



SPRINGBANK
REAL ESTATE GROUP

The Crescent Transit Oriented Development
Glen Ellyn Illinois
October 28, 2015



SpringBank Projects



One Winnetka – Winnetka, Illinois

The Crescent Transit Oriented Development
Glen Ellyn, Illinois



Conceptual Presentation
October 28, 2015

SpringBank Projects



One Arlington - Arlington Heights, Illinois

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Creating a Sense of Place

Glen Ellyn has long enjoyed the reputation of being a premier example of urban beauty, charm, interest, and excitement. The draw is undeniable: quaint architecture, established retail and restaurant venues, annual traditions, and community celebrations. Clearly, Glen Ellyn is already a town that values its sense of time, purpose, and place; yet it now recognizes the need to further create effective urban centers that will unify and enrich the lives of both visitors and residents with complimentary values, lifestyles, interests, and desires. So, the question is, how do we best meet this challenge?

Springbank Real Estate Group is passionate about revolutionizing the urban center. We are a development company that is comprised of experts in the financial, real estate, architectural and urban planning fields. Our goal is to create spaces where connections are shared, life is good, and memories become etched in people's minds. With our in-house design team we go directly to the community and ask the "questions". Working with the residents and village planners, we come up with a comprehensive plan that not only solves the village's functional concerns, but creates a destination where the residents can engage. Town centers create space for summer concerts, farmers' markets, fall festivals, and winter holiday events. *Springbank* does not only develop buildings, we create communal space. This space, and the people who utilize it, brings buildings to life and facilitates a development that caters to the community.

The Crescent development will fill a large void in the Glen Ellyn village center. The 2.3 acre site is comprised of 3 lots. One lot consisting of approximately 44,000 sf sits on the metra tracks just south of Crescent Boulevard. The other 2 lots sit north of Crescent and are comprised of approximately 77,000 sf. The advantages of the site are many. The location of the site is an easy and short walk from the Glen Ellyn Metra stop. The axis on Crescent creates a visual connection for commuters and shoppers on Main Street. Architecturally, we will create the Italian "piazza" that becomes a focal point for the town and gateway to the development streetscape. The campanile, or clock tower, becomes a vertical focal point for all residents and visitors to see from anywhere in the Village downtown. The urban street, created by the flanking 4 and 5 story mixed-use buildings; acts as a linear piazza for pedestrians, outdoor restaurant seating, temporary market tents and retail parking. These dynamic architectural features create the place for townspeople to gather and create traditions for years to come.

The residential and retail buildings north and south of Crescent range from 69' top of roof peak to 47' top of roof peak with an average top of peak height of 58'-0". The 69' high roofs are mainly on the street ends to act as "book ends" to the development. The 120' campanile is reminiscent of clock towers in England with the neo-gothic brick and stone detailing. The two buildings are comprised of approximately 76,000 sf of retail. North of Crescent the large retail spaces will be perfect to accommodate the 12-18k sf urban grocer. The south building is perfect for the smaller restaurant that can range from 2 to 5k sf. The dialogue between the two facades will create a dynamic tension between the retailers. This creates excitement for the shoppers and restaurateurs. The 750 space 2-story, below grade parking garage eliminates a majority of the automobile traffic and parking that could otherwise stifle a rich pedestrian development. Entrances to the garage are strategically placed on the corners of the development. Deliveries, loading, and trash, necessities for the restaurants and retailers, are centrally located in the development. On the south side of Crescent a "service" drive is created for trucks to service the retailers with deliveries and access the trash receptacles on a direct path. The service drive will be screened with a "loggia" open to the air yet creating an architectural screen to hide all of the functions of the service drive. The trash and loading area on the north side is reminiscent of an Italian courtyard. Large automatic doors will screen the loading area but maintain a direct access to the street. In the ideal scenario, deliveries will be handled in the morning and trash pick up will be handled at night. The 245 residential apartments will contain a mix of (115) 2-bedrooms, (30) 2-bedroom-dens, (70) 1-bedrooms and (30) 3-bedrooms. Parking for the residents will be provided in the garage below. The ratio for parking per unit will be 1.67 spaces per unit. The balance of the parking, 43 spaces on the street and 340 in the garage, will be allocated for commuters and retailers. Residents will appreciate the many amenities which include an outdoor pool with a sun deck on the 5th floor of the north building, and a courtyard park with a dog walking area on one end, and other park features such as seating and areas for outdoor games. The combination of the mix in uses will create a development that is second to none in the western suburbs.

The architectural style of the development takes inspiration from the beautiful and historic Glen Ellyn public and private architypes. The English gothic style becomes a consistent theme throughout the city. This architype can be found in the churches, schools and the public buildings in the area. Stone and brick is a common material. Simple, yet elegant, plays with the brick and stone in the local buildings to create texture and articulation that will be a foundation for the Crescent architectural detailing. Architecturally, the proportions will be derived from the *Golden Rule*, a module of 1 x 1.618 that can be found everywhere in nature and in the human body. Famous artists and architects like Leonardo Davinci, Michelangelo and LeCorbusier made this rule the foundation of their design, for it creates an architecture that is beautiful to the eye and brings scale to the pedestrian. Architectural details will help define the 76,000 square feet of retail on the first floor. Loggias are a common theme that will create a space within a space. Restaurants with seating can utilize the loggia on rainy days. Retailers can display their product in front of their stores to attract the eye of shoppers in the distance. The sidewalks also act as a key component in the retail design. Sidewalks vary from 23' wide to 8' wide. The sidewalks create space for the restaurant seating and intermixed automobile spaces that create direct access to the retailer. Textures in the sidewalk and street materials create a friendly connection with the pedestrian. This theme draws the pedestrian through the development creating an interest and desire to explore the area. Bay windows and balconies create a personal connection to the retailers from the residential floors above. The use of wall hangings and pedestrian lights warm the architecture creating dynamics from day to night. Simple details include hanging wall flower baskets, pedestrian bollards and architectural detailing that will enliven the space and create a place where people will be drawn for years to come.

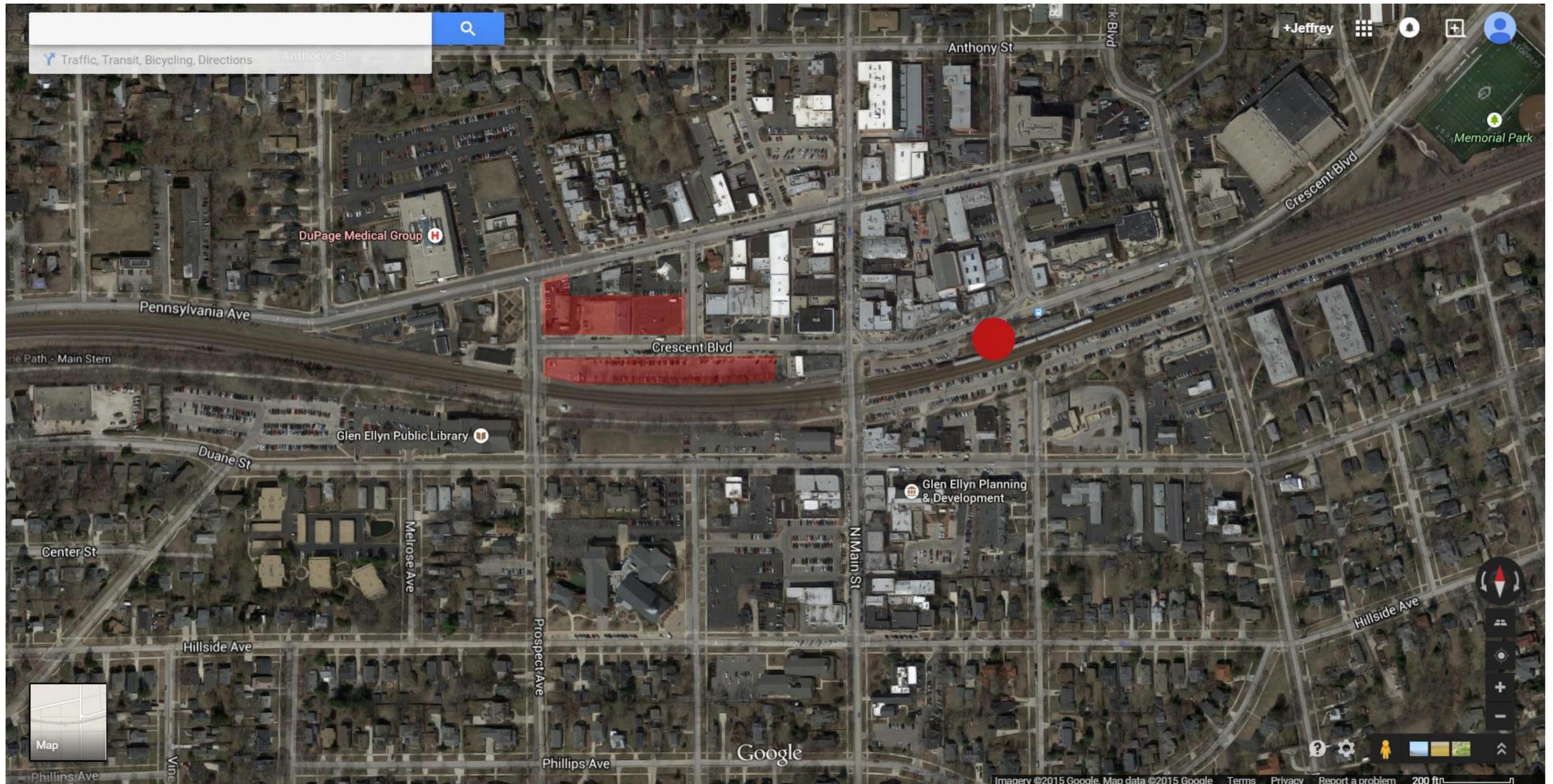
In closing, Springbank is not your typical developer. We are comprised of a group of innovative real estate professionals with over 100 years of experience with diverse backgrounds who come together to create elements that will deepen the experience of town centers. Springbank will listen and create relationships with the community. This collaboration will facilitate the creation of a unique and innovative development that utilizes historic components of design and urban planning to complement and enhance the Village of Glen Ellyn.

