OneNote Online Page 1 of 11

QA August 15, 2017

Thursday, August 10, 2017 9:52 AM

F. AWARDS AND RECOGNITIONS:

F1. 17-608

Presentation of a Fire Chief's Award to Mary McCue, Melissa Lund, and Daniel Lund and a special certificate to Kandiss Hernandez, owner of Kidz Kabaret.

I. CONSENT AGENDA:

I1. 17-609 Approve 07/05/2017 thru 07/26/2017 Cash Disbursements for \$27,449,920.14.

Q:	Please provide a graph depicting each departments budget for this fiscal cycle and what they have spent as of this report as you had provided in the past. Thank you. Please explain where and what St. Aubin Nursery \$40,000 charge is for.	Gustin, Patty
A:	Attached is the budget to actual chart by department through June (Period 6). The \$40,000 charge for St. Aubin Nursery is for the planting of parkway trees. These trees are planted per the landscaping ordinance in new developments throughout the City. The trees are fully paid for by the developers. Per the landscape ordinance, developers are required to provide the City with payment for trees and then the Public Works department coordinates the planting.	Mayer
	CY2017 Budget to	

12. 17–617 Approve the Regular City Council meeting minutes of July 18, 2017

Comment:	Misspelled words throughout the document.	Gustin, Patty
A:	Thank you. The document will be reviewed and corrections made.	Gallahue

I3. 17–596 Approve the Award of Bid 17–138, North Wastewater Pump Station Odor Control, to Dahme Mechanical Industries for an amount not to exceed \$168,499.99, plus a 5% contingency.

14. 17–581 Approve the Award of the First One–Year Extension to Contract 13–053, Fire Alarm System Monitoring and Maintenance, to Chicago Metro Fire Prevention Co. (CMFP) in an amount not to exceed \$260,000.

Q:	One year contract versus five. Good, bad, indifferent?	Gustin, Patty
A:	We are putting out a RFI for the fire alarm monitoring program to find out what kind of new technology is available. We don't want to be tied to a 5-year contract while that is taking place. By only renewing for 1 year, it allows us time to get the results from the RFI and plan to go out to bid for the following year.	Puknaitis

15. 17–541 Approve the Award of Change Order 2 to Contract 16–079, Engineering Services for the Downtown Washington Street Bridge Improvements, to Alfred Benesch & Company for an amount not to exceed \$36,600 and a total award of \$373,251.07. (Item 1 of 2)

Q:	Has the State of Illinois agreed to this change in its commitment to this project? When will we see the cost for the land acquisition? And, will that cost come out of this budget line, or another?	Boyd- Obarski, Rebecca
A:		Novack

OneNote Online Page 2 of 11

Yes, the State of Illinois has agreed to this change in commitment, with the next item on the agenda being the amendment to our agreement for cost participation on the project.

The parcels of land that will be needed (either permanently or on a temporary basis) will be identified during the current Phase I engineering process. Appraisals will be performed and we will commence with the land acquisition process during the Phase II engineering. Costs for the land acquisition are called out in a separate line item in the Capital Improvement Program.

16. 17–542 Adopt the Resolution approving the Local Public Agency Amendment 2 for Federal Participation with the Illinois Department of Transportation

for Prederal Participation with the lillinois Department of Transportation for Preliminary Engineering Services of the Downtown Washington Street Bridge Improvements (CIP Project: BR031, IDOT Section

16-200167-00BR). (Item 2 of 2)

17. 17–605 Approve the Award of Change Order #1 to Contract 14–190, Pavement

Marking, to Precision Pavement Markings, Inc. for an amount not to exceed \$18,000 and a total award of \$128,500.

Q:	Is Mill Street on the list for painting between Ogden and 5 th Ave.	Hinterlong, Paul
A:	Yes – this work is planned for 2017 and will be completed by mid-September.	Dublinski
Q:	This contract will include stripping of new parking spots at 5th avenue train station newly purchased parcel? Do we know the timing?	Gustin, Patty
A:	The recently acquired Boecker property was striped and numbered in early May 2017. This was done as Change Order #1 to this contract for \$5,000. Change Order #1 was mistakenly not included in this agenda item. The new award amount for Change Order #1 and #2 will be \$133,500 and will be corrected during the meeting.	Dublinski

18. 17–562 Approve the Award of Cooperative Procurement 17–154, Cisco SmartNet Maintenance, to CDW–Government for an amount not to exceed \$187,071.15.

 17–625 Approve the City Council Meeting Schedule for September, October & November 2017.

110. 17–612 Pass the Ordinance approving the Final Planned Unit Development for I Uptown Suites Subdivision (PZC 17–1–036), located at 1809 W Diehl

Road to develop a hotel.

Q:	May I have an overhead view of this area like the ones you've used in other agenda items?	Hinterlong, Paul
A:	Location map attached. Uptown Suites -	Evans
Q:	Can this PUD be presented to PZC for full transparency and input from neighbors? Can more landscaping be required on the residential side (Diehl road) side of this parcel? This is very close to the Prairie Path and should compliment that area. Majority of landscaping on the i88 side verses the residential side off Fairway. Confirm four stories is allowed in B3 district? Thank you. Please confirm receipt.	
A:	Per Municipal Code Section 6-4-4:3.2, Final PUDs that are in substantial conformance with the Preliminary PUD may be reviewed by City Council without referring the Final PUD to the Planning and Zoning Commission (PZC). City Council has the authority to refer the Final PUD to the PZC, if Council determines the Final PUD is not in substantial conformance with the Preliminary PUD. The subject property on which the hotel is proposed does not have frontage along Diehl Road. Landscaping along Diehl Road will be required on the property adjacent to the right-of-way when it comes in for development approval. The B3 district zoning regulations do not include a maximum number of stories permitted. The proposed hotel complies with the maximum floor area ratio (FAR) of 0.44 approved by the Preliminary PUD.	Evans

111. 17–616 Pass the Ordinance authorizing the City Manager to execute the North Central College Walkway Encroachment License Agreement between

the City of Naperville and North Central College, PZC #17–1–033.

112. 17–618 Pass the Ordinance repealing Ordinance 97–158 amending Title 9

OneNote Online Page 3 of 11

> (Public Ways and Property), Chapter 1 (Streets and Sidewalks), Section 17 (Sidewalk Seating Permit) of the Naperville Municipal Code.

Request:	Please provide a copy of Ordinance 17-103	Boyd-Obarski, Rebecca
A:	Attached for your reference. (Please see attached PDF at end of document.)	Gallahue
Q:	Can you provide the new ordinance?	Hinterlong, Paul
A:	Please see attachment at the end of this document.	Pruneda

I13. 17-619 Pass the Ordinance establishing Temporary Traffic Controls and issue a Special Events Permit for the 2017 Riverwalk Fine Art Fair on

September 16-17, 2017.

114. 17-621 Pass the Ordinance to establish Temporary Traffic Controls, issue a Special Event Permit and an Amplifier Permit for the 2017 Last Fling, Labor Day Parade, the Rooster 5K, the Fling Mile, and the NCAA Women's Triathlon scheduled for September 1-4, 2017.

I15. 17-623 Pass the Ordinance Approving the Final Plat of Subdivision, the Owner's

Acknowledgement & Acceptance (OAA), and a Deviation to Section 7-3-5:5 (Dedication of Park Lands and School Sites) for Columbia Park Townes Subdivision Located at 26W161 Old Plank Road, PZC

17-1-061.

Q:	Please explain the implications of the following sentence that was in the legislation report: "The sidewalk installation shall be completed prior to the issuance of final occupancy or three years after annexation, whichever occurs first." The OAA on page 3 says, "prior to issuance of any final occupancy permit" or the final/last occupancy permit?	Boyd- Obarski, Rebecca
A:	The sidewalk must be installed before any occupancy permits are issued for the project, so this would be the first final occupancy permit.	Novack
Q:	What happens if we allow the mentioned donations to be delayed and the development fails? Does staff see any risk being created by our deferring these payments?	Coyne, Kevin
A:	Staff does not see any risks since no new residents who would put the need on the system would be generated.	Novack

Q:	Final landscape plan would not load properly. Please send viewable plans with sidewalk layouts.	Gustin, Patty
A:	pdf	Venard
	Final	
	Landscape	
	pdf	
	Sidewalk	
	Exhibit A copy of the final landscape exhibit and the sidewalk exhibit have been attached. The final landscape exhibit shows the on-site improvements. The sidewalk exhibit shows the off-site	
	sidewalk.	

I16. 17-587 Pass the Ordinance approving a variance from Section 6-9-2 (Off Street Parking Facilities) and Section 6-9-6 (Supplemental Standards for Drive-Through Stacking Lanes) of the Naperville Municipal Code for the property located at 950 E. Ogden Avenue (Portillo's) – PZC 17–1–058.

I17. 17-588 Pass the Ordinance approving a variance from Section 6–2–12 (Fences) of the Naperville Municipal Code in order to construct a 15' tall fence along the western border of Ashwood Park North Unit 4 - PZC 17-1-062.

Q:	Is this concrete fence of a particular composition that makes it more sound buffering than another material?	Boyd-Obarski, Rebecca
A:	Response from petitioner: Yes, the concrete is more effective than wood in sound attenuation. Also, it is of matching design to the 1 mile of fence already installed.	Mattingly
Q:	Will the HOA be responsible for fence maintenance?	Boyd-Obarski, Rebecca
A:		Mattingly

OneNote Online Page 4 of 11

Response from petitioner: Yes, although the fence is essentially maintenance free. The previous Normantown Road right of way containing the bike path, berm and fence will be dedicated to the Park District but the HOA will retain maintenance obligations for the wall.

118. 17–575 Pass the Ordinance Approving a Major Change to the Conditional Use to Grant a Variance for the Height and Style of a Fence on Property Located at 1800 S. Washington Street, PZC 17–1–072.

Q:	With re	gards to the fence, why now? What precipitated this request?	Boyd- Obarski, Rebecca
A:	the exis the exis fence w	ting fence has been installed in a piecemeal manner over the past 50 years. Some of ting fence is original to the site and much of it is in poor condition. The oldest portion of ting fence is currently installed in the Washington Street right of way. The proposed ill be located on the property and will provide improved screening of the site and a appearance.	Ries
Q:	conside	be the view from Washington? If so can a different more current product be red such as a brown vinyl product that may reduce maintain in the future. Or setback sing and include green arborvitae or other green organic materials?	Gustin, Patty
A:	Washing other pl would li	The proposed fence will be installed along Washington Street to screen the property from Washington Street. There are several diseased pine trees that will be removed as well as some other plant material that is overgrown or in conflict with the proposed fence location. Staff would like to replace the removed trees if budget permits. Staff is open to using other fence materials based on cost and long-term maintenance considerations.	
119.	17-615	Adopt the Resolution approving the First Amendment to the Intergovernmental Agreement between the City of Naperville and the Naperville Township Road District to Reconstruct and Widen North Aurora Road	

I20. 17–620 Adopt the Resolution authorizing execution of the Special Census Memorandum of Agreement between the City of Naperville and the US Census Bureau, to conduct a partial Special Census.

