



**COMMITTEE OF THE WHOLE MEETING
MONDAY, NOVEMBER 6, 2017
NORTH AURORA VILLAGE HALL - 25 E. STATE ST.
(Immediately following the Village Board Meeting)**

AGENDA

CALL TO ORDER

ROLL CALL

AUDIENCE COMMENTS

TRUSTEE COMMENTS

DISCUSSION

1. Aurora Area Visitors and Convention Bureau Intergovernmental Agreement
2. Silo Park Proposals
3. Fox Valley Golf Course / D. R. Horton Concept Plan

EXECUTIVE SESSION

ADJOURN

Initials SB

Memorandum



To: Steve Bosco, Village Administrator

From: David Hansen, Administrative Intern

Date: 11-1-17

Re: Aurora Area Convention and Visitor Bureau IGA

The Aurora Area Convention and Visitor Bureau (AACVB) serves as a non-profit organization that is dedicated to promoting and marketing the Aurora area as a visitor destination. North Aurora has been a member of the AACVB since its inception in 1987. The AACVB is made up of ten local municipalities (Aurora, Batavia, Big Rock, Hinckley, Montgomery, North Aurora, Plano, Sandwich, Sugar Grove, and Yorkville). According to the AACVB, messaging for North Aurora events and attractions has reached over 379,000 consumers via social media and has resulted in 55,000 page views on our website from August 2015 to September 2017.

The Village contributes to the AACVB through its 3% hotel/motel tax. 90% of the hotel/motel tax collected is used to fund the AACVB. Per state statute, hotel/motel tax must be used to promote tourism and conventions or attract nonresident overnight visitors to a municipality.

The Village's five year intergovernmental agreement (IGA) with the AACVB is set to expire on December 15, 2017. Attached is a resolution approving the seventh amendment to the IGA that would extend the agreement five more years to December 15, 2022.

Also attached is the AACVB's North Aurora Destination Impact Report and Aurora Area GoGuide.

**RESOLUTION APPROVING THE SEVENTH AMENEDMENT TO THE
INTERGOVERNMENTAL COOPERATION AGREEMENT BETWEEN THE VILLAGE
OF NORTH AURORA AND THE AURORA AREA CONVENTION AND VISITOR
BUREAU**

THIS SEVENTH AMENDED INTERGOVERNMENTAL COOPERATION AGREEMENT ("Seventh Amendment") made effective the 15th day of December 2017 by and between the cities of Aurora (hereinafter "Aurora"), Batavia ("hereinafter "Batavia"), Plano (hereinafter "Plano"), Sandwich (hereinafter "Sandwich") and Yorkville (hereinafter "Yorkville") and the Villages of Big Rock (hereinafter "Big Rock"), Hinckley (hereinafter "Hinckley"), Montgomery (hereinafter "Montgomery"), North Aurora (hereinafter "North Aurora"), and Sugar Grove (hereinafter "Sugar Grove") all being municipal corporations of the State of Illinois (sometimes individually referred to herein as a "Municipality" and collectively referred to herein as the "Municipalities").

WITNESSETH:

WHEREAS, effective December 15, 1987, Aurora, North Aurora, Sugar Grove and Montgomery, executed an Intergovernmental Cooperation Agreement (hereinafter the "Intergovernmental Agreement, "), attached as Exhibit A, which was subsequently joined by Oswego and Yorkville, for a five-year term beginning on December 15, 1987 and ending on December 15, 1992; and

WHEREAS, effective December 15, 1992, the Intergovernmental Agreement was amended by the Municipalities referenced therein extending the term from December 15, 1992 through December 15, 1997, with the exception of North Aurora, which only agreed to extend the term from December 15, 1992 through December 15, 1995; and

WHEREAS, effective December 15, 1995, a Second Amended Intergovernmental Agreement was executed for the sole purpose of North Aurora agreeing to extend the term of the Intergovernmental Agreement from December 15, 1995 through December 15, 1997; and

WHEREAS, effective December 15, 1997, a Third Amended Intergovernmental Agreement was executed by the Municipalities referenced therein extending the term thereof from December 15, 1997 through December 15, 2002, which was subsequently joined by Plano; and

WHEREAS, effective December 15, 2002, a Fourth Amended Intergovernmental Agreement was executed by the Municipalities referenced therein extending the term thereof from December 15, 2002 through December 15, 2007, which was subsequently joined by the City of Batavia, City of Sandwich and the Village of Big Rock; and

WHEREAS, effective December 15, 2007, a Fifth Amended Intergovernmental Agreement was executed by the Municipalities referenced therein extending the term thereof from December 15, 2007 through December 15, 2012, which was subsequently joined by the Village of Hinckley; and

WHEREAS, effective December 15, 2012 a Sixth Amended Intergovernmental Agreement was executed by the Municipalities referenced therein extending the term thereof from December 15, 2012 through December 15, 2017, except the City of Aurora which extended the term through December 15, 2013 and which subsequently was extended by the City of Aurora through December 31, 2019; and

WHEREAS, the Municipalities have agreed to a Seventh Amendment to the Intergovernmental Agreement extending the term thereof for five (5) years from December 15, 2017 through December 15, 2022, provided, however, for the City of Aurora, the term of the Intergovernmental Agreement shall be through December 31, 2019.

NOW, THEREFORE, the Municipalities, inconsideration of the mutual covenants and agreements of the parties, do hereby and herein agree as follows:

1. That the term of the Intergovernmental Agreement shall be extended for five (5) years from December 15, 2017 through December 15, 2022 as between all of the Municipalities, except for the City of Aurora, the term of the Intergovernmental Agreement shall be through December 31, 2019. The Municipalities however, shall have the right to give notice of termination of this Intergovernmental Agreement on or before October 15, 2019, on or before October 15, 2020, and on or before October 15, 2021 for termination on December 14, 2019, December 14, 2020 or December 14, 2021.

2. That except as set forth in this Seventh Amendment and in the prior Amendments thereto, the Intergovernmental Agreement, attached as Exhibit A, shall remain in full force and effect as originally executed by the parties.

IN WITNESS WHEREOF, the parties hereto have caused this Seventh Amendment to be executed by their appropriate officers effective as of the date first above written.

CITY OF AURORA, a municipal corporation

ATTEST: _____
City Clerk

Mayor

CITY OF BATAVIA, a municipal corporation

ATTEST: _____
City Clerk

Mayor

CITY OF PLANO, a municipal corporation

ATTEST: _____
City Clerk

Mayor

CITY OF SANDWICH, a municipal corporation

ATTEST: _____
City Clerk

Mayor

UNITED CITY OF YORKVILLE, a municipal corporation

ATTEST: _____
City Clerk

Mayor

VILLAGE OF BIG ROCK, a municipal corporation

ATTEST: _____
Village Clerk

Village President

VILLAGE OF HINCKLEY, a municipal corporation

ATTEST: _____
Village Clerk

Village President

VILLAGE OF MONTGOMERY, a municipal corporation

ATTEST: _____
Village Clerk

Village President

VILLAGE OF NORTH AURORA, a municipal corporation

ATTEST: _____
Village Clerk

Village President

VILLAGE OF SUGAR GROVE, a municipal corporation

ATTEST: _____
Village Clerk

Village President

INTERGOVERNMENTAL COOPERATION AGREEMENT

THIS INTERGOVERNMENTAL COOPERATION AGREEMENT made the 11 day of May, 1992 by and between the cities of Aurora (hereinafter "Aurora") and Yorkville (hereinafter "Yorkville") and the Villages of North Aurora (hereinafter "North Aurora"), Sugar Grove (hereinafter "Sugar Grove"), Montgomery (hereinafter "Montgomery") and Oswego (hereinafter "Oswego"), all municipal corporations of the State of Illinois (sometimes collectively referred to herein as the "Municipalities").

WITNESSETH:

WHEREAS, Section 10 of Article VII of the Illinois Constitution of 1970 and the Intergovernmental Cooperation Act (Ill.Rev.Stat. 1989, Ch. 127, par. 741 et seq.) allow governing bodies to enter into agreements involving a variety of authorized projects; and

WHEREAS, Aurora has a population of more than 25,000 persons and is, therefore, a home rule unit under subsection (a) of Section 6 of Article VII of the Illinois Constitution of 1970; and

WHEREAS, subject to said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals and welfare; and

WHEREAS, North Aurora, Sugar Grove, Montgomery, Oswego and Yorkville are municipalities authorized by Section 8-3-14 of the Illinois Municipal Code (Ill.Rev.Stat. 1989, Ch. 24, par. 8-3-14) to exercise the powers and functions hereinafter described; and

WHEREAS, the Aurora Area Convention and Tourism Council, an Illinois general not-for-profit corporation (hereinafter "AACTC") has since December 15, 1987 utilized a certain funding plan hereinbelow described for the purposes of expanding participation in a program of travel, convention and tourist bureau activities; and

WHEREAS, said program, in conjunction with the Greater Aurora Chamber of Commerce and State fund matching, has been determined to be in the great interest of the citizens of the Municipalities for its many advantages to economic development, continued area revitalization and increased social prosperity; and

WHEREAS, Aurora, North Aurora, Sugar Grove and Montgomery on December 15, 1987 entered into an Intergovernmental Cooperation Agreement (hereinafter "Intergovernmental Agreement"), which was subsequently joined by Oswego and Yorkville and which by its terms is to expire on December 15, 1992; and

WHEREAS, the Municipalities desire to extend the Intergovernmental Agreement as set forth herein;

NOW, THEREFORE, the Municipalities, in consideration of the below stated mutual covenants, do each hereby and herein agree as follows:

1. Each of the Municipalities herein shall initiate all proceedings necessary to the adoption of, modification of existing ordinances, if necessary, and shall thenceforth adopt, an appropriate ordinance imposing a tax in the nature and of the type described in Section 8-3-14 of the Illinois Municipal Code, whether authorized by Constitutional home rule powers or the authority of said Section, as applicable, to wit: a tax upon all persons engaged in such municipality in the business of renting, leasing or letting room in a hotel, as defined in "The Hotel Operators' Occupation Tax Act" (Ill.Rev.Stat 1989, Ch. 120, par. 481b.31 et seq.).
2. Said taxes shall be imposed under conditions and provisions in the nature and of the type described by said Section 8-3-14, regardless of imposition authority applicable hereunder, except as otherwise herein specified.
3. Said taxes shall be at a rate of 3% of the gross rental receipts as further described and conditioned by said Section 8-3-14.
4. The revenues from said taxes shall be devoted to the promotion of tourism and conventions or otherwise to attract non-resident overnight visitors, by the following disbursement: a minimum of 90% of all revenues shall be given over to AACTC and the remaining amount of up to 10% shall be individually retained by the taxing Municipalities.
5. This Intergovernmental Cooperation Agreement shall continue in full force and effect for a period beginning on the 15th day of December, 1992 and expiring on the 15th day of December, 1997.

IN WITNESS WHEREOF, the parties hereto have caused this Intergovernmental Cooperation Agreement to be executed by their appropriate officers as of the date first above written.

ATTEST: _____
City Clerk

ATTEST: Mary C. Phaley
Village Clerk

ATTEST: _____
Village Clerk

ATTEST: _____
Village Clerk

ATTEST: _____
City Clerk

ATTEST: _____
Village Clerk

CITY OF AURORA, a Municipal corporation

Mayor

VILLAGE OF NORTH AURORA, a
Municipal corporation

Memo Holomei
Village President

VILLAGE OF SUGAR GROVE, a
Municipal corporation

Village President

VILLAGE OF MONTGOMERY, a
Municipal corporation

Village President

CITY OF YORKVILLE, a Municipal
corporation

Mayor

VILLAGE OF OSWEGO, a Municipal
corporation

Village President



NORTH AURORA, ILLINOIS DESTINATION IMPACT REPORT

OVERVIEW

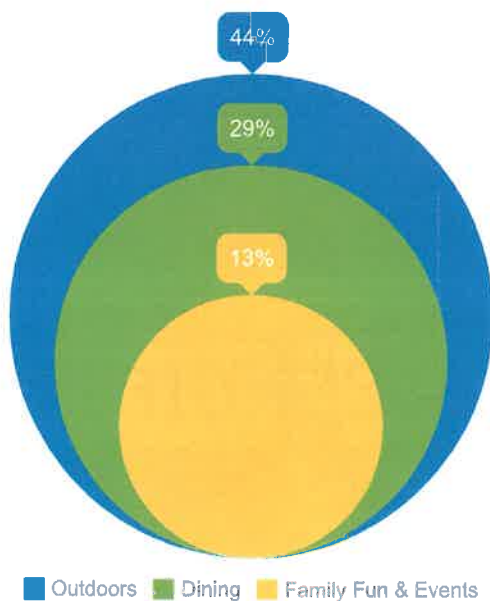


North Aurora benefits from greater visibility to local & travel markets as a result of partnership with the Aurora Area CVB.

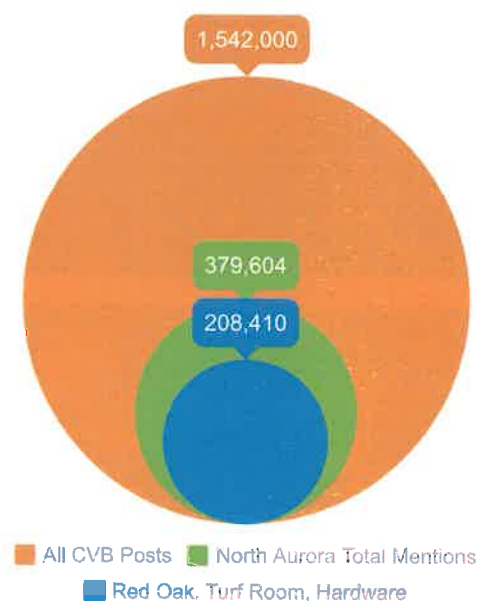
1. Hardware is one of the region's most unique attractions, and attracts a high level of interest on our website and social media.
2. Messaging for North Aurora events & attractions has reached over **379,000 consumers** via social media.
3. North Aurora content on our website has received over **55,000 pageviews**.

Timeline for all data in this report is August 2015 through September 2017, unless otherwise noted.

Share of pageviews for North Aurora content at EnjoyAurora.com



Share of voice for North Aurora content on social media.



EnjoyAurora.com has received over 425,000 pageviews since August 2015. Over 13% of these pageviews include North Aurora content.

Source: Google Analytics

On social media and our website, the most popular content about North Aurora is oriented around outdoor adventure, dining, and family fun.

North Aurora's share of voice in our social media marketing is 25%. Popular topics include Red Oak Nature Center, Hardware, and The Turf Room.

Memorandum



To: Dale Berman, Village President & Board of Trustees
Cc: Steven Bosco, Village Administrator
From: John Laskowski, Public Works Director
Date: November 1, 2017
Re: Silo Project Consultant Selection

One of the goals in the Strategic Plan is Community Vitality. In order to achieve this goal there are several objectives that have been identified in the plan. One of these strategic objectives involves the silo located on the west band of the Fox River just south of State Street.

The Village followed the action plan outlined in the Strategic plan that led to partnerships with Harner's, the Fox Valley Park District, and North Aurora River District Alliance (NoARDA). After discussing potential adaptive re-uses and developing a preliminary concept plan in conjunction with the (FVPD) staff determined the next step would be to identify a consulting firm to begin developing final concepts that could be implemented in phases as early as summer 2018.

Staff used the Qualifications Based Selection (QBS) process to identify the most qualified consulting firm for the silo project. This process began with the composition of a request for qualifications (RFQ) that was advertised on July 3. At the end of July the Village received 16 responses to its RFQ which was greater than anticipated. The majority of the responses were from the regional area, however the proposal did receive some national attention.

Staff assembled a five member team that included three Village staff members, and a member from the FVPD and NoARDA. Combined this team developed criteria, assigned points to each criterion, and then evaluated each proposal against the criteria to develop and overall score for each firm. Through this analysis the Village identified the four most qualified firms to participate in the second part of the process.

The second part of the QBS process is the development and distribution of a request for proposal (RFP) to the four firms identified in the RFQ process. The RFP document contained additional questions that allowed the participating firms the ability to demonstrate their qualifications and included an interview with the evaluation team. The RFP was distributed on September 8 and responses were received September 29. Interviews were scheduled and conducted on October 13. At the conclusion of the interviews the evaluation team came to the consensus that the most qualified firm for the silo project was Muller and Muller Incorporated.

The Village met with Muller and Muller on October 31 to develop a scope of work and discuss the phasing of the project. The scope of work for the first phase of the project will include the structural analysis of the silo and the development of an overall concept plan with input from stakeholders.

The structural analysis must be performed in the first phase to identify any structural limitations of the silo. The first phase of the overall concept plan will include structural analysis and other elements that could include: illumination, site plan development, American Disabilities Act (ADA) considerations, and landscape architecture features. Staff is setting the goal of completing the first phase of this project next fall. Subsequent phases of the concept plan will be prepared in phases and implemented as funding becomes available.

The next step in the QBS process is to negotiate a contract with Muller and Muller based on the preliminary scope of work identified above. Once Village Staff has negotiated this cost the contract will be brought before council for consideration. It is anticipated that this can be accomplished at one of the board meetings in December.



REQUEST FOR QUALIFICATIONS
VILLAGE OF NORTH AURORA SILO PROJECT

Submitted by:



Muller & Muller, Ltd.
700 North Sangamon
Chicago, IL 60642
312.432.4180
www.muller2.com

July 28, 2017

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1. COVER LETTER
 2. FIRM PROFILE
 3. PROJECT UNDERSTANDING
 4. FIRM QUALIFICATIONS
 5. PROJECT STAFFING PLAN
AND RESUMES
 6. PAST RELEVANT EXPERIENCE
 7. SUB CONSULTANT
INFORMATION

M + M
1. COVER LETTER

1

MULLER+MULLER

July 28, 2017

Village of North Aurora
25 East State Street
North Aurora, Illinois 60542

Attention: John Laskowski
Public Works Director

Subject: **Village of North Aurora Silo Project
Request for Qualifications**

Dear Mr. Laskowski and the entire Selection Committee:

Muller & Muller, Ltd. (M+M) is pleased to submit the attached qualifications for the Village of North Aurora Silo Project. We have received and reviewed the Request for Qualifications.

Over the past 30 years, M+M has been providing architectural services to a growing list of prestigious clients. Today, M+M has grown to a staff of nearly 30 professionals, including 11 licensed architects, five LEED APs, three energy professionals, and one CSI, CCS. Our major project sectors include municipal, recreational, exhibit, transportation, education and commercial. Project budgets range from \$500,000 to more than \$200 million.

We have provided services throughout the Greater Chicago Metropolitan Area and across the State of Illinois, including over 20 municipalities. Many of our clients have been with us for over 25 continuous years, which speaks volumes on how we manage our projects and the commitment we demonstrate. We have over 20 projects located along the shoreline of Lake Michigan including several beach houses for the Chicago Park District, various projects for the Adler Planetarium, extensive bicycle infrastructure projects, and numerous park access and beautification projects. Our past work also includes the Evanston Ecology Center located along the North Shore Channel, Aurora's RiverEdge Park along the Fox River, numerous renovations to Chicago Park District Field Houses, and a sculpture pavilion for the Walker Art Museum in Minneapolis.

For this project, we are proposing the following Team:

- Muller & Muller, Ltd.: Prime, Project Management, Architecture and Planning
- Simpson Gumpertz & Heger: Structural Engineering
- Wills Burke Kelsey Associates: Civil Engineering
- Hitchcock Design Group: Planning and Landscape Architecture
- Calor Design Group, Ltd.: Electrical, Mechanical, Plumbing, Fire Protection
- Schuler Shook, Inc.: Lighting Design

Nearly 70% of our total workload consists of rehabilitations and renovations of existing buildings, including an impressive portfolio of historically and architecturally significant structures. We understand the importance of documenting and understanding existing conditions, prior to producing Construction Documents. Municipal and public projects are by far our largest sector – fostering over 80% of our cumulative workload over M+M's 30-year history. We are proud of our ability to navigate complex organizational structures to achieve significant accomplishments.

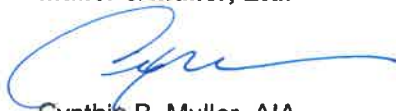
Our team and staff are committed to providing the Village of North Aurora with excellent Professional Architectural and Engineering Services. Our following submittal provides you with our experience, staffing, and design quality. We are available to further discuss our capabilities at your convenience.

Should you request additional information or clarification, please do not hesitate to contact us:

Cynthia B. Muller, AIA, NCARB
700 North Sangamon
Chicago, Illinois 60642
312-313-7700
cmuller@muller2.com

We greatly appreciate this opportunity to present our qualifications.

Respectfully Submitted,
Muller & Muller, Ltd.



Cynthia B. Muller, AIA
President



Firm Name and Address:

*Muller & Muller, Ltd.
700 North Sangamon
Chicago, Illinois 60642
www.muller2.com*



Contact:

*Cynthia B. Muller, AIA, NCARB
President
312.313.7700
cmuller@muller2.com*



Number of Years in Business:

*Founded in 1984, Muller & Muller, Ltd.
(M+M) has provided over 30 years of
planning and architectural services to
a variety of clients.*

BRIEF HISTORY OF THE FIRM

Muller & Muller was founded in 1984 by a partnership between Jay and Cindy Muller. The company incorporated in 1989 to form the Chicago architectural firm of Muller & Muller, Ltd. (M+M). Over the past 30 years, M+M has been providing architectural services to a growing list of prestigious clients. Today, M+M has grown to a staff of nearly 30 professionals, including 11 licensed architects. Our major project sectors include municipal, recreational, exhibit, transportation, education and commercial. Project budgets range from \$500,000 to more than \$200 million.



The majority of our work has been concentrated in the public sector and we are often involved with high profile community-based investments, which have prominent and lasting impacts on the built environment. Recent and ongoing projects of this type include:

- RiverEdge Park and Outdoor Performance Pavilion on the Fox River in Aurora, Illinois.
- Design of the three quarter-mile long elevated Navy Pier Bike Fly-Over Path, currently under construction.
- Numerous projects for the Chicago Park District, including two lakeside beach houses/comfort facilities.
- Design of a recently constructed sculpture pavilion at the Walker Art Museum in Minneapolis.
- Design of the McDonald's Cycle Center in Millennium Park.
- Projects for the Adler Planetarium.
- More than eight Chicago River bridges, including renovation of several historic lift bridges.
- Over 40 Chicago Transit Authority rapid transit stations.
- Over 50 projects for Metra Commuter Rail.
- Design of stations and program management of the Illinois High Speed Rail project.
- Design work with renowned Southside Chicago Artist Theaster Gates and his Rebuild Foundation.

We are a Public Sector Focused Design Firm

Municipal projects are by far our largest sector – fostering over 80% of our cumulative workload throughout M+M's 30-year history. We are proud of our ability to navigate complex organizational structures to achieve significant accomplishments. Many of our projects require that we interface with multiple user groups to satisfy unique requirements.

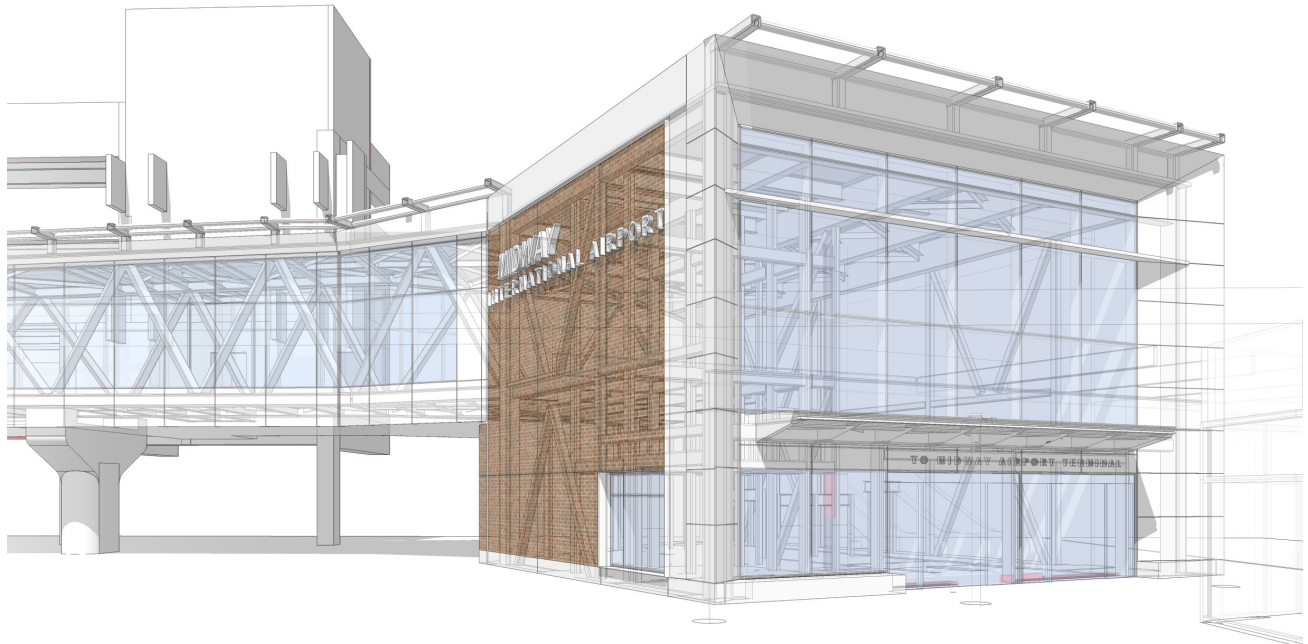
M+M's Recreational experience includes park space, bridges, bike paths, pavilions, comfort facilities, field houses, and museum exhibit space. Our clients include numerous City of Chicago and State agencies, and are located in more than 20 municipalities. Our Current Client List includes the following:

- Amtrak
- The Adler Planetarium
- City of Aurora
- Village of Cary
- Community Colleges of Chicago
- Chicago Department of Aviation
- Capital Development Board of Illinois/Department of Military Affairs
- Chicago Department of Transportation
- Chicago Department of Water Management
- Chicago Skyway
- Chicago Transit Authority
- Illinois Department of Transportation
- Village of Lincolnwood
- Metra
- Metropolitan Pier and Exposition Authority/McCormick Place
- Rebuild Foundation
- Rush University Medical Center
- University of Chicago/Space Fund



We are Local

M+M is a locally owned and operated firm, located in Chicago's River West neighborhood with direct and convenient access to the region's transportation systems. Our office is an approximately 38 miles from the project site.



