



**#PLN-2021-68**  
**95 E. Crystal Lake Ave – Conceptual PUD**  
**Project Review for Planning and Zoning Commission**

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<b><u>Meeting Date:</u></b>	June 16, 2021
<b><u>Request:</u></b>	Conceptual planned unit development review for a 97-unit multi-family residential development.
<b><u>Location:</u></b>	95 E. Crystal Lake Ave
<b><u>Acreage:</u></b>	Approximately 4.8 acres
<b><u>Zoning:</u></b>	B-4 – Mixed-Use Business
<b><u>Surrounding Properties:</u></b>	North: B-4 – Mixed-Use Business South: R-3B PUD – Multi-Family Residential PUD East: M – Manufacturing West: M-L & R-3A – Manufacturing Limited & Two-Family Residential
<b><u>Staff Contact:</u></b>	Katie Cowlin (815.356.3798)

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**Background:**

- The site is the former Hines Lumber property.
- The site was previously approved for the Hummel project, a mixed-use development including 170 condominium units and 14,248 square feet of commercial space.
- A conceptual PUD review was presented in 2016 for a mixed-use development including 217 residential apartments and approximately 10,000 square feet of commercial space.
- A conceptual PUD review was presented in 2020 for a mixed-use development including 159 residential apartments and approximately 5,000 square feet of commercial space.

**Development Analysis:**

**Land Use/Zoning**

- The site is currently zoned B-4 Mixed-Use Business. Residential developments are permitted in this zoning district with a Planned Unit Development approval.
- The petitioner would request variations in conjunction with the Planned Unit Development.

**General**

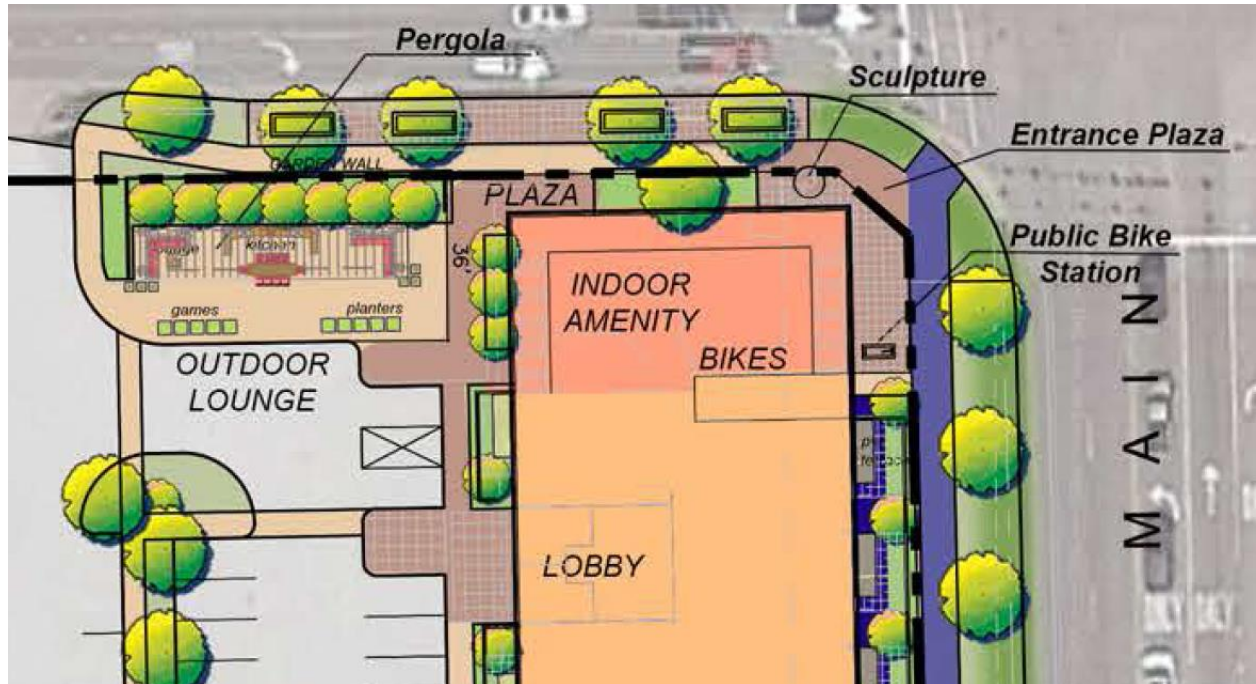
- The project proposal includes two residential housing types. A 46-unit apartment building and 51 townhome rental units.
- The apartment building would include one and two-bedroom units. There is 2,000 square feet of amenity space included within the building for the residents. The amenity space would be located on the first floor of the building at the corner of the intersection to mimic first floor commercial retail space.
- The townhome units would be a mix of two and three-bedroom units and include a two-car garage for each unit.
- The project is adjacent to the MCCD Prairie Trail.

Comparison of Developments				
	<b>Hummel (approved in 2006)</b>	<b>2016 Conceptual</b>	<b>2020 Conceptual</b>	<b>Proposed Project</b>
<b>Development</b>	170 condos & 14,248 sf retail	217 apartments & 10,000 sf retail	159 apartments & 5,000-7,150 sf retail	97 units total (46 apartments & 51 townhome units)
<b>Height</b>	62 feet/ 5 & 6 stories	66 feet 4 inches/ 6 stories	One story retail & 3/4 stories residential	4-story apartment building & 3-story townhomes
<b># of Buildings</b>	2 buildings	1 building	2 buildings	10 buildings
<b>Parking</b>	Parking provided at street level and basement	Parking provided for retail use on street level and resident parking is located internal to the building on each level	Parking provided for retail use on street level and resident parking is under the building and around the building	Garage parking would be provided for the townhomes and surface parking for the apartment units

Site Layout

- The proposed apartment building would be located along Crystal Lake Avenue and Main Street with a reduced setback in order to continue the Downtown Crystal Lake standard. The townhome buildings would be located at the south end of the property and fronting Main Street.
- A full access driveway would be allowed on Crystal Lake Avenue and a right-in/right-out entrance would be allowed on Main Street.
- The traffic study conducted by HLR in 2006 will be updated for the project.
- Previous project proposals have been vertical and horizontal mixed-use developments. During the last conceptual, both the PZC and City Council were concerned about trying to build too much on the property while providing sufficient parking.
- The petitioner is proposing a mix of residential building types to meet market demands and address the parking requirements.

- The proposed project includes private green spaces for the residents to gather, an outdoor seating area to buffer the parking lot from the street and indoor amenities. The green space is accessible to all residents with the placement of sidewalks throughout the site. The corner of Crystal Lake Avenue and Main Street has a variety of streetscape elements and amenities for the residents and public, an enlarged portion of the site plan is pictured below.



- The access from Crystal Lake Avenue was designed to allow for a distinct entrance to the site, instead of driving through a parking lot. This design was encouraged by staff similar to the previous conceptual review.

#### Parking

- Surface parking would be utilized for the apartment building.
- Two-car garages are proposed for the townhome units and surface parking would be provided for guests.
- Based on the current proposal, 144 parking spaces would be required for the residential units and 192 spaces are provided.

#### Building Elevations (See next page for example images)

- At this time, the applicant does not have a complete rendering of the residential buildings as proposed.
- The petitioner has submitted some examples of buildings and renderings illustrating elements that would be incorporated into the design for the subject property.
- The townhomes and multi-family building should share architectural elements in order to present a cohesive development.

- The architecture of the buildings should be complementary to the downtown and include a mixture of architectural elements such as:
  - A mix of traditional building materials
  - Varying rooflines
  - Distinct horizontal and vertical elements to create a base, middle and top for the apartment building
  - Covered entryways and accents
  - Recessed balconies for the apartment building
  - Details such as gable brackets, projecting cornices, awnings and wide window trim

*(Continue to next page.)*



The sample images were provided by the petitioner and staff has noted favorable elements of the apartment buildings.



Strong cornice and brick base – quality



Mix of square and arch openings & varied roofline – pleasing



Traditional colors – timeless & urban



Balcony details & brick – clean



First floor awning – urban feel

The sample images below were provided by the petitioner to illustrate townhome concepts that have strong architectural details and a mix of quality building materials. The townhome design should complement the apartment building.



**Planning and Zoning Commission Discussion:**

The following comments are for discussion and consideration in future submittals:

1. Properties located on the edge of many downtowns are multi-family residential uses. Does a fully residential development fit the vision for this Downtown property?
2. Site Plan: Pedestrian level design, amenities, and integration on this site as well as to the Prairie Path and downtown are important. The petitioner is proposing a variety of amenities on-site and at the corner of Crystal Lake Avenue and Main Street. Some of the amenities include a pet station, green space with grilling area, outdoor kitchen and seating (outdoor lounge), pergola, a plaza, sculpture and public bike station. What are additional details for these amenities that will activate the area and create a sense of place?

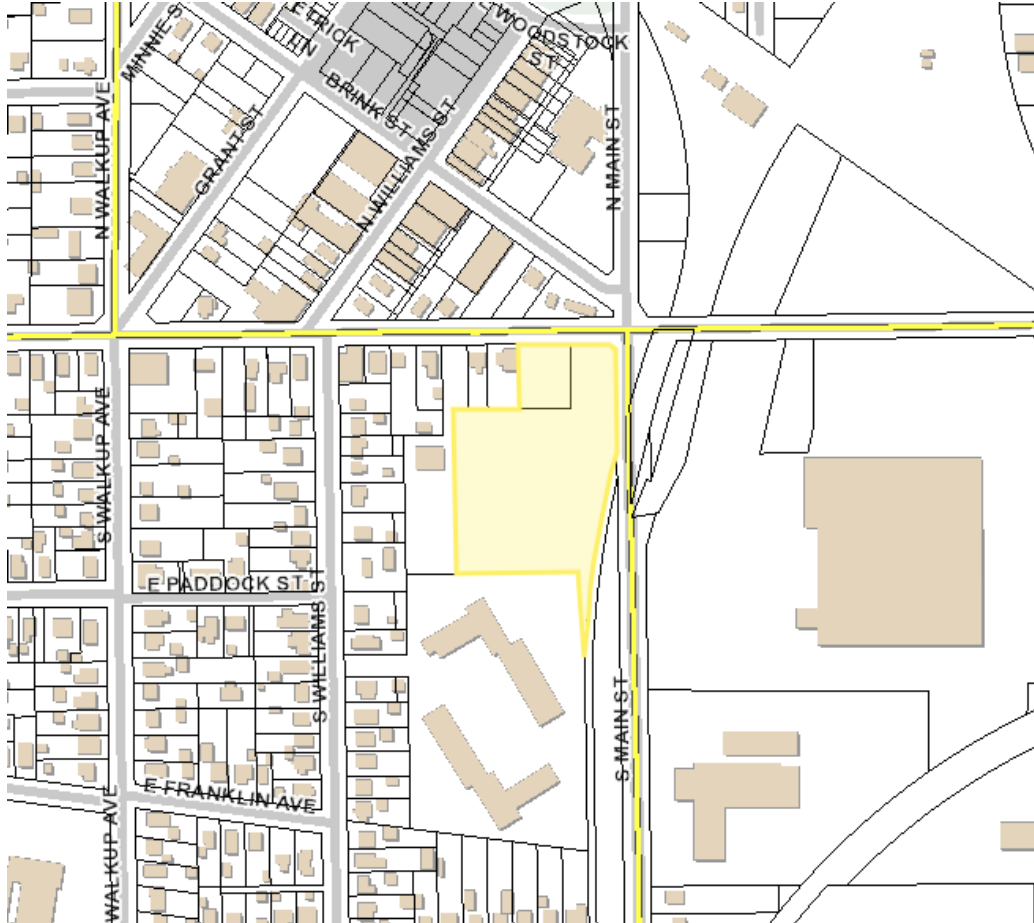
### 3. Architecture:

a) For the townhomes, which sample architectural style is preferable? Are there other ideas for the petitioner?

b) For the apartment building, the architecture must echo some of the strong classic elements we have in Downtown. The petitioner has shown examples of types of dynamic features on buildings such as a strong cornice, brick base, traditional colors and materials, first floor awning, balcony details and wide trim. Are there architectural elements that are preferable based on what the petitioner has provided or other ideas for this building?



