	<b>AGENDA ITEM EXECUTIVE SUMMARY</b>					
	Title:		Presentation of a concept for the redevelopment of Charlestowne Mall.			
	Presenter(s):		Rita Tungare The Krausz Companies, Inc.			
<i>Please check appropriate box:</i>						
	Government Operations				Government Services	
X	Planning & Development (9/9/13)				City Council	
Estimated Cost:		N/A		Budgeted:	YES	NO
If NO, please explain how item will be funded:						
<b>Executive Summary:</b>						
<p>The Krausz Companies, Inc., representing the contract purchasers of the Charlestowne Mall, will make a presentation to introduce themselves and a redevelopment concept for the mall property.</p> <p>The project is being presented to the Committee for informational purposes only at this time.</p> <p>Approval of the project will entail a PUD amendment that will be initiated with a public hearing before the Plan Commission in October. The PUD amendment will subsequently be presented to the Planning and Development Committee for a recommendation at a future meeting.</p> <p>There will be ample opportunity for review and comment from the Committee members and the public during the formal review process.</p>						
<b>Attachments:</b> <i>(please list)</i>						
Background information on The Krausz Companies, Inc. Aerial photo of the site Architectural site plan Detailed site plan Conceptual vignettes of the Main St. facing mall entrances						
<b>Recommendation / Suggested Action</b> <i>(briefly explain):</i>						
Presentation of a concept for the redevelopment of Charlestowne Mall.						
<i>For office use only:</i>		<i>Agenda Item Number: 3a</i>				

# The KRAUSZ COMPANIES, Inc.

44 Montgomery Street | Suite 3300 | San Francisco, California 94104 | 415 732 5600 | [www.krauszcompanies.com](http://www.krauszcompanies.com)

**Media Contact: Jennifer F. Woolford**  
**4Insights, LLC**  
**312.952.2826**  
**Jennifer@4Insights.com**

**Date: September 9, 2013**

## **BACKGROUND: THE KRAUSZ COMPANIES, INC.**

The Krausz Companies, Inc. is a third generation family-owned business specializing in the acquisition, development/re-development and management of high quality, well-located retail, office, industrial and mixed-use properties, headed by President and CEO F. Ron Krausz.

Over four decades, The Krausz Companies, Inc. has developed and repositioned over one billion dollars of commercial property throughout the United States, including Alaska and Hawaii. Headquartered in San Francisco CA, the Company has earned a stellar track record of creating innovative, high quality and successful projects integrated into their market and communities.

The Company's experienced team of in-house professionals provides turnkey services for all phases of development, acquisition, entitlement, design, financing, construction administration, leasing, asset advisory, property management, disposition and turnarounds.

Two important core values have driven The Krausz Companies' forty years of success. First, its core value of creating developments that best serve the communities in which they are located. The Company's experienced team of in-house, hands-on professionals partner closely with each Community to ascertain its unique culture and preferences. That partnering has proven to result in well-conceived projects that are completed on time with maximum profitability and form long-lasting relationships with residents, tenants, lenders and government agencies.

Second, unlike many developers, The Krausz Companies invests in the quality and success of its properties for the long term. For the redevelopment and re-launch of the Charlestowne Mall in St. Charles IL, (yet to be re-named), The Krausz Companies has assembled a top-level team of partners to deliver an innovative, exciting, and inviting shopping, dining and entertainment experience for the City of St. Charles and the surrounding region.

## The Project Team:

- The Krausz Companies, Inc.: Senior management will remain involved hands-on through the entire project development and management: F. Ron Krausz, President and CEO; David Pyle and Jay E. Krigsman, Executive Vice Presidents; Daniel Krausz, Chief Legal Officer; and Charles H. May, Project Director.

