



**DEVELOPMENT PLAN NARRATIVE
ROSS DRESS FOR LESS – THE SHOPS AT METROPOLIS
PLAINFIELD, INDIANA**

Applicant: CORE Metropolis LLC
PO Box 1243
Northbrook, IL 60065
Attn: Adam Firsel

Representative: CAGE Engineering, Inc.
3110 Woodcreek Drive
Downers Grove, IL 60515
Attn: Frederick Thaete

Property Owner: CORE Metropolis LLC
PO Box 1243
Northbrook, IL 60065
Attn: Adam Firsel

PIN: 32-09-30-110-007.000-012

Address: 2575 E. Main St, Plainfield, IN 46168

Parcel Acreage: 17.52 Acres

Zoning: GC (General Commercial)

CORE Metropolis, LLC is filing an application with the Town of Plainfield for Development Plan approval with approval types including Gateway Corridor and Within 600' of Residential. The application is necessitated by CORE's desire to demolish a portion of the existing retail building at The Shops at Metropolis and construct a new building specifically designed for a new retail tenant. Only minor changes to the existing drive aisle and parking in front of the retail buildings will be required along with some utility disconnect/reconnect work at the rear of the buildings. The nature and character of the existing development will not be impacted by the proposed improvements. Most residents of the Town of Plainfield will not notice any changes to the development except for a new building façade specifically denoting the new tenant "Ross Dress For Less".

Architectural design and civil engineering design are in progress and CORE expects to be submitting for site improvement approvals and building permit in the coming months. Construction is anticipated to start late spring/early summer of this year, 2019.