



# STATION DISTRICT

NAPERVILLE



STATEMENT OF QUALIFICATIONS

5TH AVENUE REDEVELOPMENT OPPORTUNITIES

RFQ 17-036

**Naperville**

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## MEET THE TEAM!

We are pleased to present our 5th Avenue Redevelopment team for consideration. Led via the joint venture of Naperville-based Marquette Companies and Wheaton-based Next Generation Development, LLC (“NGD”), our team of accomplished experts offers unparalleled experience, insight and vision to the tremendous opportunities afforded by this development opportunity. The joint venture of these two real estate stalwarts constitutes decades of experience in land development, entitlement, leadership, civic responsibility, and market intelligence within Naperville and its surrounding suburbs. We believe our team of exceptionally talented and award-winning professionals – many of whom call Naperville home – offers a uniquely qualified collaboration of local and national expertise with global vision by which to build upon, enhance and grow the legacy of 21st-Century Naperville.



The 5th Avenue parcels contemplated within this effort offer not only an opportunity to enhance prime uses and amenities for the local community, but a unique privilege to define and establish the 5th Avenue corridor as a beautiful, efficient, innovative and stimulating gateway into Naperville’s acclaimed downtown district, 5th Avenue transit station and adjacent neighborhoods.

The members of our project team are each recognized as experts in their respective fields, offer a wealth of local experience, and possess the knowledge and practice of progressive, state of the art industry trends. The strategic compilation of this collaborative team represents a comprehensive blend of skills to address critical and foundational project elements including:

- Knowledge and understanding of the Naperville community in general, and of the 5th Avenue corridor and surrounding environs, specifically
- Strong visionary and pragmatic land planning expertise
- Extensive experience with the successful implementation of TOD’s, and established positive relationships with transit and transportation agency personnel that will assist with the creation of the partnerships necessary to execute the development vision
- Proven record of success, and possess the requisite resources for development execution
- Exceptional financial acumen and demonstrated experience with TIFs, grants, and other development funding mechanisms
- Substantial development entitlement experience on a wide range of project types
- Considerable experience with municipal, agency, and intergovernmental negotiations resulting in successful outcomes
- Market research, intelligence, and analytical sophistication
- Community engagement, public outreach, and stakeholder participation strategies expertise

The following pages include a biographical look at the entire proposed project team, including key team member resumes and relevant experience.





**NEXT GENERATION DEVELOPMENT, LLC**



James P. Hughes, Jr. | CEO  
Next Generation Development, LLC  
975 E. 22nd Street  
Suite 200  
Wheaton, IL 60189  
630.384.6440

Next Generation Development, located in Wheaton, IL, is a leading expert in the construction and design of residential apartments, for-sale single family and townhomes within the Midwest region since 1961. The company services municipal and private entities as well as offering a broad range of advisory services and construction management services for residential, mixed use, and commercial developments. Next Generation Development is known as a pioneer in the marketplace as a result of its vision, track record and successful market driven high-profile developments. Renown for meeting objectives and fiduciary strategies with attention to detail at every level, Next Generation can perfect the next project and take it to a new level of design, profitability, and success.

Next Generation lays claim to decades of experience in site selection, land development and market research in homebuilding. With over 30 years of real estate experience, Mr. Hughes, Jr. has been involved with all aspects of real estate development, design, procurement, entitlement, planning, and sales and marketing. As a long-time Naperville resident, Mr. Hughes hold the historical values, growth, and City’s reputation in the highest regards.

Mr. Hughes, Jr. has an extensive history of overseeing the planning, development and consulting of land portfolios after the company’s predecessor organization, Wiseman-Hughes. Mr. Hughes, Jr. has been responsible for providing some of the Chicago area city managers with award-winning and best-use developments. Mr. Hughes currently serves on the board of Rush-Copley Board of Governors



## NEXT GENERATION DEVELOPMENT, LLC



**Teresa Bateman**  
Director of Predevelopment,  
Design, and Procurement

Next Generation Development, LLC  
975 E. 22nd Street  
Suite 200  
Wheaton, IL 60189  
630.384.6440

**T**eresa Bateman possesses extensive knowledge of the construction industry with over 30 years of experience and is a Certified Green Builder. Teresa has worked for NGD for the past 24 years as a Design, Government Liaison, and Procurement executive specializing in commercial, residential, and multi-family developments. Teresa specializes in pre-construction approvals, economic budgeting, as well as highly specialized architectural design projects, supply chain/contract management, purchasing, product development, safety, and project management and has secured developing multiple \$125,000,000+ valued projects. Additionally, Teresa also serves as an Owner's Representative consultant for investors and developers assisting in pre-construction and construction management services. Her additional experience working on HUD projects expanded her government liaison services to navigate through their document processes and approvals. Teresa Bateman currently serves on the board of several Home Builders Associations and Residential Construction Employers Council (RHBA)



**Gail S. Payonk**  
Director of Sales & Marketing

Next Generation Development, LLC  
975 E. 22nd Street  
Suite 200  
Wheaton, IL 60189  
630.384.6440

**A** 25+ year executive in the real estate industry, including a 14 year employment with NGD, Gail provides experience in residential and commercial real estate, residential product launch, market trends and research, design and sales start-up, and public space design. Gail oversees operational and strategic marketing activities including coordinating land plan design, product introduction and roll-out, pricing strategy and competitive analysis, sales center design, model home design and merchandising. Her primary focus is on market research and consumer trends, advertising, web-site and e-marketing strategies, promotion, public relations and brand management. With a history in designing various products for all market segments, Gail has successfully brought to market some of Chicago area's top selling products and award winning models.

Mrs. Payonk has a degree in Marketing and is an Illinois licensed Real Estate Broker and has served on several boards of the Home Builders Association of Greater Chicago.



## NEXT GENERATION DEVELOPMENT, LLC



**Donald Zierer**  
Director of Construction and Field  
Operations

Next Generation Development, LLC  
975 E. 22nd Street  
Suite 200  
Wheaton, IL 60189  
630.384.6440

**M**r. Zierer has over 30 years of construction experience in the Midwest region in residential construction. Don also has been involved in the commercial construction of restaurants, dozens of office buildings, hotels, and medical offices. As the Director of Construction since 1998, Mr. Zierer had built over 3,000 homes for NGD/Wiseman-Hughes Enterprises, Inc. and is a critical link in the design, estimating, contract awarding and production of these residential products. Having the expertise in negotiating permits, navigating utility company engineering and the navigation of municipal building codes, Mr. Zierer is integral in coordinating with agencies, architectural firms, and engineers on all compliance issues. He also coordinated the production of all homes including site management, trade quality controls, safety programs, time management and scheduling. These efforts promote a smooth, consistent and economical process for each building site



C O-DEVELOPER



**M A R Q U E T T E**



Mr. Nicholas M. Ryan  
CEO  
401 S. Main Street  
Suite 300  
Naperville, IL 60540  
630.420.3070

Founded in 1983, Naperville-based Marquette Companies is distinguished as an investment, management and real estate development expert. Throughout its 34 year history, Marquette has designed, developed, acquired and operated more than \$3 billion in real estate assets, with a focus on apartments, master planned communities, student housing, mixed-use developments, office, retail, hospitality and industrial properties. Marquette has completed numerous successful suburban residential and mixed-use developments including the recently-completed Water Street District in downtown Naperville along Naperville’s famed River walk, and the transit-oriented Marq on Main luxury mixed-use project in downtown Lisle, currently in-progress. Marquette is also widely revered for its Catalyst Collection, featuring a 223 unit, 19-story luxury apartment high-rise in Chicago’s West Loop, and a 359 unit, 28-story luxury high-rise in downtown Houston, among a robust portfolio of owned and managed properties across five state geographies. With its deep roots in the Naperville community - and its Naperville-based leadership - Marquette Companies is unmatched in its qualifications and vested interest in the success of Naperville’s 5th Avenue redevelopment initiative.

As CEO and founding partner, Mr. Ryan brings over 35 years of professional real estate development and investment experience to Marquette’s leadership. Throughout his tenure, Mr. Ryan has been involved in more than \$3 billion in real estate transactions. A civil engineer by education and a licensed real estate broker, Mr. Ryan brings a unique set of analytical skills to new development efforts. In addition to his company leadership, Mr. Ryan serves as the Board President for the Institute for Community – a Romeoville, Illinois-based non-profit organization – and is a member of the Pension Real Estate Association, as well as the National Multi-Family Housing Corporation.





**M A R Q U E T T E**



Darren Sloniger | President  
Marquette Companies  
401 S. Main Street  
Suite 300  
Naperville, IL 60540  
630.420.4737

With over 25 years of real estate experience and an affinity for forming long-term, strategic joint-venture relationships with institutional funds, Mr. Sloniger has led Marquette in the execution of over \$1 billion in acquisitions and development projects, including the development of Marquette’s signature Catalyst Collection. His most recent endeavor is the 28-story luxury high-rise apartment building Catalyst in downtown Houston. Throughout his tenure, Mr. Sloniger has added more than 4,500 units to the Marquette portfolio encompassing both acquisitions and new developments.

Mr. Sloniger holds a Master’s Degree in Urban Planning from the University of Illinois at Chicago, and recently completed studies in business management at Harvard University.



Trevor Ryan | CFO  
Marquette Companies  
401 S. Main Street  
Suite 300  
Naperville, IL 60540  
630.420.4736

With a robust background in real estate appraisal and finance, Mr. Ryan has identified and executed numerous successful acquisitions, dispositions and new business opportunities during his tenure with Marquette. Mr. Ryan focuses on identifying and financing advantageous investment opportunities and managing seamless individual and portfolio strategy plans. He works closely with Marquette’s private capital partners and investors.

Mr. Ryan is a licensed Real Estate Broker and holds a Bachelor’s Degree in Business Economics from Miami University Ohio.





**M A R Q U E T T E**



**Jeff Prosapio**  
Executive VP of Development  
Marquette Companies  
401 S. Main Street  
Suite 300  
Naperville, IL 60540  
630.420.3077

With over 20 years of experience with Marquette, Mr. Prosapio has managed the development of over \$500 million dollars in mixed-use commercial, multi-family and condominium projects. Most recently, Mr. Prosapio led the successful completion of downtown Naperville’s Water Street District development. Additional project experience includes the ongoing transit-oriented development Marq on Main in downtown Lisle, as well as Marquette’s premier downtown Chicago high-rise - Catalyst Chicago - completed in 2014.

Mr. Prosapio is a veteran of the United States Air Force and has dedicated the majority of his professional career to Marquette.



**Scott Eberly**  
Senior Dir. of Project Management  
& Design  
Marquette Companies  
401 S. Main Street  
Suite 300  
Naperville, IL 60540  
815.588.6117

As Senior Director of Project Management & Design for Marquette Companies, Mr. Eberly is responsible for the planning, development, execution and oversight of projects across Marquette’s multiple state geographies. Mr. Eberly’s extensive background in design, engineering, construction and professional project management enable him to effectively assemble, guide and manage project teams, budgets, schedules and logistics in driving operational efficiencies, economy, quality control and favorable returns throughout project life cycles.

Mr. Eberly holds a Master’s Degree in Civil Engineering, as well as a Bachelor’s Degree in Urban Planning & Architectural Studies, from the University of Illinois at Urbana-Champaign.



# HOLABIRD & ROOT

CREATE PRESERVE TRANSFORM



Dennis Vovos | Principal  
AIA, LEED AP

Holabird & Root  
140 Dearborn Street  
Chicago, IL 60603  
312.357.1420

Dennis was the lead architect and point of contact for the recently completed North Central College Science Facility. His role included community meetings with the ECHO neighborhood association, presentations to the Historic Preservation Commission, and leading the team in submitting permitting documents to the City of Naperville Building Department. He has experience in organizing and presenting information to various stakeholders during the conceptual and design phases of a project. His leadership was instrumental in the successful completion of the project. His knowledge and experience working in Naperville will be an asset to our team.

## Education

Bachelor of Architecture, Illinois Institute of Technology

## Accreditation & Affiliation

Registered Architect, Illinois, 1986  
American Institute of Architects  
Leadership in Energy and Environmental  
Design (LEED Accredited Professional)

## Industry Experience

36 years

## Awards

Monroe Building Historic Renovation and Restoration - 2013 Chicago Landmark  
Award for Preservation Excellence in Restoration

Monroe Building Historic Renovation and Restoration - 2012 Landmarks Illinois'  
Richard H. Driehaus Foundation  
Preservation Awards Restoration Project of the Year

Monroe Building Historic Renovation and Restoration - 2012 Chicago  
Building Congress Merit Award for Rehab Construction



# HOLABIRD & ROOT

CREATE PRESERVE TRANSFORM



Rusty Walker  
Design Principal  
AIA, LEED

Holabird & Root  
140 Dearborn Street  
Chicago, IL 60603  
312.357.1420

Rusty energizes clients with his ability to generate ideas and ask the questions that help create the vision for exceptional spaces. His enthusiasm, paired with an understanding of what it takes to design a building that works, steers the design team's work. As project designer, Rusty leads the architectural design of the project by establishing both the organization and the expression of the building. He meets frequently with the client in the project's early stages to arrive at an appropriate direction. Rusty then presents a range of alternative schemes and encourages feedback that he incorporates in the development of the project.

## Education

Master of Architecture, Rice University  
Bachelor of Science, Architecture, Northeastern University

## Accreditation & Affiliation

Registered Architect, Illinois, 2014  
Leadership in Energy and Environmental  
Design (LEED Accredited Professional)

## Industry Experience

25 years

## Presentations

STEM Growth Via Strategic Leveraging: Private, Local, and Academic Resources, Tradeline Strategic Facility and Space Planning for Science and Research, Scottsdale, AZ, April 2015

## Awards

Public Building Commission Chicago  
Children's Advocacy Center Addition -  
2016 Chicago Building Congress/ Construction Owners Association of  
America (COAA) Project of the Year Award





**Mike Schoppe**  
Owner | Site Design Lead

128 S. Main Street  
Oswego, IL 60543  
630.551.3355

The founder and President of Schoppe Design Associates, Inc., an award-winning planning, government services and landscape architecture company firm located in Oswego, IL, Mike has designed and provided creative team leadership and project management skills for numerous public and private projects over his 30+ year career. He has provided site design and consulting services for more than 250 development and construction projects ranging in size from 1 acre to 1,200 acres. These services have included detailed site analysis and design studies for both green field developments and infill projects throughout the Midwest.

- Housing and Specialty Property Development: Mixed use developments, life style communities, conservation-focused developments, master planning
- Commercial and Industrial Development: Site capacity analyses, site design and parking analysis, environmental evaluation, master planning
- Institutional/Educational Campuses: Master planning, site planning and design, natural resources planning, and sustainable design
- Cities and communities: Municipal planning and government consulting services, neighborhood and community plans, streetscapes, civic spaces, mixed use developments, and bicycle and multi-use trail plans
- Parks and Recreation: Comprehensive park and open space plans, athletic fields and sports venues, urban parks, plazas and fountains, conservation and natural areas, greenways and trails, waterfront parks, community and neighborhood parks and playgrounds
- Member of Oswego Rotary Club, and past Chairman of both the Oswego Economic Development Corporation and Oswego Family YMCA

See additional project experience within exhibit pages.





