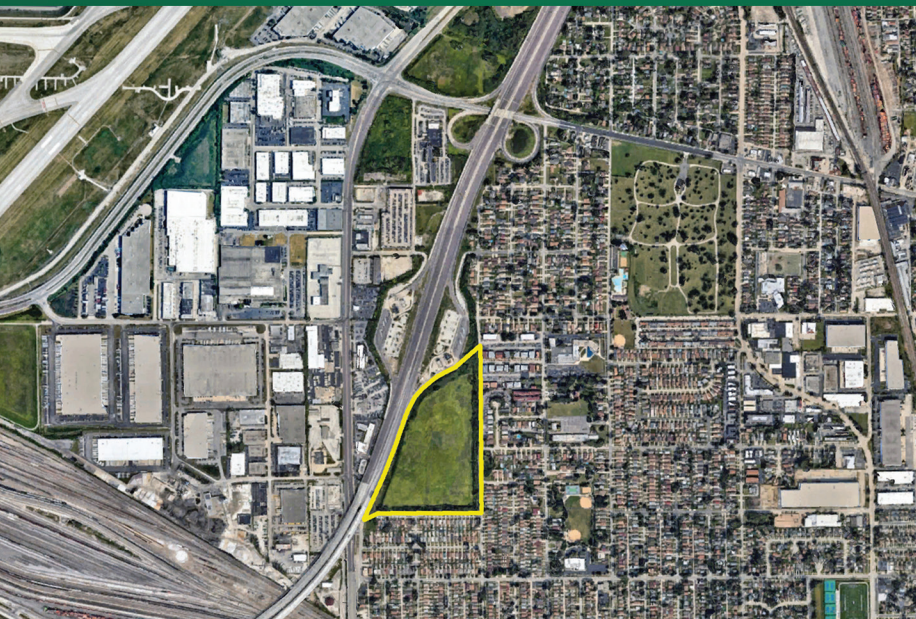
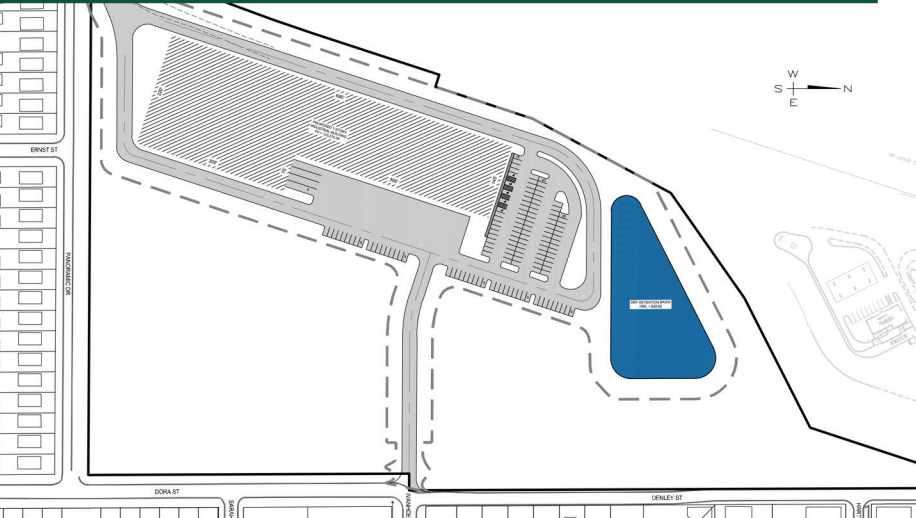
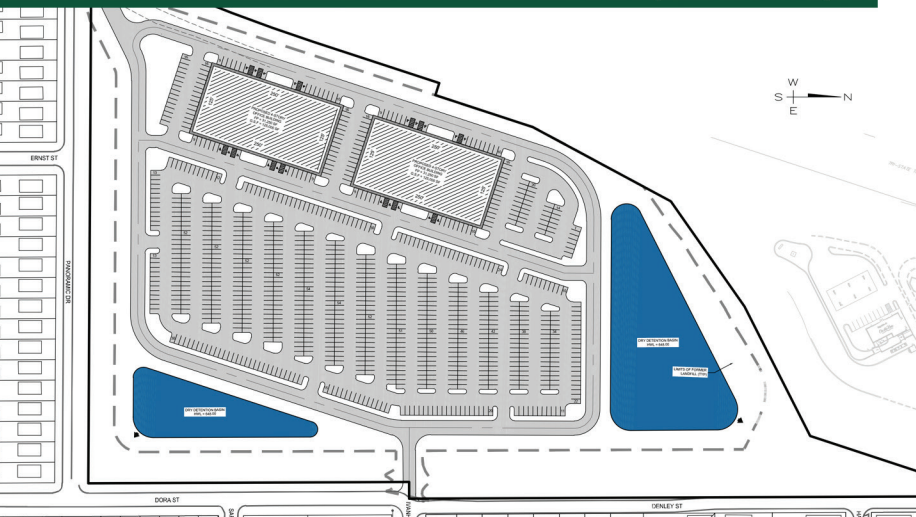


## Industrial Development Concept



## Office Campus Concept



# FOR SALE

Vacant Land in Schiller Park, Illinois

## RARE 24.35 ACRES

Of Infill Opportunity

- Written Village Support For:
  - Office Campus
  - R&D Facility
  - Hospitality Use
  - Technology Park
  - Data Center
- Over 1,500' I-294 Frontage
- Less Than 1 Mile From O'Hare Airport
- Data Center Potential
- Class 6b Eligible

Presented By

**DREW DANIELS**

847.942.5916

ddaniels@sextoncompanies.net

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**Please read the Confidential Offering Memorandum (COM)  
on Pages 5 & 6 before reaching out, where many questions are  
answered as to the Price, Commissions, and the Terms.**

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## **LISTING HIGHLIGHTS**

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- 24.353 Acres of Vacant Land Available Near O'Hare International Airport
- Approximately 19.87 Acres of Industrial-Zoned Land in the Village of Schiller Park
- Written Village Support for the Following Uses:
  - Professional Office Campuses
  - Product Research & Development Uses
  - Entertainment & Hospitality-Oriented Development
  - Retail & Restaurants & Showroom Uses
  - Technology & Telecommunications
  - Data Centers
- No Wetlands, No Floodway and Minimal Floodplain
- Significant Engineering Work Has Already Been Completed for the Site
- Over 1,500' Lineal Frontage on I-294
- Property & Zoning Meet Cook County Class 6b  
Property Tax Incentives Prerequisites
- Easily Accessible 12" Nicor High Pressure Gas Line
- Low Carrying Costs for Long-Term Investors
- Potential Future Billboard Locations Subject to Approvals
- Decades of Environmental Clearance Documentation Available
- Phase I Study Available
- 60+ Years of Detailed Parcel Data Available

## OPENING NARRATIVE

---

We are pleased to present a rare large-scale infill redevelopment opportunity: a chance to acquire one of the largest vacant parcels in Cook County adjacent to Interstate-294 and less than one mile from O'Hare International Airport that is accessible from nearby major roadways, including I-294, Irving Park Road and Mannheim Road in Schiller Park, Illinois.

The Village of Schiller Park has expressed written support for redevelopment of the 24.038-acre site, specifically indicating a preference for Professional Offices, Product & Research Development, Entertainment & Hospitality-Oriented Development, Retail, Restaurants and Showrooms, Technology & Telecommunications and/or Data Centers as a developable use rather than traditional truck-intensive logistics operations. Therefore, ***Uses centered around logistics, freight handling, distribution terminals or other models that require ongoing semi-truck operations are not considered feasible or supportable for this Property at this time.***

Once a landfill that primarily accepted Construction & Demolition debris (C&D) over 50 years ago, this property has benefitted from decades of environmental analysis, engineering evaluations and years of site planning work in preparation for future redevelopment, where multiple third-party environmental and engineering consultants have verified the site's readiness for development.

Another notable feature of this listing is the institutional knowledge of the Owner, who has controlled and operated the site since it was sited and approved for the prior waste operations. This knowledge can assist potential developers with due diligence and the final development process.

## **CONFIDENTIAL OFFERING MEMORANDUM**

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This Confidential Offering Memorandum (“COM”) is provided by the owner (“Owner”) of the commercial property described herein (the “Property”) solely for your consideration of the opportunity to acquire the Property. This is an off-market listing and, as such, an interested party must indicate in its offer the price it is willing to pay for the Property. This COM may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of Owner.