I21. 17–627 Adopt the Resolution authorizing the City Manager to enter into a license agreement for the installation of small cell antennae and ancillary equipment on a City–owned light pole at 1125 E. Gartner Road

L. ORDINANCES AND RESOLUTIONS:

L1. 17–388 Pass the Ordinance repealing and replacing Chapter 8 (Taxicab Services) of Title 3, Business and License Regulations, of the Naperville Municipal Code.

Q:	I thought we were going in the direction of eliminating this ordinance all together? If we are to keep it, the fines appear unlikely to impact anyone's behavioragree? Have we ever assessed these fine or caught a taxi company operating here without the registration? If so, how oftenI.e., if this ordinance is rarely enforced, we have even more reason to eliminate it.	Coyne, Kevin
A:	State law preempts home rule authority and it states that local municipalities may not regulate the operation of taxicabs in a manner that is less restrictive than the regulation by the State. State regulations for taxi licensing require the taxi driver's picture, the taxi driver's license or registration number, and the taxicab medallion number or an exterior identification number must be posted in a visible location in each cab. It is likely not required that a municipality independently regulate taxis, however, the City is required to enforce the state's minimal regulations.	DiSanto/Athanikar
	Most recently, several violations (spanning from 2015-2016) were assessed against American Taxi for not picking up a passenger and her service dog, as well as operating with unlicensed drivers. These violations did not result in a hearing; rather, the company agreed to a \$2000.00 fine as well as increased compliance and education on the matters.	

M. AWARD OF BIDS AND OTHER ITEMS OF EXPENDITURE:

OneNote Online Page 5 of 11

M1. 17–583 Approve the Award of RFQ 17–036, 5th Avenue Development Opportunities to Ryan Companies US Inc.

Q:	What is the actual action being taken for this item? Is this an award of the development contract to Ryan Companies, or is it a decision that there was only one response to the RFQ that appears to be qualified? It may be helpful if you can place this decision on a timeline with other decisions that will come along in the process. What does decision do? What is next? Who will be vetting the concepts, etc.?	Boyd-Obarski, Rebecca
A:	The action recommended on this item is to confirm the stakeholder scoring committee recommendation to move forward with the Ryan Companies; this action will complete the City RFQ procurement process. This action does not award a development contract to Ryan Companies. Rather, it provides the opportunity for Ryan Companies, based on their qualifications, to move ahead to with a broad-based community engagement effort, which will include demographic, market, traffic, economic, environmental and other sources of data to develop a feasible concept(s) for the area. The final concept(s) will be subject to wide discussion with stakeholders, including residents, across the community prior to City Council action. As has been relayed from the onset of the project, Ryan Companies understands that concept approval does not provide pre-approval of any necessary entitlements (e.g. zoning changes, variances, PUD, etc.) which will require formal review through City boards and commissions based on statutory requirements. A detailed project timeline has not yet been finalized, but is an important next step that will begin this week if City Council approves this action. Any timeline and community outreach plan will need to provide ample time to understand community ideas and opportunities and work with as many stakeholders as possible.	Emery
Q:	Can we make who was on the committee public? Can the bids or proposals be made public? There has been concern voiced about the lack of a workshop. Could we just have an open house for anyone with concerns about the process so they can see the other ideas and proposals— at least from those that made the final cut?	Coyne, Kevin
A:	Yes, the stakeholder committee consisted of: Community Partners and Neighbors Nicki Anderson Dan Bridges (District 203) Brian Gurley (neighbor) Mike Hudson (North Central College) Christine Jeffries (Naperville Development Partnership) John Koranda (resident) Ray McGury (Naperville Park District) Terry Opperman (neighbor and architect) Sarah Orleans (DuPage Children's Museum) Jason Welch (neighbor) Staff Mike DiSanto (City Attorney)	Schatz
	Allison Laff (Deputy Director of Transportation Engineering and Development) Rachel Mayer (Finance Director) Marcie Schatz (Deputy City Manager) Non-voting Council Liaison – Judy Brodhead	
	Staff would recommend releasing the responses to the RFQ so the public can see the other proposals. It is important to remember that the focus of the RFQ process is on the qualifications of the development team, as opposed to the concepts submitted. The next critical step of the process is for the Ryan Companies team to engage with the public to create a development plan that is right for the community.	

OneNote Online Page 6 of 11

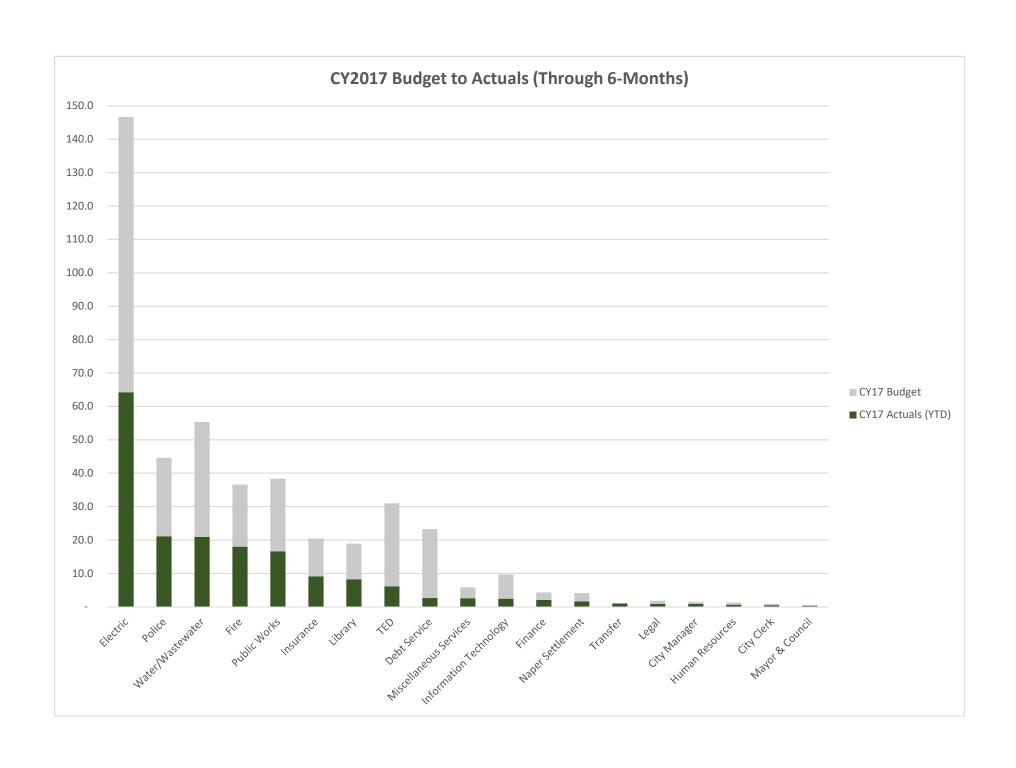
	Staff will present opening comments on the selection process as well as layout next steps tomorrow night at the Council meeting.	
Q:	Please provide the concept drawings submitted by Ryan Companies	Hinterlong, Paul
A:	Attached is the RFQ submittal. Because the submittal is a response to a Request for Qualifications, the majority of the document is focused on the development team qualifications and experience. A general concept was requested as part of the RFQ to understand market opportunities and to appreciate the initial development potential/approach of each team. For context on the development concept, other RFQ responses included proposals for a variety of uses including multi-story mixed use buildings (including office, residential, and retail uses), multi-story residential buildings, structured parking (both consolidated and dispersed), senior housing, relocation of the Children's Museum and Children's Museum remaining in current location, townhomes, transit hubs and public plazas and gathering spaces. FSD- Bid-RFP Submittals -	Emery/Schatz
Q:	How many of the listed interviewed companies have developed \$300M+ projects? Did the original RFQ require \$300M+ developer prequalification? If not will we reissue a new RFQ soliciting those companies nationwide who fit that criteria? Also as this is public land will a workshop be offered?	Gustin, Patty
A:	The original RFQ did not require a \$300M project as a prequalification. Staff could re-review the proposals to determine how many of the companies included \$300M + developments in their responses. However, this information may not be accurate because we did not require the respondents to provide project examples of a certain monetary value and they were not required to provide more than three example projects. While the dollar value is an indicator of the size of development projects the team has completed, the complexity of a large scale development project was a significant consideration of the selection team. These factors include: extensive community engagement, public private partnerships, variety of stakeholders (public agencies, private groups), multiple land uses, successful entitlement processes, successful construction and complex project financing. We are not planning to issue a new RFQ based on completion of projects of a minimum dollar value. Yes, there will be multiple opportunities for public input on the development plan moving forward. The action requested is to allow Ryan to move forward with a community engagement process to develop a project plan with the community.	Schatz

O. REPORTS AND RECOMMENDATIONS:

OneNote Online Page 7 of 11

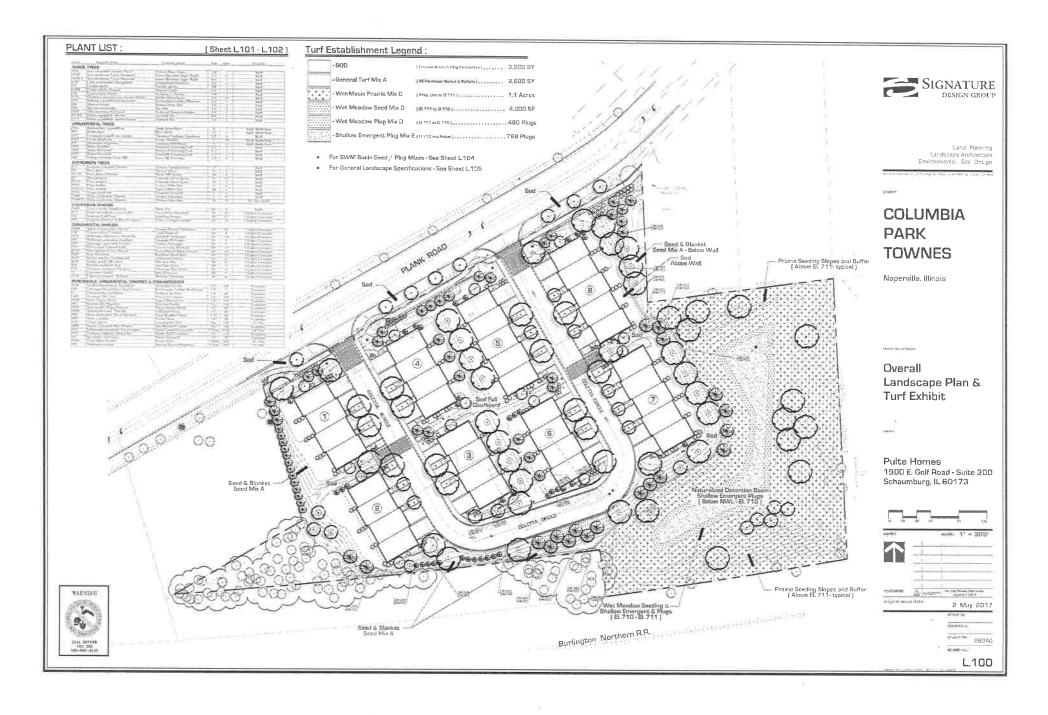
O1. 17–624 Receive 2nd Quarter Financial Report

