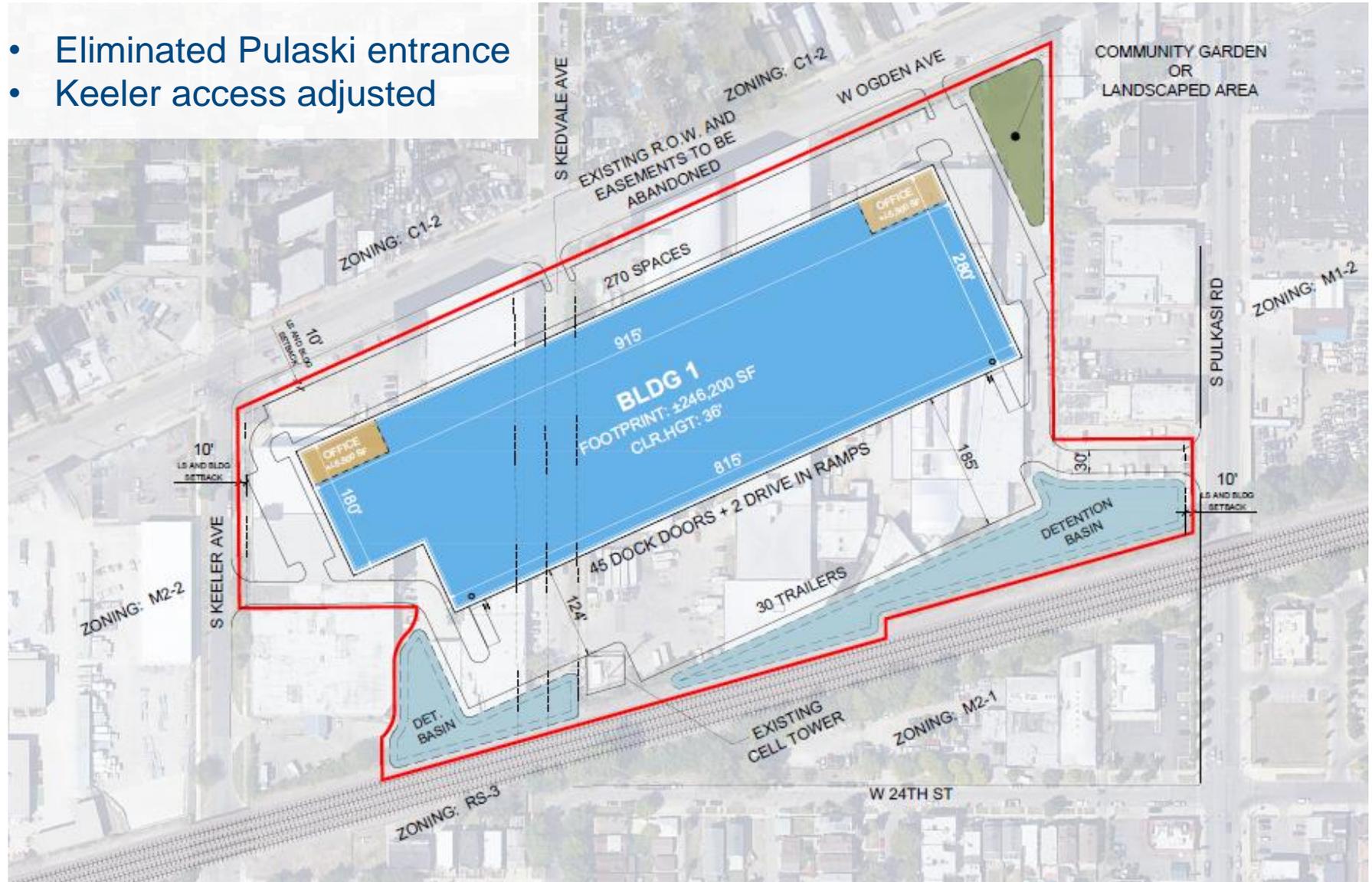
	Existing Conditions	Proposed Redevelopment
<b>Square Feet</b>	600,000	246,200
<b>Dock/Drive-in Doors</b>	80	26
<b>Year(s) Built</b>	late 1800's - 1940's	2025
<b>Environmental Condition</b>	\$2M clean up required	clean & safe
<b>Curb Cuts/Access Drives</b>	7	3