We are Excellent Visual Communicators

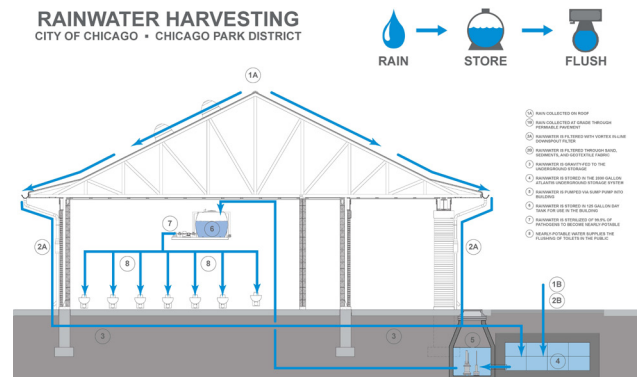
We understand that the best ideas will get built only when stakeholders can properly visualize concepts. We utilize advanced digital design tools and strive to communicate design through clear and engaging presentations.

We believe in Sustainability

M+M practices sustainable design on all our projects. Our staff is well versed with the ever changing challenges of navigating energy codes and providing energy efficient designs. We have three registered energy professionals on staff and have expertise with the Illinois Energy Conservation Code. Additionally, we have required that all of our technical staff receive energy modeling training from International Energy Conservation Consultants.



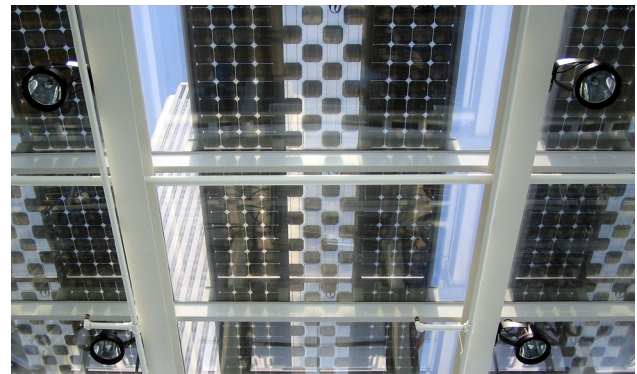
West Ridge Elementary School - Rain water harvesting system



41st Street & Osterman Comfort Stations - Grey water harvesting



West Ridge Elementary School - Green Roof



Millennium Park Bike Station - Photovoltaic Panels

We are a Likable and Trusted Firm

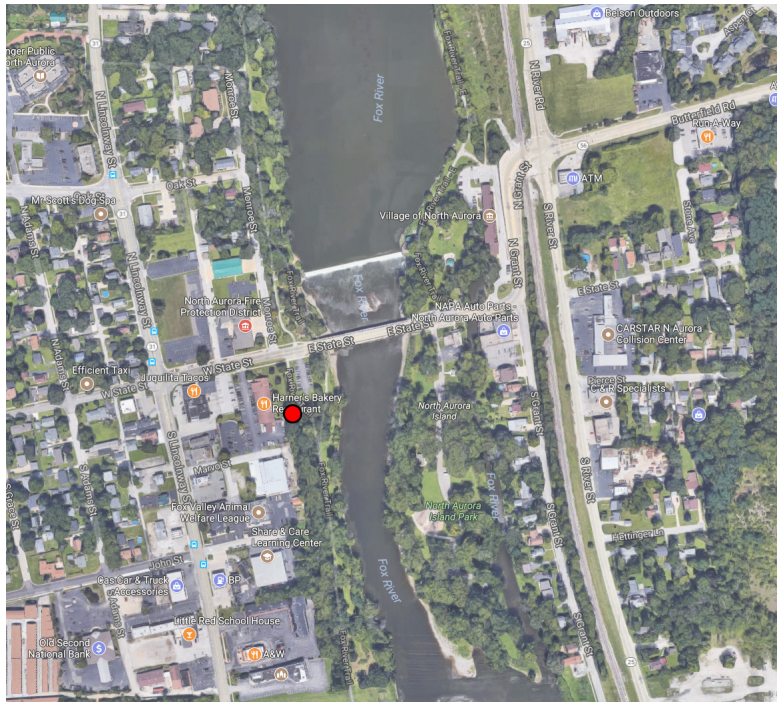
Many of our clients have been with us for over 20 years. As an example, Metra has been a client of M+M for 30 continuous years, with over 50 projects to date. In 2015 and 2016, M+M was awarded DBE Prime Contractor of the Year by Metra. These relationships exemplify the confidence we build and the outstanding client relationships we foster.

M + M

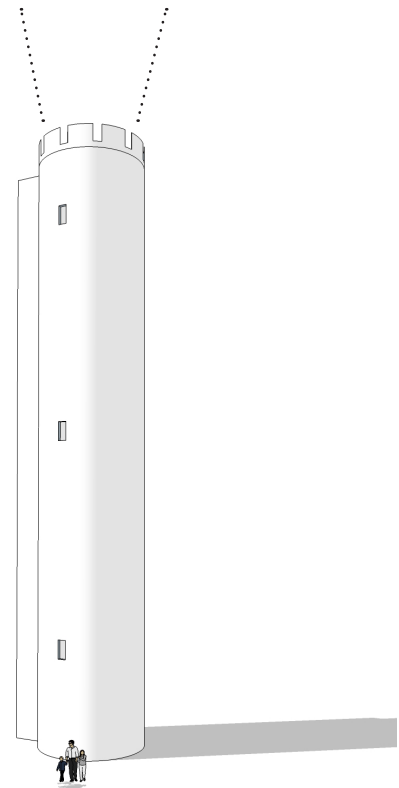
3. PROJECT UNDERSTANDING

M+M understands that the Village of North Aurora desires to transform the concrete silo located on the Harner's Bakery property located east of the intersection of State Street (State Route 31) and Lincolnway Street (State Route 56). The structure itself is 98 feet in height and an approximate outside diameter of 17.5 feet.

The site is uniquely situated along the Fox River and the Silo Project has great potential to become a significant point of interest along the Fox River Trail. The height of the structure can be utilized to strengthen North Aurora's identity along the Trail with great potential to highlight this beacon with accent lighting.



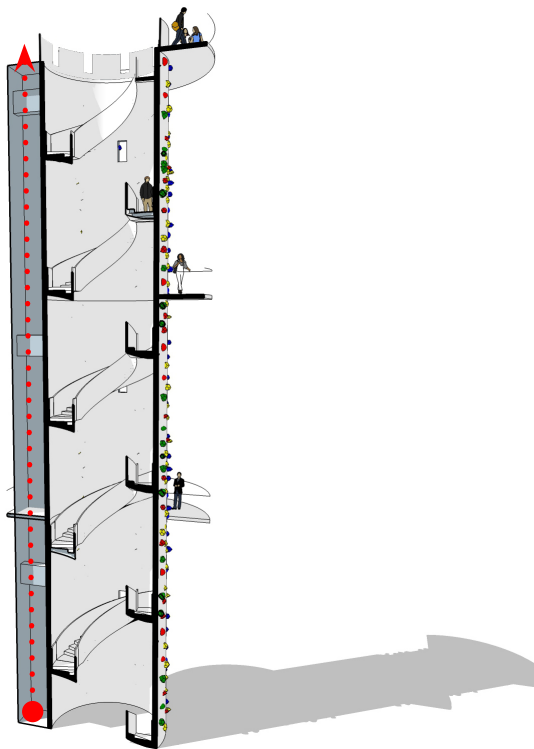
Project Location



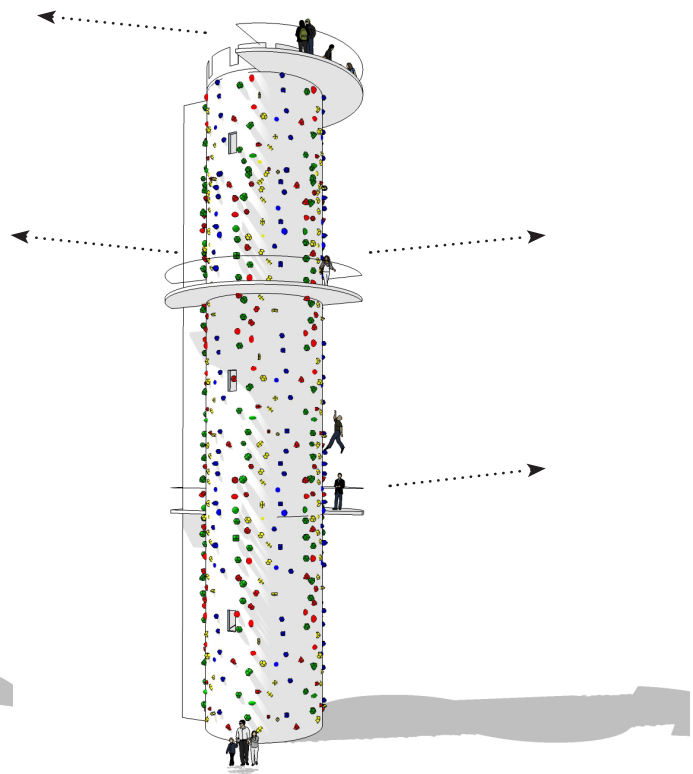
Existing Silo Sketch

Ideas For Repurposing

Repurposing the silo offers a great opportunity for a playful recreational space, with an impressive civic presence. For instance, a rooftop observation deck (with potential for intermediate look-out points), would offer spectacular views overlooking the Fox River, the Fox River Trail, and North Aurora Island Park. A recreation use, such as a climbing wall, could be a complimentary use of the existing trail. A further possibility could be exhibition space, for public art and/or interpretive exhibits on North Aurora and the Fox River. Additional imagined programs include a recreational slide or monumental zip-line to carry visitors to another location along the Fox River Recreation Area.



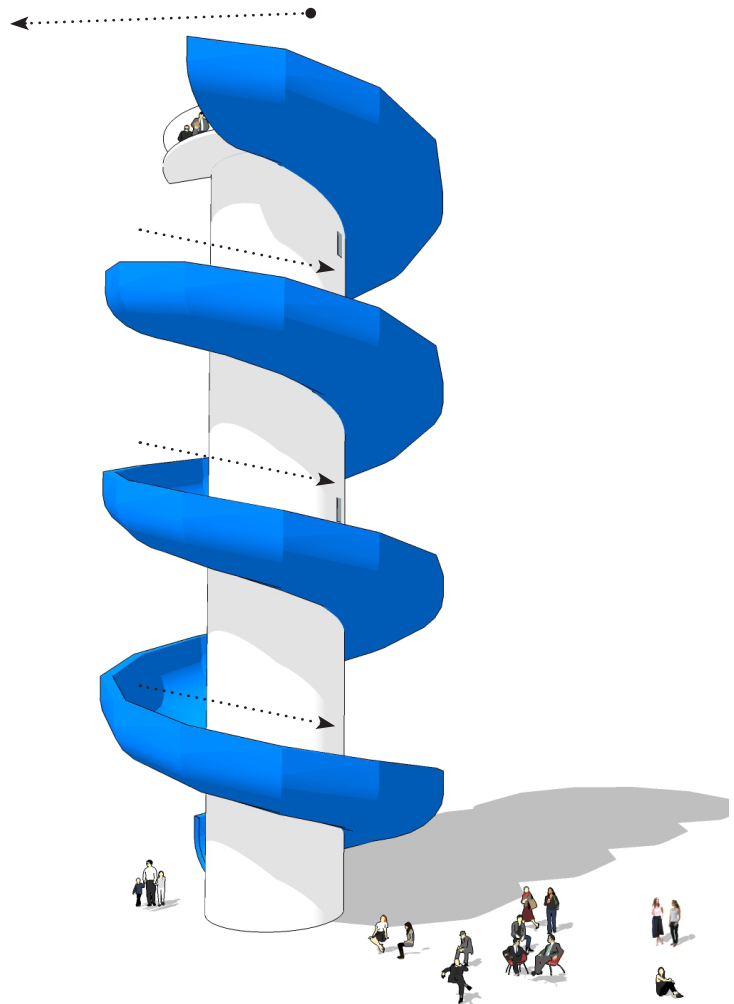
Section Sketch - Existing Silo With New Interior Stair, New Elevator, Observation Decks, And Climbing Wall



Perspective Sketch - Existing Silo With Climbing Walls And Observation Decks

Ideas For Repurposing

We further understand that Village of North Aurora would like to use this opportunity to transform and integrate the existing structure into the natural and built environments. The surrounding area could be enhanced with an outdoor seating area, small scale venue, a kayak launch at the river, and additional landscaping. In addition, new paths could be built to connect the seating area and silo to the riverfront, Harner's, the adjacent public parking lot, and the Fox River Trail.



Perspective Sketch - Existing Silo With New Spiral Slide And Zip Line Platform

M + M

4. FIRM QUALIFICATIONS

Firm Capabilities

Over the past 30 years, M+M has been providing architectural services to a growing list of prestigious clients. Today, M+M has grown to a staff of nearly 30 professionals, including eleven licensed architects, five LEED APs and one CSI, CCS. Our major project sectors include municipal, recreational, exhibit, transportation, education and commercial. Project budgets range from \$500,000 to more than \$200 million.

We have provided services throughout the Greater Chicago Metropolitan Area and across the State of Illinois. Municipalities that we have worked in include: Aurora, Barlett, Carlinville, Cary, Chicago, Cicero, Crystal Lake, Downers Grove, Dwight, Evanston, Hanover Park, Hazel Crest, Kankakee, Kenosha, Riverdale, Lisle, Normal, Palos Heights, Pontiac, Prospect Heights, Springfield, and Westmont.



INTERIOR DESIGN + ARCHITECTURE

- Feasibility Studies
- Building Analysis
- Schematic Design
- Design Development
- Construction Documents
- LEED/Sustainability
- ADA Review
- Presentations
- Renderings
- 3D Animations
- Specifications
- Cost Estimating
- Bid Phase Assistance
- In-house Model and Mock-up Studio



PLANNING

- Urban Design
- Streetscaping
- Space Planning
- Feasibility Studies



CONSTRUCTION MANAGEMENT

- Peer Review
- Construction Services
- Project Coordination
- Field Observation

Recreation Design Experience

Recreation became a key business sector for M+M, due in large part to Jay and Cindy Muller's long-time passion for sailing Lake Michigan. As a result, we are exceedingly proud of our design contributions to the region's parks and waterways. We have over 20 projects located along the shoreline of Lake Michigan including several beach houses for the Chicago Park District; various projects for the Adler Planetarium; extensive bicycle infrastructure projects; and numerous park access and beautification projects.

Our past work also includes the Evanston Ecology Center located along the North Shore Channel, Aurora's RiverEdge Park along the Fox River, numerous renovations to Chicago Park District Field Houses, and a sculpture pavilion for the Walker Art Museum in Minneapolis.

Design Approach

Our Design Approach encompasses design excellence, ease-of-construction, value, construction phasing, user comfort, universal accessibility, sustainable initiatives, durability, security, and ease-of-maintenance. We never view these requirements as mutually exclusive, rather these elements are fully integrated – our process is “all-in” and our work speaks for itself. We are exceedingly proud that our public space creations of years past are withstanding the test of time, years after completion.

We Speak Your Language

We have assembled a Team with extensive municipal and recreation expertise who are highly skilled in working with communities and multiple stakeholders. This Team requires no learning curve and is able to “hit the ground running.” We speak your language:

- ✓ **Patron Experience:** We are excited by this project's potential to be an iconic symbol for the greater North Aurora Community. Our design concepts will appropriately celebrate this potential.
- ✓ **Context Sensitive:** A successful design compliments and takes cues from the surrounding environment. We understand and respect the importance of honoring the rich history of North Aurora and the Fox River.
- ✓ **Universal Accessibility:** Compliance with accessibility regulations and equal access for all are priorities for us on all our projects.
- ✓ **Ease of Maintenance:** We are keenly aware that our designs must be durable and easily maintained. Our designs must hold up to high pedestrian traffic and harsh seasonal weather conditions.
- ✓ **Constructability:** We further understand and have the experience to analyze the complexities and constraints of construction in existing facilities and under tight schedule scenarios. We understand that considerations for phased construction must be incorporated and impacts to existing operations minimized.
- ✓ **Best Value:** A project is only successful if it can be built and if it is delivered within budget expectations. We have an excellent track record working within established budget parameters.
- ✓ **Quality:** As described further in this section, M+M assigns an independent Quality Manager to each project. We have developed a rigorous Quality Compliance Program that is in compliance with federally recognized standards.

Community Planning, Workshops, and Charrettes

We have extensive experience leading community workshops and charrettes. As part of the Aurora RiverEdge process we conducted a series of design workshops, including community planning meetings and Design Charrettes. Additionally, we actively engaged in Aurora's fundraising efforts for the RiverEdge Park. M+M assisted wherever we could, by attending meetings and creating promotional pieces for the park. We knew that if people could see the vision, we could make the RiverEdge Park a reality.

Adherence to Schedule

We realize that funding is finite and time sensitive. Our team understands that it is imperative to spend Riverside's resources wisely. At the onset of the project we will develop a critical path method schedule to identify key milestones. More importantly, this method is highly useful in identifying the interrelated tasks required to maintain schedule.

Project Safeguards

Our project management and review process is multi-faceted, transparent, inclusive, and contains many safeguards, including:

- ✓ **Informal Reviews:** Informal Reviews between the project team members, including North Aurora, will be sequenced throughout the duration of the project. Regular design meetings will be conducted with North Aurora, fostering ongoing discussion on proposed design solutions. M+M will prepare agendas, track issues, and prepare meeting summaries.
- ✓ **Formal Reviews:** For North Aurora's approval, we will provide formal review submittals of the Assessment Reports, Space Needs Analysis, Programing, Concepts Designs, and of the Construction Documents at the intervals and completion levels identified. Submittals will consist of specifications, drawings, and other visual aids. We will compile comments received, provide responses, and provide final resolution (prior to the next submittal).
- ✓ **Exhibits and Visualization:** We understand that the best ideas will get built only when stakeholders can properly visualize concepts. We are excellent communicators and we utilize leading-edge computer imaging software and techniques.
- ✓ **Strict Adherence to the Design Control Quality Plan (DCQP):** We will build adequate time into our schedule to allow for complete quality reviews prior to submitting review documents to North Aurora. Our in-house independent Quality Manager will certify that the reviews have been completed and appropriately acted upon.
- ✓ **Review with Authorities Having Jurisdiction (AHJ):** Early and on-going reviews with permit officials are critical to the success of the project. AHJ plan concurrence will be sought at the earliest opportunity. M+M has an excellent grasp on municipal code requirements in several communities across the Chicagoland suburbs. We will review with the Village of North Aurora any unique requirements they may implement for this project.
- ✓ **Constructability Review:** The purpose of the reviews is to strategize on how the project can be constructed. This process is tedious and requires an in-depth review of the documents. The key focus of the constructability reviews are Cost, Time, and Quality. Our goal is to provide best value and reduce construction impacts to users.
- ✓ **Estimating:** We will provide independent cost estimating at each project milestone. This will provide for multiple opportunities to align priorities, expectations, and program with the project budget. We will provide value engineering proposals to realign costs and to maximize value.

We are proposing a group of professionals who are uniquely qualified to lead this project. **Mark Stromberg, AIA** will serve as Principal-in-Charge. Mark has 23 years of experience, all of which have been dedicated to municipal clients and public agencies. Mark's recreation experience includes work with the Forest Preserve District of DuPage County and Chicago's Rebuild Foundation.

Kaitlin Streyle, AIA, will serve as Project Manager. Kaitlin's extensive recreation resume includes Aurora's RiverEdge Park, Bicycle Infrastructure Projects for the Chicago Department of Transportation, and upgrades to numerous Chicago Park District Field Houses.

David Steele, AIA will serve as the project's Lead Designer. David has provided design leadership at M+M for more than 20 years. To each project, he brings thoughtful consideration and an ability to focus the design and engineering team on producing innovative but pragmatic architectural solutions. His work includes a wide range of project types including bridges, parks, music venues, museum exhibits, schools, and more. Under Mr. Steele's creative guidance M+M has been recognized with multiple local, state and national design industry awards.

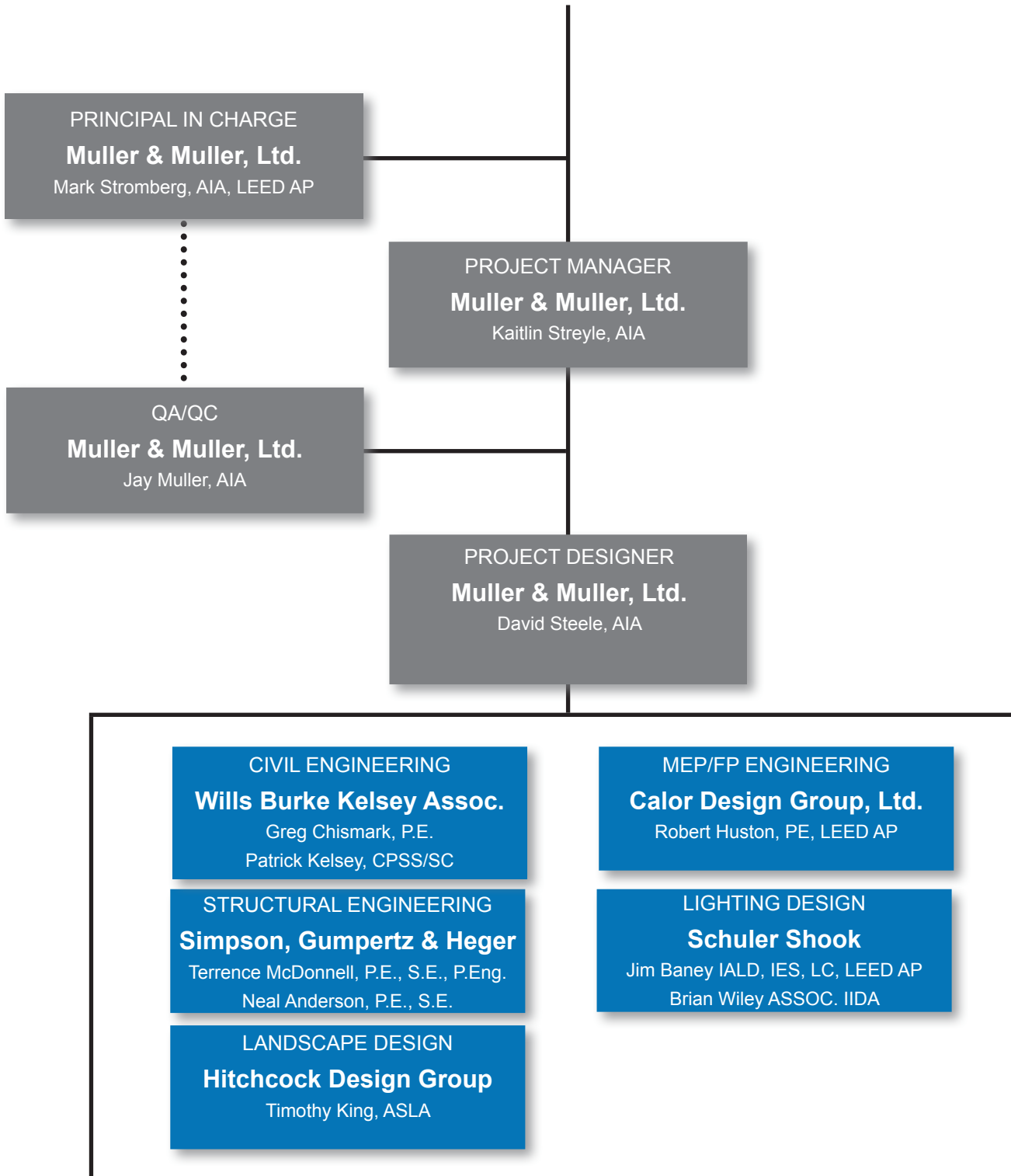
Mark, Kaitlin and David's resumes are contained within the pages that follow, in addition to a complete set of resumes for the entire project team.





VILLAGE OF
**NORTH
AURORA**
Crossroads on the Fox

■ Prime
■ Consultant





Mark M. Stromberg, AIA, LEED AP, NCARB

Mr. Stromberg has dedicated a significant portion of his career to the betterment of public spaces and civic architecture. He brings 20 years of comprehensive experience in new and renovation projects, serving both private and public clients. His background and knowledge allow him the ability to provide services in planning, programming, design, LEED analysis, cost estimating, code review, contract documents, and construction administration.

Mr. Stromberg's project management skills include scope development, team coordination, budget adherence, schedule compliance, and quality assurance. He has extensive experience in effectively implementing stringent client requirements while maintaining costs and quality controls. As a result, he has developed an excellent ability to achieve significant accomplishments within complex organizational structures.