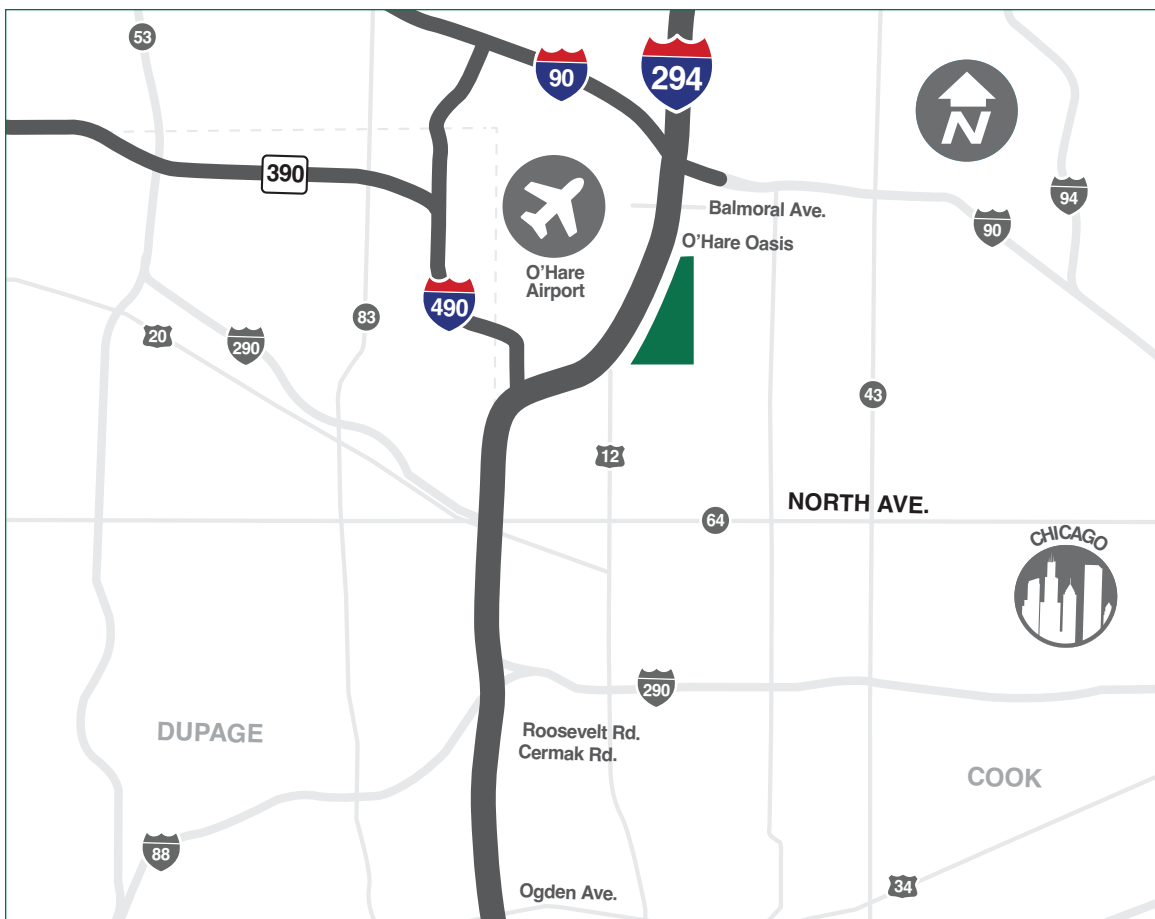
This COM contains descriptive materials about the Property, and other data (the “Information”) compiled for the convenience of parties who may be interested in the Property. The Information is not all inclusive and is not represented to contain all the documentation that may be material to an evaluation of the acquisition opportunity presented. Owner has not independently verified the Information and makes no representations or warranties of any kind concerning the accuracy or completeness thereof, the condition of the Property, compliance with applicable governmental requirements, developability or suitability or projected financial performance. All summaries and discussions of the Information are qualified in their entirety by reference to the actual materials, documents and/or financial data, which, upon request, may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon Owner.

The Property may be withdrawn from the market without notice, and Owner reserves the right to negotiate with any number of interested parties at any time and to continue to market and obtain back-up offers. The Property is offered and sold by Owner on an “AS-IS, WHERE IS, WITH ALL FAULTS” basis, without representation or warranty of any kind except for any customary warranties of title, which shall be reflected in any contract for sale. This COM is for the sale of the Property, and no options to lease will be considered. If an interested party employs a broker, all compensation to the broker shall be paid by the interested party, not Owner. A due diligence period to allow an interested party sufficient time to analyze the Property is anticipated, but Owner will not consider offers that contain contingencies, such as zoning or other governmental or third-party approvals, or that fail to reflect the requirements described in this COM, including the terms outlined in this paragraph.

**BY ACCEPTING THIS COM, YOU AGREE THAT:** (1) all information contained herein (including, without limitation, the Information), and all other information you have received or may hereafter receive from Owner relating to the Property, whether oral, written or in any other form (collectively, the “Property Data”), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to Owner, all or any part of this COM or the Property Data; (3) upon request by Owner at any time, you will return and/or certify your complete destruction of all copies of this COM and the Property Data; (4) for yourself and all your affiliates, members, managers, officers, directors, shareholders, partners, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless Owner and all of its affiliates, members, managers, officers, directors, shareholders, partners, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this COM and/or any other Property Data; (5) you will not provide this COM or any of the Property Data to any other party unless you first obtain such party’s acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that Owner shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

## SITE LOCATION

The Property consists of 24.353 acres of a triangular-shaped vacant parcel bordered to the west by Interstate 294 (Tri-State Tollway), to the north by the O'Hare Oasis, to the east by Denley Avenue / Dora Street, and to the south by Panoramic Drive. Most of the Property is located in the Village of Schiller Park, Cook County, Illinois, and it also includes an approximate 0.25-acre parcel to the south located across Panoramic Drive in the Village of Franklin Park that provides access.



## PROPERTY STATISTICS & EXISTING ZONING

This offering is comprised of the following two parcels:

**Municipality:** Village of Schiller Park  
**Address:** 10230 Panoramic Drive  
**PIN:** 12-21-100-012-0000  
**Zoning:** I-1 (Industrial) & R-2 (Residential)  
**Square Footage:** 1,049,055.48  
**Acreage:** 24.083 (19.87 Industrial and 4.21 Residential)

**Municipality:** Village of Franklin Park  
**Address:** 10333 Panoramic Drive  
**PIN:** 12-21-100-005-0000  
**Zoning:** R-2 (Residential)  
**Square Footage:** 11,761.20  
**Acreage:** 0.270 (Residential)

**Total Square Footage:** 1,060,816.68  
**Acreage:** 24.353

[Click To Enlarge Map](#)



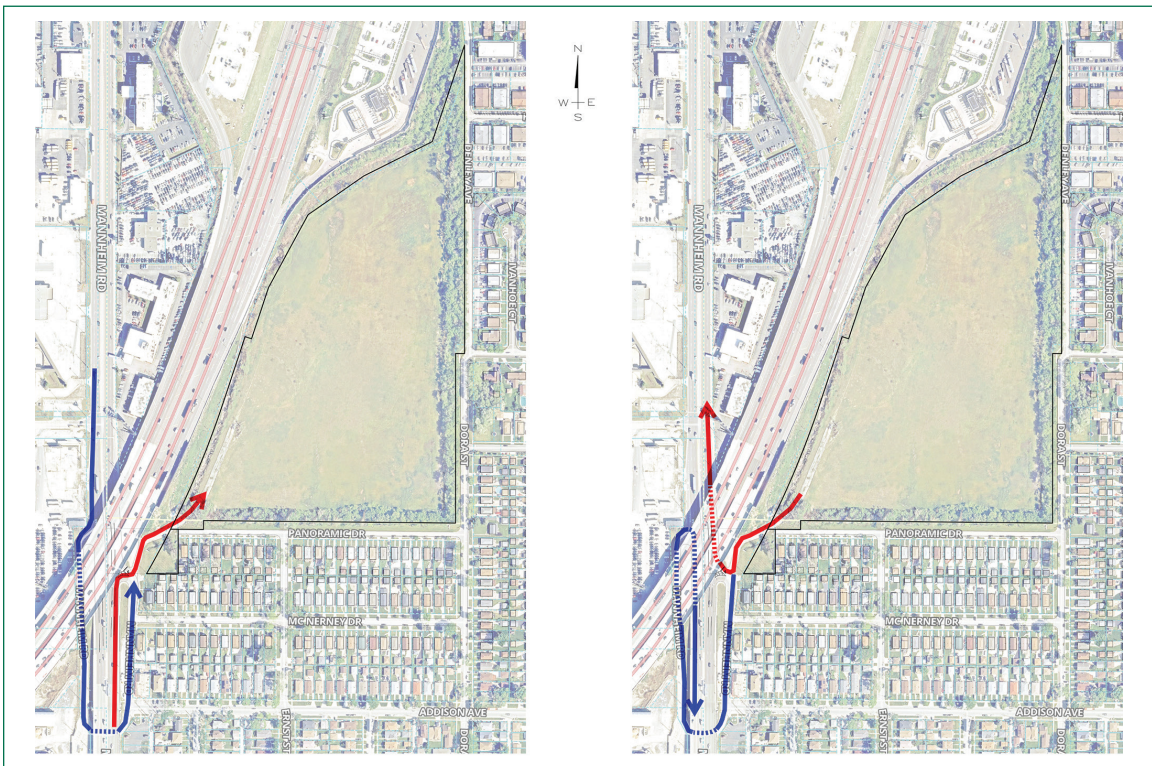
## SITE ACCESS

The site is accessible from both southbound and northbound Mannheim Road. For ingress from southbound Mannheim Road, a vehicle would exit onto the frontage road named Front Street and continue under the Mannheim Road bridge directly into the parcel's access drive. From northbound Mannheim Road, a vehicle would turn right directly off Mannheim Road into the parcel's access drive.

