

NAIOP Chicago
37th Annual Awards for Excellence Finalists
Special-Use Development of the Year

Chatham Discover Customer Care Center and Shine Bright Community Center | DL3 Realty Advisors, LLC

- **Address:** 8560 S Cottage Grove Avenue, Chicago, IL
- **Square Footage:** Confidential

Developer/Owner: DL3 Realty Advisors, LLC

Architect: Gensler

A vacant big-box store transformed minimizing environmental impact through adaptive reuse. The project creates nearly 1,000 jobs and prioritizes awarding contracts to local and minority-owned businesses, fostering economic inclusion. Discover provides, free of charge, approximately 20,000 sf of community space for meetings, events, and programs, empowering local organizations and residents. A dedicated Technology Hub equips employees with digital skills, opening doors to career advancement within the financial services industry. The project repurposed an existing structure with over 60% M/WBE participation proving it can create economic opportunities and strengthen communities.



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Journeyman at The American Factory | Journeyman

- **Address:** 258 S Campbell Street, Valparaiso, IL
- **Square Footage:** Confidential
- In Valparaiso, RATIO's team of design, preservation and landscape architects worked with Journeyman Distillery as well as local and state agencies to not only preserve but enhance the important history of a former ANCO manufacturing plant. This work involved securing much needed historic tax credits to help fund the renovation of the campus into a 140,000 SF commercial destination district called Journeyman at The American Factory. RATIO's skilled design also delivered a campus that showcases Journeyman's brand with unique event spaces as well as eye-catching food & beverage areas, solutions that have help revitalized the local community.



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Mainfreight Carol Stream | Timber Hill Group

- **Address:** 27W364 North Ave, West Chicago
- **Square Footage:** 47,000
- Mainfreight Carol Stream is a cutting-edge truck terminal in Carol Stream, Illinois, covering 47,000 square feet. Serving as Mainfreight's North American headquarters, the facility includes a 20,000 square foot, two-story office. It features a 335 kW solar and battery storage system, an underground detention system, a rainwater reclamation system, and a truck wash. With 74 dock doors and 85 trailer parking stalls, it is optimized to efficiently meet various supply chain business needs. Developer firm Timber Hill Group, LLC is spearheading the project with general contractor ARCO/Murray and architectural design firm GMA Architect.



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Prologis Elk Grove Data Center | Prologis

- **Address:** 800 Devon, Elk Grove Village, IL
- **Square Footage:** Confidential
- In 2021, Prologis, in a joint venture with Skybox, converted an industrial building into a speculative powered shell data center. The data center totals 32 megawatts of leasable power. The project has been leased to an undisclosed tenant for 15 years. This was the first speculative conversion of an industrial building to a data center in the Chicago market.

Project Architect: Corgan

General Contractor: Turner Construction

Developer: Prologis / Skybox

