

Downers Grove Municipal Center Redevelopment

Downers Grove, IL



Design Build
Construction Management
General Contractor



Architecture+Planning

FEBRUARY 22, 2017

CONCEPTUAL ELEVATION

THIS RENDERING EXPRESSES THE CONCEPT OF MATERIAL USAGE OF BRICK, FIBER CEMENT PRODUCT, METALS, COLORS, WINDOWS AND THE FIRST FLOOR LEASING CENTER. COMFORTABLY MODERN WITH A FLAIR AND A BLEND OF SUBURBAN MATERIALS.



NEXT GENERATION DEVELOPMENT, LLC

CONCEPT CONTINUED



The Project will include an amenity rich environment complete with a dynamic leasing center and lounge completed with environment friendly style and finishes.

The center courtyard will provide for seating, lounging poolside, evening get togethers, landscaping and the centerpiece pool



A sophisticated "vibe" of both warm colors and finishes will sure to make this project feel like home to many who desire to live in Downers Grove.

PURCHASE OFFER

PURCHASER: NEXT GENERATION DEVELOPMENT, LLC OR ITS ASSIGNEES

PURCHASE PRICE:

THE PURCHASE PRICE IS PREDICATED ON THE SITE BEING “PAD” READY AND FULLY IMPROVED PER THE CONDITIONS FOLLOWING:

ENTIRE PROPERTY CONSISTING OF PARCEL 1 AND 2:

FOR A TOTAL OF \$4,680,000

TYPE OF DEVELOPMENT:

THE PROPOSED PROJECT WILL BE MULTI-FAMILY RESIDENTIAL - APARTMENTS

PROPOSED REDEVELOPMENT PROJECT:

PROJECT

NUMBER OF UNITS: 234 UNITS | 5 & 6 LEVELS | 331 PARKING SPACES 1 - LEVEL

1.41 PARKING SPACES PER UNIT

BUILDING SQUARE FOOTAGE: 266,724 SF

CONDITIONS FOR PURCHASE

PURCHASER'S CONDITIONS TO ACQUIRE THE PROPERTIES

We assume the following items are included with our purchase offer:

1. Any necessary environmental remediation has been remedied by the Village prior to developer acquiring the property.
2. A 6 month due diligence period has been granted by the Village.
3. Demolition and removal of the existing buildings and parking lot(s) has been completed by the Village.
4. Relocation of on-site utilities has been completed by the Village.
5. Developer financing is in place for the Project (Phase 1 and 2)
6. Site planning, development approvals, and creation of the new TIF District shall be completed prior to closing.
7. Confirmation by the Village that no on-site storm-water management is required.
8. Any LOMR or CLOMR that may be required has been completed.
9. Village shall provide developer with a soils report confirming that the soils are suitable for the contemplated development at or prior to closing.
10. Confirmation that the site is served by adequate utilities.
11. Village agrees to provide cross-access easements for adequate site circulation.

NET OPERATING INCOME

Net Operating Income

Income

Gross Rent		4,972,560
Vacancy	6%	(298,354)
Parking Revenue (90% rented)		<u>407,700</u>
Total Revenue		5,081,906
Operating Expenses	30%	<u>(1,524,572)</u>
Net Operating Income		3,557,334
Stabilized Yield on Net Cost		5.95%

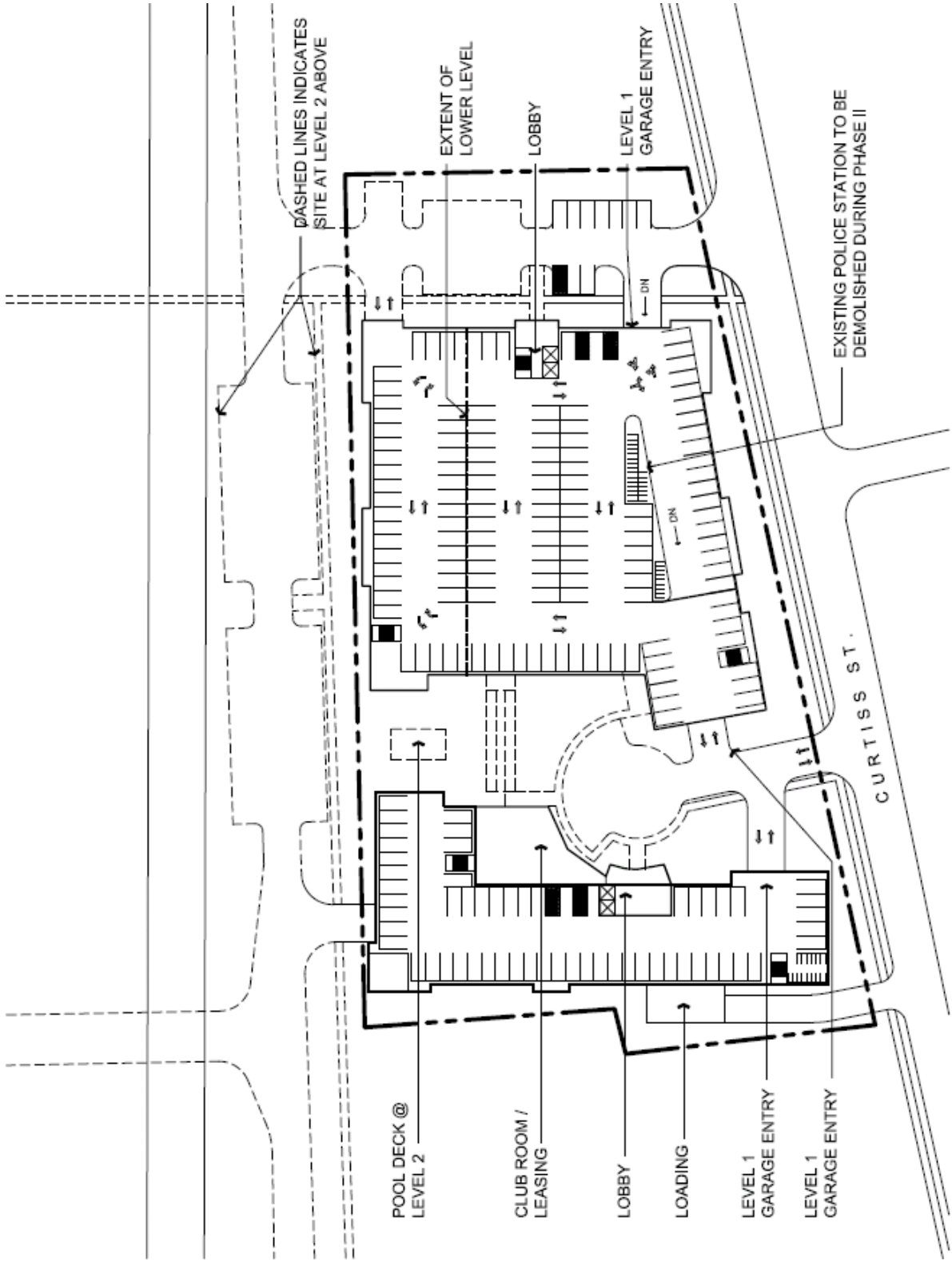
Additional yield can be realized upon construction TYPE being revised to TYPE 3 which has been discussed with the Village and initial agreement provided.

BUDGET

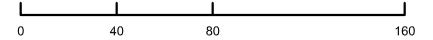
DOWNERS GROVE MUNICIPAL PROJECT

	Amount
LAND COST (234 units)	\$4,680,000
<u>REAL ESTATE TAX</u>	<u>\$25,000</u>
TOTAL LAND	\$4,705,000
 <u>SOFT COST</u>	
ZONING AND MUNICIPAL FEES	\$33,000
ARCH AND ENG.	\$250,000
LEGAL FEES	\$55,000
CONSULTANT FEES	\$140,000
ADMIN COST	\$400,000
<u>INTEREST COSTS</u>	<u>\$850,000</u>
TOTAL SOFT COSTS	\$1,728,000
 <u>HARD COST</u>	
SITE DEVELOPMENT	\$2,450,000
BUILDING CONSTR. *	\$40,109,472
CLUBHOUSE *	\$2,300,000
GENERAL REQUIRMENTS	\$650,000
GENERAL CONDITIONS	\$2,005,473
SUPERVISORY ARCHITECT	\$1,034,000
BUILDER OVERHEAD	\$1,604,378
<u>PERMITS AND OTHER FEES</u>	<u>\$2,000,000</u>
TOTALS HARD COST	\$52,153,323
CONTINGENCY	\$1,250,000
TOTAL PROJECT COST	\$59,836,323

*Project construction costs are assumed to be TYPE 1 construction methodology. If Village allows TYPE 3 construction methodology, as discussed in our initial interview, overall costs for clubhouse and building can be reduced and realized in the amount of approximately \$3.3 million.



DOWNERS GROVE DEVELOPMENT
 NEXT GENERATION DEVELOPMENT



DOWNERS GROVE DEVELOPMENT
 NEXT GENERATION DEVELOPMENT

LEVELS 3-5
 02/22/2017

A3

Downers Grove Civic Center - Proposed Apartment Mix V.3

SUMMARY

TOTAL UNITS			234
Type	#	% of Total	
STUDIO	15	6.41%	
1 BED	105	44.87%	
2 BED	114	48.72%	

Rental Income Summary		
Annual Rent		\$4,972,560
Vacancy Factor	94%	\$4,674,206
Parking Revenue		
<i>90% Rented</i>	<i>302 Units</i>	
\$125/month	271.8	\$407,700
Gross Projected Revenue		\$5,081,906

UNIT	BED BATH	# UNITS	SF	RENT	RPSF	Effective Rent Parking (\$125/stall)	Effective Rent Parking \$/SF
A	1 1	75	765	\$1,595.00	\$2.08	\$1,720	\$2.25
A1	1 DEN 1	30	865	\$1,775.00	\$2.05	\$1,900	\$2.20
B	2 2	69	975	\$1,845.00	\$1.89	\$1,970	\$2.02
B1	2 DEN 2	25	1075	\$2,055.00	\$1.91	\$2,180	\$2.03
C	2 2	20	1120	\$2,095.00	\$1.87	\$2,220	\$1.98
D	Studio 1	15	650	\$1,395.00	\$2.15	\$1,520	\$2.34
234			Wgtd. Avg Unit Size 896	Wgtd. Avg Rent/Unit \$1,770.85	Wgtd. Avg Rent/SF \$1.98	Wgtd. Avg. Rent/Unit \$1,896	Wgtd. Avg Rent/SF \$2.12

PROPOSED BUILDING DATA

PHASE 1 & 2 BUILDING GROSS SQUARE FOOTAGE	266,724 SF
TOTAL PARKING	302 Spaces
BUILDING METRICS	
PROPOSED HEIGHT	<i>44' on North Side and 66' on the south side. Average grade and height formula will be used to establish building height</i>
# OF STORIES	5 Stories, 4 residential over parking

POTENTIAL FAMILY WITH CHILDREN ANALYSIS

Unit Type	# of Units	% Likely to have children in residence	Estimated # of children
STUDIO	15	0%	0
1 BEDROOM	75	0%	0
1 BEDROOM DEN	30	5%	1.5
2 BEDROOM	69	7%	4.83
2 BEDROOM DEN	25	15%	7.5
2 BEDROOM LARGE	20	20%	8
	234	Total Children Projected	21.83

Projections based upon actual livability facture: Studio & 1 BR only having room for 1 bed, no children.

1 Bedroom Den plan - Den is without a door and closet, but could be utilized by small children Pre K - 3rd;

2 Bedroom Plan - Living space (TV, Eating area) is small for older children, but could see PreK - HS, 1 child is projected;

2 Bedroom Large and Den - Den is without a door and closet. This unit will have the greatest chance of more than 1 child, schedule projects 2.

Our analysis is factures in the nature of excellence of the Downers Grove School district and incomes of the potential demographic and the potential of families desiring to rent an apartment within the district boundaries.

FEBRUARY 21, 2017

NEXT GENERATION DEVELOPMENT, LLC

MARKET REPORT FOR DOWNTOWN VILLAGE OF DOWNERS GROVE

Name	Rent	Rent/SF	Area	Occupancy	Total Units	Building Levels	Year Built	Last Renovated Year	Property Grade in Submarket	Property Grade in Market	Address	City	ST	Zip	True Owner	Status
Towers at Four Lakes	\$1,121	\$1.73	649	94%	475	8	1983	1988	B	B-	5800 Forest View Rd	Lisle	IL	60532		Stabilized
Avant at the Arboretum	\$1,568	\$1.72	912	91%	310	4	2013		A	B	450 Warrenville Rd	Lisle	IL	60532	TA Associates Realty	Stabilized
Residences at the Grove	\$1,716	\$1.71	1,003	91%	294	7	2008		B+	B+	2845 Easton St	Downers Grove	IL	60515	RMK Management Corporation	Stabilized
AMLI at Seven Bridges	\$1,547	\$1.67	928	92%	520	7	2003		A	B	6466 Double Eagle Dr	Woodridge	IL	60517	AMLI Residential Properties Trust	Stabilized
Farmingdale Apartments	\$1,575	\$1.11	1,414	91%	240	4	1982	2006	A	B	7621 Sussex Creek Dr	Darien	IL	60561	Apartment Investment & Management	Stabilized
Maple & Main	Unknown	Unknown	863	n/a	115	6	2018				1010 Maple Ave and 5245 Main St	Downers Grove	IL	60515	Trammell Crow Residential	Planned
Burlington Station (5100 Forest Ave)	Unknown	Unknown	Unknown	n/a	89	5					5100 Forest Ave	Downers Grove	IL	60515	DG Burlington Partners, LP (Holladay)	Under Construction
Marq on Main*	\$1,700	\$2.00	850	n/a	201	5	4Q17				1040 Burlington Ave	Lisle	IL	60532	Marquette Companies	Under Construction
Downers Grove Municipal Center	\$1,751	\$1.96	895	n/a	236		2020									Planned

Rental Analysis

New residential apartment product coming to market is predominantly infill and in A-rated locations and school districts within the Village of Downers Grove

With the addition of the DGMC project a potential total of 440 new residential apartments will be built within the downtown district of Downers Grove over the next 3 years. We are confident in the absorption of these boutique and quality projects.

Demand for maintenance free and upscale rental product within the downtown district is due to increased housing pricing within the Village and affordability coupled with changing demographics. Rental product will absorb, contain and attract the millennial demographic (Born 1982 - 2000) who would like to stay in the Village they grew up in and begin their career in Downtown Chicago, I-88 Tech corridor, or the Schaumburg I-90 corridor - all 25 miles or less from the site. Super singles or Divorcees will enjoy the restaurants and social arenas with the Village as well as easy access to Oakbrook night life.

The centralized location of Downers Grove provides access to over 510,000 private sector jobs and will sure to be in high demand for rentals. 143,000 jobs exist alone in Oakbrook, just 4 miles away. This increases demand for housing that is close to work, entertainment and various lifestyle choices.

Major research institution Argonne National laboratory in Lemont employs 3500 people alone.

Major hospitals and excellent healthcare institutions are prevalent and highly regarded. Advocate Good Samaritan is home to Downers Grove.

There are a variety of B/C rated walk-up styled apartments that are over 20 years old within the vicinity of the downtown district and suburban MSA. The projects to not supply current demands for residential living required today such as indoor parking; laundry facilities in the units, well designed and open floor plans, higher end finishes with the unit, and a plethora of lifestyle amenities included in the rent.

The DGMC project is poised to generate rents that are at the current market rate of approximately \$2.00 PSF for an infill, downtown, A-rated location with premium amenities commensurate with the rental rate

Projected rental absorption of the proposed Downers Grove Municipal Project is 10 units per month

*Projected Rental Rates

FEBRUARY 2017

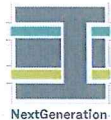
NEXT GENERATION DEVELOPMENT, LLC

Downers Grove Municipal Center Redevelopment

Downers Grove, IL



RFP Response DECEMBER 16, 2016



Design Build
Construction Management
General Contractor



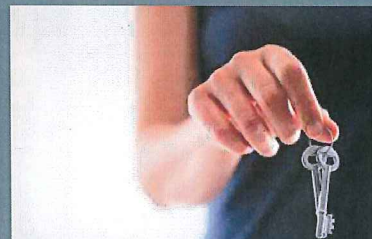
Architecture+Planning

Village of Downers Grove Proposal
12 | 16 | 16 CALL FOR OFFERS |
REQUEST FOR PROPOSAL:
RFP-0-61-2016/tt for the 3.54 acre portion of
Civic Center Property



NEXT GENERATION DEVELOPMENT, LLC

.....
975 E. 22ND STREET WHEATON IL 60189 | WWW.NXTGENDEVELOPMENT.COM



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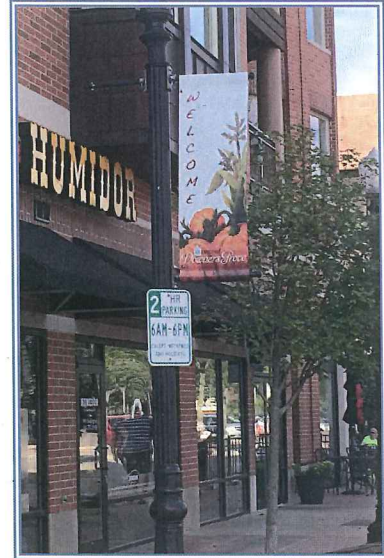
Further, this Presentation does not contain all of the information that a recipient may need to determine whether to pursue such projects. Each recipient must conduct and rely on its own evaluation of the merits and the risks involved in doing so.

This Presentation includes statements, estimates and projections with respect to future performance. Forward looking statements are subject to risks, uncertainties, and other factors, some of which are not currently known to the Company. Actual events or results may differ materially from those expressed or implied from forward looking statements as a result of various factors.

The Company assumes no obligation with respect to such matters and in particular shall not be obligated to update this Presentation or any forward looking statement to reflect events or circumstances arising after the date on which it was made.