The Crescent Transit Oriented Development
Glen Ellyn, Illinois



Conceptual Presentation
October 28, 2015

SITE CONTEXT



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SITE CONTEXT

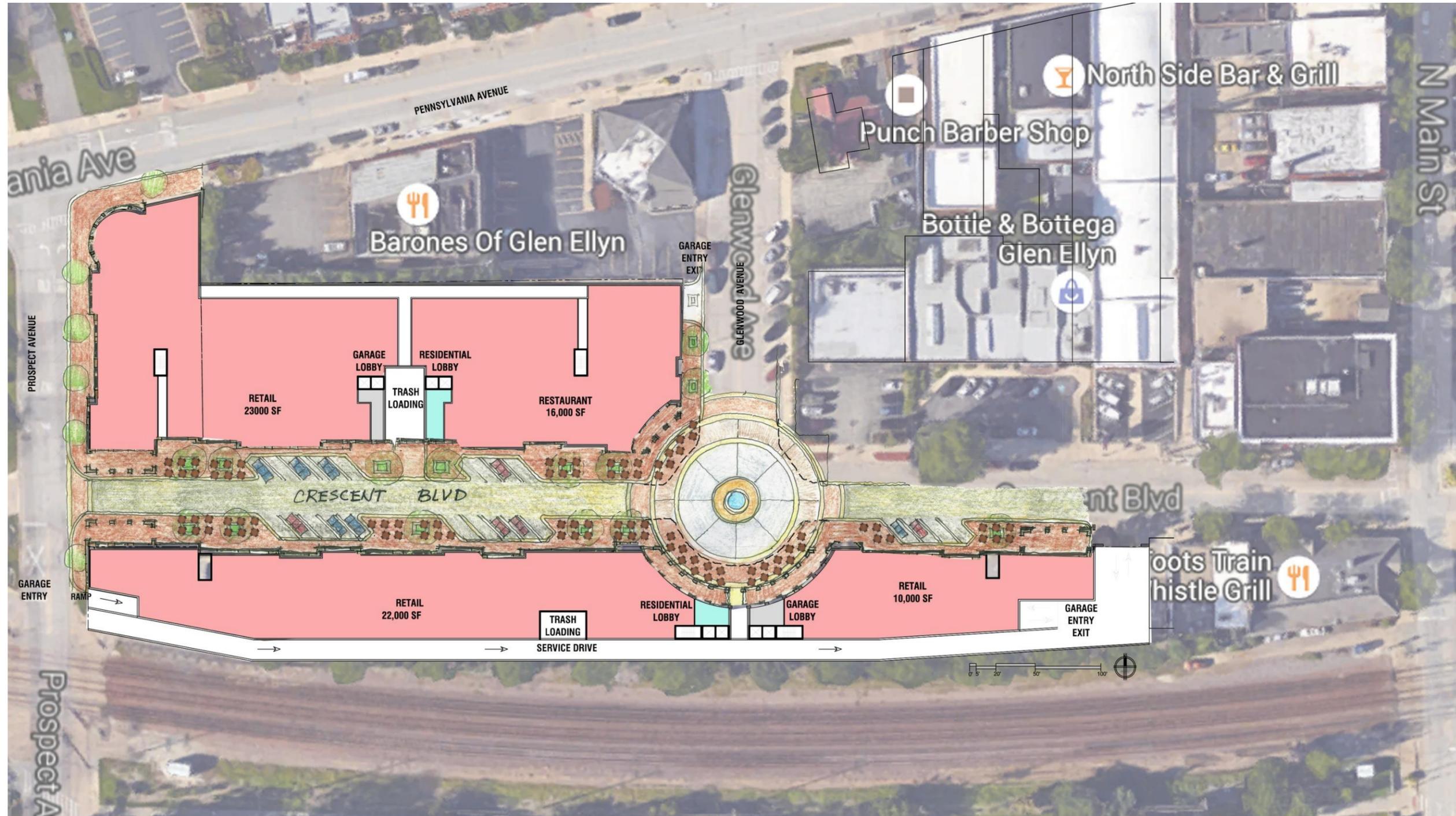


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Site Plan

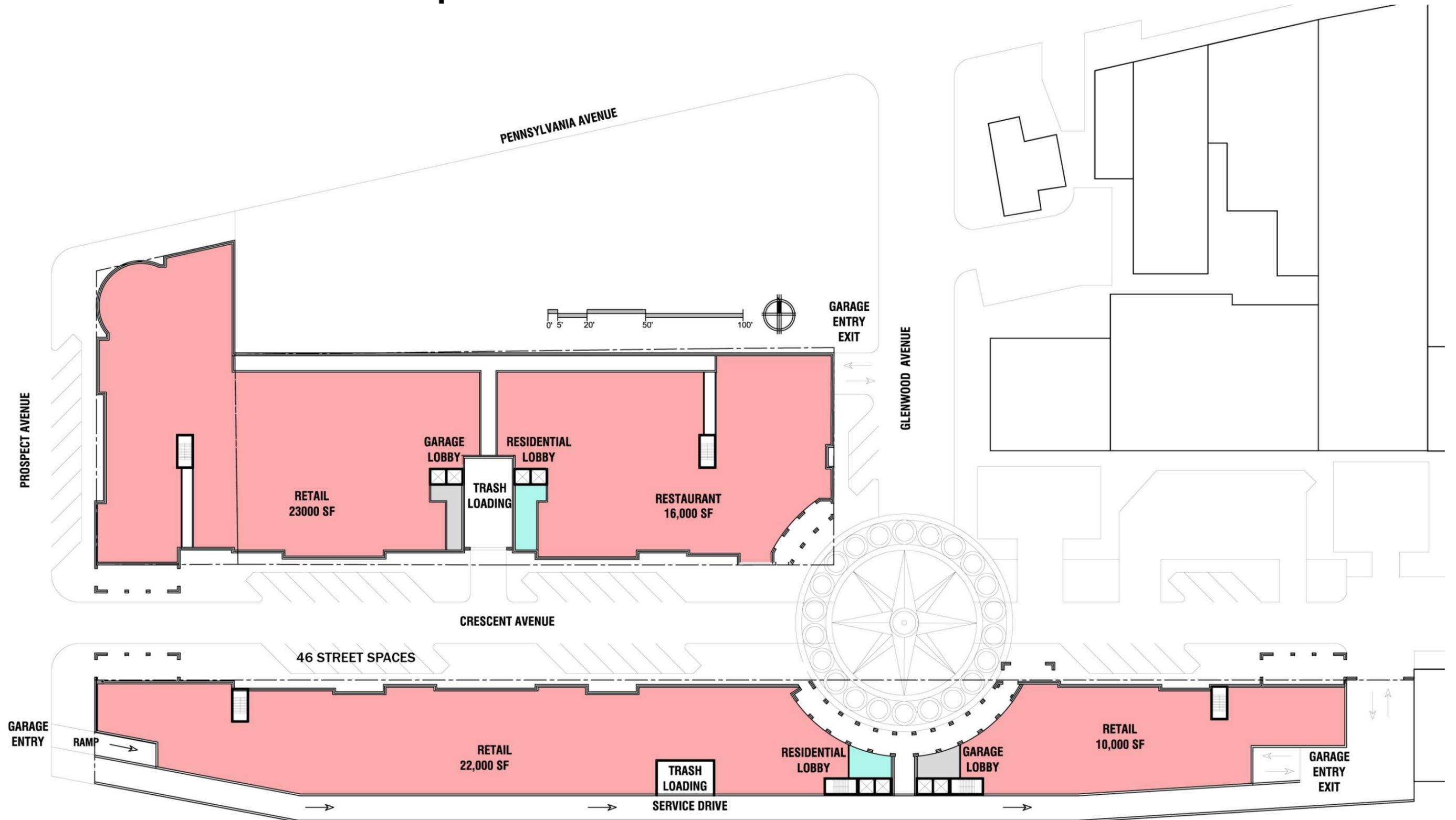


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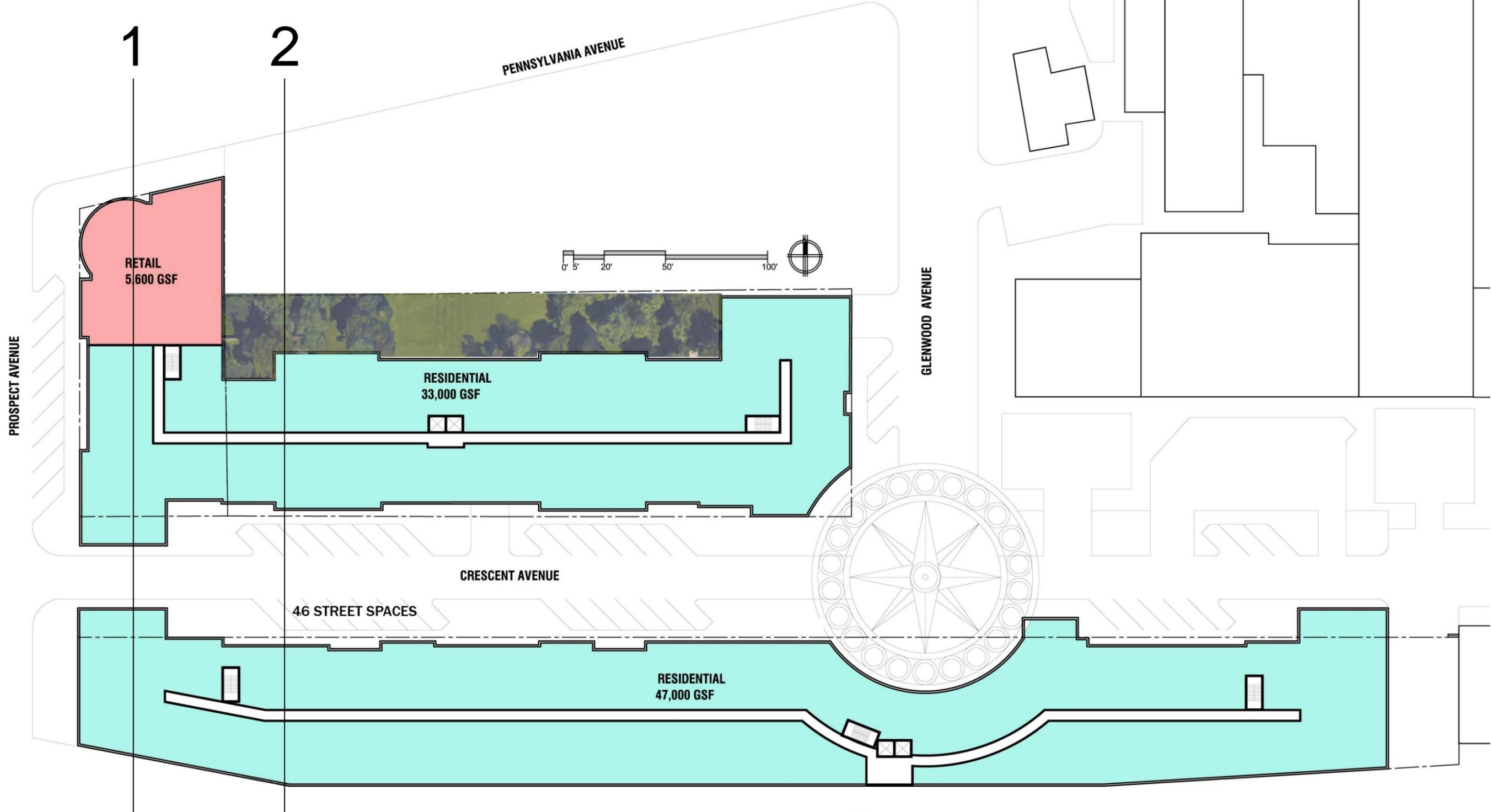