Carrie Hansen  
Planning and Public  
Outreach | Government  
Liaison Lead

128 S. Main Street  
Oswego, IL 60543  
630.551.3355

Carrie is the Director of Planning and Government Services for SDA, and brings over 30 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 public and private sectors and established relationships with policy makers, resource agency personnel, stakeholders and elected officials offers unparalleled expertise to clients.

- Has served in multiple municipal planning and management capacities for the Village of Oswego (Village Administrator and Community Development Director), Village of New Lenox (Planning and Development Administrator), and City of Naperville (Planner and Senior Planner)
- Planning work for the City of Naperville included work on the update of the Downtown Plan and the creation of both the North Central College Campus Master Plan and the associated College/University Zoning District
- As a Project Manager for a public outreach and communications firm, prepared and managed public involvement plans for major transportation and planning studies for numerous Counties, municipalities and IDOT District offices in northern Illinois. This work involved the planning and facilitation of over 70 stakeholder group meetings and workshops, as well as approximately 35 public meetings and hearings
- Was the Director of Planning and Entitlement for a major Chicago area home builder/developer
- Has prepared award winning comprehensive land use plans, served on various intergovernmental boards/councils in the Kendall and Kane County region, and has represented client interests before a range of government agencies including local/municipal, County and State levels
- Is a Naperville resident and currently serves a member of the Naperville Planning and Zoning Commission





**Bryan Reger, P.E.**  
Project Manager

V3 Companies  
7325 Janes Avenue  
Woodridge, IL 60517  
630.729.6119

V3 Companies, Ltd. is a multi-disciplined consulting firm providing civil engineering, environmental, wetland/ecological, traffic, construction, and surveying services throughout Chicagoland area since 1983. Throughout its history, V3 has been fortunate to have participated in some of the most prestigious developments in the region through the strength of our relationships with developers, architects, contractors, municipalities, brokers, and attorneys. In 2016, our team collaborated with the best in the industry to deliver world-class projects such as the Zurich North American Headquarters and the Naperville Water Street Redevelopment, among many others. V3's transportation experience with the City of Naperville dates back to the late 90's/early 2000's. V3 developed the Downtown Streetscape Standards in 2003 which are still implemented today. Currently, V3 is a traffic/transportation engineering consultant for the City of Naperville. The V3 team for this opportunity includes extremely talented professionals.

Bryan has 16 years of civil engineering experience and is responsible for the oversight and management of multi-family residential, senior housing, educational, retail, office and industrial projects from the feasibility stage through design, permitting and construction administration. Bryan is proficient in stormwater management and hydrologic/hydraulic design and has completed several projects requiring approval from IDOT, FEMA, Illinois Department of Natural Resources, USACE and various county stormwater management commissions and highway departments. Specifically for Naperville, Bryan has extensive experience on development projects within the City limits.

#### Naperville Related Project Experience

- **Water Street District:** Bryan is the Project Manager for this high profile, two-acre redevelopment along Water and Webster Streets in downtown Naperville. The project is anchored by the first hotel in downtown Naperville, a 158-room Hotel Indigo. Surrounding the hotel are 40,292 square-feet of retail and restaurant space, 14,190 square-feet of office space, a 520 space public parking garage, and the reconstructed Naperville Riverwalk with a riverside plaza. Full improvements to Water Street and Webster Street were required as well as improvements to the City's Riverwalk along the DuPage River. All required stormwater management and floodplain compensatory storage was provided under the plaza area where we combined the stormwater management as well as floodplain storage into one basin. V3 also provided traffic engineering services for the development and was engaged in several meetings with the public to identify and communicate the traffic related solutions for the added traffic from the development.



## Continued | Bryan Reger Experience

Bryan Reger, P.E.  
Project Manager

V3 Companies  
7325 Janes Avenue  
Woodridge, IL 60517  
630.729.6119

- **Freedom Plaza:** Bryan was the Project Manager for the project located on 12 acres along the Reagan Memorial Tollway (I-88) office corridor in Naperville. The project consisted of the development of a hotel and conference center, and four restaurants including Fogo de Chao, Granite City Food & Brewery, Uncle Julios and Pita Inn. Since the property had been partially developed, utility services needed to be relocated to accommodate the revised site design. The existing stormwater detention facility was shifted to the west to account for the proposed improvements. V3 worked closely with the client and the City to prepare a parking study that resulted in a reduction of the number of parking stalls that were mandated by code requirements. V3 assisted with coordination between the client and the owners of the adjacent development to provide secondary access into the site.
- **Naperville Family Center:** Bryan was the Project Manager for the two-story medical facility located on a 0.4-acre site in Naperville's downtown district. An underground detention chamber was designed to store stormwater runoff to accommodate the tightness of the site and the size of the building. Another site challenge was the site's 11-foot fall which was addressed by retaining wall and steep driveways. V3 also worked closely with the City and the design team to meet the streetscape requirements of the downtown district.





Mike has 24 years of experience specializing in traffic and transportation engineering services. His expertise is in the areas of traffic studies, traffic design, traffic operations and safety, geometric design, and intersection and roadway improvements. This experience includes a wide range of planning and design projects for the Tollway, state and county transportation agencies, local municipalities, and private developers. He has been a certified Professional Traffic Operations Engineer (PTOE) for 12 years.

Naperville Related Project Experience

- South Downtown Traffic Management Study:** Mike was the Project Manager for the traffic management study for the south downtown area of Naperville. The study area included the roadways and intersections bounded by Aurora Avenue/Water Street/Chicago Avenue to the north, Martin Avenue to the South, Washington Street to the east and West Street to the west. Due to planned development and redevelopment projects, the City desired to evaluate smaller scale traffic management approaches and minor capital improvements to maximize the efficiency and mobility of vehicular, pedestrian, and bicycle movement throughout the area. The objectives with this study were consistent with the City’s Water Street Study Area Vision Statement. The improvements were categorized into short, medium and long term categories and ranked as low, medium or high priority to assist the City in developing an implementation plan. The project was presented to and received approval from the City Council.

Mike Rechterik | P.E. , PTOE  
Traffic Engineer

V3 Companies  
7325 Janes Avenue  
Woodridge, IL 60517  
630.729.6119

- Metra Commuter Station Improvements:** V3 Prepared a preliminary engineering report for improvements to the Washington Street Metra commuter station bus drop off, parking lot and access roadways. The improvements were expected to enhance access for buses and kiss-n-ride users. The proposed improvements included: modifications to the Eastern Burlington Lot on the north side of the train tracks to provide an improved and defined bus drop off, modifications to the 4th Avenue bus loading area on south side of the train tracks and Ellsworth Street, Center Streets and North Avenue kiss-and-ride and daily fee parking areas, and installation of curb bulb-outs on the north and south sides of 5th Avenue east of Ellsworth Street.

- Aurora Avenue/Webster Street Traffic Signal and Ogden Avenue/Washington Street Pedestrian Improvements:** Mike was the Project Manager for the preparation of contract plans, specifications, and cost estimates for a new traffic signal and ADA improvements at Aurora Avenue/Webster Street and pedestrian signal upgrades to accessible pedestrian signals at Ogden Avenue/Washington Street. Both projects were designed under V3’s current design engineering contract with the City.





Since 1980, Hitchcock Design Group has earned a reputation for client-focused planning and design. From its offices in Austin, Chicago, Indianapolis, and Naperville its planners and landscape architects have produced an extensive portfolio of award-winning projects. Hitchcock employs a sustainable approach to its work by creating places that are memorable, attractive, functional, maintainable, and environmentally sound, as well as cost-effective. The firm’s goal is to increase the value of its clients’ land resources in ways that advance their missions and improves their communities. Hitchcock Design Group has become one of the largest planning and landscape architecture firms in Illinois, providing clients with a superior level of creative and logistical expertise. It has the capacity to tackle challenging assignments within tight timeframes through its studios that align with its areas of focus: Recreation, Education, Healthcare / Senior Living, Urban Design, and Real Estate Development.



Richard G. Hitchcock | ASLA  
Project Executive

225 W. Jefferson Avenue  
Naperville, Illinois 60540  
630.961.1789

Rick’s recognized leadership skills and outspoken client advocacy have helped hundreds of government clients envision and create distinctive and genuinely sustainable places that skillfully balance diverse stakeholder interests with valuable community resources and evolving marketplace conditions. He is an experienced group facilitator who builds consensus as well as he promotes a bold concept. Since 1980, Rick’s passion and reputation for Creating Better Places® has positioned Hitchcock Design Group as one of the leading urban planning and design providers in the region.

Relevant Project Experience:

Naperville Riverwalk, Naperville, Illinois

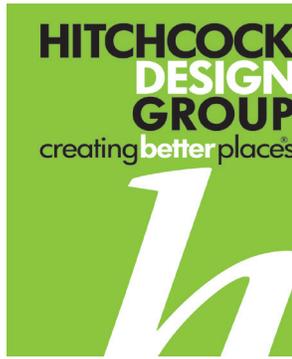
See additional experience within the exhibit pages.





Geoffrey B. Roehll  
ASLA, CLARB  
Principal-In-Charge

225 W. Jefferson Avenue  
Naperville, Illinois 60540  
630.961.1789



As a leader at Hitchcock Design Group, Geoffrey Roehll has demonstrated his management, planning and design skills on prominent projects throughout the country. Since joining Hitchcock Design Group in 1990, Geoff has directed many landmark projects in the real estate development market. His portfolio of built work confirms his passion for good design and his keen eye for detail.

Relevant Project Experience:

- Edward Hospital Wings of Hope Angel Garden, Naperville, IL
- Therapeutic Water Garden, Naperville, Illinois
- Freedom Commons, Naperville, Illinois
- Freedom Plaza, Naperville, Illinois
- Monarch Landing, Erickson Retirement Community, Naperville/Warrenville, Illinois
- Water Street Redevelopment, Naperville, Illinois



Nick Arriaga  
Senior Associate

225 W. Jefferson Avenue  
Naperville, Illinois 60540  
630.961.1789

Since joining Hitchcock Design Group, Nick has immersed himself in projects of various scopes, sizes and budgets within the across multiple markets. His aptitude for managing successful projects from design through construction can be attributed to his diligence and focus on collaboration with team members throughout all phases. His commitment to producing quality designs while utilizing strong technical skills continue to exceed the expectations of colleagues and clients, alike.





TRACY CROSS & ASSOCIATES, INC.



G. Tracy Cross | President

1920 N. Thoreau Drive, Suite 150  
Schaumburg, Illinois 60173-4174  
847-925-5400

Tracy Cross & Associates, Inc. is a professional consulting group serving the real estate industry in the areas of market analysis, strategy development, and marketing. The company provides critical feasibility, product planning, marketing, and business strategy services for builders, developers, and their financial partners. Founded in 1980, the firm represents major national developers, builders and their lender partners as well as public agencies and governmental bodies.

Tracy Cross is president and chief executive of Tracy Cross & Associates, Inc. A 40-year plus real estate veteran, Tracy has served in both management and analytical capacities. He is a member of the Urban Land Institute and Lambda Alpha International and continues to contribute as a guest lecturer at the University of Illinois, UCLA, Illinois Institute of Technology, DePaul University, Roosevelt University and the University of Wisconsin, as well as a workshop leader at national and local industry conferences. Mr. Cross holds a Bachelor of Science degree in Economics from Santa Clara University and a Master's degree in Regional and Urban Economics from the University of California at Los Angeles. Under his leadership, the company provides analytical expertise including but not limited to the following development initiatives:

**Municipal, County and Regional Applications:** Transferring to governmental bodies an understanding of the residential market and how it applies to revitalization, gentrification and other forms of housing and/or mixed-use development.

**Strategic Planning:** Insights to a market, metropolitan area or region.

**Mixed-Use Development:** Product planning for those for sale and/or rental housing forms that have measurable market support and will serve to create a balanced, sustainable and economically viable community.

**Urban and Infill Development:** Appropriate product development schematics for this highly segmented market.



The following law firms have each committed to providing legal counsel to our development team. Each firm offers a respective expertise we feel will add particular value, based upon the perceived legal needs and requirements of the project at this time:

Vincent Rosanova  
Russell Whitaker

Rosanova & Whitaker Ltd.  
30 West Jefferson  
Suite 200  
Naperville, IL 605040  
630.355.4600

Rosanova & Whitaker, Ltd. is a real estate law firm located in the heart of Downtown Naperville. Aggressive representation, careful attention to detail, and an unmatched level of care set the firm apart from other firms. The group places the utmost importance on building strong relationships with clients, colleagues, and neighbors. Areas of expertise and practice include: land use & zoning, residential real estate, commercial real estate and corporations. The Firm offers an unmatched level of personal attention, care, and expertise across a wide array of real estate needs.

Tom Cross  
Dave Silverman

Mahoney, Silverman & Cross, Ltd  
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Joliet, Illinois 60435  
815-730-9500

The Law Firm of Mahoney, Silverman and Cross, LLC strives to provide superior legal representation with the objective of exceeding our clients' expectations. Each member of our firm is committed to utilizing critical analysis and innovative approaches to achieve timely resolutions with the best possible results for our clients.

Robert Shillerstrom

Ice Miller, LLP  
2300 Cabot Drive  
Suite 455  
Lisle, IL 60532  
630.955.6598

Ice Miller is a full service law firm dedicated to helping clients stay ahead of a changing world. With over 340 legal professionals in seven offices, the firm advises clients on all aspects of complex business issues across more than 20 practice areas. Clients include emerging growth companies, FORTUNE 500 corporations, municipal entities and non-profits.





**Deborah Newman  
Marketing  
Communications**

Deborah Newman  
Principal,

Deborah Newman Marketing/  
Communications  
2580 Stubblefield  
Aurora, IL 60502  
630-846-4759

With thirty years of experience in marketing, media community and government relations, Deb has been instrumental in building community understanding and civic consensus around projects that have shaped the countenance of several communities in the Western Suburbs of Chicago. In Naperville she helped developers promote Main Street Promenade, Freedom Commons, Water Street District, Riverwalk Family Dental and Nichols Place. Her ability to work with clients and their representatives, government officials, civic and community groups, economic development agencies and the press have created a productive give and take that has led to successful projects that are both economically and socially viable for the communities in which they are built.

Deb has a degree in Mass Media Communications from the University of Denver, and did graduate work in Television and Film at Stanford University and Public Communications at Boston University. She has served as Chairman of the Board of the Naperville YMCA and Artful IMPACT, has served on the Board of the Naperville Area Chamber of Commerce and serves on the Board of Naperville Sunrise Rotary.