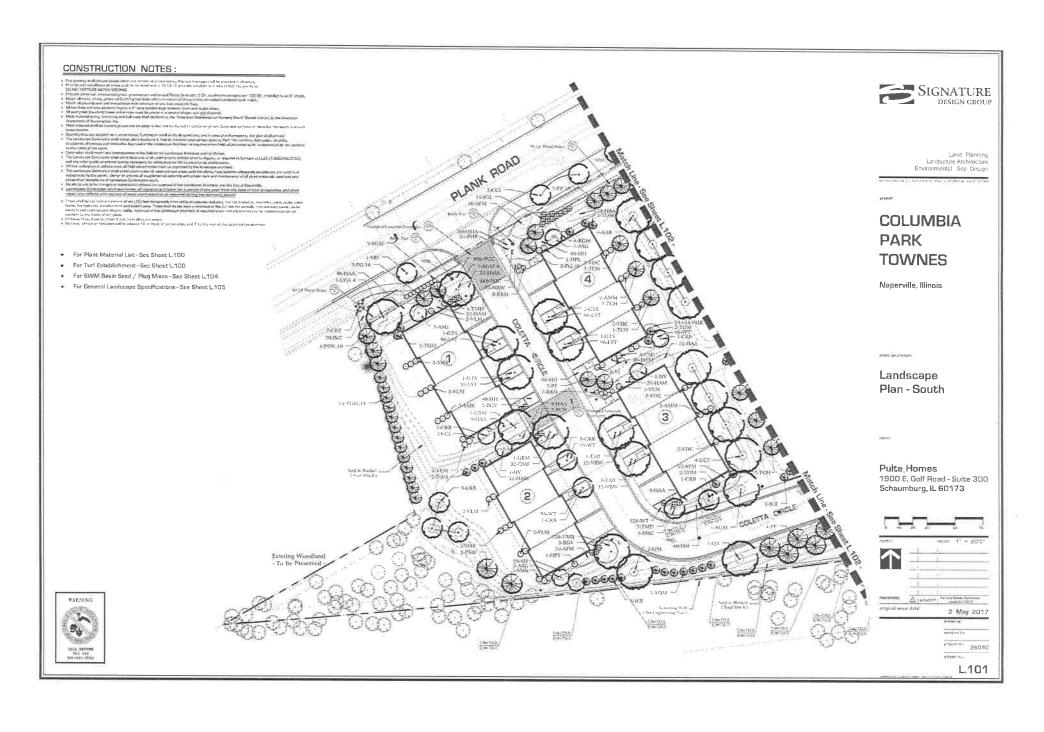
Q:	Please confirm that if we were to incur debt which was serviced through SECA (for example for the Naperville settlement project or the possible acquisition of Nichols Library) that that debt would count against our overall city debt burden and make it even harder to hit our 25% reduction target. Is there any way to contribute to either project's debt service through SECA without such debt being considered our liability?	Coyne, Kevin
A:	The City's current practice has been to leverage General Obligation bonds for all borrowing needs. General Obligation debt by definition counts towards the City's overall debt burden. Financial Principle #3 – which states the 25% debt reduction goal is limited to debt that is paid through property taxes. Today, the City has GO debt on its books that is paid for through the rates generated by the Electric and Water Utilities, this debt is not counted towards the debt reduction goal. Therefore, if the projects cited were to identify a dedicated revenue source such as SECA funds, the additional debt would not be counted towards the 25% reduction target similar to the Electric and Water debt the City currently has on its books.	Mayer



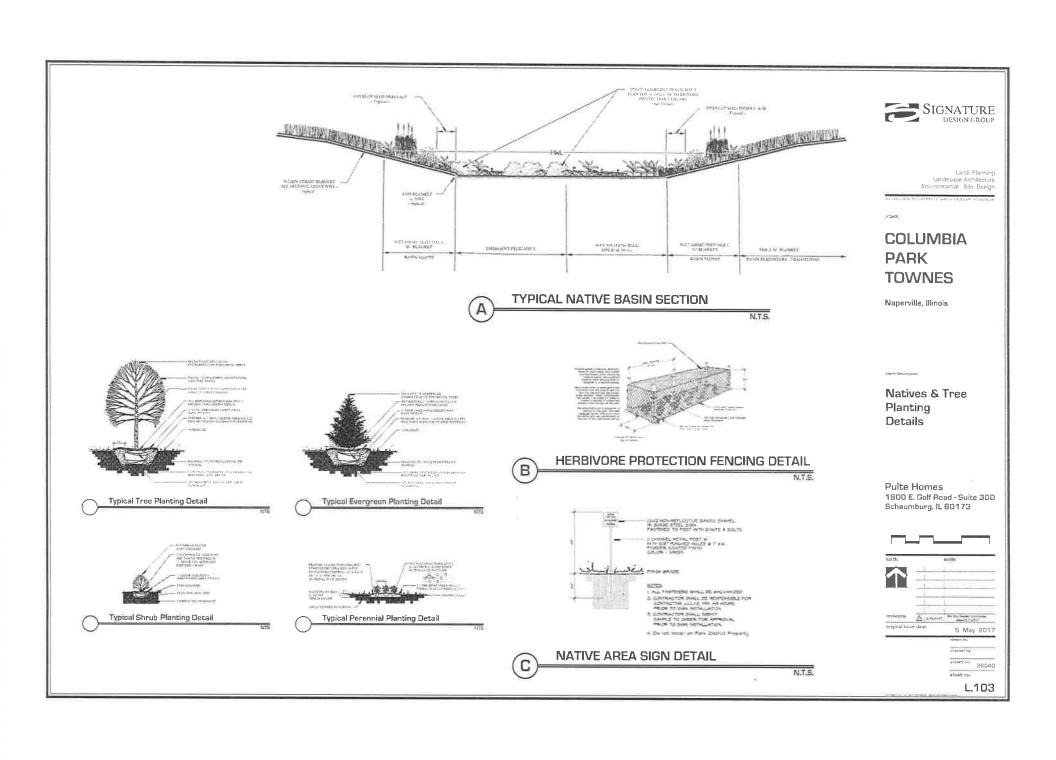
Location Map – Uptown Suites











DESCRIPTION OF WORK

he total films projekt bloomsett sandgement (blasta vill or give total eight make projektion. The jurnes of the give a filmse-case designees of the color model organ by standing and machinery of their policy policy projects (be relief) upon temporal been eight produced with their inclusions that will give the remove and account of their plantacient (blooms of their policy policy policy).

PART 1 - NATURALIZED AREAS PLANTING SPECIFICATIONS

- 1.0. <u>Insulation Septiments</u>, <u>Internationals</u>
 A. Notice in the other byte insulation and the shaped intend and sended in an incurred of a finite cardiod in the means opinion of update conditions may premier a vestile or clause promotion before insulations.
 Byter Association and the control of the opportunity that investigate produced with self-different model and insulations.
 - the Number Commande Carl Residual Intercounter) Place and Type of Thomas Place. Deep This is not to the Commande Carl Residual Intercounter The Commande Carl Residual Intercounter Car

- 1.02 CONTRACTOR PROFITMED.

 A. The results of the contract of

- 1.03 SEMBLUMBERTAL REQUIREMENTS
 A breakface and in extramed so and in large parts only between April 1 and July 1,
 A breakface and in extramed so and in large parts of the production of the sound of the sembler parts of the production of the sound of the sembler parts of the production of the sembler parts of the sembler parts of the sembler parts of the sembler parts of the parts of the sembler parts of

1.04 EARTHWORK COORDINATION A. The Native Candingto Contract

- All Information processing Committees and Committees with the un-risk Economic Covinculor Lip
 which proper sect handlers order the planting years.
 If he indeed in a processing order the planting years.
 If which proper sect handlers order the planting years.
 If which processing the control order to proceed years or the control order to proceed years or the planting order and to proceed years or the processing order to proceed years or the processing order to proceed years or the processing order orde

- the file stray detail will be and and characteristics for lawrest understand with file strates of the control o

- (4) PLANT BALLERIALS

 A Pl

General Turf Mix A).
To be defended and covering with all 6-Pt Bloodpile clarket or all mental free but are us as second on the plane, it and shall but involved at a rate of 2000s, per surp.

15%. Improved Pertudy Blompton (imperiors from varieties i 15%. Improved Parentael Rymptons (imprison live varieties with antiophytes.) 10%. Cropping Pert Francis

Wet to Mesic Prairie Seed Mix C: To be planted on the hours slopes between El. 711 and Properly Line, and as specified on the plant.

	ren Proint Sted We	
Bonyma Ferra	College Name	Current-ho
Permitted Grands		
Anterior great	No Oberson	100
Contragned to be seen	Disaport Care	- 4
Carton Placific	Water Land Transport	-
Carrier Hunteller	Arthur at once	
Designation of the last	Wings Colonia Status	4
Corte promotion	Carpen into him	194
Chemical States (C)	Suite Core	- 70
Belled Jerobine	The barrier	-1
Vegeranese	Transport Committee	
betra month	Programme Contract	- 6
A	No has	
Lancación por	5,0 100	28
Personal Communication of the		
The state of the s	Contractor .	140
Spirit Marketine	Secretary Contract Co	14.
	Note Yorke	739
Yorks.		
No. Then paper.	This Employ Nation	-
Backersons .	Wilde mit verge.	
(Charleston berooks)	Domes No.	
Tomasa rustra		
charted attacks	State high harter	
Spinore and the second		
Physical Idea		
Common engineer		
THE RESERVE AND ADDRESS OF THE PARTY OF THE	President .	
Protective proteomics	See Self-Selfred	
mandata ngina	Non-Parish State Chap.	
	State Starry Str.	
	THE PERSON NAMED IN	
photographic columns	The Springer	- 4
	THE BUTE	
Company of the same	Charlet Fall	
Contract of the Contract of th	Contract Country and	
Phillips provide	Table Constitute	
Halland Street	Non-Carl Steel	
Pulling Street	CONTRACT STREET, CO.	- 4
Materia spanense:	Press Direct Cont State	. 3
Toption requisition		
Topics register.	Driving Aut	- 1
Martin particular	Kar Pat.	- 1
Compression and Compression of the Compression of t	President Control	- 4
Stronge private		
Torongo rigano.	767 (Lattered)	
Stronger regions	Programmer .	- 1
Teach time or to the control		
Market parties	See Se Section	-
The second second	Service State	
(Self-series)	Saled Shinkers	
	But Total	41

Wet Prairie - Wet Meadow Seed Mix D:

Science Sore	Common States	Calmin
Cover Cover		
Agricola el la presidi la	(March 1941)	
Depth color	Tiped Tree	- 2
DESCRIPTION OF THE PARTY OF THE	TOTAL CART PLAT	7.4
	Name	100
		410
Deligate Student and Studio		
The second secon	Secretary.	
Creciones.	company and an	
Service Committee Committe	Commercial Indian	(1)
General State	Committee Saint Section	10
State Supplier	And Assess Sales State	- 1
DOM admirals	Portered	
(Southern Augustation)	Strick Street Strick Street	- 5
A Front & Chr.	Diethor & Propri	
and the same of th	Temp Village	- 10
Street America	Track Controllers.	5.2
School Complete	Tarra-re-	6.
Section all records	TATALET	
STREET, STREET, STREET,	Street Schools	
	Secretar	
Yorks.		
Allowing the same of	STATE THE THREE	
solice runner	Saltra Aldurer	
Auto, recipi explicit	Ober Tripperti Appr	
Byte-E-Street	Parking the Horgan	
Auto-Printer	Discount Reports from	
Factor and the contract of the	Epimen broad	
PRODUCT AND PRODUCT	Statement .	
CONTRACTOR OF THE PARTY.	Triangle Party	
Control of the last of the las	Print Propries.	1
Arytina emiliar spiarar	Deer Grathale	
Salebrooking	Contact Notice Sold	
300st artists	Earlier .	
Service budge	The House	- 2
ALTERNATION AND ADDRESS OF THE PARTY OF THE	Distractional	- 9
	Suppl and	

Shallow Emergent Plug Mix E: To be planted below NWL E: 719, as specified on the plantage of the y

Ena	report Westland Place Mile	
Herein et three	Epiteministers	Street, Serie
Sergentinal reflector		
Charles and the	Currence West.	100
Total Street	Participating Surger	44
Committee of the Commit	Shar British	68
Home surgery	Charles have been	160
Titles seller cross	20 Anne Supuis	- 4
Designation of the latest of	Owner, San Steel	- 2
	Bullion .	INC
Fundage.		
ernine selector	South Fine	175
NO MARKET ATTACK	Mark Fregue	Mile
Prompter recover	Super-Citylands	- 40
Territoria magnitudo	JAMES STATE CONTRACT	36
I spring white	Turner Street	- 200
	Belling:	434
	Total Programme	4.60

Wet Meadow Plug Mix D: To be planted on the low stope, from Hosmal Water cine (NWU) EL 710 up to EL 711, and his specified on the plans, (IdShop.)

West	Seading Pitzy Mix					
Direct May	Committee Married	1.5	F-painter.			
Contract Con						
Contract of Sections	Port Sections		64			
Participation of Congression .	Prints total (grain)		- 43			
		Probleman .				
Fortgoo, Hulbary arm tissues						
	STORY PARTY					
OH 1000	Solida Helpe Commission Series					
Cett Street	SHEET WAS DRIVE		-			
Carlo reprincipal	For Lattice		_			
CORPUS NAMED	To large		-			
	275		-			
Clin p. of personal	The factors					
	CANCEL STREET		- 12			
	April Saul	London	- 44			
Freita			-			
Section review	Course Mid-said		-			
Company and the same	Charles Service					
or etgins time	dise Proping					
Parameter based on the same	Code Statement		- 0			
	-	72772	-			
		544				
			_			

PART 2 - NATURALIZED AREAS WEST SORIES

2.01 **EDHRAME FRUITSCTAM*

A 1-EDHRE GERTH FORMER FEIGHT JOHN JOHN GERT STAMM JEDER AND USE OF AND DER HER VERSICHE AUS DER HER VERSICHE FEIGHT JAHR DER HER VERSICHE FEIGHT JAHR DER HER VERSICHE FEIGHT JAHR DER VERSICHE

- 2.02 PLANTIPLUS INSTALLATION

 A. All arquets plants must be installed in the appropriate water depths in the hermone-
- nutricum profit.

 Si Excurly fishatifa analysishmans unasist air pendi plentary goders of Silva 7 yearts of used.

- 2.03 SEEDING MPLIMENTATION

 A Serving generator must clear when out involved it operacyfalls to the serving remainer.

 A Serving servina was a serving and anneal servina out of the serving servina out of the serving and serving a serving and serving anneal or the serving discharge shall fact to wread,

 C. All serving registeries elicitate transforms or eliferational units or elimitate to deliver the serving of the servina or experimental servina anneal or event of servina anneal anneal servina an
 - V.A. prepays registry is compliant, a talk prepayance the last processing construction of the state of the process of many also above the restrict example of the last plant.

244 ESTÉMA CONTROL BULLANT

A Sobre and with A Sobre Control Bulland Sobre (Sobre Control Bulland Sobre Sobre Control Bulland Sobre Sobre

- 4.55 Year Market Anticols for Decisional Information

 A. This Bearing impairs and to recording along the convention of the lower is, define for

 A. The training impairs and to recording along the convention of the lower is defined for

 year and the convention of t

- 2.6. LEAVER PROTECTION
 A DISTRICT CONTROL OF THE PROTECTION OF

- 2.27 INSECTIONS AND ACCIDITATION

 A. The design create Lau Dismost Mingrand allow insignation in the right to response of a what creat

 A. The design create Lau Dismost Mingrand and the following or compliant to with tropic contents

 but making comply state qualities allowed by other improved in the completion of

 B. White Laurithords Construct is in very material of the method and with completion of

 the Market Conference of the Construction of the method and and accordance of the conference of the Construction of the Market Conference of the Construction of the Market Conference of the Construction of Section (Insert Construction of Section Insert Construction Observation Inspects (Section Insert Construction Observation Insert (Section Insert Construction Insert Constructi

PART 3 - NATURALIZED AREAS MANAGEMENT

Management of the countries you a beautiff to be making up you will be considered. As No transfer of the property of the prope

- Add TRACK SEASON, Also, An information in manifest in the energies are set only the second tracking in a second s
- 3.02 SECOND SEASON is the empty of oursearcher plant species cannot the recent I grawley benders shall be conscribed by most rading and enlection terminate oppositions. Minority shall be conscribed too to four terms for a people of each (b) to epital by rading legislation (b) in the construction and construction.
- 3.03 THIRD THROUGH FIFTM \$ EASON Management of undescrible plant age, as during the Peru growing address Shaft on contrafeal by halled pulling and solviction horizone.

At the unraphison of this section is that full quiet as been referencing on fuel and badders who shared for shall be a debuted in the time of the properties of the shared of the properties of

The orbit has deal to expected on her available, with his assets related to the party was suity of groups a comment when the potentials, brings of the host state the party of groups account of the party of the control of the party of the control of the party of the

7.04 Little-TETM - As the related interce data, regions single-rested in a spoint shall be applicantly usual and reference data in according to the Care or disease? There exists in the disease of the care of



Land Planning Landscape Architecture Environmental Site Design

COLUMBIA PARK **TOWNES**

Naperville, Illinois

Native **Planting Specifications**

Pulte Homes 1900 E. Golf Road - Suite 300 Schaumburg, IL 60173



L.104

PART 1 - GENERAL SPECIFICATIONS

- 1.5) Edges per per de la proposition della pr
 - specialists.

 The landing transports the server's accommodate and balled ballet, Figure and, as proved appeals all in ordering.

 If the plantaheurs all basis where prevention and to be sent through the parties of a commodate continues the plantage of the

- Fig. CEMENT.

 A Project Total contempts Contempt and an interpretable on whiching any permits reported to the CEMENT.

 A Project Total contempts Contempt and the contempt and the contempt and the project to the contempt and the properties of the contempt and th

- AS <u>CALLETY RESURFANCE</u>

 A. All pointing architecture and contends not fill by cost have with the latest episor of Modestone Standards C

- 8 INSERTIONES
 3. Editablique of this de practiced plans of the attribute when scaling by evidence as entire just administration for Literature for the present of the proof of th

1.06 SUPERTIALS A. Schert the Mission of notice of basicalists of sequencial to be about the Supersist of Supersist of Supersist of Supersists of Supersists

- - In Proceedings (see Section of Proceedings of Section Section 1) and the Section Sec

THE CELVERY STRAFF AND LARGE MADE AND LARGE MADE. A DESCRIPTION OF THE ABOVE METERS OF THE ABOVE METERS OF THE STREET AND THE

- A situation of should self with an interest you was unknown side of plants create to high part left group of the control of t

2,01 MATERIALS

- The fair for the proof of the regular of justice and mind described hausel significant and organized from an assessment of the second modifies a control of the fair described organized from an assessment of the second modifies and the second proof of the second of the fair of the second organized organized or the second of the second organized from the second or the second or the second or the second or the second the second organized or the second or the

- Actioned. [1]

 [Fishers plant to Dee Hear points we made reduced assertion of merchines high Austrialists muscles have been required as soft and all edges.

 Fishers reported as soft and all edges.

 Fishers and antifestable description from the amount in the ground insides a commence specified for exception. If plante about a data and all edges for medicine for the segment of the way and sine beings feedback and given plant.
- The recognition of the later shall be interested by production in the product of the state of th
- to profit to them and residency ones of bigation.
 Single some and or the plane and the invention.
 Plane beaution and the graness, will be objected as or enable webbounded to the

graphs. However, and the control of the control of the property of the property of the control o normal injuries. (a) Herithian on propried offers of oil be confused up with to complified with

Prowing on hypothesis is come grown blank of anyoneed Karto Livy Zibegensk var after Italia nessa Li ong Bookly of the societ, Shot Ankhar been grown on soli Lydio's Lygand Yaddon soch as publica sol.

- The bird by 10 the users. Duri time are users yet proposed by the proposed by
- In generator Fadir, Uniques through the view based on whether in play of all form state.

 In generator Fadir, Uniques through the view based on whether in play of all form state.

 In case flower that is play the view of the view based on the play of all forms of a contract that is play of all forms of a flower than the prevent of the play of the view based in a prevent of the play of the view based in a prevent of the play of the view based in a prevent of the play of the view of the view based on the view of the vie

- 7.00 ACCEPTIONES.
 A. TOWN TO HAVING A STANDARD AND MARKET TO AN ACCEPTANCE OF THE AC
- Citide: 4 molt citi will refer scentile ha accordant miles, extrapa flució manyment ti —
- with this of anomalies and specials. One of this of with larger specialist, then a suffigurers, it was to make the contribution of the appropriate
- The state of the state of the state of the state of points is used in more income and possibilities between the state of t

- Ad Fortier 1

 There are the following to the following a money and to the following to the part of the following the following to the following the followin
- co Sia rendeming portudi composan or relition, than \$1% ungano vina making igastament sia makasu and trafficar
- as burner furthern oppositement acceptance of 811 ALFOCA 245700 of a color appropriate
- is in the first of the organization production of the CLC (EPCC) of the companion of interpretable contributions and the companion of the comp
- O Rivers Places and elements, models to be interesting with including a community of the co

PART IL HERBELLATION AND EXECUTION

- JAC WARRY TERM IN THE ARM A SAME A SAME AND THE ARM A SAME AND A S
- 1.42 IMPERATION

 A. D. Common from the particular of an exploring particular particular of the particular particular of the particular of
 - The detailed remove the first feet to be a server condent that all conserve are perfectly and the detailed on the condent of the detailed on the de
- Superman,

 Li di selet membra pi remined i sel applicatel si i se Nell mi, the Landauge my black if allowing per
 e supermed but can large processor that allowings, but in particularly processing pressure with allowing
 e supermed but can large processor that allowings, but in particularly processing pressure with allowing
 e...