VILLAGE OF DOWNERS GROVE PROPOSAL

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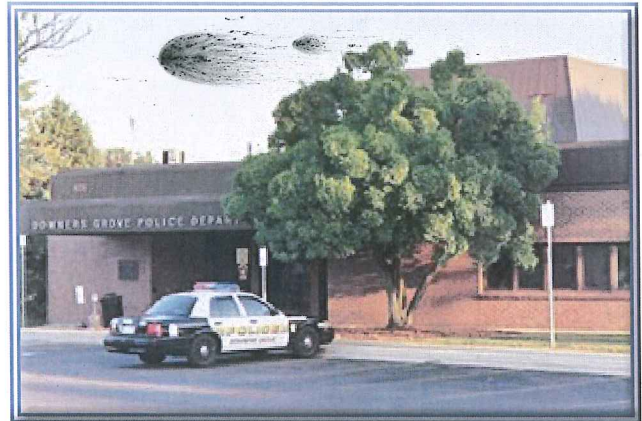
EXECUTIVE SUMMARY

VILLAGE OF DOWNERS GROVE REQUEST FOR PROPOSAL SUMMARY:

The Village of Downers Grove is seeking a proposal and offers for the 3.54 Acre portion of Civic Center Property located at 801-825 Burlington Avenue; 845 Curtiss Street, Downers Grove, IL. The primary focus of this proposal will be related to purchase of the property being designated as Phase 1 and Phase 2 of the 2 village-owned properties as provided herein. The "site", which currently provides for the Village of Downers Grove Village Hall, Police Department and a municipal parking lot with surface parking for village fleet vehicles and Metra parking is being considered for redevelopment with consideration to retaining the police facility while developing the site as well as the understanding that Village administration offices and personnel would be relocated within the Village. The "Site" as defined with the RFP is 3.64 acres, Phase 1 - 1.42 acres as per the site plan; Phase 2 - 2.12 acres as per the site plan. The Village is desiring that Phase 1 being acquired and improved while Phase 2 would be delayed in development until the Village's new Civic Center is constructed and the police department relocated to the new Civic Center. The "site" is serviced by Curtis Avenue to the south and Burlington Avenue (one-way) to the North.

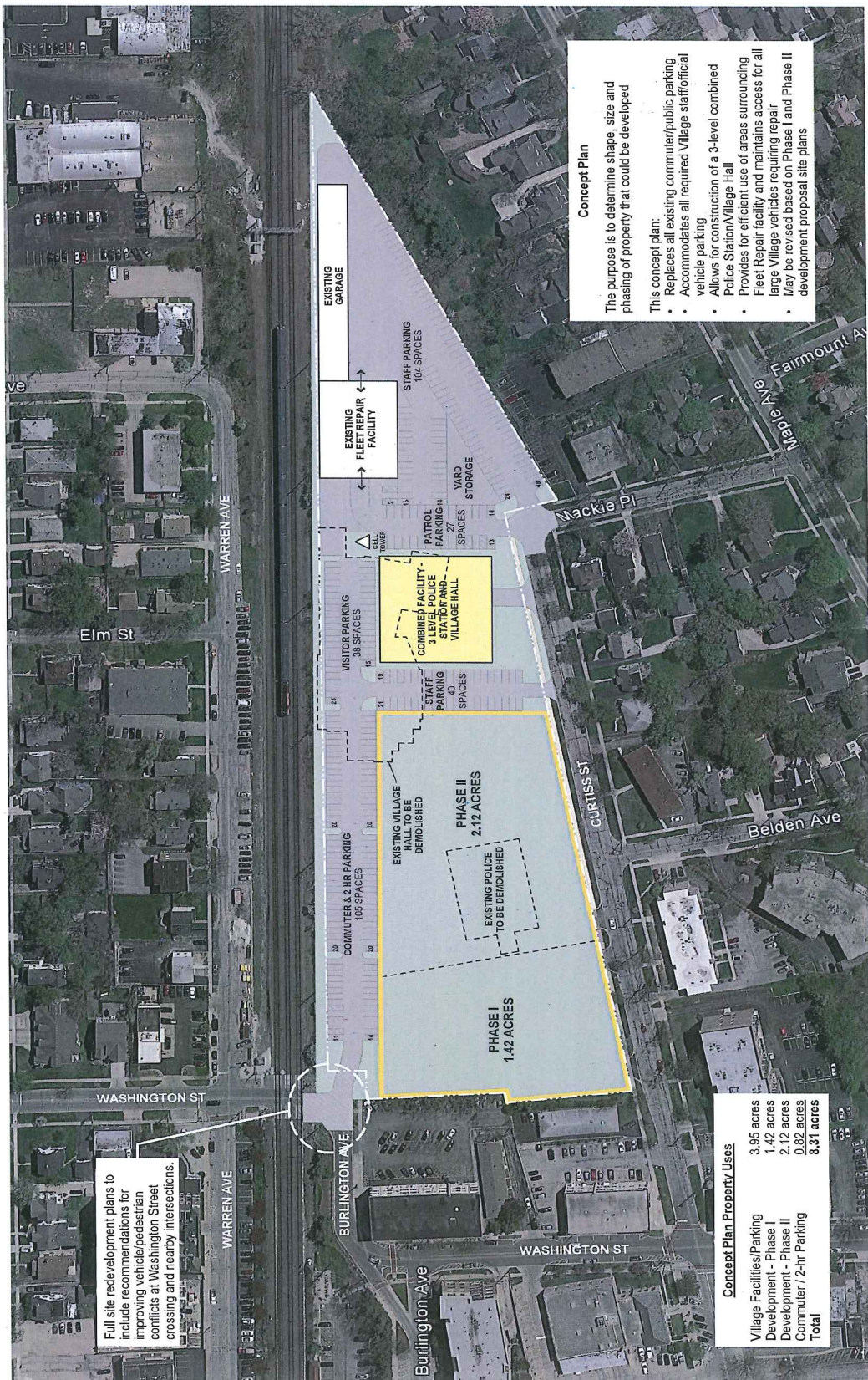


DOWNERS GROVE VILLAGE HALL



DOWNERS GROVE POLICE STATION

The Village of Downers Grove is going to construct a 60,000-70,000 Civic Center on the east side adjacent to the "site". The site will provide for eighty-six (86) commuter parking spaces relocated from the current site and shall be located long the Metra railroad tracks as per the site plan.



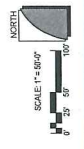
Full site redevelopment plans to include recommendations for improving vehicle/pedestrian conflicts at Washington Street crossing and nearby intersections.

Concept Plan
 The purpose is to determine shape, size and phasing of property that could be developed

This concept plan:

- Replaces all existing commuter/public parking
- Accommodates all required Village staff/official vehicle parking
- Allows for construction of a 3-level combined Police Station/Village Hall
- Provides for efficient use of areas surrounding Fleet Repair facility and maintains access for all large Village vehicles requiring repair
- May be revised based on Phase I and Phase II development proposal site plans

Concept Plan Property Uses	Acres
Village Facilities/Parking	3.95 acres
Development - Phase I	1.42 acres
Development - Phase II	2.12 acres
Commuter / 2-hr Parking	0.82 acres
Total	8.31 acres



2015.071
 28 OCTOBER 2016

500 Park Boulevard, Suite 400
 Downers Grove, IL 60515
 www.williamsarchitects.com
 708.341.1100



VILLAGE OF DOWNERS GROVE
 COMBINED FACILITY - POLICE STATION AND VILLAGE HALL

EXECUTIVE SUMMARY, CONTINUED

PROJECT IDENTIFICATION

Location	PIN	Address	Lot Size	Tax Base
Site 1	09-08-131-019	801 Burlington Avenue	2.2197 Acres	Tax Exempt
Site 1	09-08-131-018	801 Burlington Avenue	1.0429 Acres	Tax Exempt
Site 1	09-08-304-008	842 Burlington Avenue	1.23 Acres	Tax Exempt
Site 2	09-08-211-001	801 Burlington Avenue	3.0612 Acres	Tax Exempt



THE SITE: CURRENT VILLAGE HALL: 49,500 SQUARE FEET
BUILDING CONSTRUCTED IN 1929. ORIGINALLY USED AS A FACTORY.
IN USE AS THE VILLAGE HALL SINCE 1929

DOWNERS GROVE POLICE STATION: 26,700 SQUARE FEET

SURFACE PARKING: 86 COMMUTER SPACES
80 FLEET MAINTENANCE SPACES

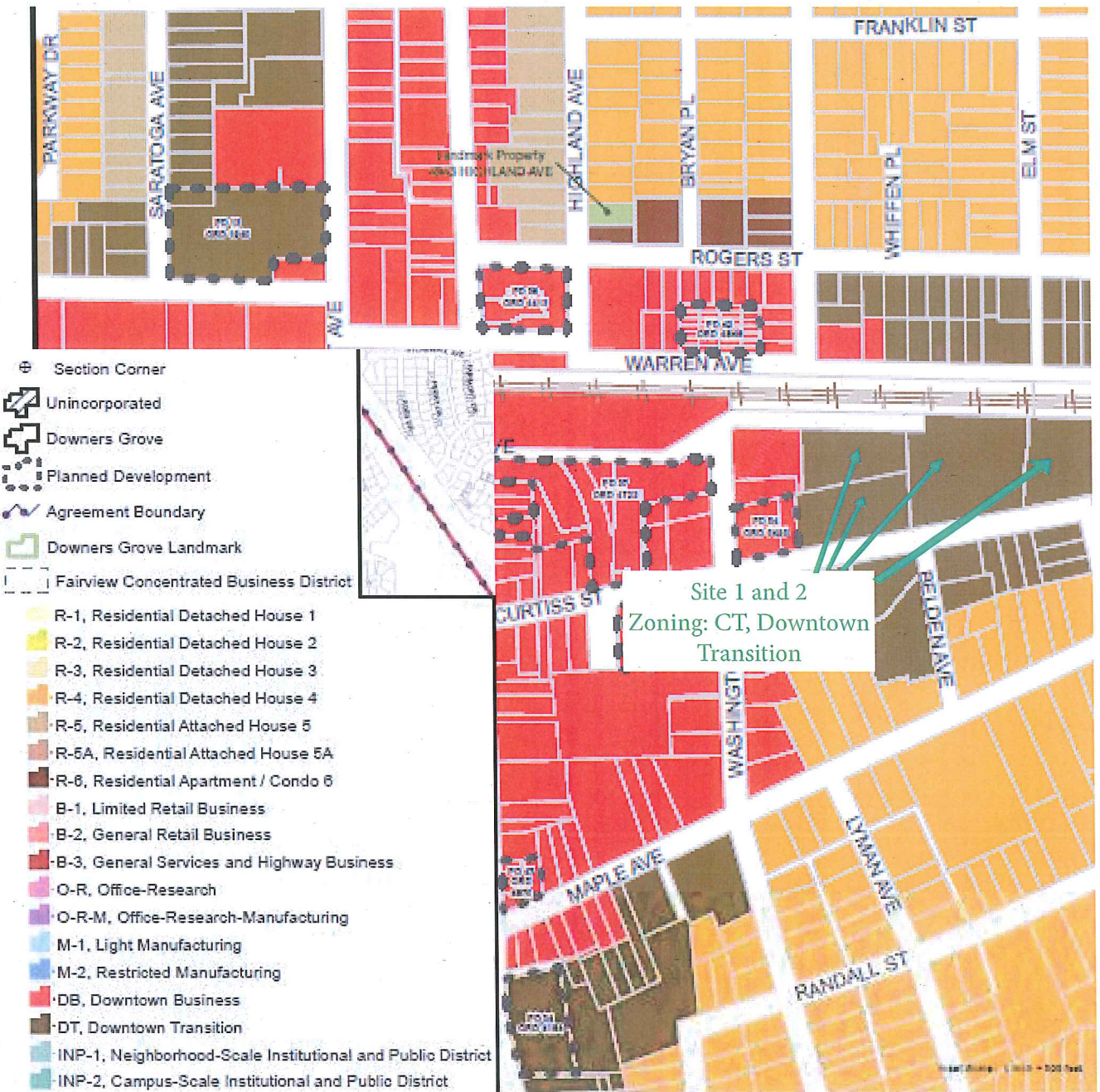
TOPOGRAPHY: THE SITE HAS A WEST TO EAST SLOPING GRADE.

EXECUTIVE SUMMARY, CONTINUED

ZONING:

The site is Zoned DT, Downtown Transition. Many of the needs and restrictions noted within the RFP with regards to the DT zoning, budget, and needs of the Village of Downers Grove have been reviewed and maintained in our initial concepts for the site.

Downers Grove Zoning Map



EXECUTIVE SUMMARY, CONTINUED:

Existing Conditions: At this time, we consider the site a brown field, with further due-diligence required.

Infrastructure: According to the information provided in the RFP, we understand that sewer, water and utilities are available for this redevelopment project. Further evaluation of this infrastructures viability for the number of proposed residential units will be necessary.

Tax Increment Financing: A current TIF is in place for this site. As we understand the Village of Downers Grove is considering the removal of site 1 and site 2 from the current TIF, and the creation of a new TIF for this project.

HIGHLIGHT AND OVERVIEW OF THE VILLAGE OF DOWNERS GROVE:

Downers Grove, IL is a village that attracts many families and businesses alike. As of the 2010 Census, 47,833 people resided in the village. The Village of Downers Grove is located within Dupage County, and is located minutes from major transit including Metra and interstate highways I-88 and I-294, O'Hare airport as well as being minutes to major shopping centers like Oakbrook Centre, Yorktown Mall, and many fine and casual dining emporiums. Downers Grove, in terms of growth, is relatively quiet in terms of new development. Newer development has evolved through tear downs or redevelopment of existing parcels as the majority of the Village is developed. The village remains a very stable real estate environs due to its highly rated public and private schools, location to transportation (rated 7th top transit suburb), location to jobs, parks and walk-ability to downtown (rated 4th as walkers paradise), first class medical services, history, and the variety of housing stock available within the village limits.

REDEVELOPMENT SUMMARY:

In reviewing the location and needs of the Village, Next Generation Development is confident that a residential and municipal complex can exist adjacent to one another within the confines of the "site". The location is proximate to the Main Street corridor, restaurants, cohesive to previous redevelopment mixed-use product, and the train station.

In determining the potential for developing this site for multi-family residential buildings; NGD reviewed Downers Grove demographics, the current availability of housing in the Village, parking, and for design purposes grading, infrastructure, parking requirements and height requirements.

We have also considered Downers Grove's many noted accolades of being one of America's Friendliest Towns and one of the Top Best Cities for Kids as being a place for new families to reside in. in our rationale for residential product development

SUBMISSION REQUIREMENTS:

PURCHASER: NEXT GENERATION DEVELOPMENT, LLC OR ITS ASSIGNEES

PURCHASE PRICE:

THE PURCHASE PRICE IS PREDICATED ON THE SITE BEING "PAD" READY AND FULLY IMPROVED.

PHASE I PARCEL: \$1,580,000

PHASE 2 PARCEL: \$2,820,000

TYPE OF DEVELOPMENT:

THE PROPOSED PROJECT WILL BE MULTI-FAMILY RESIDENTIAL - APARTMENTS

PROPOSED REDEVELOPMENT PROJECT:

PHASE 1:

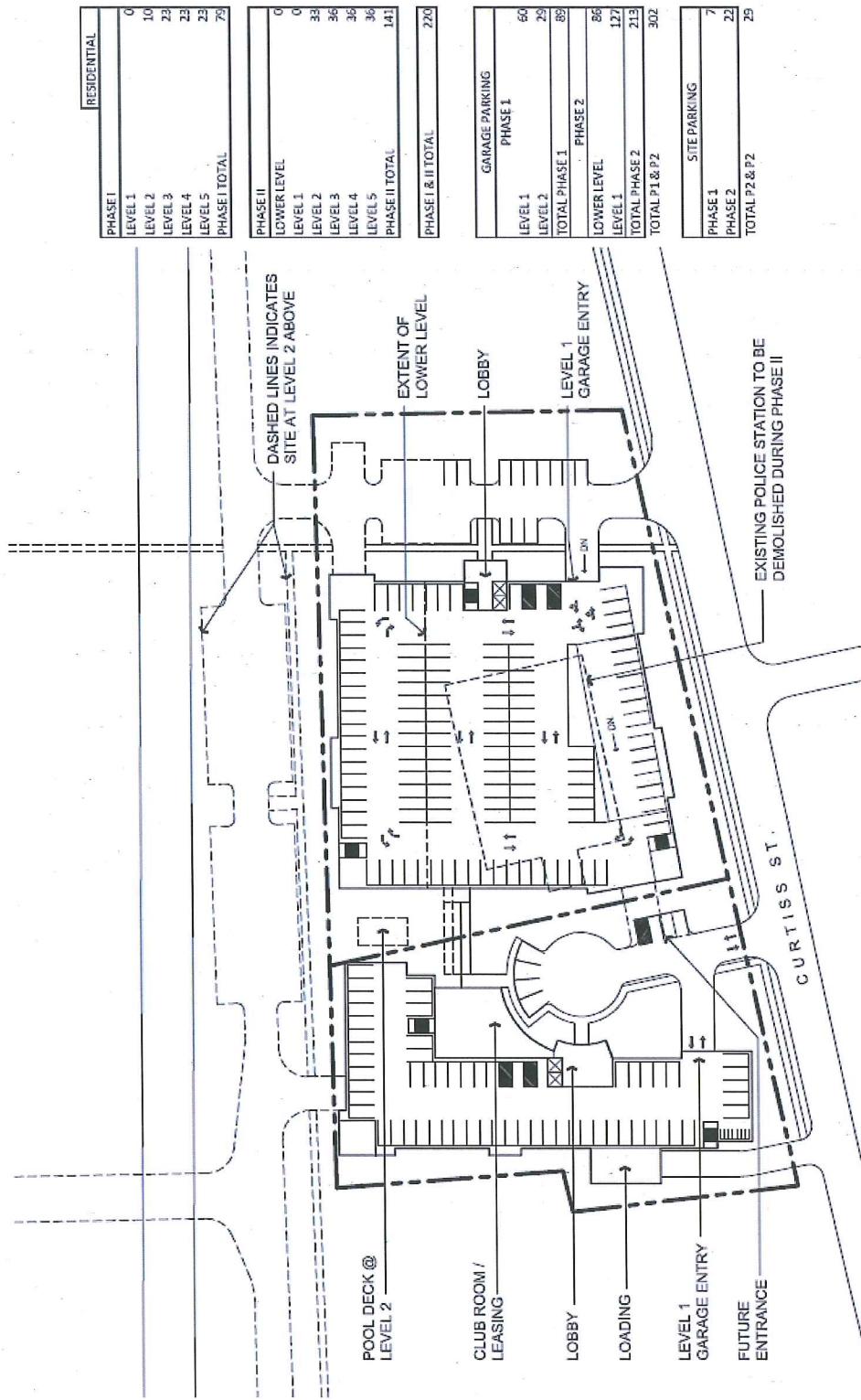
NUMBER OF UNITS: 79 UNITS | 5 LEVELS | 89 PARKING SPACES