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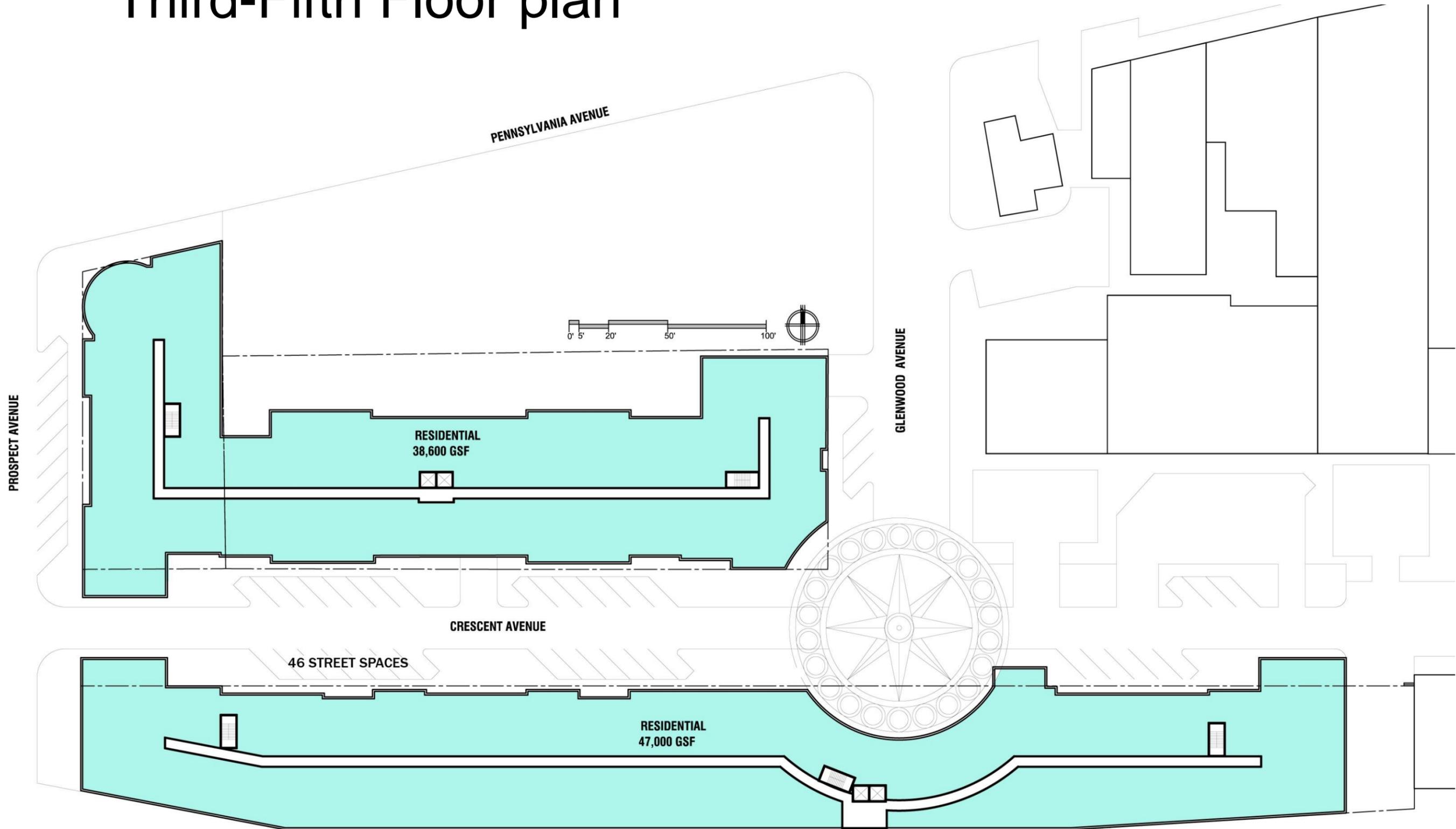
First Floor plan



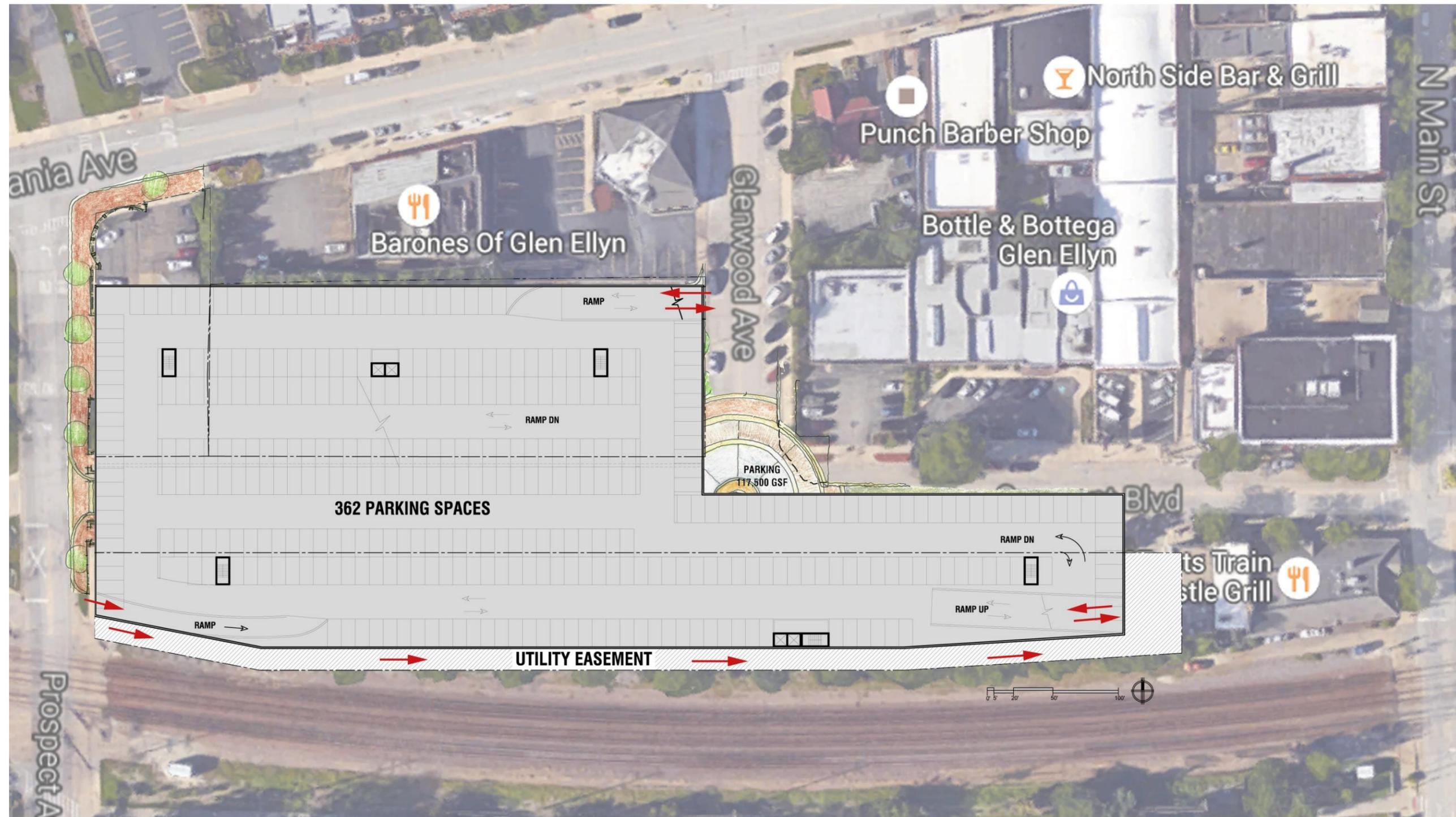
First Floor Plan-Pennsylvania Second Floor Plan-Crescent



Third-Fifth Floor plan



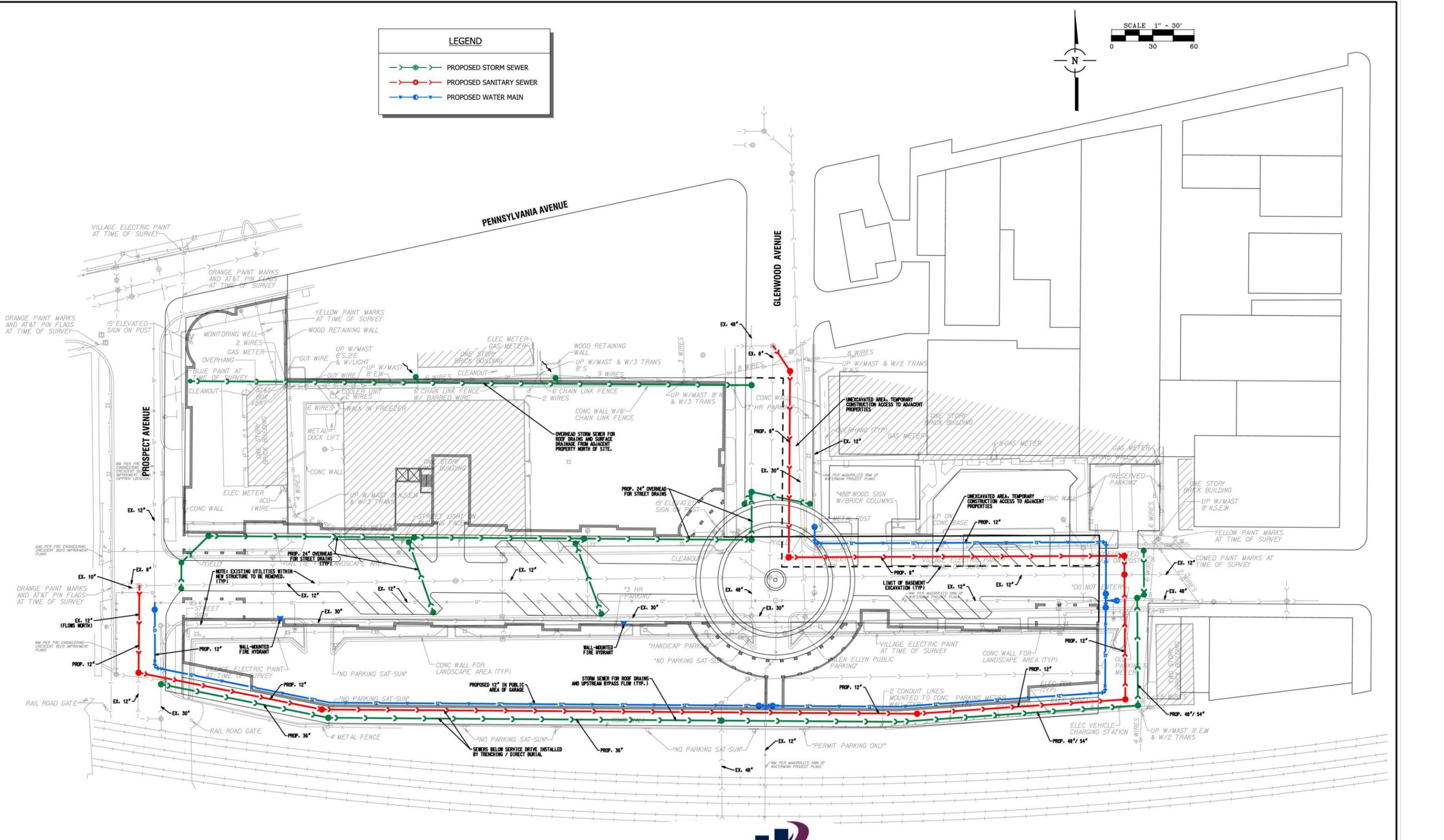
Level B1 Floor Plan-Site



LEGEND

- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN

SCALE 1" = 30'



