

May 20, 2024

Ron Mentzer – Acting Community & Economic Development Director
Maura Rigoni, AICP – Senior Planner
20600 City Center Blvd
Crest Hill, IL 60403

Re: MIF - Crest Hill Business Park (Lot 17 – 8.8 Acres) - Project Narrative

Plan Commission Members:

Midwest Industrial Funds (“MIF”) is excited to be presenting a planned industrial development for the site located at the south end of Advantage Rd in the Crest Hill Business Park. The total site area consists of 8.814 acres and is currently undeveloped. MIF is looking to develop the site into a +/-150,000 speculative industrial warehouse/office building with associated parking and utility improvements. The proposed building will be constructed with loading docks along the rear/south face of the building away from the public eye and will feature approximately +/-137 vehicular car stalls, up to 34 loading docks, and the balance of the space in the loading area can be utilized for trailer parking or additional vehicular car parking.

The Lot 17 parcel is very narrow, long, and has an irregular configuration. The parcel has remained vacant and has not been developed since the creation of the business park. Thus, MIF would be seeking special zoning variances to make the building viable in the market and to have the minimum design and functionality standards needed for a speculative industrial development of Class A caliber. The variances needed are: 1) Zero lot line along the southern property line facing the detention pond, and 2) 15’ front building setback at the Advantage Rd cul-de-sac.

With these variances MIF can target a wider range of prospects for this challenging undeveloped parcel. The target depth for a building of this size is 200’ in depth. Given the difficult geometry of the site, these variances allow the building to achieve 192’ in depth. Although this depth is not 200’, we are comfortable with this scenario and believe the building will cater towards a multitenant layout. Please note that the zero-lot line for pavement is at the south property line where the truck court will reside. The truck court will face no neighbors and will be adjacent to the business park detention pond. The building setback variance from 30’ to 15’ is only at the southernmost point of the cul-de-sac and is measured from the right of way line. This variance is very important to keep the north wall flush without any protrusion, thus keeping potential user racking a symmetrical pattern.

The site will feature two dedicated vehicular access drives and one truck access drive connecting to Advantage Rd. A traffic study analyzing Advantage Ave, Churnovic Ln, and Division St was completed and determined that these roadway systems have ample capacity for this proposed development. The traffic report has been included as part of this submittal. A new water main loop will be constructed to provide fire protection to the site, as well as a domestic water main service. Sanitary Sewer will be served from the existing sanitary line looping the site. Storm sewers will be constructed to convey runoff from the proposed improvements to the existing detention basin located south of the site.

This project will be marketed to a wide range of potential users including, but not limited to light industrial warehousing operations, distribution, assembly, manufacturing, and corporate headquarters. The project will have a positive impact on the city by bringing in many quality jobs that currently do not exist given the property has been undeveloped due to its constraining configuration. The building can potentially house a full building user like TLC Ingredients to the north, or it can be subdivided for multiple tenants. The ability to provide state of the art buildings will positively affect the tax base of the property over time without negatively impacting the community. This development would be a \$20M investment into the community.

Midwest Industrial Funds is one of the largest, privately owned, industrial real estate investment and development companies in the Chicagoland area. We currently have similar industrial development projects taking place in Libertyville, Bartlett, and of course next door on the adjacent site in the Crest Hill Business Park. In addition, we recently sold our 400,000 SF speculative building in Bartlett we developed and completed in 2023 to RIM Logistics for their future international headquarters and main Chicagoland warehousing operation. Over the years MIF has acquired or developed over 100 industrial properties. We look forward to working with the City of Crest Hill on this proposed development and completing a project on the last industrial parcel in the Crest Hill Business Park.

Sincerely,

Midwest Industrial Funds Inc.

Patrick Swiszc
Development Manager

Michael Androwich
Principal