BUILDING SQUARE FOOTAGE: 118,643 SF

PHASE 2:

NUMBER OF UNITS: 141 UNITS | 5 LEVELS | 213 PARKING SPACES

BUILDING SQUARE FOOTAGE: 235,230 SF



RESIDENTIAL	
PHASE I	0
LEVEL 1	10
LEVEL 2	23
LEVEL 3	23
LEVEL 4	23
LEVEL 5	23
PHASE I TOTAL	79

PHASE II	0
LOWER LEVEL	0
LEVEL 1	33
LEVEL 2	36
LEVEL 3	36
LEVEL 4	36
LEVEL 5	36
PHASE II TOTAL	141
PHASE I & II TOTAL	220

GARAGE PARKING	
PHASE 1	
LEVEL 1	60
LEVEL 2	29
TOTAL PHASE 1	89
PHASE 2	
LOWER LEVEL	86
LEVEL 1	127
TOTAL PHASE 2	213
TOTAL P1 & P2	302

SITE PARKING	
PHASE 1	7
PHASE 2	22
TOTAL P2 & P2	29

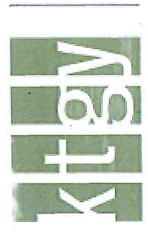
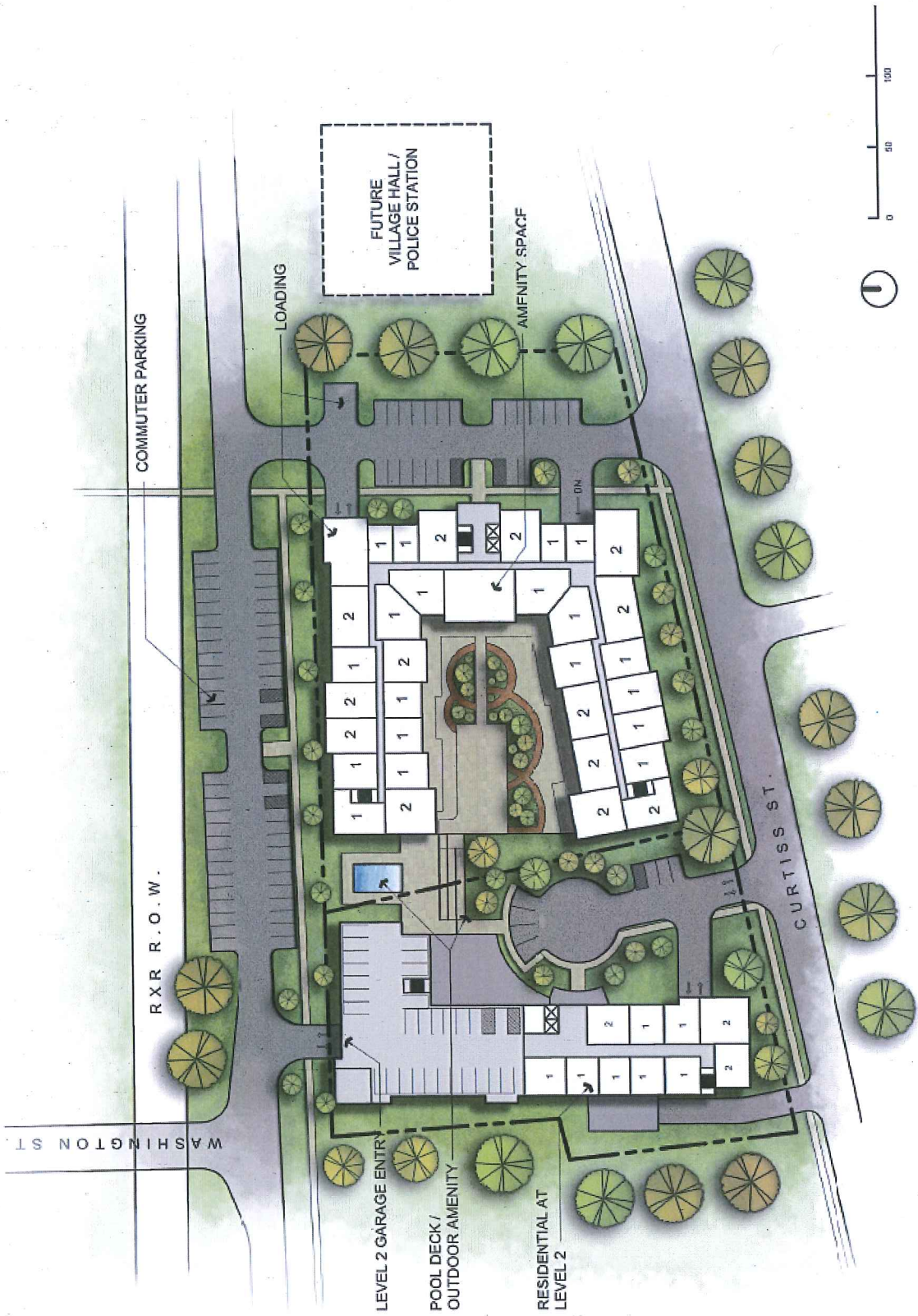


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LEVEL 1

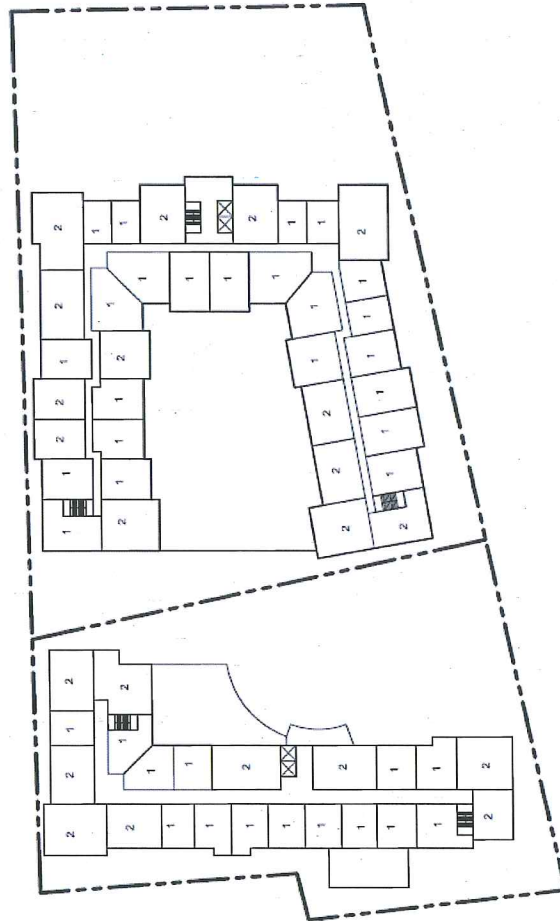
DOWNERS GROVE DEVELOPMENT
NEXT GENERATION DEVELOPMENT





DOWNERS GROVE DEVELOPMENT
NEXT GENERATION DEVELOPMENT

LEVEL 2



A3

LEVELS 3-5

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DOWNERS GROVE DEVELOPMENT
NEXT GENERATION DEVELOPMENT

CAPTILAZATION AND FINANCING:

Next Generation Development understands the Village’s vision and needs for retaining the police department’s location and services during the construction of the new Civic Center, however, from a developer’s viewpoint, it becomes extremely difficult to finance. The economic factors that limit the financability of this project are:

1. Timing: The project would have to be financed in its entirety. An equity source would not fund the project on the prospect of building a Phase 1 (due to size and unit count) and waiting approximately 2-3 years for Phase 2 to commence.
2. Rent Structures: A typical luxury rental project provides for amenities to service all residents. With the site being constrictive in the first phase, the developer does not have enough area to provide for amenities in the first building. This provides for sub-market rental rate for 2-3 years for the project while the 2nd building is constructed.
3. Construction costs: The project doesn’t provide for concurrent construction methodology and staging and adds to construction costs due to two different buildings being built at different timelines.
4. The site prohibits economies of scale in the design process. Due phasing and timing, separate designs must be created vs. one building design, adding to the overall cost of architecture, planning, entitlement and development both from the Village and developer’s point of view.

BUDGET SUMMARY

	Amount
LAND COST	\$4,400,000
<u>REAL ESTATE TAX</u>	<u>\$25,000</u>
TOTAL LAND	\$4,425,000
<u>SOFT COST</u>	
ZONING AND MUNICIPAL FEES	\$33,000
ARCH AND ENG.	\$250,000
LEGAL FEES	\$55,000
CONSULTANT FEES	\$140,000
ADMIN COST	\$400,000
<u>INTEREST COSTS</u>	<u>\$850,000</u>
TOTAL SOFT COSTS	\$1,728,000
<u>HARD COST</u>	
SITE DEVELOPMENT	\$2,450,000
BUILDING CONSTR.	\$40,030,000
CLUB HOUSE	\$1,700,000
GENERAL REQUIREMENTS	\$650,000
BUILDER OVERHEAD	\$890,000
<u>PERMITS AND OTHER FEES</u>	<u>\$2,000,000</u>
TOTALS HARD COST	\$47,720,000
CONTINGENCY	\$1,250,000
TOTAL PROJECT COST	\$55,123,000

Financing through traditional multifamily lending sources.

PURCHASER'S CONDITIONS TO ACQUIRE THE PROPERTIES

We assume:

1. Any necessary environmental remediation has been remedied by the Village prior to developer acquiring the property.
2. A 6 month due diligence period has been granted by the Village.
3. Demolition and removal of the existing buildings and pavement has been completed by the Village.
4. Relocation of on-site utilities has been completed by the Village.
5. Developer financing is in place for Phase 1 and 2.
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7. Confirmation by Village that no on-site stormwater management is required.
8. Any LOMR or CLOMR that may be required has been completed.
9. Village shall provide developer with a soils report confirming that the soils are suitable for the contemplated development.
10. Confirmation that the site is served by adequate utilities.
11. Village agrees to provide cross-access easements for adequate site circulation.

EXECUTIVE SUMMARY CONTINUED:

Next Generation Development is proposing that the City review our proposal for two - downtown 5-story residential, for-rent, buildings.

Next Generation Development, along with our team of industry experts, is a local specialist in the construction and design of a variety of residential and commercial real estate products. Being that we are a local company and located in Wheaton, IL, we possess the insight and knowledge of the local economy, political environment, and in particular, the Village of Downers Grove's municipality. Team Next Generation can work within fiscal guidelines to create and deliver creative design that meets the Village of Downers Groves comprehensive plan as well as the needs of its' citizens, police department and Village administration. The ensemble within the Next Generation team is provided with this proposal.

Downers Grove Development Team:

Next Generation Development, Inc.

- Residential and Commercial Design Management,
- Municipal Liaison,
- Site Development
- Financial Analysis

Proposed General Contractor: Carlson Construction

Suggested Municipal Architectural Firms: FGM Architects, DLR Group, Dewberry

Land Planner and Landscape Architect: Schoppe Design, Inc.

PROJECT DESCRIPTION & PROPOSED USES

Our residential architectural firm, KTGy has provided a plan study for the "site".

Phase 1:

The residential apartment design would incorporate a 5 story structure over 1.5 levels of parking. This design would be under the 60' height mandate required by the Village.

Garage Parking:	89 Units	
On-site Parking:	8 Units	
Total	97 Units	1.23 parking units/unit

PHASE 2:

The Phase 2 building will provide for 141 units with 1.5 levels of parking below. This design would be under the 60' height mandate required by the Village.

Garage Parking:	213 Units	
On-site Parking:	22 Units	
Total	235 Units	1.67 parking units/unit

TOTAL PROJECT: 1.50 UNITS OF PARKING/UNIT

DOWNERS GROVE - PROJECT DESIGN CONCEPT

Project Design Description:

The Project will be targeting a niche of luxury apartment seekers that seek a smaller more intimate lifestyle within a boutique apartment community. With the project being within walking distance to shopping, restaurants, and transportation, NGD sees this as the perfect complement to any luxury condominium project in the immediate downtown area.

The units would be finished in modern luxurious finishes, including granite, stainless, designer tile and fixtures. An on-site concierge would provide for package deliveries, maid service scheduling and more. The building would provide an on-site fitness area, and luxury lounge, concierge office, leasing manager office, and business center for residents. Interior parking will be provided for each unit. Bike storage will also be provided.

The exterior of the building would be in conformance with colors and materials found within the downtown business district. The project at this juncture in its design is projected to be five-stories in height. Other lifestyle amenities such as a grill area, dog area, bar, and sundeck will be constructed.

NEXT GENERATION DEVELOPMENT LLC. COMPANY PROFILE

Company Name	Next Generation Development LLC
Address	975 E. 22nd Street, Suite 200, Wheaton, IL 60189
Phone Number	630-384-6440
Website	www.nxtgendevlopment.com
Principals	James P. Hughes, Jr.
	Robert Fitzsimmons
Year established	Former entity Wiseman Hughes Inc.- 1961 Next Generation Development LLC- 2008
Number of employees	22
Current Projects	The Hamptons of Hinsdale- Hinsdale, General Contractor
	Metro 59 Apartments- Aurora, Owner
	Springbank- Plainfield, Owner/General Contractor
	Union Square- Aurora, Owner/General Contractor

NEXT GENERATION DEVELOPMENT, LLC. COMPANY OVERVIEW

Next Generation Development LLC (NGD) is a residential development company focused on multi-family and for-sale single family and townhomes. NGD and its predecessor company, Wiseman-Hughes, has been a significant and innovative presence in Chicago's western suburbs for more than 50 years. The company was founded and lead by James Hughes Senior until his son, James "Jimmy" Hughes, Jr., assumed the reigns of the company in 1985. NGD's senior staff, all of whom have a long tenure with the Hughes', have a significant amount of experience in land acquisition and entitlement, land development, product development, construction, marketing, sales and finance.

Since the company's inception, Jim Hughes, Jr. and partners, have built over 1,150 multi-family residential units and more than 10,000 for-sale homes in 46 communities. This senior management team grew the company into one of the top five privately held home builders in the Chicago area operating primarily in DeKalb, DuPage, Kane, Kendall and Will counties.

PROJECT HISTORY FOR NEXT GENERATION DEVELOPMENT LLC. / WISEMAN HUGHES

1961-1965

HICKORY HILLS
Forest Hills
Timber Ridge
Collette Highlands
Patricia Hills
Hickory Hills Shopping Center

1965-1969

DARIEN
Hinsbrook Development

1969-1984

WHEATON
Briarcliffe
Briarcliffe Knolls
Briarcliffe Lakeside Townhomes
Briarcliffe West Townhomes
Briarcliffe Knolls Townhomes
Briarcliffe Lakes Manor Homes
Briarcliffe Lakeside Apartments*
Wiseman Hughes Office Building

1984-1990

NAPERVILLE
Waterfront Estates
Terrace of Brookdale
Chantecleer Lakes Apartments*
NIHB Cavalcade of Homes
Fields of Naperville
Green Ridge Estates

1986-1989

WINFIELD
Timber Ridge

1988-1997

NORTH AURORA
Timber Oaks at the Fox

1989-2001

BOLINGBROOK
Brookwood Estates

1990-2001

AURORA
Stableford Townes of White Eagle

1992-1999

JOLIET
Caton Crossing Homesteads
Caton Crossing Village

1992-1997

AURORA
Four Pointes

1992-1999

NAPERVILLE
Baileywood Condos

1994-1998

NAPERVILLE-AURORA
Chicory Place

1996-2001

AURORA
Nature's Edge
Savannah Heartland
Savannah Renaissance

1997-2002

NAPERVILLE
Signature Club at Clearwater

PLAINFIELD

Champion Creek

1998-2006

ST. CHARLES
Renaux Manor Single Family
Renaux Manor Townhomes

1999

BOLINGBROOK
Creekside

2001

OSWEGO
Ashcroft

DEKALB

Devonaire Farms

2002-2008

PLAINFIELD
NIHB Cavalcade of Homes
Tuttle Estates

SUGAR GROVE

Windsor Pointe
Windsor Pointe Townhomes
Windsor West
Windsor West Villas

NAPERVILLE

Railway Plaza*

NORTH AURORA

Randall Highlands
Mirador

OSWEGO

Ashcroft Place
Ashcroft Walk

AURORA

The Plaza on New York
Legacy Fields

SYCAMORE

Reston Ponds

YORKVILLE

Windett Ridge

NGD PROJECTS

2011-2015

HINSDALE

Hamptons of Hinsdale

NORTH AURORA

Randall Highlands*

AURORA

Metro 59*

Union Square

PLAINFIELD

Springbank of Plainfield

*Apartment Projects

NEXT GENERATION DEVELOPMENT LLC. PROJECT EXPERIENCE

HAMPTONS OF HINSDALE | HINSDALE, IL FOR SALE CONDOMINIUM/VILLA & CLUBHOUSE PROJECT

Project owned by Inland Real Estate & Grosvenor

General contracting by Next Generation Development LLC

Project Location: Grant Street & Kennedy

of Units: 119 { 93 condominiums | 26 villas }

Project Status: Currently under construction

4 story condominium building construction with full underground internal parking garage.



NEXT GENERATION DEVELOPMENT LLC. PROJECT EXPERIENCE

RANDALL HIGHLANDS | NORTH AURORA, IL
MULTI-FAMILY RENTAL TOWNHOME & CLUBHOUSE PROJECT

Project owned by Next Generation Development, LLC and Marquette Properties

Project Location: North of I-88 and Orchard Road/Randall Road

of Units: 146

Construction Completed: June 2014

Project Status: SOLD 2015

2 & 3 bedroom units, 2 car garage | Clubhouse with pool and fitness room



NEXT GENERATION DEVELOPMENT LLC. PROJECT EXPERIENCE

RAILWAY PLAZA | NAPERVILLE, IL RENTAL APARTMENT PROJECT

Owned by Wiseman Hughes Homes (successor to Next Generation Development, LLC)

Project Location: Route 59 and North Aurora Road

of Units: 417

Project Status: Completed in 2006

20.83 acres acquired by Wiseman-Hughes Enterprises; Planned, preliminarily annexed and zoned, entitled, developed and built out.