The Crescent Transit Oriented Development Glen Ellyn, Illinois



**CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS**

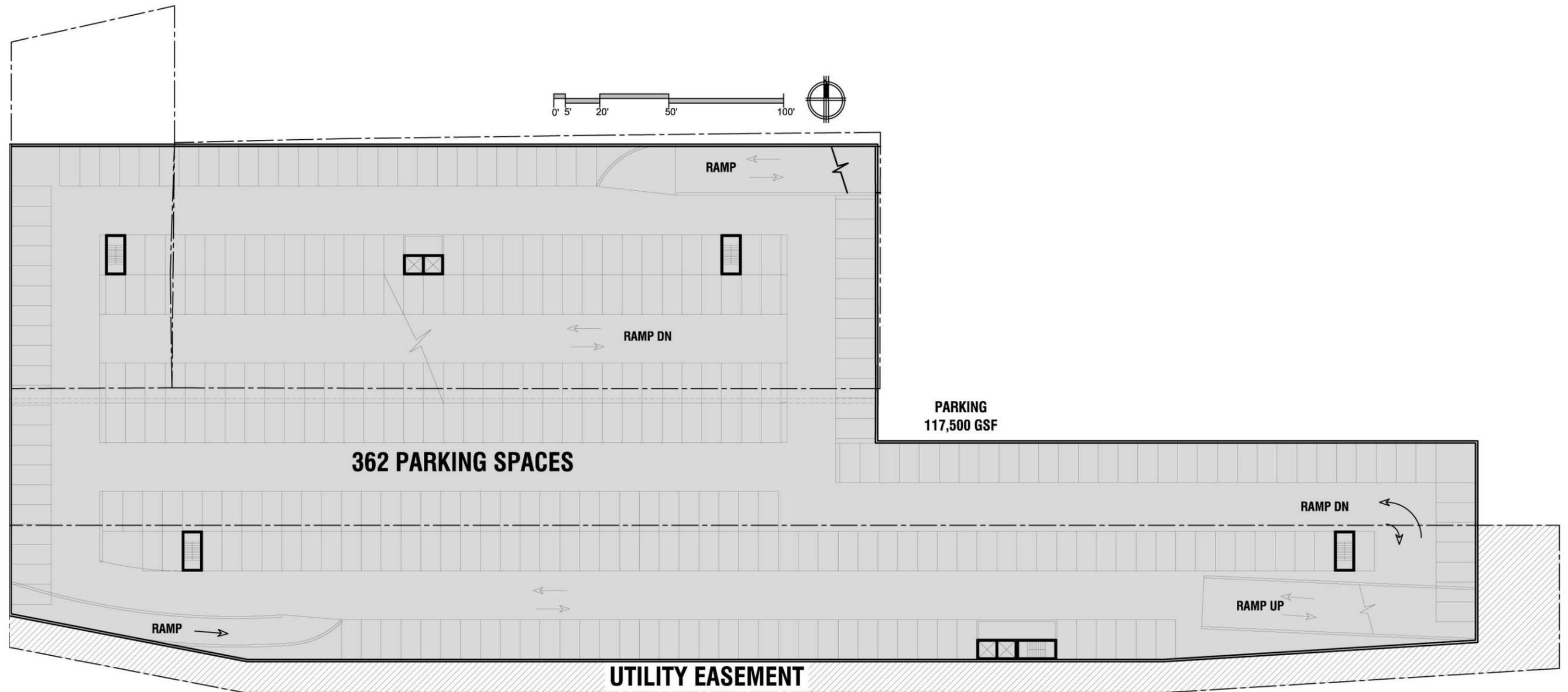
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

**CONCEPTUAL UTILITY DESIGN
OCTOBER 27, 2015**

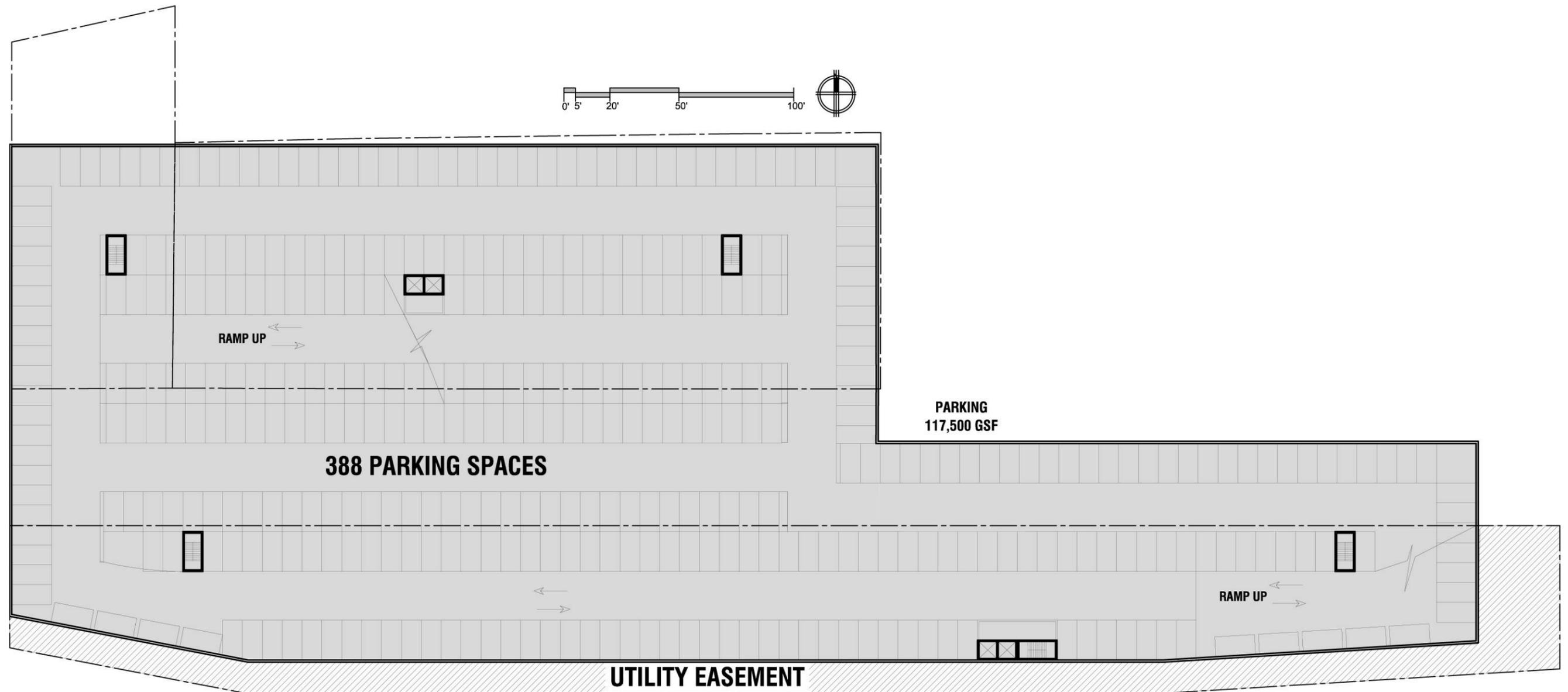
**THE CRESCENT TRANSIT ORIENTED DEVELOPMENT
GLEN ELLYN, ILLINOIS**

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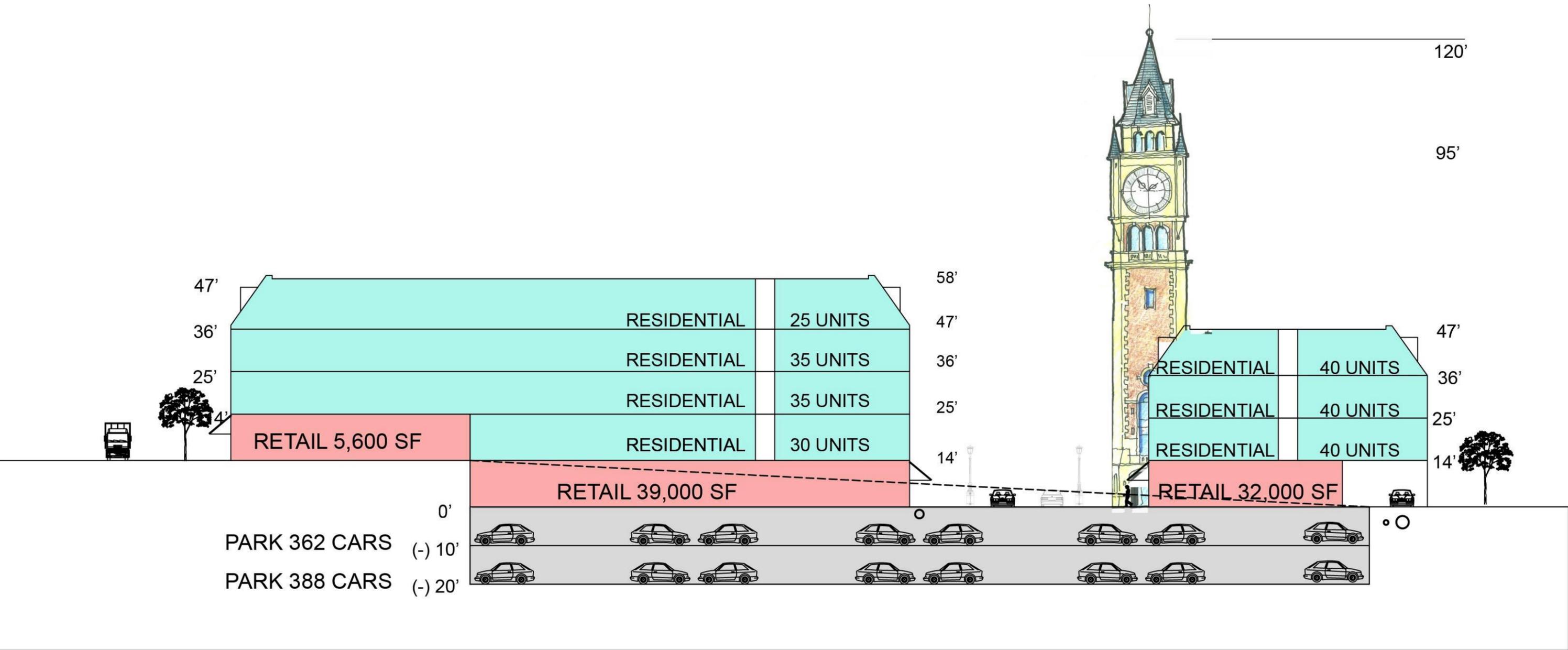
Level B1 Floor Plan