PIQ MAP – 95 E. CRYSTAL LAKE AVE – CONCEPTUAL PUD



HAMILTON  
PARTNERS

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HAMILTON PARTNERS, INC.  
1130 Lake Cook Road, #190  
Buffalo Grove, IL 60089  
P (847) 459-9225  
F (847) 459-8918

May 25, 2021

Ms. Kathryn Cowlin  
AICP | Assistant City Planner | Community Development  
City of Crystal Lake  
100 W. Woodstock Street  
Crystal Lake, IL 60014

RE: Proposed Development Concept / Crystal Lake Apartments at Crystal Lake Avenue & Main Street

Dear Katie:

Hamilton Partners and Harlem Irving Companies are working together to seek approval of the rezoning and development of the property at 95 Crystal Lake Avenue at the SW corner of Main Street and Crystal Lake Avenue in Crystal Lake, Illinois. Our proposal would be to seek approval for multi-family zoning within a PUD for this property which would allow for the development of a four-story apartment building containing 46 rental units along with the development of 51 townhomes consisting of 2 and 3 bedroom units as rentals. Each townhome would also contain two and ½ baths, a two-car garage along with bonus room.

The apartment building would include common areas such as all-purpose/co-op space, fitness room and internal bike storage. This featured space would be positioned at or near first floor street frontage at the north end of the building along Crystal Lake Avenue and Main Street. The proposed development would also include landscaped features, including outdoor gazebos with grills, seating clusters and would contain a separate area as a dog park.

We have teamed up other strategic partners to co-develop this blend of a combination of conventional apartment units contained within multi-story buildings along with townhome units for rent in various apartment campuses within the suburban marketplace and have found this approach to be successful and appealing to the user looking for a variety of rental options.

The location of this property with close proximity to the shops and restaurants in downtown Crystal Lake along with walking distance to the train station provide a strategic location for many users seeking to rent in this submarket. We anticipate the variety of space options will cater to a diverse segment of renters from young professionals to older couples considering a rental home in the community of Crystal Lake.

Thank you for your cooperation and assistance in working with us relative to this site that is available for development. We are excited to have the opportunity of discussing our development concept for this property with community leaders within Crystal Lake and look forward to sharing our thoughts relative to this exciting opportunity.

Sincerely,



Timothy G. Beechick  
Partner

TGB:mcs

# City of Crystal Lake Development Application

Office Use Only

File # \_\_\_\_\_

Project Title: \_\_\_\_\_

## Action Requested

- |   |  |
|---|--|
| <input type="checkbox"/> Annexation                   | <input type="checkbox"/> Preliminary PUD                 |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Plat of Subdivision |
| <input type="checkbox"/> Conceptual PUD Review        | <input type="checkbox"/> Rezoning                        |
| <input type="checkbox"/> Final PUD                    | <input type="checkbox"/> Special Use Permit              |
| <input type="checkbox"/> Final PUD Amendment          | <input type="checkbox"/> Variation                       |
| <input type="checkbox"/> Final Plat of Subdivision    | <input type="checkbox"/> Other                           |

## Petitioner Information

Name: Tim Beechick / Hamilton Partners

Address: 1130 Lake Cook Road - Suite #180

Buffalo Grove, IL 60089

Phone: 847-459-9225

Fax: 847-459-8918

E-mail: tbechick@hpre.com

## Owner Information (if different)

Name: First Midwest Bank: Attn - Amanda Panozzo

Address: 8750 W. Bryn Mawr - Suite #1300

Chicago, IL 60631

Phone: 815-263-0978

Fax: 708-398-3577

E-mail: amanda.panozzo@firstmidwest.com

## Property Information

**Project Description:** The property is 4.822 acres of vacant land located at the SW corner of Crystal Lake Avenue and Main St., formerly housing the business of Hines Lumber Yard. The proposed use would be for multi-family use with the development of a rental community containing a four (4) story apartment building with 45 units along with 51 townhomes for a total of 96 rental units.

**Project Address/Location:** 95 Crystal Lake Avenue

Southwest corner of the intersection of Crystal Lake Avenue and Main Street

**PIN Number(s):** 19-05-228-061, 19-05-228-062

**Development Team**

Please include address, phone, fax and e-mail

**Developer:** Hamilton Partners and Harlem Irving Companies

**Architect:** B&B Design, Inc.

**Attorney:** Zanck, Coen, Wright & Saledin P.C.

**Engineer:** RWG Egnineering, LLC

**Landscape Architect:** To be determined

**Planner:** B&B Design, Inc.

**Surveyor:** Terra Technology Land Surveying, Inc.

**Other:** \_\_\_\_\_

**Signatures**

HAMILTON PARTNERS  
TIM BEECHICK Tim Beechick 5/25/2021  
**PETITIONER: Print and Sign name (if different from owner)** **Date**

**As owner of the property in question, I hereby authorize the seeking of the above requested action.**

DocuSigned by:  
Amanda L. Panoyzo 5/25/2021  
0C7890022B08489  
**OWNER: Print and Sign name** **Date**

**NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.**



# HAMILTON PARTNERS

## Company Overview

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**TIM BEECHICK, PARTNER**

**HAMILTON PARTNERS**

**PHONE:** 847.459.5560 **EMAIL:** [tbeechick@hpre.com](mailto:tbeechick@hpre.com)



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# HAMILTON PARTNERS

Hamilton Partners, Inc. is one of the Midwest's preeminent, privately held commercial development companies. The company is headquartered in Itasca, Illinois and has regional offices in Buffalo Grove, Downers Grove, Salt Lake City, Utah and the firm is in the process of opening a full service office in Phoenix. Hamilton Partners has full service management offices in 15 additional locations throughout the Chicago area. In the past 40+ years, the company has developed over 37 million square feet and continues to own several of the Chicago area's most prestigious and financially successful commercial office, industrial and retail projects. Hamilton Partners has won local and state NAIOP awards for our developments in both Utah and Illinois.

Operating Partners of Hamilton Partners are local experts in not only the properties they are operating, but also the dynamics of their communities. With an average of 24 years of experience, each partner has developed, leased and managed numerous properties and understands all facets of community relations as well as property operations. Hamilton Partners believes that quality and service distinguish properties. The firms' portfolio is proof that the highest quality properties achieve higher rental rates, attract and retain stronger credit tenants, and experience higher occupancy.

## Summary of Size and Depth of Experience

The 25 partners of Hamilton Partners combine over 470 years of experience developing, owning and operating over 39 million square feet of properties. The result is a time-tested portfolio of the highest quality buildings which continue to set the standard of reference for financial performance.

The Partners have averaged development and acquisition expenditures of over \$100,000,000 annually.

Hamilton Partners continues to own and operate over 18.0 million square feet valued at approximately \$2 billion. Furthermore, land holdings of over 250 acres allow the company to continue its annual development volume.

## Hamilton Partners current portfolio:

	Owned/Managed	Developed
Office	9,228,807 SF	25,000,000 SF
Industrial	6,753,679 SF	20,000,000 SF
Retail	327,154 SF	5,000,000 SF
Multi-Family	1,775 Units	375 Units

## Development Experience

As a long-term investor in its real estate, Hamilton Partners builds institutional quality properties with an upscale corporate image and the flexibility to accommodate a wide array of tenant mixes. Historically, Hamilton Partners has principally built multiple tenant properties for lease on a speculative basis. As a result of its years of experience, Hamilton Partners has developed a keen sense of how to create efficient buildings which remain flexible as Market conditions change.

## Hamilton Partners Project Experience - Office



**Hamilton Lakes - Itasca:** Hamilton Lakes is a 350 acre, master-planned business community developed by Hamilton Partners. The Park boasts unequaled office space, luxurious amenities, and beautiful indoor and outdoor public spaces. Within the park are two hotels, four restaurants, a child care center, and fitness center. In addition to amenities Hamilton Lakes is home to over 3.7 million square feet of Class A office space. Adjacent to the park are the Residences at Hamilton Lakes, developed together with M&R Development, which boasts 297 apartments.

## Hamilton Partners Project Experience – Office



**Esplanade Business Park - Downers Grove:** The Esplanade at Locust Point is located at one of the most vital intersections west of Chicago’s Loop. This master-planned development of approximately 3 million square feet and 80 acres, offers unequaled office space and luxurious amenities for the business community. First-class hospitality in the DoubleTree Suite Hotel and beautiful indoor and outdoor public spaces are well established and are directly accessed by all buildings via a skywalk system. Additional amenities include The Esplanade Fitness Center, Bright Horizons Daycare Center, full service restaurants, a deli, and a retail arcade. The Esplanade provides a direct free bus connection to the Belmont Station in Downers Grove.



## Hamilton Partners Project Experience – Office

<b>Project Name:</b>	<b>10008 South Creek Run Way, Sandy, Utah</b>
Developer:	Hamilton Partners
Architect:	FFKR Architects
Location:	10008 South Creek Run Way, Sandy, UT
Project Type:	Office Building
Total Development Cost:	\$11 Million



**10008 South Creek Run Way, Sandy, UT:** 10008 South Creek Run Way in Sandy, Utah was developed as a Class-A, single-tenant office building located in the heart of Sandy, one of Utah’s fastest growing cities. Situated on 2.23 acres, the 55,608 square foot, four-story building features a built-to-suit design with spectacular view corridors in all directions. The development was part of Utah’s first ever transit- oriented development.

Hamilton Partners structured the deal and partnered with the Utah Transit Authority to develop the building. UTA contributed the land while Hamilton Partners match the capital allowing UTA to place revenue back into the public transit system. The agreement was executed in September 2014 and construction was completed by December 2015. Utah Department of Child and Family Services was the tenant.

Located in Sandy’s emerging East Village, the building is part of a 1.45 million square foot mixed-use development which, when completed, will consist of contemporary high-density housing, retail, and office projects. The building is easily accessible from both the 9000 South and 10600 South I-15 –Freeway and is located in the immediate proximity to a TRAX light rail station.

## Hamilton Partners Project Experience – Multi-Family



**Project Name:** The Residences at Hamilton Lakes  
**Developer:** Hamilton Partners/M&R Development, LLC  
**Architect:** BSB Design  
**Location:** 1133 N. Arlington Heights Road, Itasca, IL  
**Project Type:** Multiple Family Rental Community  
**Total Development Cost:** \$68 million  
**Details:**

Use/Product	Total
<u>Unit Mix</u>	
Studio	3
1 Bed / 1 Bath	186
2 Bed / 2 Bath	96
3 Bed / 2 Bath	12
<b>Total Rental Units</b>	<b>297</b>
Avg. Unit Size (SF)	949
Residential Parking	513 total



## Hamilton Partners Project Experience – Multi-Family



**Project Name:** Deer Park Crossing  
**Developer:** REVA Development/Hamilton Partners  
**Architect:** BSB Design & Linden Group  
**Location:** 21599 W. Field Court, Deer Park, IL  
**Project Type:** Multiple Family Rental Community  
**Total Development Cost:** \$70 Million

### Details:

Use/Product	Total
<u>Unit Mix</u>	
Flats	192
Luxury Townhomes	44
<b>Total Rental Units</b>	<b>236</b>
Avg. Unit Size (SF)	949
Acreage	11.2 Acres

## Hamilton Partners Project Experience – Multi-Family

<b>Project Name:</b>	<b>The East Village</b>
Developer:	Hamilton Partners
Architect:	IBI Architects
Location:	159 Midvillage Boulevard, Sandy, Utah
Project Type:	Multi-Family Development
Total Development Cost:	\$58 Million



**159 Midvillage Boulevard, Sandy, UT:** Development is a four and five story, 336 unit, Class-A development of five buildings. The development was completed in 2017 and is part of Utah's first ever transit-oriented development project.