- Adjusted per Alderman and DPD comments

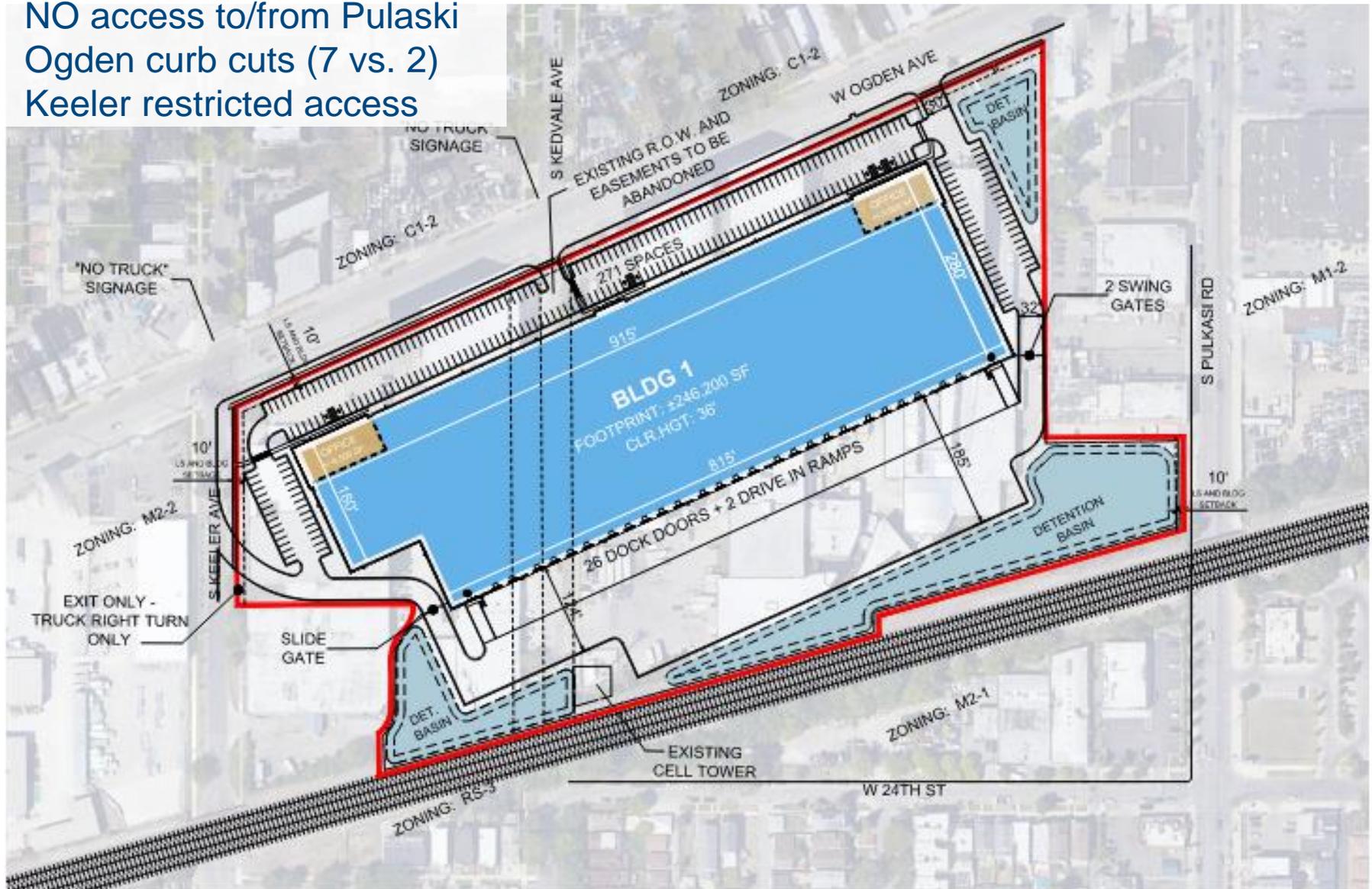


- Eliminated Pulaski entrance
- Keeler access adjusted



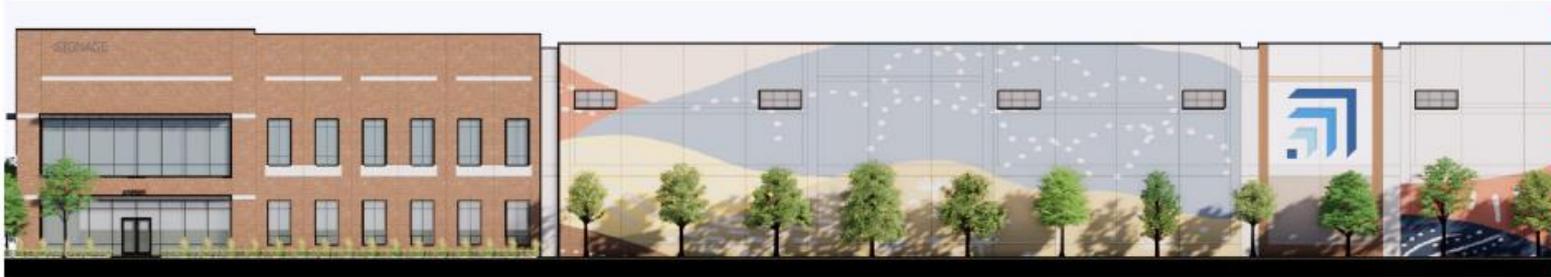
## Current Site Plan

- NO access to/from Pulaski
- Ogden curb cuts (7 vs. 2)
- Keeler restricted access





# Project Elevation – Facing Ogden Ave. (North)



ENLARGED NORTH ELEVATION 1



ENLARGED NORTH ELEVATION 2



ENLARGED NORTH ELEVATION 3

T.O.P.  
48'-0"  
T.O.P.  
45'-0"  
CL.B.H.G.T.  
36'-0"