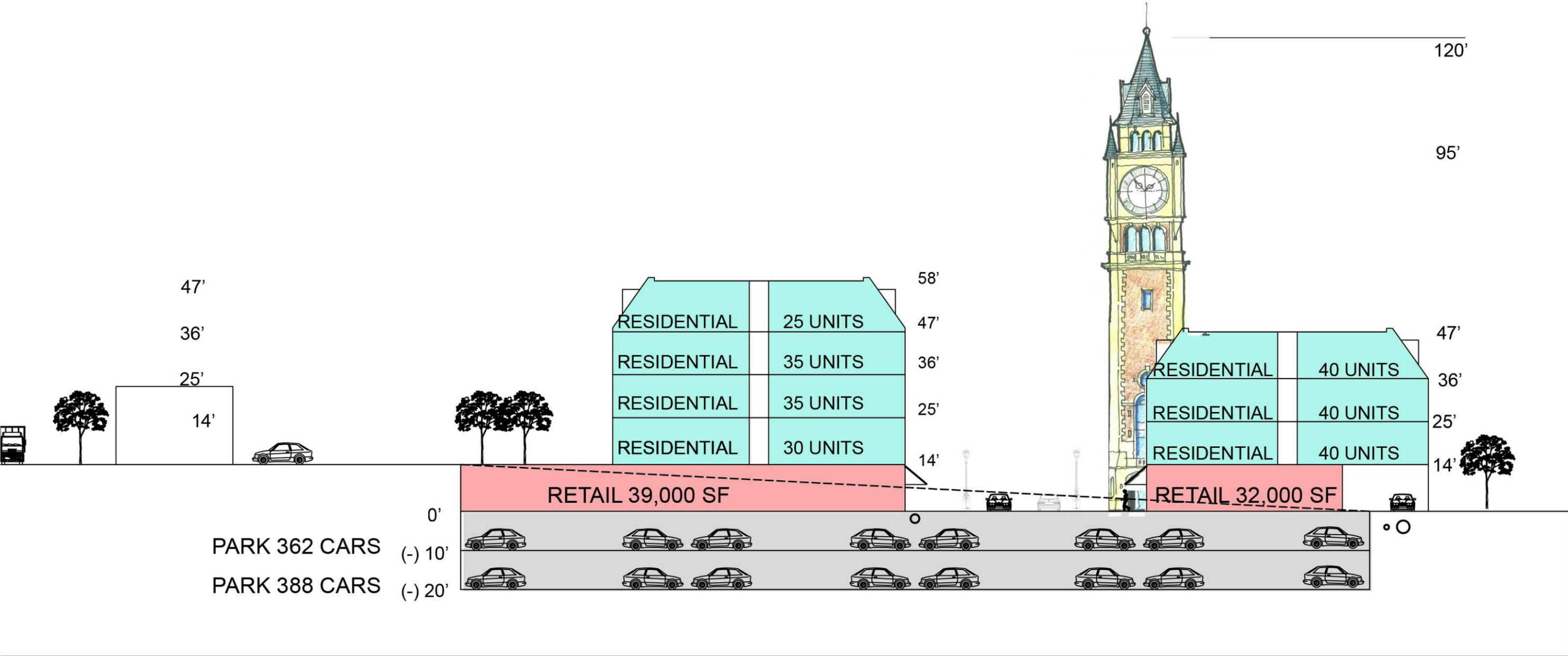
Level B2 Floor Plan



Site Section-1



Site Section-2



Design Precedent

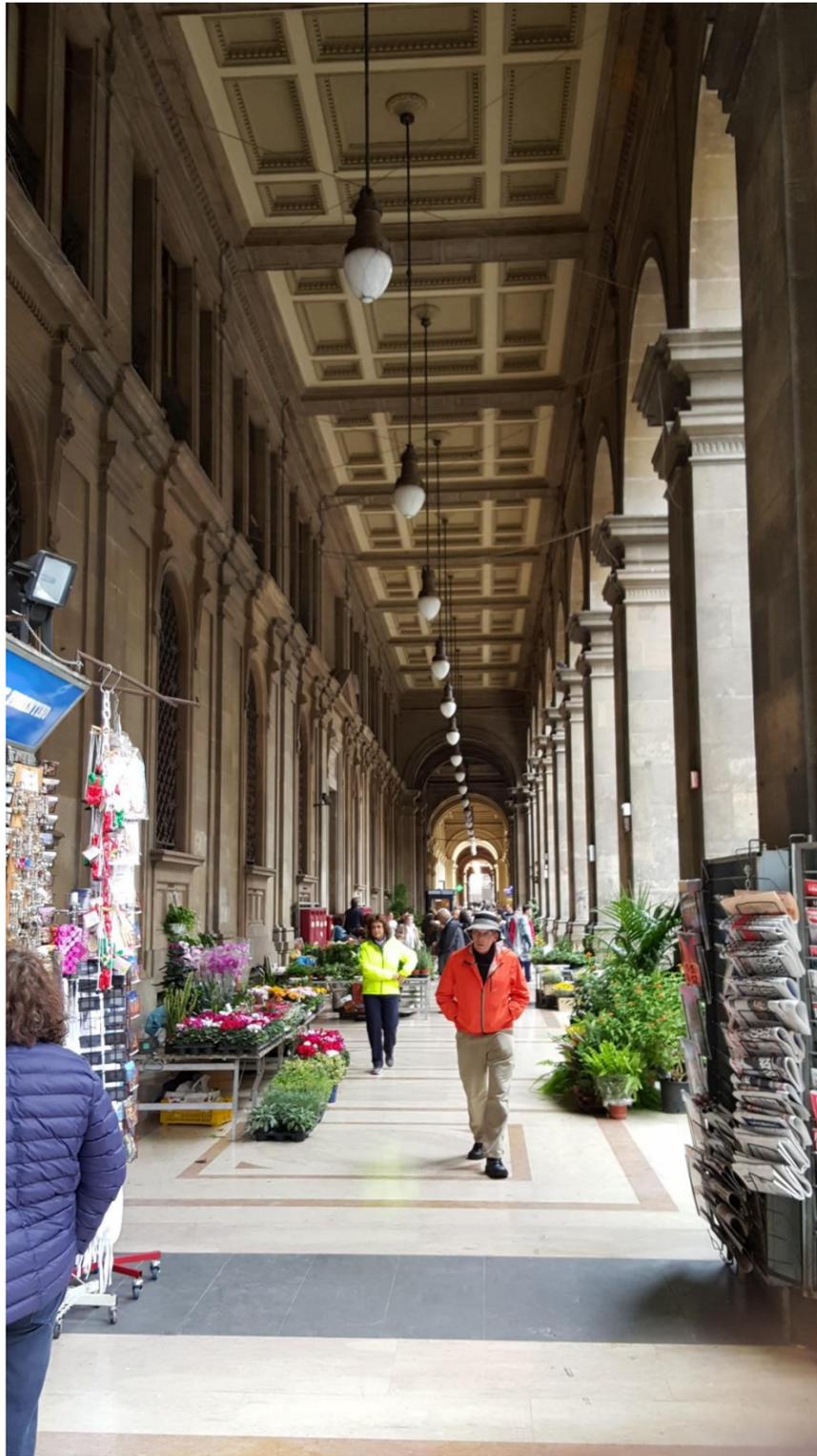
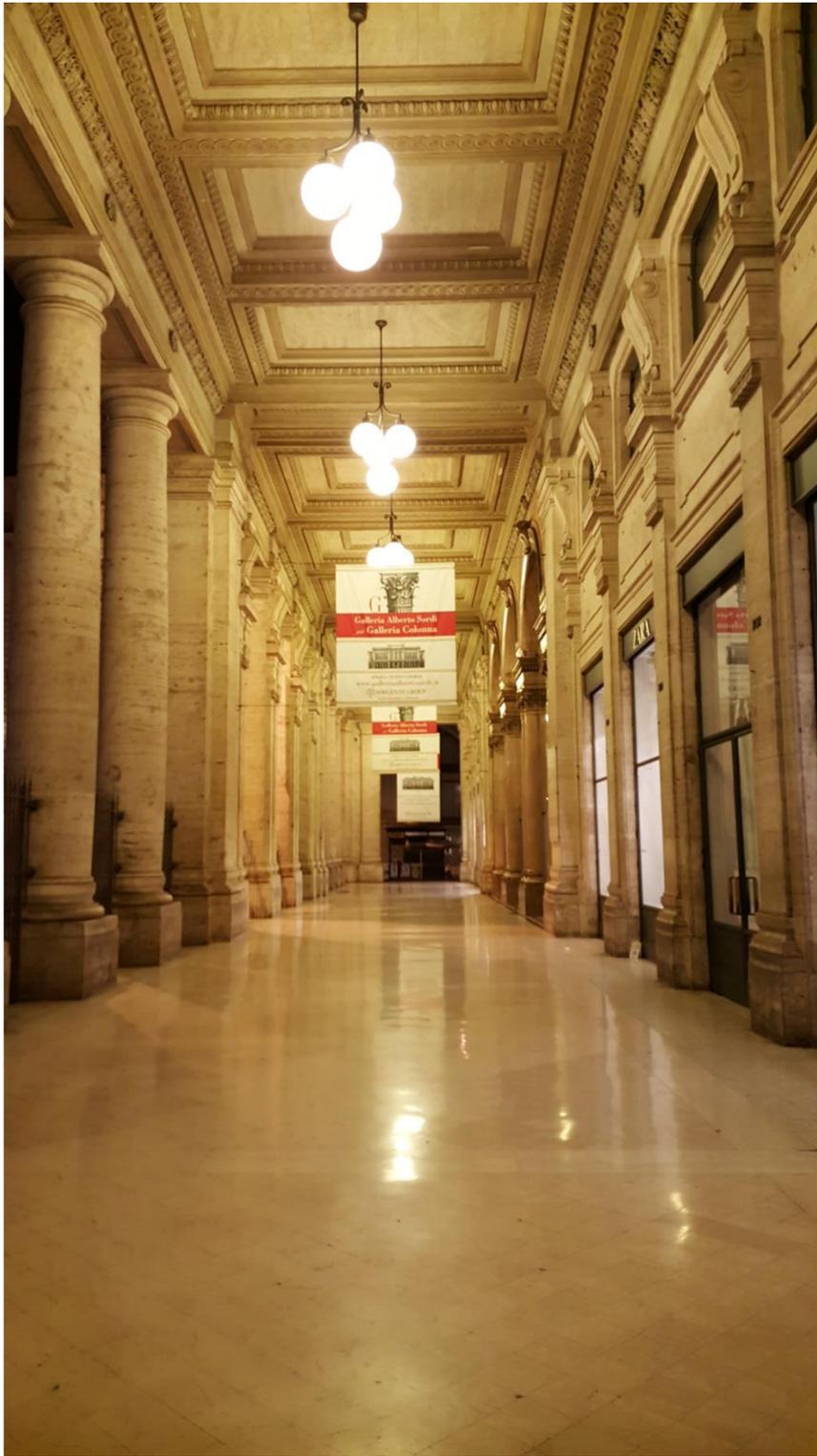