Hamilton Partners structured the deal and partnered with the Utah Transit Authority to build the property. UTA contributed the land, while Hamilton Partners matched the capital, allowing UTA to place revenue back into public transit.

The development agreement was executed in June 2015 and construction was completed in May 2018.



## Hamilton Partners Project Experience – Retail

### Hamilton Partners Project Experience



**Willow Festival, Northbrook:** Willow Festival is one of the largest and most exciting developments in the Chicagoland suburbs. The development boasts over 400,000 square feet and includes a prestigious national tenant roster. This project was structured as an unsubordinated ground lease negotiated by Todd Berlinghof. Hamilton Partners signed a 99-year ground lease with Society of the Divine Word at the end of 2004. Construction began almost a year later in November 2005. Lowes, one of the major anchor tenants, opened for business in October 2006.

The development boasts over 400,000 square feet and includes a prestigious national tenant roster of Whole Foods, CVS Pharmacy, DSW, Homegoods, and Starbucks, to name a few. Hamilton Partners was able to convert a wooded, undevelopable land corner into an asset. Land purchase price was \$64 million. Hamilton Partners worked closely with the City of Northbrook while managing the project. This project was well received by both entities and their respective consultants and advisors and resulted in great success for all involved.

## Hamilton Partners Project Experience – Retail

### Hamilton Partners Project Experience



**Stony Creek Promenade, Oak Lawn:** Hamilton Partners developed Stony Creek Promenade in a public/private partnership with the Village of Oak Lawn who was the land owner. The Promenade was developed in 2014 with a retail mix that complements today's economy, like Mariano's Grocery and Cooper's Hawk Restaurant. The project included high end landscaping and upscale finishes that makes the Promenade distinctive and fun. The total development costs were over \$22 million.

The Village leased the land to Hamilton Partners. During this project, the Village's debt was substantially reduced and the TIF is on track to be paid back more than a decade early. The increased tax base and an estimated 700+ jobs that were created were a big asset to citizens of Oak Lawn.

The goal for this project was to transform a dilapidated retail center into a vibrant and exciting retail destination for the southwest suburban area. Stony Creek Promenade opened in 2015 succeeded with record breaking openings, fully leased stores and draws residents to Oak Lawn from surrounding areas. The future decades of millions of dollars in additional yearly revenue for the schools, parks, library and Village made this project a huge success for Hamilton Partners and the Village of Oak Lawn.

## ADDITIONAL RETAIL DEVELOPMENT EXPERIENCE

### Retail Summary



Willow Festival- Northbrook, IL  
Built in: 2006/2007  
Size: 417,000 square feet  
Cost of Construction: \$55 million  
Ownership: Hamilton Partners  
Major Tenants: Whole Foods, Lowes,  
Best Buy, REI, American Chartered Bank



Shops at Flint Creek- Barrington, IL  
Built in: 2006/2007  
Size: 55,000 square feet  
Cost of Construction: \$11 million  
Ownership: Hamilton Partners  
Major Tenants: Heinen's



Elk Grove Town Center- Elk Grove Village, IL  
Built in: 1998/1999  
Size: 138,000 square feet  
Cost of Construction: \$21 million  
Ownership: Sold 2004  
Major Tenants: Dominick's, Walgreens,  
Blockbuster



## Retail Summary Continued



Ravinia Plaza- Orland Park, IL

Built in: 1989

Size: 102,000 square feet

Cost of Construction: \$16.5 million

Ownership: Sold 2003

Major Tenants: Borders Books, Pier 1



Rice Lake Square- Wheaton, IL

Built in: 1997

Size: 249,277 square feet

Cost of Construction: \$40 million

Ownership: Sold 2004

Major Tenants: Whole Foods, Borders Books



Danada Square East- Wheaton, IL

Built in: 1990

Size: 200,000 square feet

Cost of Construction: \$35 million

Ownership: Sold 2001

Major Tenants: Dominick's

## Retail Summary Continued



Mallard Crossing- Elk Grove Village, IL

Built in: 1992

Size: 205,000 square feet

Cost of Construction: \$13 million

Ownership: Sold 1997

Major Tenants: Wal Mart



St. James Crossing- Westmont, IL

Built in: 1998

Size: 55,000 square feet

Cost of Construction: \$8 million

Ownership: Sold 1998

Major Tenants: Specialty Boutique Center

## **C. Experience of Key Personnel**

### **MARK HAMILTON – PARTNER, HAMILTON PARTNERS**

Mark Hamilton is a Partner at Hamilton Partners and is involved in all aspects of development including: office, industrial, retail and multi-family, marketing, leasing, acquisition and all management activities. Mr. Hamilton has had extensive experience in land planning, zoning, entitlement and the development of vacant land and the subsequent use of the property for commercial development.

After graduating from the University of Illinois in 1985, Mr. Hamilton was employed by CB Commercial until 1991. While at CB Commercial, he served as an office broker, gaining recognition as Rookie of the Year in 1989. Mr. Hamilton received his MBA from the Kellogg Graduate School of Management at Northwestern University in 1993 and has served on numerous boards in the Chicagoland area.

### **RON LUNT – PARTNER, HAMILTON PARTNERS**

Ron is an Office Division Partner and one of the founding partners of Hamilton Partners. He is responsible for the development and acquisition activities of the firm. Since Hamilton Partners was established in 1987, the office portfolio has grown to over 11 million square feet.

Prior to establishing Hamilton Partners, Ron was the Office Division Partner for the Trammell Crow Company for 15 years in the Chicago area. With the Trammell Crow Company, he was responsible for leasing, management, and development of the Chicago office properties.

Ron has more than 46 years of experience in the real estate business. He has been directly involved in the development of over 10 million square feet of office buildings, 8 million square feet of office acquisitions, and acquired over 1,000 acres of office land.

Mr. Lunt graduated in 1970 from the University of Minnesota with a BS in Business. He is affiliated with multiple organizations including the Urban Land Institute, the Real Estate Investment Council of Chicago, the DuPage Development Council and is Co-Chair on the Choose DuPage Board.

### **TIM BEECHICK – PARTNER, HAMILTON PARTNERS**

Tim is a founding partner of Hamilton Partners with primary responsibilities for overseeing office development, marketing, leasing, acquisition and management activities in the North and Northwest Suburban Markets of Chicago.

As a Project Partner, he has been responsible for the development, financing, leasing and management of an office building portfolio of over 2.2 million square feet totaled at a value of approximately \$320 million. Tim has had extensive experience in land planning, zoning and the acquisition and sale of vacant land for commercial use development. He has also participated in the development of multi-family apartments within the North and Northwest Suburban Marketplace.

Tim has over 38 years of experience in the commercial real estate business. Prior to joining Hamilton Partners, he was a Project Partner with the Trammell Crow Company in Chicago with primary responsibility for the development, leasing and management of suburban office properties.

### **TODD BERLINGHOF – PARTNER, HAMILTON PARTNERS**

Todd has developed retail shopping centers for Hamilton since graduating from business school. Responsibilities include the acquisition of land, securing of tenants, design, construction and financing of the development, and either the continued management and leasing or the sale of the shopping center at its completion.

#### **Shopping Centers built:**

- Mallard Crossing, Elk Grove Village
- Cobbler's Crossing, Elgin
- Berkshire Place, Plainfield
- Village Crossing redevelopment, Skokie
- Rice Lake Square redevelopment, Wheaton
- Flint Creek Shopping Center, Barrington
- Elk Grove Town Center, Elk Grove Village
- Aurora Commons, Aurora
- Maple View, Grayslake
- Prairie Point, Aurora
- Stuarts Crossing, St. Charles
- Greyhawk Shopping Center, Lake Zurich
- Willow Festival, Northbrook

This extensive ground up development experience has also led Todd to become one of the most experienced partners in terms of village board and planning council presentations for the securing of necessary entitlements.

### **MIKE ROLFS – PARTNER, HAMILTON PARTNERS**

Mike is a Partner in the Office Division of Hamilton Partners. He is responsible for office development, marketing, leasing and acquisition activities for a portfolio of 2.2 million square feet in the North and Northwest Suburban Markets of Chicago.

Since joining Hamilton Partners in 1987, Mike has developed over 1,600,000 square feet of office space at a market value of over \$300 million, including corporate build-to-suits for Federal Express, Brunswick, Angus Chemical Corporation, Robert Half International, AAA Chicago Motor Club, CDW Corporate Headquarters and HSBC North American Headquarters. He has leased over 3.5 million square feet of office space and has been involved directly in both land and building sales and acquisition.

PORTFOLIO OVERVIEW



HARLEM IRVING COMPANIES

EXCELLENCE ◦ COMMUNITY ◦ LEADERSHIP



## A History of Leadership

Harlem Irving Companies was established in 1954 with the development of Harlem Irving Plaza, a 300,000 square foot shopping center on Chicago's northwest side. One of the first major shopping centers in Chicagoland, "The HIP" opened with 44 stores. A series of phased expansions and renovations ensued, transforming the company's flagship property into its current status as a 700,000 square foot enclosed regional shopping mecca that caters to a trade area of more than 1 million residents. Today The HIP features over 140 specialty stores plus a 350-seat food court, and boasts average sales per square foot in excess of \$530.

The early leadership of Harlem Irving Companies recognized the importance of being active in the burgeoning shopping center industry, and The HIP became the 89th charter member of the International Council of Shopping Centers in 1957. In the more than five decades that its flagship property has evolved and flourished, the company itself has grown more successful and has attracted a new generation of leadership. Harlem Irving Companies continues to reflect the spirit of innovation, excellence and efficiency that helped it start strong and grow stronger.

A privately held company, Harlem Irving Companies has expanded its reach throughout Chicago and the Midwest. Today it is a dynamic organization that continues to distinguish itself as a leading developer of shopping centers as well as a wide variety of properties, including public use facilities, retail and commercial developments, and multi-unit residential and institutional real estate. Whether a joint venture project or one of its own, Harlem Irving Companies brings a level of experience, vision and tested expertise that has made it one of the most respected names in the industry.

### A History of Community Involvement

From the very beginning, Harlem Irving Companies has made community service a priority. Nothing reflects this philosophy better than the established record of civic involvement of its flagship property, Harlem Irving Plaza. Through the years, The HIP has been honored for its community outreach programs, from street and fire safety for children to holiday charity giving, summer programs for local high school freshmen and more.

The success of Harlem Irving Companies is the result of its commitment to uncompromising excellence in every project undertaken and its dedication to quality in every working relationship from investor to tenant to consumer.



**Harlem Irving Companies** (also known as “HIC”) is a dynamic organization celebrating over 60 years of success. Our thriving establishment continues to distinguish itself as a leading developer of award-winning retail, residential and mixed-use properties in Chicagoland and beyond. The projects showcased here reflect our company’s unwavering commitment to excellence, and to the strong associations forged throughout these notable years with remarkable retailers and industry partners.

## SHOPPING CENTERS/RETAIL



### **DEERFIELD DEPOT** - 655 Lake Cook Rd., Deerfield, IL 60015

Situated at the southeast corner of Lake Cook and Deer Lake Roads, this 130,813 sf center is anchored by Home Depot and its Garden Center. It features an onsite Metra commuter train station, 745 parking spaces, and three pad sites with frontage on Lake Cook Road and visibility from I-94. The center serves an affluent market with more than 170,000 residents in a 5-mile radius with an average household income of \$167,000.



### **DUNNING SQUARE** - 6500 West Irving Park Rd., Chicago, IL 60634

Dunning Square is anchored by Jewel-Osco and T.J. Maxx, with approximately 25 regional, local and national retailers and 542 parking spaces. Adjacent to several busy office parks, as well as Chicago’s Wright College, Dunning Square draws a steady flow of local and visiting traffic. This 128,000 sf retail center is situated at the intersection of Irving Park Road and Narragansett Avenue on Chicago’s Northwest side and serves an extremely dense population of 830,000 residents.