# The KRAUSZ COMPANIES, Inc.

44 Montgomery Street | Suite 3300 | San Francisco, California 94104 | 415 732 5600 | [www.krauszcompanies.com](http://www.krauszcompanies.com)

## Project Team, continued.....

- The Krausz Companies, Inc. Local Team: Project Director Charles May is based in Lake Forest, IL and provides a continuous local presence for The Krausz Companies, Inc. Formerly Senior Vice President of CBL & Associates Properties, Inc., Vice President of Sears, and a Senior Vice President of Homart Development, Chuck is one of the most experienced regional mall development executives in the industry, with 35 years' experience in 200 shopping centers and anchor stores. He is assisted locally by: The Andrew Shedlin Companies (Andrew Shedlin, a regional mall leasing specialist); Location Strategies LLC (Barbara Bruce, regional mall and retail market analysis and development services); Mark Goodman & Associates (Mark Goodman, acquisition and financing); and 4Insights LLC, Marketing and Media Relations (Jennifer Woolford and Carol Gies Dietz).
- KA Architects, Inc. A nationally recognized, award-winning firm based in Cleveland, Ohio, KA has earned its reputation for creating one of a kind, state of the art design projects in 41 states including the recently completed mega-mall Fashion Outlets of Chicago near O'Hare Airport.
- Stoutenborough, Inc.: An international innovator in architecture and sustainable design, J Todd Stoutenborough is a world leader in creative retail architecture. The firm is based in Laguna Beach, CA.
- Graycor Construction: Locally based in Oakbrook Terrace, IL, Graycor is nationally known as one of the most experienced, family-owned construction companies in North America, having built its reputation on dependability and excellence.

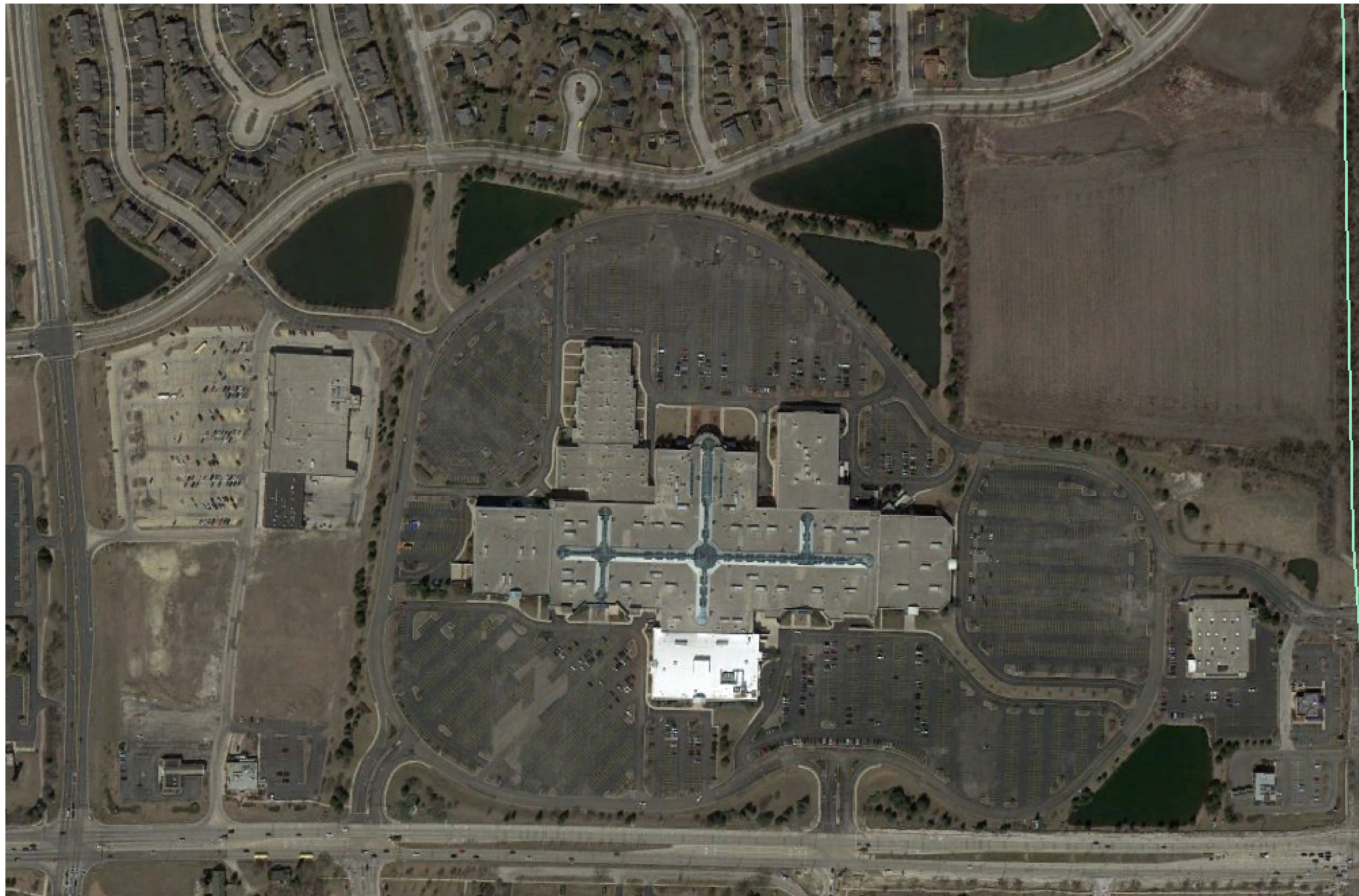
The Krausz Companies, Inc. will put its full force of expertise and reputation for innovation and quality to work with the City of St. Charles in the re-development and re-launch of the Charlestowne Mall to create an economic and lifestyle asset for the local and regional community.