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Design Precedent



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Design Concepts

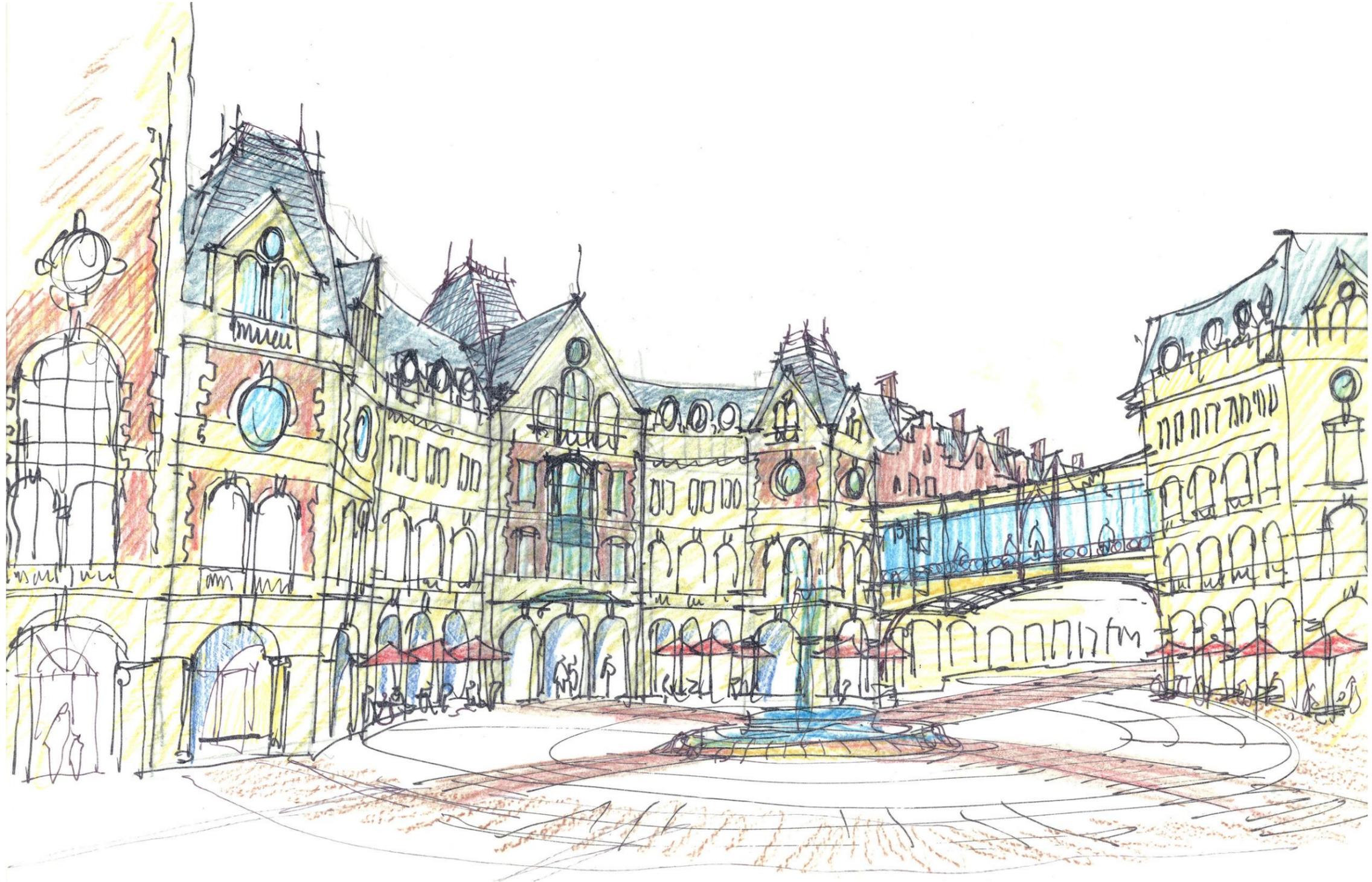


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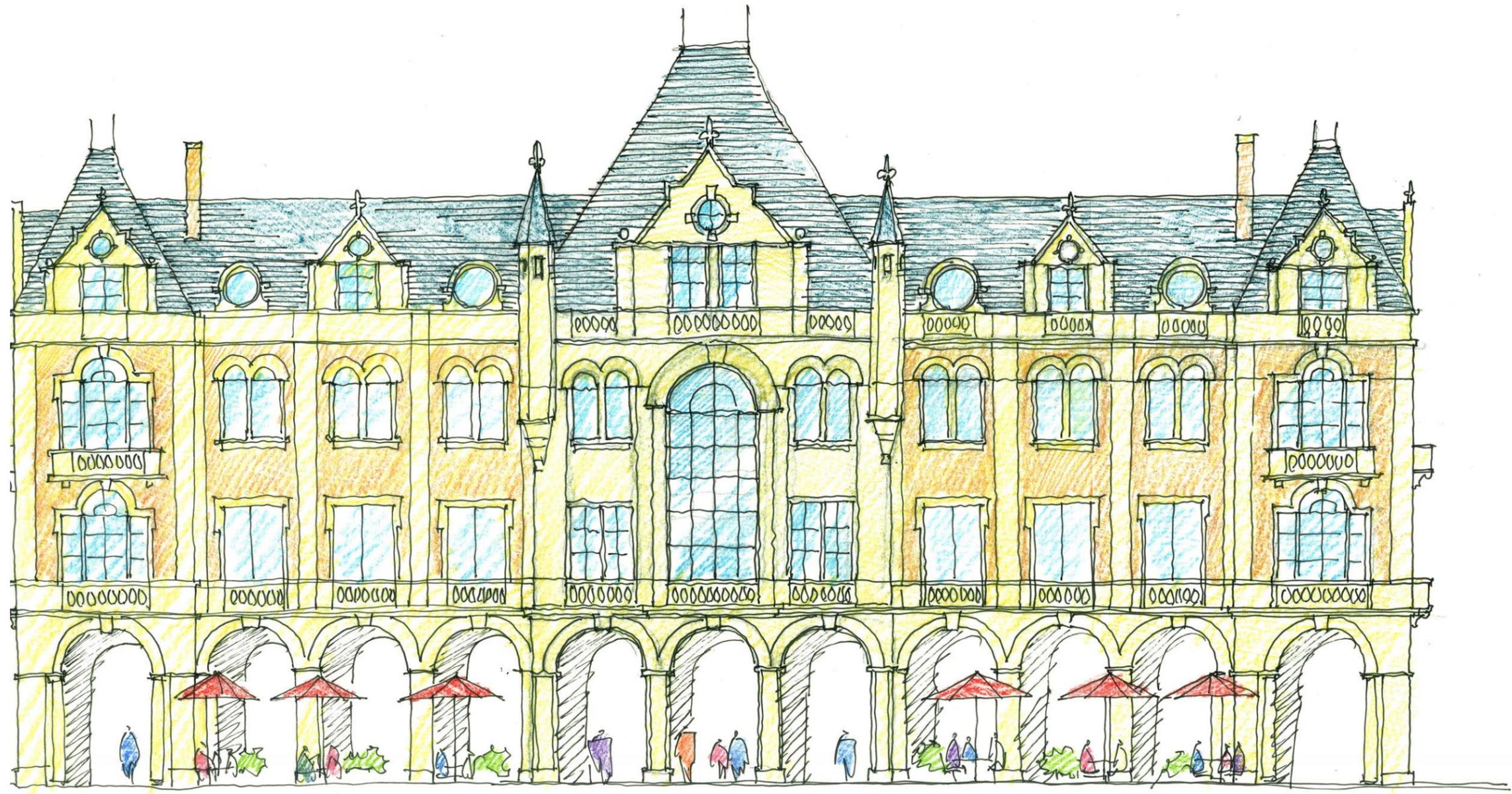


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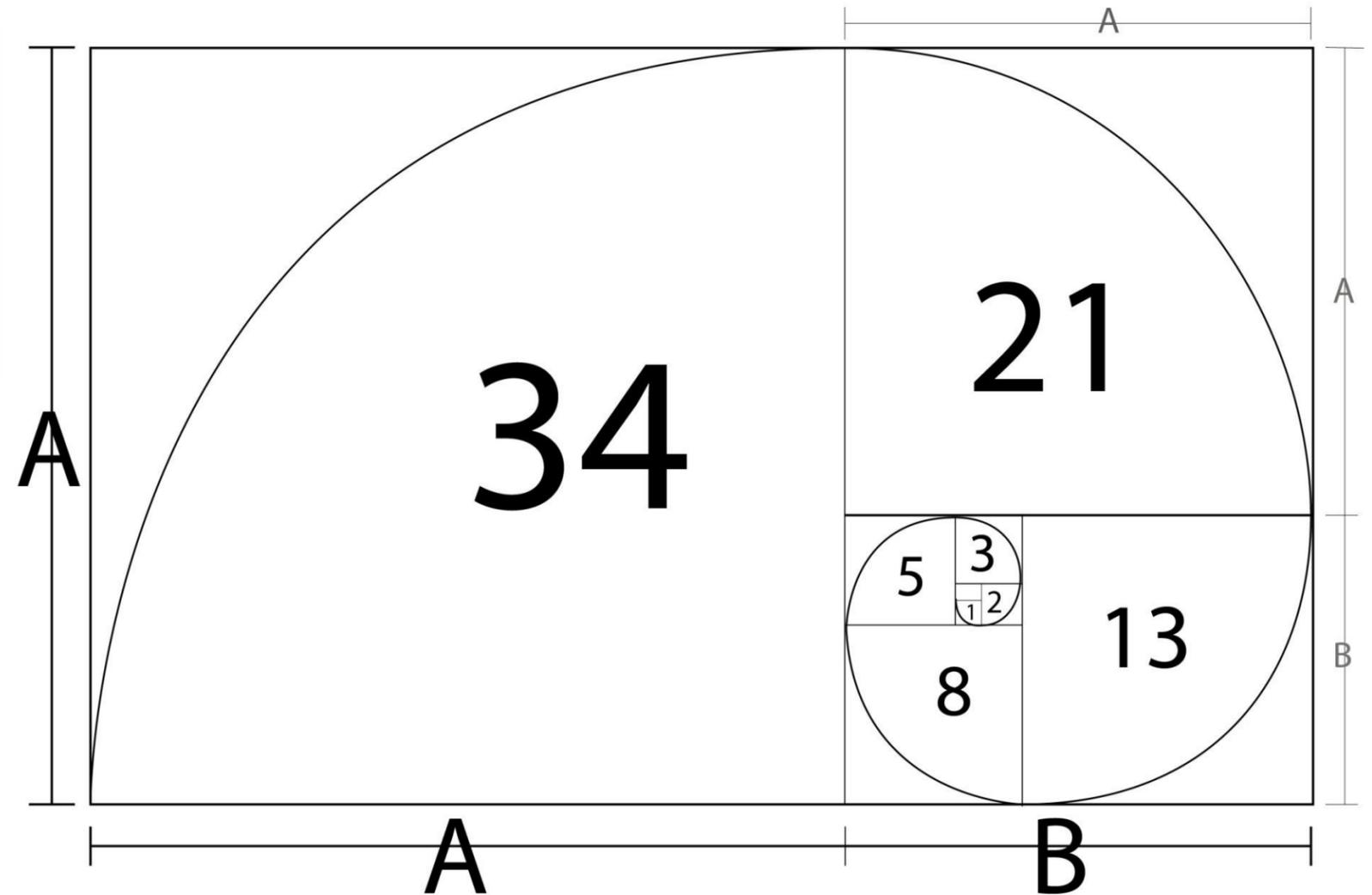