When exiting the site, both southbound and northbound Mannheim Road are also accessible. To access southbound Mannheim Road, a vehicle would exit the parcel and drive south on the frontage road that leads under the Mannheim Road bridge and then loops back to a single right-turn lane onto southbound Mannheim Road. To access northbound Mannheim Road, a vehicle would exit the parcel's access drive onto the frontage road and then immediately turn right directly onto northbound Mannheim Road.

The Village has indicated the potential of adding a secondary access drive to the site from the adjacent residential street named Denley Avenue / Dora Street pending the use of the site and the type of traffic and vehicles that the proposed development generates.

[Click To Enlarge Map](#)



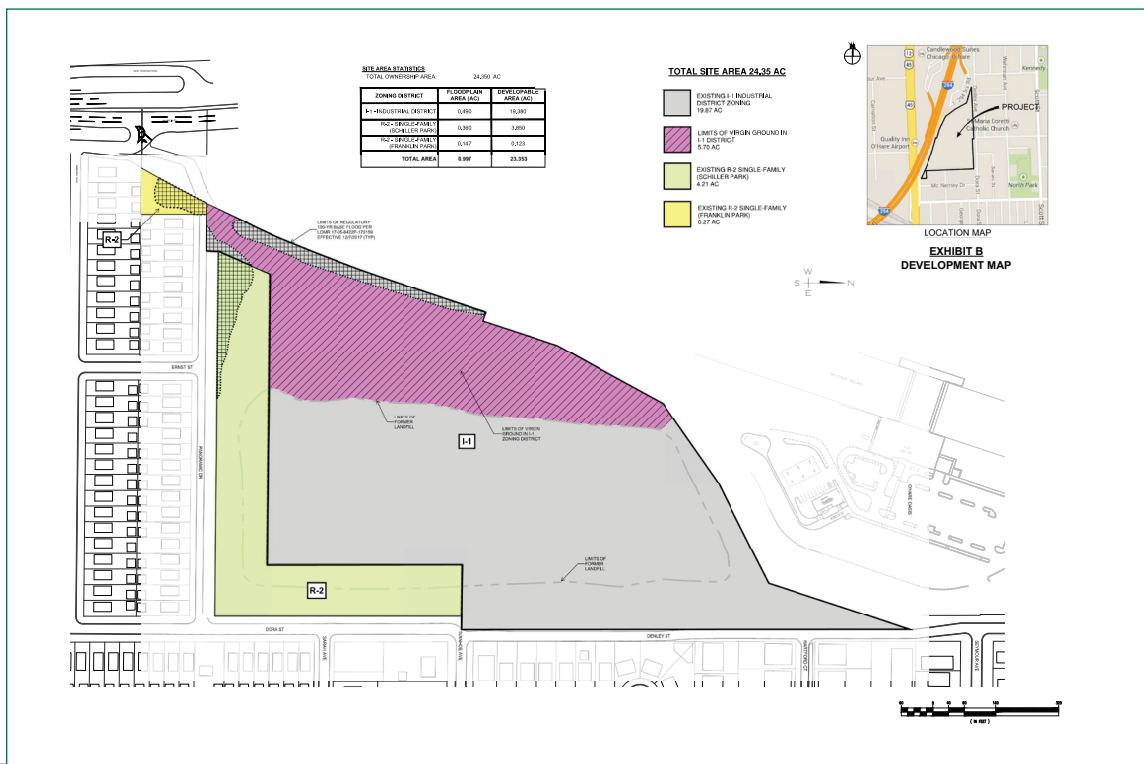
## SITE DEVELOPMENT FOR INDUSTRIAL OR BUSINESS PARK USE

As can be seen on the Development Map Exhibit, if a developer wants to utilize the entire 24.038 acres of land located in the Village of Schiller Park for industrial use, a Planned Unit Development or Development Agreement would need to be pursued to include the 4.21 acres of the Property that is currently zoned for residential use. The Village of Schiller Park has stated in writing that they would consider an application for rezoning the residential portions of the property to industrial (I-1) pending the design and ultimate end-use of the site.

Also depicted on this Development Map Exhibit, is a portion of the industrial-zoned area that includes 5.70 +/- acres of virgin ground, is capable of supporting conventional building construction. Whatever the final development design may be, Architectural and Engineering consultants have always recommended locating the building on all or most of the virgin ground and then use the areas that were formerly filled for the development's parking needs. Past engineering designs have also indicated that cantilevering out over the former landfill from the virgin ground is a possibility, as is the use of caissons for designs that look to build the largest building possible on the site.

Multiple conceptual designs were prepared by geotechnical and civil engineers for the entire 24-acre site, which are available upon request. Note that in those designs, the largest warehouse that could potentially fit on the property was slightly over 311,000 square feet in size.

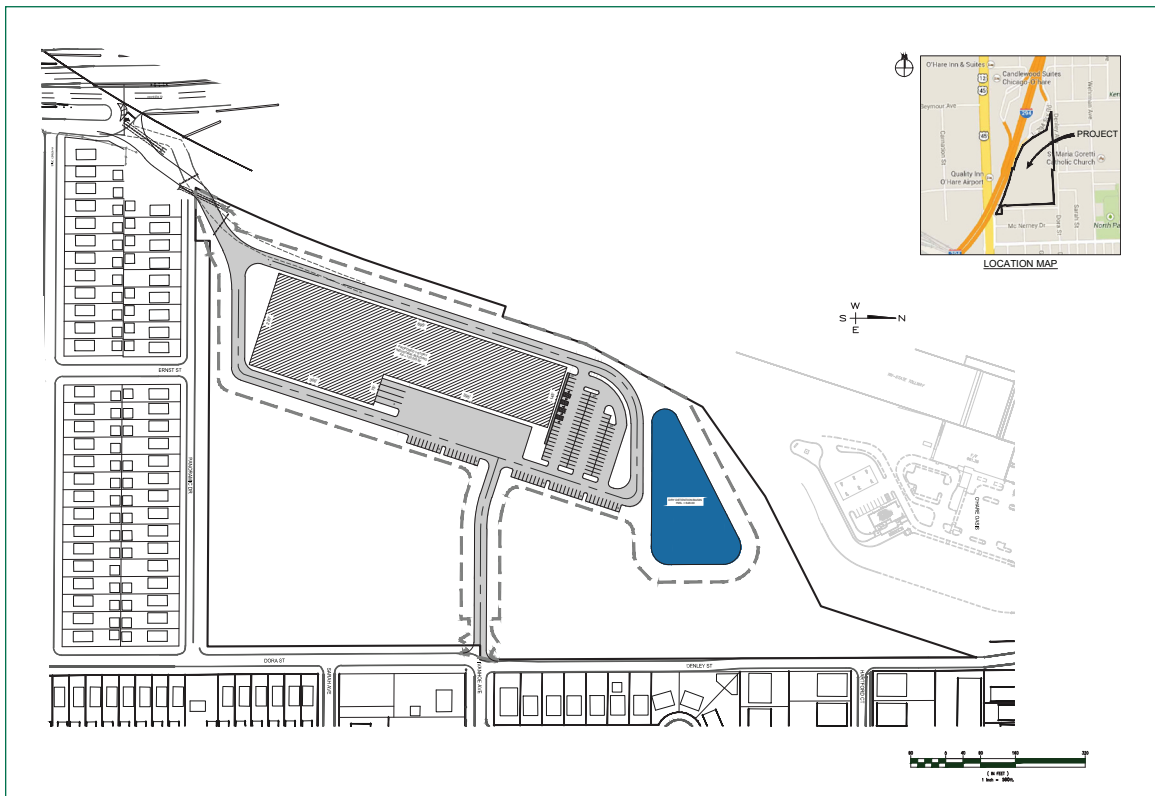
[Click To Enlarge Map](#)



## CONCEPTUAL 125,000 SQFT INDUSTRIAL BUILDING LAYOUT

This conceptual design depicts a roughly 125,000 square foot industrial building that could be built entirely on virgin ground, which would eliminate the need for additional infrastructure expenses such as spread footings, cantilevering or caissons over the areas of the site that were formerly filled. This design also shows a secondary access from Denley Avenue / Dora Street that the Village of Schiller Park is willing to support pending the use of the site and the type of traffic and vehicles generated by the proposed use.