NEXT GENERATION DEVELOPMENT LLC. PROJECT EXPERIENCE

METRO 59 | AURORA, IL APARTMENT PROJECT

Project owned by Next Generation Development & Avgeris & Associates

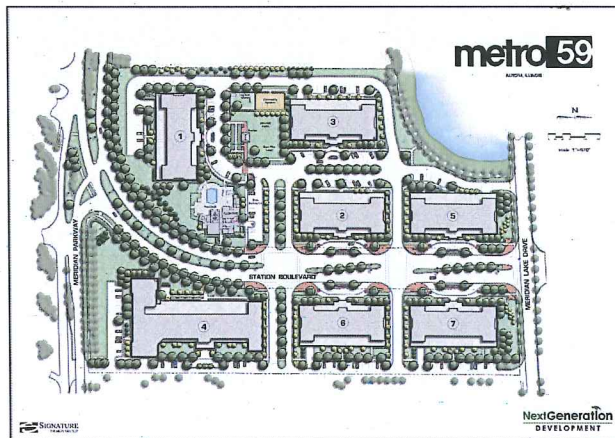
Project Location: Route 59- next to Naperville Metra Station

of Units: 460. Phase 1 - 232 units underway.

Project Status: Construction in process. Clubhouse opening scheduled for early October.

TOD apartment project with clubhouse/swimming pool

Public - Private buildout of Station Boulevard and its improvements with the City of Aurora



NEXT GENERATION DEVELOPMENT LLC. PROJECT EXPERIENCE

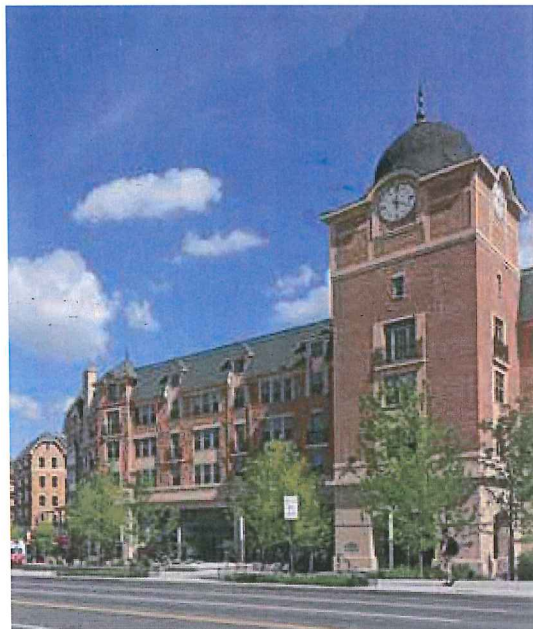
METRO 59 CONTINUED:

5-story apartment structure with precast parking podium deck and 4 stories of residential above.

Club Metro leasing and clubhouse: 10,000 square foot facility with pool/grotto, leasing center, fitness, clubroom, and maintenance



Firm Description



KTGY Architecture + Planning, founded in 1991, is an international full-service architecture and planning firm delivering innovation, artistry and attention to detail across seven offices and studios worldwide, ensuring that our clients and communities get the best we have to offer no matter the building type or location. KTGY's architects and planners combine big picture opportunities, modern sustainable practices and impeccable design standards to help create developments of enduring value. Founded by professionals who share a common belief in investing in superior, productive people with positive attitudes and encouraging a studio philosophy; we are a dynamic mix of architects, planners, dreamers and doers.

KTGY's studio philosophy has created an exceptional organization built around the success of our clients. Our studios are led by principals who are involved from the initial conceptual phase through the construction phase. Each studio's planners, designers and architects are dedicated to a seamless process. Our clients partner with a particular studio based upon product type and/or region. This allows KTGY to better serve each client's needs by providing a focused team who really knows the local market and is current in latest technologies and trends. We are focused on helping clients have financially successful developments.

Artistic expression and pride of work defines the culture at KTGY. Providing planning and architectural design services for multi-family and single-family residential communities, mixed-use developments, retail developments, hospitality and related specialty projects, KTGY translates the client's needs and desires into artful, enduring solutions that lead to financially successful and award-winning developments.

Downers Grove Municipal Center Redevelopment

Downers Grove, IL



RFP Response

September 20, 2016





Corporate Vision

To Move the Discourse of Architecture Forward by Continuously Searching for Better.

Mission Statement

KTGY designs innovative, market driven, thoughtful solutions that produce lasting value for our clients, the community, and our firm. We do this by empowering the strong talent of our teams and with an extraordinary spirit of collaboration.

Commitments

1. Commitment to Clients:

Create Innovative Design Solutions for Client Success

- Listen
- Thoughtful design that aligns with client objectives
- Assemble the appropriate team
- Deliver buildable projects on time and on budget

2. Commitment to Community and the Environment:

Plan and Design Projects that Enhance the Community

- Create pleasing spaces that elevate living, working, and playing
- Integrate sustainability into every design
- Embrace our unique position by giving selflessly of our time and resources for a greater good

3. Commitment to KTGY Team Members:

Build the Firm Generation-to-Generation

- Foster a spirit of collaboration within an entrepreneurial environment
- Embrace experience, be open to new ideas, and enable talent to flourish
- Opportunities for growth and opportunities for financial reward

4. Commitment to Embrace Change



Our People: Delivering on the Vision

At KTG, we believe it takes more than great ideas to design great places. It takes great people. Here, the energy, talent and creativity of our staff converge with a dedication to exceptional service to deliver successful architectural and planning solutions.

How we work with clients embodies what we value. For 25 years, KTG has been as passionate about connecting with our clients and their objectives as we are about design and creativity. Our designs are inspiring and innovative, yet ever mindful of project goals. Our people listen, respond and deliver what our clients need, want and envision.

As a full-service architectural and planning firm, KTG has delivered a depth and breadth of successful design solutions for:

Residential

- SFD
- SFA | Townhome
- Walk Up
- Wrap
- Podium
- High Rise
- Affordable

Planning

- Master Planning
- Urban Design
- Site Planning
- Entitlement
- Government Relations

55+/Service Enriched

- Active Adult Communities
- Independent Living
- Assisted Living
- Memory Support
- Skilled Nursing
- CCRC

Mixed Use

Retail

International

Healthcare



Our Goal: To be Efficient & Current

KTGY operates with the latest in technology at our fingertips. Starting with design, our process leans heavily on 3-D technology; not simply for presentation graphics, but as an integral design tool. From day one, KTGY's design teams use SketchUp and Revit to fully envision the concept, to make it understandable for our client, and to bring all stakeholders along on the journey. Our goal is to take the "leap of faith" out of the process. We expect our clients to be as committed and passionate about the design as we are. In order to make this happen, it is crucial that everyone involved understands what is proposed and why. 3-D visualization is key.

As the design process moves forward, we employ a host of computer tools to present our ideas in the most flattering ways possible. Depending on the stage of development and the goals,

we may employ 3-D perspective hand sketches to photo realistic computer models and video fly-throughs. We have the tools to generate all of this within KTGY. We work with a group of the best visualization people in the world on a regular basis to insure both quality in the work, but also short time turn-around.

As the project progresses and working drawings are created, KTGY uses both AutoCad and Revit. We are conscious of the other consultants' capabilities and will work out a system that is beneficial to everyone involved. We are diligent about coordination and can use technology to assure a consistent and ultimately buildable set of drawings.



Our Diversity: Urban Mixed-Use to High Rise

KTGY has a wealth of experience working on projects located in dense urban environments, communicating with neighborhood groups, and maneuvering the myriad boards and commissions inherent with these complicated projects. From high-rise towers in Tokyo to the first supermarket in downtown Los Angeles in fifty years, to ongoing design projects within urban Washington DC, KTGY understands that the key to our success is a deep understanding of place. That understanding extends beyond simply the physical context.

The history of the site, the neighborhood dynamic, as well as, community leaders all contribute to the end result. KTGY embraces this collaboration. We realize that more minds thinking together are better than one alone.

In collaboration with you, the client, our team seeks to develop a vision for the project and then articulate that in a manner that the community is able to identify with this vision.

The leadership of these projects is an art form that we take very seriously. From neighborhood charettes and meetings to formal commission and council hearings, we work to form a collective goal that all stakeholders can embrace. We really do believe that the right design can make a difference.

Each project and site is different and each requires a different strategy and approach. We are willing to be as involved as necessary in the process. We think our years of experience dealing with diverse community groups on a wide range of projects makes us a valuable asset not just in designing the project, but getting it approved, as well.



David M. Kennedy AIA, LEED AP
Principal

With nearly 25 years as a design principal, David Kennedy has extensive experience in the design of mixed-use residential projects and urban in-fill development projects including large scale commercial and low, mid and high-rise residential developments. He is adept at site selection, analysis and site master plan development and has been instrumental in obtaining appropriate project approvals on behalf of his clients. Mr. Kennedy is committed to providing creative and sustainable design solutions to meet the needs of his clients and create successful, prosperous communities and buildings.

Selected Project Experience

Multi-Family

1111 South Wabash
Chicago, IL
1111 South Wabash LLC

Chestnut Tower
Apartments
Chicago, IL
Berman Development

Medinah on the Lakes
Bloomington, IL
Bloomington Development

Office

NICOR Bloomington Regional HQ
Bloomington, IL
NICOR

Garfield Crossing
Hinsdale, IL
Molto Properties

111 Lincoln Ave
Hinsdale, IL
Passero Development

55+

Elmhurst Pointe Senior Living
Elmhurst, IL
Estate Development

Woodstock Senior Housing
Woodstock, IL
Phoenix Endeavors

Mixed-Use

Glenstone
Glen Ellyn, IL
The Gammonley Group

Station Crossing
Downers Grove, IL
RTG Station Crossing, LLC

Main Street Station
Roselle, IL
Main Street Station LLC

Retail

Crystal Lake Plaza Renovation
Crystal Lake, IL
Madison Corporate Group

Westlake Plaza Renovation
Wilmette, IL
Newport Capital Partners

Main Street Station Retail
Roselle, IL
Main Street Station LLC

Harris Trust and Savings Bank
Elmhurst, IL
BMO Harris Bank

Hospitality

Holiday Inn Express
Rosemont, IL

36 S. State Street/ Red Roof Inn
Chicago, IL

Hyatt Place
Seven Bridges Development

Education

Master of Architecture
Washington University,
St. Louis, MO

Bachelor of Science
Architectural Studies
University of Illinois
Urbana-Champaign, IL

Registration

Licensed Architect - IL, MI

LEED Accredited Professional

National Council of Architectural Registration
Boards, NCARB

Affiliations

American Institute of Architects, AIA

Illinois Housing Council

Contact

630.881.3699

dkennedy@ktgy.com





Ralitsa Todorova

Job Captain

Ralitsa Todorova is a Job Captain at KTGy Architecture + Planning's Chicago office, focusing on construction document production, consultant coordination, design solutions, code analysis and space planning. Ms. Todorova's professional experience includes a diverse range of projects including restaurant work, healthcare, mixed-use and residential projects.

Ms. Todorova graduated with honors from the Illinois Institute of Technology with a professional degree in Architecture. In her fourth year of school she joined Fullerton Engineering Consultants, Inc. and upon graduation was promoted to a project manager where she was managing a team to successfully innovate and deliver dynamic engineering solutions to the telecom industry.

Prior to joining KTGy Architecture + Planning, Ms. Todorova joined Chipman Design Architecture where she managed commercial tenant build-out project focusing primarily on restaurant/foodservice design. Subsequently, she joined SAS Architects & Planners in where she devised complete designs for healthcare and senior living facilities, she then spent almost two years at Fitzgerald Associates Architects developing feasibility studies as well as completing designs for multiple mixed-use, mid-rise and single family projects.

Selected Project Experience

55+

PARC 55
Fremont, CA
Eden Housing

* Hilltop Planned Development
Green Oaks, IL
Sandz Development Company

Multi-Family

* 851 W. Grand
Chicago, IL
851 W. Grand, LLC

* 1001 W. Chicago
Chicago, IL
The Bond Companies

* Clarendon Hills
Clarendon Hills, IL
Centrum Partners and Pine
Grove Partners

* University Village
Chicago, IL
South Campus Development Team

Single Family

* Edgewater Square
Chicago, IL
CA Development

Medical

* Palos Hills Healthcare
Palos Hills, IL
Palos Hills Healthcare LLC

Restaurant/Foodservice Design

* Noodles & Company
Multiple Locations
Noodles & Company

* Buffalo Wild Wings
Multiple Locations
Buffalo Wild Wings

Education

Bachelor of Architecture
Illinois Institute of Technology
Chicago, IL

Affiliations

Real Estate Investment Association - Chicago

Contact

312.549.4910

rtodorova@ktgy.com

* While employed at another firm





Eric T. Lukacsik

Project Manager

Eric T. Lukacsik has over 20 years of architectural experience. He is responsible for the design, production of construction documents and computer renderings for KTGy's Chicago office. Mr. Lukacsik's primary focus is in multi-family residential products, but has experience with mixed use, medical office buildings and planning projects.

Education

Bachelor of Architecture
Southern Illinois University
Carbondale, IL

Contact

630.881.3679

elukacsik@ktgy.com

Selected Project Experience

Multi-Family

- * Seven Bridges
Clarendon Hills, IL
Gammonley Group
- * Crescent Station
Glen Ellyn, IL
Gammonley Group
- * Willow Springs
Willow Springs, IL
Gammonley Group
- * Glenstone
Glen Ellyn, IL
Gammonley Group
- * Park Ave Station
Clarendon Hills, IL
Gammonley Group
- * Park Elm
Elmhurst, IL
Gammonley Group

Mixed Use

- * Station Crossing
Downers Grove, IL
Gammonley Group
- * 51st Street Station
Oak Lawn, IL
Gammonley Group

Medical Office

- * Cadence Health MOB
Aurora, IL
Cadence Health
- * Wheaton North Commons MOB
Wheaton, IL
Armbrust Medical LLC

Commercial

- * Garfield Crossing
Hinsdale, IL
Molto Capital
- * Spillman Wotyla Insurance
Glen Ellyn, IL
Spillman Wotyla Ins.

Medical Interiors

- * General Practice Group
Elgin, IL
Northwestern Medicine
- * Perioperative Clinic
Central DuPage Hospital
Winfield, IL
Northwestern Medicine
- * Outpatient Infusion Center
Delnor Hospital
Geneva, IL
Northwestern Medicine

* While employed at another firm





Photography © Trammel Crow Residential

Alexan 24

Client

Trammel Crow Residential

Location

Arlington, VA

Use

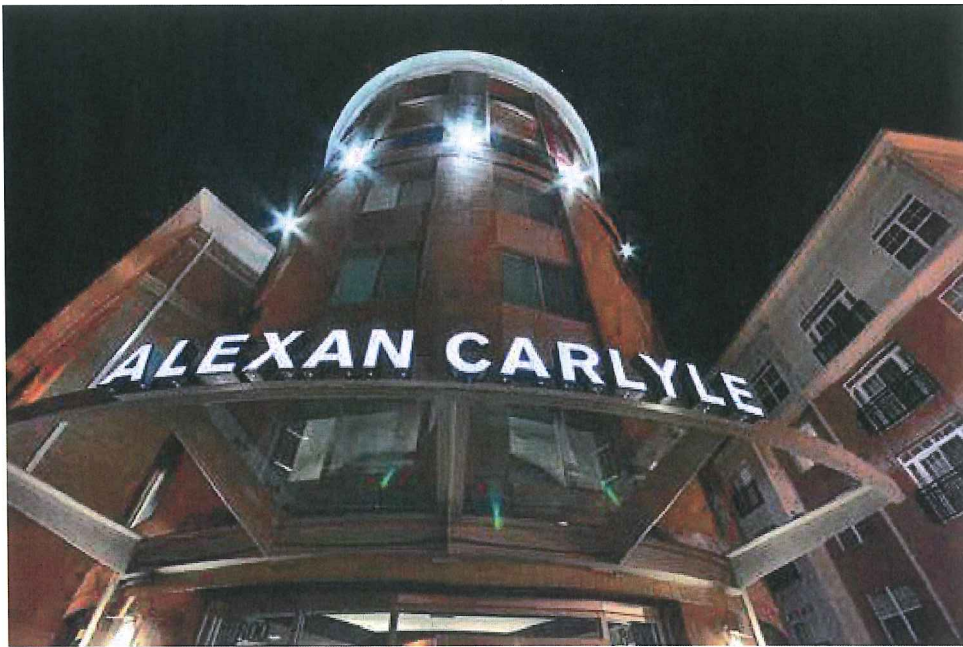
Apartments

Facts

- Density - 77 DU/AC
- Unit Plan Sizes - 675-1,365 SF
- Number of Units - 217 DU
- Site Area - 2.8 AC
- Parking - 329 Spaces
(1.5 sp./unit)

Alexan 24 is a urban infill type VA wood construction building that is 4-5 stories and has 217 for rent units. It features several multi-story townhouse style units with individual exterior entrances as well as corridor entrances. In addition to the many restaurants, theaters and retail stores nearby Alexan 24 has easy access to Shirlington, Pentagon City, Ballston, Clarendon and downtown Washington, DC—all within 3 miles. These spacious apartments offer wonderful amenities such as a 2-story great room, a two level fitness area, an aerobics room, an internet café, resort style pool and a multi-media entertainment lounge called “The Zone” that offers numerous HDTVs with Direct TV NFL Sunday Ticket, billiards, Texas Hold Em table, Wii, PlayStation and Xbox. The building is Energy Star certified and achieved a LEED rating of 24 points.