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Design Philosophy

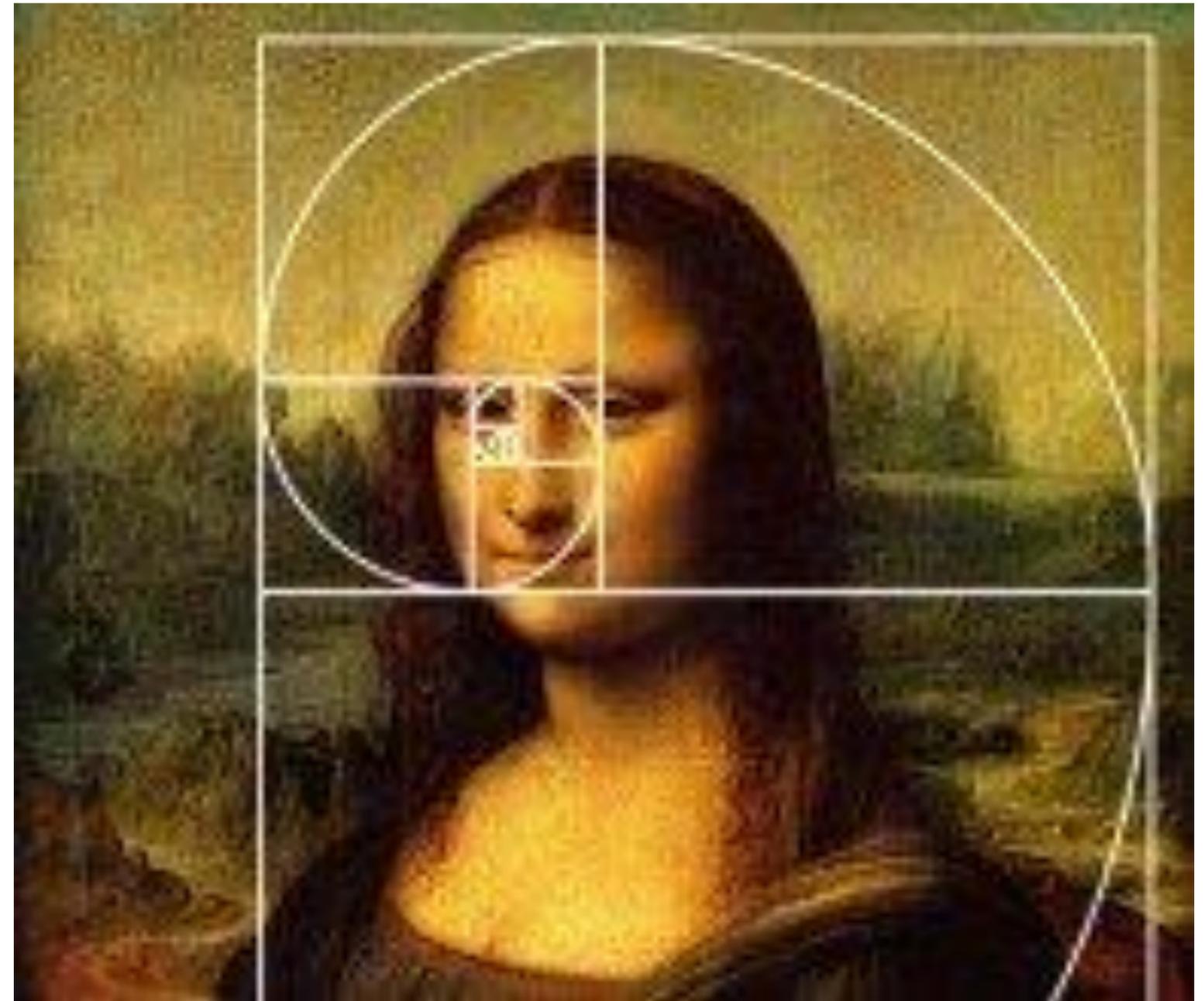
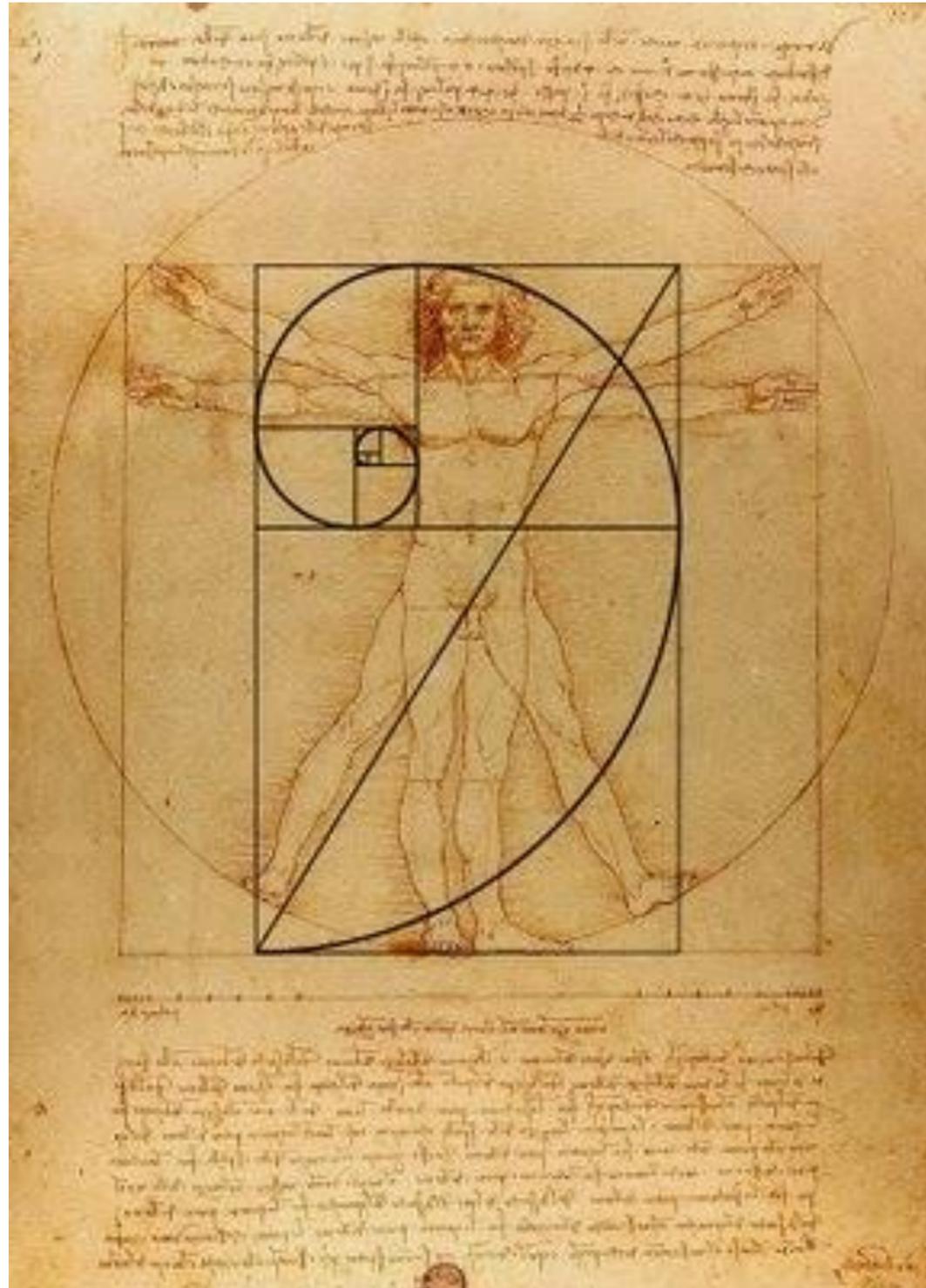


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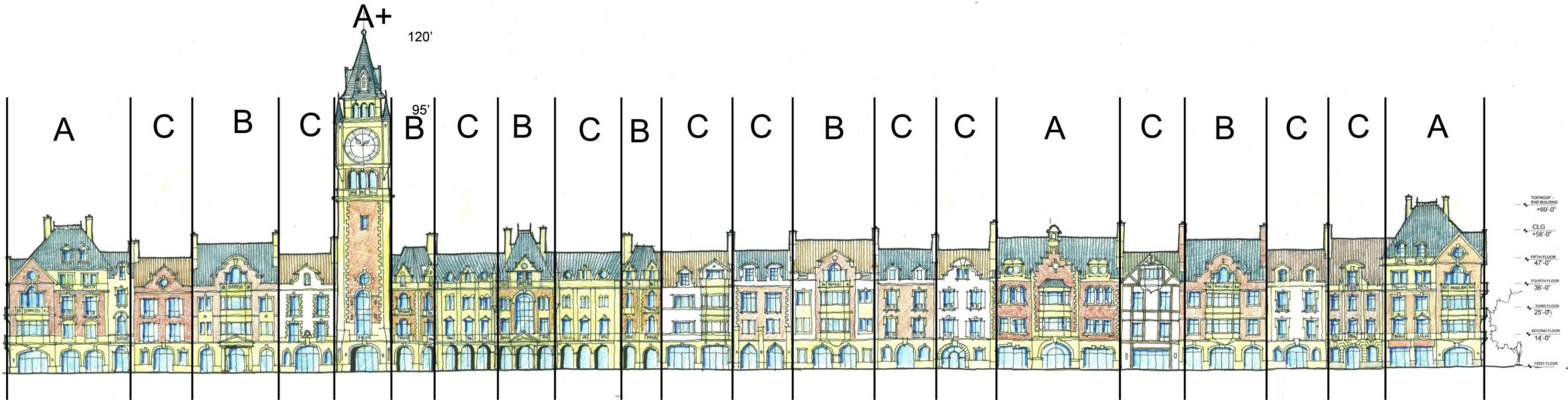


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Design Approach



Rhythm-Hierarchy



Golden Rule

Street Elevations



CRESCENT BLVD (LOOKING NORTH)

GLENWOOD AVE.