## FINANCIAL CAPACITY FINANCIAL STRENGTH AND CAPABILITY OF THE DEVELOPMENT TEAM

Financing the 5th Avenue redevelopment parcels is envisioned, in part, as a public-private partnership, whereby public funds of various forms – such as tax increment financing (TIF), grants, public improvement funds, and private capital - may be utilized for the completion of infrastructure to modernize and replace key public uses, including the required Metra commuter parking and related transportation facilities within the district. Additional redevelopment components potentially including luxury apartments, townhomes, senior housing, commercial office, retail and entertainment uses, will be financed incrementally as parcels are developed through mechanisms of private equity, bank financing and institutional funds.

Marquette Companies and Next Generation Development collectively offer relationships with more than 30 capital partners and funding sources, including some of the largest and most reputable financing stalwarts in the country. From life insurance companies and major banks to institutional funds and private investors, the groups work closely with sophisticated and disciplined equity partners to ensure the capital needs of their projects are well-capitalized and secured.

Throughout their partnership, Marquette Companies and Next Generation Development have acquired and operated more than \$6 billion in mixed-use real estate projects, including luxury for-sale and for-rent residential properties, senior housing, student housing, office and retail assets, with most featuring various forms of infrastructure improvements, structured parking and-or transit-oriented amenities.

Most recently, the group has successfully executed multiple mixed-use, transit-oriented developments similar in basic program to that envisioned for 5th Avenue, including Metro 59 - a 460 unit multi-family development at the Route 59 Metra Station in Aurora, Illinois - and the successful completion of the Water Street District – a mixed-use commercial, retail, hospitality and office-focused redevelopment - in downtown Naperville, Illinois. Heralded by the City of Aurora as a catalyst for the improvement of one of its bustling transit hubs, the Metro 59 redevelopment included major infrastructure enhancements to service its Metra commuter station as well as a state-of-the-art Pace bus service center. Naperville's Water Street District includes an expansion of the city's famed Riverwalk park, a 520 unit parking deck, and the complete reconstruction of Water Street and Webster Street, in addition to major storm water management infrastructure, lively streetscapes, public plazas and related amenities.



## A STATEMENT FROM OUR LENDER



This development would be attractive to our capital partners, for a number of reasons, specifically: Marquette's sponsorship and management expertise, the strength of the Naperville market and its transit-oriented location. We have specific experience with this type of development, having recently received a commitment for both construction and permanent financing for a 300-unit multifamily, transit-oriented development in the northern suburbs of Chicago. This project will also include retail, entertainment and public facilities – similar to the mixed-use goal in Naperville.

As you know, Berkadia, a joint venture of Berkshire Hathaway and Leucadia National Corporation, is a leader in the commercial real estate industry, offering a robust suite of services to our multifamily and commercial property clients. Through our integrated mortgage banking, investment sales and servicing platform, Berkadia delivers comprehensive real estate solutions for the entire life cycle of our clients' assets.

Berkadia has more than 60 locations and represents a wide range of lenders including the GSEs (FNMA and FHLMC), HUD, numerous banks and over three (3) dozen life insurance companies. Berkadia's 2016 accomplishments include:

- \$28 billion in total origination volume
- 3rd largest commercial mortgage servicer in the country with a portfolio of over 20,000 loans and approximately \$224.2 billion in volume. 2015 and 2016 BPO Organization of the Year
- #1 originating HUD lender, for the 3rd consecutive year, with over \$2 billion in loan volume
- #2 originating Freddie Mac lender, over \$7 billion in loan volume
- #4 originating Fannie Mae lender

We have greatly enjoyed our relationship with Marquette. In the past few years, our recent closed transactions with Marquette have totaled more than \$156 million and include over 1,600 units throughout the Midwest. These loans have all performed very well and the properties are operated in a highly professional manner. We look forward to growing our relationship with your firm through both investment sales and new financing opportunities such as the Water Street development including the Hotel Indigo.



A STATEMENT FROM OUR  
LENDER

May 19, 2017

Ms. Kim Schmidt  
Procurement, Manager  
Schmidtk@naperville.il.us

Via Email

**RE: Marquette Companies & Next Generation Development**

Ms. Schmidt:

Marquette Companies and Next Generation Development have been customers of Associated Bank since 2014. Since then we have done several large complicated transactions in which financial capability and development expertise were the keys to success.

Based on discussions I have had about the 5<sup>th</sup> Avenue Station project, I can assure you that Marquette and Next Generation each has the financial capability to follow through on the project. Also, the development disciplines (financial, architectural, construction) are all present on the teams.

Associated Bank continues to lend on Marquette and Next Generation projects and hopes to be a part of their plans for any future development opportunities presented, including 5<sup>th</sup> Avenue Station. The Bank gives these firms our highest recommendation for performing as promised as well as for accurate reporting and timely communication. We look forward to working with them, as well as you, on this project.

Respectfully,



Michael Olson  
Vice President  
Commercial Real Estate



## NEXT GENERATION DEVELOPMENT



Project Name: **Metro 59**

Project Start & End Date:

P1: 10/2015 Completion 10/2017

P2: 10/2017 Completion 10/2019

Station Boulevard & Meridian Parkway, Aurora, IL

Use: Multi-Family Residential 460 Units | 10,000 square foot Clubhouse, pool, spa, fitness and leasing center plus additional park, dog park and garden area.  
20 Acres

Height of Building: 72' to parapet

Comparable Public/Private Partnership Description: Metro 59 is a TOD development located across from the Route 59 Metra train station. A joint venture agreement between the City of Aurora and NGD was created to facilitate the design/build of the major arterial street, Station Boulevard, a major leg in the City's comprehensive plan. Additionally, the agreement provided for the alleviation of congestion at the Route 59 Metra train station parking lot and the facilitation of a CMAQ grant through the improvement of Station Boulevard.

Financing Type: Market-rate HUD financing \$109,054 in permit reductions were granted by the City of Aurora Building Department.

Community Engagement Strategies and Role of Development Team|Individual Firms: In order to facilitate the project's conceptual success, NGD worked with the Westfield-Fox Valley Mall, adjacent Meridian Business Park HOA, the BSNF, Fox Valley Park District, District 204 School District, Mayor's Office-Chief of Staff, Aurora Economic Committee and the City of Aurora Building Department. In addition, NGD worked in conjunction with the Carpenter's Union and local labor unions to form a collaborative project agreement on wages to achieve a successful financial outcome.

### References:

Mayor of Aurora | Former Mayor, Tom Weisner | Mayor: Richard Irvin, Mayor

Chief Development Officer, Aurora | Bill Wiet | 630.256.3101w

Dir. of Zoning and Planning, Aurora | Stephanie Phifer AICP | 630.256.3200

Building Commissioner, Aurora | John Curley | 630.256.3130





## NEXT GENERATION DEVELOPMENT

Project Name: **Hamptons of Hinsdale**

Project Start: May 2011

Project End: July 2017

81 W. Kennedy Lane, Hinsdale, IL 60521

Use: Infill Condominium and Townhomes

Height of Building: 58' (condominium)

Value: \$37 Million

Comparable Public/Private Partnership Description: Hamptons of Hinsdale was a failed residential project in which a majority of the infrastructure was in place as well as one partially finished condominium structure and two condominium foundations. NGD worked alongside Inland Real Estate Group to develop a sales strategy, construction build-out of the project, and acted as General Contractor and Owner's Representative for the project.

Financing Type: Institutional traditional construction financing

Community Engagement Strategies and Role of Development Team/Individual Firms: NGD re-engaged the community through various meetings with the Village of Hinsdale Community Development Director, Village Planner, Fire Marshall as well as reinstating all outstanding permits. NGD completed all incomplete improvements, remediation of existing structures and a completed all land development work.

### References:

Anthony Cassacio | President, Inland Real Estate Development Corp. | 630.218.8000

Robert McGinnis | Director of Community Development-Hinsdale | 630.789.7036

Sean Gascoignes | Village Planner - Hinsdale | 630.789.7035





## MARQUETTE COMPANIES

Project Name: **WATER STREET DISTRICT**

Project Start: April 1, 2015

Project End: Summer 2017

120-135 Water Street | Naperville, IL 60540

Use: Mixed-use Hotel, Retail/Restaurant, Office and Public Parking Structure

2.2 Acres

Height of Building: 65' to top of parapet

Comparable Public/Private Partnership Description: A joint venture between the City of Naperville and Marquette Companies allowed for redevelopment of Water Street on the south end of Downtown Naperville, providing a 520-space public parking garage which was ultimately purchased by the City with a lease agreement for 120 dedicated hotel parking spaces. Marquette's investment provided a 158-room boutique hotel, 14,190 square feet of office space and 40,292 square feet of retail and restaurant space as well as extension of the Riverwalk linear park adjacent to the development.

Financing Type: Public/private partnership with a tax increment financing vehicle to assist public financing of parking deck. Private financing included syndicated equity and a traditional bank loan from Fifth Third Bank.

Community Engagement Strategies and Role of Development Team|Individual Firms: Community Engagement Strategies included a community open house to gather resident input, meetings with the Downtown Naperville Alliance and Naperville Development Partnership as well as the Naperville Chamber of Commerce. Ongoing dialogue was conducted with the Naperville Homeowner's Confederation, City Council and City staff and a construction update was provided to the neighboring businesses and nearby residents bi-weekly. Extensive information on the project design, development and construction was provided to the public via a dedicated website. A live construction camera posted photos every 15 minutes and time-lapse video was posted every 30 days. Extensive media outreach was employed by a public relations agency throughout the project inception, approval and development. Naperville Community Unit School District 203 students were engaged in an on-site learning lab.



### References:

Mayor of Naperville: Steve Chirico | 630.420.6018

Naperville Development Partnership President:  
Christine Jeffries | 630.305.7701

City Manager: Doug Krieger | 630.420.6044





## MARQUETTE COMPANIES

Project Name: **Catalyst Houston**

Project Start: November 2014

Project End: Summer 2017

Location: 1475 Texas Avenue | Houston, TX 77002

Use: Residential | Retail

1.46 Acres

Height of Building: Maximum 334 Feet

Comparable Public/Private Partnership Description: In November 2014, Marquette broke ground on Catalyst Houston, a 359-unit, 28-story luxury high-rise apartment building in downtown Houston with approximately 7,400 sq. ft. of ground floor restaurant space for Houston's famed Irma's Restaurant. Catalyst Houston encompasses a city block on the northeast side of the Houston CBD and is situated one block from Minute Maid Park. Catalyst features modern high-end finishes including floor-to-ceiling windows and has various amenities throughout the building, offering residents a unique experience on several floors with sweeping views of downtown Houston. The project is slated to deliver units in the summer of 2017.

Financing Type: Institutional joint venture equity and traditional lender financing

Community Engagement Strategies and Role of Development Team|Individual Firms: Marquette is utilizing the Downtown Living Initiative (Chapter 380), a development grant provided to the first 5,000 units to be developed in downtown Houston. The economic development grant is through the Houston Downtown Management District, and the project will receive a \$5.4 million benefit from the grant.

### References:

Institutional Equity: Ares Management, L.P.I, Managing Director: Andrew E. Holm | 212.808.1150

Institutional Equity Owner's Representative - Polizzotto Development, President: Gino Polizzotto 213.949.9777



City of Houston Downtown District, Executive Director:  
Bob Eury | 713.650.3022





## MARQUETTE COMPANIES

Project Name: **Catalyst Chicago**

Project Start: November 2012

Project End: July 2014

Location: 123 N. Des Plaines | Chicago, IL 60661

Use: Residential | Retail

2 Acres

Height of Building: Max 235 Feet

Comparable Public/Private Partnership Description:

Catalyst is a 223-unit, 19-story luxury high-rise apartment building in downtown Chicago's West Loop

neighborhood, which has become one of Chicago's most vibrant neighborhoods within walking distance to some of the city's best restaurants and nightlife. The project completed construction in July 2014 and opened its doors at 47% pre-leased and reached stabilization nine months later. In October 2015, Marquette joint-ventured with an institutional partner to successfully re-capitalize the property with the intention of ensuring a longer-term hold period and investing capital to further the life of the asset. Catalyst Chicago represents the first in Marquette's signature Catalyst Collection development portfolio. The building features approximately 13,500 sq. ft. of street-level commercial space, private structured parking, rooftop pool, fire pits, grilling stations, state-of-the-art fitness center and yoga studio, resident lounge with demonstration kitchen, private conference room, and a dog run on the fourth floor outdoor deck.

Financing Type: Institutional joint venture equity and traditional lender financing

Community Engagement Strategies and Role of Development Team|Individual Firms: Engaged with community neighborhood groups, Aldermanic committees prior to finalizing entitlements with the City of Chicago planning departments.



References:

Mayor of Chicago: Rahm Emanuel 312.744.5000

42nd Ward Alderman: Brendan Reilly 312.744.3062

Institutional Equity: Kayne Anderson RE Advisors,

CIO: David Seiznick | 561.3000.6206

Institutional Equity - Hunt Companies,  
Vice President, Lisa Nordstrom | 312.470.1123





## MARQUETTE COMPANIES

Project Name: **Marq on Main**

Project Start: April 2016

Project End: Spring 2018

Location: 4755 Main Street | Lisle, IL 60532

1010 Burlington Avenue | Lisle, IL 60532

Use: Transit-Oriented Development, Residential | Retail

2.4 Acres

Height of Building: Max 65 Feet

Comparable Public/Private Partnership Description: Marq on Main is a transportation-oriented development adjacent to the Lisle Burlington Northern Metra Station in Downtown Lisle. Property was the site of the Old Village Hall, and was acquired from the Village as part of an RFP process in 2015. The development offers 202 one- and two-bedroom apartments with luxury amenities in one five story and one three story building. Just over 14,000 square feet of first floor commercial space provides for a restaurant with outdoor seating and retail uses and is augmented by two public plazas, a fountain and two roof-top courtyards for residents. Parking in 239 indoor spaces is provided for residents and tenants and an additional 35 new public on-street parking spaces are provided.

Financing Type: Institutional joint venture equity and traditional lender financing

Financial Incentives by a Public Agency: There were not any financial incentives per se, but through the RFP process Marquette won the award to purchase the site from the Village and the ability to tie into pre-engineered storm water management system for the downtown area.

Community Engagement Strategies and Role of Development Team|Individual Firms:

Informational meetings were held with 100 members of the Lisle Chamber of Commerce as well as Downtown Lisle business owners, Realtors and Benedictine University representatives. Informational materials were distributed through the Village Hall and the Chamber and extensive media outreach provided information to residents through the Daily Herald. Subsequent meetings were held with the Lisle Fire Department regarding the adjacent Fire Station and Offices.