### **HARLEM IRVING PLAZA** - 4104 North Harlem Ave., Norridge, IL 60706

Established in 1956, Harlem Irving Plaza (“The HIP”) has been expanded and enhanced with over 725,000 sf of bustling retail space. The HIP is home to over 140 successful national, regional and local retailers. Located adjacent to the City of Chicago, The HIP is minutes from O’Hare International Airport, and a few miles from Chicago’s busy Kennedy Expressway. The HIP is encompassed by over 1.3 million residents within 7 miles, and boasts over \$550 average sales per square foot.



### **HICKORY CREEK MARKETPLACE** - 20101 South La Grange Rd., Frankfort, IL 60423

Located at the northeast corner of U.S. Highway Route 45 and St. Francis Road, Hickory Creek Marketplace is anchored by Home Depot with more than 170,000 sf of retail and restaurant space. Frankfort, a premier community in Will County, caters to more than 120,000 residents with household incomes in excess of \$110,000.



### **HUBBARD'S CAVE** - 370 North Desplaines St., Chicago, IL 60661

Located at the corner of Kinzie Avenue and Desplaines Street in Chicago, Hubbard’s Cave features a free standing 65,000 sf Jewel-Osco store situated on a 2.63 acre parcel that includes a 150 car elevated parking structure. This architectural masterpiece of an urban project is located within walking distance of downtown Chicago.



### **NORRIDGE MARKETPLACE** - 4515 North Harlem Ave., Norridge, IL 60706

Norridge Marketplace is located 2 blocks north of Harlem Irving Plaza with traffic exceeding 32,000 VPD. Adjacent to numerous national retailers, this theater anchored redevelopment on Harlem Avenue serves a dense population of more than 660,000 residents within a five mile radius. The center features a new state of the art AMC Theatre offering luxurious recliner seating, as well as Discovery Clothing and a Chick-Fil-A which is slated to open in the upcoming months.



### **NORTH OF HIP** - 4250 North Harlem Ave., Norridge, IL 60706

North of HIP is an expansion that was developed in 2013 and is located adjacent to Harlem Irving Plaza (“The HIP”), an enclosed shopping center with over 725,000 sq. ft. of bustling retail space. North of HIP features 4.3 acres of popular retail, eateries, and services with its newest addition being the fabulous Nordstrom Rack, which opened in October 2017. The open air center sits in one of the most densely populated neighborhoods in all of Chicagoland, with an average household income of \$89,000 within the 5 mile trade area.



### **NORTH & NINTH** - 800 West North Ave., Melrose Park, IL 60160

Located at a prime intersection in Melrose Park, Illinois on North Avenue, the North & Ninth shopping center is home to Target, Jewel-Osco, Home Run Inn Pizza, Boston Market & White Castle. Centrally located to the Chicago-metro area, the outdoor shopping center is situated in a high traffic, easily accessible thoroughfare.



## **NORTHLAKE COMMONS** - 37 West North Ave., Northlake, IL 60164

This Home Depot-anchored power center is located on a 24.6 acre site centrally located in the Chicago-metro area. It boasts 254,529 sf of retail and over 1,300 parking spaces. The site is adjacent to both a residential and business/industrial market area, serving a population base of 320,000. It is easily accessible from the North Avenue exit of the I-290 and I-294 expressways.



## **PATRIOT MARKETPLACE** - 2850 Patriot Blvd., Glenview, IL 60026

Patriot Marketplace is located in the affluent community of Glenview, Illinois, which boasts an average income of over \$145,000. This 252,418 sf center is anchored by Home Depot and Costco, with 1,139 parking spaces. Located off Willow Road and Lehigh, Patriot Marketplace integrates commercial development with an aesthetic, community-focused environment.



## **QUARRY PLAZA** - 12000 South Cicero Ave., Alsip, IL 60803

Located on a 23-acre parcel, the 228,000 sf retail center is anchored by Home Depot and LA Fitness, featuring approximately 1,195 parking spaces. Located in Alsip, Illinois, a developed suburb just south of Chicago. Quarry Plaza is less than 1 mile north of the I-294 exchange, allowing for easy access to and from downtown Chicago. There are over 11,000 businesses with more than 100,000 employees within five miles of the center, and a general population base of almost 350,000.



## **SUTTON PARK** - 1001 South Sutton Rd., Streamwood, IL 60107

Located in Streamwood, Illinois, Sutton Park is situated at the southeast corner of Irving Park Road and Route 59. The state-of-the-art power center features approximately 260,000 sf of retail space and is anchored by a 174,000 sf Super Target and a Marshalls. Sutton Park has a vibrant mix of retail, dining and banking. The site also includes Panera Bread, Famous Footwear, Chase Bank, Chili's, Discovery Clothing and 12,000 sf of small retail shops. Sutton Park draws from a 5-mile trade area with a population of over 222,000 and an average household income of over \$99,400.



## **THE PLAZA AT GRAND PRAIRIE** - 5026 West Holiday Dr., Peoria, IL 61615

This interstate-oriented retail power center contains 242,912 sf anchored by The Great Escape, with a freestanding Pier 1 Imports. It is also bordered by the Route 6/I-474 interchange and US Route 150. Peoria is the Global and National Headquarters for Caterpillar, Inc. There are more than 130,000 people living within a 10-minute drive of the center. Join retailers such as Pier 1 and Home Depot in the Peoria Community.



## **THE SHOPS AT EMERALD** - 123 South Green St., Chicago, IL 60607

Located in Chicago's chic residential corridor, The Shops at Emerald sit in the heart of Greek town's "Restaurant Row." The site is conveniently located directly across from Emerald, an innovative, green-friendly residential condominium with 212 units adjacent to the bustling financial district, downtown offices, The University of Illinois at Chicago campus, great shopping and restaurants. In the heart of the area named "The New Loop", The Shops at Emerald's centralized location provides direct access from both I-90 and 290, as well as the Blue, Pink, and Green CTA lines and several CTA bus stops. Popular retailers include Starbucks, Square Root Kitchen, Fifth Third Bank and is located steps away from Mariano's and Walgreens.



## **TWIN PONDS MARKETPLACE** - 4447 Route 14, Crystal Lake, IL 60014

Located in Crystal Lake, Illinois, Twin Ponds Marketplace meets the challenge of integrating the convenience of a retail power center with the character and warmth of the surrounding community. With nearly 240,000 sf of space, Twin Ponds serves as the storefront for many successful national and regional retailers, including Home Depot, PetSmart, OfficeMax and Pep Boys. The unique location offers a growing trade area population of over 125,000 within a 5-mile radius. Situated at the busy intersection of US Route 14 and State Route 31, Twin Ponds is both highly visible and easily accessible.



## **WASHINGTON SQUARE** - 4849 West North Ave., Chicago, IL 60639

Washington Square is a success story of community redevelopment, marking a major turning point in the west-side of Chicago's economic growth. The prominent grocery-anchored center is situated at the intersection of North Avenue and Cicero and caters to more than 472,000 residents. The center features Food 4 Less, Ross, America's Kids and many more.



## **WILLOWBROOK TOWN CENTER** - 7175 South Kingery Hwy., Willowbrook, IL 60527

Willowbrook Town Center serves a growing population of over 290,000 residents within a three-mile radius, and an additional population of 33,000 employees with over 3,000 businesses. Situated on a 24-acre parcel at the intersection of Plainfield Road and Illinois Route 83, Willowbrook Town Center is a dynamic center featuring nearly 200,000 sf of retail stores, restaurants and banks. Willowbrook Town Center features popular retailers such as Bed Bath & Beyond, Marshall's, Michaels, Portillo's, Buffalo Wild Wings, Staples, Panera Bread, Starbucks, Skechers and more.



# RESIDENTIAL/MIXED USE



## **10 N MAIN** - 10 North Main St., Mount Prospect, Illinois 60056

10 North Main will offer a five story luxury apartment building in the burgeoning downtown stretch of Mt Prospect. Convenient parking will be offered at the ground level, as well as on four additional levels above. The fifth floor of this beautifully designed building will also feature a boutique amenity space, complete with rooftop access!

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## **240 HENNEPIN AVE** - 240 Hennepin Ave., Minneapolis, MN 55440

Situated on the north end of the vibrant Hennepin Avenue downtown corridor of Minneapolis, 240 Hennepin Ave is a proposed 22 story building consisting of 341 luxurious apartments on the upper floors, and the first floor will be comprised of retail space. The tower design is meant to be an accumulation and gateway of the downtown core, Warehouse District and the St. Anthony Falls Historic District. The glassy east side facade will match downtown skyscrapers, and the west side facade will look more similar to traditional brick warehouse buildings.

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## **4TH STREET LOFTS** - 2827 4th St. SE, Minneapolis, MN 55414

The 4th Street Lofts project site is across the street from the Prospect Park LRT station and has convenient access to bus routes and bike lanes in the area. The project will include 163 market-rate micro apartment units, and an abundance of resident amenities including a lobby/leasing center and Wi-Fi coffee lounge, fitness center, study lounges on each floor, outdoor courtyard with grilling stations, and sky deck located on the 6th level with views of the surrounding area and downtown Minneapolis.

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## **8 E HURON** - 8 East Huron St., Chicago, IL 60611

8 East Huron is the best-in class luxury property providing first class amenities and an unparalleled location in Chicago's Gold Coast neighborhood. The design provides an environment that is contemporary and exciting, while also evoking quality and warmth. Located at the northeast corner of State and Huron, the building contains 102 luxury apartments, 31 parking spaces and approximately 2,500 sf of retail space. Amenities include a rooftop deck, pool, residential lounge area, and a fitness center with a yoga area.

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## **811 UPTOWN** - 811 West Agate Ave., Chicago, IL 60640

This unique site, located in Chicago's Uptown neighborhood, boasts the finest amenities found in any rental building in Chicago, and, is the only new building featuring unobstructed views of the Lake and the City. Direct access to Lake Shore Drive means 811 Uptown residents can travel to Chicago's Loop in about 15 minutes via CTA buses or car. A few steps away is popular Montrose Beach and parks where residents can spend free time strolling, jogging or biking. 811 Uptown's fourth level deck offers a private acre and a half of outdoor space including a full size pool, BBQ area, and a wash and run dog area. Other spectacular amenities include a game room, demonstration kitchen and a state-of-the-art fitness room.

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## **ENCLAVE BUCKTOWN** - 2501 West Homer St., Chicago, IL 60647

Enclave Bucktown, just steps away from The 606 trail, is a collection of 49 fresh, modern row homes located in one of Chicago's most coveted neighborhoods. Enclave homes have spacious interiors featuring exquisite designer finishes, European-style cabinetry and high-end appliances. Enclave homes offer 3 or 4 bedrooms, all designed by award-winning architects and are Energy Star Certified®. With two-car garages, professionally landscaped yards and open roof decks providing space to entertain and unwind, it's true urban living at its best!

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## **HALSTED FLATS** - 3740 North Halsted St., Chicago, IL 60613

Located at the intersection of the Lakeview and Boystown neighborhoods in Chicago, Halsted Flats brings a new level of upscale apartment living to the city's north side. The 15-story building features 10,900 sf of retail space on the first floor, along with a heated pool and cabanas on the sundeck. Convenient parking is available for 276 cars on the basement, first, and second floors.

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## **JACKSON THROOP PLACE** - 1241 & 1245 West Jackson Blvd., Chicago, IL 60607

Jackson Throop Place is a newly constructed property located in the heart of the West Loop. These residences provide condo-quality finishes and outdoor spaces in every unit. This beautiful boutique building features an array of amenities including a heated garage parking, secured entry, and bicycle storage. The units are chic and modern with high ceilings, bamboo flooring, and, are dog and cat friendly.

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## **MADISON & THROOP LOFTS** - 1247 West Madison, Chicago, IL 60607

Located in the West Loop, one of Chicago's most attractive neighborhoods, 6,000 square feet of retail space is showcased in the epi-center of award-winning restaurants, boutiques, a burgeoning art gallery district and unique residential loft-style living. The retail site is conveniently located directly beneath 72 residential chic apartment units and offers direct access from both I-90 and I-290 as well as the Blue, Pink and Green CTA lines and several CTA bus stops.