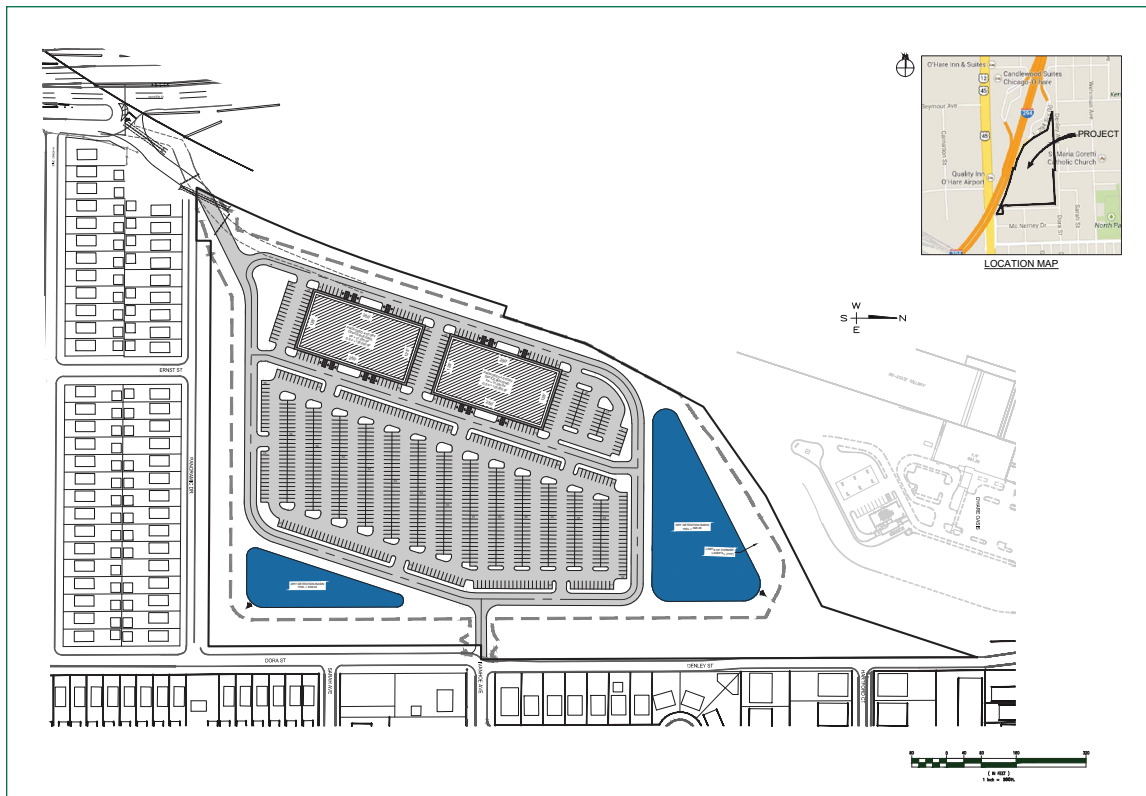
[Click To Enlarge Map](#)



## CONCEPTUAL 250,000 SQFT OFFICE PARK LAYOUT

This conceptual design depicts two 4-story office buildings each 125,000 square feet in size, totaling 250,000 square feet of office buildings that could be built entirely on virgin ground, which again would eliminate the need for additional infrastructure expenses such as spread footings, cantilevering or caissons over the areas of the site that were formerly filled. This design also shows a secondary access from Denley Avenue / Dora Street that the Village of Schiller Park is willing to support pending the use of the site and the type of traffic and vehicles generated by the proposed use.

[Click To Enlarge Map](#)



## **VILLAGE OF SCHILLER PARK 1-1 ZONING ALLOWABLE USES**

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The Village of Schiller Park has clearly expressed that uses centered around logistics freight handling, distribution terminals or other models that require ongoing semi-truck operations are not considered feasible or supportable for this property at this time. With those constraints, here are just some of the other potential uses under the Village of Schiller Park's industrial zoning code for I-1 zoning allows:

### **PERMITTED USES**

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- Breweries and Distilleries (including tap rooms with alcoholic beverage service)
- Offices – business or professional
- Product research and development
- Radio/TV towers and wireless telecommunications facilities (antenna height  $\leq$  100 ft)
- Restaurants (including alcoholic beverage service, entertainment, dancing, and banquet/meeting rooms)
- Showrooms
- Telecom and/or data hosting centers

### **CONDITIONAL USES**

---

- Automobile rentals
- Automobile repair
- Food manufacture, packaging and processing
- Kennel
- Motor vehicle sales (majority must be new vehicles)
- Planned unit developments
- Railroad switch yards and railroad unloading facilities
- Public parking areas (enclosed, private passenger automobiles only; not within 50 ft of residential zoning)
- Wholesale establishments
- Woodworking and wood products including lumberyards

## **POTENTIAL DATA CENTER OR ELECTRICAL INTENSIVE USE**

This site has a rare and compelling power story. A third-party preliminary feasibility analysis indicates the potential for onsite Combined Heat and Power (CHP) generation capabilities in the approximate range of 60–100MW, subject to final engineering, utility coordination and permitting. The high-pressure Nicor gas line running directly adjacent to the property can support an onsite power production facility utilizing reciprocating engines housed in a building footprint no larger than an acre in size, which would be much smaller than the industry standard 5-acre ComEd substation that is typically needed in Illinois for a project with the same amount of power.

The Village of Schiller Park is actively motivated to support this type of use, and the natural gas is already located at the site to make it happen. With newer CHP engine technology now on the market – such as the Jenbacher J620 module – the realistic power output for this site has only improved since the original feasibility study was completed.

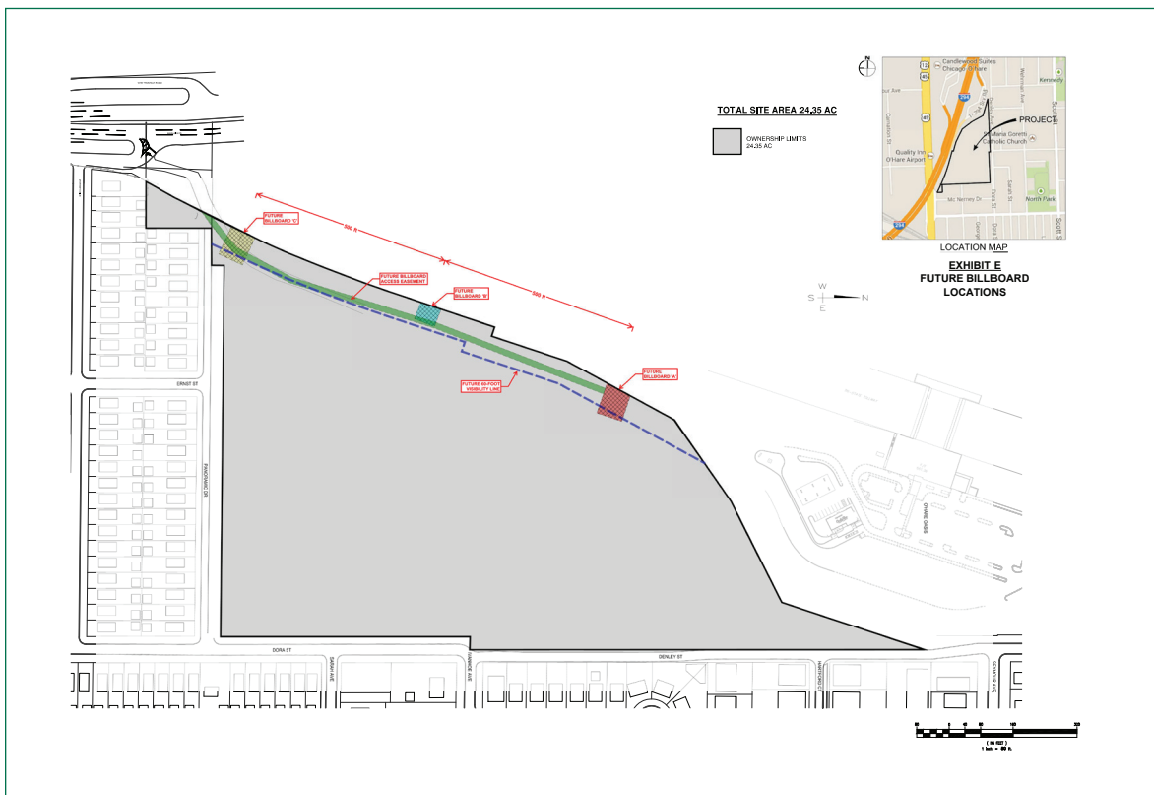
*\* CHP Feasibility Report & Preliminary Cost Comparisons Available Upon Request*

## POTENTIAL BILLBOARDS

The site may also support future long-term revenue generation from potential billboard placement along Interstate-294. The frontage along I-294 could allow for up to 3 billboard pads (6 faces in total) to be sited per IDOT's minimum distance requirements of 500' between pads. A survey is available showing these billboard pad locations, with the State of Illinois' setbacks and spacing requirements in place for billboard faces that are 20' x 60' or 30' x 40' in size. These three conceptual pads are all proposed on undisturbed virgin land as well.

All three conceptual pads are located in the Village of Schiller Park, which has zoning codes that currently do not allow for billboards on the Property, so approvals would be required via a Planned Unit Development or a text amendment to their existing code to proceed.