References:

Mayor of Lisle: Past: Joe Broda,

Current Mayor: Christopher Pecak | 630.271.4118

Community/Economic Development Director:

Tony Budzikowki | 630.271.4153

Institutional Equity Partner:

Seminole Financial,

Senior VP: Joe Ritter | 727.518.7000



# SUITABILITY AND QUALITY OF THE DEVELOPMENT CONCEPT

*Exhibits to this section are noted as Exhibit E.1 - E.27*

The volume of users throughout the Station District on a daily basis suggests that responsible transit-oriented development with an optimal mixture of land uses presents a solid foundation for a multi-use redevelopment plan.

Long having served Naperville as its transportation and transit hub, the 5th Avenue parcels' inherent features of history and superior geography present tremendous opportunity for the area to reinvent itself with an ambitious, but viable redevelopment renaissance. The concept developed for the Station District centers on opportunities created by its proximity to multi-modal transportation elements such as the Metra commuter rail station, a Pace Bus hub, as well as Naperville's thriving downtown. The District will serve as the gateway to the downtown from the north, with statement architecture and artistic elements announcing your arrival to a place of distinction. Borrowing from existing neighborhood landmarks such as the historic Kroehler Building, coupled with a thoughtfully curated new and dynamic range of texture, materials and design, this theme will carry throughout the District with consistent streetscape features, art forms and activity nodes that guide and inspire the user experience.



The proposed District would include a mixture of residential uses including rowhomes, townhomes and apartments. Building orientation and the design of units will intentionally effectuate an inter-generational neighborhood dynamic whereby residents young and old, professionals and retirees, students, visitors and all in between, engage with one another. Gathering spaces will include a range of active public plazas as well as quiet and reflective enclaves connected through a nexus of sustainable elements, complementing new development and existing neighborhoods alike. Naperville's consistent national recognition as a premier livable City is due in large part to its diversity and the inclusive nature of its population. The Station District will strongly reflect, further cement and enhance these revered ideals and sustain the valued attributes that have become synonymous with Naperville.



Although transit oriented development is hardly a new concept, there are no examples of strategically placed housing developments with amenities geared toward commuters in Naperville. Transit oriented developments provide a low impact to the surrounding road ways since a majority of the residents seeking to live in this location would be commuting by way of the train. The Station District allows us the opportunity to provide such a unique development while also redistributing existing public parking and associated circulation in a more balanced manner both north and south of the tracks. This will help to improve the current operational deficiencies that exist at the intersections of 5th Avenue & Washington Street and North Avenue & Washington Street, and will address future transportation needs created by redevelopment within the District



## SUITABILITY AND QUALITY OF THE DEVELOPMENT CONCEPT

New residential uses coupled with a high volume of daily commuter traffic through the District offers viable opportunities for complementary commercial, entertainment and cultural amenities to serve the District's inhabitants, as well as those in adjoining neighborhoods and beyond. An emphasis on walkable, sustainable "complete streets" and linkages to adjacent neighborhoods will encourage and invite activity in and through the District. Land use densities will be strategically concentrated from higher near the train tracks to lower moving north where the future properties abut existing, established neighborhoods. To the south, planned linkages will connect the North Central College campus district as well as the Historic District residents with a variety of entertainment and cultural experience options at their doorstep.

Reflecting a mix of innovative commercial Suites, lifestyle-oriented rental housing and attached for sale alternatives, the redeveloped Station District will appeal across a broad spectrum of consumers. These include younger, lifestyle-oriented professional singles and couples, entrepreneurs desirous of incubator and shared resource office space, and those in the early stages of family formation, as well as established maturing families seeking to transition to a lower maintenance alternative within Naperville.

Our proposed vision for the 5th Avenue District reflects the goals of the Naperville Downtown 2030 plan, providing a mix of appropriately-scaled housing types and transitional uses which complement the transit-oriented nature of the immediate area, maintains the residential integrity of adjoining neighborhoods, and features pedestrian streetscapes which link residents with other downtown districts, cultural and recreational destinations. In fact, given the community-oriented focus of Naperville, its excellent schools, proximity to METRA and its vibrant city center, the conceptualized Station District will serve as an incubator to future ownership housing in Naperville as younger apartment dwellers and attached residents of the District transition into family formation and aptly choose to remain within a city continually ranked among the best places to live in the U.S.



*“The Station District will appeal across a broad spectrum of consumers..”*

Phasing the redevelopment of the 5th Avenue parcels will require thoughtful, collaborative and strategic planning. As we consider the initial concepts suggested within our proposed uses, we have identified three primary considerations we believe will largely form the foundation upon which a more extensive, detailed strategy will be constructed.

- Providing enough parking during redevelopment efforts to allow for the commuter station to operate as smoothly as possible will be critical. To this end, we propose to demolish the vacated Public Works building on the Water Tower site in order to provide temporary commuter parking, until structured parking can be provided on the Upper Burlington sites. We believe the Water Tower site can accommodate approximately 225 additional parking spaces, which will help facilitate temporarily displaced parking from the Upper Burlington lot that currently accommodates approximately 260 parking spaces.



## SUITABILITY AND QUALITY OF THE DEVELOPMENT CONCEPT

- Improvements to the 5th Avenue & Washington Street and North Avenue & Washington Street intersections will be required. Both of these intersections function poorly in their current state, especially during peak hours, and will require improvements to accommodate both the existing operational deficiencies as well as the increased densities that will be realized upon full redevelopment of the parcels. The nature of these improvements, as well as how and when they can be implemented, will become a very important project factor.
- The existing DuPage Children's Museum site presents numerous opportunities, ranging from little or no modification to complete redevelopment. Depending upon the final scheme selected, preserving the Museum's operations throughout redevelopment activity of or near the site will require very thoughtful, strategic planning.



The strength of our team's expertise, coupled with extensive local experience, have equipped us to creatively and efficiently solve for these preliminary challenges, and others, as the redevelopment program evolves. We look forward to working collaboratively with the City and all project stakeholders in effectively planning for and executing a comprehensive strategy that meets the needs of all whom this dynamic effort will serve.

# ACHIEVEMENT OF OUTCOMES



A vision without a plan to achieve it is merely a wish. With this in mind, this team has outlined specific means and methods leveraging its comprehensive expertise, local and national experience, and proven record of success in delivering strong results for the community and project stakeholders. Pursuant to the outcomes desired for the 5th Avenue redevelopment opportunities, our team offers the skills, expert knowledge and resources required to translate vision into reality

From a high level, the proposed redevelopment concept seeks to transform the existing 5th Avenue sites and adjacent Washington Street corridor into a grand gateway to the City's heart – its renowned downtown – as well as the newly defined Station District and surrounding neighborhoods. Building upon established City Design Guidelines to instill cohesion with the nature and quality of its existing downtown's charm, best practices and the District's historical landmarks, the Station District – in partnership with the City - would seek to distinguish itself through the use of complementary standards, scope and design precedent that uphold and expand upon those currently implemented. Particular sensitivity to the character and needs of surrounding neighborhoods and redevelopment parcel adjacencies will remain paramount, while enhancing infrastructure, architecture, streetscapes, transportation, environmental, recreational and pedestrian-oriented amenities to fit with modern and evolving community needs.

*“The Station District ....transforming the 5th Avenue and Washington Street corridor into a grand gateway to the Ciy’s heart ....”*

Existing commuter parking capacity, by way of strategically phased structured parking, will be maintained throughout redevelopment and sustained upon final completion. Additional parking to serve new private uses will align with established ratios, or those enabled through the formation of a planned unit development. Informed planning and design will improve the ease and efficiency through which parking is located and accessed, working in concert with broader improvements to traffic and multi-modal transportation management.



# ACHIEVEMENT OF OUTCOMES

Our team shares the City's priority to provide an efficient and modernized transportation node to serve the thousands of daily commuters in and through the District. As its name implies, the Station District centers around a multi-modal, comprehensive transportation center. Our goal is to not only meet the basic needs of those served, but to inspire the user experience through comprehensive modernization and beautification of the existing Naperville station. We believe existing services such as Metra, Amtrak and Pace as well as private vehicular traffic, carpooling, kiss-and-ride and pedestrian traffic can be easily supplemented with ride sharing services (e.g. Zip Car, Divvy, etc.), as well as for-hire transportation services, such as Uber and Lyft, among others. Maintaining and promoting a broad spectrum of transportation options will not only help ease congestion in and through the District, but will enhance accessibility to broader community amenities, resources and destinations. Defined access routes and strategically located pickup/drop-off nodes will streamline flow into and out of the multi-modal transportation center. Pedestrian-centered improvements will enhance safety, and encourage and promote active, healthy lifestyles for commuters and area residents alike.

Realizing a total transformation such as that envisioned is no small feat. Doing so will require enormous amounts of collaboration, outreach, strategic planning, financing and unwavering commitment. Through a strong public-private partnership, we believe we can deliver a win-win solution for the City and its residents. Concentrating public funding mechanisms on public-oriented uses, and private financing for remaining improvements, will allow for an appropriate distribution of financing sources in order to collectively deliver a comprehensive, responsible solution. With the bulk of redevelopment concentrated in the private sector, the City stands to benefit from an increased tax base to help support its fiscal goals, Strategic Policies and Principles.

Throughout the duration of planning and implementing the proposed vision for the Station District, an emphasis will be placed on inclusive participation from the public and key project stakeholders, including but not limited to the City, BNSF, Metra, Pace, 5th Avenue Station, DuPage Children's Museum and various municipal task forces – many of whom we have already engaged in detailed discussion regarding unique respective needs and preferences for what these opportunistic sites may become. We look forward to lively and active participation among all of these groups, and to deriving a forward-thinking and extraordinary outcome of which Naperville will be proud.





# STATION DISTRICT





## CONTEXT STUDY

This first step in creating a plan for the sites identified is to develop an understanding of the broader region they lay in. This includes the study of existing districts, land use, transit, and regional landmarks. By better understanding these elements, we can ensure that any addition to the area will have a positive influence on the existing systems and fabric in place.

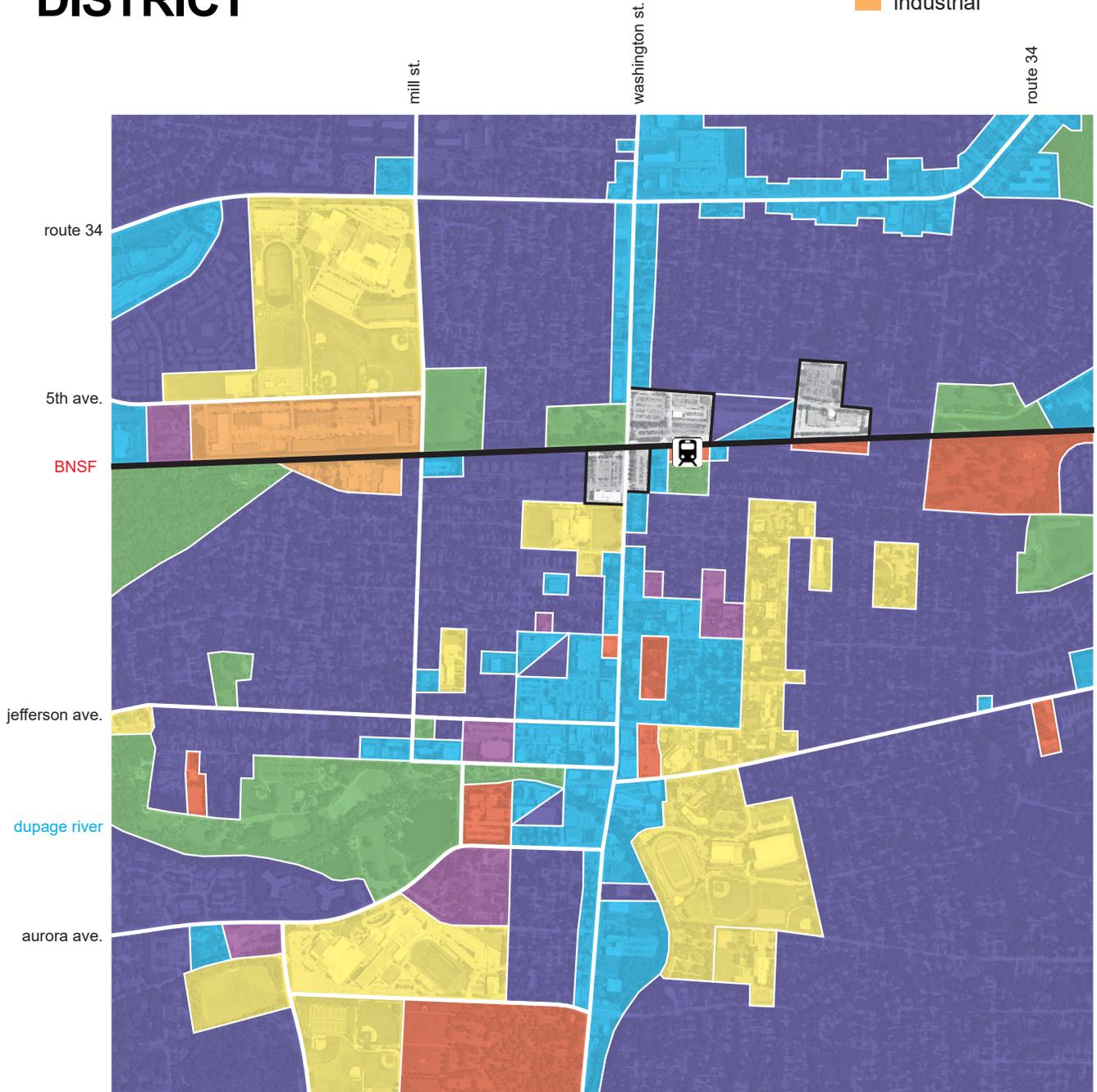


- station district
- historic district
- downtown area
- riverwalk region
- college campus
- water st.