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## **RAVENSWOOD & LAWRENCE** - 1825 West Lawrence Ave., Chicago, IL 60640

Opening early 2020, Ravenswood & Lawrence is located at 1825 W Lawrence and will feature (two) four-story stylish brick facade buildings. The eastern building fronting Ravenswood will feature 59 luxury studio apartments, and the western building will be comprised of 107 opulent studios, 1-Bedroom, and 2-Bedroom units. This stunning new development offers transit-oriented renters a dream location, as it is just steps away from the Ravenswood Metra stop, and conveniently adjacent to a brand new Mariano's and LA Fitness.

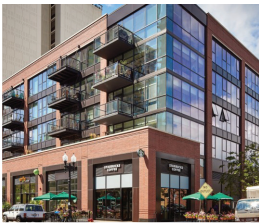
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## **THE ARDUS** - 676 LaSalle Dr., Chicago, IL 60654

The ArduS, originally constructed in the mid-1920s and located at the southwest corner of LaSalle Drive and Huron Street, is in the heart of Chicago's vibrant and invigorating River North neighborhood. Today, The ArduS undergoes its second major revival, converting into an amenity-rich property with industrial features and a modern feel. The existing charming building has been transformed into 149 apartment units and 10,000 sf of revitalized retail space.

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## **THE SCOTT RESIDENCES**- 211 West Scott, Chicago, IL 60610

The Scott Residences is located at the corner of Scott and Wells in Chicago's historic and most affluent Old Town neighborhood. Situated between Lincoln Park and the Gold Coast, The Scott Residences is accessible to more than 43k cars daily. The six-story, 71 unit rental features 10,000 square feet of ground floor retail space and 72 parking spaces. The Scott Residences offers an excellent mix of studios, one-bedroom, two-bedroom, and three-bedroom apartments featuring boutique hotel-inspired amenities including a fitness center and elegant billiards lounge.

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## LEGACY



## **THE LINK** - 2929 University Ave. SE, Minneapolis, MN 55414

Harlem Irving Companies has proudly developed several thriving properties over the past few decades which are aptly named "Legacy" Projects. The Link is a large, mixed use project that opened in April 2018. These luxurious apartments are anchored by a new 30,000 sf Fresh Thyme grocery store and 8,400 sf of additional retail/restaurant space. The Link redefines luxury living in the Twin Cities and includes incredible amenities including a rooftop hot tub and lounge, grilling stations, a fitness suite complete with yoga room and a business center. The Link is conveniently located in the bustling Prospect Park East River Road neighborhood, just five blocks east of the University of Minnesota. The Green light rail runs in front of the site on both University and 29th with the Prospect Park Station directly in front of The Link.

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## **UNIVERSITY VILLAGE** - 1434 South Halsted St., Chicago, IL 60607

University Village is HIC's premiere Legacy project. Adjacent to the University of Illinois, the legendary Maxwell Street and surrounding area on Chicago's Near West Side had become an area of urban decay. HIC, as part of the South Campus Development Team transformed this area into an award-winning urban, mixed-use redevelopment that honors the historical significance of Maxwell Street. Today, University Village extends over 58 impressive acres. University Village Marketplace provides 140,000 sq. ft. of specialty shops, restaurants, cafes and offices all within walking distance of over 900 exceptional urban residences.

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## HOTEL



## **HOLIDAY INN OCEANFRONT AT SURFSIDE BEACH** - 1601 North Ocean Blvd., Surfside Beach, SC 29575

Holiday Inn Oceanfront at Surfside Beach is a newly renovated beachfront hotel that offers guests a perfect destination for family vacations, weddings, meetings, golf retreats, and more. Boasting exhilarating views of the Atlantic, a \$6 million-dollar renovation highlights the contemporary style and relaxed, casual atmosphere for which this beach city, and hotel, is known for. The location of this property is minutes from Myrtle Beach attractions and only six miles from Myrtle Beach Airport (MYR). The hotel features 133 re-imagined guest rooms, complete with new furniture, bedding, TVs, HVAC units as well as upgraded landscaping, a beautiful ocean-front pool deck, and lobby.

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## **RICK FILLER – PRESIDENT AND CHIEF OPERATING OFFICER, HARLEM IRVING COMPANIES**

As President and COO for Harlem Irving Companies, Inc., Richard “Rick” Filler oversees the entire development process. His responsibilities include land purchase, entitlements, negotiations of anchor tenant leases, financing and construction. Rick draws on a broad range of expertise to ensure each project’s success.

Rick’s solid real estate background came from his involvement in wide-ranging aspects of development, which includes office space, enclosed retail centers, strip shopping centers, and high-end residential developments.

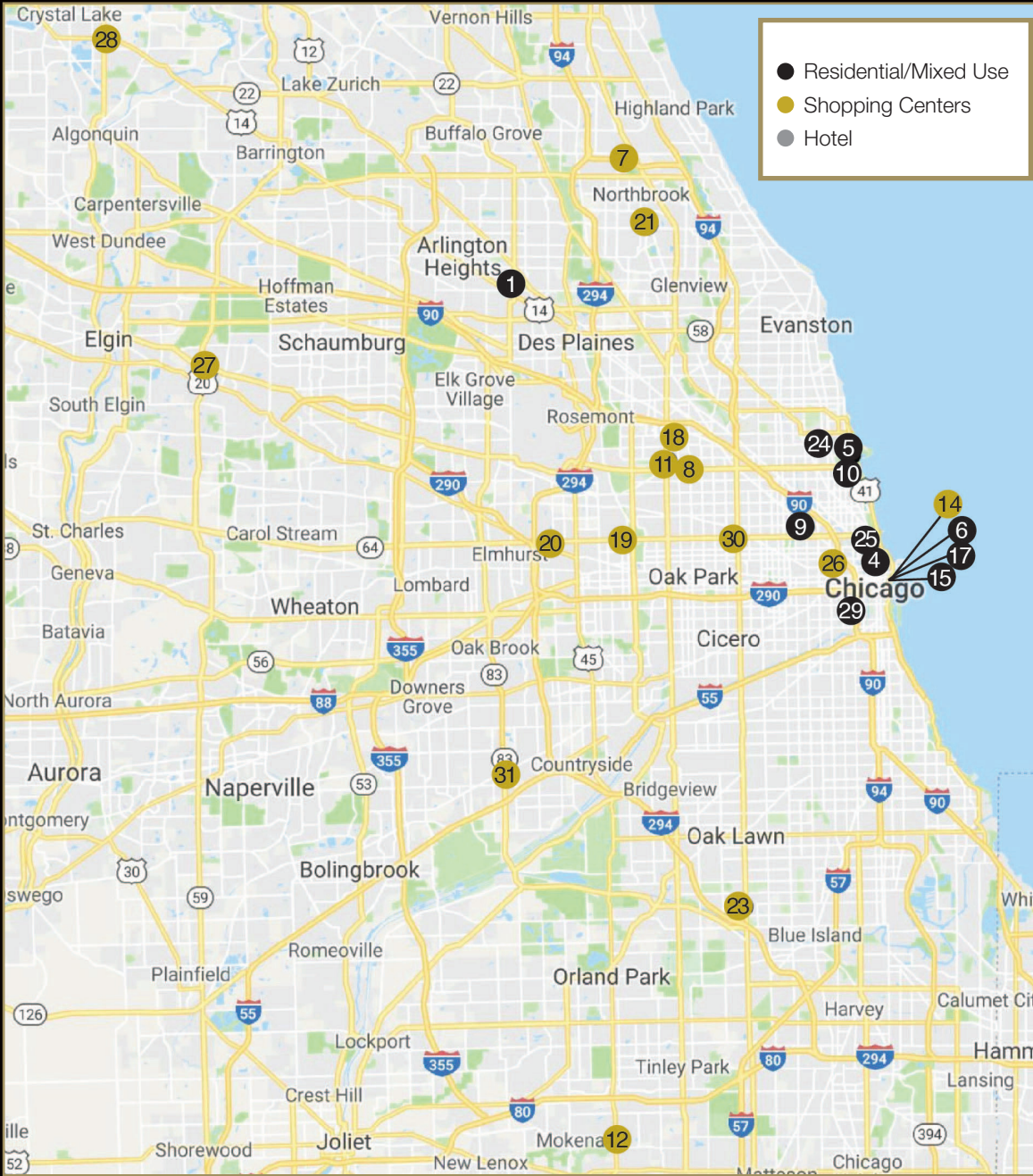
Over the past 24 years at Harlem Irving, Rick has been instrumental in developing over 3 million square feet of retail space. His portfolio includes Northlake Commons, Twin Ponds Marketplace, Deerfield Depot, Washington Square, Willowbrook Town Center, The Emerald, as well as projects throughout the Midwest that include over 1,000 residential condominiums and for-sale houses. Additionally, his strong technical background in construction and management assisted him in securing more than \$200 million in public financing.

Rick spearheaded the development of 25 Home Depots and developed/leased more than 8 million square feet of retail, office and mixed-use space. He is currently involved in exciting projects in Minnesota that include over 850 multi-family residential units. A highly regarded leader and expert in the retail real estate industry, Rick is often invited to serve as a conference speaker on development.

Rick holds a Bachelor of Science degree in Engineering from Montana State University – Bozeman and has affiliation with the International Council of Shopping Centers.

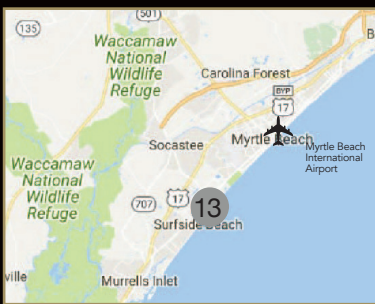


# PORTFOLIO OVERVIEW MAP

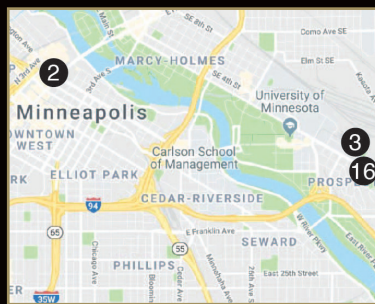


## LEGEND

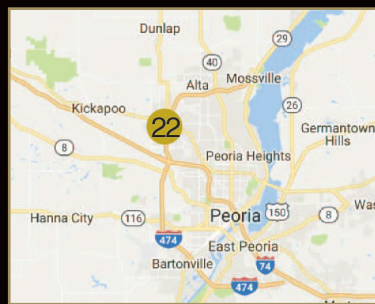
- 1 10 North Main
- 2 240 Hennepin
- 3 4th Street Lofts
- 4 8 East Huron
- 5 811 Uptown
- 6 The Ardue
- 7 Deerfield Depot
- 8 Dunning Square
- 9 Enclave Bucktown
- 10 Halsted Flats
- 11 Harlem Irving Plaza & North of Hip
- 12 Hickory Creek Marketplace
- 13 Holiday Inn Oceanfront at Surfside Beach
- 14 Hubbard's Cave
- 15 Jackson Throop Place
- 16 The Link
- 17 Madison Throop Lofts
- 18 Norridge Marketplace
- 19 North and Ninth
- 20 Northlake Commons
- 21 Patriot Marketplace
- 22 Plaza at Grand Prairie
- 23 Quarry Plaza
- 24 Ravenswood and Lawrence
- 25 The Scott Residences
- 26 The Shops at Emerald
- 27 Sutton Park
- 28 Twin Ponds Marketplace
- 29 University Village
- 30 Washington Square
- 31 Willowbrook Town Center



Holiday Inn Oceanfront  
at Surfside Beach - Surfside, SC



The Link - Minneapolis, MN  
240 Hennepin - Minneapolis, MN  
4th Street Lofts - Minneapolis, MN



The Plaza at Grand Prairie -  
Peoria, IL

Over 60 years of dedication to quality in every working relationship, from investor to tenant to consumer.