SELECTED PROJECT EXPERIENCE

COMMERCIAL / INTERIORS

General Services Administration, Prevedel Building and Page Campus Master Plan and Architectural/Engineering Implementation, Overland, MO
General Services Administration, USDA National Operations Center, St. Louis, MO
Chicago Department of General Services, Restack Space Usage Study, Chicago, IL
Allstate Insurance Company, Space Planning Study, Northbrook, IL
General Services Administration, Various Task Orders, Region 6
Chicago Department of Aviation, Administrative Offices, Chicago, IL
Pace, Administrative Headquarters, Arlington Heights, IL
Molex Training Center, Lisle, IL
McDonalds Corporation, Corporate Offices, Oak Brook, IL

EDUCATION

Public Building Commission of Chicago, Lincoln Elementary School Renovation and Addition, Chicago, IL
Moraine Valley Community College, Vernon O. Crawley Science Hall, Palos Hills, IL
Moraine Valley Community College, Business and Conference Center, Palos Hills, IL
University of Illinois, M.T. Geoffrey Yeh Student Center, Champaign, IL
Northeastern Illinois University, Building B Lecture Center Renovation, Chicago, IL
Moraine Valley Community College, Various Task Orders, Palos Hills, IL

JUDICIAL / CORRECTIONS

Department of Corrections, Security Upgrades at Cook County's Department of Corrections Main Jail Campus and Outlying Locations, Chicago, IL

LEED

Chicago Department of Aviation, South Air Traffic Control Tower, Chicago, IL - LEED Gold Rating
Public Building Commission, Vehicle Maintenance Facility, Chicago, IL - LEED Silver Rating

EDUCATION

Bachelor of Architecture,
University of Illinois at Chicago, 1994
Universite Pedagogique Trois, Versailles, France
(University of Illinois Exchange Program)

PROFESSIONAL REGISTRATION

Licensed Architect, State of Illinois, 2000
LEED Accredited Professional
NCARB Certified

PROFESSIONAL EXPERIENCE

Muller+Muller, Ltd., 2014 to Present
exp., 2007 to 2014
Muller+Muller, Ltd., 2001 to 2007

PROFESSIONAL ACTIVITIES

Member of the American Institute of Architects
Member USGBC, Chicago Chapter
West Suburban Humane Society Board Member

PUBLICATIONS AND AWARDS

2009 AIA Honor Award, Moraine Valley Community College
2006 Association of Licensed Architects Silver Medal,
CTA Brown Line Kedzie and Rockwell Stations

REFERENCES

Mr. Rick Brennan
Director of Campus Operations
Moraine Valley Community College
9000 West College Pkwy
Palos Hills, IL 60465
708.974.5388
BrennanR@morainevalley.edu

Mr. Julian Silva
Project Manager
Chicago Department of Transportation
30 North LaSalle Street
Suite 1100
Chicago, IL 60602
312.744.8061
jsilva@cityofchicago.org

MULLER+MULLER

PROJECT EXPERIENCE CONTINUED

LEED (CONTINUED)

Allstate Insurance Company, LEED Existing Building (EB) Improvement Program,
Northbrook, IL
Chicago Department of Aviation, Midway Airport Elevated Parking Structure Green
Initiatives, Chicago, IL

MUNICIPAL

MPEA, McCormick Place North Roof Replacement, Chicago, IL
State of Illinois, Northwest Armory, Chicago, IL
State of Illinois, General Jones Armory, Chicago, IL
Chicago Department of Aviation, O'Hare Airport Maintenance Complex (AMC) Expansion,
Chicago, IL
Chicago Department of Aviation, T5 Roof Replacement, Chicago, IL
Public Building Commission, Vehicle Maintenance Facility, Chicago, IL
City of Evanston, Fire Station No. 5, Evanston, IL
Chicago Transit Authority, 77th Street Bus Garage, IL
Chicago Transit Authority, Bus Garage Master Planning, Chicago, IL

RECREATION

Rebuild Foundation, Kenwood Gardens, Chicago, IL
Forest Preserve District of Du Page County, St. James Farm A/E Planning, Wheaton, IL
Moraine Valley Community College, Site Upgrades, Palos Hills, IL
Chicago Department of Transportation, Millennium Park Bicycle Station, Chicago, IL

TRANSPORTATION

Chicago Department of Aviation, O'Hare International Airport, Terminal 5 Expansion,
Chicago, IL
Chicago Department of Aviation, Midway International Airport, Security Checkpoint
Expansion, Chicago, IL
Chicago Department of Aviation, Midway International Airport, Parking and CTA Pedway
Expansion, Chicago, IL
Amtrak, Chicago Union Station Masterplan, Chicago, IL
Chicago Transit Authority, Your New Blue Stations, Chicago IL
Chicago Department of Transportation, Union Station Transit Center, Chicago, IL
Chicago Department of Transportation, Washington/Wabash Station, Chicago, IL
Metra, Peterson/Ridge Station, Chicago, IL
Chicago Transit Authority, New Elevated Brown Line Stations - Diversey, Wellington,
Southport, Paulina, and Addison, Chicago, IL
Chicago Transit Authority, Brown Line Station Renovations - Western, Francisco, Rockwell,
Kedzie and Kimball, Chicago, IL
Chicago Department of Transportation, Jackson/Van Buren CTA Station, Chicago, IL
Metra, Museum Campus Station, Chicago, IL
Northeast Indiana Commuter Transit District, Hegewisch Station, Chicago, IL
Chicago Department of Transportation, Near South Transfer Tunnel, Chicago, IL

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Kaitlin Streyle, AIA, NCARB

Kaitlin Streyle serves as Project Manager at Muller+Muller. She works with various team members through all phases of a project to develop design details, as well as construction document preparation and construction administration. She possesses a working knowledge of the complete architectural process, having experience ranging from the conceptual stage of design to project construction and field observation.

She previously provided construction management services for ADA upgrades to sites and buildings at multiple parks for the Chicago Park District. Tasks she was involved with included feasibility and assessment coordination of each site, budgeting, and project management from design through construction.

She is currently managing the production of construction documents for the Security Checkpoint Expansion project at Chicago's Midway International Airport.

SELECTED PROJECT EXPERIENCE

COMMERCIAL / INTERIORS

City Colleges of Chicago, District Office Renovations, Floors 5-14, Chicago, IL
Chicago Department of Aviation, ID Badging and Compliance Office, Chicago, IL
Vaughan Hospitality Group, Emerald Loop Bar & Grill, Chicago, IL

EDUCATIONAL

Public Building Commission of Chicago, Lincoln Elementary School Renovation and Addition, Chicago, IL
Public Building Commission of Chicago, Peck Elementary School, Chicago, IL

MUNICIPAL

Chicago Department of Aviation, O'Hare Airport Maintenance Complex (AMC) Expansion, Chicago, IL

RECREATION

Aurora RiverEdge Park, Aurora, IL
Aurora RiverEdge Park, John C. Dunham Performance Pavilion, Aurora, IL
Aurora RiverEdge Park, Guest Services Pavilion, Aurora, IL
Chicago Department of Transportation, Elevated Lakefront Bicycle Path, Chicago, IL
Chicago Department of Transportation, Streets for Cycling 2020 Plan, Chicago, IL
Chicago Park District, Independence Park ADA Upgrades, Chicago, IL
Chicago Park District, Rutherford Sayre Park ADA Upgrades, Chicago, IL
Chicago Park District, Shabbona Park ADA Upgrades, Chicago, IL

EDUCATION

Bachelor of Architecture,
Illinois Institute of Technology, 2009

PROFESSIONAL REGISTRATION

Licensed Architect, State of Illinois, 2014
NCARB Certified

PROFESSIONAL EXPERIENCE

Muller+Muller, Ltd. 2009 to Present
HDR Architecture, 2008
Chicago Park District, 2007-2008

PROFESSIONAL ACTIVITIES

Co-Chair, AIA Community Interface Committee, 2016
Member, AIA Community Interface Committee, 2014-2015
Member, Chicago Women in Architecture, 2009-2016
CANstruction, 2010-2015
Member, Architecture for Humanity, 2014-2016
Mentor, Green Cities / Green Schools, AIA/CPS/UIC, 2015
Designer, For the Love of Chocolate Foundation Gala, 2012-2016
Mentor, Girls Do Hack! at the Adler Planetarium, 2013-2014
AIA Leadership Institute, 2014
Project Lead, Activate! Pilsen, Architecture for Humanity, 2014
Designer, Project Chicago, AEC Cares/AIA National Convention, 2014
Volunteer, Career Exploration Day, Adler Planetarium, 2014
Mentor, Architect Barbie Workshop, AIA/CWA/CPS, 2012-2013
Assistant Curator, a.DOT Architects Doing Other Things, 2011

REFERENCE

Linda Daly
Deputy Director Capital Construction
Chicago Park District
541 N Fairbanks Ct.
Chicago, IL 60611
312.742.4117
linda.daly@chicagoparkdistrict.com

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PROJECT EXPERIENCE CONTINUED

RECREATION CONTINUED

Chicago Park District, ADA Upgrades Construction Management, Chicago, IL
Chicago Park District, 41st Street Beach Comfort Station, Chicago, IL
Chicago Park District, Osterman Beach Comfort Station, Chicago, IL
Chicago Park District, Riis Park Pool House Renovation, Chicago, IL
Chicago Park District, Calumet Park Comfort Station Renovation, Chicago, IL
Rebuild Foundation, Kenwood Gardens, Chicago, IL
Walker Art Center/ Theaster Gates, Black Vessel for a Saint, Minneapolis, MN
Westrec Marinas, 31st St. Harbor Floating Restroom and Pool, Chicago, IL

TRANSPORTATION

Amtrak, Chicago Union Station Masterplan, Chicago, IL
Chicago Department of Aviation, Midway International Airport, Security Checkpoint
Expansion, Chicago, IL
Chicago Transit Authority, Red Purple Modernization - Lawrence, Argyle, Berwyn, and
Bryn Mawr Stations, Chicago, IL
Chicago Department of Transportation, Van Buren Street Bridge Rehabilitation, Chicago, IL
Chicago Department of Transportation, Union Station Transportation Center, Chicago, IL
Chicago Department of Transportation, Blue Island Ave. Streetscaping, Chicago, IL
Chicago Transit Authority, Design/Build - 7 Red Line Station Improvements, Granville,
Morse, Argyle, Thorndale, Berwyn, Jarvis and Lawrence Stations, Chicago, IL
Chicago Department of Transportation, Wells Street Bridge Rehabilitation, Chicago, IL
Chicago Department of Transportation, Division Street Bridge over Canal, Chicago, IL
Chicago Department of Transportation, Division Street Bridge over River, Chicago, IL
Chicago Department of Transportation, North Avenue Bridge, Chicago, IL



David A. Steele, AIA

David Steele AIA, as Lead Designer, is responsible for gathering programmatic needs and conceptualizing the project design. His involvement continues through design development and construction. Mr. Steele's approach to each project is unique, taking into consideration the specific project needs and working with the client to create a solution that best meets these needs. He works through schematic design and design development to satisfy the client's requirements. Once the design work is complete and approved by the client, he is responsible for assuring that the design intent is carried through the entire project.

Mr. Steele is an integral part of each project team, participating in the preparation of contract documents, review of project submittals, project construction, and project completion leading to user occupancy.

Mr. Steele's background in space planning and creation presents each client with a distinctive design that best meets outlined expectations. He pays careful consideration to the details of a project, making decisions and proposals which best suit the facility and produce high client satisfaction. Mr. Steele strives to work with each client on a level where concerns and ideas are exchanged and addressed.

SELECTED PROJECT EXPERIENCE

COMMERCIAL / INTERIORS

Adler Planetarium, Doane Observatory, Chicago, IL
Adler Planetarium, Space Planning, Chicago, IL
Adler Planetarium, Cosmology Gallery, Chicago, IL
City Colleges of Chicago, District Office Renovations, Floors 5-14, Chicago, IL
Chicago Department of Aviation, ID Badging and Compliance Office, Chicago, IL
City Colleges of Chicago, French Pastry School, Chicago, IL
Pace, Administrative Headquarters, Arlington Heights, IL
American Airlines, O'Hare International Airport, Terminal 3 Renovations, Chicago, IL
Chicago Department of Aviation, Administrative Offices, Chicago, IL
Baker Furniture Showroom, 815-825 W. Chicago Avenue, Chicago, IL
Vaughan Hospitality Group, Emerald Loop Bar & Grill, Chicago, IL
Chicago Art Foundation, Museum, Chicago, IL
Chicago Department of Aviation, Tracon Office Planning, Chicago, IL
Podmajersky and Associates, Commercial and Retail Space Design, Chicago, IL
Regional Transit Authority, New Offices, Chicago, IL
Exhibitgroup/Giltspur Office Addition and Renovation, Roselle, IL
700 North Sangamon, Office Renovation, Chicago, IL

EDUCATION

Public Building Commission of Chicago, Lincoln Elementary School, Chicago, IL
Public Building Commission of Chicago, Peck Elementary School, Chicago, IL
Public Building Commission of Chicago, West Ridge Elementary School, Chicago, IL
Northern Illinois University, Research Center for the Study of Family Violence, DeKalb, IL

EDUCATION

Masters of Architecture,
State University of New York at Buffalo, 1986
Bachelor of Science in Environmental Design,
State University of New York College at Buffalo, 1982

PROFESSIONAL REGISTRATION

Licensed Architect, State of Illinois, 1991

PROFESSIONAL EXPERIENCE

Muller+Muller, Ltd., 1996 to Present
Powell/Kleinschmidt, Inc., 1989 to 1996
Victor Cromie Architects and Planners, 1987 to 1989
Weldon Pries Architects, 1986 to 1987

PROFESSIONAL ACTIVITIES

Member of the American Institute of Architects
President of Chicago Architecture Club, 2003-2004
Member of the Board, Chicago Architectural Club,
1998 -2005

SELECTED PUBLICATIONS

Regular contributor to "Buffalo Rising"
www.buffalorising.com, an urbanist online
city magazine
Author, Buffalo: Architecture in the American
Forgotten Land, 2009
Editor, Chicago Architectural Journal #10,
Influence Across Fields, 2002
Contributor, "Chicago Architectural Journal"
Volume #9, Positions in Architecture, 2000

REFERENCES

Ms. Stephane Phifer
City of Aurora, Department of Planning
1 South Broadway
Aurora, IL 60507
630.256.3080
SPhifer@aurora-il.gov

Ms. Janet Attarian
Chicago Department of Transportation
30 North LaSalle Street, Room 500
Chicago, IL 60602
312.744.5900
jattarian@cityofchicago.org

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PROJECT EXPERIENCE CONTINUED

MUNICIPAL

Chicago Department of Aviation, O'Hare Airport Maintenance Complex (AMC) Expansion, Chicago, IL
Chicago Department of Water Management, Jardine Water Purification Plant Window Replacement Assessment, Chicago, IL
City of Evanston, Fire Station No. 5, Evanston, IL
City of Evanston, Police Station Renovations, Evanston, IL
Chicago Department of General Services, 4th Ward Yard, Chicago, IL
Chicago Department of General Services, Bureau of Electricity Warehouse, Chicago, IL

RECREATION

Aurora RiverEdge Park, Aurora, IL
Aurora RiverEdge Park, John C. Dunham Performance Pavilion, Aurora, IL
Aurora RiverEdge Park, Guest Services Pavilion, Aurora, IL
Chicago Park District, 41st Street & Osterman Beach Comfort Stations, Chicago, IL
Chicago Department of Transportation, Elevated Lakefront Bicycle Path, Chicago, IL
Chicago Department of Transportation, Millennium Park Bicycle Station, Chicago, IL
Chicago Department of Transportation, Wacker Drive Riverwalk Boat House, Chicago, IL
Evanston Ecology Center Addition, Evanston, IL
Rebuild Foundation, Kenwood Gardens, Chicago, IL
YWCA Evanston/North Shore Pool Deck Reconstruction, Evanston, IL

TRANSPORTATION

Chicago Department of Aviation, O'Hare International Airport, Terminal 5 Expansion, Chicago, IL
Chicago Department of Aviation, Midway International Airport, Security Checkpoint Expansion, Chicago, IL
Chicago Department of Aviation, Midway International Airport, Parking and CTA Pedway Expansion, Chicago, IL
Amtrak, Chicago Union Station Masterplan, Chicago, IL
Chicago Transit Authority, Red Purple Modernization - Lawrence, Argyle, Berwyn, and Bryn Mawr Stations, Chicago, IL
Chicago Department of Transportation, Union Station Transit Center, Chicago, IL
Chicago Department of Transportation, Wells Street Bridge Rehabilitation, Chicago, IL
Chicago Department of Transportation, Halsted Street Bridge, Chicago, IL
Chicago Department of Transportation, Division Street Bridge over Canal, Chicago, IL
Chicago Department of Transportation, Division Street Bridge over River, Chicago, IL
Chicago Department of Transportation, North Avenue Bridge, Chicago, IL
Chicago Transit Authority, Brown Line Station Renovations, Western, Francisco, Rockwell, Kedzie and Kimball, Chicago, IL
Chicago Transit Authority, Dempster Street & Main Street Stations, Evanston, IL
Chicago Department of Transportation, Solidarity Drive Underpass, Chicago, IL
Chicago Department of Transportation, Near South Transfer Tunnel, Chicago, IL
Chicago Department of Transportation, Wacker Drive Rehabilitation, Chicago, IL
Chicago Department of Transportation, Damen Avenue Bridge, Chicago, IL

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Jay Muller, AIA, NCARB

Mr. Muller began his professional career working on coordination of the technical aspects of the building, and later graduated to overall management of the project. This background, along with extensive construction administration and management work, gives him a complete understanding regarding the importance of a well-coordinated and managed project and project team. Mr. Muller assists in determining which projects the firm should pursue, and reviews each potential project for liability exposure.

As a firm principal, his project work includes client contact, assists in determining projects to pursue and teaming efforts, negotiating sub-consultant contracts, developing project budgeting, review of design direction, technical reviews of projects and oversight of construction administration activities. As part of our firm's quality control, Mr. Muller reviews all project documentation for each project, and is responsible for the Technical and Construction Administration sections of our office manual. Throughout the duration of a project, he reviews time deliverables to ensure that client expectations are met. As part of this responsibility, Mr. Muller ensures that staffing is adequate and that project items are completed in a timely manner.

SELECTED PROJECT EXPERIENCE

COMMERCIAL / INTERIORS

City Colleges of Chicago, District Office Renovations, Floors 5-14, Chicago, IL
Chicago Department of Aviation, ID Badging & Compliance Office, Chicago, IL
American Airlines, O'Hare International Airport, Terminal 3 Renovations, Chicago, IL
Chicago Department of Aviation, Administrative Offices, Chicago, IL
Pace Administrative Headquarters, Arlington Heights, IL

EDUCATION

Public Building Commission of Chicago, Lincoln Elementary School, Chicago, IL
Public Building Commission of Chicago, Peck Elementary School, Chicago, IL
Public Building Commission of Chicago, West Ridge Elementary School, Chicago, IL
Northern Illinois University, Research Center for Family Abuse and Violence, DeKalb, IL

JUDICIAL / CORRECTIONS

State of Illinois, Illinois Youth Center Gatehouse and Visitors Center, St. Charles, IL
State of Illinois, Stateville Correctional Center, Vehicle Maintenance Facility, Joliet, IL
State of Illinois, Stateville Correctional Center, Warehouse, Joliet, IL

MUNICIPAL

MPEA, McCormick Place North Roof Replacement, Chicago, IL
Chicago Department of Aviation, O'Hare Airport Maintenance Complex (AMC) Expansion, Chicago, IL

EDUCATION

Masters of Architecture,
University of Illinois, 1977
Bachelor of Science in Architectural Studies,
University of Illinois, 1975

PROFESSIONAL REGISTRATION

Licensed Architect, State of Illinois, 1981
Licensed Architect, State of Indiana, 2001
NCARB Certified

PROFESSIONAL EXPERIENCE

Muller+Muller, Ltd. 1985 to Present
Lester B. Knight & Associates, Inc. 1982 to 1985
Skidmore, Owens & Merrill 1977 to 1982

PROFESSIONAL ACTIVITIES

Member of the American Institute of Architects
Member of the Illinois Chamber of Commerce
Member of Chicago Yacht Club
Founder and Member of Logan Square Preservation

PUBLISHED ARTICLES AND PRESENTATIONS

1999 "Fast and Efficient", Passenger Terminal
1979 The Vernacular of American Train Station
Design; Archicenter - Chicago IL
1978 Re-Use and Revitalization of Loft Structures;
Archicenter - Chicago IL

REFERENCE

Mr. Andy Roth
Metra
547 West Jackson
Chicago, IL 60661
312.322.6611
aroth@metrarr.com

MULLER+MULLER

PROJECT EXPERIENCE CONTINUED

MUNICIPAL CONTINUED

Chicago Department of Aviation, T5 Roof Replacement, Chicago, IL
State of Illinois, North Riverside Armory Field Maintenance Shop #3, North Riverside, IL
O'Hare Modernization Program, Airfield Rescue & Fire Fighting Station #2, Chicago, IL
City of Evanston, Fire Station No. 5, Evanston, IL
Department of General Services, 4th Ward Yard, Chicago, IL
Department of General Services, Bureau of Electricity Warehouse, Chicago, IL

RECREATION

Aurora RiverEdge Park, Aurora, IL
Chicago Park District, 41st Street and Osterman Beach Comfort Stations, Chicago, IL
Chicago Department of Transportation, Elevated Lakefront Bicycle Path, Chicago, IL
Chicago Department of Transportation, Millennium Park Bicycle Station, Chicago, IL
Westrec Marinas, Floating Pool & Restrooms, Chicago, IL

TRANSPORTATION

Chicago Department of Aviation, O'Hare International Airport, Terminal 5 Expansion, Chicago, IL
Chicago Department of Aviation, Midway International Airport, Security Checkpoint Expansion, Chicago, IL
Illinois Department of Transportation, Illinois High Speed Rail Program Management - Chicago to St. Louis - Dwight, Pontiac, Lincoln, Springfield, Carlinville, and Alton, IL
BNSF Railway, Crew Facility Renovations and Expansion - Corwith, Roundhouse & Eastbound, Chicago, IL
Chicago Transit Authority, Brown Line Station Renovations - Western, Francisco, Rockwell, Kedzie and Kimball, Chicago, IL
Chicago Department of Transportation, Union Station Transit Center, Chicago, IL
Chicago Department of Transportation, North Avenue Bridge, Chicago, IL
Chicago Department of Transportation, Halsted Street Bridge, Chicago, IL
Chicago Department of Transportation, Solidarity Drive Underpass, Chicago, IL
Chicago Department of Transportation, Near South Transfer Tunnel, Chicago, IL
Metra, Cary Station, Cary, IL
Metra, Van Buren Street Station, Chicago, IL
Metra, Healy Station, Chicago, IL
Metra, Belmont Station, Downers Grove, IL
Metra, Cicero Station, Cicero, IL
Metra, Museum Campus Station, Chicago, IL
Metra, Crystal Lake Station, Historic Renovation, Crystal Lake, IL
Metra, Manhattan Station, Manhattan, IL
Metra, Prospect Heights Station, Prospect Heights, IL
Metra, Westmont Station Renovation, Westmont, IL
Metra, Hill Yard Crew Facility, Aurora, IL
Metra, Kenosha Crew Facility, Kenosha, WI
Northeast Indiana Commuter Transit District, Hegewisch Station, Chicago, IL
Northeast Indiana Commuter Transit District, East Chicago Station, East Chicago, IN


MULLER+MULLER



About Greg

Greg Chismark has over 32 years of infrastructure and civil engineering project management experience. He is intimately familiar with the City of St. Charles serving as City Engineer for 15 years. Design and project management skills include projects related to streambank stabilization, stormwater management, utilities, transportation, regulation development, and subdivision and site development plan review, and construction management oversight. Greg has a proven ability to communicate with citizens, elected officials, government staff, engineers, architects and construction contractors resolving concerns and finding solutions.



Part of the Mno-Bmadsen Family 

Greg Chismark, P.E.

MUNICIPAL SERVICES PRACTICE PRINCIPAL

Education

Bachelor of Science, Civil Engineering, University of Illinois

Professional Registrations & Certifications

Professional Engineer, Illinois 062-044133

Professional Engineer, Wisconsin 42678-6

Professional Engineer, Michigan 6201064156

Qualified Engineer Review Specialist, Kane County, IL

Professional Affiliations

American Public Works Association, Chicago Metropolitan Chapter,

Co-Chair Awards Committee, Government Affairs Committee

American Society of Civil Engineers

American Water Works Association

Related Project Experience

Bob Leonard Walkway, City of St. Charles, IL

Assisted with project management and design of stabilization of the west bank of the Fox River between Indiana Street and Prairie Street. The project included the mitigation of bank erosion through rip rap stabilization that was aesthetically appropriate for this reach of the Fox River. The project also included replacement of a pathway with a brick paver path, a limestone outcropping element to provide access to the river's edge, native plantings and a pedestrian rest area. Project specifications included a three year maintenance provision to ensure the vitality of native planting and provide a smooth transition to the Public Works Department.

Abbey Harbor Marina Reserve Study, Lake Geneva, WI

Served as project manager and primary client contact coordinating a team of engineers and architects on an \$8M marina renovation project. Tasks included performing a comprehensive evaluation and assessment of the Abbey Marina and supporting infrastructure including; the harbor basin, docks, piers, electrical and plumbing infrastructure, timber and steel pile walls, buildings, pavement, flatwork and drainage, landscaping and appurtenances, amenities and miscellaneous improvements. Worked closely with The Board of Directors for the Abbey Harbor Condominium Association (AHCA) to develop a robust assessment and planning resource document culminating in a formal presentation to the marina membership in late 2012. Specific tasks also included a testing of timber piles, structural inspection of all harbor walls and a pedestrian footbridge and coordination of permitting requirements with Wisconsin Department of Natural Resources and the Village of Fontana were identified. WBK is currently performing final engineering and bid document development for the marina. Services include boundary survey, additional geotechnical testing, electrical testing, final permit, bid and construction documents including civil, structural and electrical elements. Coordination of permitting with a dock and pier contractor is also included in the WBK scope as well as development of completed project renderings and "vision" documents.