Photography © Trammell Crow Residential

This urban infill site is located in a formerly industrial area on the outskirts of Historic Old Town Alexandria. The building's facade is split into three unique sections that appear to have been built in phases and reflect the three distinct contexts surrounding the site. A new provision in the building code allowed the building to be built as 5-story IIIA wood construction over a podium with 2 levels of underground below which achieved a density of 150 units per acre. Situated within densely developed office submarket; spurs area's conversion to quality residential with sustainable, luxury lifestyle design, countless amenities, easy connections to shopping, dining, entertainment, employment, freeways, public transit. Well-appointed apartments, raised ceilings, large windows, ENERGY STAR appliances, low-flow fixtures, gourmet kitchens, private patio/balconies; community amenities.

Alexan Carlyle

Client

Trammell Crow Residential

Location

Alexandria, VA

Use

Apartments

Facts

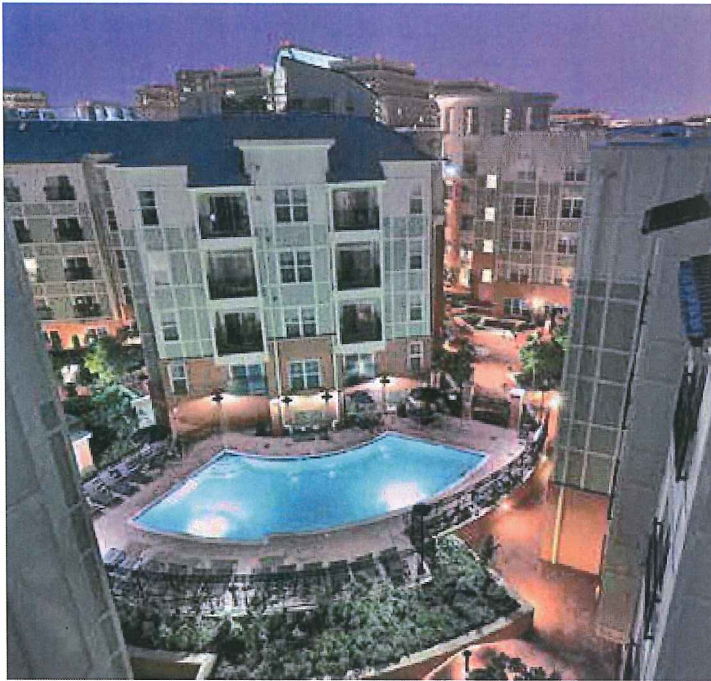
- Density - 150 DU/AC
- Unit Plan Sizes - 533-1,340 SF
- Number of Units - 280 DU
- Site Area - 1.85 AC
- Parking - 2-Levels of Subterranean Parking

Awards

- 2011 GALA Awards
- Grand Award Winner

2010 Multi-Family Executive Awards

- Award of Merit





Birkhill on Main

Client

The Knowlton Group

Contractor

Kier Construction

Location

Murray, UT

Completion Date

2001, Phase II Currently under Construction

Use

5-Story Affordable Mixed-Use

Project Value

\$17.5 million (hard cost)

Facts

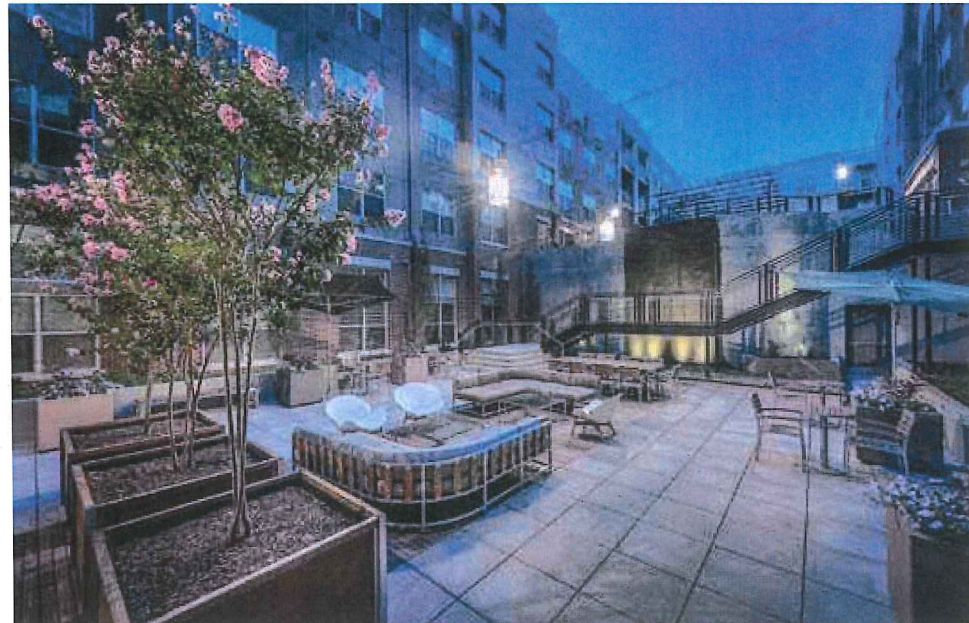
- Density - 73.3 DU/AC
- Unit Plan Sizes - 664-1,132 SF
- Number of Units - 311 DU
- Site Area - 6.2 AC
- Open Space - 92,616 SF



20100461 - Photography © John Bare

Located just south of Salt Lake City this sophisticated five-story mixed use urban community offers spacious living units and a variety of floor plans. Adequately located within in walking distance to the North Murray TRAX Station, shops and restaurants, residences can also enjoy the on site amenities, such as a centrally located recreational center complete with a kitchen, game / media, and a multi-purpose room. There are also barbecues for outdoor dining, a basketball court, and swimming pool. The fitness cabana also offers exercise and relaxation for residents and guests. The units in phase I have all scored 5 STAR PLUS Energy Ratings with HERS ratings as high as 69. This project will be Enterprise Green Community Certified and all the appliances will be Energy Star Rated.





20120316 - Photography © Sam Kittner

The Frasier is located in the Potomac Yard district of Alexandria, Virginia, and ideally located along U.S. Route 1, due north of Old Town Alexandria, immediately south of Crystal City, and 15 minutes south of Downtown Washington, DC. Residents are conveniently near the Potomac Yard Shopping Center, a one-stop shopping and recreation complex with several big-box retail stores, restaurants and a 16-screen movie theater. With meticulous attention to detail inside and out, the sweeping, open floor plans have been designed with entertaining in mind. The soaring 6-foot windows capture the fantastic views, and the terraces, balconies and decks bring the outdoors in. The well-appointed units include a gourmet kitchen, spacious walk-in closet and full-size washers and dryers. The unit entries feature keyless, electronic entry systems. The attached parking is below-ground and offers controlled access. A beautiful, cascading waterfall sets the tone in the community's tranquil courtyard. A resort-style pool with sundeck provides relaxation and commercial-quality grills with an entertaining station. Inside, there is a fully-equipped 2,200 sq. ft. fitness facility with a stretch zone and yoga room, great room with a classic billiards table, state-of-the-art professional meeting room with a 55" TV monitor and an e-lounge. One of The Frasier's most popular technology services is the Package Concierge digital package locker system, which accepts deliveries from package carriers, then notifies residents via text or email when they receive a package. For resident-pet lovers, there is a friendly dog wash and dog bar. Original artwork and sculptures brighten all the common areas.

The Frasier

Client

The Bozzuto Group

Location

Alexandria, VA

Use

Apartments

Podium

Facts

- Density - 155 DU/AC
- Number of Units - 249 DU
- Unit Plan Sizes - 491-1,340 SF
- Site Area - 0.545 AC
- Parking - 364 Spaces (1.31 sp./unit)
- Construction Type - Type V

Awards

2015 MHN Awards

- Gold Award Winner



Architecture+Planning
888.456.ktgy ktgy.com





Hahn St. Apartments

Client
Lincoln Property Company

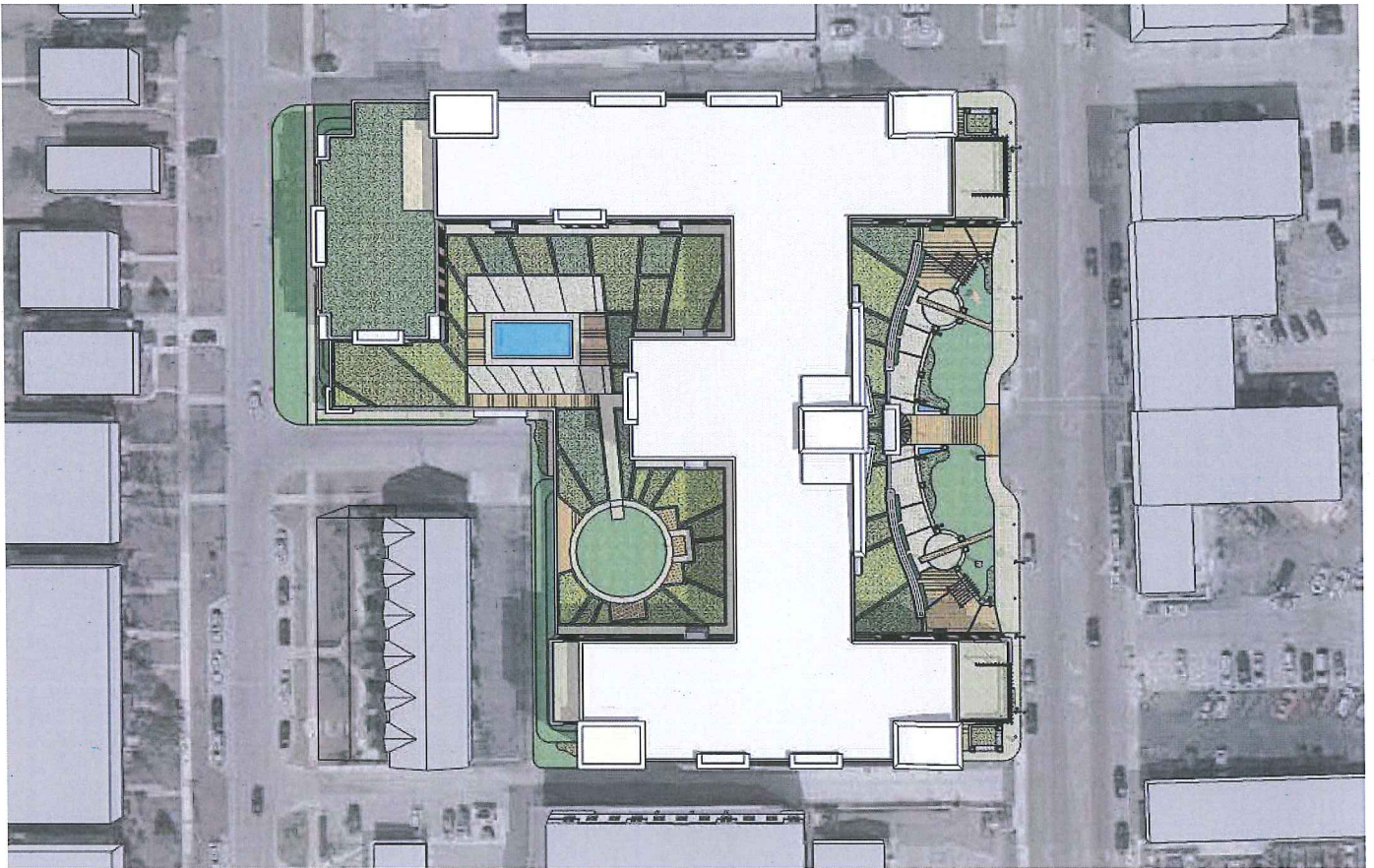
Location
Elmhurst, IL

Use
Mixed-Use Apartments

- Facts**
- Density - 78 DU/AC
 - Unit Plan Sizes - 1,050-1,725 SF
 - Number of Units - 215 DU
 - Site Area - 2.75 AC
 - Parking - 417 Spaces
 - Retail - 15,700 SF



The proposed Hahn Street redevelopment project in downtown Elmhurst features 15,700 sq. ft. of retail space along York Street with 215 luxury rental units above. The apartment floor plans have been designed with efficiency and residential comforts in mind. The unit floor plans are open and are designed to attract the young urban professional working in the western suburbs who is attracted to Elmhurst's active downtown scene. The apartment homes are configured to offer multiple views from inside the building to the city or to the lush gardens at the plaza and second floor terraces. The unit floor plans also offer balconies on select units. The building has a contemporary flavor and the massing gives it a residential character. Convex roof design features have been added to the north and south corners on York Street and above the main entrance to create an iconic identity for the building. Window placement and details are used to maintain the proportion and scale of the downtown core. The design is responsive to the needs of the adjacent townhome residents and incorporates a large public plaza for seating, farmer's market, landscaping and small concerts.





Hartley Flats

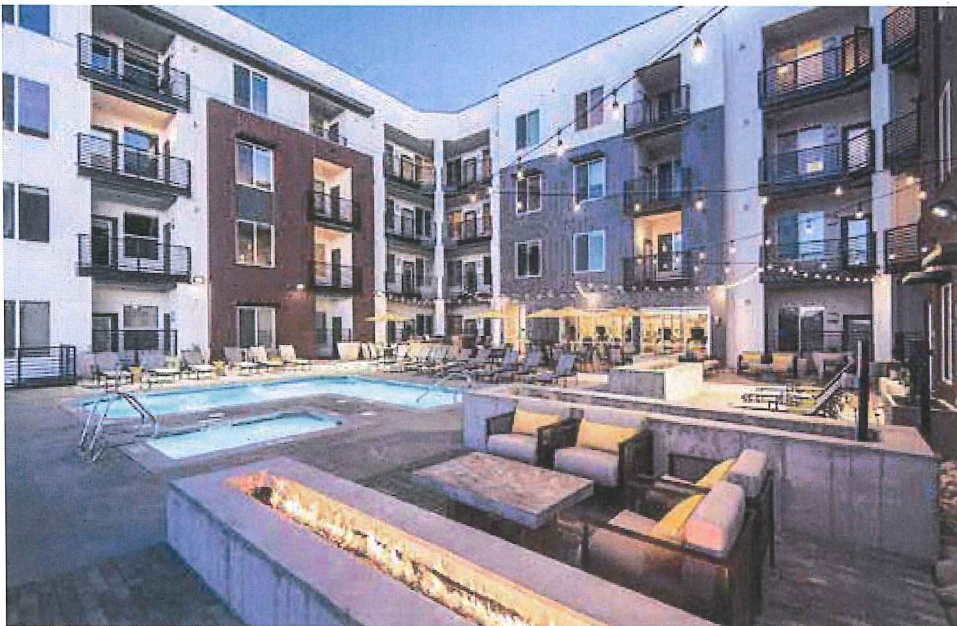
Client
Simpson Housing

Location
Denver, CO

Use
Apartments

Facts

- Density - 140 DU/AC
- Unit Plan Sizes - 606-1,214 SF
- Number of Units - 165 DU
- Site Area - 1.8 AC
- Parking - 244 Stalls (1.48 sp./unit)
- Number of Stories - 5
- Construction Type - Type IIIA Podium



20120025 - Photography © Matthewbe Photography, LLC

Hartley Flats is a 165-unit, 5-story apartment community located in the Ballpark District of Downtown Denver, conveniently located near Denver Business District. The community amenities, apartment finishes and features have been designed to attract a creative and style-conscious apartment renter seeking the most unique urban living experience in Denver. Hartley Flats' residents can walk to galleries, boutiques, restaurants, transit, Coors Field, entertainment and employment. The units are designed with sleek and elegant interior finishes and boutique hotel-style amenities and services. The floor plans include studio, one bedroom, one bedroom + den, and two bedrooms with wide plank hardwood-style flooring, 9' high ceilings, full-size washer and dryer included in every apartment and an energy-efficient electric fireplace. The top floors have expansive skyline views of Downtown Denver. The community amenities include a landscaped courtyard with fire pit, BBQ grill and outdoor dining area, a Zen courtyard with a gas fire fixture, water feature and planters, resort-style salt water pool and spa, and a sun deck with lounge seating. The resident lounge includes a gourmet kitchen, multiple TVs and communal dining. Other amenities include a fitness center, bike zone outfitted with durable racks and maintenance benches, and a pet wash station.