- I dead motivate de response de la constante en la referencia de la response de la constante de la response de la constante de la response de la constante de la response de la response de la constante de la response del response de la response de
- If the distinct of buying a most aim profession syndrog shall be solven place or more. The displaced interest is solven place or more in the displaced interest in the control of the displaced interest interes

LIT BURNESH TALAMES

- AND INVENTATION

 The analysis of the property of the property of the end of the property of th

- I The state of the

- which involved frames, from all foreign and foreign and for administration of the back of the latest foreign and the second foreign and the latest and the second foreign and the second problem and the second foreign and the secon
- I there is a statement of the Processor was because and when a size accurate more if this perparties were.

 The statement of the statement of the statement of the price in this course yet on receiving
 the perpendicular of the statement of the statement of the statement of the statement
 the perpendicular of the statement of the statement of the statement
 and which have no depth of the statement of the statement to the statement
 of the statement of the statement of the statement of the statement
 of the statement of the statement of the statement of the statement
 of the statement of the statement of the statement of the statement
 of the statement of the statement of the statement of the statement
 of the statement of the statement of the statement of the statement of the statement
 of the statement of the statement of the statement of the statement of the statement
 of the statement of th

244 CARL OF CHETRIA TREES Called on Callettee Fairs.

Fairs on Callettee Fairs and Callettee Fairs (Callettee Fairs) and Callettee Fai

- 3.65 Their BLOGATION.
 3.10 Their BLOGATION.
 5. Provide put destination of inch artispheriol, so for the destination for destination.
 5. Provide put destination of inch distingtions are sproportify.
 6. Button for their services are their passes for service post of a resident post in use factory in the new solvier.
 7. Bestination for their services are their passes of provide put of their passes.
 7. Bestination plant relation respects alone for all proporting post content.
 8. New Services are their passes of their provide plant relation.
 8. New Services are their passes of their provide plant relation.
 8. New Services are their passes of their passes are their passes.
 9. New Services are their passes of their passes.
 9. New Services are their passes of their passes.
 9. New Services are their passes are their passes.
 9. New Services are their passes are their passes.
 9. New Services are their passes are their passes are their passes.
 9. New Services are their passes.
 9. New Se

3.06 TURY BASTALLATION

- Let an Carlo From Ander Casa with implicability forces. Bill make in invaring a leaf train. Do not receive from the Carlo From Ander Casa with invaring all managements and the Carlo From Ander Casa with the Casa

- Assistance of the control of the con

- A. Pattion specified (processing size of the fault along and who make procedured 10 cm; part four immediates on the procedured procedure of the procedured procedure
- to Conference of the Conferenc

unite and market of pieces, starting or he registery if filetims upon successive error in preference projections in Ming from the Lotte agent Artifact.

- Abstract and incoming performance programs in Microbia and including a Ambient of the disclosures of programs and principles and orders in entering reservable in the following persons are specified to the control planes, assembly planes are set of all and control and disclosure and programs of a plane and the control planes are set of the control and are set of a plane and programs of planes are programs and the control and are programs and a plane and programs of the disclosure planes are set of the control and are assembly as and programs of the disclosure planes are also as the control and are assembly programs and programs of the disclosure and are also as a set of the control and are also as a force of the control planes and the control and are also as a control and are also as a force of the control planes are also as a plane and a plane and a control and are also as a control planes are also as a plane and are also as a control and are also as a control planes are also as a plane and are also as a plane and a control are also as a discourage of the control planes are also as a plane and a plane and

344 CLEARING.
A first to Decically distinct of the project and Anife principles of the next and user completes of early northern the act terminal through the calculation of the next and customers. The complete of the production is active on the confidence of the complete of the next and confidence of the confidence of the complete of the next and confidence of the complete of the next and confidence of the complete of the complete

(a) report theirs.

It is not to income a proper or appropriate for a proper contact and proper and proper and property of the contact and property of the contact and property of the contact and the contact

- defendance large seen symboles.

 Like the property of the prop

WANT & THERMATT AND ACCEPTANCE

- 40) CHARLES ACCIPIANTS

 VINE TO THE STATE OF Control of Comment is a superior and analysis are a comparing to the second of the sec

- The second of the control of the con

- uniform derivation:

 1. The Land Application and the process is employered variety for all feet instead and also justicated at the control process and process is employed by a manifest process. The Land Application and will be processed by the control process of the process o

- En doziona.

 The Lambdourie champion much make of Lambdourie might of Distription in the part of previous flowing on the part of the county for a county of the county of
- Sections in entire. In the control of the control o
- The second transition of the control of the control

- At Popular Acceptance
 At Popular of all work and be leafly by Tiers (note age. Authorid at the sect of the warranty periods upon

- Section 2015 April 201

SIGNATURE DESIGN GROUP

Land Planning Landscape Architecture Environmental Site Design

Common State State (Married State of Common State Stat

COLUMBIA PARK TOWNES

Naperville, Illinois

General Landscape **Specifications**

Pulte Homes 1900 E. Golf Road - Suite 300 Schaumburg, IL 60173

north:		RON	_
Λ	4	1	
	1	4	-
revisions.	Aisne	201) Per (8) Person (2017-10)	
original est		5 May 201	7
		Winnish No.	-
		checker by	
		project no. 2604	10
		aboet na.	•••

L.105



Land Planning Landscape Architecture Environmental Site Design

No. and the second seco

arrives.

COLUMBIA PARK TOWNES

Naperville, Illinois

sheet deposition

Construction Details

Pulte Homes 1900 E. Golf Road - Suite 300 Schaumburg, IL 60173



throat by

project no. 26040

L.106

Columbia Park

TOWARE

Common transpared, to the transpared transpared to the contract of the transpared transpared to the contract of the transpared transpared to the contract of the contra

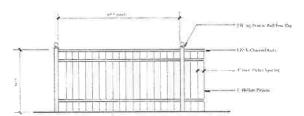
Entrance Sign Columns -

Α

В

2 Total (1 at each Entrance)

Scale: 1" = 1' 0"

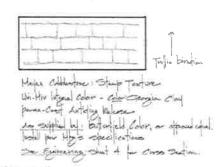


NOTES

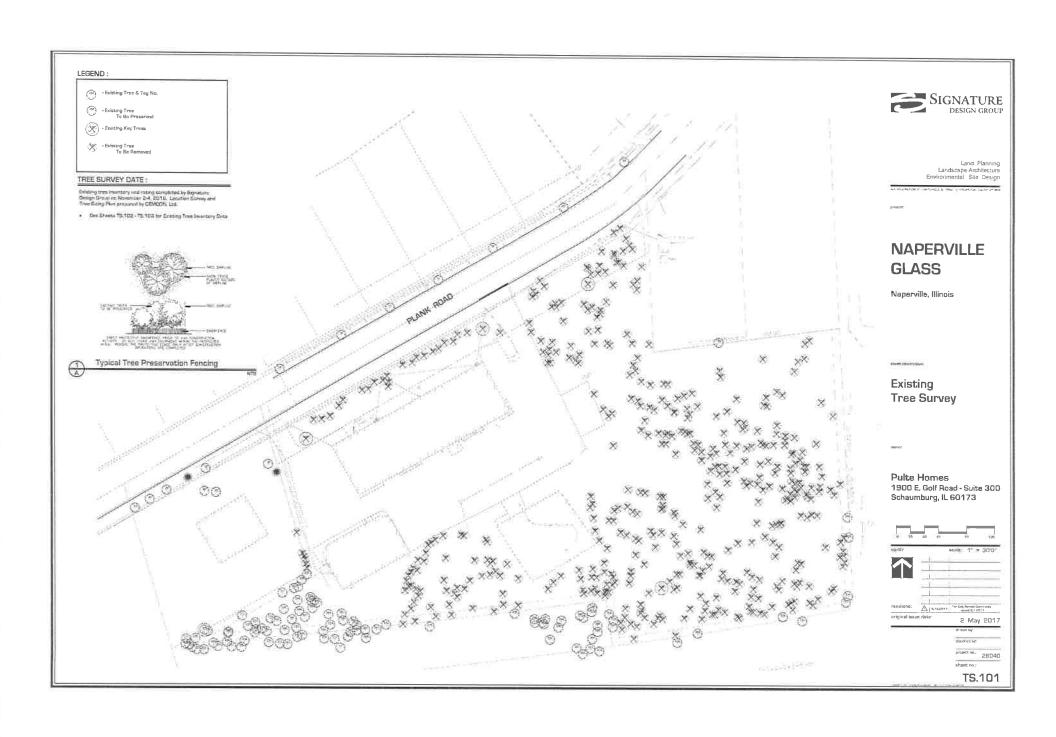
1. Sharest shop drawings for all metallations
2. Height and panel with may vary
3. Color: black

Typical Aluminum Fence Detail - Plank Road

N.T.S.