(end)

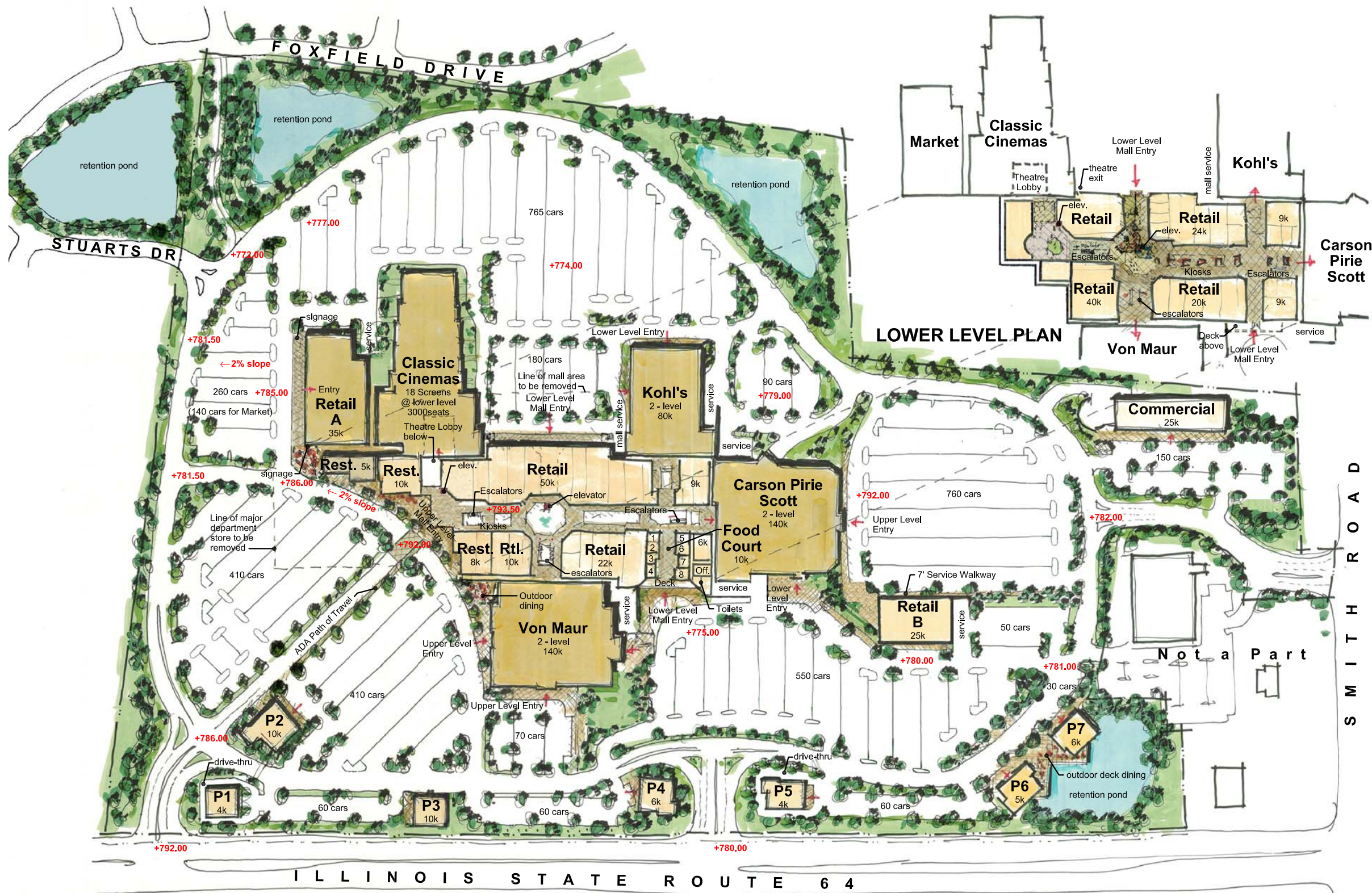
*Biographies of The Krausz Companies and Development Team will be provided upon request and are available on The Krausz Companies, Inc. website. [www.krauszcompanies.com](http://www.krauszcompanies.com)*