# Project Elevation – Facing Railroad (South)



ENLARGED SOUTH ELEVATION 1



ENLARGED SOUTH ELEVATION 2

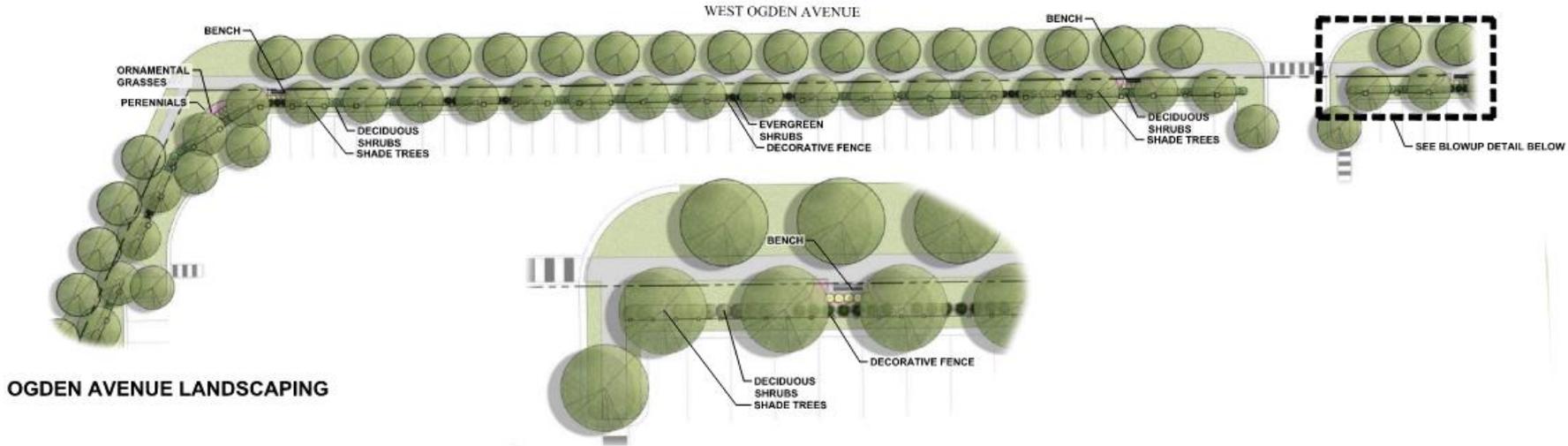


ENLARGED SOUTH ELEVATION 3

T.O.P.  
41'-0"

CLR.HGT.  
36'-0"