St. Charles Municipal Campus Parking Lot Improvements, City of St. Charles, IL

Project principal overseeing design and construction activities. Improvements consisted of a concept development of City "campus" parking lots that serve City Hall, Police and Fire facilities as well as serve local festivals and Fox River access. Work scope includes complete reconstruction of the pavement and walkways serving the public parking areas and redesign of traffic circulation patterns. The concept also included new lighting, electric service for festivals, replacement of

storm sewer and replacement of a raw water main from a City well, landscaping and irrigation. Also a new public plaza feature showcasing public art was developed and constructed. The project is located within the floodplain of the Fox River and provides compensatory storage for construction of the public plaza. The project also includes a rain garden as a memorial to a prominent local landscape architect and facilitated relocation of 3 historic monuments and a time capsule to preserve the heritage of the community.

City of Geneva Southeast Subarea Plan, Geneva, IL

Performed engineering and land planning services for the City of Geneva on an undeveloped tract of land of approximately 500 acres. Infrastructure evaluations included wastewater collection, water supply and distribution, stormwater drainage, electric distribution and transportation improvements. Significant public outreach and stakeholder communication was included in the project through a variety of public forms and several public meetings. The end result was a plan incorporated into the City's Comprehensive Plan that lays out the development vision and identifies infrastructure costs to accomplish the same.

First Street Redevelopment, City of St. Charles, IL

Project Manager for this project which includes \$3,000,000 improvements to sanitary sewer, water main and storm sewers, \$2,600,000 improvements to roadways, Letter of Map Revisions for floodway modifications, and approximately \$3,500,000 improvements in streetscape modifications. Responsibilities included coordination of land acquisition and significant public outreach and communication.

Municipal Annex Parking Lot Improvements, Village of South Elgin, IL

Performed primary design services and well as oversight of construction activities for parking lot rehabilitation south of the Village of South Elgin Parks Department facility. Project challenges include poor drainage conditions, mitigating impacts to existing rain gardens south and east of the parking lot, Fox River floodplain, coordinating lighting improvements and facilitating an active day care facility within the Parks Department facility.

Prairie Green Trail Improvement Phase 1, Geneva, IL

Oversaw the design and construction of a multi-use trail in the Prairie Green Preserve in Geneva. Included in the project was a parking lot and design of the phase 2 improvements creating a looped bike path system. The trail is a critical first stage improvement in a wetland bank and public open space project.

Neighborhood Drainage Studies, South Elgin, IL

Project Manager on this project that involved assisting with evaluation of several neighborhood drainage issues throughout the Village. The Village was seeking professional engineering services to find technical solutions, assess landowner impacts, determine funding opportunities and facilitate Village Board decision making. WBK investigated causes of flooding and potential means of reducing flooding, provided storm sewer evaluation and recommendations for drainage improvements including budget projections. WBK also evaluated existing conditions and determined tributary areas for seven storm sewer outfalls. A series of treatment options were developed to mitigate erosion and allow the homeowners to determine the appropriate solution for their property. We also determined solutions to reduce the duration of inundation in the isolated depression. Additionally, WBK performed:

- Survey, Data Collection and Documentation
- Tributary Area and Design Flows Determination
- Storm Sewer and Open Channel Analysis
- Summary Report & Cost Estimating

Woods of Fox Glen – Norton Creek Tributary Streambank Stabilization - St. Charles, IL

Project Manager for a stream bank stabilization project on a tributary to Norton Creek crossing under Fox Glen Drive and discharging into the St. Charles Country Club. The channel reach exceeds 600 feet and had head cut over 8 feet at the Fox Glen Drive culverts. Services include hydrologic and hydraulic modelling to determine design event channel velocities and mitigation measures to establish channel equilibrium. A significant escarpment also exists at the south end of the project and a gabion wall stabilization measure was developed. The extent of the work required procurement of an Individual permit from the USACE. Developed and assisted the City with an initial temporary stabilization measure at Fox Glen Drive culverts including a concrete cutoff wall and rip rap stabilization.

Phase I Red Gate Bridge - St. Charles, IL


Represented the City of St. Charles with respect to locating the new Fox River Crossing location, land acquisition, corridor planning and working with a consulting engineer team to prepare the Phase I report.



About Pat

Pat Kelsey is a member of the leadership team, oversees corporate information technology and is responsible for development and maintenance of clients in natural and environmental resources. His expertise and 34 years of experience in the fields of soil science, wetlands, and stream stabilization/restoration are sought by clients throughout northeastern Illinois. He is frequently sought out for his expertise in federal, state and local environmental permitting. Pat is A Certified Soil Scientist and Classifier as well as a Certified Arborist. He has an adjunct appointment as a Research Associate at The Morton Arboretum.



Part of the Mno-Bmadsen Family 

Patrick Kelsey, CPSS/SC

RESOURCE MANAGEMENT PRACTICE PRINCIPAL

Education

Master of Science, Natural Environmental Systems, Northern Illinois University, 1985
Bachelor of Science, Biological Sciences, Northern Illinois University, 1981
Bachelor of General Studies, Environmental Policy and Law, Northern Illinois University, 1981

Professional Registrations & Certifications

CPSS/SC, Professional Soil Scientist and Classifier (#02933), American Registry of Certified Professionals in Agronomy, Crops and Soils (1987/1997)
CPSC, Professional Soil Classifier (#36), Illinois Soil Classifiers Association (1987)
Kane County Qualified Wetland Review Specialist (#W-005)L

Professional Affiliations

Village of Montgomery Plan Commission, 2012 - Present
Fox Valley United Way, Board of Directors, 2013 - Present
CASA Kane County, Chairman's Advisory Panel, 2011 - Present
Kane-DuPage Soil & Water Conservation District, Board of Directors, 1986-1990, Associate Director, 1990 - Present
Illinois Soil Classifiers Association, Newsletter Editor, 1991 - 2003
Illinois Soil Classifiers Association, President, 1996
International Society of Arboriculture Performance Guidelines, Committee Chair, 1998 - 2000
Journal of Arboriculture, Editorial Board, 1991 - 1994, 1997 - 2000, 2002 - 2008

Related Project Experience

RiverEdge Park Master Plan & Phase 1 Design - Music Garden, City of Aurora, IL

Mr. Kelsey served as the WBK Project Manager and Principal Scientist for the City of Aurora RiverEdge Park Master Plan and Phase I Music Garden Design as part of The Park Collaborative. The components of the overall master plan include connecting existing bike paths and the FoxWalk to the park, creating an 8,000 person outdoor theater, farmers market, botanical garden, educational areas, development of an iconic pedestrian bridge connecting the east and west sides of the Fox River with park amenities and creation of the Indian Creek Interpretive Center. The Music Garden consists of the outdoor theater, multi-use recreational trails, lawn panels, and native restoration of Blue's Island. Mr. Kelsey directed design of the Blues Island and shoreline restoration components, coordinated and prepared all permit related tasks including design of drainage features, best management practices, soil erosion and sediment control, stormwater management, hydraulic modeling and permit document preparation.

Buffalo Creek Streambank Stabilization

Mr. Kelsey served as Project Manager for the concept design, final engineering and construction management of 10,000 lineal feet of streambank stabilization through a channelized portion of Buffalo Creek. Work included IEPA grant applications and grant management of \$2.1 million in 319 funds, geomorphic analyses, sediment studies, bio stabilization of stream banks and aquatic restoration. The project also included structural stabilization.

Fox Walk at Waubensee Community College, Aurora, IL

As Project Manager, was responsible for the following: Consultation for state threatened and endangered species, protected natural areas, and historical and cultural resources; Illinois Environmental Protection Agency (IEPA) submittal

concerning potential impacts to water quality created by the proposed project; Illinois Department of Natural Resources (IDNR-OWR) submittal; Wetland permitting through the U.S. Army Corps of Engineers (USACE); Kane County Stormwater Permit; Stormwater management design and permitting through the City of Aurora; Final engineering drawings including the design for structural components; Landscape design for the trail corridor including illustrative renderings and perspectives of the proposed design conditions.

Municipal Center River Wall, City of St. Charles, IL

As Project Manager, was responsible for developing a dewatering plan utilizing a temporary coffer dam, water quality treatment system and sediment controls. Also responsible for obtaining the necessary permits associated with temporary construction activities in the Fox River. As part of these services, Mr. Kelsey led the evaluation the hydrology and hydraulics and developed the design basis for a temporary coffer dam system that can withstand up to approximately the ten-year flow in the Fox River both above and below the municipal center dam. Mr. Kelsey provided construction observation services for the in-river work as well as weekly Soil Erosion and Sediment Control (SESC) inspections and project NPDES Compliance.

Lakefront Millennium Park, City of Chicago, IL

Lakefront Millennium Park, a world tourist destination, is an 85-acre urban park and theatre venue in Chicago. Pat served as Project Manager and Principal Scientist for the design and construction engineering services related to soils, drainage and tree installation of this large roof garden over parking garages and a rail facility. Pat was designed and prepared construction documents for all soil and park drainage systems. He was responsible for construction engineering landscape improvements of placement and grading of more than 450,000CY of constructed soil profiles with 25 different design elements, 100,000LF of drain tile and approximately 1,000 trees. Pat directed installation of more than 400 trees and soil balls weighing in excess of 25 tons were installed by single or multiple crane lifts.

Stearns Road/CCP Corridor Phase I, II and III, Kane County Division of Transportation, IL

Mr. Kelsey served as Project Manager and Principal Scientist for the Stearns Road Environmental Corridor beginning with technical studies for inclusion in the Environmental Impact Statement. This work included a deicing salt impact study, management of the wetland delineations, and full environmental support for this new corridor and crossing of the Fox River from Bartlett to South Elgin, IL. Pat developed corridor mitigation strategies for environmental impacts leading to a Record of Decision in 2002.

Phase II services included the design of the 20-acre Direct Impact Mitigation site, Stearns Road Adaptive Management Plans (AMP) for 5 environmental mitigation sites and all corridor environmental permitting including USACE 404, IEPA 401 and Anti-degradation, IDNR-OWR, IDNR Incidental Take Authorization, Kane County Stormwater Permitting, Kane-DuPage Erosion Control, and NPDES Phase II.

Phase III Services included Corridor Construction Management of all permit environmental and water resources controls, in-river construction coordination with the Resident Engineer, erosion and sediment control, resource agency inspections and remedial action planning and coordination, construction management of five Adaptive Management Plans sites, construction observation of the Direct Impact Mitigation site and Stage II construction observation.

Prairie Green Wetland Mitigation Bank, Geneva, IL

Project Manager for the permitting and preparation of final engineering plans for a 75 acre wetland mitigation bank. Prairie Green Preserve is a unique 600 acre property that is owned by the City of Geneva and is planned for passive open space development. The Prairie Green property was acquired by the City of Geneva through a bond referendum and the City's plan is to pay back a portion of that cost through the creation of a wetland mitigation bank and the sale of wetland credits. WBK worked with the City of Geneva to determine the feasibility of developing a wetland mitigation bank on the site, permitted a 75 acre wetland mitigation bank on the site, created a memorandum of understanding between the City and the Army Corps of Engineers for development of the bank, prepared final engineering plans for the development of the bank, and provide construction observation and administration for the project.

AuxSable Creek Watershed Plan Update, Kendall, Grundy and Will Counties, IL

Mr. Kelsey was the Project Manager for the Aux Sable Watershed Plan update, a 319G supported project. His role included coordinating and leading all stakeholder meetings, preparing technical presentations for stakeholders and local officials and managing the project's scope, schedule and budget. The project included a diverse group of stakeholders with divergent interests and political alliances that resulted in an extended period of reconciliation of ideas and actions to be placed in the plan.



Terrence R. McDonnell, P.E., S.E., P.Eng.

Associate Principal
312.493.7652
trmcdonnell@sgh.com



Terry McDonnell joined Simpson Gumpertz & Heger Inc. (SGH) in 2014. Mr. McDonnell has nearly 20 years of experience in a variety of areas including entertainment structures, non-traditional building materials including structural glass and ETFE, adaptive reuse, and building investigations.

Experience

- Simpson Gumpertz & Heger Inc., Chicago, IL, from August 2014 to present.
- Exp US Services, Chicago, IL, from 2012 to 2014.
- Halcrow Yolles, a CH2MHILL Company, Chicago, IL, from 2007 to 2012.
- Thornton Tomasetti Inc., Chicago, IL, from 1998 to 2007.
- Carl Walker Inc., Kalamazoo, MI, from 1996 to 1998

Registrations

Professional Engineer

AK, AL, Alberta, CA, DC, FL, GA, ID, IL, IA, KY, LA, MI, MO, NY, NC, Ontario, OH, PN, Saskatchewan, TX, UT, WI

Structural Engineer

IL

Other

SECB, NCSEA (2084-0707 inactive)

Education

University of Michigan, Ann Arbor, MI
M.S. in Structural Engineering, 1998
University of Michigan, Ann Arbor, MI
B.S. in Civil and Environmental Engineering, 1995

Professional Affiliations

Structural Engineers Association of Illinois (SEAOI), Past President
American Society of Civil Engineers (ASCE), Member inactive, Sustainability Committee Board Member 2009-2013,
University of Michigan College of Engineering, Alumni Board Member 2010-2014
University of Illinois-Chicago, Adjunct Professor 2004
ASTM Committee Member for E06; Glass use in buildings and laminated glass walkways and railings.
ASTM Committee Member for F24; Standard Practice for Amusement Park Rides

Structural Design, Analysis, and Evaluation

- Navy Pier Centennial Wheel, Chicago, IL. (Construction assist for the erection process of the new 200 foot Ferris Wheel.)
- Universal Entertainment & Theme Park, Confidential Location. (Scheme Design of over 2.5 million sq ft indoor amusement park including a free form transparent roof.)
- The Ledge at Willis Tower, Chicago, IL. (Design of four retractable structural glass observation boxes. With HY.)
- Navy Pier, Chicago, IL. (Competition finalist for the adaptive reuse and expansion of Navy Pier, a major tourist attraction that consist of marina, outdoor park, amusement rides, Children's Museum, Shakespeare Theatre, convention center, and other attractions. With HY.)
- Disney Quest, Chicago, IL (Attraction monitoring and vibration study for the 250,000 sq ft urban indoor amusement park.)
- 401 North Michigan Avenue Flagship Retail, Chicago, Illinois (Signature retail store that includes specialty glass walls and re-build of the Riverwalk)
- Seattle Space Needle, Seattle, WA. (Scheme design of glass walkway attrition at the top of one of the most recognized observation decks in the world. With HY.)
- The Harris Theatre for Music and Dance, Chicago, IL. (Structural design of a 1,500-seat performing arts center. With TT.)
- Marina Bay Sands, Singapore. (Performed structural evaluation for use of a solar farm on multiple roof systems and geometry that were part of the hotel and resort complex. With exp.)
- Hyatt Regency at McCormick Place Hotel Vertical Expansion, Chicago, IL. (Structural evaluation of the adequacy of existing columns and deep foundations for a planned sixteen-story vertical expansion which included a green roof and pedestrian bridge. With HY.)
- Ritz Carlton Glass Bridge, Toronto, ON. (Structural design of a 30 foot long all structural glass pedestrian bridge within the hotel Lobby. With HY.)

Television Appearances

- NBC Chicago News "Navy Pier Presentations" 2012
- Discovery Canada "Daily Planet" The Ledge at Skydeck, 2010.
- National Geographic TV, The Ledge at Skydeck 2010.
Discovery Channel USA "How Do They Do It?" 2010



Neal S. Anderson, P.E., S.E.

Staff Consultant
312-754-7425
nsanderson@sgh.com



Neal Anderson joined Simpson Gumpertz & Heger Inc. (SGH) in 2013. Mr. Anderson has over 25 years of experience in the construction and engineering field working on a variety of structural and materials evaluations, bridge superstructure and deck repair projects, and assignments including structural building frames, building facades, plazas, slabs-on-grade, historic steel construction, and parking decks. These projects have involved a range of material types, including aluminum, concrete (reinforced, precast/prestressed, and post-tensioned), structural steel, and wood. Mr. Anderson has experience in the condition assessment and rehabilitation of historic concrete and steel bridges, and major stadium structures.

Experience

- Simpson Gumpertz & Heger Inc., Chicago, IL from 2013 to present.
- Concrete Reinforcing Steel Institute (CRSI), Schaumburg, IL, Vice President of Engineering from 2008 to 2013.
- Wiss, Janney, Elstner Associates, Inc. (WJE), Northbrook, IL from 1986 to 2008.

Representative Assignments

- Cedar Street Bridge over the Illinois River, Peoria, IL. (Structural condition survey, rehabilitation recommendations, and plans) *
- Chicago and Northwestern Trainshed, Chicago, IL. (Structural rehabilitation of three-block long commuter rail station)*
- Wabash Memorial Bridge, Mt. Vernon, IN. (Structural condition survey and rehabilitation recommendations)*
- Westleigh Road Bridge, Lake Forest, IL. (Condition survey, repair plans, and special provisions)*
- Hotel Arista Garage, Naperville, IL (Investigation of connection plate issues on precast concrete during construction)*
- Skyhouse – Dallas, Dallas, TX. (Peer review and structural survey of a concrete double-tee parking structure for structural FRP repairs)
- Ford Parkway Bridge, Minneapolis, MN. (Structural investigation and preservation recommendations - open-spandrel concrete arch)*
- Franklin Ave. Bridge, Minneapolis, MN. (Structural investigation and preservation recommendations - open-spandrel concrete arch)*
- Jennings County Bridge No. 76, Commiskey, IN. (Condition survey and rehabilitation options – closed-spandrel concrete arch)*
- Mendota Bridge, Mendota, MN. (Structural investigation and rehabilitation recommendations – open-spandrel concrete arch)*
- Old Washington Street Bridge, Indianapolis, IN. (Structural investigation and preservation recommendations – closed-spandrel concrete arch)*
- Fidelity National Financial (FNF) West Parking Garage, Jacksonville, FL (Investigation of self-consolidating concrete material issues)*

* Indicates with previous affiliations

Professional Activities

- American Concrete Institute (ACI)
- Precast/Prestressed Concrete Institute (PCI)

Registrations

Professional Engineer

Illinois	Minnesota
Indiana	Missouri
Iowa	North Dakota
Kansas	Ohio
Kentucky	South Dakota
Massachusetts	Wisconsin
Michigan	

Structural Engineer

Illinois	Nebraska
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Other

NCEES Record

Education

Purdue University, West Lafayette, IN
BS in Civil Engineering, 1984
Purdue University, West Lafayette, IN
MS in Civil Engineering, 1986
(Structures Research Option)

Honors and Awards

Fellow, American Concrete Institute (ACI)
Fellow, Precast/Prestressed Concrete Institute (PCI)
PCI Leslie D. Martin Award of Merit, 2006 and 2010
SEAOI Publication Award of Merit, 2008
ACI Educational Speaker of the Year, 2010 - 2011



Connor J. Bruns, S.E.

Senior Staff I – Structures

312-754-7510

cjbruns@sgh.com



Registrations

Structural Engineer

Illinois

Education

Cornell University, Ithaca, NY

M. Eng. in Structural Engineering, *magna cum laude*, 2012

Cornell University, Ithaca, NY

BS in Civil Engineering, *cum laude*, 2011

Professional Organizations

- International Concrete Repair Institute, Chicago Chapter: Member
- Structural Engineers Association of Illinois: Associate Member
- Chicago Building Congress: Member
- American Society of Civil Engineers: Member

Presentations and Publications

- Tumialan, J., K. Wissink, C. Bruns, and G. Cohen, "Case Study: Evaluation and Repair of a Historic Brick Masonry Chimney," Proceedings of the 12th Annual North American Masonry Conference, Denver, CO, 2015.
- Bruns, C., and O'Keefe, E., "Informed Flooring Design: Design Details, Specification & Materials for Successful Flooring Installations," Presentation at Simpson Gumpertz & Heger Inc., Chicago, IL, February 2015.

Connor J. Bruns is a member of Simpson Gumpertz & Heger Inc.'s (SGH) Structural Engineering group. He has broad structural engineering experience in the design of new structures and the investigation, repair, and rehabilitation of existing concrete and masonry structures.

Experience

- Simpson Gumpertz & Heger Inc., Chicago, IL from 2014 to present.
- Simpson Gumpertz & Heger Inc., Waltham, MA from 2012 to 2014

Representative Assignments

Unless otherwise specified, all projects listed below are with SGH.

- Belmont Blue Gateway, Chicago, IL. (Structural design of architecturally exposed structural steel head house for the Belmont and Kimball Blue Line station. Roof design features a 27 ft and 59 ft double cantilever consisting of tapered beams framing into a central spine. In collaboration with Ross Barney Architects.)
- Union Station Transit Center, Chicago, IL. (Design of architecturally exposed structural steel canopies for three new bus terminals. In collaboration with Muller + Muller and Cupples)
- Lakefront Kiosk, Chicago Architecture Biennial, Chicago, IL. (Schematic design of transportable, mixed-use kiosk for the Lake Michigan shoreline. In collaboration with VOA Associates Inc.) Manchester Youth Detention Center, Manchester, VT. (Evaluation, reconstruction and repairs of industrial brick masonry chimney.)
- Museum Square Apartments, Lawrence, MA. (Condition assessment, materials testing, and repair of exposed concrete and masonry façade on ten-story reinforced concrete residential building.)
- Ritz-Carlton Chicago, Water Tower Place Chicago, IL. (Renovation of reinforced concrete structure including support for operable partitions and specialty sculpture/fixtures; relocation of an existing braced frame; design of glass partition walls; and lowering the existing elevator pits. In collaboration with Gensler.)
- Ravenswood Senior Living Facility, Chicago, IL. (Adaptive reuse and vertical expansion of an abandoned ten-story hospital to new senior living and affordable housing apartments. In collaboration with Worn Jerabek Wiltse Architects.)
- Hyde Park Boutique Hotel, Chicago, IL. (Design of seven-story, ninety-five guest room luxury boutique hotel. Structural system comprised of pre-fabricated light-gauge steel stud bearing walls and structural steel podium. In collaboration with G|R|E|C Architects.)
- Acrylic Window Panel, Anaha Tower, Honolulu, HI. (Peer review of "L" shaped acrylic window panel design at infinity-edge pool that extends 15-ft off the side of the new residential building. In collaboration with SCB.)
- Nablus Indoor Sports Hall, Nablus, West Bank, Palestine. (Structural and building envelope peer review services for 1,700 seat multisport and fitness complex. In collaboration with Global Communities.)

Robert B. Huston, PE, LEED AP

Manager of Engineering Services

EDUCATION Master of Science, Architectural Engineering
August 1978
Pennsylvania State University
State College, Pennsylvania

Bachelor of Science, Engineering
June 1972
Purdue University
LaFayette, Indiana

REGISTRATION *Professional Engineer*
State of Illinois
State of Indiana
State of Michigan
State of Wisconsin

AFFILIATIONS American Society of Plumbing Engineers (ASPE)
Illuminating Engineering Society of North American (IESNA)
Architects, Designers, Planners for Social Responsibility (ADPSR)
National Society of Professional Engineers (NSPE)
United States Green Building Council (USBGC)
American Society of Heating, Refrigeration, & Air Conditioning Engineers
(ASHRAE)

EXPERIENCE **Calor Design Group, Ltd. – 1983 to Present**
Manager of Engineering Services

Principal/Project Manager for HVAC, plumbing, fire protection, and electrical engineering for new and remodeled institutional, commercial, and residential projects.

Grumman/Butkus Associates - 1981 to 1983
Project Manager

Responsible for energy studies, computerized applications, energy retrofit design, and new facility building systems design. Project experience included hospital, educational, commercial, and industrial energy studies and retrofit design.

Wallace and Migdal, Inc. - 1978 to 1980
Project Engineer

Responsible for HVAC, plumbing, and fire protection design and specifications for commercial, public, industrial and residential buildings. Activities included supervision of staff and coordination with clients.

Bickerdike Redevelopment Corporation - 1972 to 1976
Construction Supervisor

Served as both construction supervisor and chief designer for design/development firm. Responsibilities included staff and sub-contractor supervision, as well as assembling all construction documents.



Timothy King, ASLA

Principal



Tim's focus on urban design, along with his disciplined management skills have helped many communities increase hospitality, improve connectivity, and promote economic development through the conception, permitting, and construction of millions of dollars of high profile public improvements. Recently, Tim has managed some of Hitchcock Design Group's most complex urban projects including multi-phased redevelopment plans, waterfronts, streetscapes, and transportation enhancements. A landscape architect with over 2 years of experience, Tim's commitment to excellence during the planning, design, and construction phases and his passion for creating better places has positioned Hitchcock Design Group as one of the leading planning and urban design firms in the region.