*Media inquiries should be directed to Jennifer Woolford, 4Insights, LLC 312-952-2826 or [Jennifer@4insights.com](mailto:Jennifer@4insights.com)*

v.8







**UPPER LEVEL PLAN**  
 "Draft not for Public Dissemination"

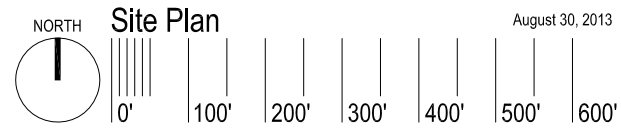
# The New Charlestowne Mall

The **KRAUSZ COMPANIES**, Inc.

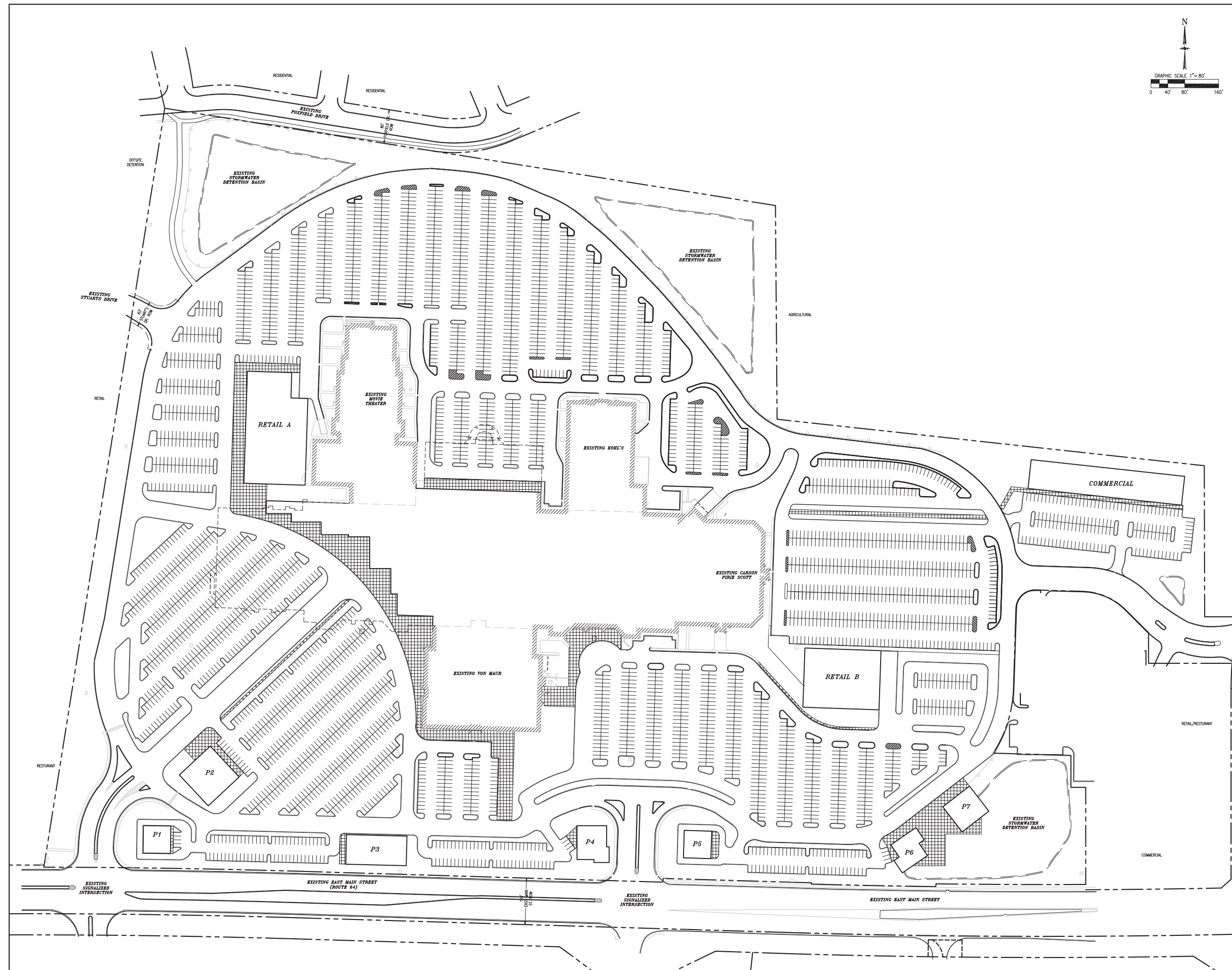
SC 3800 Main Holding, LLC  
 44 Montgomery St., Suite 3300, San Francisco, CA 94104 : Tel. 14157325600