Liberty Warehouse

Client

East West Partners

Location

Durham, NC

Use

Mixed-Use Apartments

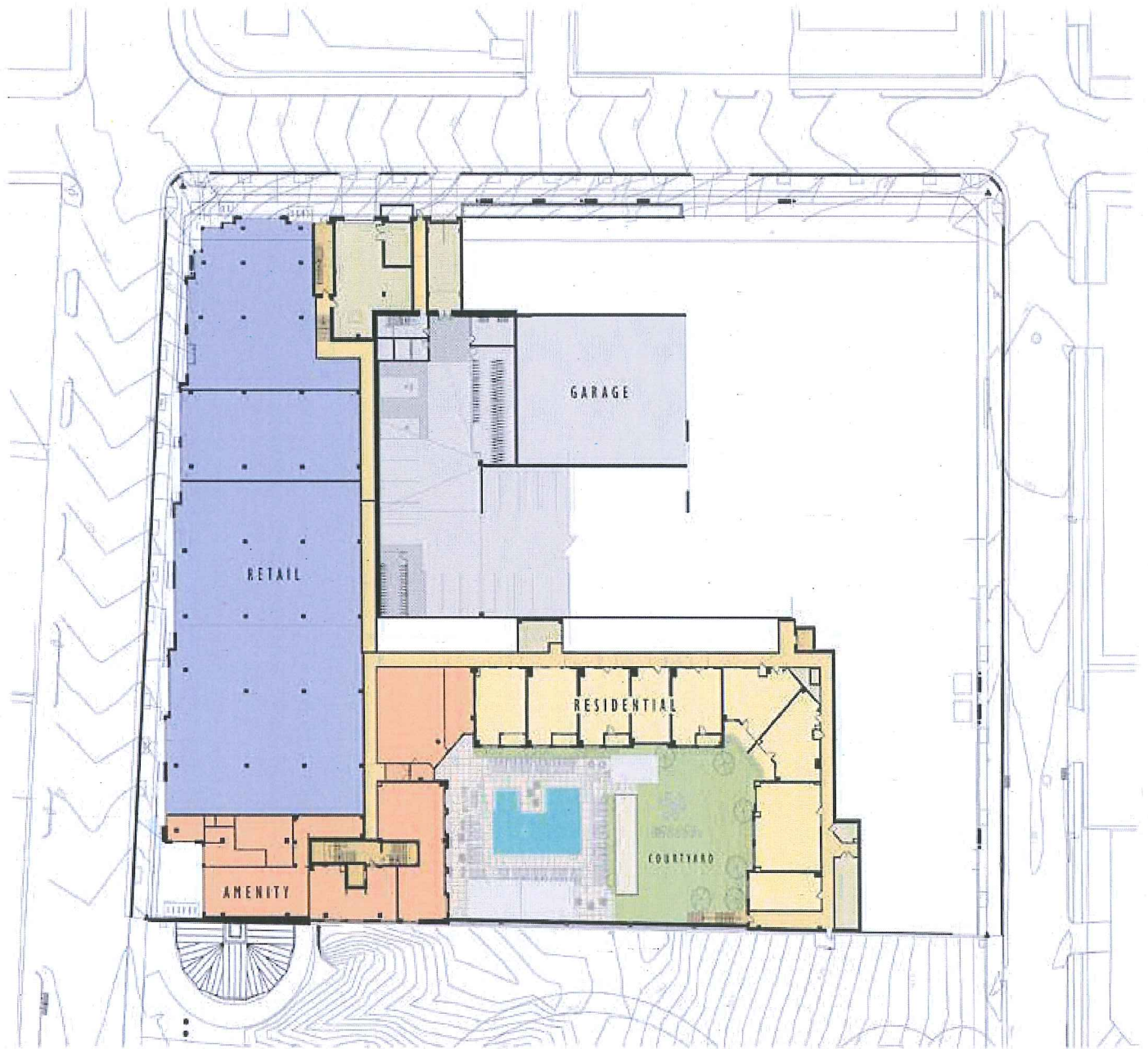
Facts

- Amenity Area - 7,200 SF
- Retail Area - 22,000 SF
- Number of Units - 247 DU
- Parking - 386 Spaces
(1.56 sp./unit)



20130454

Located on the site Durham's last standing tobacco auction warehouse, this historic urban mixed-use community in Downtown Durham will include 247 one-bedroom and two-bedroom apartments, 22,000 square feet of retail space, and a 386-space parking deck at its center. At its tallest, the building will stand six stories, with multiple courtyards and 7,200 square feet of amenities; 5 stories of 3A wood-frame construction over a 1A concrete podium, all wrapping around an open pre-cast garage. The development preserves 2 extensive brick walls from the old warehouse and includes the design of a low "art wall" for displays of various sorts along the side of the building facing Durham Central Park, using some of the former warehouse's old wall's bricks. The design also includes a curving walkway between Foster Street and Rigsbee Avenue to fulfill a city requirement for pedestrian access across the property. Liberty Warehouse is meant for couples or single residents, "urbanites" seeking an amenity-rich living environment within walking distance of downtown.





Main Street Station

Client

The Gammonley Group

Location

Roselle, IL

Use

Mixed-Use Apartments
Office/Retail

Facts

- Density - 13 DU/AC
- Unit Plan Sizes - 850-1,580 SF
- Number of Units - 48 DU
- Site Area - 3.65 AC
- Parking - 75 Spaces
(.64 sp./unit)
- Retail - 27,000 SF



- Photography © Photographer Name Here (if applicable)

Main Street Station is a successful transit-oriented development on a former brownfield site in downtown Roselle, Illinois. The development added new streetscape to enhance the neighborhood such as plantings, bike racks and street furniture. Luxurious condominiums placed adjacent to charming commercial shop fronts and office space are beautifully detailed with varying rooflines, vintage-style brickwork and an old-world-style clock tower. There are 48 distinctive, light-filled homes with large walk-out terraces or balconies for extended living space, many with spectacular views. The homes interiors are well-appointed and feature gourmet kitchens, elegant baths and walk-in closets. Main Street Station's unique residences provide the comfort and conveniences that residents need for the lifestyle they want to maintain.





20100351 - Photography © Todd A. Smith & Chang Kyun Kim

Monroe Street Market is a multi-phase redevelopment on the Catholic University South Campus located on five city blocks in Washington, D.C.'s Brookland neighborhood. It is adjacent to the Brookland Metro station and just three miles north of the U.S. Capitol. Monroe Street Market creates a "there" where there was none and transforms five blighted city blocks in Washington, DC's Brookland neighborhood into a \$225+ million walkable mixed-use town center, active 24/7 with housing (562 residential units), retail (50,000 SF) and artist studio space (15,000 SF) with a 3,000 SF freestanding community arts building, which is anticipating LEED Certification. Approved plans also include streetscape and hardscape improvements, which will greatly improve the South Campus's walkability, creating a lively, pedestrian-friendly atmosphere and significantly improving traffic patterns and pedestrian crossings along Michigan Avenue.

Monroe Street Market

Client

Bozzuto Development
Abdo Development
Pritzker Realty

Executive Architect

KTGY Architecture+Planning

Concept Design Architects

Torti, Gallas and Partners
Maurice Walters Architect, Inc.

Location

Washington, DC

Use

Mixed-Use

Facts

- Four buildings with 562 Units and Retail
- Features a building dedicated to Community Arts Activities including Artist Studios, Artist Plaza, Arts Walk
- Plazas and sidewalk restaurants designed to activate streets and create gathering spaces
- One building is LEED Certified
- Next to CUA-Brookland Metro Station

Awards

2016 ULI Washington Trends Awards

- Award Winner

2015 NAHB Pillars of the Industry Awards

- Award Winner

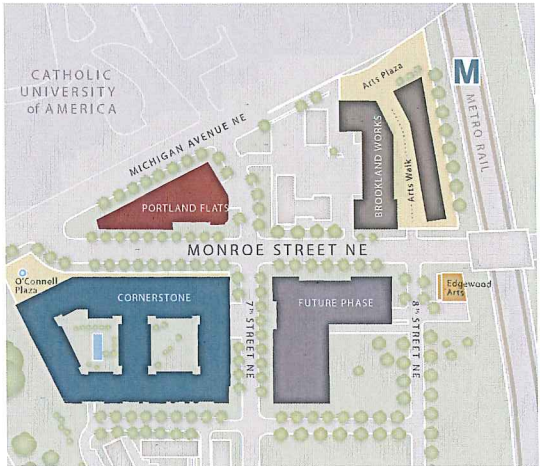
2015 GALA Awards

- Award Winner

2015 Best in American Living Awards (BALA)

- Platinum Award

AERIAL VIEW OF MONROE STREET MARKET





Station 650

Client

Wood Partners

Location

Alexandria, VA

Use

Mixed Use

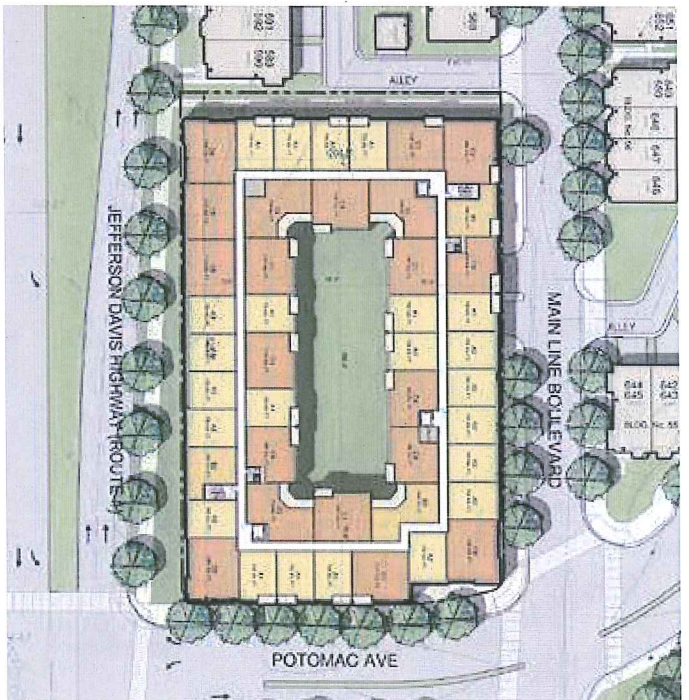
Facts

- Density - 120 DU/AC
- Unit Plan Sizes - 692-1,375 SF
- Number of Units - 183 DU
- Site Area - 1.525 AC
- Parking - 238 Spaces
- Number of Stories - 5
- Construction Type - Type IIIA Over IA Podium
- Retail - 2,484 SF



20120109 - Photography © Michael Carpenter

Station 650 is an exciting luxury mid-rise apartment community within the 167-acre master-planned, mixed-use Potomac Yard redevelopment in Alexandria, VA. The project includes 183 luxury residential units including lofts in a single five-story wood-frame building with approximately 2,500 square feet of street-level retail space. The building's many amenities include a clubroom, fitness center, game room, media room, dog wash station and first-floor bicycle workshop and bike storage for residents. Station 650's courtyard includes a fire pit, demonstration kitchen with bar and multiple grilling areas. The well-appointed apartment homes range in size from one to three bedrooms and include Energy Star stainless steel appliances, an oversized island for entertaining, spacious walk-in closets and full-sized washer/dryer. The site has direct frontage on U.S. Route 1 and is located within one mile of two Metro stations.





Station Crossing

Client

RTG Station Crossing LLC

Location

Downers Grove, IL

Use

Mixed-Use

Facts

- Density - 48 DU/AC
- Unit Plan Sizes - 950-1,725 SF
- Number of Units - 48 DU
- Site Area - 1 AC
- Parking - 70 Spaces
(.68 sp./unit)
- Retail - 12,000 SF



Located 22 miles west of downtown Chicago, Station Crossing is a mixed-use transit-oriented retail/residential community in downtown Downers Grove, IL. The development is situated across from the Metra Train Station, one of the busiest stops in the Metra system. Station Crossing was the first mixed-use development for Downers Grove in several years and has been the anchor development in the revitalization of the surrounding area. Station Crossing includes 12,000 sq. ft. of ground floor retail space facing the train station and a six-story residential building entered on the north side of this full-block redevelopment. The mixed-use community features heated underground parking, in-unit washer and dryer, elevators and is minutes to not only the Metra Stop but also to shops, restaurants, library and more. A few of the for-sale residential units at grade have separate "townhouse" style entrances. All of the units have exterior balconies to view the surrounding wooded residential areas and the downtown commercial district. The ground-floor retail features a curved storefront behind the screen wall/arcade and activates the sidewalk.



Contact Us



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Executive Summary

Carlson Construction is a nationwide General Contractor with offices located in Florida, New Jersey, Missouri, and our home base in Joliet Illinois. Carlson is recognized as a leading general building and infrastructure contractor, design builder, and construction manager. Carlson has a broad range of public and private customers including the U.S. Army, U.S. Navy, public safety & fire services organizations, private developers, Fortune 100 corporations, educational & religious institutions, and municipal bodies throughout the United States.

Carlson's past performance as a prime contractor includes many types of large-scale construction and development projects, including heavy industrial, manufacturing and distribution facilities, public safety & fire service facilities, Class A office buildings, municipal complexes & K-12 educational facilities, infrastructure & environmental restoration, shopping centers, big box retail stores, assisted/skilled care, multi-family residential and medical office complexes. The entire team is skilled and experienced in all phases of building and successfully manages each project from initial programming and needs assessment all the way through construction completion, project closeout and warranty management.

Carlson operates under three different operational entities; Carlson Brothers, Inc., Carlson Constructors Corporation and CB Industries. This provides for the companies to specialize and maintain an efficient and streamlined management system ready to service its clients anytime, anywhere.

Established procedures, relentless discipline, and meticulous attention to detail is what drives our people to achieve Carlson's fundamental goal of exceeding our customers' expectations for a quality built project, constructed in a safe and healthy environment, delivered on time and on budget.

Carlson Construction
5 Year Project History
5/1/2016

Design Build
 Construction Management
 General Contractor



PROJECT	LOCATION	AMOUNT	DESCRIPTION
MULTI-FAMILY PROJECTS			
Brookstone at Kole Park	North Chicago, IL	\$ 34,000,000.00	LIHTC Affordable Housing Community
Ramsey Homes Redevelopment	Alexandria, VA	\$ 11,050,000.00	LIHTC Affordable Housing Community
Waters Edge	Joliet, IL	\$ 14,300,000.00	LIHTC Affordable Housing Community
St. Anne's Senior Residence	Channahon, IL	\$ 9,400,000.00	LIHTC Affordable Housing Community
Artis Senior Living	Elmhurst, IL	\$ 6,780,000.00	75 Bed Memory Care Facility
Artis Senior Living	Bartlett, IL	\$ 6,980,000.00	75 Bed Memory Care Facility
Providence at Thornberry	Champaign, IL	\$ 28,200,000.00	LIHTC Affordable Housing Community
Sycamore Landings	Loptacong, NJ	\$ 23,500,000.00	New 310 Unit Market Rate Housing Community
Melrose Court	Vineland, NJ	\$ 4,300,000.00	LIHTC Affordable Housing Community
Governors State University	University Park, IL	\$ 18,200,000.00	New 360 Bed Student Housing Facility
Cornerstone Services	Joliet, IL	\$ 1,740,000.00	Perminant Suportive Care facility
Metro 59	Aurora, IL	\$ 46,200,000.00	New 232 Unit Market Rate Housing Community
Ft McCoy NCOA PH3 Billeting	Ft McCoy, WI	\$ 11,375,525.28	New 160 Bed NCO Housing Facility
Liberty Meadows Housing	Joliet, IL	\$ 18,037,708.00	LIHTC Affordable Housing Community
Hoopeston Nursing Home	Hoopeston, IL	\$ 5,522,522.58	New 130 Bed Nursing Home Facility
New Family Housing Ft McCoy	Ft. McCoy, WI	\$ 30,597,064.00	New On Base Family Housing
Hawthorne Lakes Phase I, II & III	Frankfort, IL	\$ 26,625,000.00	New Multi-family Housing Community
Hawthorne Lakes Phase IV	Frankfort, IL	\$ 6,165,000.00	LIHTC Affordable Housing Community
Walnut Creek	Frankfort, IL	\$ 5,400,000.00	New Multi-family Housing Community
Stoneridge Center	Orland Park, IL	\$ 4,140,000.00	New Multi-family Housing Community
MUNICIPAL/GOVERNMENT			
New Braidwood Fire Station	Braidwood, IL	\$ 4,339,110.00	New 6 Bay Fire Services Facility
New Mokena Fire Station	Mokena, IL	\$ 2,338,166.33	New 3 Bay Fire Services Facility
Frankfort Fire Station #4	Frankfort, IL	\$ 2,701,346.22	New 3 Bay Fire Services Facility
Frankfort Fire Station #5	Frankfort, IL	\$ 2,857,255.00	New 3 Bay Fire Services Facility
Minooka Fire Station #1	Minooka, IL	\$ 6,240,000.00	New 6 Bay & HQ Fire Service Facility
Plainfield Fire Campus	Plainfield, IL	\$ 13,058,393.34	New Fire House, Admin Bldg & Maint Facility
Whiteman AFB - MLA/MUA	Whiteman AFB, MO	\$ 1,787,054.58	MLA/MUA Trailer Storage Facility
WSA Security Control Facility	Whiteman AFB, MO	\$ 4,303,689.16	New Security Control Facility
WECOM 911 Center	Plainfield, IL	\$ 5,446,186.03	New Will County 911 Emergency Dispatch Center
Richland School District	Cresthill, IL	\$ 9,511,145.00	New Elementary School
Columbus Manor School	Oak Lawn, IL	\$ 9,781,640.76	New Elementary School
Frankfort Road District	Frankfort, IL	\$ 2,310,834.47	New Public Works Facility
INDUSTRIAL			
Asphalt Operating Services	Chicago, IL	\$ 47,681,457.00	430,000 Barrel Bulk Liquid Terminalling Facility
Great Kitchens	Romeoville, IL	\$ 15,708,617.61	150,000 Sq Ft Office & USDA food production plant
Chicago Tube and Iron	Romeoville, IL	\$ 13,022,818.00	366,000 Office & Steel Prodctuaion Facility
Pohlman, NA	Romeoville, IL	\$ 2,763,689.00	32,000 Sq Ft Injection Molding Facility
CGI - Automated Manufacturing	Romeoville, IL	\$ 3,731,019.01	50,000 Sq Ft Steel Fabrication Plant
EMJ - Contractors Acoustic	Joliet, IL	\$ 2,062,240.32	42,000 Sq Ft Material Distribution Facility
Petrak Industires	Joliet, IL	\$ 2,545,625.00	35,000 Sq Ft Mnuufacturing Facility
Crescent Electric	Rockdale, IL	\$ 3,441,699.60	43,000 Sq Ft Material Distribution Facility
Goodheart Wilcox Publishing	Tinley Park, IL	\$ 2,869,524.32	54,000 Sq Ft Office & Distribution Facility



GENERAL COMMERCIAL

Advocate Medical Office	Chicago, IL	\$ 7,300,000.00	New Medical Office Building
Romeoville Crossings	Romeoville, IL	\$ 24,701,941.15	Retail Development On & Off Site Improvements
Crossroads of Cresthill	Cresthill, IL	\$ 7,682,292.75	New Retail Development
Crossroads of Minooka	Minooka, IL	\$ 6,248,547.69	New Retail Development
Crossroads of Lockport	Lockport, IL	\$ 2,762,144.42	New Retail Development
Delta Sonic Retail	Naperville, IL	\$ 1,172,086.88	New Retail Development
Kurtz Memorial Chapel	Frankfort, IL	\$ 2,712,425.00	New Funeral Home
Kurtz Memorial Chapel	New Lenox, IL	\$ 3,025,240.00	New Funeral Home & Commercial Center
Silver Cross Pain Treatment Center	New Lenox, IL	\$ 406,430.31	Medical Office Build-out
Trinity Services	New Lenox, IL	\$ 5,688,917.70	New 38,000 Sq Ft Office Building
LA Fitness	New Lenox, IL	\$ 5,358,081.00	New 40,000 Sq Ft Fitness Center
New Lenox Retail Lot 2	New Lenox, IL	\$ 2,325,000.00	New 10,000 Retail Center