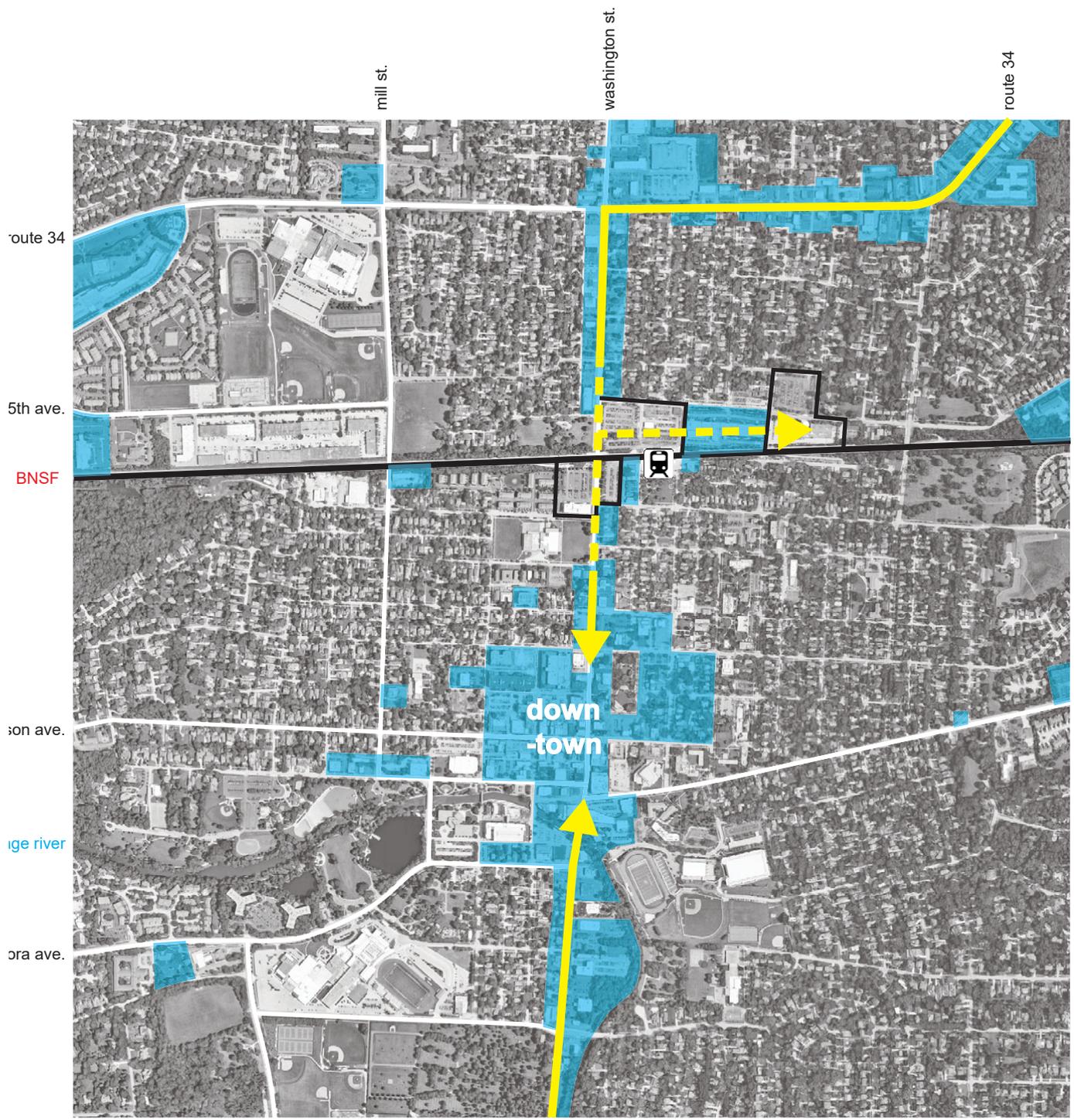




- residential
- retail / commercial
- civic
- municipal
- institutional
- park / green space
- industrial



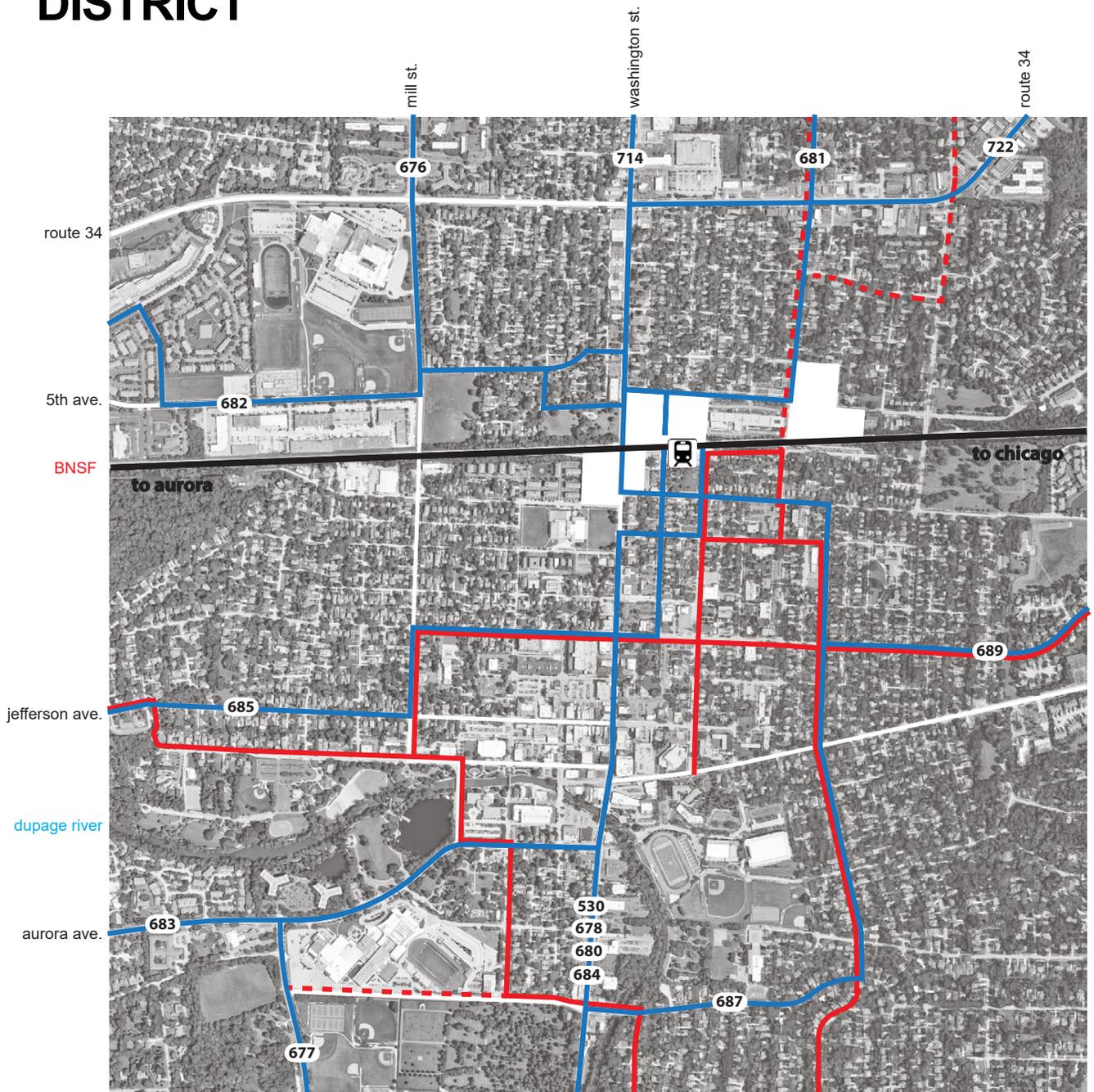
- commercial land use
- commercial corridor (existing)
- - - commercial corridor (potential)





**STATION DISTRICT**

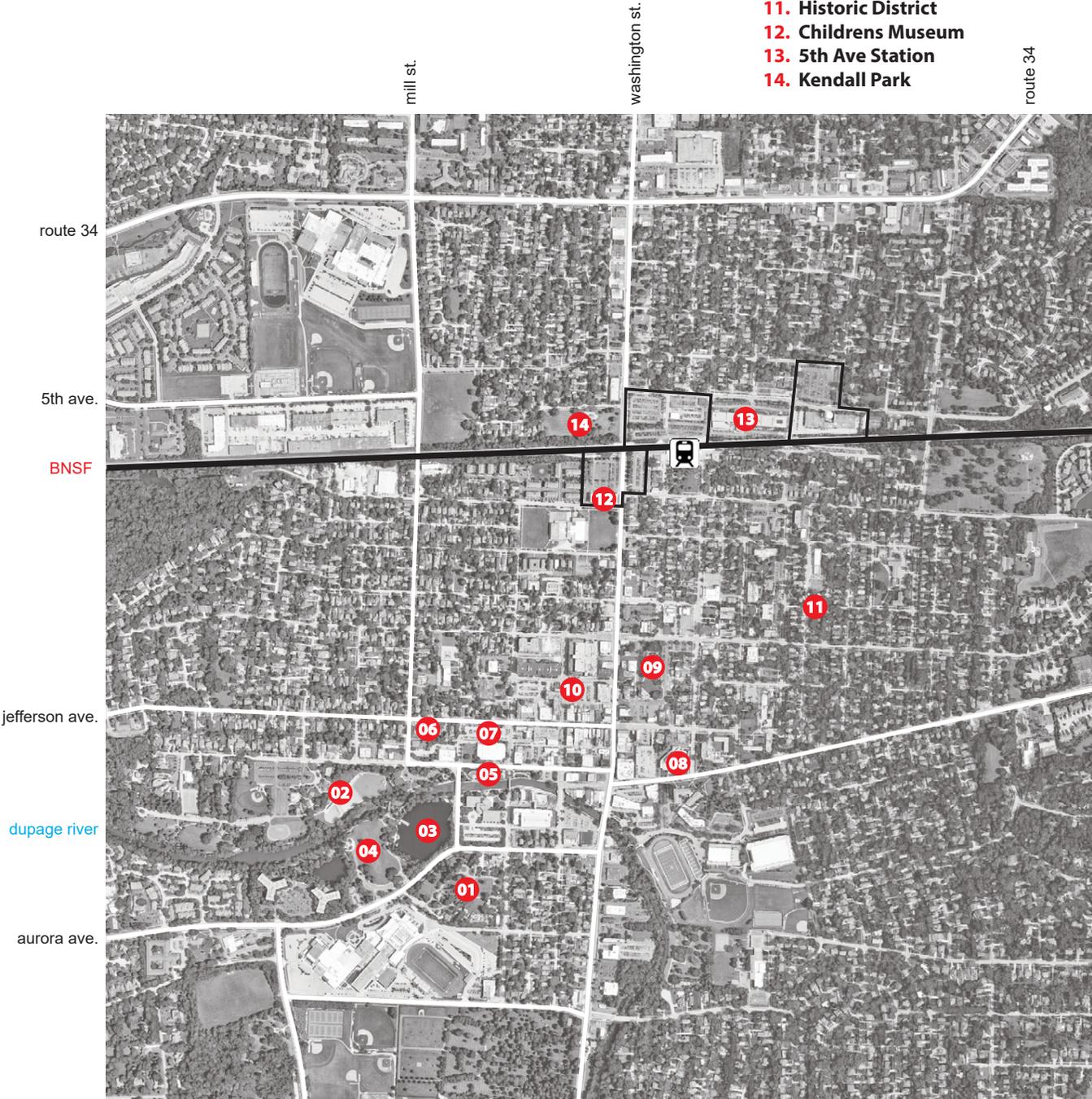
- metra
- pace
- 682 route #
- bike path (current)
- bike path (proposed)



**STATION DISTRICT**

**LANDMARKS\***

- 01. Naper Settlement**
- 02. Centennial Beach**
- 03. Quarry Lake**
- 04. Millenium Carillon**
- 05. Riverwalk**
- 06. Naper Homestead**
- 07. Nichols Library**
- 08. Wentz Concert Hall**
- 09. Central Park**
- 10. Downtown Retail District**
- 11. Historic District**
- 12. Childrens Museum**
- 13. 5th Ave Station**
- 14. Kendall Park**



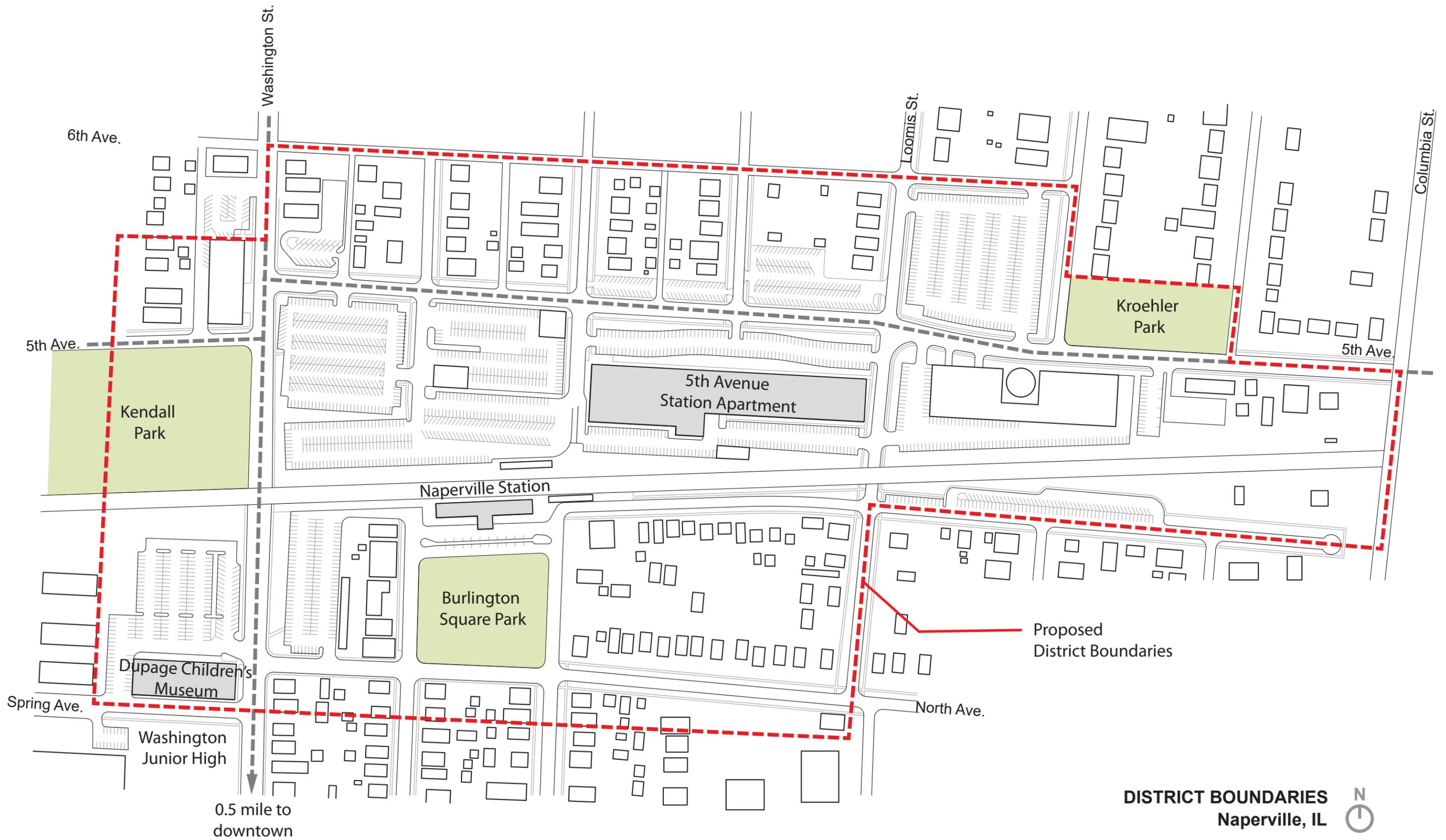


## PROPOSED DISTRICT BOUNDARY DIAGRAM

The properties outlined within the RFQ lay within a broader region that possesses the beginning framework of a district. The proposed development presents an opportunity to strengthen this existing framework and further define the character it takes on.

