



July 17, 2019

## 202-224 E Devon Project Summary

On July 8, 2019, the Plan Commission held a public hearing regarding a proposed redevelopment of the properties at 202-224 E Devon and recommended approval of the project. The petitions include rezoning of the property from R-3 Residential to I-1 Industrial and resubdivision of the properties from five (5) lots to two (2) lots. The Village Board accepted the recommendation of the Plan Commission and approved the petitions on July 16, 2019.



### Project Details

Seefried Industrial Properties, Inc. has proposed to redevelop the 7.73 acres of property at 202-224 E Devon for the purposes of constructing two, new light industrial facilities totaling 139,152 square feet—one 77,316 square foot building and one 61,836 square foot building. The buildings will share a truck court and stormwater detention. All existing buildings on the site will be demolished. The new buildings are designed with large office entries and curtain wall features to enhance appearance, as well as landscaping along Devon Avenue.

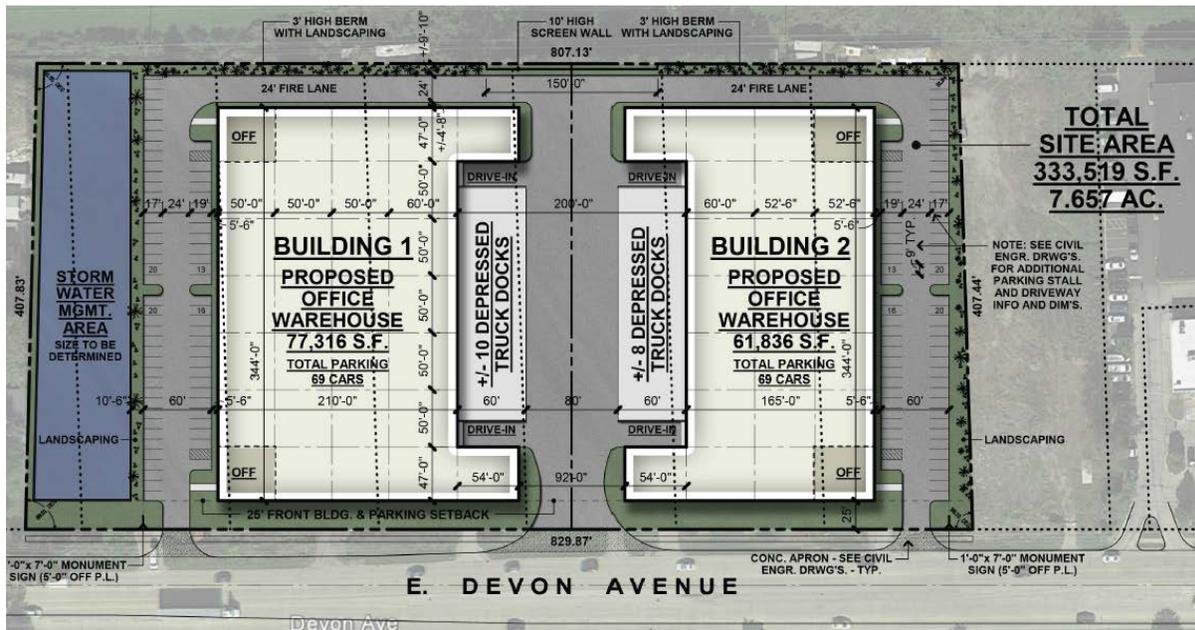




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The site plan includes separate three driveways to allow for separation of car and truck access—trucks will only use the center driveway to access the truck court. The truck docks will be contained in a centralized truck court, which will screen them from view from Devon

The north side of the common truck court will be screened from the residential homes (located 210' north on the other side of ComEd transmission lines) with a screen wall ten feet (10') in height along the north property line.



In order to be viable on the market, new industrial buildings require a 32' interior clear height, which translates to an approximate exterior building height of 42'. This height will also allow for varying panel heights for better aesthetics and to partially screen rooftop mechanical equipment.

### Existing condition of the properties at 202-224 E. Devon Avenue

The properties at 202-224 E Devon were recently annexed into the Village. As a result, although the properties are zoned residential, several are being used for other purposes, including landscaping business, contractor yard, and outside storage, as can be seen in the aerial photo above and the photos below showing the view from the street. Many of the existing structures are in disrepair

Directly north and west of these properties is a ComEd right-of-way with high voltage power lines. Directly east of the property is a vacant parcel zoned B-3, which is the planned site of a sprinter van dealership. Across Devon Avenue to the south are industrial buildings in the Chancellery Business Park.



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