WALMART NEW STORES

Store #749	Ames, IA	\$ 15,945,000.00	New Super Center
Store #6964	Horn Lake, MS	\$ 14,800,000.00	New Super Center
Store #4853	Castle Rock, CO	\$ 13,300,000.00	New Sam's Club
Store #2871	Cinnaminson, NJ	\$ 15,800,000.00	Super Center Expansion
Store #6849	Biloxi, MS	\$ 5,477,000.00	New Neighborhood Market
Store #6323	Gulfport, MS	\$ 6,140,000.00	New Neighborhood Market
Store #6165	Gulfport, MS	\$ 5,855,000.00	New Neighborhood Market
Store # 1167	Somers, WI	\$ 8,969,545.62	New Super Center
Store #2818	Hammond, IN	\$ 14,256,806.00	New Super Center
Store #4153	Old Bridge, NJ	\$ 24,972,552.17	New Super Center
Store #3151	Omaha, NE	\$ 15,320,915.91	New Super Center
Store #2650	Franklin Mills, PA	\$ 19,387,308.19	New Super Center
Store #3078	East Brunswick, NJ	\$ 11,759,023.19	New Super Center
Store #5448	Raynham, MA	\$ 22,268,479.78	New Super Center
Store #6226	Virginia Beach, VA	\$ 2,441,205.00	New Neighborhood Market
Store #7317	Greenbrier, AR	\$ 3,667,428.00	New Neighborhood Market
Store #6942	Broken Arrow, OK	\$ 3,807,241.00	New Neighborhood Market
Store #2195	Howell, NJ	\$ 13,709,519.00	Super Center Expansion
Store #2145	Whitehall, PA	\$ 16,550,742.28	New Super Center
Store #1602	Springfield, IL	\$ 9,055,584.00	Super Center Expansion
Store #1420	Streamwood, IL	\$ 10,406,201.00	Super Center Expansion

WALMART REMODELING

Store #8128	Peoria, IL	\$ 2,601,145.64	Store Remodel (Sams' Club)
Store #1897	Elk Grove Village, IL	\$ 1,918,226.34	Super Center Remodel
Store #902	Greencastle, IN	\$ 1,339,415.12	Super Center Remodel
Store #1323	Peoria, IL	\$ 1,735,802.90	Super Center Remodel
Store #2815	Rolling Meadows, IL	\$ 1,567,340.70	Super Center Remodel
Store #1576	Schereville, IN	\$ 1,506,554.60	Super Center Remodel
Store #1479	Valparasio, IN	\$ 1,897,515.25	Super Center Remodel

WALMART SPECIAL PROJECTS

Store # 6074	Garrett, IN	\$ 61,154.24	Pavement Rehabilitation
Store #3643	Medford, WI	\$ 145,052.96	Entrance road Reconstruction
Store #4405	Aurora, IL	\$ 135,708.00	Concrete Removal & Replacement
Store #9065	Crawfordsville, IN	\$ 314,925.15	Optical Distribution Center Remodeling
Store #7019	Brundidge, AL	\$ 115,746.00	Pavement Repair
Store #500	Eldon, MO	\$ 31,831.00	Bale & Pallett Storage
Store #3499	Jefferson, WI	\$ 285,954.44	Traffic Signals & Intersection Improvements
Store #2857	Kansas City, MO	\$ 2,204,251.00	Parking Lot Reconstruction
Store #2545	Marietta, WI	\$ 27,900.00	Demolition of Existing Structure
Store #6025	Menomonie, WI	\$ 228,987.00	Pavement Rehabilitation
Store# 645	Norfolk, NE	\$ 216,000.00	Drainage Improvements
Store #1285	Ottumwa, IA	\$ 1,048,775.65	Slope Remediation
Store #5038	Plainfield, IL	\$ 284,421.26	Traffic Signals



Store #1490	Rockford, IL	\$	267,041.00	Redesign Wetland
Store #6065	Tomah, WI	\$	333,443.00	Pavement Replacement
Store #5088	Tridelfia, WV	\$	3,407,537.05	Parking Lot Reconstruction
Store #1737	Villa Park, IL	\$	403,817.00	Sanitary Sewer Lift Station
Store #1282	Concordia, KS	\$	2,782,456.56	Parking Lot Reconstruction

WALMART DISTRIBUTION CENTERS

Store #7077	Cheyenne, WY	\$	5,450,000.00	Waste Water Treatment Plant
Store #6043	Coldwater MI	\$	1,993,680.58	DC - Pavement Reconstruction
Store #6059	Olney, IL	\$	781,855.12	DC - Truck Drive Expansion
Store #6092	Spring Valley, IN	\$	609,352.00	DC - Site Improvements
Store #7039	Beaver Dam, WI	\$	319,418.00	DC - Pavement Underdrain Installation
Store #6094	Bentonville, AR	\$	1,045,398.39	DC - Shipping Dock Expansion
Store #7078	Elwood, IL	\$	602,705.00	DC - Shipping Dock Expansion
Store # 7055	Gas City, IN	\$	355,031.29	DC - Site Improvements
Store #6024	Gove City, OH	\$	278,663.00	DC - Site Improvements
Store #6066	Hopkinsville, KY	\$	38,398.00	DC - Pavement Replacement
Store #6039	Midway, TN	\$	187,085.00	DC - Pavement Replacement
Store #6859	Olney, IL	\$	1,747,569.07	DC - Truck Maintenance Garage Expansion
Store #7024	Sterling, IL	\$	279,376.00	DC - Conveyer Expansion
Store #6024	Grove City, IL	\$	1,656,460.06	DC - Site Improvements
Store #6035	Ottawa, KS	\$	4,122,347.27	DC - Concrete Pavement Replacement
Store #6069	St James, MO	\$	3,124,180.01	DC - Pavement Reconstruction



Metro 59 - Multi-Family Luxury Apartment Community

Carlson was selected to provide general contracting services for the new Metro 59 luxury apartment community. The 460 unit luxury rental community is divided into seven structures with 3 containing 56 units, 3 with 60 units and 1 with 112 units along with a 12,000 square foot community club house.

The main level of each of the five story residential structures is an indoor parking area and is being constructed utilizing precast concrete wall panels, columns, beams and double tees. The 4 floors of residential use, is being constructed utilizing conventional wood frame construction and pre-engineered floor and roof trusses.

Spray applied sound insulation is applied to the underside of the floor decks as well as acoustical mats are installed under the gypsum floor system to ensure maximum STC and IIC ratings for the assembly. Each of the units and common areas contain a 2 hour fire separation wall system.

The high end rental units were designed to attract upper income commuters and utilize a variety of modern luxury interior finishes including granite countertops, stainless steel appliances, maple cabinetry, natural stone tile, wood floors and extensive millwork. The common areas of the buildings and elevator lobbies are finished in very similar form as well as extensive wall finishes and treatments.

The community clubhouse was designed to create a trendy urban environment for residents and guests to gather as well as housed the community fitness center, management and leasing offices. Amenities included with the community include a large scale swimming with associated lounge deck, dog park, bocce ball courts, sand volley ball courts as well as interconnecting walking trails,

The site work for the project included storm water pollution prevention, mass grading, wet and dry utilities, storm water management system, site concrete walks and curbs, asphalt roadway construction, lighting, monument signs and extensive landscaping.

Each of the residential units included a separate high efficiency gas fired forced air HVAC system along with air cooled electric condensing units. The buildings contain common hot and cold water systems with individual metering with remote reading and monitoring for hot and cold water as well as natural gas and electric usage. Common fire alarm and fire protection is being installed throughout the community with centralized monitoring.

Owner Point of Contact:

Teresa Bateman
Next Generation Development
975 East 22nd Street
Wheaton, Illinois 60189
(630) 384-6440
tbateman@nxtgendev.com

Location:

Aurora, IL

Final Contract Price:

\$ 46,400,000

Start of Construction:

October 2015

Scheduled Completion:

May 2017

- 232 luxury apartments
- 5 story buildings with first floor precast and 4 floors of wood frame construction
- 12,000 square foot community club house with pool, amenities and management offices
- Individually controlled and regulated HVAC systems
- High end luxury finishes
- Extensive site work



CONSTRUCTION

NATIONWIDE CONSTRUCTION EXCELLENCE

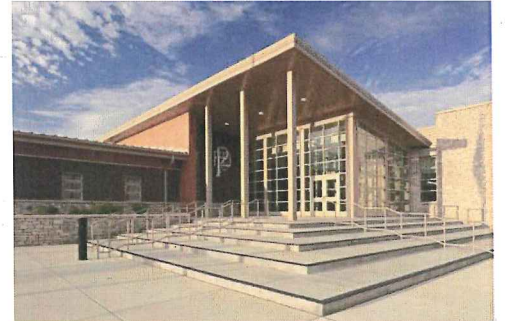
Plainfield Fire Protection District Campus

Carlson's long relationship with the Plainfield Fire Protection District (PFPD) began when it was first chosen as the construction manager at risk for the district's new station #3. This facility is a 14,200 square foot full-service fire station including slightly more than 7,000 square feet of administrative offices, kitchen and dining spaces, common space, living/sleeping quarters, classrooms, and a conference room.

Upon the successful completion of Station #3, Carlson was selected to work with the District's Board to complete additional projects including three additional stations, a 12,000 square foot vehicle maintenance facility, training tower and a 33,000 square foot administration/training center. The total value of this package is \$22,541,172.

The training and administration campus were constructed on the grounds of the existing fire station #2. As part of the project, a new 16,000 square foot, 4 bay fire station was constructed in front of the existing station. Upon completion of the new facility, the existing station was converted into an apparatus maintenance facility which required a 9,000 square foot addition as well as a substantial renovation to the existing building. The 33,000 square foot administration and training building was constructed adjacent and alongside the new station. A detailed logistics and safety plan was established during the design phase of the administration facility project to ensure the safe and timely deployment of emergency vehicles through the construction process. The facility features many sustainable design and construction elements.

The administration center and maintenance facilities include many highly relevant features including structural steel frames, a reinforced concrete foundation system and reinforced concrete floor, on site and off site utility installations, wetland mitigation and protection, enhanced storm water detention and filtration system, native plantings


Owner Point of Contact:

Chief John Eichelberger
P.O. Box 911

Plainfield, IL 60544

(815) 436-6420

jdeichelberger@plainfield.com

Location:

Plainfield, IL

Final Contract Price:

\$22,541,172

Start of Construction:

10/2009

Scheduled Completion:

04/2010 & 05/2011

Actual Completion:

04/2009 & 05/2011

- 97,000 square feet of emergency service space
- Interoperable communication systems
- 155,00 SF of 10" & 12" heavy duty low slump compacted concrete paving and heavy duty asphalt pavement construction
- Enhanced storm water detention and filtration system
- Draught resistant landscaping & wetland remediation

Wal-Mart Stores, Inc.

Various Locations across the United States

Over the last eight years, Carlson has completed over 75 projects for Wal-Mart Stores, Inc. in 23 states. The projects have ranged from the construction of new Super Centers, Neighborhood Markets, full-scale retrofitting & remodeling of fully operational facilities and four wall expansions to create super centers of their traditional general merchandise stores. The cost of these projects has ranged from \$50,000.00 to \$30,000,000.00

The renovation and expansion projects require a high level of planning to accomplish on time and on budget. These projects operate on a 24/7 schedule utilizing multiple shift crews and site superintendents. Daily coordination meetings are held between the construction team, store planning and store operations management each morning to review the previous night's progress and upcoming day activities. A new progress schedule is prepared each day with visual aids to route internal traffic around construction/safe zones in an effort to minimize impact to the operations of the stores.

Carlson has also completed many task order type contracts for Wal-Mart including traffic signals, utility construction, infrastructure replacement, wetland restoration & remediation, erosion control, environmental remediation, as well as numerous small and large projects required for the operations of the company. These projects have ranged in value from \$50,000-\$4,000,000 and have generally been completed on a fast-track scheduling process. In the last two years Carlson has completed pavement reconstruction at twelve distribution centers totaling over 200,000 tons of asphalt and 55,000 cubic yards of concrete while minimizing the disruptions to any of the operations of the 24/7 facilities.

Serving Wal-Mart as a preferred general contractor is exceptionally challenging, requiring an acute attention to detail as well as comprehensive compliance, safety and QC programs and processes. The Wal-Mart construction program requires a commitment to excellence on the job site as well as home office project administration and



Across the United States

Owner Point of Contact:

Brad Adams
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Bentonville, AR
(479) 204-0256
brad.adams@wal-mart.com

- Carlson has completed over 75 projects for Wal-Mart Stores, Inc. in 23 states.
- New Super Centers
- Four Wall Store Expansions
- Store Remodeling
 - Pavement Reconstruction
 - Environmental Remediation & Wetland Restoration
- Distribution Centers
- Public Roadway & Traffic Control

management support to satisfy and comply with the standards of the world's largest retailer. Compliance with labor reporting, controlled access, SWPP and compliance documentation is key elements to all Wal-Mart projects. Contract administration personnel maintain daily work logs, safety reporting, controlled access system and extensive SWPP reporting procedures.

Carlson considers its record of performance and the relationships it has established with Wal-Mart as a great achievement and testament to its commitment to specified results and service. This also provides Carlson a very distinct knowledge and understanding of working within operational facilities and the logistics of 24/7 operations and the specific safety requirements necessary to fit construction operations into an ongoing working environment, as well as the unpredictability of a Wal-Mart shopper or employee.





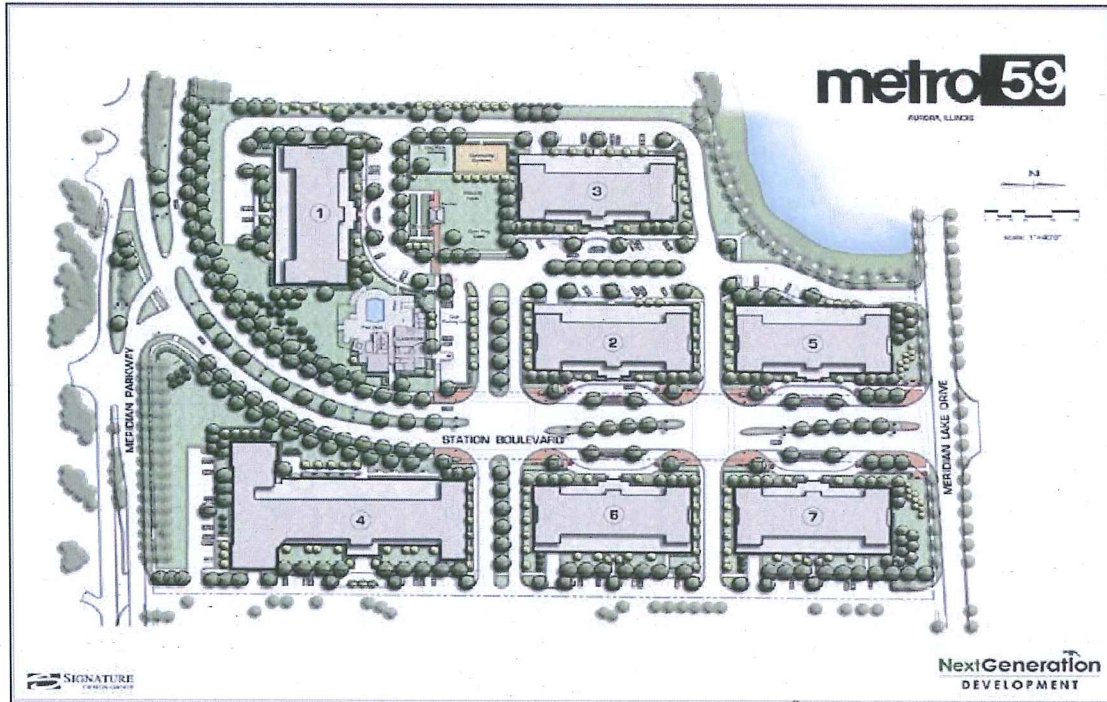
and draught resistant landscaping as well as the installation of complex communication, IT, fire protection, and alarm systems to serve this fire protection district's headquarters facility. 155,000 square feet of 10 and 12-inch heavy duty low slump compacted concrete paving was installed on the site.

In addition to all site and construction management, Carlson self-performed portions of the carpentry, labor, site work, flooring and interior finishes, equaling 11% of the work self-performed, on average, for the Plainfield Fire Protection District projects. On average, for all of the projects for Plainfield, Carlson subcontracted 89% of the work, including site utility work; finish carpentry, mechanical, electrical, plumbing, structural concrete, structural steel erection, fire protection, and specialty flooring system.





CONSTRUCTION
NATIONWIDE CONSTRUCTION EXCELLENCE



Site Plan



Western Will County Communications Center (WESCOM)

Carlson was selected to provide construction management at risk services along with design and engineering for the new 17,280 square foot Western Will County Communications Center (WESCOM) located in Plainfield, IL. This building includes Class A administrative offices, large and small meeting rooms, centrally located com center, maintenance garage, physical training areas and sleeping areas within the single-story structure.

This facility houses the personnel, communications infrastructure and equipment to service a large geographic area. Extensive specialty systems have been installed within the building to facilitate its unique mission.

The facility's uninterruptable power supply (UPS) system was specifically designed for WESCOM utilizing an inverter, UPS and PDU systems providing the capabilities for connectivity to the key building systems to ensure that they are to never be compromised, especially in times of disaster or trauma. Two each (natural gas and diesel) 500-KW generator was also installed that is capable of providing redundant power to the entire facility.

The pre-cast concrete super structure structure was designed to withstand an F4 tornado as well as breach of the ATRP boundary structures. All of the exposed glass windows met FEMA ATRP requirements as well as the controlled access entry systems. The entire pre-cast concrete equipment coral was covered by a stainless steel grating material to protect as well as provide adequate airflow. A specialized antenna structure was designed to accommodate, support and protect the device while on top of the roof system.

The HVAC system was designed with a natural gas fired VAV type system with electric reheat coils and DDC controls utilizing two each 100 ton air handling units that provides a complete redundancy within the facility. Highly efficient LED lighting was installed throughout the interior and exterior of the building to further WESCOM's goal of sustainability and energy conservation. Fire protection for the facility included a combination of a standard wet, pre-action and a chemical system for the protection and preservation of the equipment.