Stamped Concrete Pavement - Pattern



Tex 4	Common Some	Butanta frame	T THE	Parameter .	[Germann]	AND T	-15	Tree of heaven	A STATE OF THE PARTY OF	-	week to have							
	O SAME HIGHER		1		Series and	578	161	Time of Regulati	Algebras photosa Free mas Percepulation	12	1100			Adj.	Buckmanne Reckmanne	Manney Manney		0.534
391	Charge etm	stimus peruriane	.M.	3 fall		*	127 327	American sim		43	3140		-	443	Sustained	Manage	+	11/4
203	Ornana stre	Ulmus parurinte Ulmus parurinte	- 40	1 fan		-	124	Parancas sim	Linear emergence	41	I far			449	Backstrama	PRATONS .	- 5	211
204		Use parettella	18	2 mm 2 mm 2 fp.s		R	125	Bushiborne 1	Ulmus emercipha Oliginists	7	1100				Estates Bucketsunu	Column Bitaritana	-:-	2.50
20%	Changes eine Changes eine	Ulmus paredula	- 4	2 (1.0			127	American simi	Minus americana		2 194		- 1	441	Building	Minterna Min		125
201	Buckflipma	Attentionals	1	3 feet		1	129	American sim.	Marie americana Marie alba		2540		-1-	- 0.014	American por	Married with a	*	25
209 200	Superhorse Superhorse	Majorous Majorous	4	3 fp-r			129	American erm	Ulmus amenigans Ulmus amenigans		1.740			490 411 412	Chinesis etm	Maria emerciana	1	4 1-
2111	Of course sizes	Limis parenting	40	3 fee	_	1	13G 131	American eller	Ulmus americana Ulmus americana	11	2140	Mile		411	Chinasis etm American eim	Liferials more distant	1.0	120
211	Caterina	Estables	34	2123		4	133	Andherry	Monutaba	8	3 fair			451	Ornerigan pine	(dimen emercane	-	177
212	Sent Charry	Protect torrect to	- 11	31mm 21mm	_		477	Charge year	Within participate		P Distor.			454		for reporting	- 4	
213	Miles whenly	Program recording		Afre			194	Management arms	Appropriate Approp	- 5	Atar		_A	495 454 457 458	Witters.	Singletis Silmus americana	.87	2 to
213	posts with a	Pruntes serolina	21	A feet 3 faid		2		Christia son	Stiller Barnetille	11	2 pear			457	Elithera ster.	LIDRAY SANAMINA	10.	110
717	Res (DD)	Product serolina	- 13	T moon	-	-	137	American Him	Uletus americans	-1-	F Section			eta ere	Designation	Alleminus attickima		2.74
. E3H:		Transmit Parentshapping	4	Zeam		4.	1.00	Omera sim Omera stri	Nemus parentales	-	£ pour		-1-1	86-5	Drinned etm.	Ummin perveloka	10	1 to
291	Stice otenics	Printed certifies		2100	1/1	1	341		Simula provincia Elimpia attornama		-		-	+411	Children etc.	Literas paratista	- 1	
221	Black streets	Francis Sentisticana Francis Sections	3	3 fee	-	1		AMERICAN COM.	Effect amenges		2 tax			1,000	Catalina	Listation	19	111
222	Black Hearts	Francis sections	7	2 fee		3	343		Salances August Flating		2347				Violitate	Marin alla	-	114
224	Backsheene	filta-nee	3	à fair à fair		1	366 366	Chinese elan	America Manua paraitate		f no-		0	403	Company of the Paris	Unitys emericana	.18	7 041
22%	Ahilberry	Manual securities Manual securities	10	2 fax	_	1	206		Librarya proprietative	18	1111	Ms		408	Interveniens	Uttryn gumla		134
129			- 5	3 fee		2	341	Mucertainer	Rhamnus	- 5	8 tare	-		#6.T #6.0	Diferent ele- hiberiali ele-	United States of	-	214
221	Christia ein: Black cherry Bask eider	Product services	34	\$160		1	345 346 146	Multierry	Maranalba		1 000		h	468		Ulmus diamete Wholes diamete		179
123	Bed sides	Aper wegunds	12	2 noor			814	Buckflourne	Morus alba	H-	100	161 564	1	470	Unersan erim	Within Furnity		4.5
230	- Houthests	School of the contract of the	14	3 lair		3	151	Mulberry	Morus alba	- 5	2 pour	504	- 5	472	Siberian elec	Alberta estenda	- 4	3-ta
111	Sustitions Sustitions	Bhartines Bhartines	3	3144		3	322			- 1	2 to	17.	3	473 474	SiSwittn wire.	Literary pursula	10	116
433	Switcherre	Alternities	4	3 fac		-	214	Catalpa	Mores atta	- 1	2.79-1	Mh	- 5	475	Siderian eine Physiae	County Disease	.76	330
831	Not better on	Assembles	- 9	7.500		\$	254 255 256 167	Sel./Sherry	Myrug altua		I fair		3	475	Silverian abov	Propoles Uterius (exemple	1	3 00
133	Duckehouse	an armon	. 5	7.5mm 1310 1314		1	314	Nockithinne Chinese eith	Myring attual attuations		2 50ar	464	3	475	Arrienties stee		2	3 per
133	Catalysa Mackinerry	Catalina Cattle mendantistis		2 fee		1	167	Charge #101		-	2 police		- 3	479	lifurtan em.	Ultimo pumpa		17
238	Nathingme	#Ministration 1	3	Blav		1	858	Budryner'w Outerer som	Uman parettita	- 4	2 fair 1 144			479	Silverson even Silverson even	United States	11	1 42
240	Ash	Practice Petitischeiten	14.	£1000		3	367	Chinges elm.			2 5000		, n	ART	1. American siles	Liberton processories		2.19
248	August State of the Augus	# Nutritive	16	N Year	401	3	342	Chinese still	Girlio parelleta Uleras parelleta		2 non-			487	Minerian plan	Cheur dumilia		3.15
1143	Side theory	Property and the	19	# fee		1	361	Chimesia simi		-	Tann			401	Mineran etc.	Charles promite Charles promite		1.50
244		Francis		Mar		1.	364	Differential Distance of the Owners when	Officer percenting	Y.	J pose			105 100 101	American stor.	CONTRACTOR STREET	1.	3.14
245	Suckritures Block charge Suckriterine	Promote Secretary	7	Stee	Mr.	A	365	Distanta etw.	Meter autolista		3100				American street	Ulmus americanos	7	. B. 1 p
246	Suckeyeyer		10	- I think	501		397	Chinese with	Metric personal		144			4300	Siferran elm.	Ulmus pumila		1.5
240		Menusation	10	A fact			967 968	Chinese elm	Library supported		2 1410		- 1	489		Littley pumils	1	0.14
541	Authorne Pathinome	Attament Printingsome	13	2 (some		1	9079		Street americans	34	1567			190	American aim	Ulmus americana	7	2.te
450	Sockthorne	Reamnus	76	2 fee	Ses.	-	171	Mallerny Mniberry	Manus ama Moros atta	- 6	1 feet		-	492	Siderian plea.	Chrys dumie	- 60	111
251	Wallerty	West of Sept.				*	172		Afrenia alba	37	7,000	My		491	- Armanican with	Library americana.		1 712
253	Machinerine singeports	Aferral ette	3	31411 31411			373	Bookthorne Buckthornel	Rivery-hart		2.5507	160 150 251		494	Bills ether	After meganital		8 14
254	Butteforme	All printed	3	2 1000		-		bituffuerry.	Morus alba	-	J. teles	104	-1-1	493	Children with	English satisfield		215
.255	Multierry	Manus after		tter		8	17%	Contrat vitte	Ulmus pareifiel a	3/2	f your	124		450	Black cheers bus states	Prunus versona Acer regulate	1.6	i de
2% (3)	Rathmonie Rathmonie	#14/17/00 #14/17/00	- 1	7 noor		3	829	Buckflotte	Stamous		Kitas		-1-1	4100	Multivery	stillus after	-	7 pm
254	Builthorns	#Bartrus	4	£2001		1	107%		Mirror americans	-5	7.540			300	Wathuit	Afterion after Juggiann	18	2 16
239	Bits elder	Appr magament	12	I noor		A	3.811	Arrentien erm Onnere eim	Affering discussions	6.	3.5ac		-	9411	Manual Name and	Pharonic		2.20
201	TOLKHING TO	Minne Albe		I fare		1	401	Minch Herman	British grandpature		1 fee			703 703 503	Backettena.	President Security Security	4	9.700
Zhi Zhi	Ehitesa son	Thammus latmus pararfetia	PT.	1140	. Mrs		363	Black National Communication	Afficiacy promotions as he Officery part of table	100	1140			503	Heckmone	40 amount	39.	1.3/
254		Caftic occupantation		2140		1	365	Millarite Hetracht	Applicate personal person of	- 6	1100			305	Chargest after	sthrom paradona	4	. £ 1 p
264 285	Park/marrie Moderne	Pfurmus	1	2142			240 366	Stick lines Chicago stm.	Robins pseudoarana	11	2444			104	Chimeter early	Trimus perunatia		974
256		Witness of the	-	2 fp.s		-	247	Multiperry	Morus alba	12	2 date	Ms		101	Charles etc.	Ulmur americana	-1-	7.00
20	Norme Substance	Presi nurgem Momento	4	2150			No.	Affairerry American elm Catalina	Ulmsis americana	6	B fate 1 Tere			109 109 510	Chinese etc.	Ultras derofishe pitting materials	13	A te
269 269	Springe	Programma Programma	4	Ates		. N	389	Catalage	Catalna	10	3.54.1 3.54.1	Ma			Eliment sim		12	314
270	Soruce	Para purgers		Tier		2	234	American sim	Ulmus americana	-1-	2 1411			512	Ebinese esm	Auto-meunds street au officie	16	214
273	morwyrutkia	Lonicera	- 6	2 200=	Ms	+_1	352	Charlese also	Mirror periotelia Appetita esperante e	23	3 noor	Mh.			Chinese ele	Mittees marketuka	1.0	2.5%
	Spring	Pres pungens	3.	3.150			35.0	Each laurer	Apprilia provincia provincia	24	244	Mo		514		Ulerus parameta.	. 6.	S.ta
27A 274	Buskthorns	Marrier with a Marrier with a		Z poor	-		194	Addition to the	Union attention	16	E this	-		1714	American etc.	Ulmus americana		114
125	Total Street and	Meron alta	12	1 (400	201 201	* 1	296	April	Francisco Patrocchestra	4	2 2007			317	Chinasa elm Mullierre	"John art manufolise"	12	3 19
175 176 171	Estates Multiserry	Cattles Manus office	12	3100	Bris	* 1	297	Charge still	Francis Perceptunts Ultrus saturbitis	414	3144		N	334	Multivery	Mirror who	4	346
214	Makeney	Manya etta	10	4144		1	300	American etc.	Ulmus americans	-	2197		-7-1	137	Multiprity	Marries affice	-	+500
291	Olitera etm	Liferror purchase	54	# 100 # fee	N/s		See Alfri	American pint History	Carrie	31	2144		*	141	Dissess etc.	TOTAL EXPOSITION		2.00
261	Signature -	Ahamnus	4	I fee		- 1	HO1.	WANGE	Higherts Higherts	329	2 ther			7.11	Acceptance of the	Utmat amentaria	13.	7.50
212	Advertised alm	Manus alba Manus amenicana	- 8			h-1	#03 #03	Watnut Chinasa atte		10	A great	15/15	-1-	124	Multipres	Marrier agradienta	- 1	112
241	Multipres .	STREAM TO A	6	Ties Ties		N	404	Petrer	Proteins Simus atternanta	-46	0 Tair 0 Ten	Mile		9.2%	American with	Library sensolessa		174
194 795	Multiprey	Marya etta Marya etta	16	3140	Tobs .	-1	Acte	Power American sim American sim	Simus americana	W.	Stee		*	147	Circulate.	Catalon		1.15
294	Statement	Married william	7	3 fee		-	40k	Control to the	Minus americane		177		-1-	5.09	Chinasa ster	Limites trimus percentes	100	315
297	Sumer	Bhat		2 fee			artes Acts	12-11-11-11-1		7.				122	Children eye.	Himse parefreta Auer sassinaren		416
241	Tuerner Namer	Ethan Ethan	- 4	2 fee		_0	4000 9301	American sim	Olman americana Promier	14	1.7acr		4	1.43	Ederga sim		31	114
200	Named	Mough	-	2150		_1	411	Pomber	Promise and	T.	AYOR	. 100	0-	9.82	Siberian erm	Ulmor pumda Ulmor pumda	311	# 10
291	Sprint. Materity	Mirror allog .	3	Steer Steer Steer		-	.414	190010011						5.67	SPROCIAN MM.	9/10/10/10/10/10/10/10 PM	4	3 po
294	Chinese Alm.	Umu garviyes		2140		*	414 411 414	Chinese som	Ulmus paratolis	4	9140			5,64	Subertan eim	Pyrotta pyrodostacia	- 4	9.12
254	American kim	Limus americana Limus americana	. 21	3 fee	-	-1-	744	Element with	Million Maryllena Regular preventos acia	12	3 1349		-	5,64 5,95 2,86 3,27	Mark torser	Bothma preudoscenia	-	110
271	Mutantia	Marin o artisa		2100			470	American see	Chercy ammiring		1100		-1	2.87	(Character etc.)	Minney restwifed a	31	3.54
396. 297	American still Aluminy	Mary strengers Marys afte	19	3.00			417 418	Owner em	Ulmos parvitolia	1	2400			9.16 \100 3.60	American emi	Alternational Charles	21	110
The .			- 0	2 year		-	41%	Americal etc.	Ulmus amoracana	-	Atte-		-	240	CHILLAND WATER	Literal parumena		814
Len	Stutte-try	Mersi allia	- 4	3 fp.r			(30	Braze settler	Rubina pseudoacana	1.	#.fqh		4	543	No/hittis	Marian attra		116
Voc.	State change	Francis securities		1 dead			4/1	Water Strate	Weberns Beeuffnutatio	- 1	E late			542	Hartbarra	Company templa	. A.	
181	Multierty Ovinessem	Mentanatura Mentanaturakan	100	2 mgo+ 3 fau			433	Charge etc.	Sittle Exhibits		8140			247	District of the Control of the Contr	Crimes per eriona Um su per eriona	13	114
961 913		Uma paradala	13	2100		1	424	346	Franklinis Permishable		# debit	-	-	349		Without americans	14	211
8134	Chinese effer Chinese effer	Umin periotale Umin periotale		1500			425 436	Anneas ein	Umas president		2 far		3	3/9	Box elder Black sheety	Ace irrepation		
105 106 917	Character of tel		12	8.540				Scienzari etm.	Ulma (pinnin)	3	2 norm			3/9 347 548	Middlesey Middlesey	Primus lumbins Street effec	1.2	114
907	Stuberry	Francis Permisylvania	. H				724	Sherian st-c	Ultract particle	-	2 lan			540	Multiprove	Afternation of the	10	2.54
3134	Selver in party	Acer sacabacenum	1.2	A feet	100	* ·	429			-				63/6 451	Multerry	Montage affice	-1-	2.6
3/7v	Bala widor	their temperature	1.8	A 640	- 1			American erro	Witter emergene	7	1 Sec.		4	551	Mulherry	Schoolse, within	12	5.60
930	Chinese year Studyoning	Mirror conductor	35	A fall	A.L.		441	Otherwan eith Chinana eith	Saturation in the company	. 8	2 page		-4	10.4	Racy contain Maried acres	Ader megundo	14	790
101	(Note that the past mayor	Ulmus anemicano	. 4	11er	Ms.		4.64	Chinese som	Diffus manufacta	15	2 mor		-:-	504 554	histogray	Colos sententales Attendados	11	110
313	Selverti pro elim	Triangle of the state of the	14	Alex	Ms	1	434	Chatterie gim.	Umus parvifolia	P	2 pnor 1 fax 3 fax			935	Betterniam atom Multipress	Ulmus americana	- 6	3.54
714	Carregia	Catulys		3 fp4		8	435	Modern	Morys alba	7	State			955 154 157	Multipris	Mayorasi office	71	314
771 106 237	Profes Students	Protection Affection william	- 74	1 fee		-1	430	American sim.	Militar attraversaria	13	4 good 3 fair			100	Chinang alm	Catalyse Minist personal	11	1 for
337	Program	Chichard III	- 11	Z pno			A56			_	To Section 1		- 1	104	feet had	Centra simuadensia	+	114
818		Property	446	1.000*		*	639	Action (Part and)	Umus profitte		1.100				Salamir Wiggeld.	Ander Lacether Imper		in the



