



**ST. CHARLES DOWNTOWN RIVERFRONT PROPERTY REDEVELOPMENT
FORMER POLICE STATION SITE**

CONCEPT PROPOSAL SUBMISSION

MARCH 15, 2022



DEVELOPER INFORMATION

The Developer is a joint venture between Frontier Development, LLC, The Prime Group, Inc. and Architectural Wood Expressions, Inc. (Additional information is included as exhibits). There are no conflicts of interest in any of the Developer's organizations.



Frontier Development

Offices are located at 1 E Main Street St. Charles, IL
Principals are;
Curtis Hurst (630) 330-7215 - curt@frontierdevelopmentgroup.com
Conrad Hurst (630) 461-7075 - conrad@frontierdevelopmentgroup.com



The Prime Group

Offices are located at 120 N LaSalle St, Suite 3200, Chicago, IL 60602
Principals are;
Michael Reschke Sr. (312) 371-8040 - mreschke@primegroupinc.com
Michael Reschke Jr. (312) 917-4195 - mreschkejr@primegroupinc.com
Neil Stempel (312) 917-4280 - nstempel@primegroupinc.com



Architectural Wood Expressions

Offices are located at 3200 W LeMoyné Ave, Stone Park, IL 60165 and Naples, FL
Principal is;
Adriatik Selfollari (312) 810 3050 - acustomfurniture@aol.com

DEVELOPMENT TEAM MEMBERS:



Architect - **Lucien Lagrange Studio** - 730 W Randolph, Suite 500, Chicago, IL 60661 (312) 414 1096



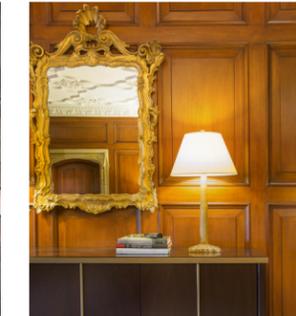
Engineer - **WBK Engineering, LLC** - 116 W Main St, Suite 201, St. Charles, IL 60174 (630) 443 7755

COMPARABLE PROJECTS (supplemental information is provided later in the presentation)

Frontier Development has been developing large scale residential and mixed use developments in the Chicago land area since 1992. In addition to the projects developed in St. Charles, they have acquired, entitled, and developed large scale communities with single & multi family residences and mixed retail uses. Mr. Hurst sold his company to one of the largest homebuilding companies in the United States, Lennar, in 2002. Frontier develops and owns retail centers with national & regional tenants throughout Chicago.

The Prime Group is a nationally recognized real estate development and investment company founded in 1982 by Michael Reschke Sr. They have organized & operated multiple publicly-traded real estate companies that have developed, owned and operated a significant portfolio of institutional quality projects including award winning office towers, luxury residential housing, and hotels. Among the many notable projects are the J.W. Marriot hotel, 77 W Wacker (former HQ to RR Donnelley & United Airlines and current HQ to ADM), and the Citadel Center (largest office tower developed in Chicago since the Sears Tower).

Architectural Wood Expressions has been creating custom interiors and furnishings for over 20 years. They have completed many award winning interiors in some of the most distinguished residences, offices and hotels throughout the United States. Projects include penthouse residences in The Trump Tower, The Residence Inn by Marriot in Downtown Chicago, and the headquarter offices in Las Vegas for the owner of the WWE. They have also designed and built the interiors of some of the most luxurious homes in Naples FL that have been featured in Architectural Digest.



PROJECT NARRATIVE (Additional detailed information is provided later in the presentation)

Paul Zucker, an authority on the square as an urban art form wrote, "...it is the square that is the central formative element in the town... Zucker's estimation of the city square as the dominant focus of civic identity considers the pride and history associated with the "Piazza San Marco" in Venice, "Trafalgar Square" in London or "la Place de l' Etoile" in Paris. Citizen's have flocked to them in great numbers for everyday casual use and tourism as well as great moments of history for hundreds of years.

Inspired by the "Trafalgar Square", we created Plaza San Carlo (The Plaza of St. Charles) to be the heartbeat of downtown. A place where everyone can gather and enjoy the casualness of an ordinary day or revel in the countless public and private events such as concerts, art fairs, farmer's markets, weddings and more. The activity in the square fully engages the river front and connects the parks to downtown.

