

# At The Intersection of Horses, Fox Hunting and Industrial Development

Submitted by Kristen Gehrig



Photo by Fire & Earth Photography & Design



Bob Super, Photo by Chris Carney



Len Monson, Photo by Chris Carney

As a local real estate developer, Bob Super never expected the relationships formed through his recreational hobby would so prominently spill into his newest project in St. Charles. Bob's local company, Blackshire, LLC, was engaged by Chicago Mold to help acquire the adjacent warehouse for redevelopment into an innovative 64,000 square foot annex.

When approached by St. Charles-based Chicago Mold Engineering to expand their facilities as development coordinator, Mr. Super reached out to a trusted pool of local resources to help in professional areas of design, estimating, law and marketing. Business for Chicago Mold has exploded in recent years, resulting in the company outgrowing their existing headquarters on Stetson Avenue in St. Charles. It just so happens that the majority of Bob's local pool of resources also happened to belong to the local Wayne-DuPage Hunt club.

As a Puerto Rican born, Washington D.C. raised and University of Maryland, College Park, college-educated man, Wayne resident Bob Super had no previous background, experience or even much interest in either horses or the hunter/jumper horse traditions that strongly characterize Wayne. Nonetheless, nearly 10 years ago, at the encouragement of his neighbor and with no more than three months of Hunt training, Bob found himself in a Wayne-DuPage Hunt on a borrowed horse, galloping after hounds while also completing no less than seven harrowing jumps through drizzling rain!

Since his momentous first Hunt, Bob purchased his own horse and, through participating in numerous Wayne-DuPage Hunts, he has developed great friendships and enjoyed the sense of community that is fostered through the Wayne horse communi-

ty. "I meet so many people riding here, it turned out most every professional I brought in to help on the Chicago Mold project I had met through Wayne-DuPage Hunt," says Bob.

Real estate development projects require expertise in the five key disciplines of feasibility, property acquisition, financing, leasing and construction that Bob and his team applied in immense economy to this project.

Bill Wheaton for many years led Wayne-DuPage Hunt's car caravan each Sunday. His architectural consultancy contributed to plan review, best practices and value engineering. Longtime Wayne resident Chris Carney, who helped with materials selection, has been the Hunt's photographer for many years. Chris's action photos have raised impressive sums for the hounds and kennels annually for the Puppy Auction event.

Bob's foxhunt field partner and attorney, Len Monson of Kuhn, Heap & Monson, represented all legal work, including AIA contract negotiations, easements and governmental approvals, while Hunt member Rik Alex applied the concept of "cubic volume analysis" during the early feasibility project phase.

"While training alongside Violet Talley at KYB Dressage where her Fire & Earth images adorn the walls, Violet agreed to provide

professional website design and marketing services." It was then that Bob realized that all of the Chicago Mold project's professionals were connected via the Wayne-area horse community.

"Bob and Blackshire's experienced team of professionals have been indispensable, saving tons of money through design efficiencies and cost controls, delivering well ahead of schedule, even driving down the initial acquisition cost and refining tenant lease terms," says Chicago Mold's CEO, Jeff Oswald, adding "the team's rapport can be seen in the results." Also noting the team's success, Bob says, "It's nice to be a part of a community that shares a spirited pastime, and also bright talents."

Noting that he could not have imagined in his wildest dreams that he would be an avid member of the Wayne-DuPage Hunt, Bob encourages horse riders and others with an interest to explore the Hunt. Besides providing an exhilarating recreational hobby steeped in the history and traditions of fox hunting, the Hunt is also a great place to develop relationships. One day you might also be surprised to find these relationships leading to great business opportunities like Bob Super's successful Chicago Mold real estate development project.

Wise real estate ownership requires expertise. One way Blackshire can add great value is through value enhancement.

At Tysons Center in Virginia, Bob Super expanded development rights, remediated deficiencies, and upgraded aesthetics to increase appraised value from \$19 million to \$33 million.

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