# CONCEPT PLAN SITE INFORMATION:

**Total Site Acreage**      **4.62 acres**

**Total Residential Units: 97 Unit**

**Building One 46**

27 One Bedroom      59%

19 Two Bedroom      41%

2,000 sq ft Amenity

**Townhomes 51**

Two and 3 Bedroom

typ. 21'w x 34'd

1 750 gross sq feet

**Parking:**                      **192 Spaces**

Building One (1.5 per unit) 68

Townhome (2.4 per unit) 124

Garage                      102

Guest                        22

Overall Ratio                2.0:1

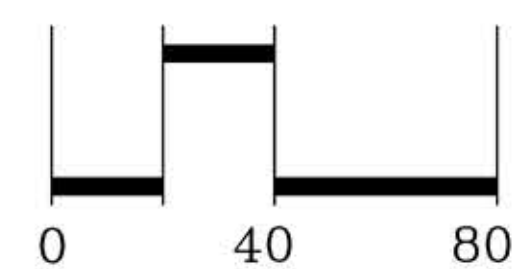


**4 Story Apartment**  
46 units  
2,000 sq ft amenity  
68 surface spaces

**3 Story Townhomes**  
51 units  
1740 gsf  
2 garage/unit  
22 guest spaces



Scale: 1" = 40'



**HAMILTON PARTNERS**

Concept Plan  
Crystal Lake & Main  
Crystal Lake, Illinois







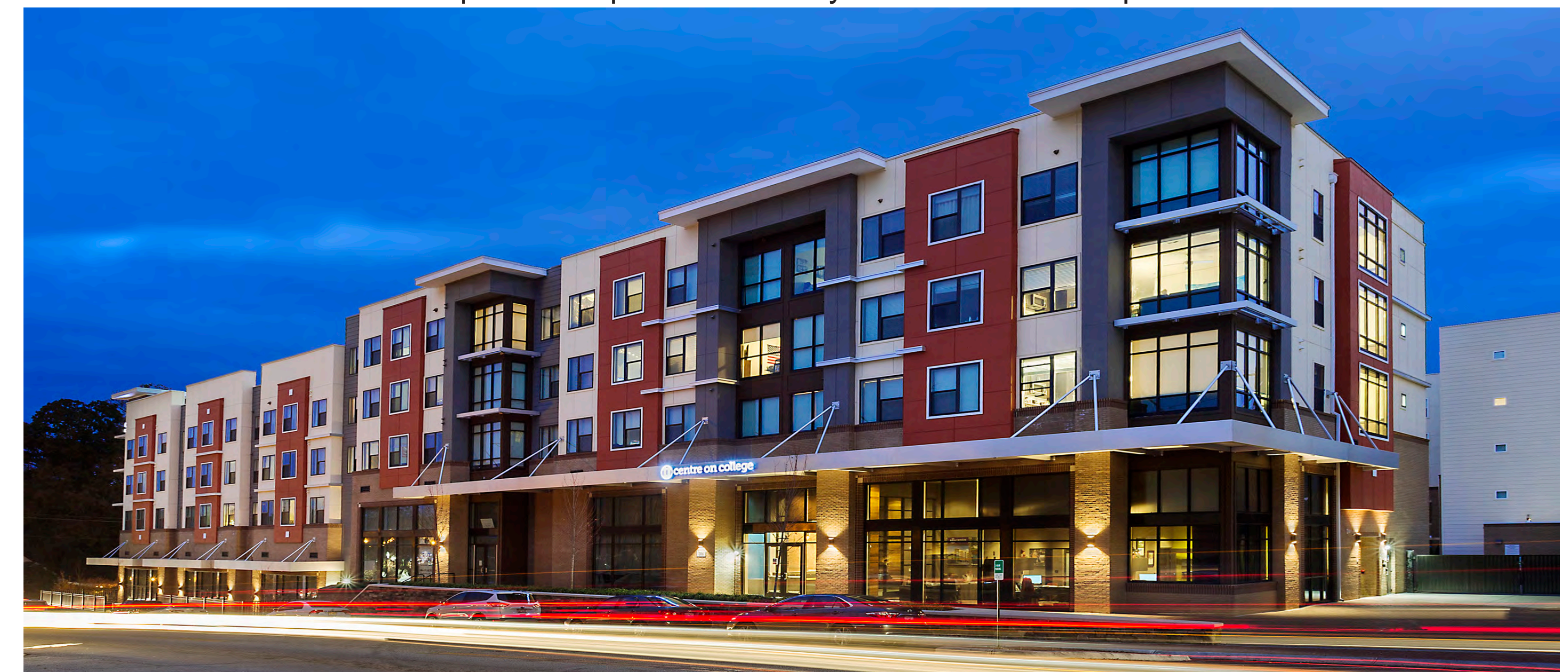
Varied Materials and textures with a multi-level brick base, an articulated cornice line frames vertical elements and enhances the building perimeter



Undulating traditional architectural stacked horizontal and vertical facade elements with a rhythm of a subtle blended palette of paired masonry and cementitious panels



Recessed facade private balconies, vertical wall panels accentuate the fenestration patterns with an accompanying accent of multiple masonry colors below a lightly colored top floor



Clean exterior perimeter massing utilizing various materials and colors, the canopy element at the main floor amenity space provides a distinct urban and pedestrian friendly corner



Contrasting bold exterior material textures and colors provide a unique transitional styling to a traditional industrial Chicago Warehouse facade, the main floor features full height glass throughout the amenity spaces as well as an adjacent exterior trellis feature provides a respite and transition from indoors to outdoor spaces



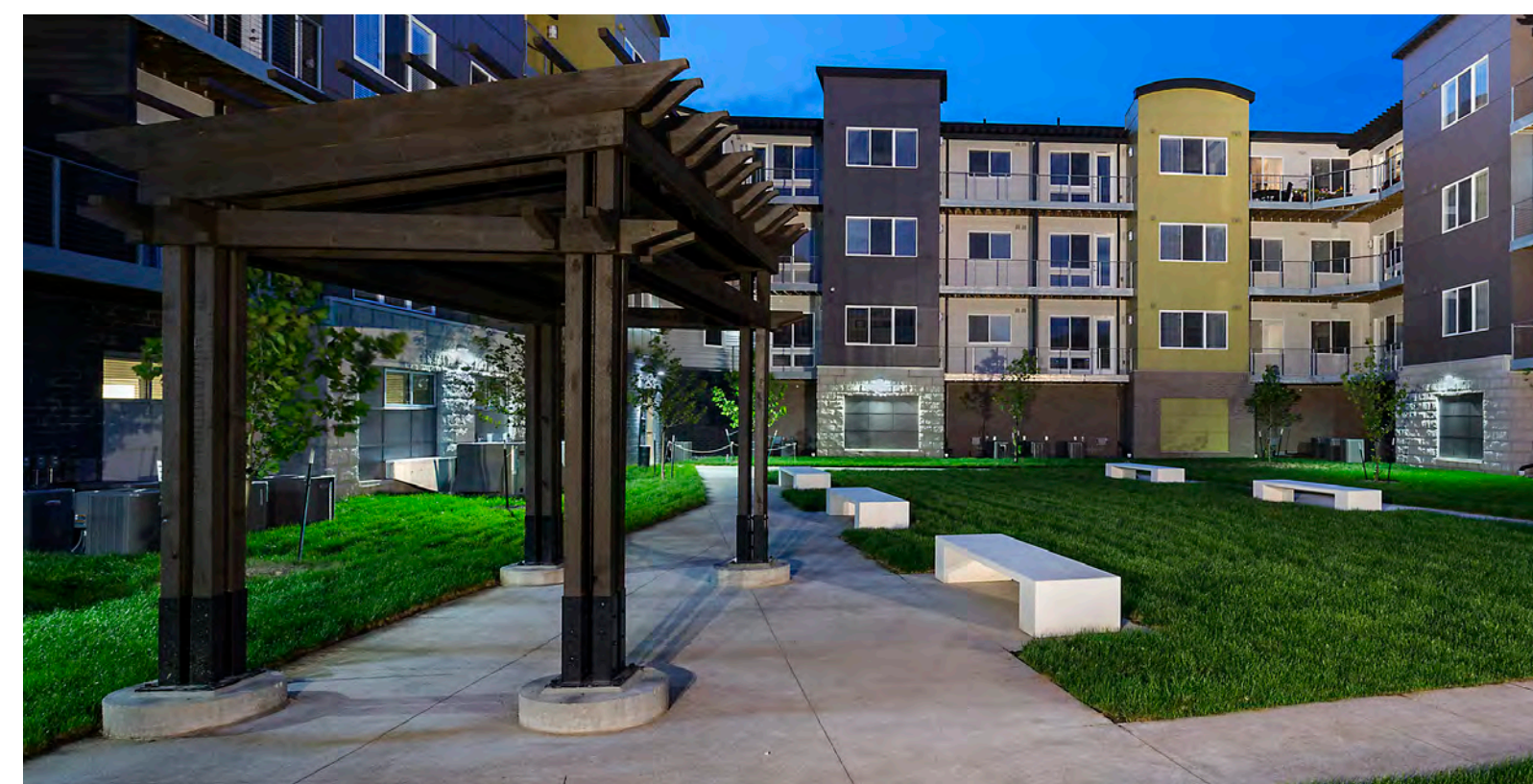
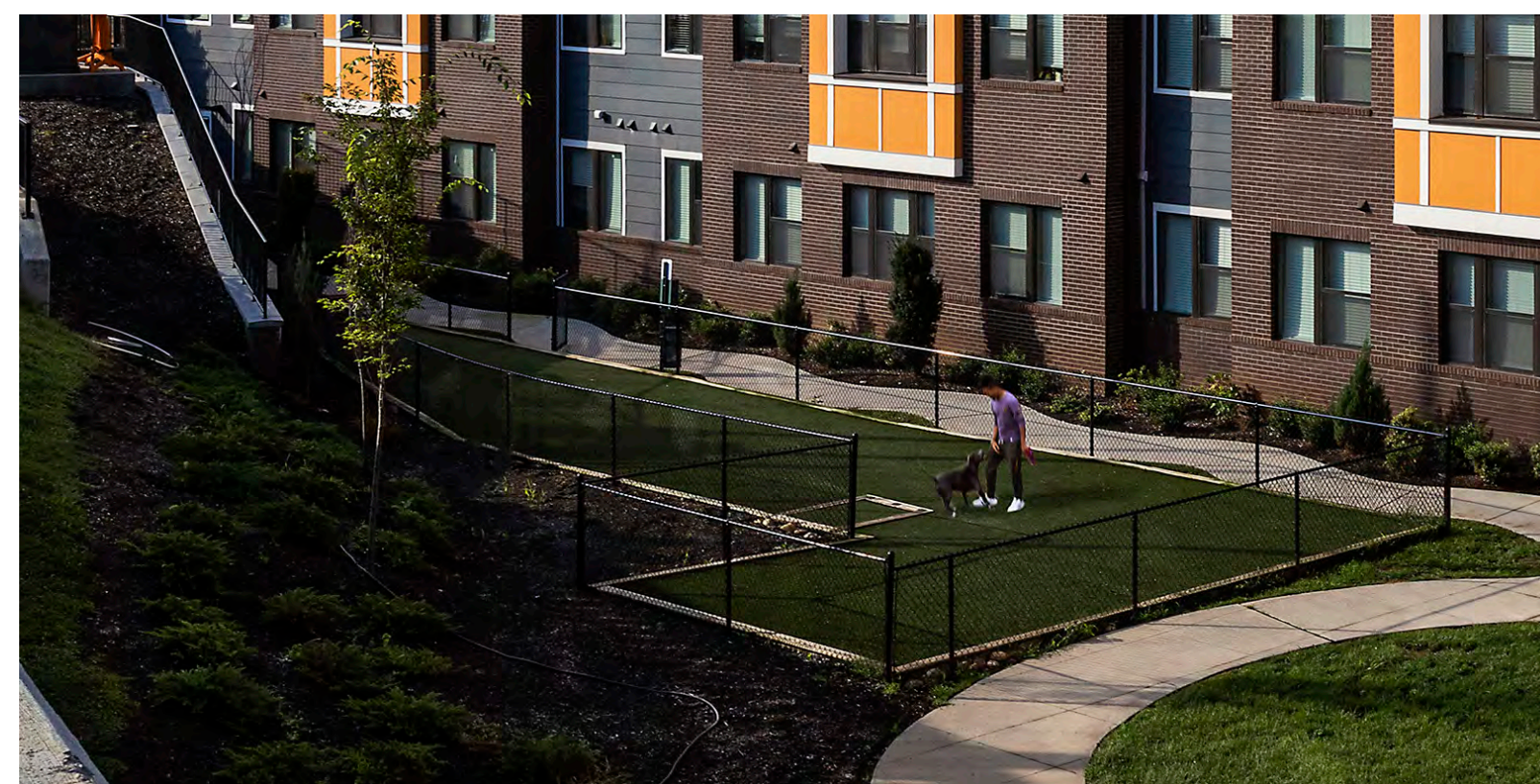
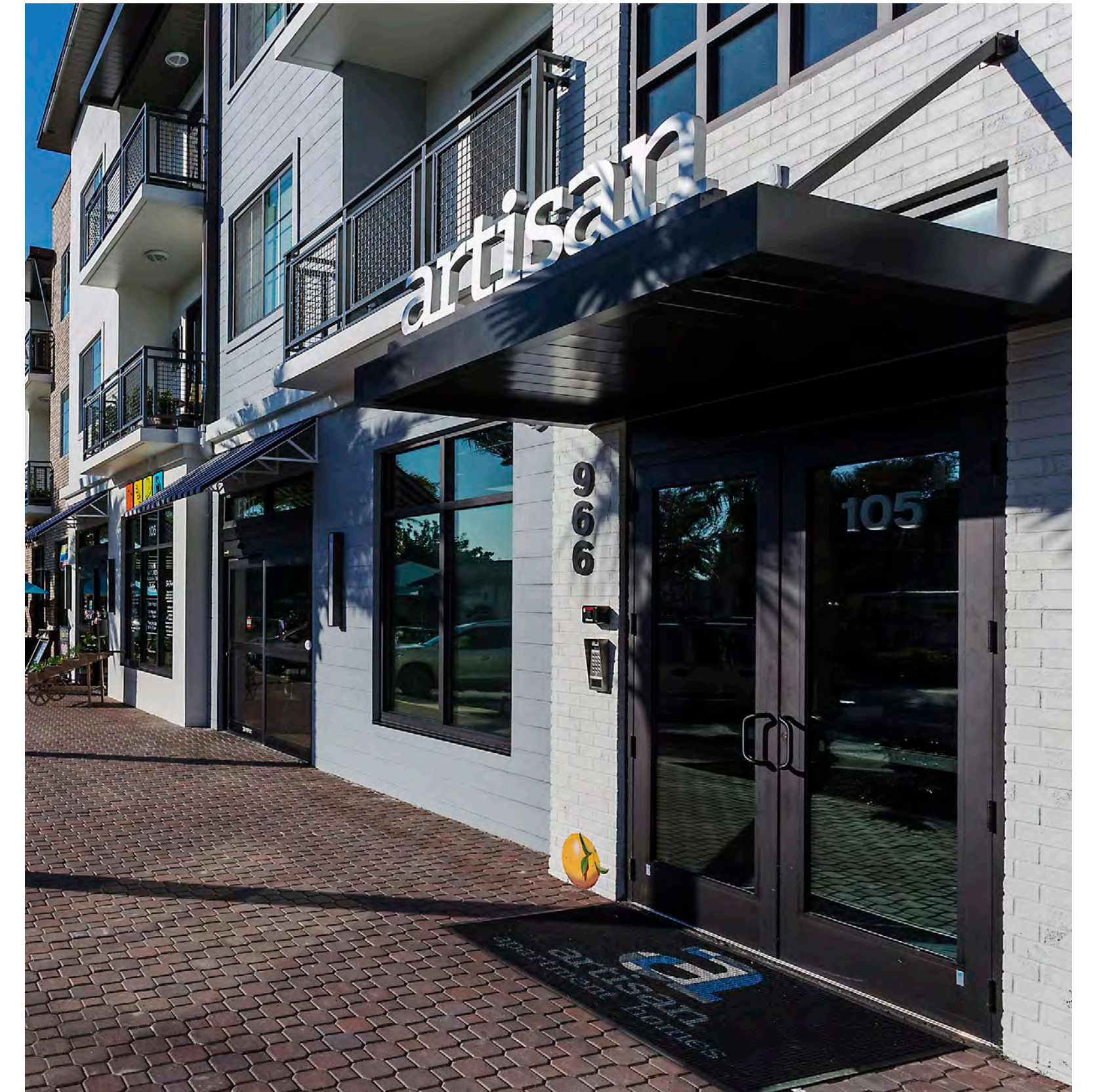


