

May 9, 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

Ron & Maura:

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 +/-152,000 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 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 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.

Per correspondence with the City of Crest Hill, MIF is willing to leave curb cuts in the northeastern corner of this parcel to accommodate a potential future connection at Lidice Parkway by means of connecting to TLC’s private drive. In addition, MIF will provide a \$125,000 monetary contribution to the City of Crest Hill for the Enterprise Blvd extension to Weber Road per a separate development agreement.

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 and we suspect that this building will bring in a yearly property tax value of over \$180,000.

We are hopeful that Crest Hill is supportive of this project and will work in partnership with MIF to a successful and swift entitlement process. Our goal would be for construction commencement to take place in August and continue until shell completion in the summer of 2025. MIF estimates that 75-100 construction jobs would be created to build this Class A industrial facility. The city would be receiving an estimated \$150,000 building permit fee, in addition to a \$20,000 utility tap-on fee. This tap-on fee assumes the 50% reduction MIF would be seeking that is consistent with what was approved by council for the neighboring development.

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

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