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June 6, 2020

Warrenville Plan Commission
City of Warrenville
3S258 Manning Avenue
Warrenville, IL 60555

RE: Two Brothers Brewery and GW Properties – Proposed Redevelopment Plan for Courtesy Review
NWC of Route 59 and Butterfield Road

Dear Warrenville Plan Commissioners,

We are writing a letter to request a courtesy review of a proposed site plan for the 20 acre property at the northwest corner of Route 59 and Butterfield Road in Warrenville.

Two Brothers Brewing Company owners/founds, Jim and Jason Ebel, purchased the 20 acres on the Northwest corner of Butterfield and Route 59 in 2016. Their intent was to secure the future of Two Brothers in Warrenville for the long term. Over the last 4 years, the Ebel's have worked to put together a comprehensive site plan that would incorporate multiple restaurants, a hotel, retail, and office space, complementing Two Brother's Headquarters. Please find included here site plan documents dated June 26, 2020 for reference. Two Brothers would move their: Brewing, Coffee Roasting, Restaurant and Distilling operations to the new site along with their offices and adding a banquet facility. They have interviewed several architects to get a sense of mass, scale, and design continuity throughout the entire site. They have been in constant contact with City of Warrenville officials to discuss their progress and overall direction.

In recent months, they started marketing the site to development partners that could bring their vision to fruition. Two Brothers found a strong connection with GW Properties as soon as they met and they decided to move forward together. In the last 6 months, the joint team brought in CBRE to help target the proper businesses to fill out the site and were starting to have some good reaction to the plans (see attached CBRE marketing materials). Unfortunately, that all changed in early March as Coronavirus took hold throughout the US. Since then, all potential interest from the previously targeted groups has completely come to a halt or gone away. Two Brothers and GW Properties are still determined to try to develop the site in a timely manner but the new realities have changed the scope of the project. Two Brothers will still be looking to move several of its businesses to the site but phase their project over time. Also, it has become clear that the desired complementary businesses on the site will have to change in order to stay on a reasonable timeframe. As Two Brothers continues to grow it needs more space and therefore it needs to keep the corner project moving forward even in the face of needing to change the scope. They still feel confident they can bring an exciting and relevant project to The City of Warrenville that will create a great location for members of the community while also changing the scope with the rapidly changing market conditions. While it might not be exactly what Two Brothers originally planned, it will still be a location that Two Brothers and the city can be proud of even with the evolution of the intended mix of users for the project.

The proposed project by GW would entail up to seven total buildings over the full course of the development and would be proposed to be phased into two or three active development periods. The



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attached plan references the current vision on the project with buildings labeled A through G plus the Two Brothers facilities. The first Phase would entail up to four buildings labeled A thru D on the plan and will be based on secured users to the project through our ongoing marketing efforts. Proceeding with development of Phase I would also enable Two Brothers to proceed with their much-needed expansion of their brewery operations. At a minimum, it would include a new 7-Eleven gas station and convenience store on the corner along with a likely quick service restaurant to the north and then a multi-tenant retail building on Route 59 which would include the Two Brothers Coffee House component with a drive thru. On the Butterfield side, we would envision including a retail or automotive centric use such as a higher end car wash or service. The end users will be based on market conditions and who we can secure at present time. We would continue to market all project availabilities but we would be prepared to design and construct the lots with secured users. Access, common drives and other site infrastructure would be completed in Phase I to account for the total development of the site. Phase I would also include the first major components of the state of the art and expanded Two Brothers facility.

Phase two would likely come to fruition upon completion of Phase I and opening of businesses on the project. This would include pad sites labeled E though G on the included plan. We feel that the improvements to the site and development coupled with changing market conditions and growth in the area will then offer a development landscape to attract the final users to the project. Within this phase, we are hoping to find a hotel, medical users, full service restaurants and additional retail that can complement the project. Site improvements would be designed in a way early on to ensure maximum flexibility for users.

This project would be a major generator of both new sales tax revenue and property taxes to the City. In addition, this project will create hundreds of new jobs between construction and employees of the businesses including the expansion of Two Brothers. It is expected that the jobs would be filled primarily with local residents and will utilize nearby businesses for the various needs of the project throughout time. In total, the project would encompass approximately \$50 million of new investment into Warrenville with a steady stream of additional improvements made as the project flourishes.

We look forward to working with the City of Warrenville on all aspects of the development and welcome the venue to speak about the prospect of this project.

Thank you,

Two Brothers Brewing Company

A handwritten signature in cursive script that reads 'Jason Ebel'.

Jason Ebel
President and Founder

GW Properties

A handwritten signature in cursive script that reads 'Mitch Goltz'.

Mitch Goltz
Principal

Cc: Ron Mentzer