Progressive Companies
Ryan Companies US, Inc.

Marth 13, 2026

RE: Hickory Lane Industrial
Conditional Use Permit (CUP)
Project Narrative

Project Description
Ryan Companies US, Inc. (Ryan) is proposing to build a +/- 218,000 SF industrial warehouse building on a 49.81± acre site located at the west side of Hickory Lane and south of Highway V. The primary purpose of the building is to distribute customers' orders of general merchandise and household goods to their homes via sprinter vans. The facility will support 550 to 600 employees per day.

The building is located at the center of the site with load-out canopies on the east and west sides (for loading the last mile delivery vans) and dedicated delivery van parking in the lots to the east and west of the building.

Project Contacts

- Developer/Applicant: Ryan Companies US, Inc.
  Patrick Marty, Director – Real Estate Development
  700 Oakmont Lane, Suite 100
  Westmont, IL 60559

- Architect / Civil Engineer: Progressive Architecture Engineering & Planning I, LLC
  Ryan Noakes, Sr. Project Manager
  1811 4 Mile Road, NE
  Grand Rapids, MI 49525

Current Zoning
M-2; General Industrial

Proposed Conditional Use
The Conditional Use Permit is requested for the above referenced property for the operation of a parcel delivery station, and the on-site parking/storage of the delivery vans used at the delivery station. Parcel delivery facilities are listed as being conditionally accepted in M-2 district per Table 15.12A of the Zoning Code.

Facility Operations
The facility will operate 24/7 to support delivery of packages to customer locations between 11:00 AM and 9:00 PM. The user anticipates approximately 21 semi-trucks delivering packages to the station each day, primarily between the hours of 10:00 PM to 8:00 AM. Customer packages are sorted, picked and placed onto movable racks and staged for dispatch. Approximately 102 employees support this operation. The shift structure is designed between 2:00 AM and 12:30 PM to mitigate traffic impact during rush hour periods. Additionally, there will be approximately 33 managers and dispatchers supervising the operations, arriving at 6:00 AM and departing at 2:30 PM followed by another shift of dispatchers arriving at 1:30 PM and departing at 10:00 PM.

The delivery associates arrive at a delivery station at 9:20 AM. Starting at 9:50 AM and ending at 11:30 AM, 344 delivery vans will load and depart from the station at a rate of 72 vans every 20 minutes to facilitate a regulated traffic flow into the surrounding area. The 1st wave of delivery vans leaves at 10:10 AM. The departure window is designed to mitigate impact on rush hour periods. Approximately 8-10 hours after dispatch, delivery routes are completed, and the vans return to the station between 7:10 PM and 9:10 PM. The drivers park the delivery van onsite and leave using a personal vehicle or public transport.

Outside of the afore mentioned associates and delivery drivers, no other patrons/customers are expected to be onsite or within the building.

Off-Street Parking
The project is proposing 244 associate stalls, 914 van parking stalls, and 15 loading dock positions. This is justified based on current business operations and shift changes. The following information is provided in support of the justification:

a. Number of Shifts and Employees Per Shift
    i. 1st – 180 Associates (2:00 AM – 12:30 PM)
    ii. 2nd – 12 Associates (6:00 AM – 2:30 PM)
    iii. 3rd – 25 Associates (1:30 PM – 10:00 PM)
    iv. 4th – 26Associates (2:00 PM – 6:00 PM)
    v. 5th Shift – 38 Associates (12:00 PM – 10:30 PM)
    vi. Drivers – 344 Drivers (9:20 AM – 8:50 PM)
b. Number of Line Hauls
    i. 44
c. Number of Vans
    i. 454

Many of the van drivers will park their cars in the van lot. This helps to save on the number of car parking stalls that are needed. Based on the information provided above the current parking stalls satisfies as well as supports business operations.

Traffic Generation
Refer to the Traffic Impact Study (provided by Kimley-Horn) included in this submittal

Anticipated Schedule
- Construction Start: June 2026
- Occupancy: June 2027