Land Planning Landscape Architecture Environmental Site Design

proper

SED SHIP-LE SEN

600 Best hours

601 Mel Miller

602 Mel Miller

603 Mel Miller

604 Mel Miller

605 Mel Miller

606 Mel Miller

607 Mel Miller

608 Mel Miller

609 Mel Miller

600 Mel Miller

601 Mere

602 Mere

603 Mere

604 Mere

605 Mere

607 Mere

608 Mere

609 Mere

609 Mere

609 Mere

600 Mer

atmin memia 35 3.5as

Andreamine Distinguishers & State Mo.

NAPERVILLE GLASS

Naperville, Illinois

Mark decorate

Existing Tree Inventory

1000

Pulte Homes 1900 E. Golf Road - Suite 300 Schaumburg, IL 60173



TS.102

TREE INVENTORY DATA:

	Server	Fried Rumanina	. F	2.567		- 5
684 684	Sanate Saniger	Pices oungers	10	3 5414	364	-:
645	Suruse	Place districted	- 5		-475	- 2
344	Salvate	Proce punga-	38:	2 soor 374×		
987	Springer	Pries purgets	- 8	J bane		-1
485		Pice pungers Pice pungers Pice pungers	12	3 have	344	-1
2073	Subper .	Distinguish and an interest	16	3.5417	541	
631	Approximation	Brief tigre	. 111	2 Aurille 1 Z pont		
+41	Spruce	Picea pungens	15	Line		
477	381.00	Print Automia	18	2140	_	-
1019	Automati pre-	Patus trans	1.8	James	_	-
9476	Setune	Print horses	18	3.740		-
40%	Setute Setute	Print burgets	131	3740		
447	Print Marin point	Pass burgets Prise rigin	19	Agence		
+04	Sature	Print Hangers	30	a fair		
1111	American size	Salaring Street County	811	1 fee		
700	Warryt	Tograme:		9544		
393	Smergan sim	Ulmes empresana	480	Ates	Mis	
175	Siberian etm	Oftnus pumils		7 fair		
793 794	Schenus ein	Dinux pumis	6	1 fair		
705	SORTHWISE.	show marris	n.	1 (8.0	_	- 1
20%	Barrie	fee an	16			
107	Siperian elm	ulmus pumila	-	S fair		-1
9190	American elm	Ulmus a norscana	5	Afan		- 2
700	334143.000	(Smin public	-	3.540		
718 717 714						- 8
:217	Scientism with	Littrura purtura	10	3.540		
711	Faptor			3.740		
73.8	Sheres stre.	State in the state of the state	42.	T fair		
714	Bux enter Walnut	Acer negundu	4	3 fair	TYLL	
718	Buckthorne		- B	A fave	8,65	8.
10	Mulberry	Rhamnus Mortus alba	7	2 Gener	tore.	
	Burkthorne	Rhamnus III	- 7	2 poor		
710	Ash	Frezinas Pennselvan z	10	2 maar		-
126	Bucklissme	dispress?	- 7	2 anner		-
721	Matherry	Montal affile	26	3/00	Ms	-
233	Mulberry	Morus alba Morus alba	1.2) (arr		
121	Mulberry	Morus alba	18	3 fair	944	
124	Setrenan elm	Ulmus gumila	16.	2 fair		
775	Sherien em	Whos pumbs	- 4:	2 64.0		
725	Sittemen stim	Little Burney	4	3 fee		
728	Siderian prim	tilitpio piamila		2100	-	. 1
727	Silventan even. Buckthorne	COTTON MINTER	4	Atar		- 8
.F3e.	Subhittorne	Elizations Repairings Repairings	- 1	Stair		-
201	American elm	Ulmus americana	6	7747	-	-
770	Atutorry	Mariet atta	1	3 fau		-
744	Therian eye	Officer Ministry		Ster		
134 134	Supervision with	Littles Humble	1	title		
734	Silenton site. Fileder	United Hydrold United Hydrold Fillander	- 6	3 Year		
The	Flagrer	PROHIBIT	.12	dition		
797			- 2	8100		
738	American enti-	Complementaries		1740		
757	Photo:	Pringle	160	3 Feil		
741	Special size	Marie pumie	12	3 74/1	_	-
747	Milherry	Menus pilia	- 2	S Sain		
782	Catalas	Cataline		2549	-	- 2
764	Siberian eim	Ulmus pomila	6	3 feet		
285		Ulmus pumila :	- 4 -	3.fasc	1000	- 10
746	Artement Fin	STORES In Trearing areas.	15	3 tale 6.741r	Prin.	
347	SIGNE ATT 45m	"Silmon mymele	1.6	£741r	tefri.	
74%	- But Ellistense			2 anns		
	Attended for	Mary americana Mart Hypothelia	- 4	7 neutr		
149		Mart Hygy-Philis	8.	1 Jinmon		
ne	Bill withink					
750	Schedule allen	Izlmus pumita	21	1545	Mil	
750	Schedule allen	Francisco Personalità	- 3	1 tak	ML	- 1
750 751 751	Schervan Alm Auto	Francisco Personalità	3	3.740	Mr.	1
PAI PAI PAI	Sciences elm Selectes elm Bull streets Wast cheers	Francisco Personalità	3 2 6	3340 3340	O.	- 1
750 751 751 754 754 756	Sciences elm Selectes elm Bull streets Wast cheers	Direct pumils Francis Petropolitis Francis petropolitis Francis petropolitis Administration	3	3.740	Us.	1
751 751 754 754 754	Scherran alm	Ulmus pumils Fightus area Fi	3 2 6	S Sans S Sans S Sans S Sans S Sans	Mi.	1
76 73 74 74 75 76 76	Signame always Signame always Signame always Chisene always	Ulmus pumils Fightus area Fi	3 2 6	S San S San S San S San S San S San		
750 751 751 754 754 756	Signature of the control of the cont	Ulmus pumils Finance Committee Finance Finance Committee Finance Finance Finance Committee Finance F	5 5 9	J police 1 half 2 feet 3 feet 3 feet 3 feet 4 feet 2 feet 3 feet 3 feet		A A A
750 751 751 754 754 756 756 757 756 757 756	Signame al W	Ulmus pumils Harris Services Bruttes artis Street Services Rhemous	3 2 6	S San S San S San S San S San S San		
76 73 75 75 75 75 75 75 75 75 75 75	Signature of the control of the cont	Ulmus pumils Finance Committee Finance Finance Committee Finance Finance Finance Committee Finance F	5 5 9	J police 1 half 2 feet 3 feet 3 feet 3 feet 4 feet 2 feet 3 feet 3 feet		A A A A A A A A A A A A A A A A A A A
760 751 761 764 764 764 764 764 764 764 764 764 764	Silversan elm Silversan elm Silversan elm Silversan elm Silversan elm Silversan elm Mulberry Chiesta elm Silversan	Ulmus pumils Flatter free ments Fulfic territis Netter service Refer territis Netter service Rhamous Monos alta Ulmus paradicis Refer paradicis Refer paradicis	5 5 9	J polys 1 hair 2 hair 2 hair 3 hair 3 hair 3 hair 3 hair 3 hair 3 hair		A A A A A A A A A A A A A A A A A A A
76 73 75 75 75 75 75 75 75 75 75 75	Silversan elm Silversan elm Silversan elm Silversan elm Silversan elm Silversan elm Mulberry Chiesta elm Silversan	Ulmus pumils Francis Francis Francis Grandis Francis Grandis Francis	3 2 4 5 9 9 9 111	Judy		A A A A A A A A A A A A A A A A A A A
750 751 751 754 754 754 754 755 756 757 758 758 758 758 758 758 758 758 758	But what Substantial Substanti	Ullmus pumils Frantis Fermonantis Bushes artes Frantis artes Frantis artes Moreon alles Moreon a	3 2 6 3 7 2 8 7 111	Joseph Share Sha Share Share Share Share Share Share Share Share Share Share Share Share Share Sha Share Share Sha Sha Sha Sha Sha Sha Sha Sha Sha Sha	W.	1
750 751 753 754 754 754 754 757 756 757 757 757 757 757 757 755	Silerian alm Silerian alm Silerian alm Silerian	Ullmus pumils Frantis Fermonantis Bushes artes Frantis artes Frantis artes Moreon alles Moreon a	5 2 6 5 9 9 8 7 18	Joseph Shair		A A A A A A A A A A A A A A A A A A A
750 751 753 754 754 754 754 757 756 757 757 757 757 757 757 755	Silerian alm Silerian alm Silerian Silerian Silerian Silerian Silerian Mulberry Mulberry Mulberry Mulberry Mulberry Mulberry Mulberry Mulberry Mulberry Mulberry Mulberry Mulberry Mulberry Mulberry Mulberry Mulberry Mulberry	Ulmos pumola Flavora Francopanità Flavora Francopanità Flavora Francopanità Marina della Printiti cercima Printiti cercima Printiti cercima Printiti cercima	3 2 5 9 9 1111	I Debug I Della I Della I Della I Silan I S	W.	A A A A A A A A A A A A A A A A A A A
750 751 753 754 754 754 754 727 756 757 757 755 755 755 755	Silerian alm Silerian alm Silerian Silerian Silerian Silerian Silerian Mulberry Mulb	Uleman painwala Filaretta Perinampalatita Fi	5 2 6 5 9 9 8 7 18	1 2000 1 2 2 2 2 2 2 2 2 2	W.	A A A A A A A A A A A A A A A A A A A
750 751 753 754 754 754 754 727 756 757 757 755 755 755 755	Multi-serial Multi	Uleman painwala Filaretta Perinampalatita Fi	3 2 8 5 9 9 9 1111	1 2000 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	W.	# # # # # # # # # # # # # # # # # # #