An important consideration was to celebrate The Municipal Building. In much the same way Trafalgar Square celebrates the Nelson monument as a center piece of the square, The Municipal building brings a sense of order to the otherwise irregular shapes surrounding it and will be immersed in the activities of the day. This creates an opportunity for a more public interactive use and the community will more fully enjoy the gift from one of the city's great benefactors.

Neoclassical architecture was popularized in the 19th century and celebrates restraint from baroque excesses and ornamentation that preceded it. This style eventually gave way to modernism in the early to mid 20th century. Today's examples, which is the basis of our design, of the centuries old style are branded as "new classical". This style incorporates many of the classical elements currently found in the downtown area but is bold enough to stand by itself. It also provides a natural transition to The Municipal Buildings' modern style, both in history and design.



PROJECT NARRATIVE (continued)

The Developer will own and operate the property through a single purpose entity that is a joint venture between Frontier Development LLC, The Prime Group, Inc and Architectural Wood Expressions, Inc.

The Developer proposes to construct a mixed use project that is planned to include approximately 107 luxury residential rental housing units, 164 luxury hotel rooms with 6,900 square feet of spa/fitness and 5,225 square feet of conference space, 4 restaurants/lounges totaling 13,500 square feet, and two roof top pools, all totaling approximately 285,000 squarefeet; 522 parking spaces totaling approximately 190,000 square feet; an approximate 85,000 squarefoot outdoor plaza with music/event venue; and 750 lineal feet of public river walk.

The total cost of the project is expected to be approximately \$150 million, not including land. Financing for the project is expected to be structured to have approximately \$105 million in traditional institutional debt, \$25 million in sponsor equity, and up to \$20 million in TIF and Revenue sharing financing provided by the City. The City financing is required to pay eligible costs that are creating a gap in the Developer's ability to earn a reasonable rate of return. In addition to City financing provided above, the Developer is seeking the land to be contributed by the City.

The Developer will work with the City to prepare an eligibility report and redevelopment plan as required by the TIF Act and the City's Economic Incentive Policy.

THE PROJECT TIMELINE ANTICIPATES;

- 6 to 9 months for concept review and entitlements beginning from date of developer selection
- 6 months for architecture and permit with opportunity to overlap with entitlements
- 18 to 24 months for construction completion
- 3 to 6 months from construction shell completion for opening of restaurants and hotel
- 12 months from completion for lease stabilization of rental housing

LUCIEN LAGRANGE STUDIO



The essence of Lucien Lagrange: architectural design that inspires and validates a sense of substance, reliability and comfort.

We believe that successful architecture enhances but does not disrupt the streetscape and that emotion and delight are more important than novelty. The best buildings caress the senses with materials and details that draw on centuries of taste, craftsmanship and interpretation.

Our work is meaningful in that it deals with both tangible and intangible factors such as history, culture, scale and demographics. We understand the logic of public, semi-private and private spaces.

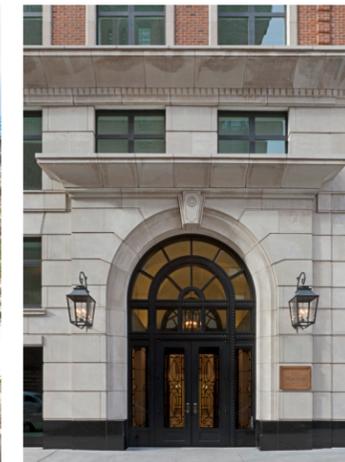
We believe that the practice of architecture requires deep knowledge of building and construction and also of people and lifestyles. We understand the process of development as well as the interplay between projects and neighborhoods. We affirm the eternal Vitruvian values that buildings must be solid, useful and beautiful.

We believe in personal, hands-on relationships with clients and encourage collaboration. We know from experience that there is more than one way to realize a project. What is important is that it ultimately meets the needs and wants of the client, the buyer and the community.



We design buildings with meaning

The way a building looks is only the beginning of the story. At Lucien Lagrange Studio, we create architecture that captivates at first glance, yet draws the viewer inside to experience something even greater.