OGDEN AVENUE LANDSCAPING



VIEW ALONG OGDEN FRONTAGE



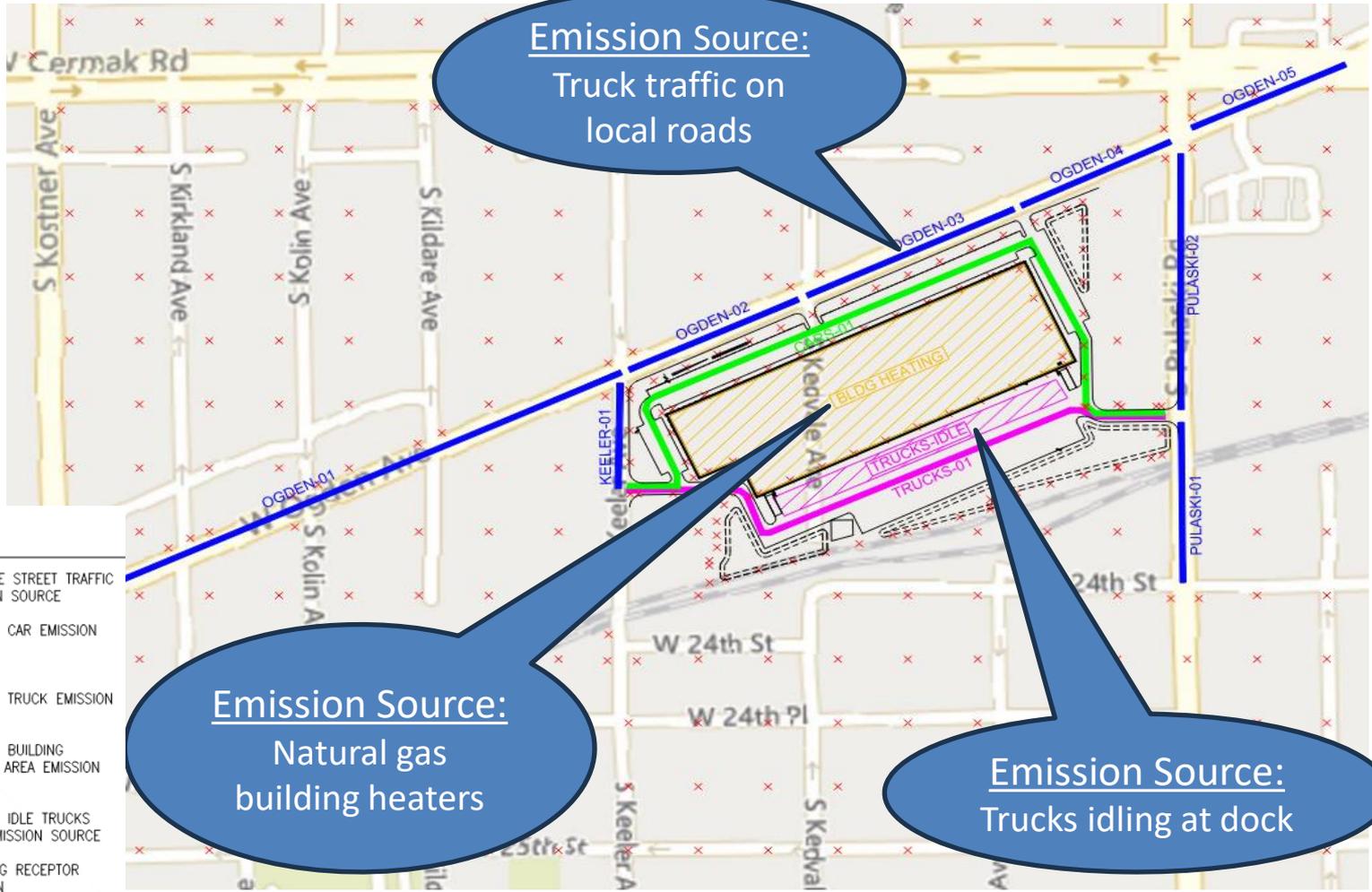
VIEW ALONG OGDEN FRONTAGE

- Controlled demolition of the existing structures via grabber and multi-processor – NO WRECKING BALLS. Process to take 4-5 months and will salvage wood timber and brick for reuse.
- Four air monitoring devices will be on-site and will report data at 15-minute intervals to ensure air quality is safe per EPA requirements.
- **1. Alert Level**: set for dangerous-sized particles **greater than 100 micrograms** per cubic meter. If triggered, engineering controls (water cannons/misting) will be implemented to get dust levels below the alert level
- **2. Action Level**: set for dangerous-sized particles **greater than 150 micrograms** per cubic meter. If triggered, work will be shut down until engineering controls (water cannons/misting) can be implemented to get dust levels below the action level
- Wind speed will be recorded daily throughout demo activity and work will be stopped if sustained winds are over 50 MPH.
- All air monitoring data will be made available in weekly reports.

- 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)
  - ✓ Recent site revisions will lead to reduced traffic and lower emissions than were evaluated in the AQI Analysis.
- AQI Analysis results predicted that ambient air concentrations will remain in compliance with the National Ambient Air Quality Standards (NAAQS).

Pollutant	Avg. Period	Total Predicted	Max. Allowed by NAAQS	% Below Max. Allowed
NO <sub>2</sub>	1-hour	164.2	<b>188.2</b>	13%
PM <sub>10</sub>	24-hour	102.9	<b>150.0</b>	31%
PM <sub>2.5</sub>	24-hour	23.7	<b>35.0</b>	32%
PM <sub>2.5</sub>	1-year	10.3	<b>12.0</b>	14%