[Click To Enlarge Map](#)





## I-294 STATISTICS

### Central Tri-State Tollway - Interstate 294 Summary

The Illinois State Highway Tollway Authority (ISHTA) started a 22-mile \$4 billion widening of Interstate 294 from Balmoral Avenue near O'Hare International Airport to 95th Street in Bridgeview in 2018. This "Tri-State" stretch is the Tollway's heaviest-traveled section, which sees 575,970\* vehicles daily. The original design was four lanes each direction and the new rebuilding and widening plan (now nearing completion) adds an extra lane in each direction and incorporates "flex lanes" on the inside shoulders for buses and emergency vehicles. The Property is adjacent to what is known as the O'Hare Oasis and per the ISHTA Traffic Data Report from 2023, the average daily car counts at the I-294 Tri-State Tollway mile marker 37.8 (the O'Hare Oasis) is 91,270\*\* cars daily or over 33,000,000 annually. Additional information can be found at: <https://agency.illinoistollway.com/projects/tri-state/central-tri-state-reconstruction>

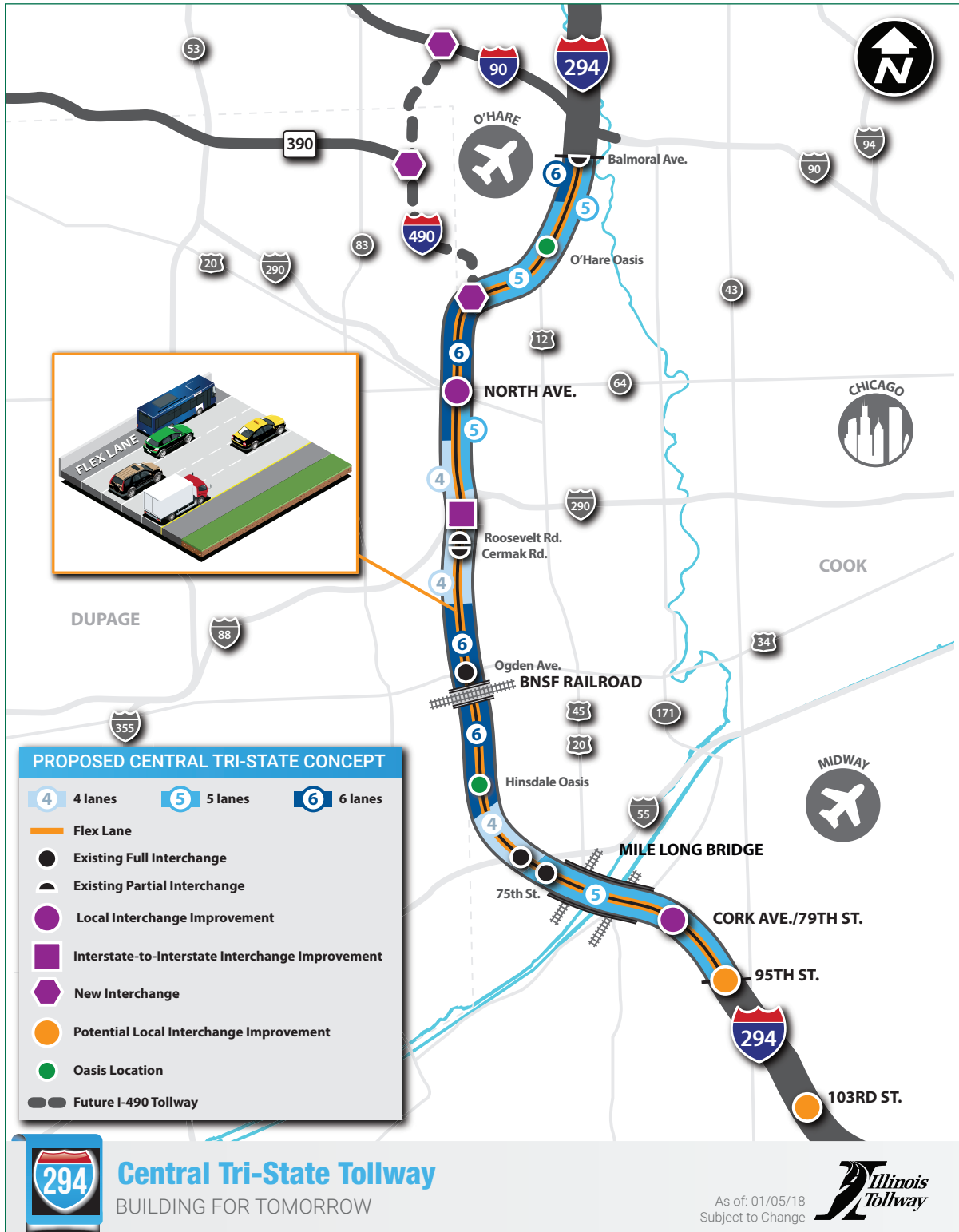
\* Source: ISTHA | Traffic Data Report 2023 by CDM Smith Section 3-12 (Page 72)

\*\* Source: ISTHA | Traffic Data Report 2023 by CDM Smith Section 3-6 (Page 66)

### Central Tri-State Tollway Project Elements

The project maximizes the value of investments into the Central Tri-State corridor for Tollway customers and the region. Project elements include:

- Provide Congestion-Relief
- Reconstruct for Current and Future Travel Needs
- Widen where Justified
- Reconfigure and Improve the I-290/I-88 Interchange at I-294
- Reconstruct and Widen the Mile Long Bridge
- Reconstruct and Lengthen the BNSF Bridge
- New and Improved Interchanges for Increased Local Access
- Address Local Noise, Aesthetic and Quality-of-Life Concerns
- Integrate Flex Lanes to Better Accommodate Transit
- Implement SmartRoad Technology
- New Truck Parking and Freight Access
- Regional Stormwater Improvements
- Part of the Tollway's 15-year, \$14 billion capital program,  
Move Illinois: The Illinois Tollway Driving the Future



## **PROPERTY HISTORY**

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The Property was issued a solid waste operating permit by the IEPA in 1974, where it placed primarily construction and demolition debris, concrete and sand, as well as some wood and tree stumps.

The operation ceased accepting materials in 1976 and in 1979, the IEPA issued a post-closure completion notice for no further testing on the site; however, groundwater quality monitoring continued voluntarily until 1981.

Since the operations ceased in 1976, there has been no activity on the site except for routine property maintenance and management.

## **CONTACT US**

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For further inquires please contact us at: (847) 942-5916  
or [ddaniels@sextoncompanies.net](mailto:ddaniels@sextoncompanies.net)

**FOR SALE**

SCHILLER PARK  
ILLINOIS

**RARE**

24.35 Acre Infill Opportunity

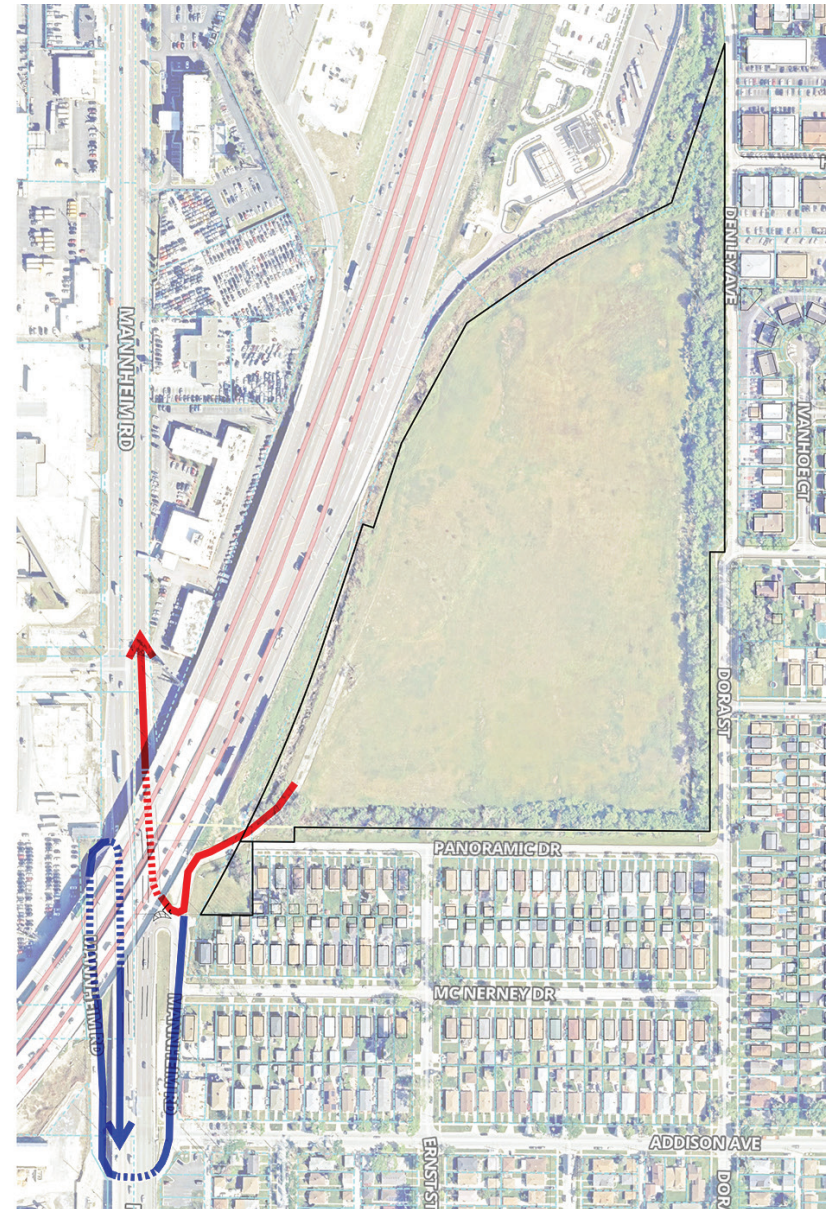
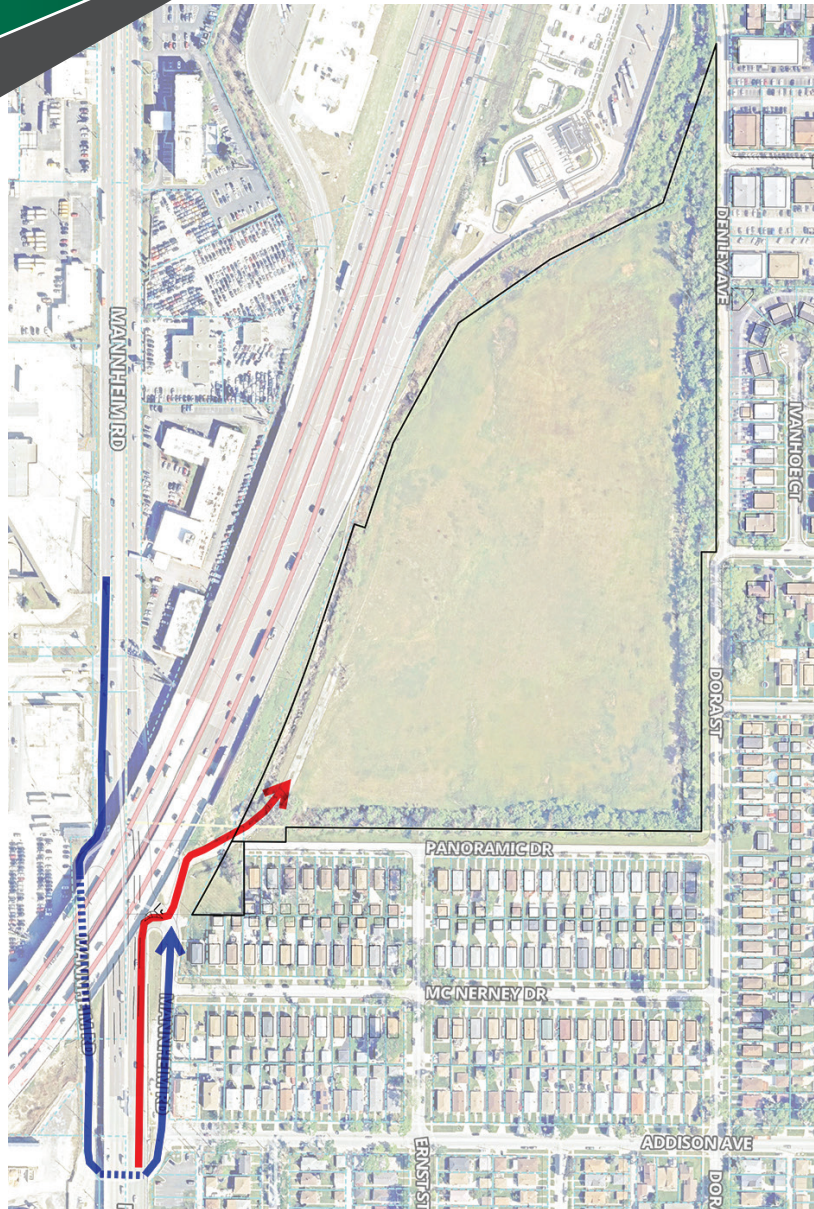
PRESENTED BY