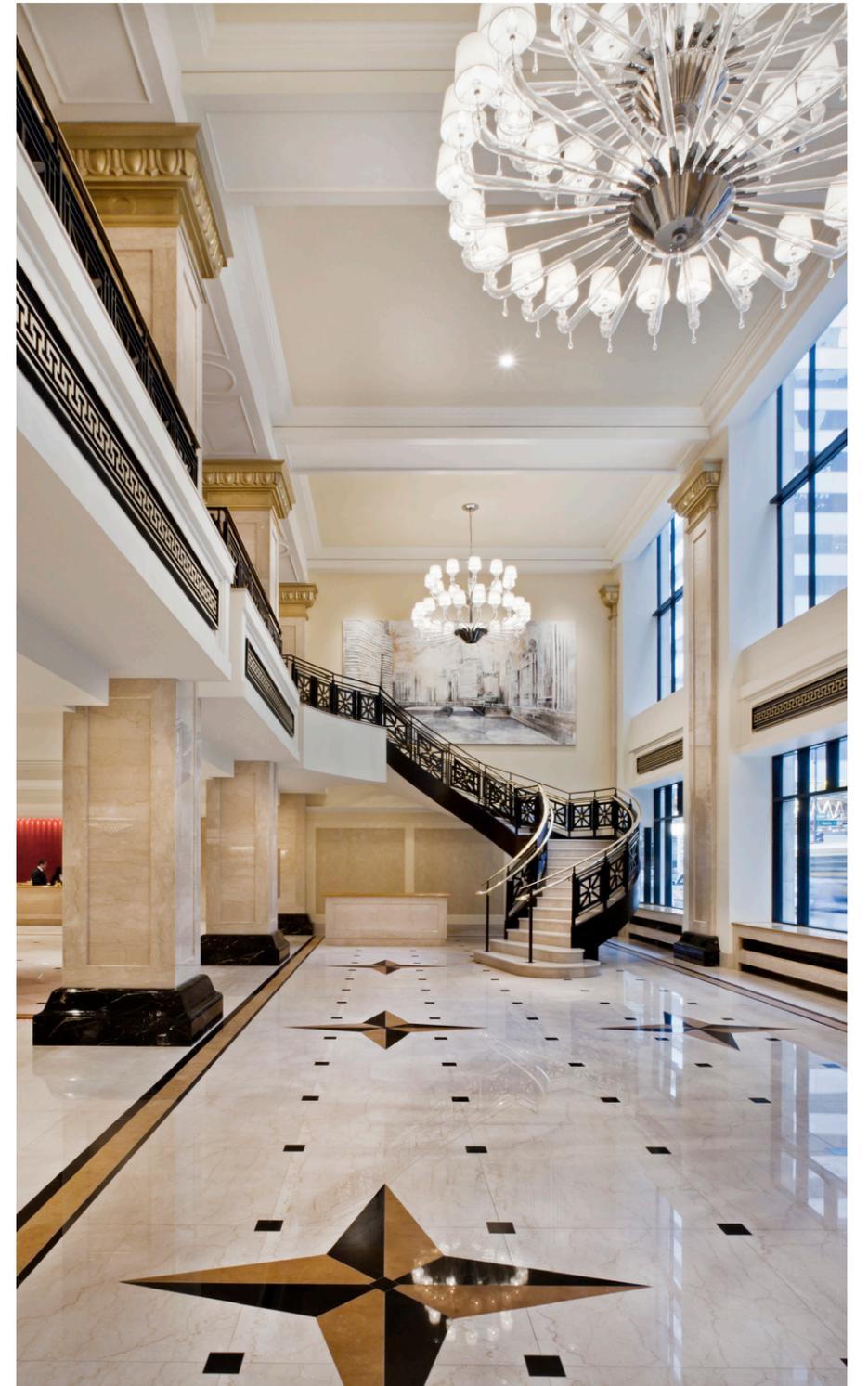
We take nothing for granted

We specialize in challenging assumptions – both the client’s and our own – to coax the most value out of a site and its structure. We imagine and reimagine interior spaces to create utility, artistry, and comfort for the people who live and work within them.



We find magic in the details

It’s the little things that craft a memorable experience. We bring an intense focus to the colors, materials, and fixtures within a room, ensuring that each selection reflects the greater vision behind the project.