**STOUTENBOROUGH INC.**  
 Architects and Planners  
 420 Alta Vista Way, Suite 100, Laguna Beach, Ca 92651  
 T 949 715 3257 | F 949 715 3256 | www.stoutenboroughinc.com







DATE	0/17/15
DESIGNED BY	T. COOPER
DESCRIPTION	ORIGINAL SITE PLAN

**SITE PLAN**  
 THE NEW CHARLESTOWNE MALL  
 3800 E. MAIN STREET  
 ST. CHARLES, ILLINOIS

**JACOB & HEFNER ASSOCIATES, INC.**  
 ENGINEERS • SURVEYORS  
 1910 S. Highland Avenue, Suite 100  
 PHONE: (630) 652-4000  
 FAX: (630) 652-4601

**THE KRAUSZ COMPANIES, INC.**  
 SC 3800 MAIN HOLDING, LLC.

1"=80'  
 F021  
 C1





View of the New Mall Entry with Cinema beyond  
August 21, 2013

“Draft not for Public Dissemination”



**The New Charlestowne Mall**  
The KRAUSZ COMPANIES, Inc.  
SC 3800 Main Holding, LLC  
44 Montgomery St., Suite 3300, San Francisco, CA 94104 : Tel. 14157325600



**STOUTENBOROUGH**  
Architects and Planners  
420 Alta Vista Way, Suite 100, Laguna Beach, Ca 92651  
T 949 715 3257 | F 949 715 3256 | www.stoutenboroughinc.com

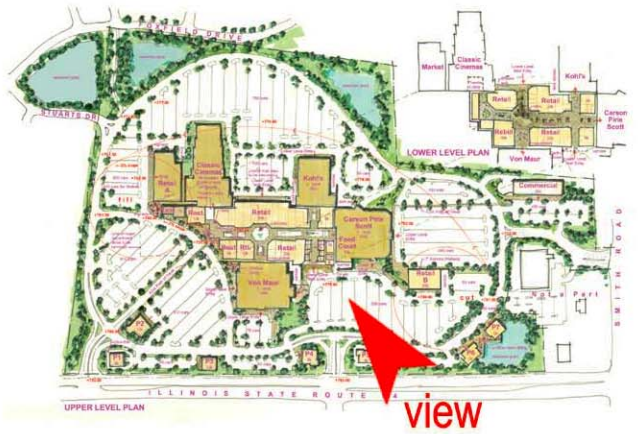




View of the New Mall Entry with The Food Court at the Upper Level  
 August 30, 2013



Existing Mall Facade  
 "Draft not for Public Dissemination"



**The New Charlestowne Mall**  
 The **KRAUSZ COMPANIES, Inc.**  
 SC 3800 Main Holding, LLC  
 44 Montgomery St., Suite 3300, San Francisco, CA 94104 : Tel. 14157325600

**ka**

**STOUTENBOROUGH**  
 Architects and Planners  
 420 Alta Vista Way, Suite 100, Laguna Beach, Ca 92651  
 T 949 715 3257 | F 949 715 3256 | www.stoutenboroughinc.com