

Heartland Corporate Center

Shorewood, IL

Client

First Industrial Realty Trust

Scope of Services

Stormwater Management

Site Design

Offsite Utility Design

Preliminary Offsite Traffic

Geometry Plan

Landscape Architecture Phase

Project Duration

2003-Present



By taking property that was zoned residential and re-zoning it to industrial, the site plan and landscape plan were heavily scrutinized throughout the approval process. This +/- 157-acre site includes four office/warehouse buildings totaling 2,294,760 square feet of building space. As a result, a heavy emphasis was placed on how the site could be incorporated into the existing rural residential homes within the county.

Also contributing to the difficulty of the project was the presence of an existing pipeline easement running diagonally through the northern portion of the site. With creative site planning, the project team was able to maximize the building to residential home separation by determining the best possible building orientation while not encroaching on the easement. In the end, an area cut off by the utility easement provided a perfect setting for all of the site's stormwater needs.

