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Chicago Air Cargo companies to Face Significant Challenges in the Face of Elgin-O'Hare Updates

Local real estate expert advises companies to consider modifying near term space plans to accommodate changes

ELK GROVE VILLAGE, IL- The Elgin-O'Hare Western Access (EOWA) project is underway and companies can expect significant construction in the area west of O'Hare airport for the next 10-15 years. Daniel Smolensky, SIOR and principal of The Modal Group, presented his analysis on the impact of this project as the featured speaker during this week's meeting of the International Air Cargo Association of Chicago.

As part of his presentation, Smolensky noted that currently the construction is fairly invisible, as they are only completing noise walls along Thorndale Avenue west of 290 and grading for the road expansion. Beginning later this year, Smolensky said motorists can expect work at every interchange from Gary Avenue to York Road along Thorndale Ave. "When the project is completed, access to the O'Hare market and the south cargo area should be easier with more predictable traffic patterns. In the interim expect delays as lanes are re-routed, closed and re-opened. For businesses in this area, it's going to be a long haul. "

Smolensky advised local companies to carefully consider the impact of this project on all aspects of their planning over the next several years – specifically in the area of real estate space utilization and expansion or temporary relocation plans. "All of these projects make sense, but you may need to think about where you business is located while all of this is being implemented," Smolensky added.

The three major events that will be accomplished by 2025 according to illinoistollway.com are:

- Widening of Thorndale Avenue
- New connector highway (390) connecting 294 and 90 on the west side of O'Hare.
- New western access to O'Hare.

Other significant projects in the area include the \$7 Billion O'Hare Modernization Programs and the raising of the Canadian Pacific Rail line at York and Irving Park Road.

The Modal Group is a Chicago based commercial real estate advisory firm that specializes in advising companies who require distribution centers, warehouse space, flex, and office space. They only represent tenants and buyers, and never represent Landlords/Developers. For more information, visit www.modalgroup.com, call 773.260.0200 or email dan@modalgroup.com.

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