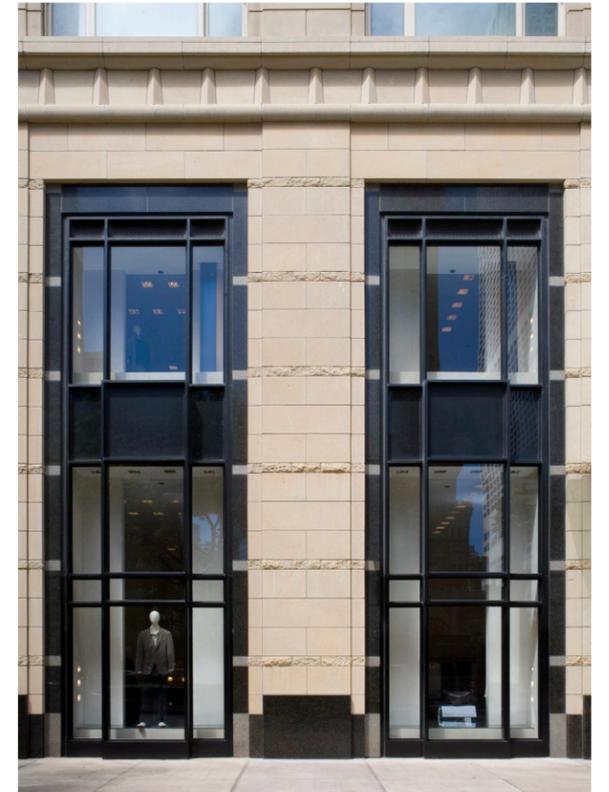
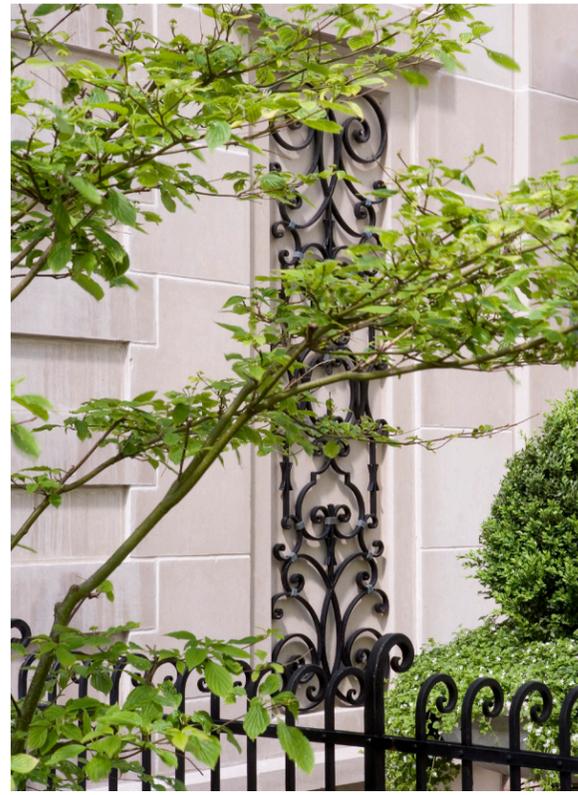
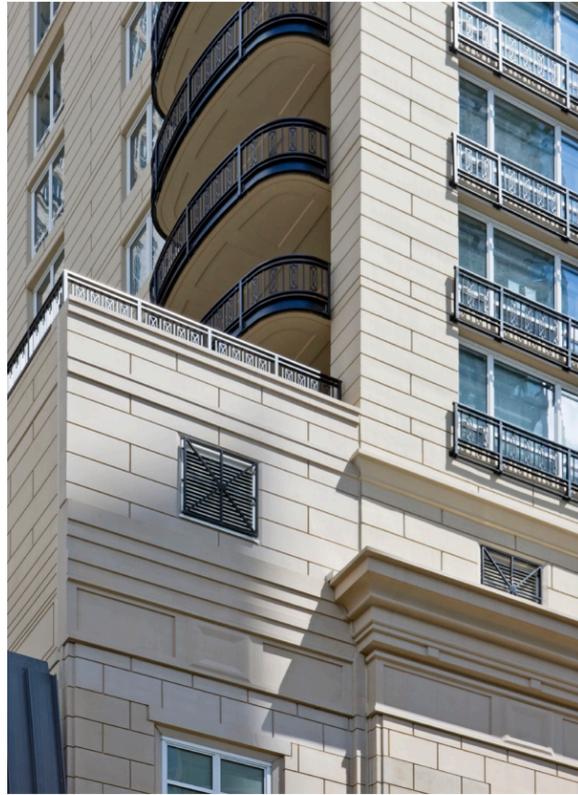


Waldorf Astoria Hotel & Residences, Chicago

JW Marriott Hotel, Chicago



Highpoint at 8000 North, Skokie





National Bank, 200 W. Main St.