Education Bachelor of Landscape Architecture, with Honors
Michigan State University, 1990

Registration Licensed Landscape Architect, State of Illinois

Member American Society of Landscape Architects

Project Experience

- 22nd Street ITEP Enhancements, Oak Brook, Illinois
- Addison Town Center Redevelopment Master Plan, Addison, Illinois
- Angola Public Square and Streetscape Improvement Plan, Angola, Indiana
- Boneyard Creek Second Street Detention Basin, Champaign, Illinois
- Central Park Master Plan, Naperville, Illinois
- Downtown DeKalb Streetscape Improvement Plan, DeKalb, Illinois
- Edward Hospital Athletic and Events Center, Romeoville, Illinois
- Elgin Riverfront, Elgin, Illinois
- Geneva East State Street Streetscape and Third Street Streetscape, Geneva, Illinois
- Houdini Plaza, Appleton, Wisconsin
- Illinois Route 53 Medians, Romeoville, Illinois
- Illinois Route 56 Streetscape, Warrenville, Illinois
- Illinois Route 72 Streetscape, West Dundee, Illinois
- Interstate 55 and County Line Road Interchange Enhancements, Burr Ridge, Illinois
- Interstate 57 and Curtis Road Interchange Enhancements, Champaign, Illinois
- La Grange Streetscape, La Grange, Illinois
- Neenah Waterfront, Neenah, Wisconsin
- Northbrook Streetscape, Northbrook, Illinois
- Oak Brook Streetscape Beautification Master Plan, Oak Brook, Illinois
- Oak Street Bridge Enhancements, Hinsdale, Illinois
- Ogden Avenue Corridor Enhancements, Hinsdale & Naperville, Illinois
- Pulaski Road Streetscape, Alsip, Illinois
- Racine Monument Square, Racine, Wisconsin
- Ravinia District Streetscape, Highland Park, Illinois
- Riverside Drive Promenade, Elgin, Illinois
- Rockford Riverwalk, Rockford, Illinois
- St. Charles River Corridor Master Plan, St. Charles, Illinois
- University District Streetscape Design Guidelines, Champaign, Illinois
- Warrenville Signage and Wayfinding, Warrenville, Illinois
- Washington Street Streetscape, Naperville, Illinois
- West Dempster Streetscape Improvements, Skokie, Illinois
- Western Avenue Streetscape, Lake Forest, Illinois
- Woodstock Square Streetscape Guidelines, Woodstock, Illinois



Jim's prominence in the lighting design world stems from his passion for melding light and architecture. A patient leader and true collaborator, Jim enjoys the challenge of crafting sustainable lighting solutions. His goal is to meet client requirements by designing lighting that suits the architectural character of each project. Jim is responsible for ensuring the high quality design standards that have become synonymous with Schuler Shook. His award-winning electric lighting and daylighting designs can be experienced across a wide range of project types.

SIGNIFICANT PROJECTS

Kiwanis Centennial Park, Vulcan Park, Birmingham, AL
Millennium Park – Crown Fountain, Chicago, IL
Navy Pier Flyover – Lakefront Pedestrian/Bicycle Bridge, Chicago, IL
Chicago Riverwalk, Chicago, IL
Riverwalk Apple Store Plaza, Chicago, IL
Federal Plaza – Calder's Flamingo, Chicago, IL
Wrigley Building Lobbies and Exterior Plaza, Chicago, IL
CTA Brown Line, Chicago, IL
CTA Red Line Dan Ryan Stations, Chicago, IL
North Halsted Street Bridge, Chicago, IL
Robert N. Stewart Bridge, Columbus, IN
The University of Chicago – Midway Crossings, Chicago, IL
Morningstar Offices, Chicago, IL
Wintrust Bank, Chicago, IL
Ronin Capital, Chicago, IL
Online Computer Library Center- Dublin, OH
Pritzker Realty Group, Chicago, IL
Private Bank, Multiple locations
Hyde Park Bank, Chicago, IL
USG Headquarters, Chicago, IL
Shure Technology Center, Niles, IL
Herman Miller Office Building C1, Zeeland, MI
John Hancock Building Lobby, Chicago, IL

EDUCATION

BAE – The Pennsylvania State University

AWARDS

IALD Award of Excellence – Crown Fountain
IALD Award of Merit – Chicago Riverwalk
IALD Award of Merit – Calder Flamingo Sculpture
Illumni Gold Award for Workplace Lighting –
Confidential Trading Company
IES Illumination Design Award of Merit – Dentons US

ORGANIZATIONS

International Association of Lighting Designers
Illuminating Engineering Society
LC-Lighting Certified by NCQLP
US Green Building Council LEED® Accredited
Professional

PRESENTATIONS & PANELS

"Enhancing the Community: Practical Practices in Streetscape Design" - APA Chicago Metro Chapter, 2016
"High Performance or Healthy Occupant: Do We Have to Choose?" – Facades+, 2015
"Light in the Public Realm" - ASLA Expo, 2013
"Do Our Clients Have Faith in LEDs" - LED Specifier Summit, 2013
"LED's - Getting Beyond the Hype to What Works" - AIA Chicago, 2011
"Light & Glass - Bringing Some Clarity" - AIA Chicago, 2009
"Efficiency is in the Details" - NeoCon, 2009
"How Designers are Making the Technology Work" - ArchLED, 2008

BRIAN WILEY ASSOC. IIDA
LIGHTING DESIGNER



Lighting is the most crucial part of design for Brian. His multiple degrees in interior architecture and psychology help him give thoughtful consideration to the impact of lighting design in every environment. Brian's strengths include managing multiple projects and deadlines simultaneously while making the design process fun and rewarding. He is an experienced Revit designer, and he also brings to each project his skills in AGI32, 3DS Max, and several other design and calculation programs.

EDUCATION

BS – Grand Valley State University
BFA – Columbia College Chicago

ORGANIZATIONS

International Association of Lighting Designers,
Junior Associate
International Interior Design Association, Associate

SIGNIFICANT PROJECTS

Kiwanis Centennial Park, Vulcan Park, Birmingham, AL
Riverline Site Lighting, Chicago, IL
Wrigley Field Plaza, Chicago, IL
Conrad Hotel, Chicago, IL
168 N. Michigan Avenue Hotel, Chicago, IL
Rise Bar and Lounge, Singapore
Peninsula Hotel Rooftop Bar & Lounge, Chicago, IL
900 North Michigan Avenue Entry and Interiors Renovation, Chicago, IL
Hyatt Global Headquarters, Chicago, IL
Northern Trust Offices, Chicago IL
American Express Sunrise Corporate Center, Sunrise, FL
Newberry Library, Chicago, IL

M + M

6. PAST RELEVANT EXPERIENCE

6

FEATURED PROJECTS

The following three projects are featured in-depth in the pages that follow:



RiverEdge Park Aurora, IL:

Full architectural services for an extensive program, which includes a park amphitheater, pedestrian bridge, river walk, botanical garden, outdoor public marketplace, and an environmental education center.



Adler Planetarium, Chicago, IL:

Space needs assessment, space planning, full architectural/engineering services, and construction administration services.



Walker Art Museum Sculpture Pavilion, Minneapolis, MN:

Full architectural services for the design development and construction of a new sculpture by renowned Chicago artist Theaster Gates at the Walker Art Center in Minneapolis, MN.

ADDITIONAL RELEVANT MULLER+MULLER EXPERIENCE

In addition to our featured projects, we wish to highlight the following relevant experience:

Garfield Park Power House, Chicago IL: Working with the Rebuild Foundation, M+M provided a full conditions assessment of the Historic Power House building located in Garfield Park. Follow-on space planning services envisioned repurposing the Power House into an industrial arts production workshop.

Kenwood Gardens, Chicago IL: M+M is currently providing master planning and design services for the Kenwood Gardens project, located on Chicago's South Side. The project aims to strengthen the community by providing arts programming and cultural amenities.

Chicago Park District, Facilities Upgrades, Chicago IL: M+M provided program management and design services for ADA upgrades to 38 buildings at 28 parks for the Chicago Park District. M+M tasks included feasibility and assessment coordination of each site, budgeting, project management from design through construction, and other owner's representative tasks.

41st Street Beach and Osterman Beach Comfort Stations, Chicago IL: M+M provided full architectural services to the Chicago Park District to add two new comfort stations to the Lakefront at 41st Street and Osterman Beaches. The comfort stations service the beach and Lakefront Trail with public rest room facilities, a lifeguard station, and a vibrant concession area.

Navy Pier Flyover Lakefront Bicycle Path, Chicago IL: M+M provided conceptual and detail design of all elements for the new Navy Pier Flyover elevated lakefront path. The new path is designed to provide safe passage for bikers, joggers, and skaters, while simultaneously creating a distinctive and iconic gateway structure.

Solidarity Drive/Museum Campus Pedestrian Access, Chicago IL: M+M provided architectural conceptual design, detail drawings, and construction phase services for the redesign of pedestrian and recreational access to Chicago's Museum Campus. M+M provided numerous design options and guided all interested parties, including the Department of Transportation, the three museums at the nearby Museum Campus, and the Chicago Park District through aspects of each design. M+M facilitated participation and open communication between parties which resulted in an elegant and functional design.



Garfield Park Power House Concept



41st and Osterman Comfort Station



Solidarity Drive

Illinois Medical District, Chicago IL: M+M has developed a solution that successfully transforms the Illinois Medical District (IMD) Stations into a functional and architecturally rich landmark for the city. The project site is both rich in history and promising for its future as a community gathering place and district landmark.

US 12 Pedestrian Bridge, East Chicago IN: M+M is providing conceptual and detail design for a new pedestrian bridge that will replace an aging and functionally obsolete pedestrian bridge. The new contemporary bridge uses a canted arch cable support structure to provide a dramatic new landmark presence in the center of town.

Stockyard Fire Memorial, Chicago IL: M+M designed a public square combining the median of Exchange Avenue at Peoria Street for the display of a memorial sculpture dedicated to Chicago Firefighters and Paramedics who have fallen in the line of duty. Encompassing the historic Union Stock Yard Gate from 1875, work included architectural precast concrete wall with alternating panels of seating and memorial name display, extensive landscape design, and brick paving.

Evanston Ecology Center, Evanston IL: M+M provided full architectural services for Evanston's Ecology Center. The ecology center staff and board of directors were an integral part of M+M's design team in order to achieve a design which is unique and complementary to its setting as well as highly functional. This facility provides environmental education opportunities for visiting groups of children and adults and acts as a community center.



CTA IMD Station Concept



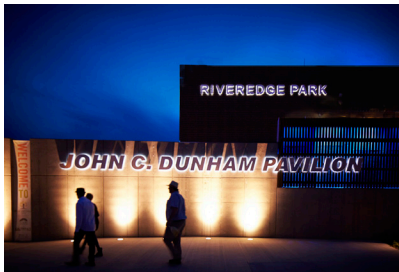
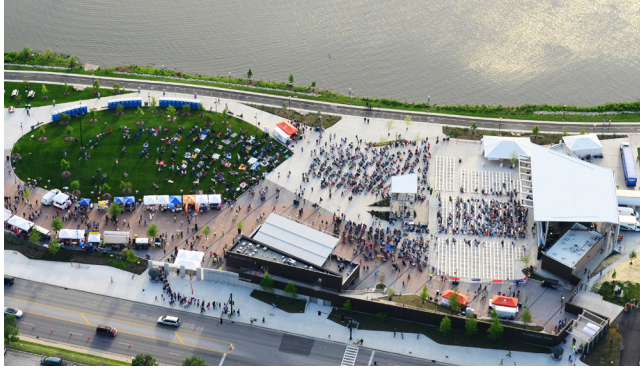
US 12 Pedestrian Bridge



Stockyard Fire Memorial Gate

Aurora RiverEdge Park John C. Dunham Pavilion Aurora, Illinois

CITY OF AURORA
STEPHANE PHIFER
SPHIFER@AURORA-IL.ORG
630.256.3080
PHASE I \$12.5M (EST.) ENTIRE PARK
2013



Muller+Muller, Ltd. brings together the talents and expertise of a unique team of local, nationally recognized leaders in sustainable design, green urbanism, waterfront oriented park and open space planning, and landscape ecology for the design of Aurora's River Edge Park. Its extensive program includes a park amphitheater, pedestrian bridge, river walk, botanical garden, outdoor public marketplace, and an environmental education center. The project unites a cohesive urban park with enhanced pedestrian circulation through new promenades and bridges, making the park both a destination and a gateway providing connections to the adjacent downtown developments, as well as to the greater Fox River region.

The John C. Dunham Pavilion and its associated structures were completed as the first phase of the RiverEdge Park for the City of Aurora, IL. With the park located on former industrial land lining the Fox River north of Aurora's downtown district, it was conceived as a new civic asset and regional attraction. The first phase focused on the addition of a new, major outdoor performance venue and festival grounds. The buildings wrap the viewing area in an embrace, providing a sense of intimacy, though the venue can hold upwards of 8000 people. The design elements of RiverEdge Park are balanced in form and function, each playing off the other both technologically and aesthetically to create a seamless whole.

Muller+Muller worked with the City of Aurora to bring to life their vision for a treasured public place that provides social, cultural, and recreational benefits to its users. Residents and visitors can enjoy a variety of events in the venue. The adaptability of the space lends itself to diverse functions and activities that may not yet be dreamed.



MULLER+MULLER

**Adler Doane
Observatory Renovation
Chicago, Illinois**

ADLER PLANETARIUM
THOMAS JAMES
TJAMES@ADLERPLANETARIUM.ORG
312.322.0317
\$1M
2014



Muller & Muller, Ltd. (M+M) worked with Troop Contracting for the Design/Build renovation of the 1977 Doane Observatory at the Adler Planetarium.

The renovation involved creating a new, accessible multi-purpose gallery space, ideal for hosting educational programs, public observation, and special events. The new doors and windows provide visitors an unparalleled view of Lake Michigan. The new outdoor stair and ramp on the south side of the building are part of a larger vision to mirror the stair and ramp on the north side, creating a plaza for gatherings.

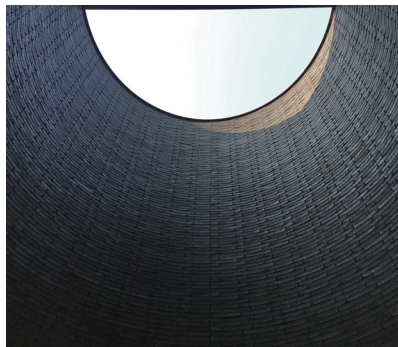
The Observatory still serves its original function, housing a 20-inch mirrored telescope and supporting the research of Adler astronomers. The renovation included the addition of a steel stair, enhancing traffic flow between the telescope room and observation deck.



MULLER+MULLER

Black Vessel for a Saint Minneapolis, MN

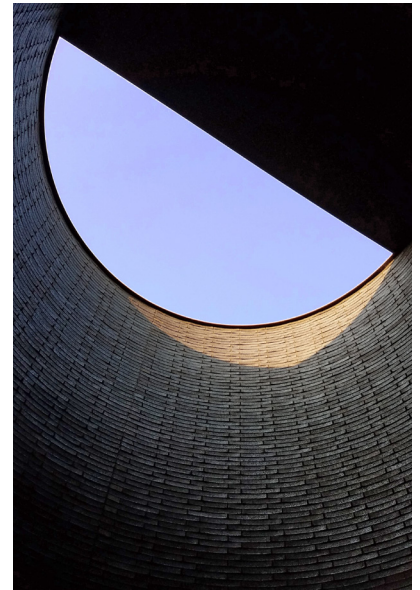
THEASTER GATES +
WALKER ART CENTER
NOOTAN BHARANI, AIA
312-404-6579
2017



Muller+Muller, Ltd. provided full architectural services for the design development and construction of a new sculpture by renowned Chicago artist Theaster Gates at the Walker Art Center in Minneapolis, MN.

The cylindrical form is inspired by the Tempietto, a renaissance tomb. The walls of the structure are built of custom-made curved bricks, manufactured with recycled brick materials, and finished with a special black glaze. The metal doors and top-piece are corten steel, a material chosen for its weathering properties. The intent of the artist was for the entire sculpture to change over time as it is exposed to the changing seasons.

The saint housed on the interior is St. Laurence, the patron of librarians and archivists, which was reclaimed from a church that was demolished on the south side of Chicago, near Theaster's home. Theaster describes his sculpture as a secular sacred sanctuary – a place open to all for gathering and reflection.



MULLER+MULLER

M+M CLIENT REFERENCES

CITY OF AURORA

Muller+Muller, Ltd. worked closely with the City of Aurora on the planning and design of the RiverEdge park located on the Fox River. Work included the design of the John C. Dunham Pavilion and additional structures such as a guest services pavilion. The RiverEdge park provides social, cultural and recreational activities to the community

Stephane Phifer
Planning and Zoning Director
City of Aurora
1 South Broadway
Aurora, IL 60507
630.256.3080 phone
SPhifer@aurora-il.org

CHICAGO PARK DISTRICT

Muller+Muller, Ltd. has provided architectural services to the Chicago Park District through two recent task orders. Project work included feasibility studies and various renovations, two new lakefront comfort stations at 41st Street and Osterman beaches, and various ADA upgrades to 35 buildings at several Park District locations throughout the City of Chicago. The Osterman Comfort Station received LEED Silver Certification and the 41st Street Comfort Station received LEED Certification due in part to their rainwater harvesting systems.

Khatija Hashmy
Project Manager
Chicago Park District
541 North Fairbanks, 5th Floor
Chicago, IL 60611
312.742.4711 phone
khatija.hashmy@chicagoparkdistrict.com

CITY COLLEGES OF CHICAGO

Muller+Muller, Ltd. is providing complete A/E services, from master planning to contract documents, for renovations of floors 5-14 for the City Colleges main administrative building at 226 West Jackson in downtown Chicago. Design services also included renovation and expansion of the prestigious French Pastry School of Chicago located on the 4th floor of the building. Muller+Muller is also currently working on renovations to the Truman College Athletic Facility for the City Colleges of Chicago.

Luis Martinez
Architect
City Colleges of Chicago
226 West Jackson Blvd.
Chicago, IL 60606
312.553.2561 phone
lmartinez@ccc.edu

REBUILD FOUNDATION

Muller+Muller is currently collaborating on a number of projects with the Rebuild Foundation and the affiliated University of Chicago's Place Lab. Projects include the Sculpture Pavilion at the Walker Art Museum in Minneapolis; master planning for arts programming and cultural amenities for Kenwood Gardens in Chicago; and design services to transform a historic power house into an industrial arts production workshop located in Chicago's Garfield Park.

Nootan Bharani, AIA
Lead Design Manager,
University of Chicago, Place Lab
nbharani@uchicago.edu
312-404-6579
6760 S. Stony Island Avenue
Chicago, IL 60649

To complete our Team, we are proposing the following sub-consultants:

- Wills Burke Kelsey Associates: Civil Engineering
- Simpson Gumpertz & Heger: Structural Engineering
- Hitchcock Design Group: Planning and Landscape Architecture
- Calor Design Group, Ltd.: Electrical, Mechanical, Plumbing, Fire Protection
- Schuler Shook, Inc.: Lighting Design

We have selected these sub consultants based on the following criteria:

- ✓ Demonstrated past experience with municipal building projects
- ✓ Demonstrated past experience with building assessments
- ✓ Qualifications of Key Staff
- ✓ Direct past work performance in good standing with M+M

Firm overviews for each sub-consultant are included in the pages that follow.

Firm Overview

“At Wills Burke Kelsey we work closely with our clients and with permitting agencies so that our creative and innovative design solutions are ready for construction sooner. We strive to meet project objectives and budgets, and exceed client expectations, while enhancing the natural environment.”

WBK Engineering, LLC (WBK) is dedicated to providing high quality professional engineering services to clients, throughout Southwestern Michigan and Northern Illinois. Our focus is to provide the personal service of a small local firm coupled with a high degree of experience and the depth of resources found in large engineering organizations, with offices in Aurora and St. Charles, Illinois and Battle Creek, Michigan.

Celebrating eighteen years of service, the staff members of WBK are recognized experts in the areas of municipal engineering, stormwater management, wetland and environmental resources, plan review, transportation and structural engineering, survey, design and permitting. WBK employs 40 full time staff including professional engineers, landscape architects, planners, soil scientists, surveyors, ecologists and erosion control specialists.

Our clients include public agencies and private sector companies and individuals in need of engineering services, landscape design and sustainable infrastructure that integrate their objectives with the built and natural environments.

Offices

St. Charles, IL

116 W. Main Street, Suite 201
St. Charles, IL 60174

630.443.7755



Aurora, IL

8 East Galena Boulevard, Suite 401
Aurora, IL 60506

630.701.2245



Battle Creek, MI

68 East Michigan Avenue
Battle Creek, MI 49017

269.224.3182



General Services

Located in St. Charles and Aurora, Illinois, and Battle Creek, Michigan, WBK Engineering, LLC is a tribally owned small business staffed with an experienced group of recognized experts in civil, water resources, transportation and structural engineering, natural resource management, and survey. Our clients include public agencies and private sector companies who desire engineering services that integrate client objectives with the built and natural environments.

WBK is a member of the Mno-Bmadsen Family of companies. Mno-Bmadsen serves as the engine for economic growth for the Pokagon Band of Potawatomi.

At WBK, we believe that the resilient and sustainable approach is to mediate the built and natural environments. We provide innovative engineering designs that have resulted in our clients winning numerous awards for their projects. Our goal is to build and maintain a relationship with the client that allows us to become their trusted advisor.

Stormwater Management

- Flood Studies & Design
- Detention Design
- Stream Bank Stabilization
- LOMA/LOMR Submittals
- Hydraulic Design
- Permitting
- Ordinance Consulting

Transportation

- Highway Design
- Intersection Design Studies
- Traffic Studies
- Location Design Studies
- Traffic Management Plans
- Location Drainage Studies
- Feasibility & Corridor Studies
- Utility Coordination
- Stakeholder Involvement
- Route & Land Survey
- Environmental Permitting

Environmental Studies

- Stream Surveys
- Floristics Studies
- Tree inventories
- Soil Mapping
- Septic Suitability Analysis
- Land Treatment Evaluations

Land Development

- Residential, Parks, Commercial & Industrial Site Plan Review
- Concept & Preliminary Engineering Design

Wetland Consulting

- Wetland Delineations
- Joint Permit Applications
- Mitigation Design
- Wetland Restoration
- Maintenance & Monitoring
- Permitting
- Wetland Banking

Structural Design

- Bridge Design
- Bridge Rehabilitation
- Detention Storage Vaults
- Retaining Wall Design
- Foundations
- Construction Drawings & Specifications
- Bridge Inspection
- Bridge Condition Reports
- Structural Analysis

Municipal Planning Services

- Zoning Administration
- Local Code Compliance
- Comprehensive Plan Management

Municipal Engineering

- Existing Condition Assessment
- Infrastructure Management
- Sewage Conveyance & Treatment
- Water Supply
- Plan Review
- Drainage Investigation & Improvement
- NPDES Permitting & Compliance

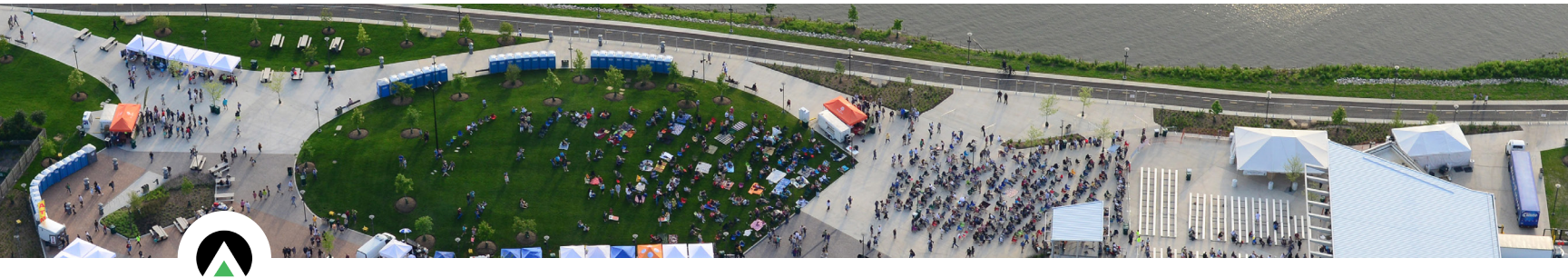
Construction Services

- Construction Administration
- Resident Engineering
- Environmental Compliance



Part of the Mno-Bmadsen Family





RiverEdge Park Music Garden and Blues Island Restoration

AURORA, IL

The City of Aurora constructed RiverEdge Park based on the master plan design prepared by the Aurora Park Collaborative. The Music Garden consists of an outdoor theater with sound and lighting, mix tower, concessions building, site utilities, 1,700-feet of multi use recreational trail, 40,511-square feet of permeable paver plaza, 81,809-square feet of concrete plazas and walks, native landscaping, and restoration activities on the shoreline and Blue's Island.

The Construction Management Team of RC Wegman Construction Company (RCW) and WBK Engineering, LLC (WBK) was selected through a competitive bid and interview process to manage the construction of the Music Garden in a "Construction Manager At Risk" format. The CM Team prepared and issued bidding documents for two of the four Guaranteed Maximum Price packages required to complete the Music Garden. The remaining two Guaranteed Maximum Price packages will be issued by the CM team in the near future. The team interviewed bidders and selected the lowest responsible bidder for each of the trades required complete the project. The team provided oversight of the work completed by all of the 21 bid packages including verifying all quantities. The team is responsible for collecting pencil draws from all of the contractors and preparing monthly pay requests from the City of Aurora. WBK worked with RCW and the City of Aurora to track all of the funding requirements from the three grants that are funding the project. Muller + Muller Architects was the Architect of Record for the project.