Example of green space courtyard between front elevations



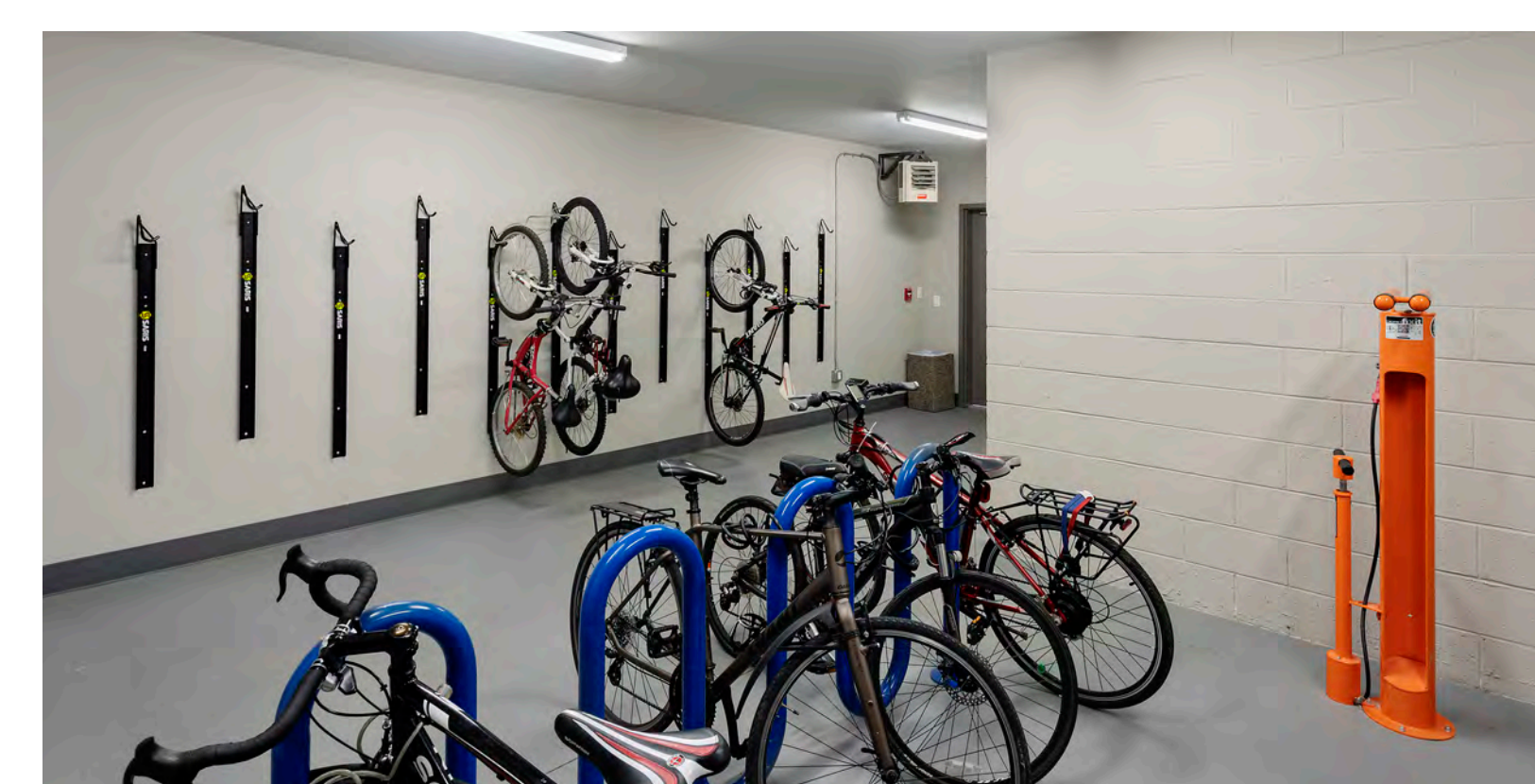
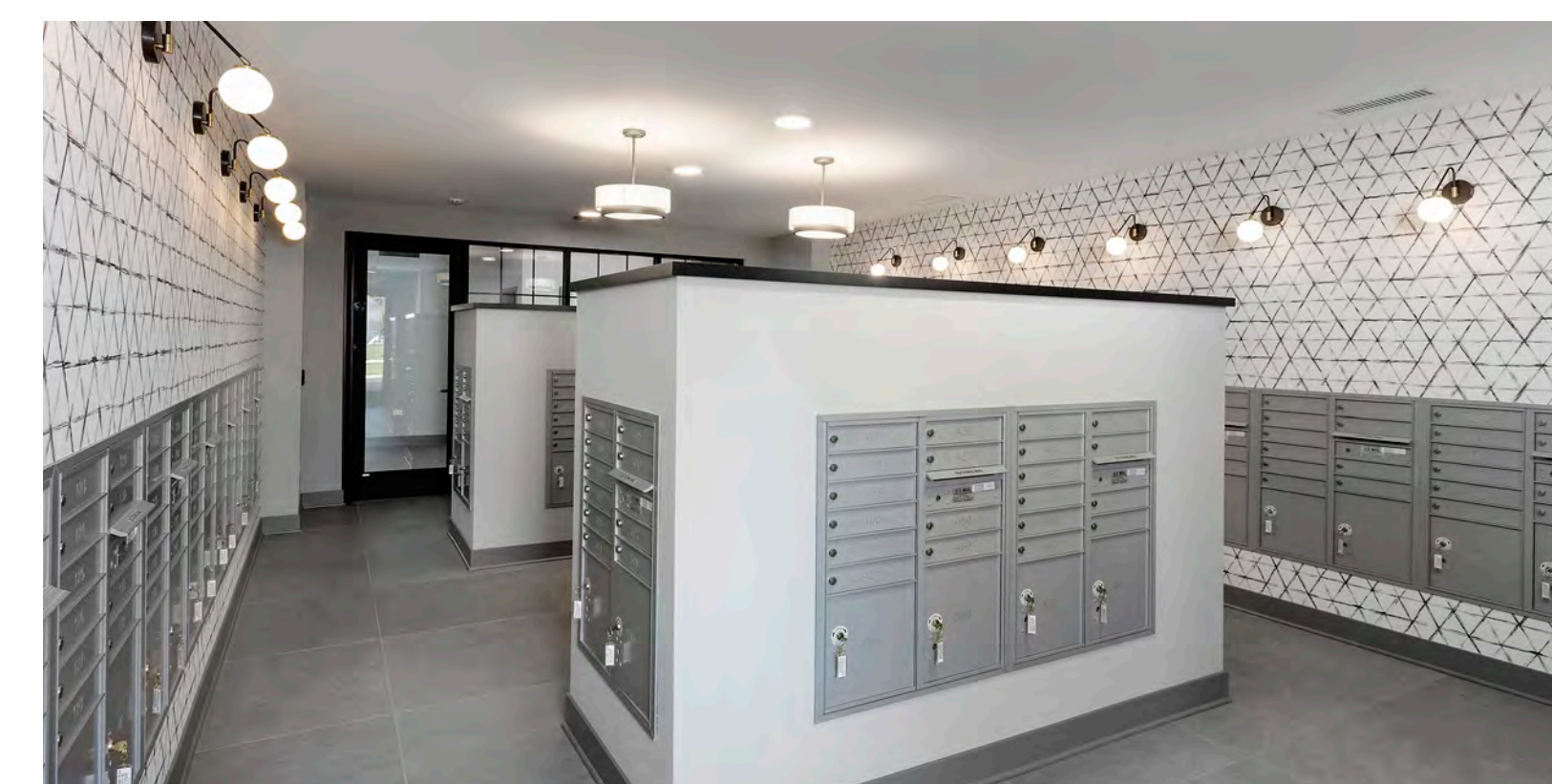
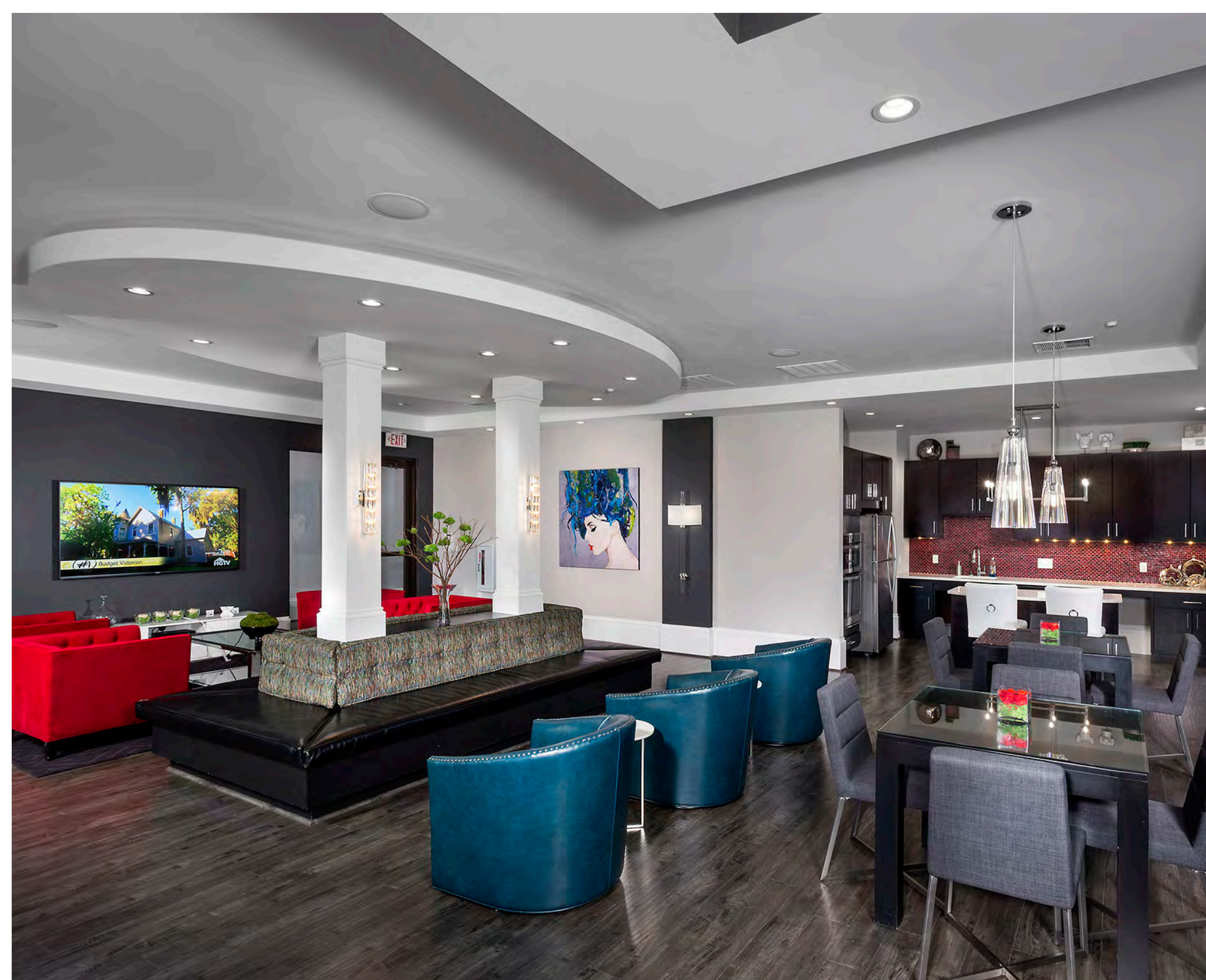
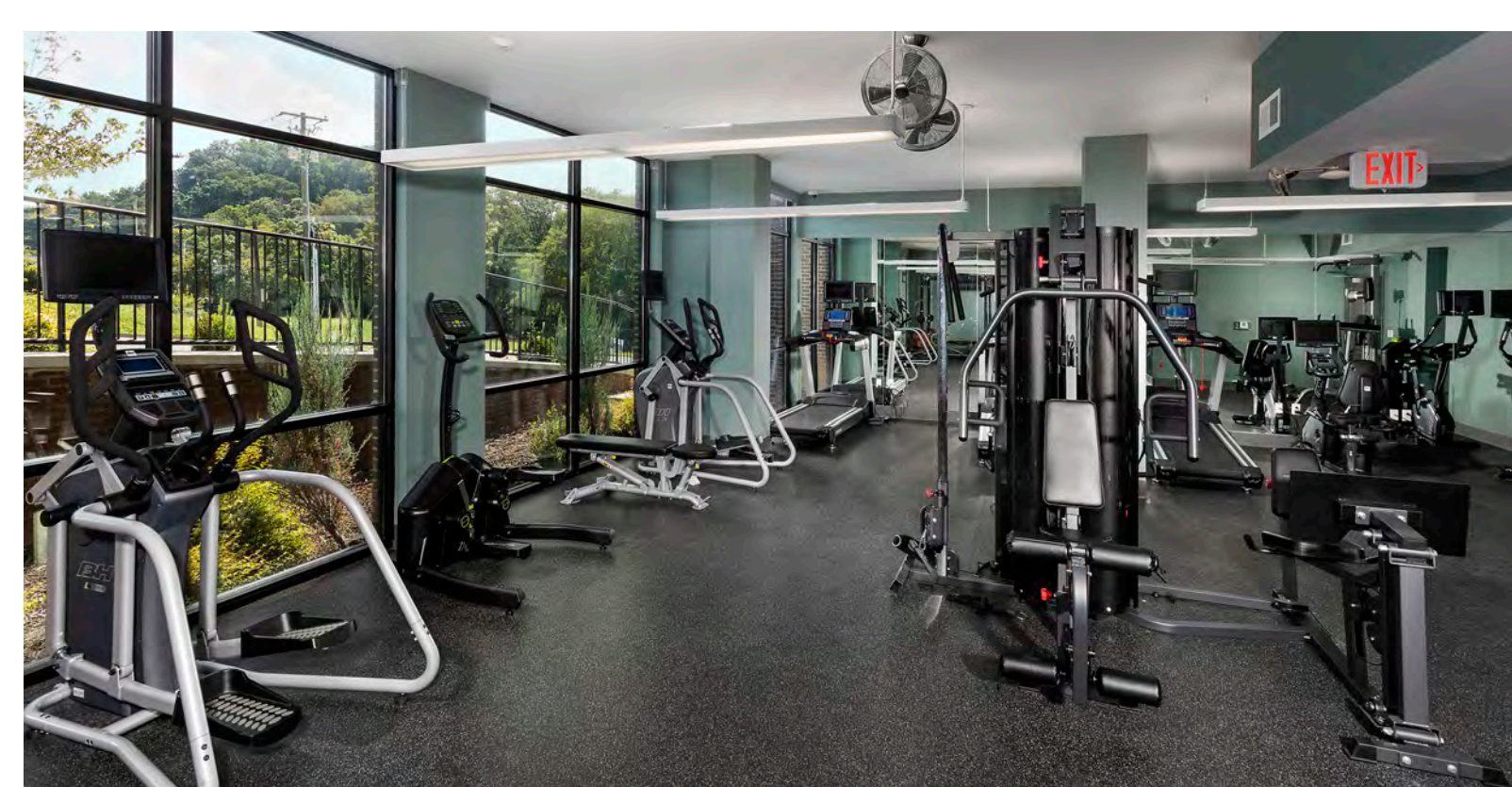