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



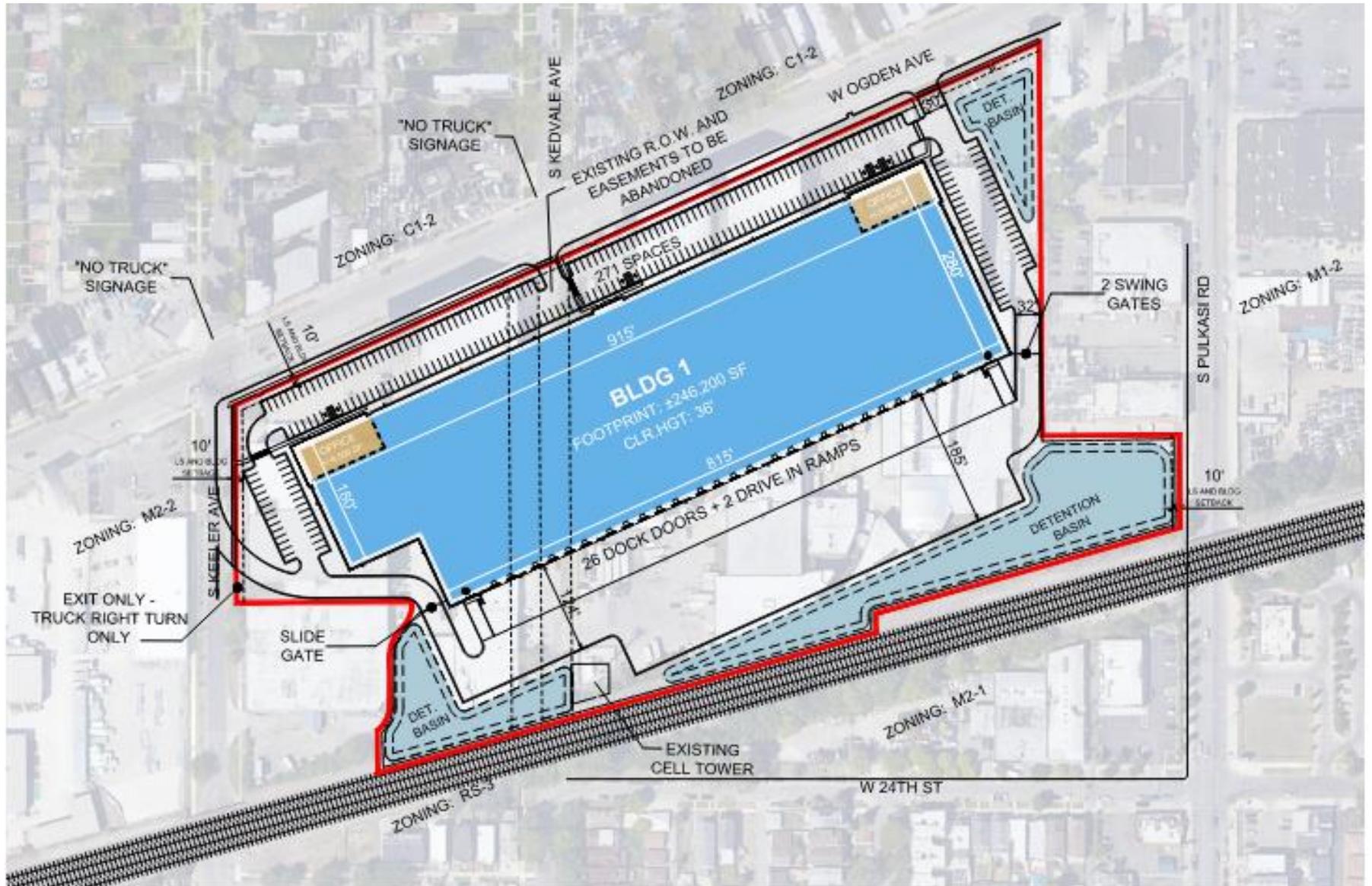
## LEGEND

- PULASKI-01 - OFF-SITE STREET TRAFFIC EMISSION SOURCE
- CARS-01 - ON-SITE CAR EMISSION SOURCE
- TRUCKS-01 - ON-SITE TRUCK EMISSION SOURCE
- ON-SITE BUILDING HEATING AREA EMISSION SOURCE
- ON-SITE IDLE TRUCKS AREA EMISSION SOURCE
- x - MODELING RECEPTOR LOCATION