**DREW DANIELS**

847.942.5916

[ddaniels@sectoncompanies.net](mailto:ddaniels@sectoncompanies.net)





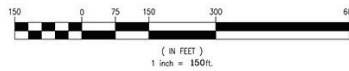
INGRESS ACCESS

— INDICATES SOUTHBOUND  
MANNHEIM RD ACCESS

— INDICATES NORTHBOUND  
MANNHEIM RD ACCESS

EGRESS ACCESS





**EXHIBIT C  
SITE ACCESS MAP**

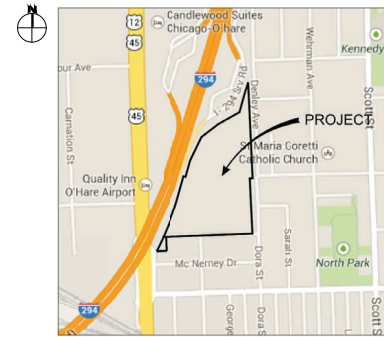


**SITE AREA STATISTICS**  
TOTAL OWNERSHIP AREA: 24.350 AC

ZONING DISTRICT	FLOODPLAIN AREA (AC)	DEVELOPABLE AREA (AC)
I-1 - INDUSTRIAL DISTRICT	0.490	19.380
R-2 - SINGLE-FAMILY (SCHILLER PARK)	0.360	3.850
R-2 - SINGLE-FAMILY (FRANKLIN PARK)	0.147	0.123
<b>TOTAL AREA</b>	<b>0.997</b>	<b>23.353</b>