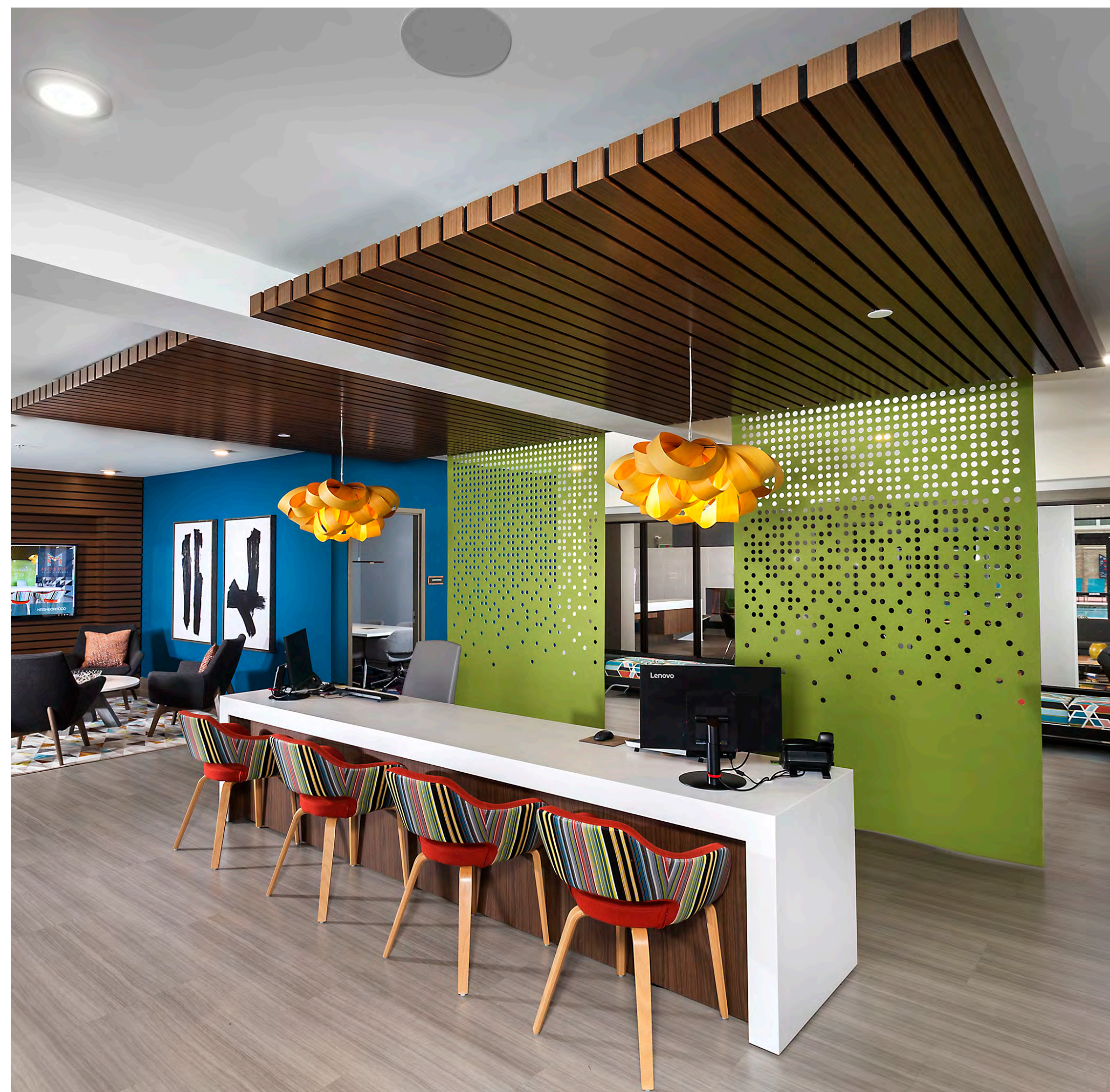
# Conceptual Townhome Exterior Architectural Character





## Conceptual Outdoor Amenities and Features





## Conceptual Indoor Amenities and Features