The sites are arrayed about the Metra Naperville Station which creates a natural center that is directly connected to regional transit. The proposed developments will not only benefit from this adjacency, but will help facilitate access through the consolidation of parking and provision of a distinct hub for transit buses.

There exists a vital mix of residential, commercial, retail, and civic uses within the surrounding region. Proposed uses are compatible with this mix and will integrate in to the existing fabric while enriching the experience of the district.

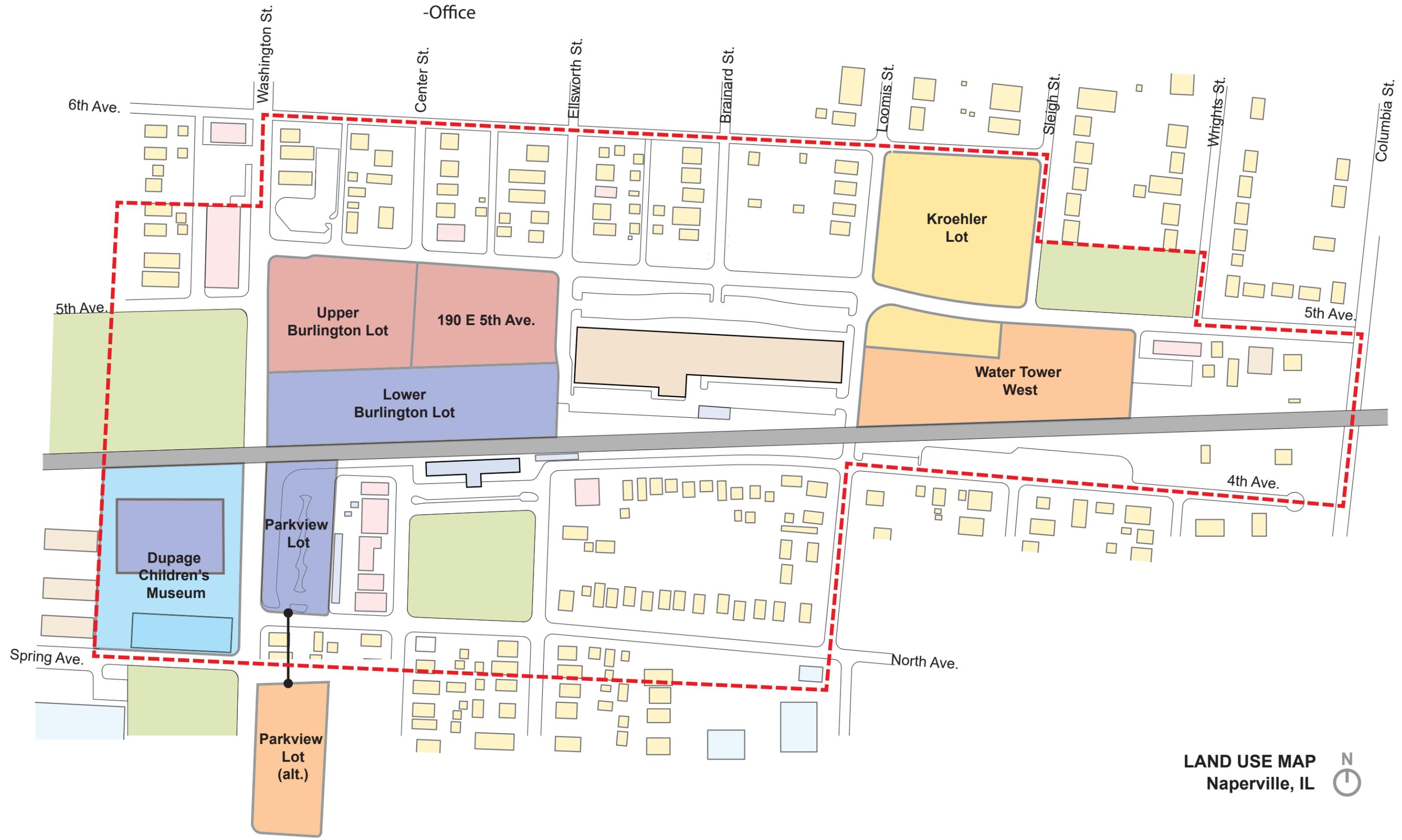




## PROPOSED LAND USE MAP

Proposed development takes its cues on both use and scale from the existing nature of the adjacent properties. Municipal uses of the transit hub and parking are clustered around the Metra station, mixed uses are located along the primary connector to downtown, and residential uses scale down in size as they move further in to the neighborhood.

- Low Density Res.** -Townhomes
- Med. Density Res.** -Apartments
- Mixed Use** -Apartments  
-Retail  
-Office
- Institutional** -Dupage Children's  
Museum
- Municipal** -Metra parking  
-PACE hub



LAND USE MAP  
Naperville, IL





# TRAFFIC DIAGRAM

Critical areas of focus for the traffic study will be 5th Ave, the intersection of Washington St. & 5th Ave, and the intersection of Washington St. & 5th Ave. The proposed development will most greatly influence these areas but will also have the greatest opportunity to resolve existing problems in these areas. For example, there is current congestion at Washington St. & 5th Ave. created by the amount of Metra parking located north of the tracks. The proposal of splitting structured parking either side of the tracks will redistribute the traffic and help to alleviate the congestion at this intersection.

## **1. Washington Street & 5th avenue**

- Designated right turn lane from Washington to 5th.
- Designated left and right turn lanes from 5th to Washington
- Potential signal timing modifications

## **2. 5th Avenue**

- Three-lane cross section from Washington Street to Loomis
- Streetscape improvements along 5th Avenue to enhance traffic and pedestrian movements

## **3. 5th Avenue & Ellsworth Street**

- This intersection becomes the main entrance to the commuter lots
- Potential traffic signal to accommodate commuter entrance

## **4. 5th Avenue & Loomis Street**

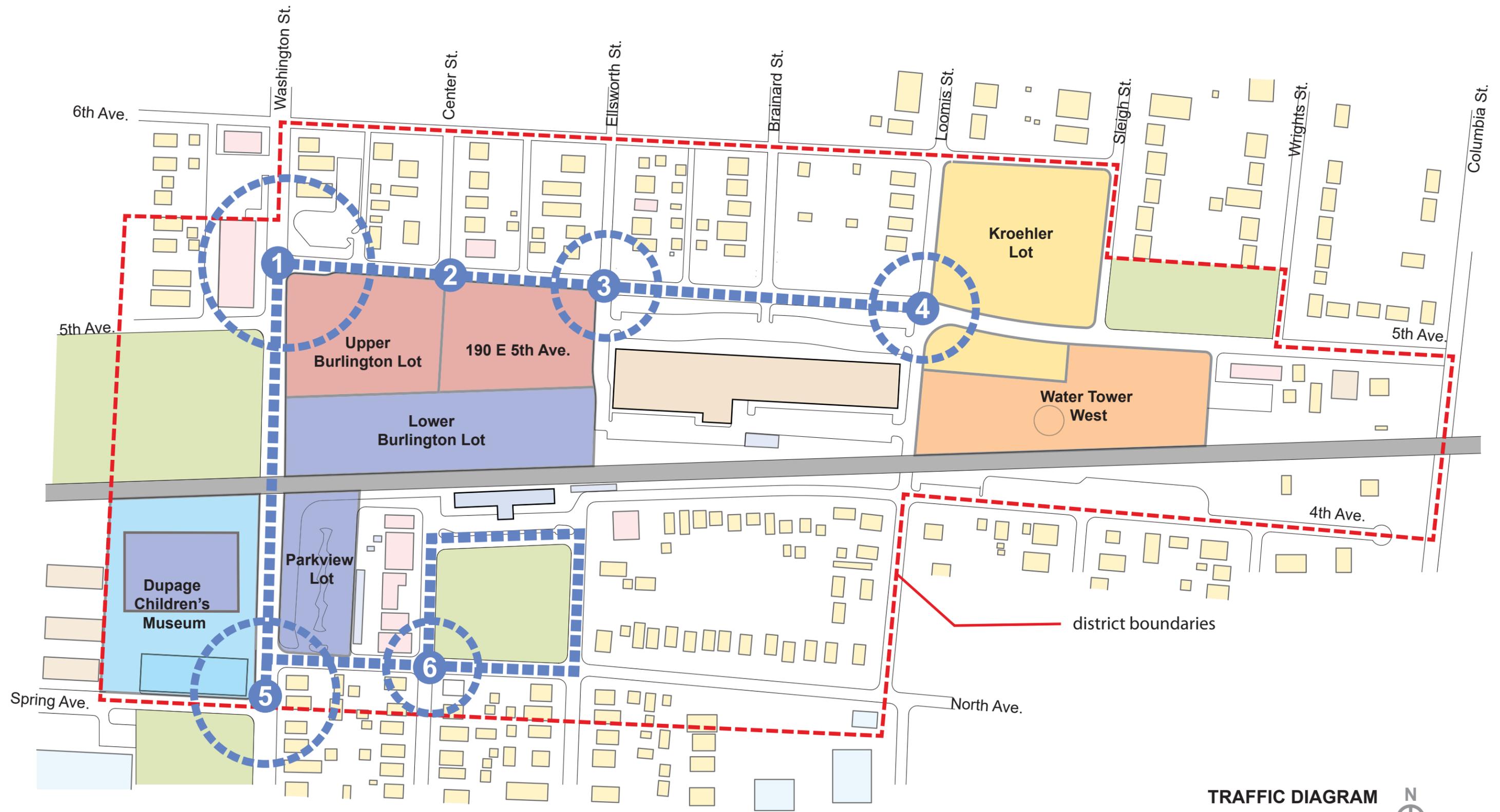
- Maintains a 4-way stop condition

## **5. Washington Street & North Avenue**

- Potential modified geometry for better alignment between North Avenue and entrance to Children's Museum
- Added designated right turn lane on Washington Street northbound
- Added designated left turn lane on Washington Street southbound
- North Avenue becomes 2-way from Washington Street to Ellsworth
- Traffic Signal timing modifications due to added left turn lane

## **6. North Avenue and Center Street**

- 2-way traffic on both North Avenue and Center Street depending upon PACE bus hub entrance and required maneuverability.





## GREEN CORRIDOR CONCEPT

The primary thoroughfares in the region, Washington St. and 5th Ave., are to be transformed in to green corridors that can adapt based upon shifting demands. Flexible streetscapes will allow for high traffic flow during commuting hours and increased pedestrian use during off-peak hours.

**Low Density Res.**

-Townhomes

**Med. Density Res.**

-Apartments

**Mixed Use**

-Apartments  
-Retail  
-Office

**Institutional**

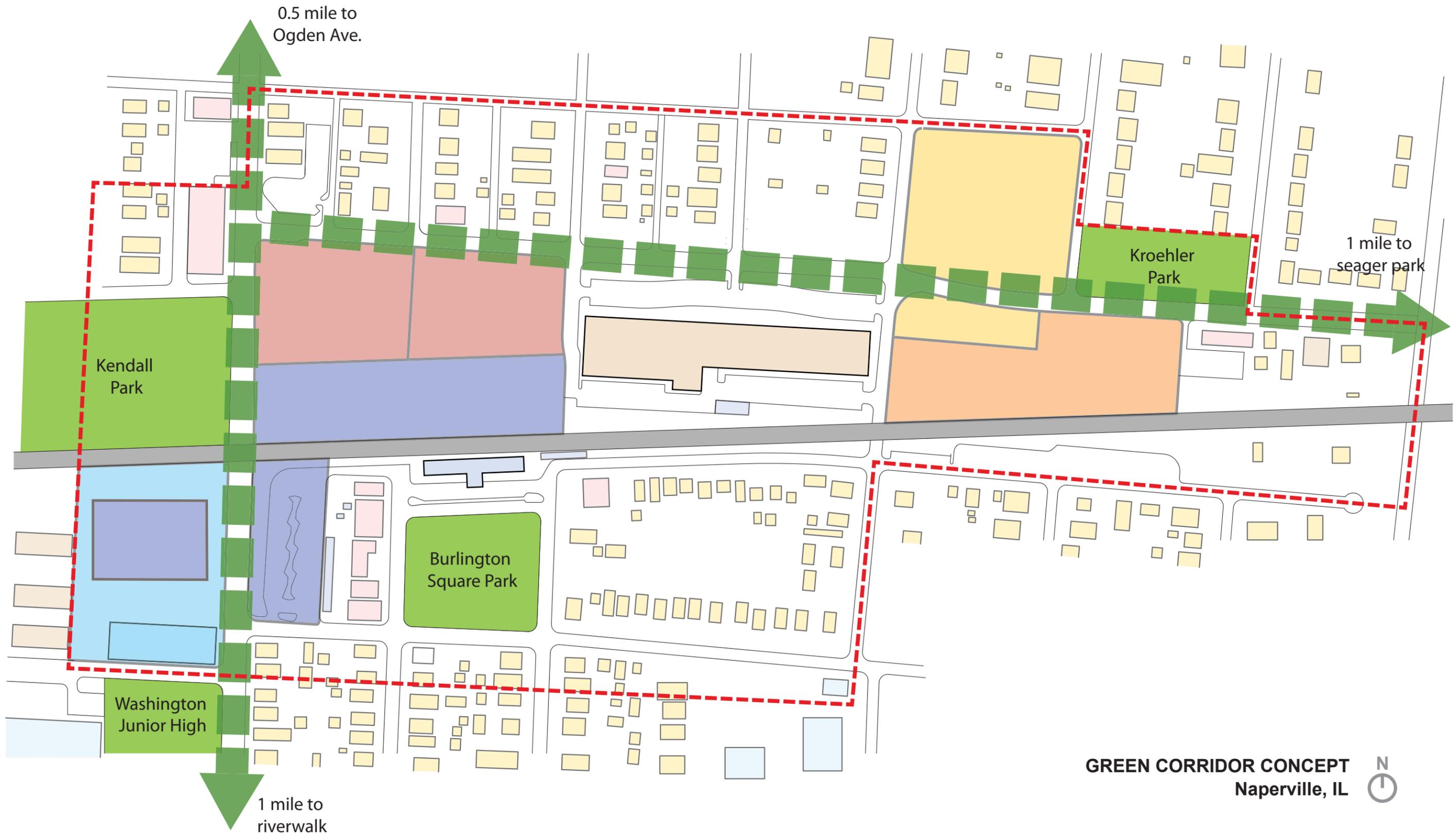
-Dupage Children's  
Museum

**Municipal**

-Metra parking  
-PACE hub

**Existing Parks**

**Green Corridor** 





# ARCHITECTURAL DIAGRAM

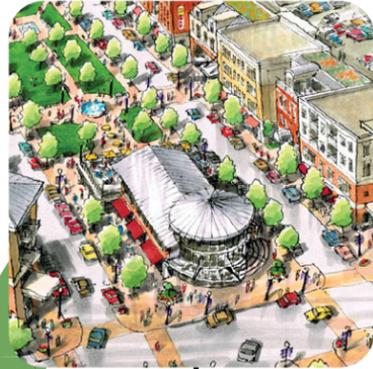
The architectural language will be compatible with that of the surrounding structures; yet unique in the way it shapes the character of the district it is helping to define.