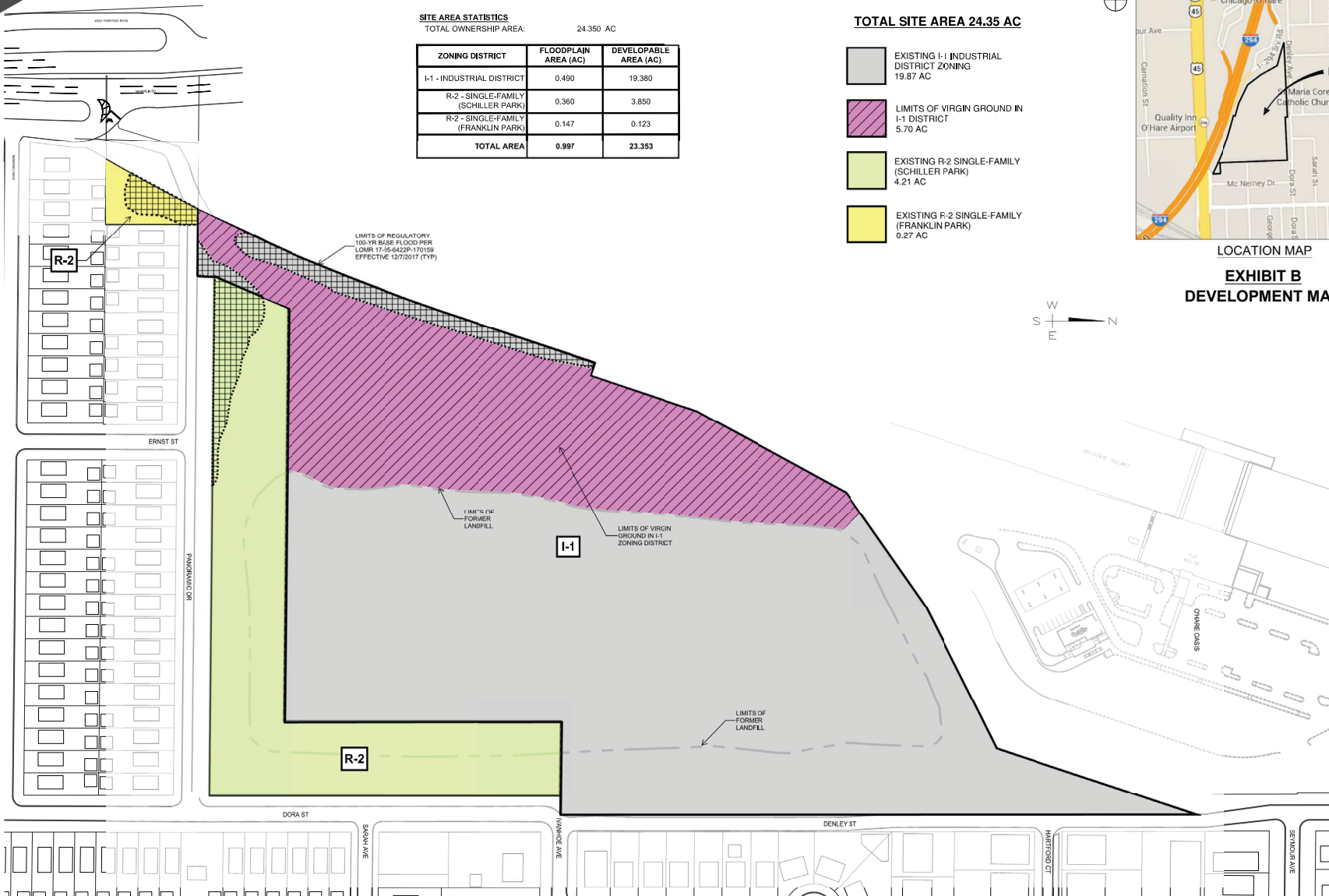
**TOTAL SITE AREA 24.35 AC**

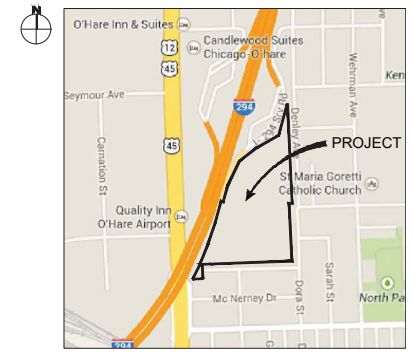
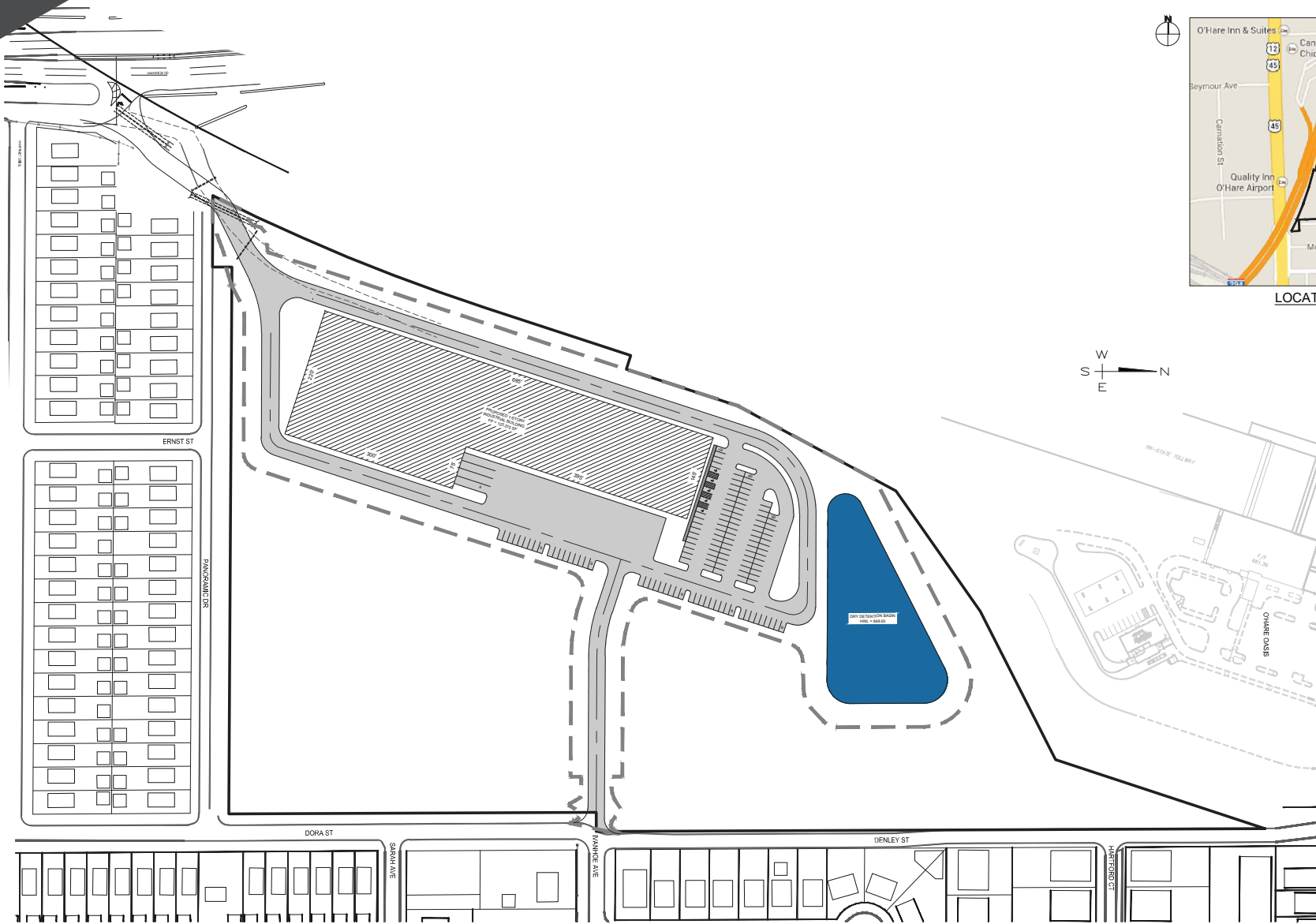
-  EXISTING I-1 INDUSTRIAL DISTRICT ZONING 19.87 AC
-  LIMITS OF VIRGIN GROUND IN I-1 DISTRICT 5.70 AC
-  EXISTING R-2 SINGLE-FAMILY (SCHILLER PARK) 4.21 AC
-  EXISTING R-2 SINGLE-FAMILY (FRANKLIN PARK) 0.27 AC



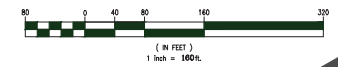
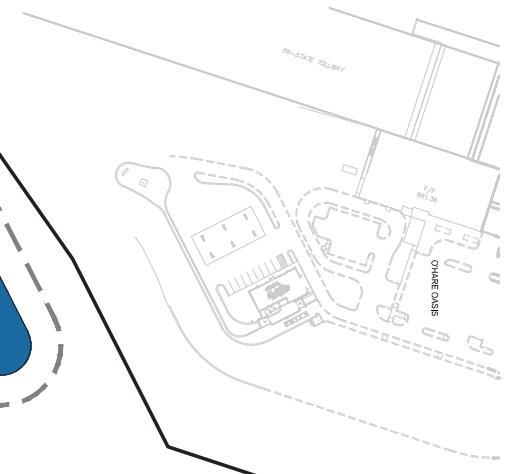
LOCATION MAP

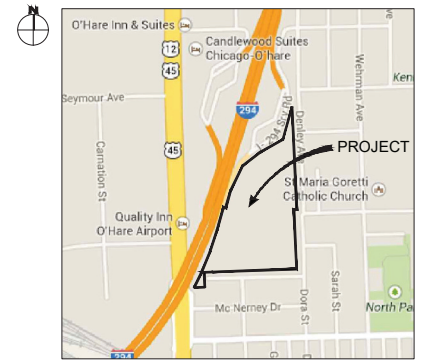
**EXHIBIT B  
DEVELOPMENT MAP**



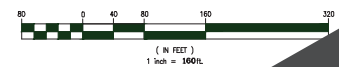
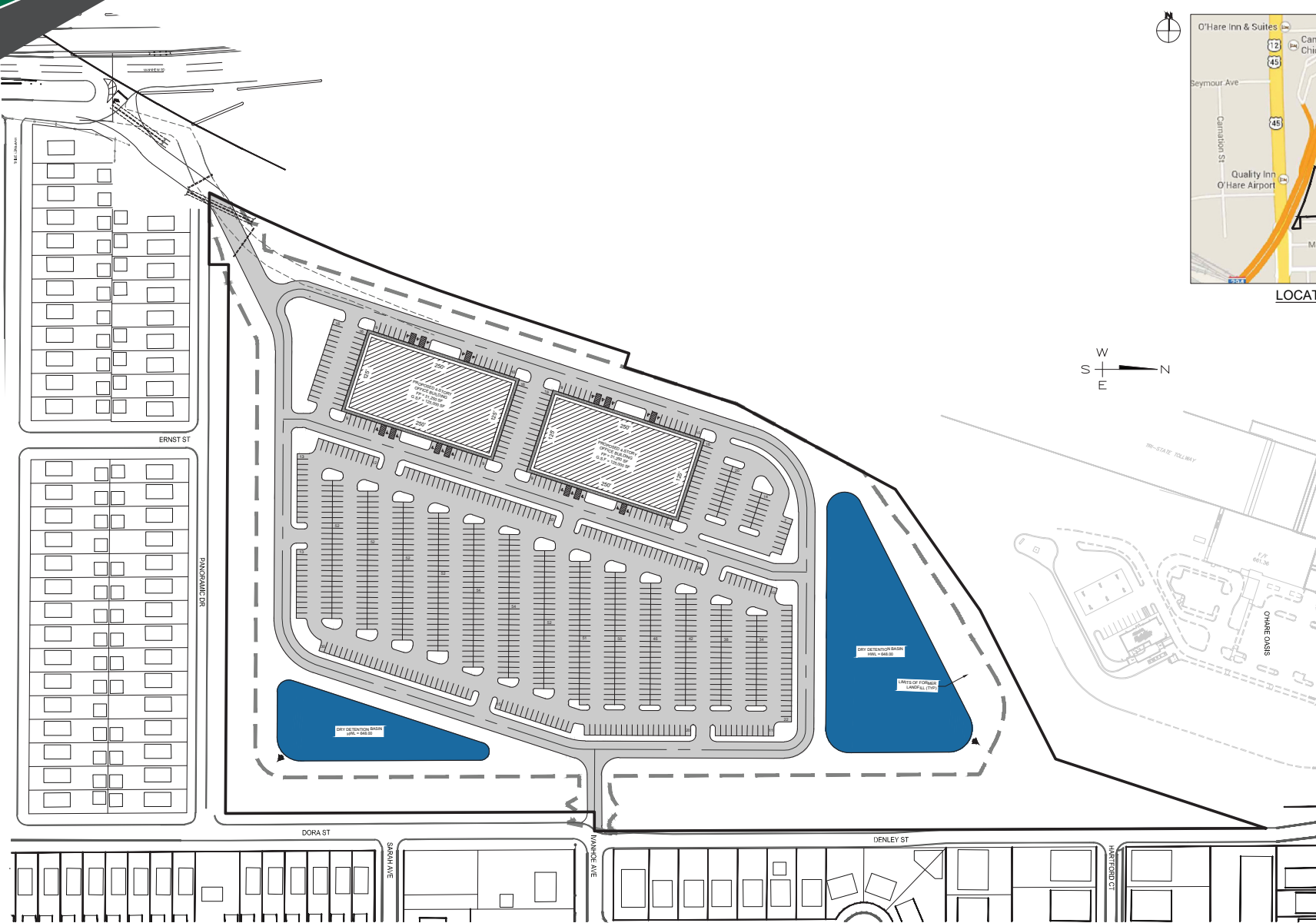