Emission Source:  
Truck traffic on local roads

Emission Source:  
Natural gas building heaters

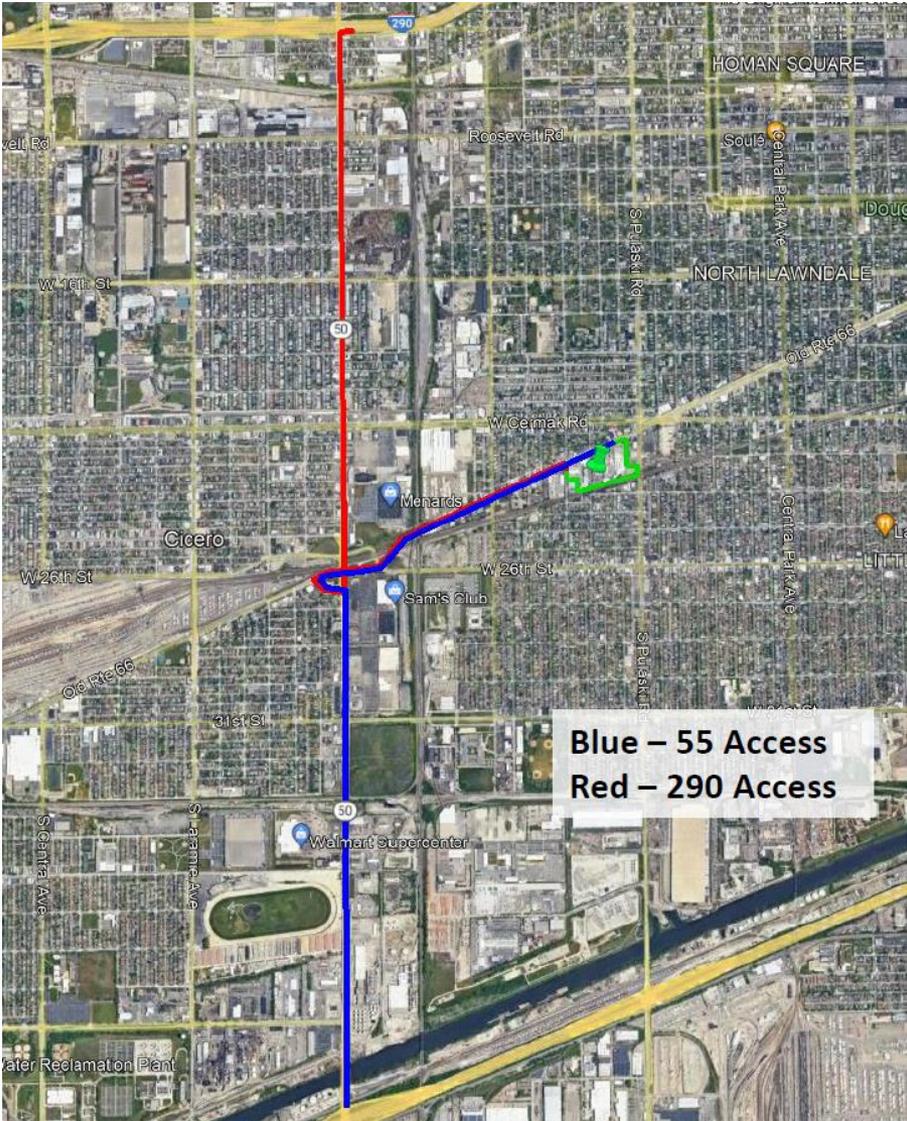
Emission Source:  
Trucks idling at dock



## Traffic Counts – Peak Traffic Counts Summary

	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	<b>81</b>	45	45	<b>90</b>
Proposed Development	41	12	<b>53</b>	16	40	<b>56</b>
<b># Fewer Trips (Existing minus Proposed)</b>	<b>2</b>	<b>26</b>	<b>28</b>	<b>29</b>	<b>5</b>	<b>34</b>

- 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



## Community Benefits

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- Brownfield Clean up
- Demolition of 100+ year old buildings – health & life safety
- Density reduction 600,000SF to 246,200SF
- Traffic improvement
- Assessed value – nearly 3x tax revenue over first 12 years
- Jobs creation – 120-150 permanent jobs anticipated