- 1. Landmark** – Iconic architecture to create a lasting image of the district. Located along Washington St. for high visibility.
- 2. Pavillion** – A flexible gathering space that allows for a variety of event types and sizes. The pavilion will be located to take advantage of the high pedestrian traffic volume coming and going from the Metra station.
- 3. Plaza** – A public square utilized by residents and visitors alike that will provide supportive space to the adjacent mixed use developments.
- 4. Boulevard** – The boulevard will act as the connective tissue that links the separate sites together as one unified development.
- 5. Townhouse** – Lower density development appropriately scaled to the surrounding single family homes.
- 6. Midrise** – A denser development along the tracks whose height will be influenced by 5th Ave Station.
- 7. Mixed-Use Garage** – While necessary for life in an urban environment, parking garages can become imposing structures. This can be overcome by programming the garages with multiple uses (greenwall, rooftop park, etc.) to bring vitality to an otherwise stagnant object.
- 8. Canopy Structure** – The required covering of the PACE hub provides an opportunity for an elegant sculptural form that can transform an otherwise utilitarian structure into an artistic addition to the area.

landmark



pavillion



plaza



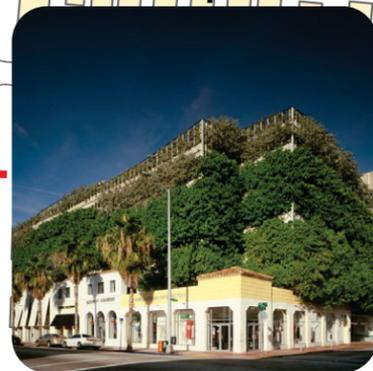
boulevard



townhouse



mid-rise



mix-use garage



canopy structure

ARCHITECTURAL DIAGRAM  
Naperville, IL



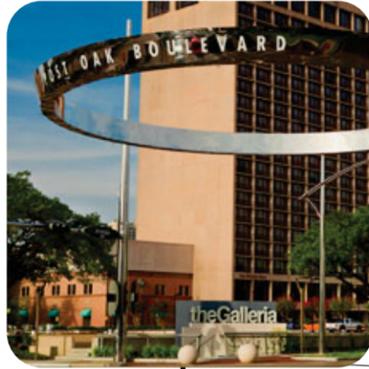


## CIVIC DIAGRAM

A diverse set of tools will be utilized to create civic spaces of varying scales and activity levels.

1. **Landmark Sculpture** – A focal point along Washington St. that acts as both an entry point for the district and a gateway towards downtown.
2. **Trellis Cover** – Shaded relief from summer sun that designates the path to the Metra rail system.
3. **Water Feature Plaza** – An interactive installation that engages children, cools the surrounding microclimate, and masks noise pollution.
4. **Linear Park** – Turning a pedestrian path in to an experience.
5. **Garden Path** – Enhancing the approach to residential units.
6. **Decorative Fountain** – Designating the entrance to medium density residential developments.
7. **Playground** (rooftop) – Providing an outdoor activity space for Children's Museum visitors while maximizing municipal use of the land.

landmark sculpture



trellis cover



water featured plaza



accessibility design



garden path



decorative fountain



playground (rooftop)



linear park





## CULTURAL DIAGRAM

Public spaces will be designed with flexibility to allow for temporal uses that will provide vitality through all seasons. A summer farmers market during the summer can give way to an ice-rink during the winter, an open air market can convert to a holiday festival, and so on.

The existing DuPage Children's Museum will have a symbiotic relationship with new public spaces. Visitors to the museum will provide the necessary base user group for public spaces and the spaces will in turn start to attract additional visitors to the museum.

- 1. DuPage Children's Museum** – A longstanding cultural institution of the Naperville area. The Children's Museum will be the base off of which new cultural hubs will be established.
- 2. Agora** – A central gathering space that will act as a gateway towards downtown.
- 3. Farmer's Market** – Operating during off-peak traffic hours, the farmers market will provide fresh produce and goods to local residents while utilizing existing infrastructure.
- 4. Holiday Festival** – During winter months when a city typically becomes dormant, a holiday festival will bring life and activity back to the district.
- 5. Sense of Community** – Residential developments are to be designed with shared space for neighborhood activities.
- 6. Sustainable Community** – Starting with a sustainable approach to design and construction, new developments will establish an ethos of responsible and healthy communities.

dupage children's museum

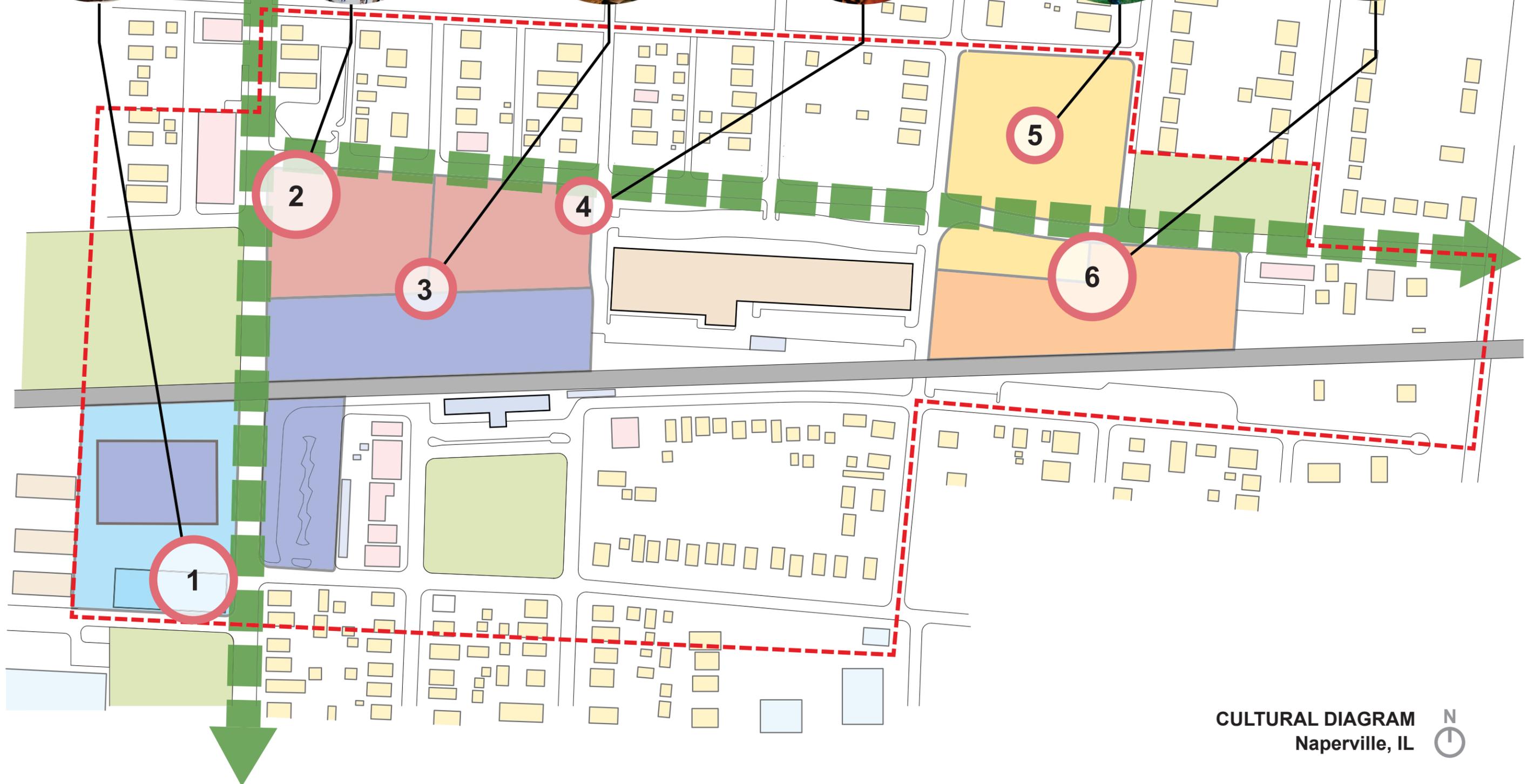
agora

farmer's market

holiday festival

sense of community

sustainable community





## SUSTAINABLE FEATURES

Each site presents a unique opportunity to integrate sustainable design approaches based upon the developments use and location. The underlying potential in these factors can be leveraged for the benefit of both the development and the community. For example, the height required for the structured parking creates a unique view of downtown that can be given back to the community through a rooftop garden open to the public.

The programmatic requirements of some uses create a platform for sustainable approaches that should be harnessed whenever possible. The bus transit hub will need to be covered to protect from solar heating and rain. This covering can double as an energy producer through the implementation of photovoltaic cells.

One of the largest strains on city utilities is the increase of storm water runoff from increased development. This will be addressed through the use of permeable pavers to reduce the amount of impermeable surface and bioswales to naturally filter runoff.

renewable energy



permeable paving



bike friendly



bioswale



local plants



community garden



greenroof garden



designed pedestrian route



car-sharing community



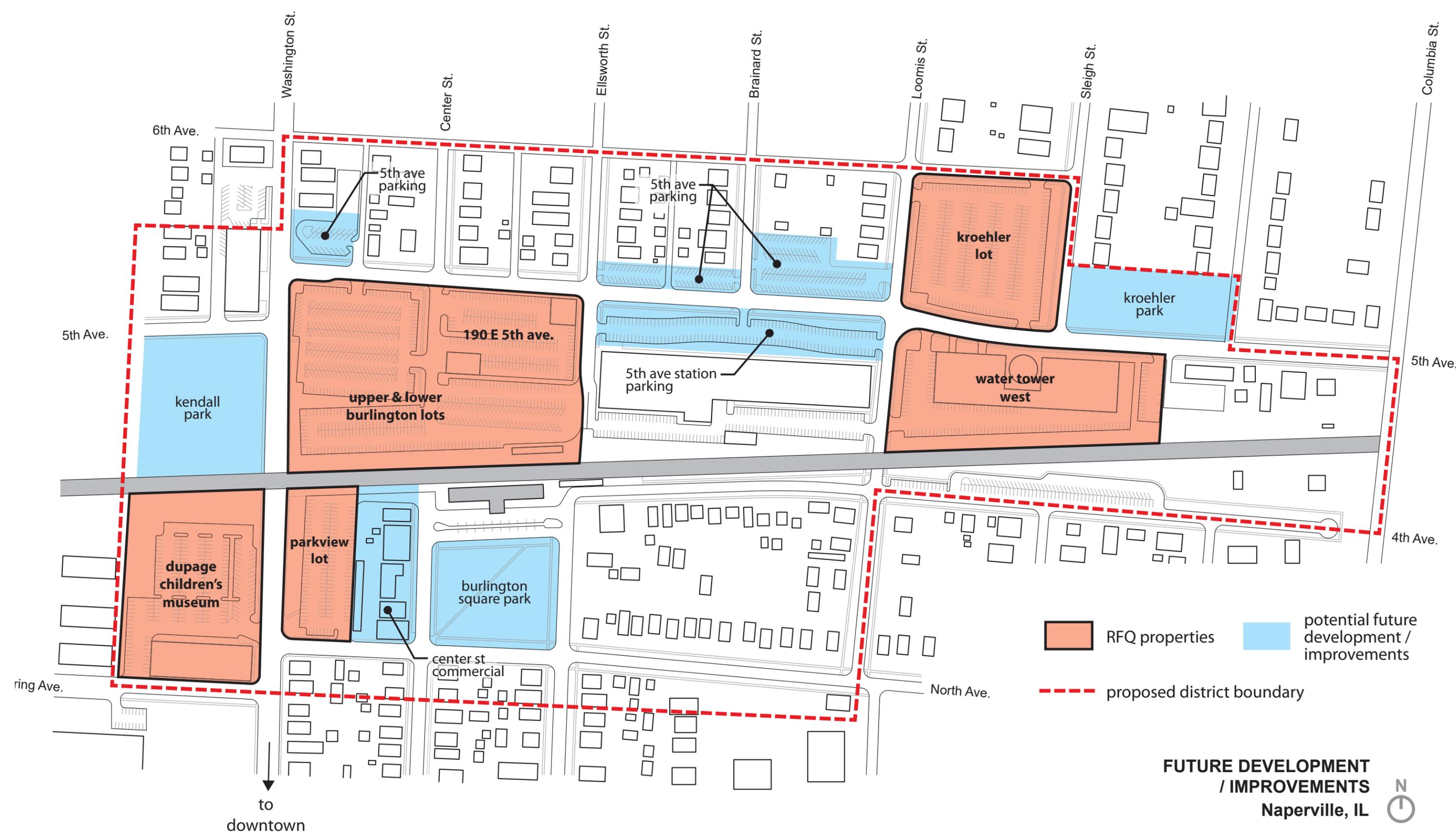
**SUSTAINABLE  
DIAGRAM**  
Naperville, IL





## FUTURE DEVELOPMENT/ IMPROVEMENTS

The development of the sites identified in the RFQ will become a catalyst for future development and improvements on other properties within the district. While the establishment of the district will be fluid and evolve over time, the initial development can act as a framework and set a tone for future development in the area.





## PHASING DIAGRAM

A large concern relating to the phasing of the project is the quantity and location of Metra parking. The proposed plan both maintains the existing number of Metra parking spaces throughout all phases and re-distributes parking in a manner that alleviates congestion at two major intersections.

### **Phase 1**

Demolish public works building and shift upper burlington lot parking to water tower west site.

### **Phase 2**

Construct garage parking on upper burlington lot to free up other lots for development.

### **Phase 3**

Potential garage parking on Dupage Children's Museum lot to split traffic load either side of the tracks and alleviate congestion at Washington & 5th and Washington & North intersections.

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**



# Experience

Redevelopment of Cabrini-Green, Chicago, Illinois

I

CREATE PRESERVE TRANSFORM



## SIZE

18 Acres

436 Proposed Units

## SERVICES PROVIDED

Master Planning

Programming

Conceptual Design

## PROJECT TYPE

Public-Private Partnership

## FINANCING VEHICLE

Public-Private Partnership

## CONSTRUCTION COST

Approximately \$400,000,000

Holabird & Root created a new master plan and design for the redevelopment of an 18-acre site at the former Cabrini-Green site in Chicago, Illinois.

The proposed site provides a great opportunity to create a vibrant mixed-income, mixed-use community that connects with and is sympathetic to the neighboring residential communities to the north and south, while developing its own identity.