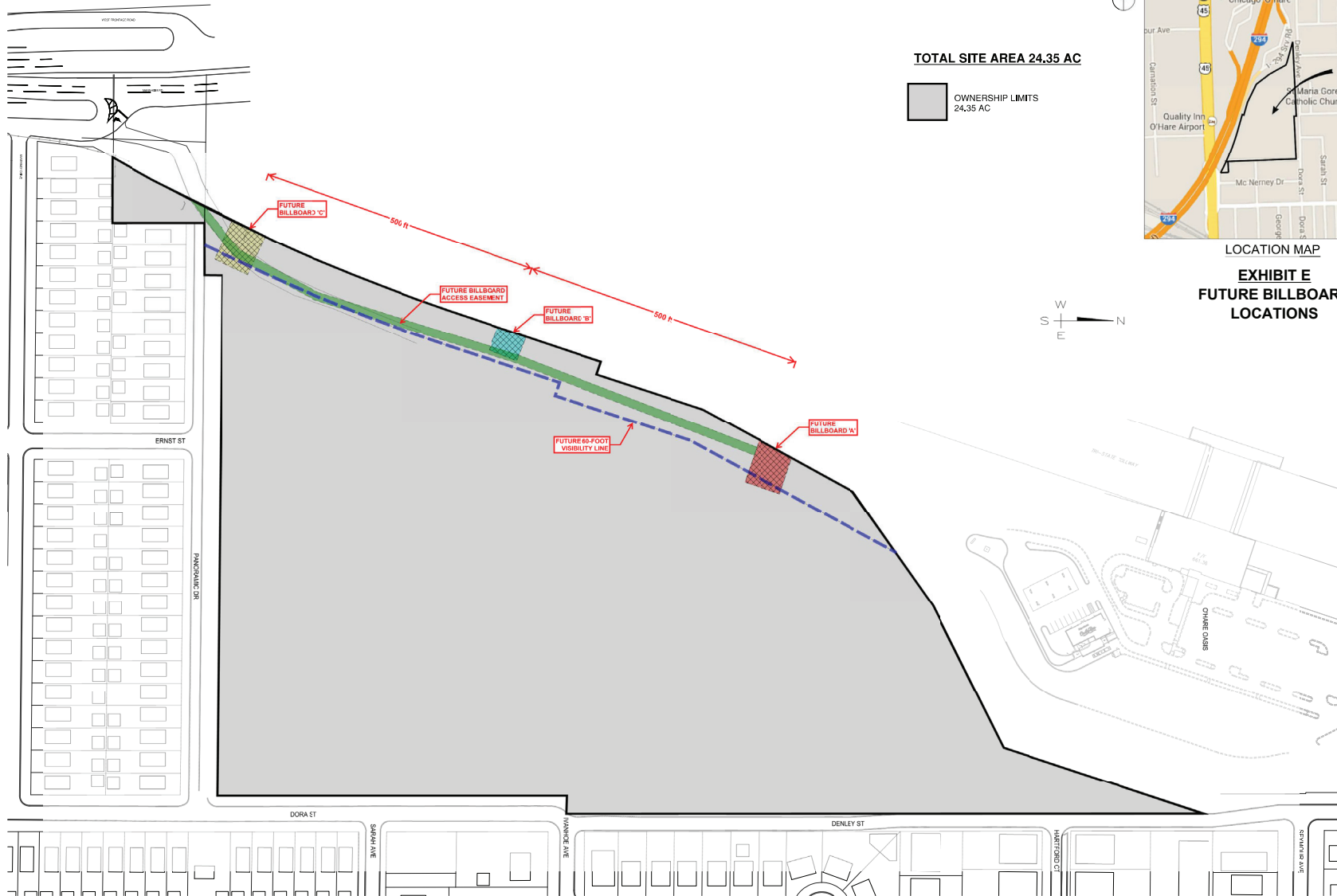
LOCATION MAP





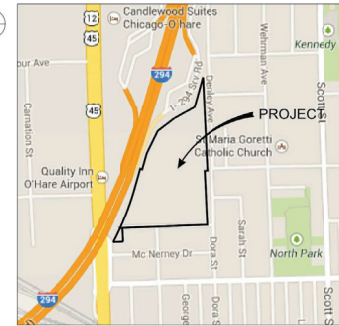
LOCATION MAP





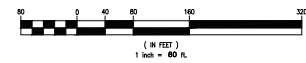
**TOTAL SITE AREA 24.35 AC**

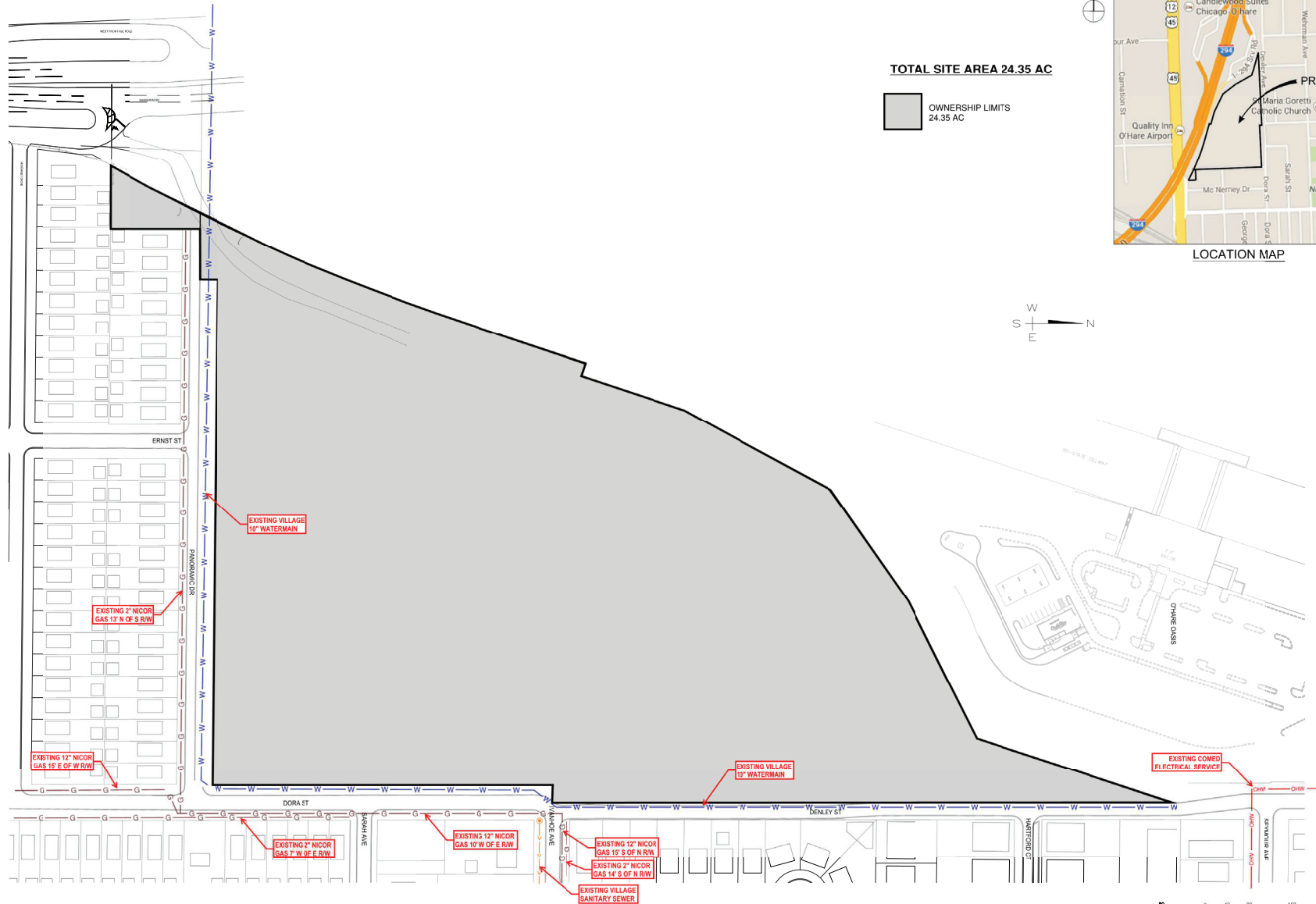
OWNERSHIP LIMITS  
24.35 AC



LOCATION MAP

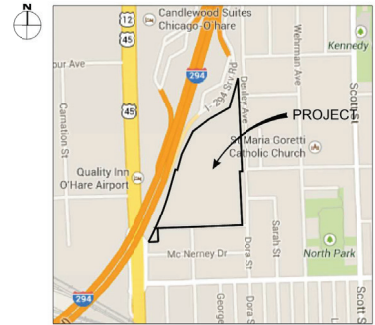
**EXHIBIT E  
FUTURE BILLBOARD  
LOCATIONS**





**TOTAL SITE AREA 24.35 AC**

OWNERSHIP LIMITS  
24.35 AC



LOCATION MAP