The RC Wegman Construction / WBK Engineering, LLC Team provided:

- Overall Construction Management
- Bid Document Preparation
- Contractor Selection and Contract Negotiation
- Regulatory/Permit Condition Compliance
- NPDES Inspections
- Pay Requests, Invoicing, and Contractor Payment
- Grant Administration and Tracking of Funds
- Landscape Designer of Record

ACEC-ILLINOIS 2014 Engineering Excellence Special Achievement Award
APWA FOX VALLEY BRANCH 2014 Award Winner Structures \$5 to \$25 Million

Quick Facts

Time Period:
2011-2013


Clients:
Stephane Phifer, AICP
Director of Planning
City of Aurora
1 South Broadway
Aurora, IL 60505
630.844.3614


Pre-Contract Estimate:
\$12.7 Million

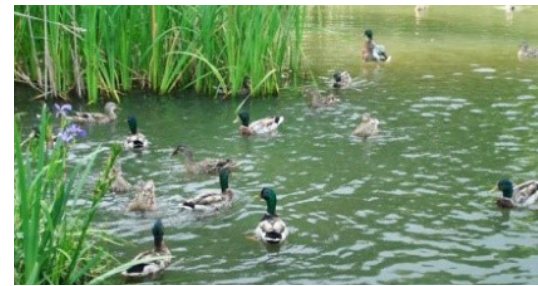
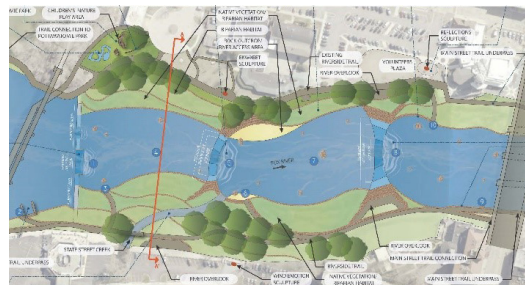
Contract Award:
\$13.8 Million (5 of 5 GMPs awarded)

Funding:
Capital Projects, Dunham Fund, DCEO
Grant, FVPD Grant

Team:
Patrick Kelsey, CPSS/SC
(Senior Project Manager)

WBK 
engineering

Part of the Mno-Bmadsen Family 



St. Charles Active River Project

ST. CHARLES, IL

In 2015 the City of St. Charles, the St. Charles Park District and the River Corridor Foundation of St. Charles jointly updated the Fox River Corridor Master Plan intending to provide a strategic framework to enhance the Fox River as a resource for the community from environmental, recreational and economic development perspectives. The Master Plan provides guidance for public and private investment projects along the Fox River in St. Charles, and the Plan recognizes the importance of connectivity of the river and adjacent land uses.

The City has engaged WBK Engineering to investigate alternatives to accomplish the objectives of the Master Plan, with a focus on the section of the Fox River between Main Street and the Union Pacific Railroad (UPRR) trestle. This section of the Fox River is approximately 1100 feet long and includes the St. Charles Fox River dam.

The purpose of this study is determine qualitatively if dam modification appears feasible and to develop a set of concept alternatives that accomplish the objectives of the River Corridor Foundation of St. Charles Master Plan without significant adverse impact to existing recreational uses of the river. This concept study phase also includes identifying significant challenges and opportunities created by proposed concept alternatives as scoping items for future evaluation and engineering.

The scope of services included:

- Survey and data collection
- Existing Conditions Hydraulic Evaluation
- Alternatives Development
- Proposed Conditions Hydraulic Modelling
- Regulatory Review and Initial Coordination with IDNR
- Cost Estimating
- Summary Report and Exhibit
- Public Presentations

The project team also includes Scott Shipley P.E. (former Olympic kayaker) of S2O Design to fully explore the opportunities of a whitewater paddling course on this reach of the river. WBK worked closely with the City of St. Charles, the St. Charles Park District and the St. Charles River Corridor Foundation in development of project concepts and seeking community input.

Quick Facts


Time Period:
2016-2017


Client:
City of St. Charles
Peter Suhr, Dir. of Public Works
200 Deveraux Way
St. Charles, IL 60174
630.377.4406

St. Charles Park District
Holly Cabel, Dir. of Parks and Recreation
101 S Second Street
St. Charles, IL 60174
630.584.1055

Funding:
\$113,000
Local Funding

WBK Team:
Greg Chismark, P.E.
John Wills, P.E., CPESC
Pat Kelsey, CPSS/SC
Scott LaVanne, P.E., CFM
S2O Design (Subconsultant)

WBK 
engineering

Part of the Mno-Bmadsen Family 

SIMPSON GUMPERTZ & HEGER

Simpson Gumpertz & Heger, Inc. (SGH) is a national engineering firm that designs, investigates, and rehabilitates structures and building enclosures. Our award-winning work encompasses projects throughout the United States and in more than thirty other countries. We employ more than 550 people in offices in Chicago, Boston, Houston, New York City, San Francisco, Southern California, and Washington, D.C.

SGH was founded in 1956 by three Massachusetts Institute of Technology professors: Howard Simpson, Werner Gumpertz, and Frank Heger. Each had a special area of expertise that together made up the three-pronged approach to engineering that comprise SGH's core business. Today, our specialties have expanded significantly to include building enclosure investigation, rehabilitation and design, building envelope commissioning, structural engineering, structural repair and rehabilitation, material science and engineering, preservation technology, engineering mechanics, concrete technology, geotechnical engineering, civil engineering, construction engineering, and fire protection engineering.

Our diverse team members include engineers, architects, scientists, and building technology experts supported by chemists, material scientists, and state-of-the-art laboratories. Our engineers, architects, and scientists are registered nationwide and internationally, and are led by principals and project managers averaging more than twenty years of employment with SGH. These leaders ensure our service quality and provide team continuity to support our long-term relationships. Our team members are essential to the engineering design services we offer not only for their excellence in engineering capability, innovative approach, and integrity of design, but also for their deep experience collaborating with project teams to develop high quality results.

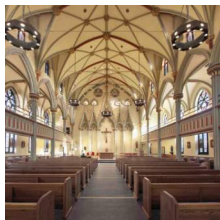
DESIGN



INVESTIGATE



REHABILITATE



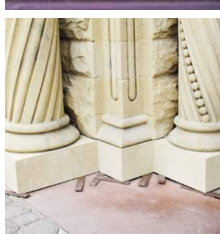
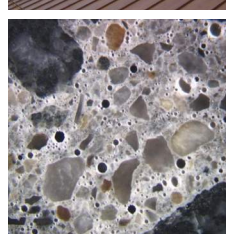
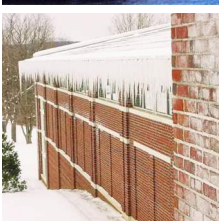
STRUCTURES

BUILDING ENCLOSURES

MATERIALS

SGH's expertise has origins in the World's Fairs, when our engineers developed unique structures, like Monsanto's House of the Future, for the world's enjoyment and wonderment. Creating these public space centerpieces is an ongoing theme in our firm's 60-plus year history, including EPCOT Center's Spaceship Earth and modern structures, such as the Hoover Mason Trestle and large-scale sculptures and art installations. SGH offers the proven ability to create forward-thinking structures that contribute to the beauty of the natural and built environment, and engage with the communities that enjoy them. We look forward to doing the same for the North Aurora Silo.

Additionally, we specialize in the restoration and preservation of historic structures, including those made of concrete. Our expert understanding of the material properties of concrete, combined with our technical experience in cylindrical pipes and unique structures will allow SGH to develop a successful and long-lasting solution for the North Aurora Silo.



SIMPSON GUMPERTZ & HEGER



Engineering of Structures
and Building Enclosures

SERVICES

STRUCTURAL INVESTIGATION
AND REHABILITATION

CLIENT

LANDMARKS ILLINOIS

COMPLETION

2017

FOX RIVER COUNTRY DAY SCHOOL CONCRETE GRAIN SILO

Elgin, IL

The 53-acre Fox River County Day School campus, a designated Natural Heritage Landmark, comprises ten major buildings constructed during different eras. When the school was established in 1923, the property included a working farm. The City of Elgin now owns the campus, including two of the original farm structures: a concrete grain silo and a log barn. To support an effort by Landmarks Illinois to summarize the campus's repair needs and historical significance, SGH assessed the concrete grain silo's condition.

SCOPE | SOLUTIONS

SGH visited the site to investigate the condition of the cylindrical silo, which is approximately 12 ft in diameter and 40 ft tall. We determined the silo walls were generally in good condition, but the deteriorated roof permitted water infiltration and certain appurtenances (e.g., metal access ladder, concrete vent stack, and wood trim pieces) were also damaged. We also researched historical construction methods to better understand the silo's design and inform our recommendations.

To help Landmarks Illinois in their planning effort, SGH developed a conceptual repair plan for the silo and estimated the probable costs. Highlights of our recommendations include the following:

- Locally repair deteriorated concrete at the walls and roof
- Apply a protective coating to the repaired roof to slow future deterioration
- Repair damaged wood at windows and doors





Photo by Dirk Denison Architects/Jim Hodges



SERVICES

STRUCTURAL DESIGN

CLIENT

DIRK DENISON ARCHITECTS

COMPLETION

2015

PROJECT

NORTH CAROLINA MUSEUM OF ART SMOKESTACK PROJECT

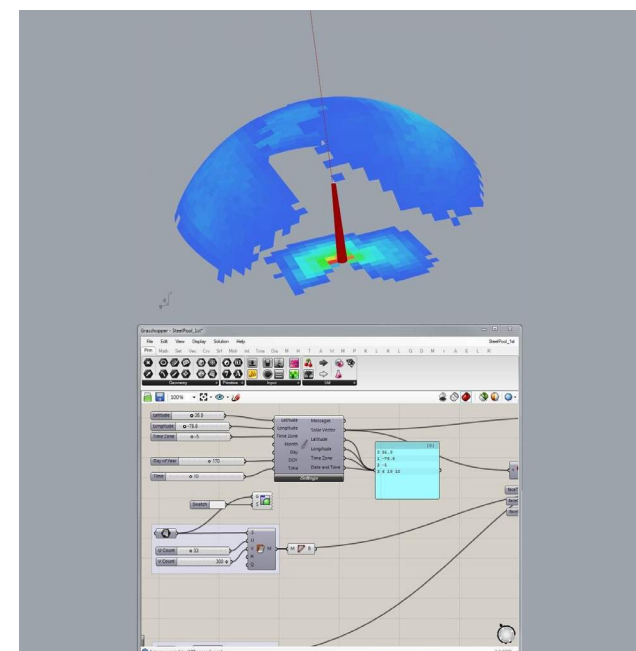
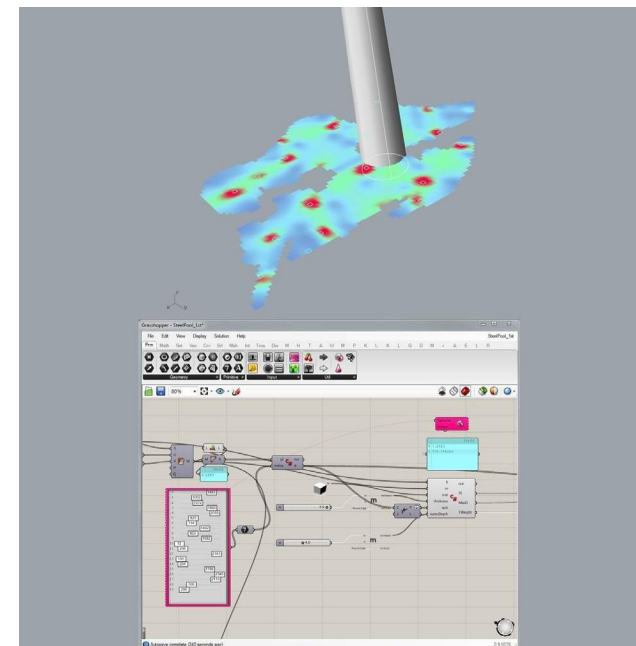
Raleigh, NC

As they planned for a multi-million dollar renovation to their 164-acre park, the North Carolina Museum of Art commissioned artist Jim Hodges to reinvent their existing smokestack as a permanent art installation. The brick masonry smokestack is one of the few structures still remaining from the prison that previously occupied the site. SGH assisted the project architect by evaluating the existing smokestack and modifications proposed by the artist.

SCOPE | SOLUTIONS

For his Tower of Light, the artist proposed a reflective cladding for the existing chimney and a floating, multi-material canopy around the base, reminiscent of reflecting pools. We evaluated the existing structure in consideration of the planned exhibit. Highlights of our work include the following:

- Reviewed the chimney's documentation to identify potential conditions that could influence the exhibit's construction and long-term durability
- Evaluated options for the cladding, including plate steel and sheet steel and developed options for connecting the cladding, considering strength, ease of installation, adjustment for existing and new material variability, and ongoing maintenance
- Determined the loads on the proposed canopy and developed conceptual solutions for the canopy materials, structural framing, and key details that may be critical to the aesthetic and structural performance
- Automated an iterative analysis process to minimize the number of canopy column locations and achieve the desired floating appearance
- Analyzed daylighting scenarios on the reflective cladding and floating canopy



Calor Design Group, Ltd.

Engineers of Architecture



Robert B. Huston established Calor Design Group, Ltd. in 1984. The company was incorporated in the state of Illinois in 1992. Located in Chicago, we are a full service engineering firm specializing in energy conservative mechanical and electrical design for architecture.

Staff members hold professional engineering registrations in several states, Bachelors and Masters Degrees in Science, and strong affiliations with professional societies.

As a small business, we offer personal involvement through every stage of a project.

REGISTRATION



Calor Design Group, Ltd.'s architectural engineering professionals are Registered Professional Engineers in the states of Illinois, Indiana, Wisconsin & Michigan. In addition, there are LEED Accredited Professionals (LEED-APs since 2004) and Commissioning Process Management Professional with Calor Design Group, Ltd.

EXPERIENCE



The engineers at Calor Design Group, Ltd. have extensive experience in providing electrical and mechanical design for renovations and new building projects of all types and sizes. Below is a selected inventory that reflects the scope of our experience.

Commercial

Jackson and Madison Taverns, Chicago IL
Belden Deli, Chicago, IL
The Stray Dog Restaurant, New Buffalo, MI
Round barn Brewery, Baroda, MI
Begyle Brewery, Chicago, IL
Temperance Brewery, Evanston, IL
Alarmist Brewery, Chicago, IL
Bread and Wine Restaurant, Chicago, IL
Big Star Commissary Restaurant, Chicago, IL
Xoco Wicker Park Restaurant, Chicago, IL (LEED Silver)
Green Choice Bank, Chicago, IL
The Greenhouse Lofts, Chicago, IL
Lakeshore Sport and Fitness, multiple project, Chicago, IL
Revolution Brewing Co., Brew-Pub, in 2 phases, Chicago, IL
Revolution Beer Co., Brewery in 2 phases, Chicago, IL
Rhine Hall Distillery, Chicago, IL
Salon Blonde, Chicago, IL
TSA Midway Offices, Chicago, IL
Vaughan's Restaurant, Orlando Park, IL
Workforce Language Services, Chicago, IL



Calor Design Group, Ltd.

Firm Resume, Page 2



Libraries

Dominican University Library, River Forest, IL
Arlington Heights Memorial Library, Arlington Heights, IL
Gail Borden Public Library, Elgin, IL
Glenside Public Library District, Glendale Heights, IL
Logan Square , Chicago Public Library, Chicago, IL (LEED Certified)
Morton Arboretum, Rare Book Library, Lisle, IL
Newberry Library Addition (2001), Chicago, IL
Northbrook Public Library, Northbrook, IL
Poplar Creek Public Library, Streamwood, IL
Waukegan Public Library, Waukegan, IL

Educational Buildings

Edison Park Elementary School Annex, Chicago, IL (LEED certified)
Carpenter Elementary School Renovation, Chicago, IL
Lozano Elementary School Remodeling, Chicago, IL
University of Chicago Booth Business School, Chicago, IL
University of Chicago Law School, Chicago, IL
Dominican University Fine Arts Building HVAC, River Forest, IL
Pritzker Elementary School Lighting and Ventilation, Chicago, IL
Von Stueben High School Envelope Restoration, Chicago, IL
Lincoln Elementary School Environmental Study Center, Chicago, IL

Historic Buildings

Riverside Public Library, Riverside, IL
Hotel Florence, Pullman, Chicago, IL
Beverly – Mount Greenwood Train Stations, Chicago, IL
Arlington Heights History Museums, Arlington Heights, IL
IIT Main Building Restoration, Chicago, IL
IIT Carr Chapel Restoration, Chicago, IL
Sullivan (Carson, Pirie, Scott) Building Façade, Chicago, IL
Columbia College Facility Documentation, Chicago, IL
Chicago Harbor Lighthouse Assessment 2006
Bureau County Historical Society, Princeton IL Restoration

Transportation Facilities

Millennium Park Bicycle Station, Chicago, IL
99th Street Metra Station Rehab, Chicago, IL
East Chicago Train Station, East Chicago, IN
Manhattan Metra Station, Manhattan, IL
Naperville Department of Transportation, Naperville, IL
Palos Heights Metra Station, Palos Heights, IL
Prospect Heights Metra Station, Prospect Heights, IL
PACE Administration Building, Arlington Heights, IL

Calor Design Group, Ltd.
Engineers of Architecture

**Millennium Park
Bicycle Station
Chicago, Illinois**



Calor Design Group worked with Muller and Muller and the Chicago Department of Transportation to provide the Midwest's first complete cycling facility. The bicycle station, opened July 16, 2004 as part of the Millennium Park grand opening. The station is located on two levels of the Millennium Park parking garage, with two park level entries. The facility includes indoor parking for 300 bikes, extensive shower and locker areas, bicycle rental and repair, and a café. The station houses the Chicago Police Lakefront Bicycle Patrol Unit.

The project included the design of new high efficiency HVAC and plumbing systems, electrical distribution, functional and architectural lighting, photovoltaic panels, completely ADA accessible feasible, fire alarm and sprinkler protection.

Muller and Muller, Ltd. Architects

Transportation Facility
16,400 Square Feet

Calor Design Group, Ltd.
Engineers of Architecture

Fountain of Time
Chicago, Illinois



Calor Design Group and McGuire Iglesias & Associates worked together on restoration of the Reflecting Pool at the Historic Fountain of Time sculpture located in Washington Park, Chicago, Illinois.

The project included new pumps, piping and mechanical equipment for pool and connections to existing water and sewer lines at the site.

McGuire & Iglesias Associates

Sculpture and Reflecting Pool
Washington Park, Chicago, Illinois

102 Feet in Length



Corporate Profile

How do you get the best economic, social and environmental returns on your investment in valuable land resources? Hitchcock Design Group has a *proven approach*, *exceptional resources* and *specialized experience* **Creating Better Places®** to Live, Work, Learn, Heal and Play.

Proven Approach

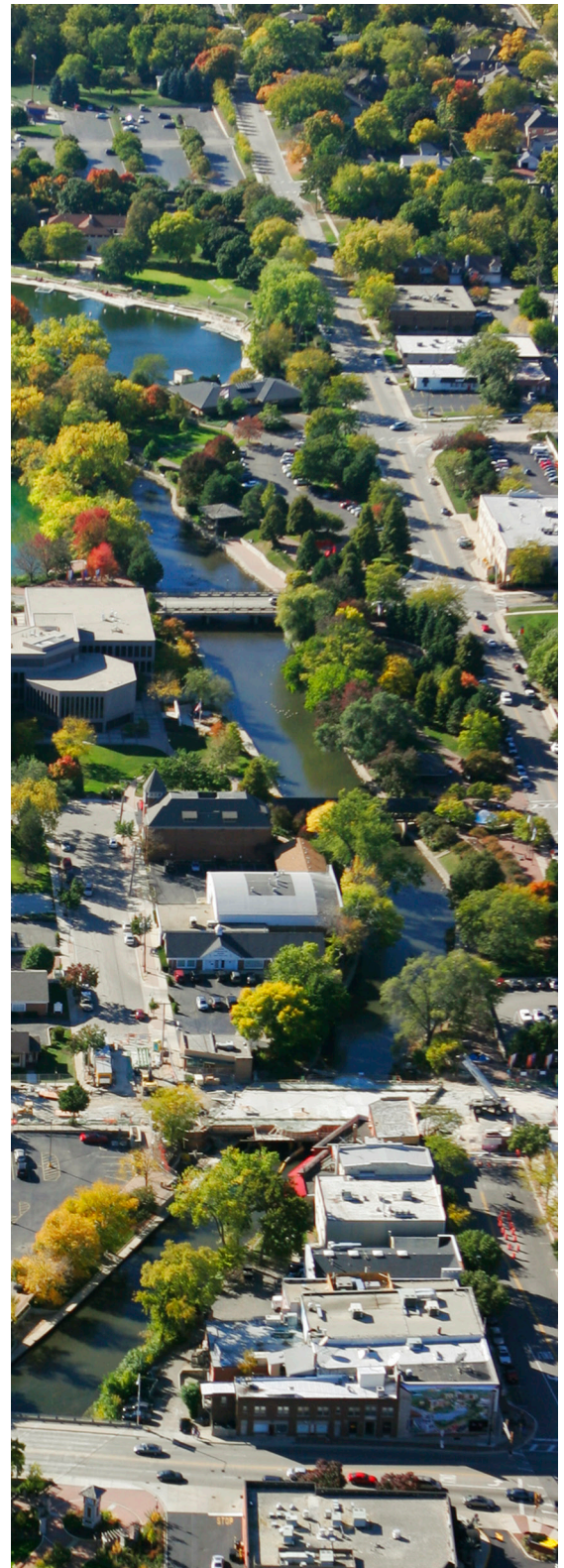
Our planning and landscape architectural services help land owners, managers, developers and community leaders like you improve the value of your land resources in ways that advance your mission, respect the environment and improve their community. We believe that genuine sustainability is accomplished by nurturing long-term relationships and creating long-lasting places that are functionally, financially, aesthetically, culturally and environmentally balanced. As your energetic advocates during every engagement, we will advance your goals through an imaginative, collaborative, respectful and disciplined process that regularly produces results that meet or exceed your most demanding expectations.

Exceptional Resources

Market-centered senior leaders are supported by experienced planners, landscape architects, many of whom are LEED-accredited. When appropriate, we engage other specialized consultants to provide market and technical expertise. In addition to our substantial human resources, we utilize current communications, management and production technologies, and we maintain extensive information about market trends, best practices and costs.

Specialized Experience

Since 1980, Hitchcock Design Group has produced an extensive portfolio of award-winning projects. Consequently, we understand the unique goals, interests and issues facing your market and your stakeholders.





Manville Oaks Park “Going Green”

West Chicago, Illinois



Client
West Chicago Park District

Contact
Gary Major,
Director
630.231.9474

Status
Ongoing

Size
141 acres

Construction Budget
\$5,000,000

Design Team
Primera Engineers, Ltd.;
David Woodhouse
Architects;
Cowhey Gudmundson
Leder, Ltd.



The project team's assignment was to investigate opportunities for the incorporation of sustainable, carbon-neutral design practices at this under-utilized park facility. The West Chicago Park District sought to reintroduce community garden plots at this old farmstead, which in turn would encourage the organic farming of vegetables, fruits and flowers. In conjunction with Ball Seed Corporation, the site today serves as an organic farmer's market, providing the community with a local source for fresh produce. An amphitheater large enough to accommodate community events, corporate gatherings and public rentals is a planned addition to the park. Wind turbines, solar panels and cisterns will also be added to the site to offset the energy requirements of the facility.



St. Charles Active River Corridor Plan

St. Charles, Illinois



Client

City of St. Charles

St. Charles Park District

Contact

John Rabchuk,
Chair of the Active River
Task Force
630.418.5309

Holly Cabel,
Director of Parks and
Recreation
630.584.1055

Status

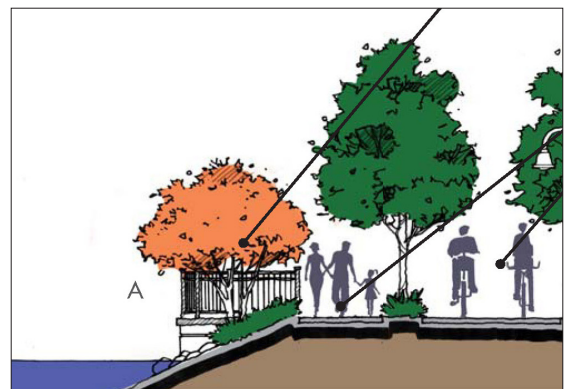
Complete

Size

25 acres

Design Team

Willis Burke Kelsey
Associates;
Market & Feasibility
Advisors;
S20 Design and
Engineering



There is no doubt that the Fox River plays an important role in the City of St. Charles as “Pride of the Fox” is their tagline. It is an integral part of the City’s heritage, a valued natural resource, and the centerpiece of the community. In 2002, the City, Park District and Downtown St. Charles Partnership initiated the River Corridor Master Plan that focused mainly on improvements and development opportunities in downtown St. Charles that are adjacent to the River. As a result of this master plan, an Active River Task Force was formed in 2014 to explore ways to include the river in this development and to leverage it as an active community asset and enhance the ecology of the river corridor with the overall goal of making the City of St. Charles a recognized destination for outdoor recreation that will boost the economy of the downtown as well as the City. The Hitchcock Design Group team studied the recreational marketplace and developed a plan to implement a series of eco-recreation opportunities such as kayaking, rowing, paddle boarding, biking, a ropes course, and zip lines.



LIGHTING DESIGN

Architecture and lighting are inseparable. We strive to understand the architect's vision for every project element; it is that vision that engages and propels us forward. We explore unanticipated options in order to push beyond what is expected to that which is extraordinary.

We are expert communicators through rendering and visualization of lighting concepts. We are leading the profession in the fields of daylighting and lighting for human health. We are continually finding solutions that allow our projects to reach ever higher levels of sustainability.

Architectural lighting is an art and a science, and nobody is better prepared than we are to creatively solve the challenges of integrating light with the built environment.



ARCHITECTURAL LIGHTING DESIGN SERVICES

Daylight and electric lighting affect nearly every aspect of our lives, including the bottom line, so there is great value in taking the time to design the lighting for the best possible outcome.

We meticulously consider many practical issues in our designs, including maintenance, constructability, codes, energy efficiency, controls, schedule, and budget. We use the latest software for preparing lighting calculations, daylighting calculations and analysis, renderings, and drawings. We have an extensive lighting lab for testing lighting concepts during the design process. We excel at creating lighting solutions that artistically integrate lighting with architectural style.