The overall massing of the site transitions from the highest density and largest retail at the south end of the site – including a 15-story tower – to the lower density two- and three-story townhouses at the north end of the site.

All said, this development proposes a total of 436 units, made up of 396 of studios and one-, two-, and three-bedroom apartments, and 40 three- and four-bedroom townhouses on the north edge of the site. The development also proposes a total of 122,000-s.f. of retail, creating a commercial destination for the surrounding communities.

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# Experience

Redevelopment of Cabrini-Green, Chicago, Illinois

CREATE PRESERVE TRANSFORM



©2017 Holabird & Root



# Experience

North Central College New Science Facility, Naperville, Illinois

CREATE PRESERVE TRANSFORM



## SIZE

124,000 SF

## SERVICES PROVIDED

Architecture  
 Programming  
 Site Planning  
 Master Planning  
 Interior Design  
 Structural Engineering

In the Fall of 2013, Holabird & Root was commissioned by North Central College to design a New Science Facility for its 150-year-old campus. The recently-completed project replaced a 1970's structure that no longer supported the pedagogy of state-of-the-art science instruction.

The new facility was designed in accordance with the following principles:

- The sciences are expressed to those walking by or through the facility;
- The interior fosters an interdisciplinary community by creating common spaces that encourage informal interactions across disciplines;
- Classrooms and laboratories are designed to support active, hands-on inquiry, where students can work individually or collectively.

©2017 Holabird & Root



# Experience

North Central College New Science Facility, Naperville, Illinois

CREATE PRESERVE TRANSFORM



## PROJECT TYPE

Private Higher Education Institution

## FINANCING VEHICLE

Institutional Fundraising

## CONSTRUCTION COST

\$46,000,000

The program contains teaching and research laboratories, flexible classrooms, lecture halls, small and large student collaboration spaces, and offices to support the disciplines of chemistry, environmental science, physics, biology, ecology, anatomy and physiology, and computer science.

Faculty offices and small group study areas are places along the residential face, while an open corridor and large student gathering areas are oriented to the campus. Teaching and research labs are clustered together to form a core with a central utility spine. Classrooms and a large auditorium are located at the north and south ends of the building in close proximity to large gathering spaces. The project was completed in March 2017.

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ADDITIONAL TEAM EXPERIENCE - HOLABIRD & ROOT

# Experience

I

CREATE PRESERVE TRANSFORM

Amico Luxury Condominiums Development, Halton Hills, Ontario, Canada



## SIZE

140,000 SF

## SERVICES PROVIDED

Architecture  
Programming  
Site Planning  
Master Planning

## PROJECT TYPE

Developer-Led, Market-Rate, Luxury  
Condominiums

## FINANCING

VEHICLE Private  
Equity

## CONSTRUCTION COST

\$22,000,000

The proposed site for this Senior Housing and Luxury Condominiums Development sits just north of Downtown Halton Hills, Ontario, Canada, and is nestled within a low-density residential neighborhood consisting of single-family homes.

The site presents an excellent opportunity to increase the density of the neighborhood through the introduction of a mixed-use development.

The proposed three-phase design includes a layer of commercial program anchoring the larger of the two housing developments. Each of the housing developments stands five-stories tall, with the majority of the building mass concentrated toward the center of the site and step-downs to building sections of 3 and 4 stories. A solid stone base with glass storefront not only allows commercial activity to have a strong presence on the street, but also initiates a traditional architectural response to the historic downtown businesses nearby.

The project is scheduled for completion in 2018.

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A.6

# Experience

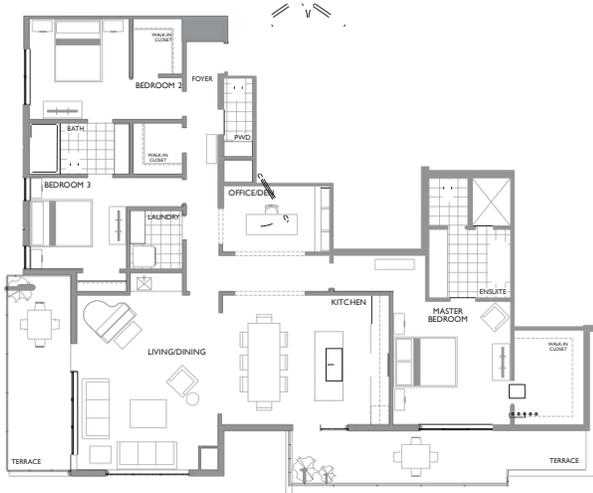
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CREATE PRESERVE TRANSFORM

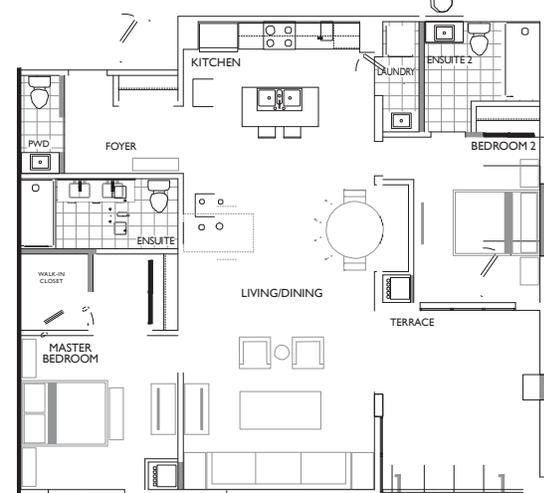
Amico Luxury Condominiums Development, Halton Hills, Ontario, Canada



Phasing Plan



Three-Bedroom Penthouse Unit



Two-Bedroom Unit

©2017 Holabird & Root



# Experience

Aurora Police Headquarters and Branch Court Facility



**SIZE**  
23 acres  
160,000 sq. ft. building

**SERVICES PROVIDED**  
Master Site Planning  
Landscape Master Plan

**PROJECT TYPE**  
New Police Headquarters and Branch Court Facility

**FINANCING TYPE**  
Publicly funded

**CONSTRUCTION COST**  
\$66 million

Community Engagement Strategies and Role of Development Team/Individual Firms: SDA worked closely with MWL Architects, Cordogan Clark and Associates, and Engineering Enterprises to develop the site and landscape master plan for creativity, safety, security, sustainability and year-round interest. 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. Permeable pavers, bioswales, and native plantings were incorporated into parking lots to filter overland flow. A prairie overlook and bike path system was included to provide children the opportunity to learn more about natural systems and rainwater use.

Project Reference: Jim McClaren  
McClaren, Wilson & Lawrie  
Project Phone: (630) 868-3764

Community Reference: City of Aurora  
Community Contact Address: 65 Water Street, Aurora, IL 60505  
Community Phone: (630) 256-3101

# Experience

Glenview Public Library



**SIZE**

2.5 Acres  
85,000 sq. ft. building

**SERVICES PROVIDED**

Master Site Planning  
Landscape Master Plan

**PROJECT TYPE**

New public library

**FINANCING TYPE**

Publicly funded

**CONSTRUCTION COST**

\$26 million

Community Engagement Strategies and Role of Development Team/Individual Firms: 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. The streetscape was designed to seamlessly blend with the library landscape, incorporating an outdoor reading room, permeable paver plaza, and stylized site furnishings to match materials on the building and in the adjacent park. This LEED driven project uses a mix of both native and ornamental plantings around the entire building, including a rain garden. In addition to sustainable design solutions at ground level, intensive and extensive green roofs were designed for the second floor of the building, one which serves as an outdoor seating and entertainment space, and the other for a viewing area for administrative offices and library patrons.

Project Reference: Doug Pfeiffer  
Dewberry  
Project Phone: (847) 841-0596

Community Reference: Glenview Public Library  
Community Contact Address: 930 Glenview Rd, Glenview, IL 60025  
Community Phone: (847) 729-7500



# Experience



Wolfs Crossing Phase I Engineering Study



**SIZE**  
4.5 miles

**SERVICES PROVIDED**  
Public Outreach Lead  
Community Liaison  
Sustainability Design

**PROJECT TYPE**  
Roadway Corridor  
Phase I Engineering Study

**FINANCING TYPE**  
Publicly funded

**PROJECT COST**  
\$1.4 million  
Engineering study

Community Engagement Strategies and Role of Development Team/Individual Firms: As a subconsultant to Alfred Benesch & Company, SDA has been retained by the Village of Oswego to assist with the preparation of the Phase I Environmental Study for the Wolfs Crossing Road corridor in Oswego, IL. SDA's specific roles on the project are leading the public outreach program including the management and facilitation of the Wolfs Crossing Corridor Advisory Team (WolfCAT), the planning and preparation for all public open houses and hearings, and assisting with the development of sustainable transportation design elements and Design Guidelines for the corridor.

Project Reference: Laura McGovern  
Alfred Benesch & Company  
(312) 565-0450

Project Phone:

Community Contact: Jennifer Hughes, P.E., Village Engineer  
Community Reference: Village of Oswego  
Community Contact Address: 100 Parkers Mill, Oswego, IL 60543  
Community Phone: (630) 551-2366





**Cork Factory Redevelopment**  
Pittsburgh, Pennsylvania

*Client*  
Antunovich Associates

*Contact*  
Jeff Zelisko,  
Architect  
312.266.1126

*Status*  
Complete

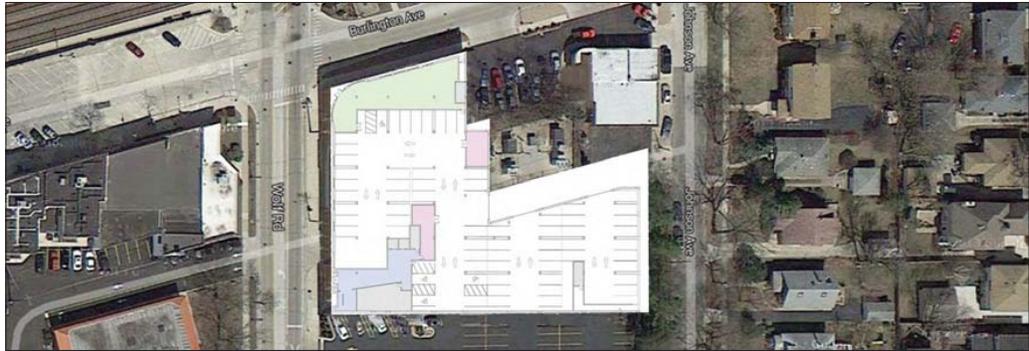


Hitchcock Design Group worked with Antunovich Associates to design a courtyard environment for a National Historic Register brown field renovation project. The Armstrong Cork Factory was originally a significant part of the Pittsburgh economy; it manufactured cork products that were shipped around the world. Years later, after the operation was no longer economically viable, the factory was converted into loft apartments now known as the Cork Factory. Hitchcock Design Group was hired to design a courtyard that would provide a suitable arrival court and port-cochere; accommodate outdoor lounge and fire pit areas with access to a lawn area for games; and create a lap pool environment with a jacuzzi and pergola. All of this was done using low walls, planters, stairs and ramps to screen private balconies and decks from the public areas while also mitigating a four-foot variation in the finished grade of the courtyard. Adjacent streetscape planters were designed for shade trees and groundcover.





**Foxford Station**  
Western Springs, Illinois



*Client*  
Chicago Capital Holdings

*Contact*  
John McFarland  
630.455.1002

*Status*  
In Progress

*Size*  
1 acre

*Construction Budget*  
\$300,000

*Design Team*  
FitzGerald Associates  
Architects;  
Mackie Consultants

Located in Western Spring's historic downtown, Foxford Station is a transit oriented multi-use development that is being proposed by Foxford Development. As a part of the design team, Hitchcock Design Group designed the streetscape, sidewalk cafe space, rooftop terraces, and helped to entitle the project.





**Orland Park Main Street Triangle**  
Orland Park, Illinois



*Client*  
Related Midwest

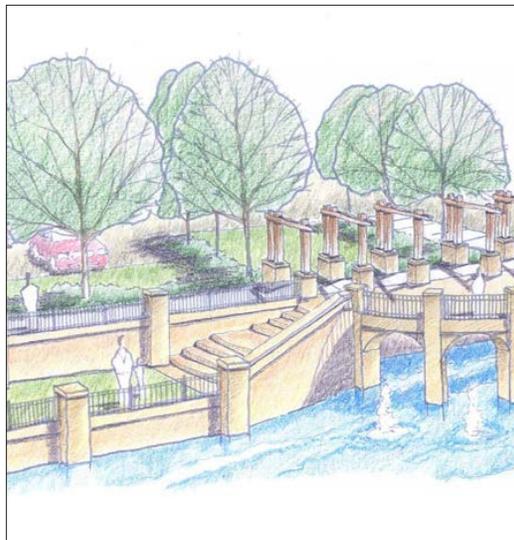
*Contact*  
Will Tippens,  
Senior Project Manager  
312.595.7400

*Status*  
Complete

*Size*  
22 acres

*Construction Budget*  
\$2,250,000

*Design Team*  
Sullivan Goulette Wilson,  
Ltd.;  
SpaceCo, Inc.;  
Pizzo & Associates;  
McCluskey Engineering;  
Fountain Technologies



Hitchcock Design Group was commissioned to lead a specialized project team to develop the land plan, site design and public process for a transit-oriented, suburban development on the Rock Island train line. This catalyst development will allow Orland Park to further define the identity of its downtown core. Six-story condominium buildings surround the one-acre, crescent-shaped green space. This park connects the development to the new Metra Station, a performance area, restaurants with outdoor dining areas, and retail. Residential entries for mid-rise buildings are via landscaped courtyards. Two-story arcades provide visual and pedestrian access to residential courtyards from the crescent. The development includes 319 residential units, 143,000 sq. ft. of retail, and 350 Metra parking spaces in surface and structure parking lots. The proposed design integrates the sustainable design practices of native plantings, and pond water circulation to enhance the water quality.





**University Village – Ivy Hall**  
Chicago, Illinois



*Client*  
South Campus  
Development Team

*Contact*  
Vince Forgione, President  
New Frontier Real Estate  
Development, Inc.  
312.850.8330

*Status*  
Complete

*Size*  
10 acres

*Construction Budget*  
\$5,000,000

*Design Team*  
FitzGerald Associates  
Architects;  
Roy Kruse & Associates;  
Spaceco, Inc.

When the University of Illinois at Chicago was expanding south of their Chicago campus, they created University Village, a mixed-use development. As such, University Village includes a combination of single family homes, lofts, townhomes, residence halls, academic buildings, and adaptive re-use commercial buildings. Hitchcock Design Group was involved as a Planner and Landscape Architect for over 250 private housing units, open space plans, and other design and construction projects. Responsibilities included schematic design, contract documents, and construction observation for site features including plant material, pavement types and sidewalks, precast piers and obelisks, lighting, fencing, signage, retaining walls, and site furnishings.