Baker Community Center, 101 S. 2nd St.



Hotel Baker, 100 W. Main St.



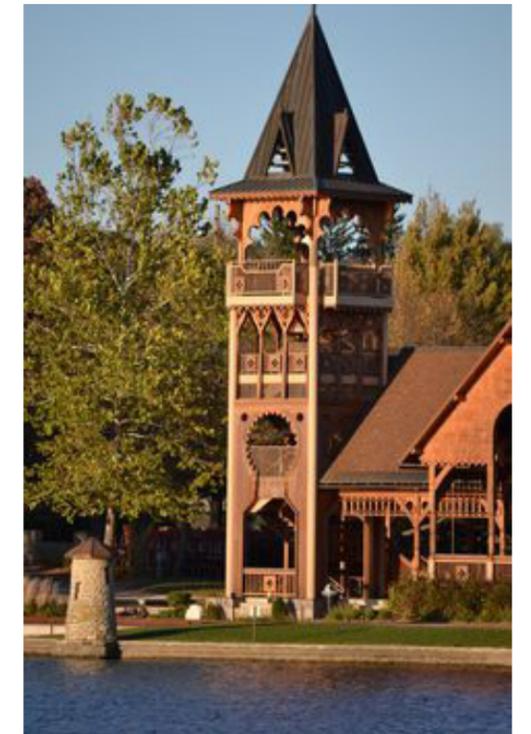
Heritage Center, 215 E. Main St.



Arcada Theatre, 105 E. Main St.



107 W. Main St.



Pottawatomie Park



POLICE STATION



RIVERWALK



MUNICIPAL CENTER





BRINGING A COMMUNITY TOGETHER

The proposed Plaza San Carlo development is a bold design that invigorates the east bank of the Fox River in downtown St. Charles with a mix of new upscale residential, retail and hospitality venues that define a grand public open space as its principal feature.

The core concept of the design is based on this unique opportunity to create a sense of place and add to the definition of what St. Charles is. The Plaza San Carlo reinterprets the charisma of old-world public spaces and effectively unifies the emerging development on the east bank with the vibrant commercial atmosphere across the river.

The Plaza is envisioned as a community gathering spot that draws from activity on Main Street to the south and the west bank commercial areas with plaza level restaurants and cafes opening out into the space. The classic feel of the setting is enhanced by cobble like paving in a large decorative pattern and an interactive water feature as a centerpiece, in warmer months, with flush mounted fountains appearing from the paved surface. The Plaza also provides ample opportunities for multiple special event uses such as farmer’s markets, car shows and art fairs. An open-air Veteran’s pavilion, added along the riverwalk, offers an ideal setting for weddings or as a stage for musical or theatrical events. All these activities become part of the fabric of the community and can be seen and accessed easily from many points in the surrounding downtown context.



The buildings defining this open space are characterized by a classical yet thoroughly modern architectural vocabulary. The facades evoke an old-world charm with solid walls in a limestone hue with generous windows, Juliet balconies, and ornamental railings. The San Carlo hotel is organized at the center of the plaza with the restaurant / bar and ballroom pre-functions opening to and engaging the outdoors. An additional ground floor restaurant space is located at the west side of the site with seating along the Fox River and trail. This venue also integrates a rooftop lounge and outdoor terrace that provides a premium gathering space overlooking the rest of downtown and its surroundings. The Residence at the San Carlo completes the north side of the site with a main entrance and drop-off directly off the plaza. These new residences share similar characteristics with limestone hues and elegant detailing that help define an elegant lifestyle and this new distinctive address in downtown St Charles.

Following the Fox River and defining the edge of the site is an upgraded riverwalk with continuous paved walkways near the water level that link key existing monuments and a new Veteran’s memorial at the base of the central pavilion. The walk is envisioned with raised planting beds and integrated pathway lighting that soften the level change to the plaza grade and provides a safe and engaging promenade at all hours.

The Plaza San Carlo development proposes an extension to downtown St Charles that energizes the Fox River east bank with a distinct charm, a strong interface with pedestrians at the street level throughout and a public open space that is destined to become a significant destination and definition of the downtown and St. Charles community.