- Lighting Feasibility Studies
- Daylighting Integration with the Architectural Planning
- Daylighting Calculations and Analysis
- Fixture Layout Drawings and Schedules
- Fixture Mounting Details
- Fixture Specifications
- Custom Fixture Design and Specification
- Equipment Cost Estimates
- Computer and Hand Renderings
- Lighting Calculations
- Lighting Energy Studies, Analyses and Compliance, Including LEED
- Mock-Ups and Site Tests
- Control System Design, Specification and Programming
- Supervision of Fixture Focusing and Adjustment



RIVEREDGE PARK AURORA, IL

The City of Aurora desired a gathering place downtown in a natural setting, complete with an outdoor venue for performing arts. RiverEdge Park is the result.

Schuler Shook provided theatre consulting and architectural lighting design services for the new John Dunham Pavilion located in the 30-acre festival park along the Fox River. Designed for amplified music and live theatre, the pavilion seats 6,000.

Programmable color-changing lighting is integrated into the architecture of the pavilion, allowing for a range of effects, and large video screens allow for a closer view of the performers on stage.

Schuler Shook's lighting scope included dark-sky friendly post-top fixtures located throughout the site to provide general lighting for the plaza, sidewalks, and bicycle paths. The project was completed within budget, and with long-life sources allows for easy maintenance.



SCOPE OF WORK: Architectural lighting design for pavilion, paths, entry and plaza. Theatre consulting, planning and equipment design for pavilion.

BUDGET: \$13 million

OWNER: City of Aurora

ARCHITECT: Muller + Muller
David Steele, AIA, 312-432-4180

COMPLETED: 2013



KIWANIS CENTENNIAL PARK, VULCAN PARK BIRMINGHAM, AL

The Kiwanis Club spearheaded this expansion of an existing park, as well as improvements to the historic, 56-foot tall statue of Vulcan, the largest cast iron statue in the world. Standing atop a 126-foot pedestal, Vulcan is an important symbol for the city of Birmingham and reflects the role that iron and steel played in the city's development.

Schuler Shook designed a dynamic, color changing light show projected onto Vulcan each night. Various scenes are programmed to celebrate his history as well as special events in the community. A stately "at rest" scene gives Vulcan a glow when the light show is not running. Lighting design for the surrounding park makes use of layered lighting so that Vulcan remains the main attraction. Our lighting process began at the earliest stages, providing concept boards, still images and video animation of proposed lighting shows.

The park expansion includes a two-mile pedestrian and bike trail, and it reconnects Vulcan to downtown.



SCOPE OF WORK: Multicolored moving light show, site and landscape lighting design for park expansion.

BUDGET: \$4.7 million (estimated)

OWNER: City of Birmingham

CONTRACTOR: Brasfield & Gorrie
Walter Jones, Chief Estimator, 205-328-4000

COMPLETED: Fall 2017 (estimated)

VILLAGE OF NORTH AURORA BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR
FROM: MIKE TOTH, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR
SUBJECT: FOX VALLEY GOLF COURSE PROPERTY CONCEPT PLAN
AGENDA: 11/6/2017 COMMITTEE OF THE WHOLE MEETING

ITEM

DR Horton has presented staff with a conceptual development plan for the Fox Valley Golf Course, to be referred to as 'Lincoln Valley on the Fox'. The plan consists of a mix of single-family, two-family and townhome units on the 102-acre former golf course site that are intended to accommodate an age-targeted demographic. The attached plan set is the third draft of the plan. Staff notes that additional site details are required (topographic survey, tree inventory, storm water calculations, etc.) before a final plan can be drafted and subsequently presented to the Plan Commission and Village Board.

There are also a number of zoning entitlements needed for the development of the property, including a special use for a planned unit development, map amendment (rezoning), subdivision plat approval and, as proposed, a number of exceptions to the planned unit development (variances).

On September 20, 2017, DR Horton presented the second draft of the concept plan to the Development Committee for review. For context on the discussion, the draft September 20, 2017 Development Committee minutes have been included. To summarize, the Development Committee did not have an issue with the mixed-use residential concept on the second draft plan, but believed the plan was not favorable from a density perspective and needed to better take advantage of the natural terrain of the golf course. With regard to the street and sidewalk configuration, the Committee conveyed that sidewalks would be required on both sides of the street and the gridded street network would need to be of a curvilinear layout.

DR Horton has requested a review of the third draft concept plan before the Village Board to introduce themselves, the project and obtain direction on the current draft plan.

Attachments:

1. Concept Development Plan Packet, prepared by DR Horton.
2. September 20, 2017 Development Committee Draft Minutes

D·R·HORTON®
America's Builder



LINCOLN VALLEY *ON THE FOX*

CONCEPT DEVELOPMENT PLAN

Submitted to:
Village of North Aurora

Submitted By:

D.R. HORTON
11/6/17

ABOUT D.R. HORTON

- ❖ Largest homebuilder by volume in the United States for 15 consecutive years
- ❖ Operations in 79 markets in 26 States
- ❖ Closed 44,833 homes in the twelve-month period ended June 30, 2017.
- ❖ The Company is engaged in the construction and sale of high-quality homes through its divers brand portfolio that includes D.R. Horton, Emerald Homes, Express Homes and Freedom Homes with sales prices ranging from \$100,000 to over \$1,000,000.



D·R·HORTON
America's Builder

Express
HOMES
a D.R. Horton Company

FREEDOM
HOMES
a D.R. Horton Company

EMERALD
HOMES

ABOUT D.R. HORTON

- ❖ Building in the Chicagoland area for over 50 years
- ❖ Actively selling in 17 local communities throughout Chicagoland



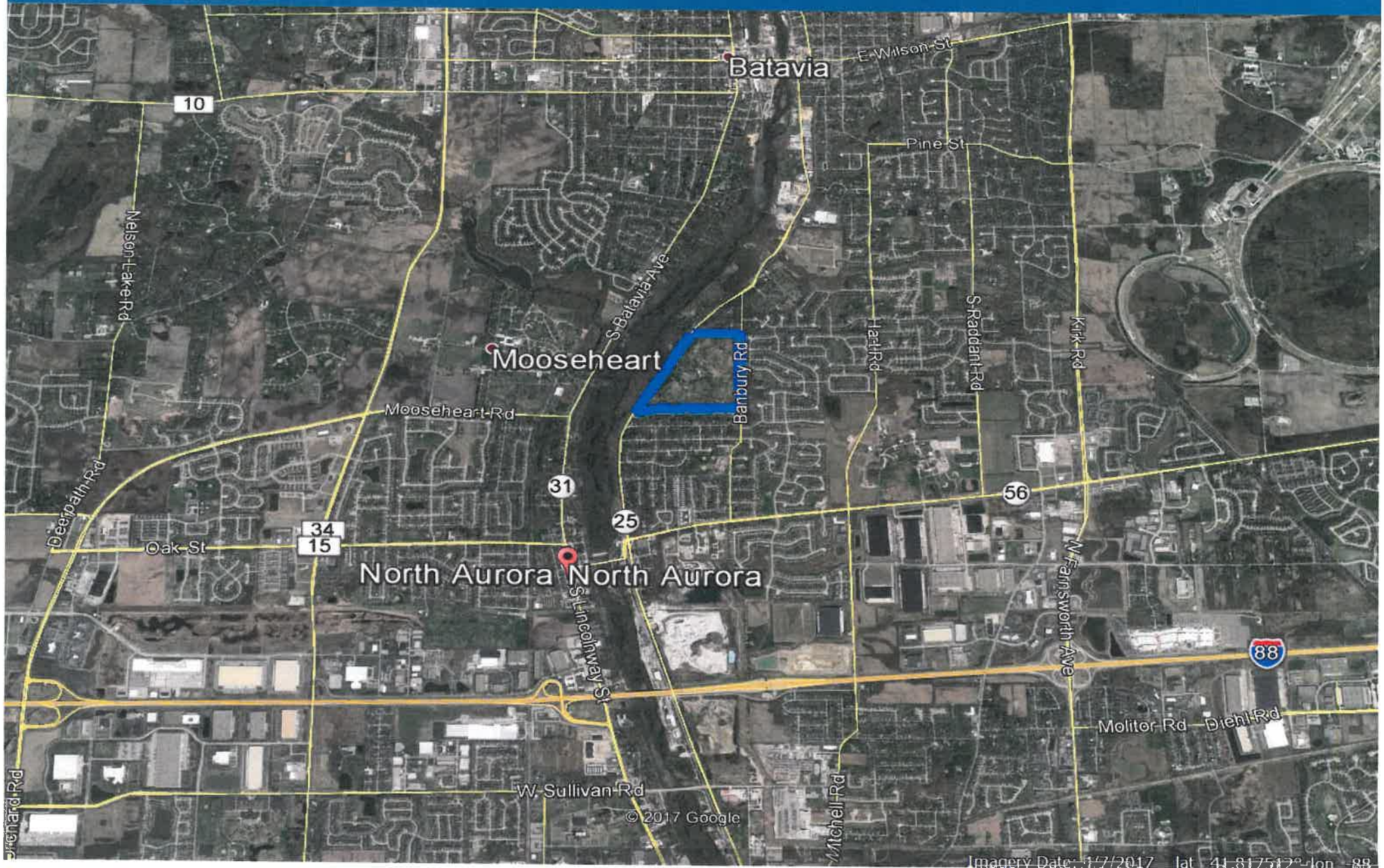
D.R. HORTON[®]
America's Builder

Express[™]
HOMES
a D.R. Horton Company

FREEDOM
HOMES
a D.R. Horton Company

EMERALD[®]
HOMES

PROPERTY LOCATION



ACTIVE ADULT COMMUNITIES

“Active” means independent living where Buyer’s choose a lifestyle

- Access to natural and cultural attractions
- Shopping
- Quality medical facilities
- Low Maintenance living, privacy of home ownership without the obligation to mow or shovel snow

On-site activities

- Clubhouse
- Lakes
- Walking Paths
- Active & Passive Parks



RANCH HOMES



Arlington – 1664 SF
2 Bed / 2 Bath



Bristol – 1748 SF
2 Bed / 2 Bath



Camden – 1783 SF
2 Bed / 2 Bath



Clifton – 1865 SF
2 Bed / 2 Bath



Dover – 1958 SF
3 Bed / 2 Bath



Bedford – 2162 SF
3 Bed / 2 Bath

DUPLEX HOMES



Bach – 1402 SF
2 Bed / 2 Bath

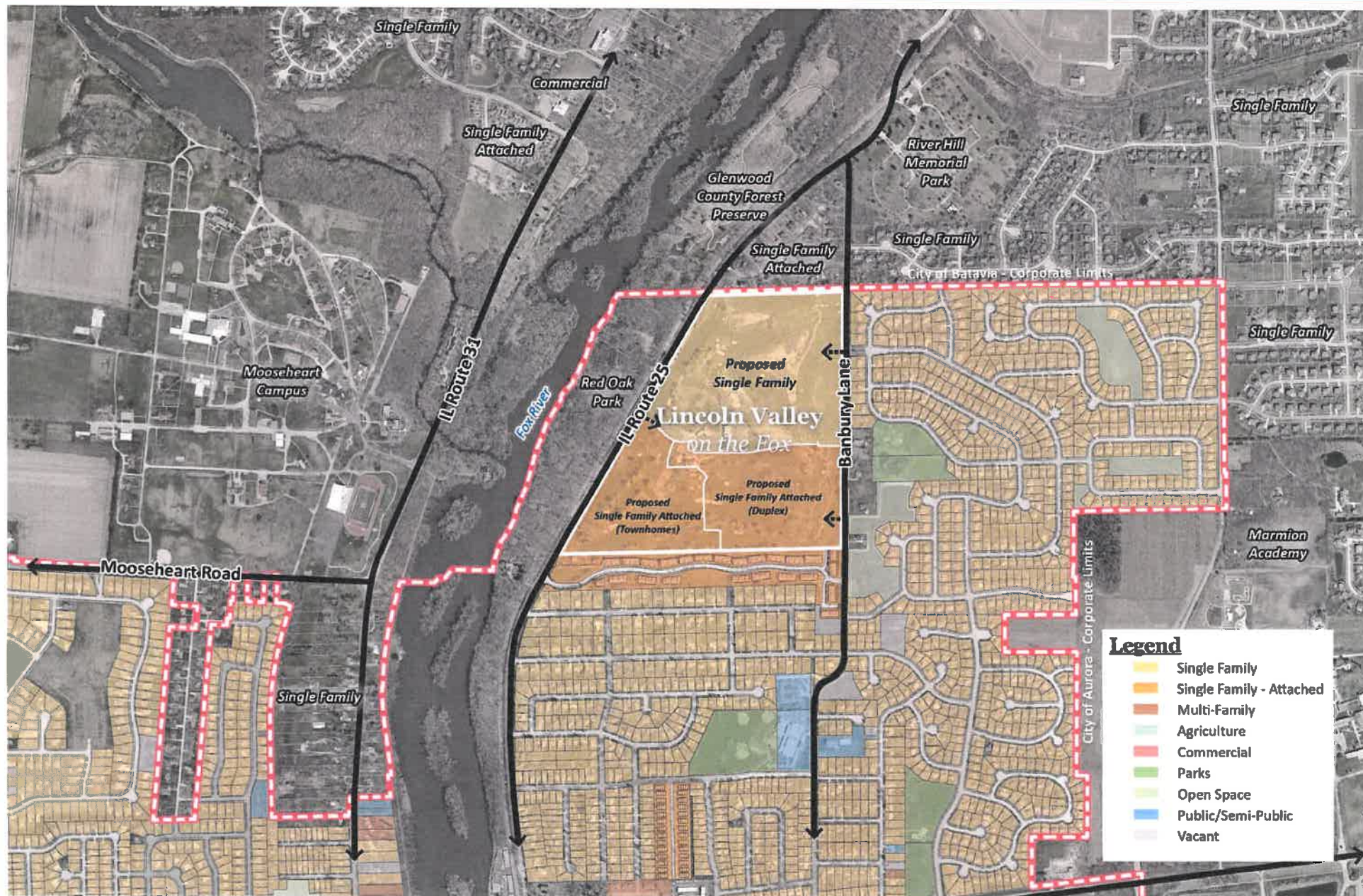
Mozart – 1527 SF
2 Bed / 2 Bath

TOWNHOMES

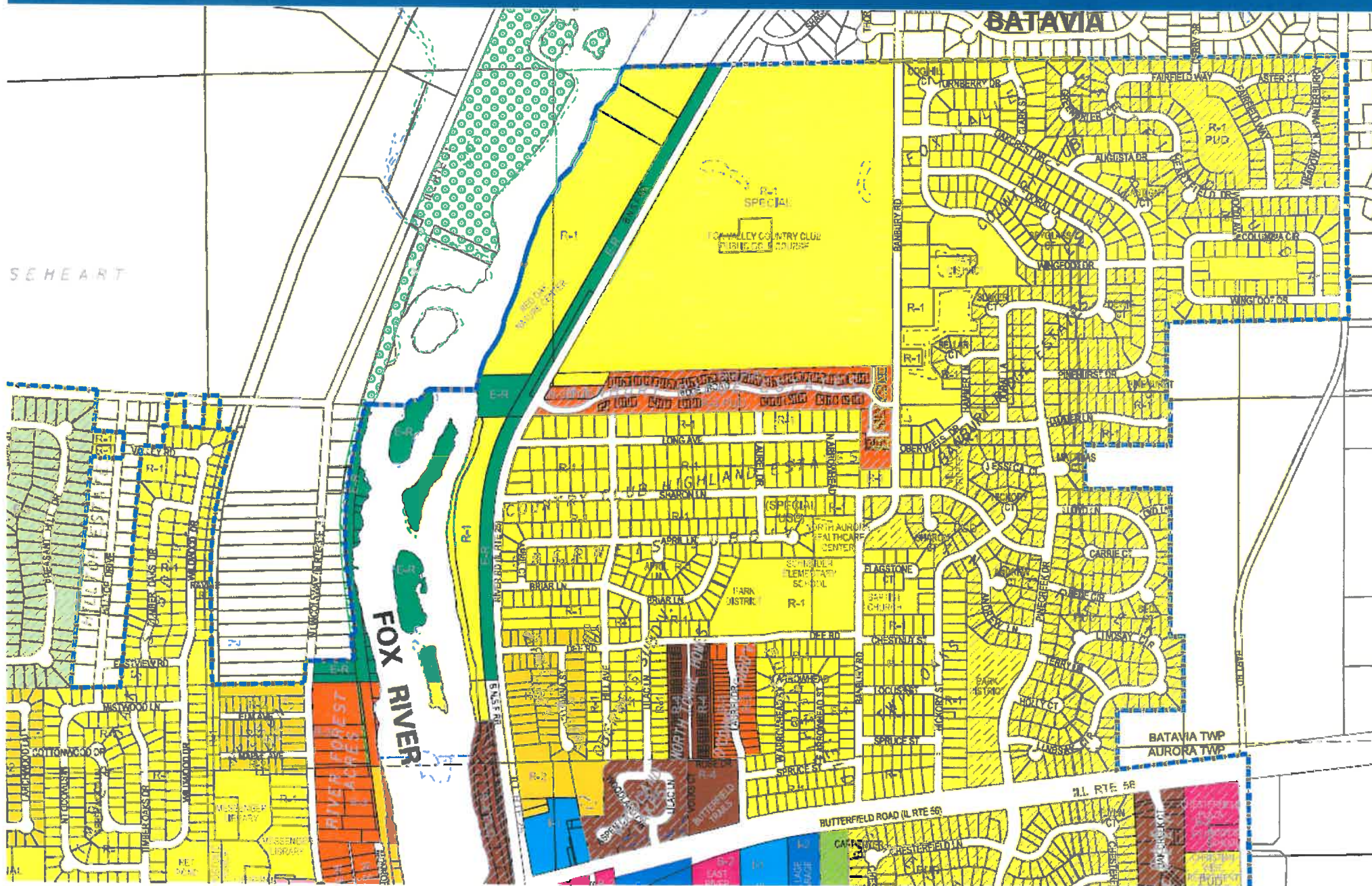


1600 SF: 2 Bed / 2 Bath
1723 SF: 2 Bed / 2 Bath
1836 SF: 2-3 Bed / 2 Bath

LAND USE COMPATIBILITY – SURROUNDING USES

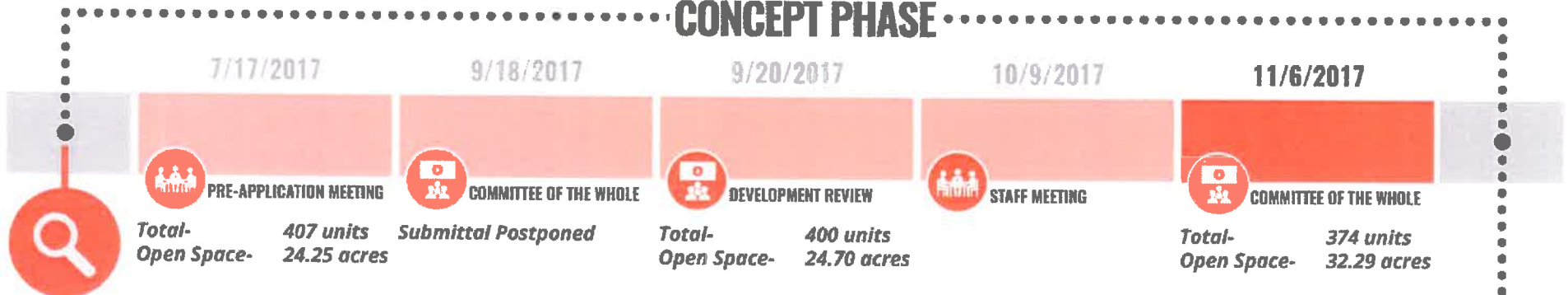


SE HEART



PROCESS HISTORY

CONCEPT PHASE



PRELIMINARY P.U.D. AND ENTITLEMENTS



FINAL ENGINEERING & APPROVALS



PLAN MODIFICATIONS

Comment

“Previous plan” (by others) was “much nicer” and was ultimately approved by the Board.

Response

- ***Proposed plan preserves existing environmental features.***
- ***Introduces curvilinear street network.***
- ***Increases overall open space, including a +/- 7 acre park with integrated trails and connectivity.***

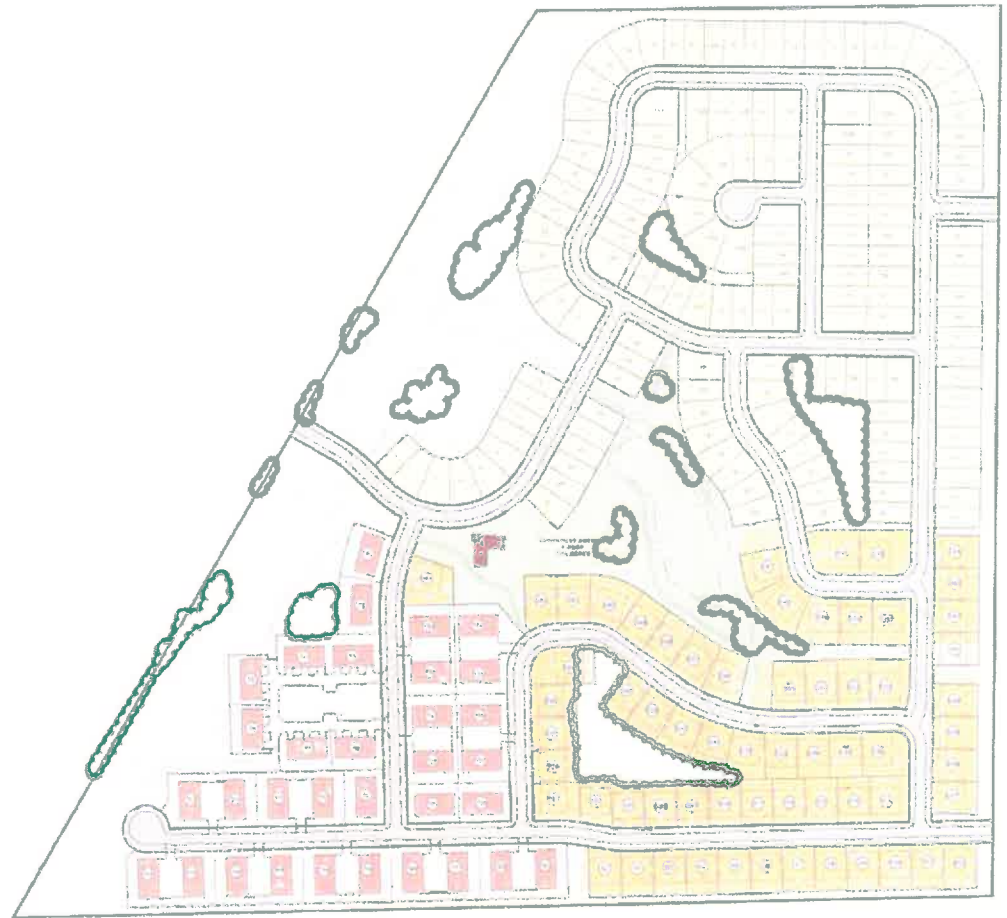


PROPOSED TREE PROTECTION AREA PLAN

Tree Protection Areas

The Site Plan has been designed to provide areas within the plan where existing “high-quality” trees and environmental features remain protected from proposed development. During Final Engineering, special attention will be paid to preserve key trees in these areas, if proposed grading improvements permit.

Please Note: A Tree Preservation Plan will be completed in future phases.



PLAN MODIFICATIONS

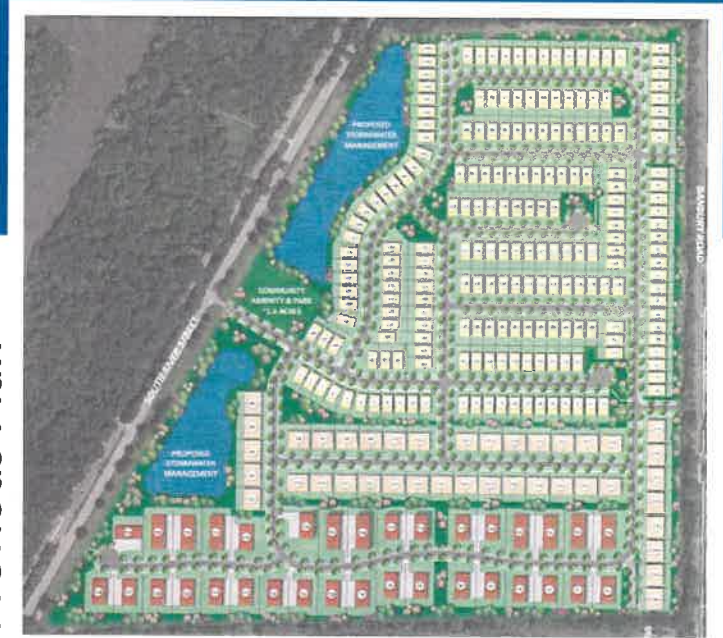
Comment

The Plan appears too dense.

Response

- *Minimum Lot width increased to 53' (from 50').*
- *Orthogonal grid has been replaced with curvilinear street network.*
- *Existing drainage corridor is preserved to be featured as open space.*
- *“Tree Protection Areas” have been identified.*
- *~10% reduction in overall unit count.*

Previous Plan



Proposed Plan



PLAN MODIFICATIONS

Comment

Sidewalks will be required on both sides of the street.

Response

- *Sidewalks have been provided on both sides of the streets.*



PLAN MODIFICATIONS

Comment

The Development Team has mentioned an amenity/path but it is not clearly shown.