Crescent Looking South

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Design Approach



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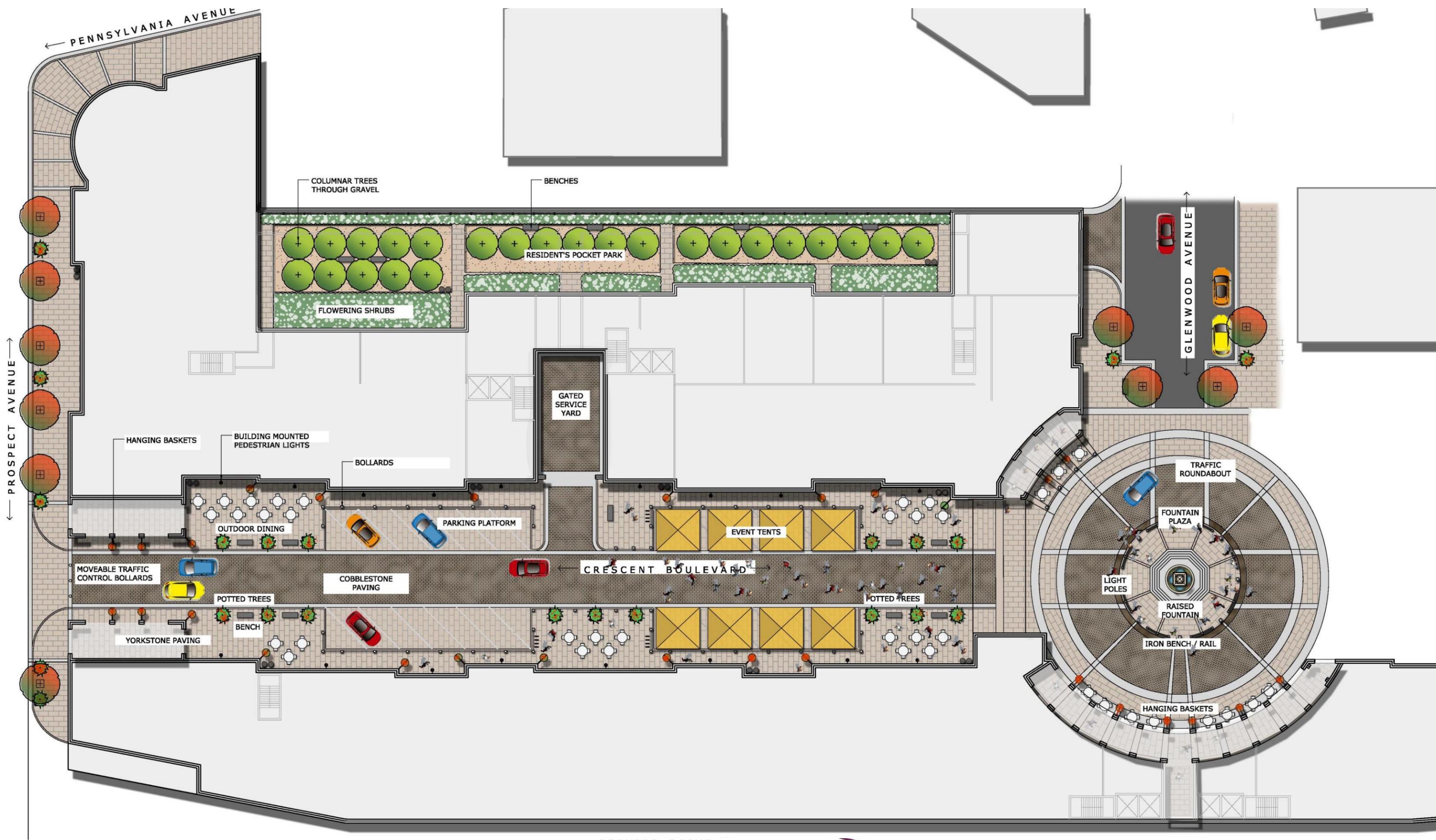
Design Approach



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Landscape Plan

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SERVICE DRIVE



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Style Images

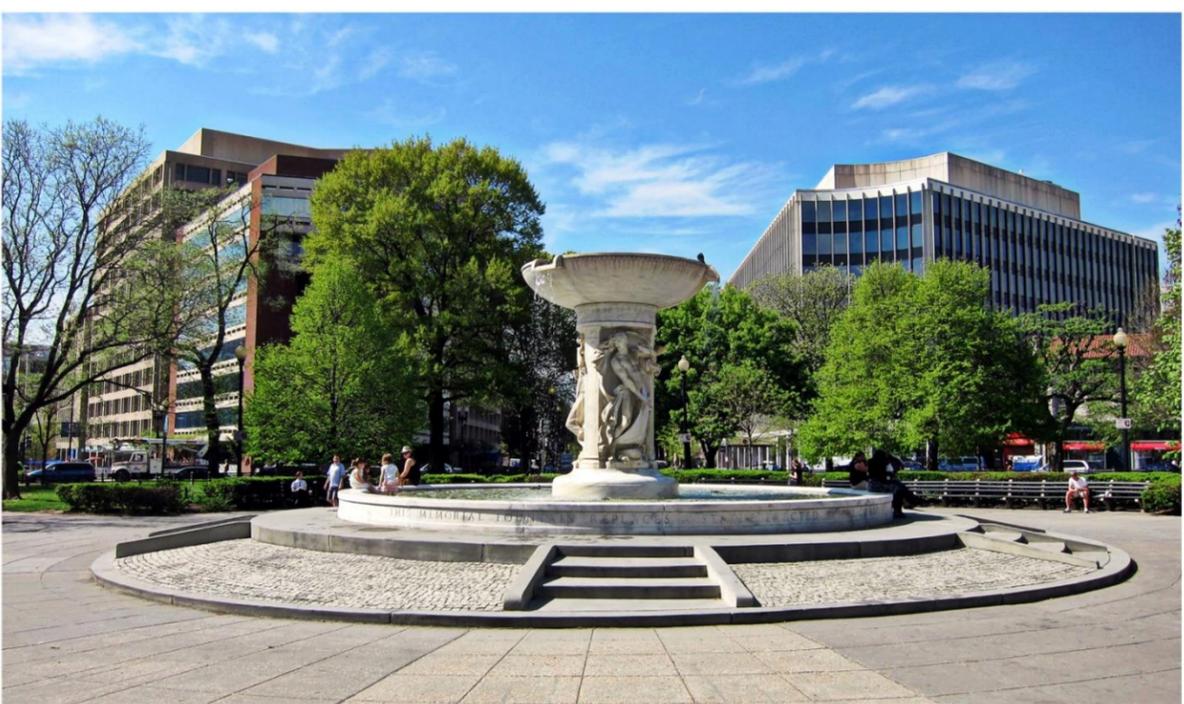


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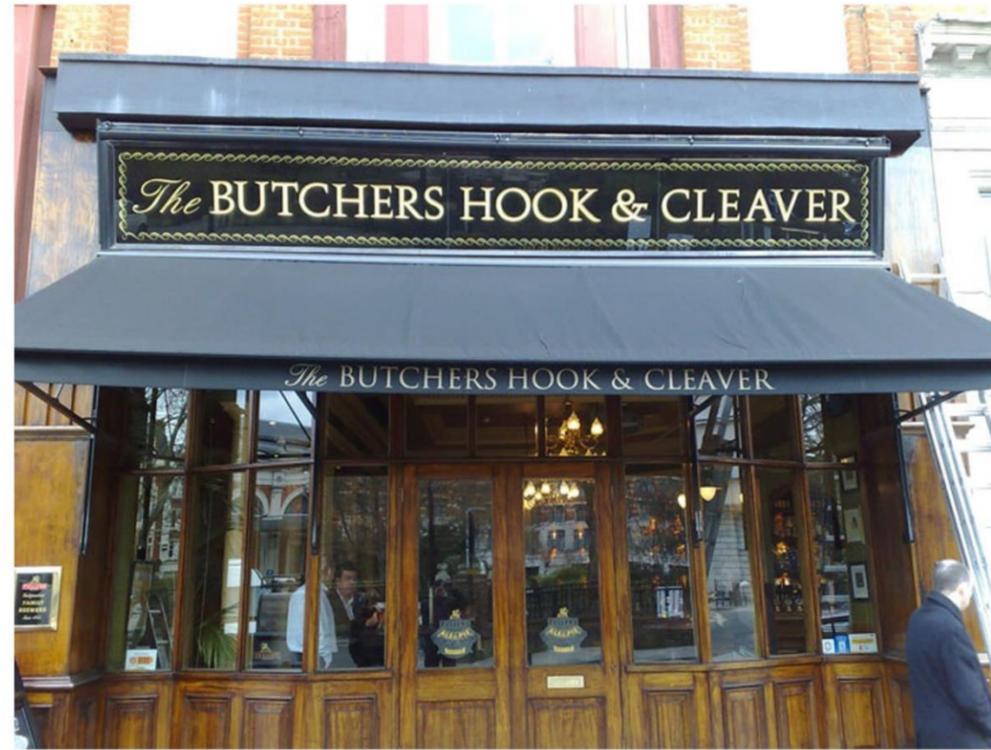


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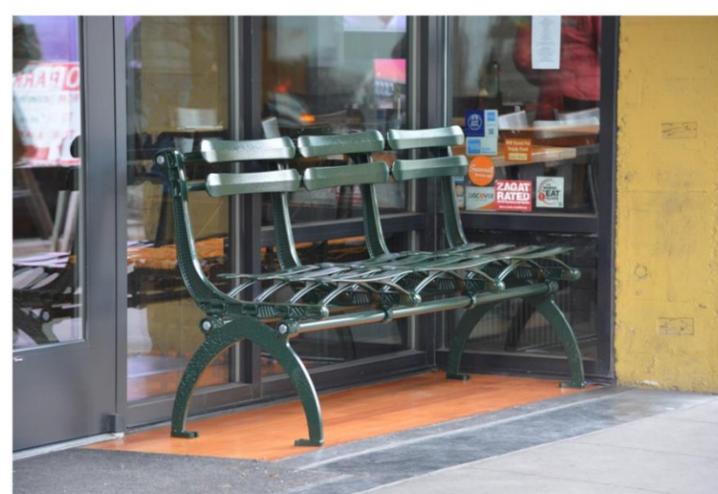


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Style Images



Style Images



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View Looking East



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View at Plaza



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PRELIMINARY AREA SUMMARY



PROJECT NAME:	Glen Ellyn	Assumptions	Street Area : 35938 SF	Notes
PROJECT LOCATION:	Glen Ellyn		Site Area N: 48,362 SF	
PROJECT NUMBER	2014.CA 0001	refer to dwgs. (list), dated 10/28/15	Site Area S: 48,700 SF	
DATE:	November 1, 2015			

Floor	Function	# of units	RESIDENTIAL			RETAIL		AMENITIES/LOADING		PARKING		GROSS AREA w/o balconies	FAR AREA	GROSS AREA w balconies balcony area
			NSF	GSF	EFF.	NSF	GSF	NSF	GSF	# of cars	GSF			
SITE N														
5	5 Residential	25	30,740	33,600	91.5%	0	0	5,000	5,000	0	0	38,600	38,600	0
4	4 Residential	35	34,900	38,600	90.4%	0	0	0	0	0	0	38,600	38,600	0
3	3 Residential	35	34,900	38,600	90.4%	0	0	0	0	0	0	38,600	38,600	0
2	2 Residential	30	29,900	33,000	90.6%	5,600	5,600	0	0	0	0	38,600	38,600	0
1	1 Retail, Parking, Loading	0	0	2,000	0.0%	39,000	39,000	7,000	7,000	0	0	48,000	48,000	0
B1	Parking Utilities	0	0	1,000	0.0%	0	0	0	0	362	117,500	118,500	1,000	0
B2	Parking Utilities	0	0	1,000	0.0%	0	0	0	0	388	117,500	118,500	1,000	0
SITE S														
4	4 Residential	40	43,150	47,000	91.8%	0	0	0	0	0	0	47,000	47,000	0
3	3 Residential	40	43,150	47,000	91.8%	0	0	0	0	0	0	47,000	47,000	0
2	2 Residential	40	43,150	47,000	91.8%	0	0	0	0	0	0	47,000	47,000	0
1	1 Retail, Parking, Loading	0	0	1,000	0.0%	32,000	32,000	3,000	3,000	0	0	36,000	36,000	0
SUBTOTALS		245	259,890	289,800	89.7%	76,600	76,600	15,000	15,000	750	235,000	616,400		-
		UNITS	NSF	GSF	BLDG. EFF.	NSF	GSF	NSF	GSF	CARS	GSF	GSF		
			1061							3.06	313			
			AVG. NSF							SPACES/UNIT	SF/CAR			

Unit Mix			
3-bedrooms	30	1475 sf	
2-bedrooms-den	30	1275 sf	
2-bedrooms	115	1100 sf	
1-bedrooms	70	725 sf	
	245		

Parking Allocation
 410- Residential (1.67 per Unit)
 260- Retail (1/250 sf)- 46 on Grade
 123- Commuter Parking

Note: This is a preliminary analysis. The data will change as programming and engineering information is applied.



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