The site work for the project included mass grading, wet and dry utilities, heavy duty concrete pavement, asphalt paving, security fencing with access control, storm water detention systems and extensive landscaping.



Owner Point of Contact:

Steve Rauter
24600 Presidential Ave.
Plainfield, IL 60544
(815) 267-8300
srauter@wescom-9-1-1.org

Final Contract Price:

\$5,697,952

Start of Construction:

5/2013

Actual Completion:

7/2014

- 19,280 Sq Ft regional 911 facility
- 20 operator stations within main com center with 8 future stations
- Designed to meet FEMA 361 ratings and NFPA 70, 241 & 1221 compliant
- Pre-cast concrete super structure with controlled access ATRP glazing
- Meeting all ATRP stand-off and protection standards
- 2 each 450 KW generators



CONSTRUCTION
NATIONWIDE CONSTRUCTION EXCELLENCE

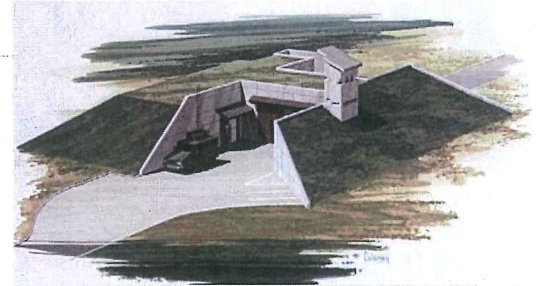
Security Control Facility, WSA Whiteman Air Force Base, MO

Carlson was selected to provide design/build construction services for the new Security Control Facility for the WSA at Whiteman Air Force Base located in central Missouri. This is a very unique base as it is the only home of the B-2 (Stealth) Bombers around the globe. The facility provides a base of operations for the team that provides security for the nuclear, chemical and MOPS weapon systems utilized on the B-2.

The 5,000 sq. ft. poured in place concrete structure was designed to withstand the blast of a nuclear weapon as well as provide safety for those working within the building. Carlson and its blast specialist consultant, AECOM worked along with the Department of Defense Explosive Safety Board to engineer the facility to meet the blast as well as the LEED Silver requirements of the project.

Many unique features to the building beyond the 30 inch thick concrete walls with #9 reinforcement bar placed at 6 inches on center both ways included the exterior man doors weighing in excess of 2,000 pounds and overhead doors weighing over 5,000 pounds. The entire structure is covered with a four foot layer of earth materials with only an exposed defensive manned fighting position with gun ports to be utilized in a security breach situation.

The facility is supported by a geothermal HVAC system providing an exceptionally energy efficient operational cost along with LED lighting. An expansive communication was installed over the raised complete access flooring system. Extensive site work was required for the project including a sanitary sewer lift station, off site wet and dry utility extensions, road way construction and mass grading.



Owner Point of Contact:
Dale Bestgen, Resident Engineer
U S Army Corps of Engineers
930 Arnold Ave. Bld. 705
Whiteman AFB, MO 65305
816-389-3169
dale.a.bestgen@usace.army.mil

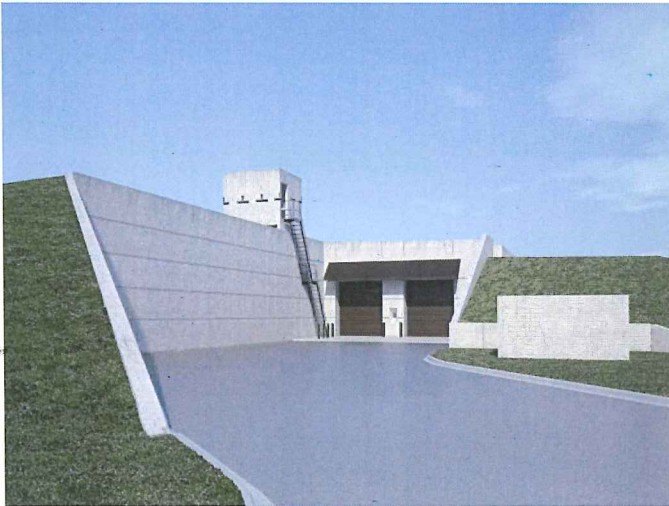
Location:
Whiteman Air Force Base, MO

Final Contract Price:
5,470,000

Start of Construction:
February 2013

Scheduled Completion:
January 2014

- 5,000 sq. ft. LEED Silver certified
- Nuclear blast resistant facility
- Poured in place reinforced concrete structure
- Geo-thermal HVAC system
 - Extensive site work
- Raised access floor system
 - LED lighting





Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE

Company Profile

Schoppe Design Associates, Inc. (SDA) is an award winning planning, government services and landscape architectural design firm located in Oswego, Illinois. Since 1998, SDA has been involved with planning, design and consulting for a wide variety of development projects for both private and public sector clients throughout northern Illinois. Our goal is to create planning and design solutions which will benefit the community's well being as a whole and which shows a sensitivity and sustainability to our ecological systems. Our staff of landscape architects, government services professionals, planners and technical support team is known for being able to develop creative yet practical solutions which meet our clients' project and/or development objectives. We have continually dedicated resources for staff training and updating of our technology resources in order to provide the best service possible.

SDA boasts a diverse portfolio of civic design projects, municipal planning and government services consulting, master planning of high profile communities, open space preservation and enhancement, and recreation planning and design. Over the years, SDA has prepared plans for numerous institutional and public buildings including Aurora Police Headquarters, Montgomery Police Station, Oswego Library, Glenview Library, and Montgomery Village Hall. We will provide a proven team approach to formulate very creative design solutions and can additionally provide detailed construction documents, bidding services and construction phase services.

Our fundamental mission is to work together with you and the public to provide a timeless and enduring environment that represents conservation of our resources and conveys a distinct sense of community pride.



Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE

Services Provided

- **Cities and Communities:** Municipal planning and government consulting services, neighborhood and community plans, streetscapes, civic spaces, mixed use developments, bicycle and multi-use trail plans
- **Institutional/Educational Campuses:** Master planning, site planning and design, natural resources planning and sustainable design
- **Housing and Specialty Property Development:** Golf and lifestyle communities, mixed-use developments, conservation-focused developments, waterfronts, site selection, site theming, site capacity studies, master planning, preliminary plan and plats
- **Parks and Recreation:** Comprehensive park and open space plans, athletic field facilities and sports venues, urban parks, plazas and fountains, open space, conservation and natural areas, greenways and trails, waterfront parks, special use facilities, regional, community and neighborhood parks and playgrounds, spray parks, grant writing and exhibits
- **Wetland and Natural Features Inventory:** Wetland delineation/mitigation/permits, streetscape planning and design, tree preservation plans
- **Waterfronts:** Mixed-use development, promenades, greenways and trails, waterfront parks, water-based recreation facilities and parking, grant writing and exhibits
- **Natural Resources and Sustainable Design:** LEED, low impact/sustainable design, natural features inventory, wetland delineation/mitigation/permits, habitat restoration, storm water/NPDES Phase II BMP's
- **Commercial/Industrial Development:** Site selection, environmental evaluation, site capacity studies, master planning, site design, parking analysis, preliminary plans and plats, wetland delineation/mitigation/permits
- **Expert Testimony:** Zoning and land use, construction-related, liability, personal injury



Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE

Resume

Michael A. Schoppe
President/Principal

As president of Schoppe Design Associates, Inc., Mike has designed and provided creative team leadership and project management skills for numerous public and private projects over his 30 year career. These projects include Aurora Police Headquarters - Aurora, IL, Montgomery Police Station - Montgomery, IL, Oswego Library - Oswego, IL, Aurora Library - Aurora, IL, Glenview Library - Glenview, IL, Eola Road Community Center - Aurora, IL, Sunken Garden - Aurora, IL, Millennium Park - Aurora, IL, Oswego East High School - Oswego, IL, Steven G. Bridge Park - Yorkville, IL, Coogan Park Sports Complex - Plainfield, IL, Rotary Park - Aurora, IL, Butterfield Park - Aurora, IL, Swimming Stones - Aurora, IL, Sunken Garden - Aurora, IL, Riverfront Park - Yorkville, IL, and Montgomery Village Hall - Montgomery, IL. These services have included preparation of detailed site analysis and design studies, consulting on land use issues, and preparation of Construction Documents for civic, athletic and recreational facilities. Overall, Mike has provided design and consulting services for more than 200 development and construction projects ranging in size from 1 acre to 1,200 acres. With his expertise in conservation design principals, he has provided training to municipal and conservation organizations to promote and educate them on these principals.

Education

- Bachelor of Science, Landscape Architecture, Iowa State University

Associations and Memberships

- American Planning Association
- American Society of Landscape Architects
- U. S. Green Building Council
- Institute of Traffic Engineers
- Northern Illinois Homebuilders Association
- Chairman - Oswego Economic Development Corporation Board of Directors

Community Involvement

- Oswego Rotary
- Past Chairman - Oswego Economic Development Corporation
- Past Chairman - Oswego Family YMCA
- Oswego Chamber of Commerce



Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE

Resume

Carrie Hansen, Schoppe Design Associates, Inc., Director of Planning and Government Services brings over 25 years of proven experience in land use and transportation planning, municipal government, community relations and public outreach, and real estate development. Her extensive knowledge of both the public and private sectors and established relationships with policy makers, resource agency personnel, stakeholders and elected officials offers unparalleled expertise to clients. As a former Project Manager for a public outreach and communications firm, Carrie directed the development of public involvement plans for major transportation and planning studies for various Counties, municipalities and IDOT District offices in northern Illinois. Her responsibilities included the planning, preparation and facilitation of close to 60 stakeholder group meetings and workshops, as well as approximately 30 public meetings and hearings. She is a former Village Administrator and Community Development Director for the Village of Oswego, has served in multiple planning and director capacities for the City of Naperville and the Village of New Lenox, and was Director of Planning and Entitlement for a major Chicago area homebuilder. She has provided municipal consulting services, most recently as the Interim Village Administrator for the Village of Oswego, and has prepared award-winning comprehensive land use plans, served on various intergovernmental boards/councils in the Kendall and Kane County region, and represented client interests before a range of government agencies including local/municipal, County and State levels.

Education

- Bachelor of Arts Degrees, Geography and Urban Studies, Elmhurst College
 - Minor in Political Science
 - Minor in Music

Associations and Memberships

- Member, City of Naperville Planning and Zoning Commission
- Member, Oswego Chamber of Commerce Board of Directors



Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE

Aurora Police Headquarters and Branch Court Facility

Aurora Police Headquarters Aurora, Illinois

Client:
McClaren, Wilson & Lawrie, Inc.
City of Aurora

- Features:**
- Permeable Pavers
 - Parking Lot
 - Walkway System
 - Native Plantings
 - Entry Plaza
 - Officers' Memorial
 - Site Furniture
 - Site Lighting

Project Summary:

Acreage:	23 acres
Budget:	\$2,800,000
Status:	Complete



Entry Concept

References:
Mr. Jim McClaren
McClaren, Wilson & Lawrie, Inc.
8705 N. Central Avenue
Phoenix, AZ 85020
(602) 331-4141

Barbara Kattermann
City of Aurora
65 Water Street
Aurora, IL 60505
(630) 256-3101

The Aurora Police Headquarters' LEED Gold certified, 23 acre campus, has been designed to improve environmental performance and ensure the health and safety of the users.



Memorial Plaza

SDA worked closely with the MWL team to develop the landscape master plan for creativity, safety, security, sustainability and year round interest. The design of entry plazas and careful attention to materials has created a united feel to the site.

Using concrete, bricks, granite, water and site furnishings, SDA designed a series of spaces accentuated by the use of pavers and bold sweeps of plantings that complement the striking, horizontal lines of the architecture.

SDA incorporated permeable pavers, bioswales, and native plantings into the parking lots to filter overland flow. Also included is a prairie overlook and bike path system, to provide an opportunity for children to learn more about natural systems and rainwater use.



Aurora Police Headquarters



Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE

Glenview Public Library

Glenview Library
Glenview, Illinois

Client:
Dewberry

- Features:**
- Permeable Pavers
 - Downtown Streetscape
 - Green Roofs
 - Site Furnishings
 - Water Efficient Plantings

Project Summary:

Acreage:	2.5 acres
Construction Cost:	\$250,000
Status:	Complete



Permeable Paver Plaza

References:
Mr. Doug Pfeiffer
Dewberry
25 S. Grove Ave.
Suite 500
Elgin, IL 60120
(847) 841-0596

As a catalyst for a series of redevelopment projects in downtown Glenview, SDA worked in close collaboration with PSA Dewberry architects to prepare the landscape and streetscape plans on this \$26 million urban infill project. Taking cues from local landmarks and the architectural details of the building, SDA created unique plazas and streetscape presentations that serve as the main entry to the library.



Green Roof

The landscape not only enhances the new building but also serves to provide safe spaces for patrons to enjoy. SDA designed the streetscape to seamlessly blend with the library landscape, incorporating an outdoor reading room, permeable paver plaza, and stylized site furnishings to match both materials on the building and in the adjacent park.

Along with permeable pavers throughout the entry plaza and reading gardens of the library, this LEED driven project uses a mix of both native and ornamental plantings around the entire building, with one of the planting beds serving as a rain garden. In addition to sustainable design solutions at ground



Entry Plantings

level, SDA designed both intensive and extensive green roofs for the second floor of the building, one of which serves as an outdoor seating and entertainment space, the other a viewing area for administrative offices and library patrons.



Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE

Montgomery Police Station

Montgomery Police Station Montgomery, Illinois

Client:
Village of Montgomery

- Services:**
- Site Research and Analysis
 - Site Planning
 - Landscape Plan

Project Summary:
Acreage: Approximately 13 ac.
Product Type: Municipal
Status: Completed



Entry View

References:
Chief Dennis Schmidt
Montgomery Police Department
10 Civic Center Avenue
Montgomery, IL 60538
(630) 897-8707

In order to meet the community's growing needs, the Village of Montgomery authorized the construction of a new state-of-the-art police station in 2003.

The site chosen for the new police station was Montgomery's 29 acre Civic Center Campus. As part of the initial design team, SDA helped refine the Police Station's Site Plan so that the building serves as the focal point to the entry of the campus with a boulevard lined with Sugar Maple shade trees and flowering crabapple trees to welcome visitors.



In designing the site landscape, SDA carefully chose native landscape materials and colors to complement the natural materials used in the building's architectural design. A mix of native trees, shrubs, groundcovers and ornamental grasses all combine to provide a subtle accent to this modern and striking facility. Other future plans for the site envisioned by SDA include a gravel walking path around the naturally landscaped detention pond, renovation of the silo adjacent to the pond into an observation silo with 360 degree views of the entire campus and a brick paved outdoor education area which will also serve as a memorial with dedicated shade tree plantings and engraved brick pavers to honor those who served the Village.



Overall View of entry plaza



Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE

Oswego Public Library

Oswego Public Library Oswego, Illinois

Client:
Dewberry
Oswego Public Library District

- Features:**
- Native Plantings
 - Urban Streetscape
 - Rain Gardens
 - Green Screen
 - Site Furnishings

Project Summary:
Acreage: 2 acres
Construction Cost: \$130,000
Status: Complete



Native Plantings

References:
Ms. Sarah Skilton
Library Director
Oswego Library District
32 W. Jefferson St.
Oswego, IL. 60543
(630) 978-1506

Mr. Doug Pfeiffer
Dewberry
25 S. Grove Ave.
Suite 500
Elgin, IL 60120
(847) 841-0596

Resting on the banks of the Wabaunsee Creek, a stone's throw from the Fox River in the Village of Oswego's Historic Downtown Business District, the Oswego Library District asked SDA to create a landscape that treads lightly on the existing watershed, incorporating native plantings and rain gardens. As a brownfield redevelopment site, special consideration had to be given to where and how the rainwater re-entered the soils and the creek.



Complementary designs

SDA incorporated landscape beds of native, water efficient grasses and perennials throughout the project as well as rain gardens that recapture and filter nearly all the runoff from the new parking lot. Permeable pavers were originally considered for the project, however due to existing contamination within the soils, runoff was instead directed to rain gardens where the water could be filtered and safely infiltrate back into the soil.

To complement the building architecture of the library, SDA designed landscape and hardscape elements to incorporate the character of the established downtown streetscape. Concrete banding and paver fields complement and enhance the renovated main entrance to the building. In addition, raised planters were created to showcase hardy plantings and to serve as outdoor seating for patrons of the library. Additionally, a tranquil garden space was designed in the rear of the building doubling as a transition from the buildings 3-season room to the creek banks and to serve as a resting spot for employees to enjoy their breaks while listening to the swish of native grasses and the trickle of the passing creek.



Urban Streetscape



Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE

Montgomery Village Hall

Montgomery Village Hall
Montgomery, Illinois

Client:
Village of Montgomery

Engineer:
Engineering Enterprises Inc.

- Features:**
- Downtown Streetscape
 - Permeable Pavers
 - Rain Garden and Water Features
 - Historic Preservation
 - Water Efficient Plantings

Project Summary:

Acreage:	3.5 acres
Construction Cost:	\$715,000
Status:	Complete



Light Poles and Planters

References:
Anne Marie Gaura
Village Manager
Village of Montgomery
1300 S. Broadway
Montgomery, IL 60538
(630) 896-8080

Montgomery's Village Hall is located within the community's original business district along the Fox River. In addition to serving the official functions for the Village of Montgomery, the new Village Hall was designed to be the anchor of Montgomery's revitalized business district. Schoppe Design Associates role was to prepare site plans locating the building, parking lots, walks, plazas and landscape features. In an acknowledgement to Montgomery's history, the Village Hall was carefully designed around the historic Settlers Cottage.

To complement the natural building materials used in the Village Hall construction, SDA designed urban landscape and hardscape elements that reflect a more natural setting. Contributing to the belief that the Village should lead by example, SDA employed a number of best management practices throughout the project. From utilizing permeable pavers in the public plaza areas to creating rain gardens to promote natural infiltration and reduce rain water runoff.



Concept Plan

SDA also designed safe, direct vehicular circulation and parking and walks throughout the site. Pedestrian circulation was also designed to easily guide visitors around the Village Hall site. A cascading waterfall and stream were also created as a focal point and part of the stormwater system.



Entry Plaza