Response

- *The Plan has been revised to incorporate a +/- 7 acre park.*
- *A trail system has been designed connecting through the park and into the neighborhoods.*



SITE PLAN STATISTICS

Site Data	Area
Proposed R.O.W.	16.66 acres
Proposed Private Road Easement	2.97 acres
Single Family Lots	24.50 acres
Duplex Lots	16.10 acres
Townhome Lots	10.02 acres
Proposed Open Space	<u>32.29 acres</u>
Total Site Area	102.54 acres



CONCEPT PLAN

LEGEND

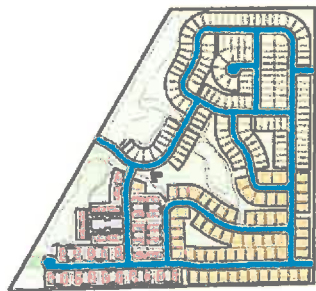
SITE DATA	ACRES
TOTAL SITE AREA	158.71
ROUTE 25 R.O.W. DEDICATION	3.79
RANNEY ROAD R.O.W. DEDICATION	3.73
BUILDABLE SITE AREA	148.64
PROPOSED #0'S	16.66
PROPOSED PRIVATE ROAD EAST UNIT	2.61
SINGLE FAMILY LOT AREA	74.50
DUPLICATE LOT AREA	16.10
TOWNHOUSE LOT AREA	19.02
PROPOSED OPEN SPACE	22.24



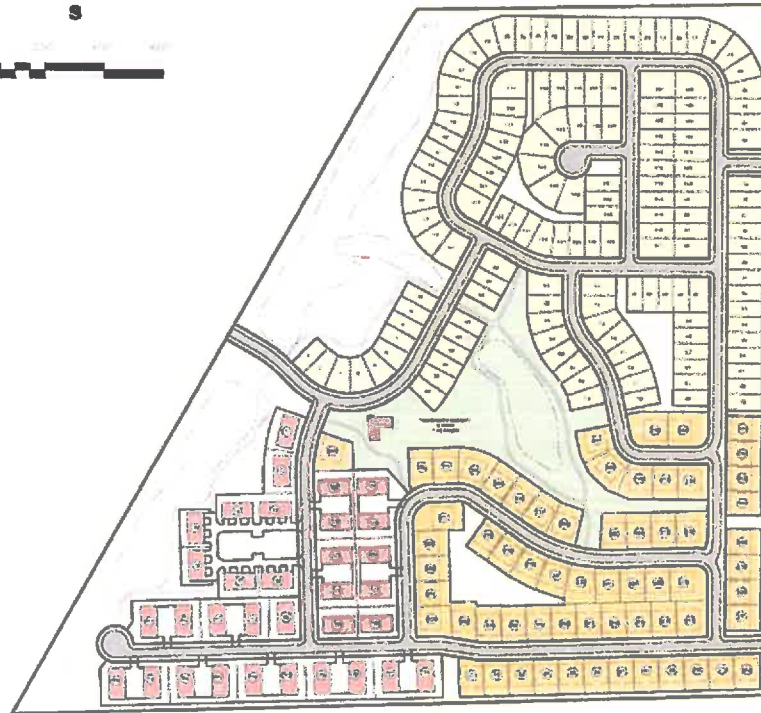
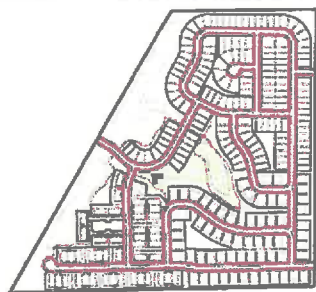
Proposed Concept Plan (03-06-2017) - 374 Units		
Thurs Unit Types/Units		
Units	Percentage	
Single Family Units	161	43%
Duplex Units	124	33%
Townhouse Units	89	24%
Total	374	100%



R.O.W. AND OPEN SPACE



PEDESTRIAN CONNECTIVITY



SINGLE FAMILY LOTS (TYPICAL)

LOT SIZE	120' X 110'
REAR YARD	20'
FRONT YARD	20'
SIDE YARD	5'
SIDEYARD CORNER	20'

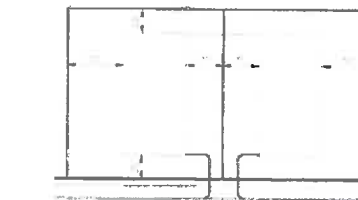
1" = 50'



DUPLICATE LOTS (TYPICAL)

LOT SIZE	120' X 110'
REAR YARD	20'
FRONT YARD	20'
SIDE YARD	5'
SIDEYARD CORNER	20'

1" = 50'



TOWNHOUSE LOTS (TYPICAL)

LOT SIZE	140' X 115'
REAR YARD	20'
FRONT YARD	20'
SIDE YARD	5'
SIDEYARD CORNER	20'

1" = 50'



TYPICAL STREET SECTION

1" = 10'

**LINCOLN VALLEY
ON THE FOX**

AREA	TYPE	DATE	BY
CONCEPT PLAN	03-06-2017		

DR HORTON, INC. - CHICAGO
750 E. BUNKER COURT,
SUITE 500
VERNON, IL 60061
847-382-9100

WBK ENGINEERING, LLC
1115 WEST MAIN STREET, SUITE 201
ST. CHARLES, ILLINOIS 60131
(630) 441-1755

WBK engineering

DATE	03-06-2017
BY	03
NOT	

ZONING DISTRICT COMPARISON CHART

Zoning Departures - Summary Table
Standards from the North Aurora Village Ordinance

	R-1 Single Family Residence			R-3 General Residence District			R-4 General Residence District		
Bulk Regulations	Proposed	Standard	Departure	Proposed	Standard	Departure	Proposed	Standard	Departure
Lot Area, Minimum	6,360 sf	10,000 sf	3,640 sf	10,200 sf	10,000 sf (Two-Family)	none	16,675 sf	9,000 sf (Town-house)	none
Lot Width, Minimum	53 ft	75 ft	22 ft	85 ft	60 ft (One & Two Family)	none	115 ft	75 ft (Town-house)	none
Lot Coverage, Maximum*	50%	40%	10%	54%	40%	14%	40%	40%	none
Building Height, Maximum	2.5 stories not greater than 35 ft	2.5 stories not greater than 35 ft	none	2.5 stories not greater than 35 ft	2.5 stories not greater than 35 ft	none	3.5 stories not greater than 45 ft	3.5 stories not greater than 45 ft	none
Yard Regulations									
Residential Front Yard, Minimum	20 ft	30 ft	10 ft	20 ft	25 ft	5 ft	20 ft	25 ft	5 ft
Residential Rear Yard, Minimum	30 ft	40 ft	10 ft	30 ft	30 ft	none	20 ft	30 ft	10 ft
Residential Interior Side Yard, Minimum	5 ft	10 ft	5 ft	5 ft	10 ft	5 ft	30 ft	10 ft	none
Residential Corner Side Yard, Minimum	20 ft	30 ft	10 ft	20 ft	30 ft	10 ft	30 ft	30 ft	none

*Note: Lot Coverage. The portion of a lot that is occupied by buildings or structures, including accessory structures, expressed as a percentage of total lot area. Lot coverage shall not include driveways, parking spaces, patios, sidewalks, swimming pools or water gardens and other similar impervious or semi-impervious surfaces (See Figure 16-7: Lot Coverage)

Subdivision Ordinance Departures - Summary Table

Subdivision Regulations	Proposed	Standard	Departure
Sidewalks	Residential Subdivisions. Sidewalks are required on both sides of the street.	Residential Subdivisions. Sidewalks are required on both sides of all streets.	none
Street Light Distance - Local Road Streets	390 ft	250 ft	140 ft
Right-of-Way Width	60 ft	66 ft	6 ft

ILLUSTRATIVE LANDSCAPE PLAN



D-R HORTON
America's Builder

Builder:
D-R Horton, Inc. - Chicago Division
253 Bayview Court
Vernon Hills, Illinois 60061
T: (847) 816-0288
www.drhorton.com

WBK
engineering

Land Planner:
WBK Engineering, LLC
316 West Main Street
St. Charles, Illinois
T: (630) 442-7355
www.wbkeengineering.com

Lincoln Valley on the Fox | Illustrative Landscape Plan
North Aurora, Illinois

Project Number: 17-0185
Date: 11-06-2017
Not to Scale

D·R·HORTON®
America's Builder



LINCOLN VALLEY *ON THE FOX*

CONCEPT DEVELOPMENT PLAN

Submitted to:
Village of North Aurora

Submitted By:

D·R· HORTON
11/6/17

**VILLAGE OF NORTH AURORA
DEVELOPMENT COMMITTEE MEETING
WEDNESDAY, September 20, 2017
MINUTES**

CALL TO ORDER

Trustee Guethle called the meeting to order at 8:30 a.m.

ROLL CALL

Committee Members in attendance: Trustee Mark Gaffino, Trustee Laura Curtis, Trustee Mark Guethle.
Staff in attendance: Steve Bosco, Village Administrator; Mike Toth, Community and Economic Development Director; Cindy Torracco, Exec. Assistant. David Hansen, Administrative Intern, Jim Biibby, Village Engineer; Dale Berman Village President; John Laskowski, Public Works Director;

Others Present: Mark Fields, D R. Horton, Developer; James Griffin Schain Banks, Attorney for Developer; Charles Hanlon; WPK Engineering, Engineer for the Developer

APPROVAL OF MINUTES

Motion: Motion to approve the August 16, 2017 Development Committee Minutes made by Trustee Guethle and seconded by Trustee Gaffino
All in Favor – Motion Approved

NEW BUSINESS

1. Fox Valley Golf Course concept plan review by D. R. Horton, Developer

Mike Toth gave a brief overview of the Lincoln Valley on the Fox development concept plan submitted by D. R. Horton. Toth noted this was just a review and not a public hearing, and that the Developer is here to get feedback from the Development Committee. At a future date there would need to be a public hearing scheduled, and the public would be notified. The Public Hearing process would be where the Developer would need to meet the various requirements for any zoning, map amendments, etc.

Toth noted the plan is comprised of 400 units including single family homes, duplex homes and townhomes. Toth noted this is a second plan revision after review by staff, and he noted staff is working with the developer with regard to tree preservation, detention and topographical issues, noting that the plan will be subject to change pending those items being addressed.

Mr. Griffin, legal representative for the developer, introduced DR Horton and the members representing the developer. He explained that D. R. Horton has a contract with City of Aurora for the purchase of the subject property and noted this development is being planned as an age-targeted community, and the plan will require approval from the Village of North Aurora. He noted that Mr. Mark Fields, of D. R. Horton, will provide a brief background on the company and will identify the market and the product they plan to build. Charles Hanlon, engineer for the developer, will review the site plan.

Mr. Fields, D. R. Horton, noted D. R. Horton is the Nation's largest home builder build and they build under four brands: D. R. Horton (higher end homes), Express (starter homes), Freedom (age-targeted such as they are proposing for this development) and Emerald (higher end). He noted that they are committed to building quality homes. D. R. Horton has had success in understanding the process of putting together developments and have many repeat customers. They are actively selling in 17 communities in Chicagoland. They have previously build under the Cambridge brand. He noted their age-targeted communities are similar to Carillon Communities in Naperville and Aurora. D. R. Horton is also currently building in Windstone Place in North Aurora.

Mr. Fields noted that he grew up in Batavia and parents were residents of North Aurora. He also spent many years golfing at the Fox Valley Golf Club. He noted that the east side has interesting challenges and they are excited to work through them, with regard to the topography and grade transitions, as well as working through the preliminary engineering. We want to provide a concept plan that is supported by the Village and he acknowledged that this was not an easy site to plan and develop.

Mr. Fields spoke on the active adult lifestyle concept, noting this is not an assisted living or health home care development, but rather active buyers who may still be working and looking forward to retirement. He provided highlights of the Fox Valley area that would appeal to this type of buyer including activities and medical facilities. He noted that age-targeted buyers are looking for pride of ownership without obligation to mow lawns or shovel snow. They are looking for an on-site neighborhood lifestyle with clubhouse and activities, with lakes / ponds and open space, along with sidewalks and trails. A community with planned uses for passive areas, parks and open space. He noted they can satisfy a majority of these needs for this market, and keep local residents in North Aurora.

Mr. Fields provided an outline of the three product types they are proposing. He noted this is a blend of detached single family ranch homes, with a mix of walkout and standard basements, and options for a second story that would range from 1600 to low 2000 square feet. The second product would be a duplex product, an attached living environment with a shared wall. This would present a lower maintenance situation, with the materials and construction of the roof and siding, etc. The duplex product would range from 1400 to 1600 square feet. The third product is a triplex or townhome – a mix of 3 and 4-unit buildings that would range from 1500 to 1800 square feet. These age targeted products would allow for owners to easily lock and leave for travel, without any maintenance concerns. There would be a master Homeowner's Association (HOA) with each specific product line having a sub-association for building maintenance. D. R. Horton is planning a development with a positive appearance that will be well maintained and provide for a nice streetscape. The adult buyer we are targeting will be looking for a builder who prides themselves on this.

Mr. Fields asked the committee if they had any questions prior to reviewing the land plan. Toth noted the Committee should take note that the townhome units are facing inward, and there would only be one curb cut per building, which minimizes the curb cuts in the development and creates a courtyard environment.

Trustee Curtis had concerns with this multi-product development and noted ten years down the road she wondered about the maintenance and upkeep of the development. Mr. Fields noted that the architectural guidelines and HOA requirements would dictate what and how modifications can be done to the home. Curtis also noted that the parcel is too small for 400 units and noted she is not seeing the clubhouse or walking trails on the concept plan. Mr. Fields noted that with the current plan, the majority of pedestrian movement would be along the sidewalks, and as we move into the plan discussion, we can look at asphalt walking paths.

Trustee Guethle asked for clarification on what age-targeted means. Mr. Fields noted that age-targeted is not the same as age restriction. Restricted communities require buyers to be 55 and up where age-targeted is predominantly a profile for a specific lifestyle, such as age targeted for 55 and up generally would not be a buyer with young children. The product would have restricted yard size that would not accommodate the needs of a family with kids, with restricted yard sizes and restricted storage areas. The design and layout would not generally work for family life. An amenity package would be tied to a more active adult community and adult lifestyle. This however, does not restrict a family from buying, however he noted that it occurs, however, it is seldom.

Trustee Gaffino asked about the HOA and maintenance. Mr. Fields noted the builder would subsidize the HOA until a certain number of buyers makes the HOA self-sufficient. The HOA would be responsible for maintaining the easements, sidewalks, yard mowing and snowplowing. With the single-family homes, the home maintenance would be responsibility of home owner but they would be subject to rules of HOA and Architectural review.

Steve Bosco pointed out that main roads would be plowed by the Village, and the HOA would be responsible for driveways and courtyards.

Trustee Gaffino was concerned with the side yard of the townhomes. The townhomes would front each other and create a courtyard, resulting in the sides facing south abutting the buffer area and tree preservation area. Toth noted that the south facing side yard would actually be treated as a rear yard setback, and therefore, require more space than the typical side yard setback.

Trustee Curtis asked about the price point for the various home products. Mr. Fields noted it was early in the plan to know for certain, but estimated that the price could be from the low \$200's to the high \$300's depending on the products. Trustee Curtis also asked about the finished product, noting the type and quality of materials should be at a certain level, noting vinyl floors and laminate counters would not provide the same quality as granite counters and wood floors. Mr. Fields noted that relating to interior finishes, it would be up to the buyers decide how they would spend their money. Some would pick a laminate package, while others would select a higher end granite package. Trustee Guethle noted, if this is an age-targeted community, it would most likely not the first time home buyer and they would most likely opt for higher quality finishes.

Toth noted that the Village does not have any rental requirements in the code and asked if the HOA would address rentals. Mr. Fields noted that typically when an HOA is drafted they don't put a lot of restrictions on how long a home needs to be occupied and as a builder we try to limit that underlying restrictions for a home owner.

Chuck Hanlon with WBK Engineers provided a review of the land plan and highlighted some of the changes that had been modified after the initial reviews by staff. He noted this was a parcel that is just over 100 acres with an overall site design that can blend with conditions surrounding the property. The developer is seeking zoning changes and variations based on the standards that they have proposed. The plan shows single-family homes to the north, with a primary entrance off of Banbury Road, with landscaping on both sides of road before approaching the single-family lots.

Mr. Hanlon outlined that topography grid patterns, from Elgin to Aurora, are comprised of hills and elevation changes, creating a third dimension which doesn't come through when looking at gridlines on a plan. He noted that this plan fits right into that. He noted that the comments received from the staff were addressed. Further, he noted a secondary entrance from the south, requires a turn to get to the homes, and this would avoid a raceway and break up the street. Hanlon also noted that they appreciate the input and will address the open space between the single family homes and duplex homes, and could work a trail into the plan with a crossing to the west for access to the Fox River Trail.

Mr. Hanlon noted the plan shows that the townhomes are turned 90 degrees from the townhomes on Ridge Road, which creates the courtyard effect that benefits the current residents to the south. The plan also seeks to preserve the line of trees on the south property line. The storm water management is illustrated in blue and is a concept plan, and the topography report will dictate where the detention or retention ponds would need to be. The plan also preserves open space. The access point on south River Street would lead to the clubhouse with landscaped area as part of the aesthetics.

Trustee Curtis was concerned with the lot sizes for the three areas on the plan and what the current zoning is. Toth noted the landscaped area along Route 25 would have to be preserved as a 50-foot landscape easement. They are looking to rezone to R1, R2, and R3 for each section of the development. Toth noted, we are using Randall Highlands as example in keeping with the zoning for the underlying use of property. Trustee Curtis is concerned that when looking at 40% departure from the use of this land, she doesn't think it looks right for this parcel. Mr. Hanlon noted the issue is in this market, people don't exactly want larger lots and said the Village's ordinance most likely does not address age-targeted development and lot size. Trustee Curtis noted for an active community, there doesn't seem to be much active space to bring the lifestyle outside. She has seen communities that work and those that don't work, and feels that this is not the right concept for the

Village. She noted the need and understanding for the 55 and older concept, but doesn't like the lack of open space and the higher density. Further, if the Village considers a variance for the density, she would like to see more open space. Mr. Hanlon noted that they appreciate the Committee's comments, however, some of the lifestyle aspects are about maintenance downsizing.

Trustee Gaffino asked Jim Bibby about the access on Route 25 and if this would be the only access, there could be issues with traffic and getting in and out without a traffic signal. Bibby noted that everything would need to be studied by IDOT and improvements will need to be made in order to work with IDOT. This development most likely would not have people all leaving at the same time at 7:00 in the morning, and that would probably not add to existing traffic, however will need improved lighting at the entrance, and there might be a 20 second delay to get out. Trustee Gaffino asked about the street size and Toth noted the streets would be standard, with sidewalks on one side and a 60 ft. R.O.W. for a slightly lesser parkway. Gaffino noted that as you get older, you don't need a large lot, but you still want to have some appeal in the front of the home.

Jim Bibby noted the Village is still waiting for a topographical survey, noting the three storage pond areas that need to be considered, along with the trees around them, which serve an important engineering purpose for natural storm water. Mr. Fields noted they have a consulting firm actively working on the grading and topography plan.

Mr. Fields noted that the preliminary plan is to try and create plateaus from north to south with some of the lots getting larger as you get near the separation between single-family and duplex homes. He envisions a grade separation and storm water along with a pedestrian path noting some of the green areas will be more paths shown on the next plan. Trustee Curtis noted with sidewalks on just one side, and narrow streets, she is not seeing any connectivity, and limited ability to use sidewalks. This is a community where there will be pets and grandchildren, how will that work, with a lack of sidewalks and limited green space. She feels they are cramming a lot into this 100-acre site. Trustee Gaffino agreed with Trustee Curtis' comments about no walking paths other than the sidewalk on one side of the street.

Mr. Fields noted they are trying to maintain the site characteristics as much as possible, and still satisfy best engineering practices, adding he understands and is here to receive feedback. He noted that as they finalize the storm water and topographic studies, they will look to incorporate some of the existing ponds. Trustee Guethle stated he would like to see the ponds stay. He also asked about parking and if there will be sufficient street parking to meet all the townhomes and duplex needs. Toth noted the Subdivision Ordinance contains right-of-way width requirements that take street parking into consideration. Fields noted they are not requesting any parking variations. Trustee Gaffino was concerned about reducing the ROW from 66 to 60. Toth noted that the Village does not have specific density standards, but instead relies on lot area and width requirements per the Zoning Ordinance. To summarize, Toth noted issues discussed were related to the topography and considerations of the ponds, the grid pattern that makes it dense, and the northern portion of the development that might change visually. He noted the proposed plan listed the lot sizes and the lots get smaller as they go south to Ridge Road. Toth also noted that the east side of North Aurora has more traditional R1 lots as opposed to the larger E3 lots on the west side.

Dale Berman offered his comments. He noted that when the Village first discussed development of the golf course, there was much more curvature to the streets and the design as a whole was much more attractive. He noted that prior to 1970 developments were all linear, but now there are curves in all the more recent developments. He said he thinks the density is too high and he would like to see sidewalks on both sides of the street.

Mr. Fields noted that after the initial concept plan, they tried to take comments and still balance a building concept plan based on the challenges. They will continue to make a best effort to address those going forward.

Toth, noted PUD requirements and flexibility with the topography and detention can all be incorporated into the PUD and include the existing terrain in this plan.

Berman noted this is a beautiful piece of property and the flat plan doesn't show the beauty and it is hard to visualize looking at something so linear. Trustee Curtis reiterated she would like to see more open space, noting this is a location that can't be beat. It is close to the Fox River, I-88, and she would love to see it developed, however it is a treasure and she doesn't want to "give it away" and see 100-year old trees and ponds gone, noting this is not good for the community. She noted the east side is a mix of older homes but she doesn't want to take this last chance for a great development on the east side to be just thrown together.

Trustee Gaffino and Trustee Guethle stated they are not against development but feel the plan certainly needs some revisions. Toth explained the public hearing process and noted that any plans will go through the public hearing process with the Plan Commission before going back to the full Village Board.

PUBLIC COMMENTS

Lynn Ducar, 373 Ridge Road. She asked about the access to the Fox River from Rt. 25 that was referenced, noting there is no access to the Fox River. Mr. Fields noted the plan would incorporate accessibility with the intent to provide pedestrian trails. Ms. Ducar asked if two access roads at Banbury would impact traffic. She noted drivers speed up and down on Banbury as it is and more traffic could be an issue. She also asked how Ridge Road fits into the topography plan and what impact it will have for residents on Banbury. Toth noted that preliminary information appears to be minimal traffic on Banbury with more of an impact on Route 25. Ms. Ducar also asked about the drainage ditch along Banbury Road on the west sides. Toth noted this would actually be less of a maintenance issue for the Village as the scrub brush along the west side of Banbury Road would be removed.

Linda Mitchell, 243 Ridge Road said she was speaking for the HOA board. She stated as a former Plan Commission member and Village Trustee, she is familiar with the process. Mitchell stated they know it's in transition, and the density is a major concern to all who live on Ridge Road. Mitchell noted their townhome development should have had more greenspace built in, but it didn't happen and they suffer because of it. Now looking at this plan, they are not seeing that the plan takes into account any of the trees or ponds that are already there and this will affect quality life. This development will also put more of a burden on the Village for our Police and Public Works, and expenditures for personnel. Mitchell also noted she lives in the second building on Ridge Road that backs to golf course coming off of Route 25, which backs to a sand trap that was actually owned by her community, and not the golf course. The builder had a "handshake" agreement with the golf course for this portion of the property. She said this needs to be monitored to determine which our property is ours and which is theirs. She said she hoped the landscape buffer could be more, with many trees. Regarding tree preservation, the Village needs to make sure that the management company is aware of who owns what part of that. She said she hopes to see with some improvement with this plan.

Chris Von Eper, 295 Ridge Road said he appreciates the Committee's comments about density, but also concerned that the development may not happen or get completed. Asked what guarantee there would be that the development would actually come to fruition. What would the timeline be and how would this impact their quality of life?

Toth noted this property is already annexed in Village, and the developer would be required to post a bond or letter of credit to be sure the work is completed and they will have money to back it up.

Mr. Fields noted this would be a phased development approach with 2 or 3 phases. The challenges of the golf course is the grading. The underground work and street grading would be done in a single phase, and the buildout of the streets would follow in the next phase, making sure everything is in place with the infrastructure. From buildout perspective, looking at market and surrounding areas, we could, in theory, be ready in a year from now to begin development based on approvals from Plan Commission and the Village Board. Our hope is that we are able to present a revised plan, and meet the concerns of the Village Board and Plan

Commission. Once we can address concerns and have an approved plan, I could see phasing it appropriately and selling consistently, for a 3 to 4 year build out.

Linda Mitchell asked which of the products will be built first. Mr. Fields noted they would plan on building models for all three simultaneously.

Maureen Joy, 329 Ridge Road, noted she likes that the Committee sees density as an issue, the plan is very crowded and although old neighborhoods are very linear she would like to see more space and more curves in the development. She stated green space and trees are treasures and she hopes they keep the trees. Water management is a concern and putting paths in the green areas, can have an impact on the water because of flooding issues.

Toth noted the Subdivision Ordinance requires a tree preservation plan and they will be required to mark certain size trees, so we will have an analysis and will work through the process. Bosco also noted that the Kane County Storm Water Ordinance requires a certain amount of detention space and we will be sure we have proper storage.

OLD BUSINESS

Trustee Gaffino asked about the Citgo gas station on River Road. Toth stated that they recently reopened the business.

Toth noted the My Place Hotel foundation permit will be issued soon.

Staff met with a developer for a Holiday Inn Express at Orchard Commerce.

Starbucks contract has been terminated due to discrepancies in the purchase price and increase in construction costs impacted by the recent hurricanes. With this project on hold at this point, Toth noted if the hotel were to come on site, and with his good rapport with the developer, they may have a better chance to develop.

MOTION TO ADJOURN

Trustee Gaffino made a Motion to Adjourn, seconded by Trustee Curtis. All in Favor.
Meeting Adjourned at 10:13 a.m.

Respectfully Submitted,

Cindy Torraco
Executive Assistant/Deputy Clerk