750 751 751 754 756 756 756 757 757 757 757 757 755 755	Sucran alm Asserting the sucran alm Busking the sucran alm Busking the sucran alm Mulberry Busking the sucran alm Mulberry Black one the Busking the sucran alm Buski	Uleman painwala Fileratus Primeripalitis Lidenas paraprileria Lidenas paraprileria Resistan primeripalitis Fileratus Prim	3 2 4 5 9 9 9 8 8 7 8 8 10 5 5 7 7 8 10 5 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	1 2000 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	W.	
756 751 753 754 754 754 754 754 754 754 754 754 754	Multi-serial Multi	Ulmon purmin Flaggrass Promopositis Prograss Promopositis Prograss Promopositis Programs of Promopositis Melinia africa Melinia Promitis Melinia Promitis Melinia Promitis Melinia Mel	5 5 9 9 9 1111 121 33 10 5	1 2000 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	W.	
750 751 751 754 756 756 756 756 757 756 757 756 757 756 757 755 756 757 757	Bild, within and an artist and an artist and an artist and artist artist and artist art	Ulman pumpla Flexing Processing State of the	5 9 9 9 9 10 7 10 5 7 10 5 7 10 5 7 10 5 7 10 7 7 10 7 7 7 7 7 7 7 7 7 7 7 7 7 7	Joseph S. A. S.	W.	
756 751 753 754 754 754 754 757 756 757 756 757 756 757 756 757 756 757 756 757 756 757 756 757 756 757 757	Buck cherry Buck chery Buck cherry Buck chery Buck c	Ulman pumpla Flexing Processing State of the	3 2 4 5 9 9 9 8 8 7 8 8 10 5 5 7 7 8 10 5 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	J. Output J. Add J. S. Bare J. Pale J. S. Bare J. S. Ba	W.	
750 751 751 754 756 756 756 757 756 757 756 757 756 757 756 757 756 757 756 757 756 757 757	Buck stone Buck s	Disco, purcha This way for the property of the This way for the Marine and	3 9 9 9 4 7 111 2 3 3 10 5 7 7 7 7 7 7	3 colors 5 c	W.	
750 753 753 763 764 754 754 754 754 755 766 767 766 767 766 767 766 767 775 775	Sucreas alm Sucreas alm But a Seem But a Seem But a Seem Mulberry But a Seem But	Oleon, purcha Francis Personal Persona	3 9 9 9 9 111 112 125 130 15 7 7 7 7 7	J. codes J. Add J. Salar J. Palar J. Palar J. Salar J. Salar	Ada Ada	
750 753 753 763 764 754 754 754 754 755 766 767 766 767 766 767 766 767 775 775	Sucreas alm Sucreas alm But a Seem But a Seem But a Seem Mulberry But a Seem But	Obnov purch. Francos Perminente Company of the Perminente Company of the Perminent Company of the Perminente Company of the P	3 5 6 5 9 9 8 8 7 811 10 5 5 7 7 10 5 7 7 10 10 10 10 10 10 10 10 10 10	3 odds 3	W.	
750 751 751 751 751 751 751 751 751 751 751	Buck stone Buck s	Obsess paintife. Obsess paint	3 2 5 5 9 9 9 111 121 123 133 10 5 8 7 111 12 13 15 16 17 17 18 18 18 18 18 18 18 18 18 18	J codes J c	Ada Ada	
750 751 751 751 752 753	But was a service of the service of	Olimon, plannish District programs of the Bristian services Bristian services Bristian services Bristian services Melinia side Pipali side Pipali side Melinia side Pipali side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side	3 2 3 5 9 9 8 8 7 111 10 5 8 2 33 10 5 8 7 7 111 10 10 10 10 10 10 10 10 1	Joseph 13-141 32-24 33-2	Ada Ada	
750 751 751 751 754 756 756 757 756 757 756 756 757 756 757 757	Sucreas alm Sucreas alm But a Seem But a Seem But a Seem Mulberry But a Seem But	Olimon, plannish District programs of the Bristian services Bristian services Bristian services Bristian services Melinia side Pipali side Pipali side Melinia side Pipali side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side Melinia side	3 2 3 5 9 9 9 111 122 133 100 5 8 7 7 2 2 3 3 111 111 112 123 134 141 141 141 141 141 141 141 141 14	Jacobs 3 July 3 July 3 July 3 July 3 July 4 July 5 Dar 5 July 6 J	Ada Ada	
760 751 751 751 751 751 751 751 751 751 751	Bus without the Common and Common	Obsess parallel Obsess	5 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	Jacobs 3 July 3 July 3 July 3 July 3 July 4 July 5 Dar 5 July 6 J	Ada Ada	
700 701 701 701 701 701 701 701 701 701	Bus without Superior Management Superior Management Superior Management Management Management Management Superior Management S	Obnos pumbs Francisco Remonstration Millione assertiable Ultimo assertiable Ultimo assertiable Ultimo assertiable Ultimo assertiable Francisco Remonstration Franci	5 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	Joseph St. 18 June 19	Ada - Sens	
700 751 751 751 751 751 751 751 751 751 751	Bus without Street Stre	Olimon, Spacific Street, Spacific Street, Stre	5 9 9 9 8 8 9 18 18 10 5 5 9 9 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Jacks 3 Aug	Ada Ada	
760 751 751 755 755 755 755 755 755 755 755	Bus william with a service of the se	Olimon, Spacific Street, Spacific Street, Stre	5	3 odds 3 2 dds 3 1 dds 4 1 dds 3 1 dds	Ada ben	
700 (53) (53) (53) (53) (53) (53) (53) (53)	Bits allegated from the control of t	Olesco, purchase District programme Progra	3	3 output 3 3 day 3 3 day 3 3 day 3 day 3 day 4 day 4 day 5 day 5 day 5 day 5 day 5 day 5 day 6 d	Ada - Sens	
700 (53) (53) (53) (53) (53) (53) (53) (53)	Bus ellipse Bus beern Bus bus bus bus bus bus bus bus bus bus b	Olimon, Spacific Marian Parlament Programme Communication of the Communi	1 2 2 3 5 5 5 7 7 13 13 13 13 13 13 13 13 13 13 13 13 13	Joseph J. School	Ada bere	
700 751 751 751 751 751 751 751 751 751 751	Bits allegated from the control of t	Olimon, Spacific Street, Spacific Street, Stre	3	3 output 3 3 day 3 3 day 3 3 day 3 day 3 day 4 day 4 day 5 day 5 day 5 day 5 day 5 day 5 day 6 d	Ada ben	
700 751 751 751 751 751 751 751 751 751 751	Bus ellipse Bus beern Bus bus bus bus bus bus bus bus bus bus b	Olimon, Spacific Marian Parlament Programme Communication of the Communi	1 2 2 3 5 5 5 7 7 13 13 13 13 13 13 13 13 13 13 13 13 13	Joseph J. School	Ada bere	



Land Planning
Landscape Architecture
Environmental Site Design

NAPERVILLE GLASS

Naperville, Illinois

Existing Tree Inventory

HOLING	Description	General Lriteria
S	Excellent	The tree is typical of the species, has less than 10% deadwood in the crown that is attributable to normal causes, has no other abserved problems, and requires no remedial action
4	Goad	The tree is typical of the species and / or has less than 20% deathwood in the crown, only 1 or 2 minor problems that are easily corrected with normal care,
3	Fair	The tree is typical of the species and for has less than 40% deadwood in the crown, only 1 or 2 minor problems that are not immently lethal to the tree and no significant decay or agailteant decay or structural problems, but the tree must have remedial care above normal care in order to minimize the impact of future stress and to ensure continued health.
2	Popr	The tree is not typical of the species and / or has over 50% deadwood in the crowing major decay or structural problems, is hazardous or is severally involved with insects, disease, or other problems that even if agreesable uncreated would not reliable in the long term Jourval of the tree
35	Dead	Less than 1014 of the tree shows signs of life

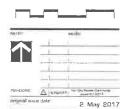
Status Key:

S - Save - To Be Preserved

Condition Rating Key:

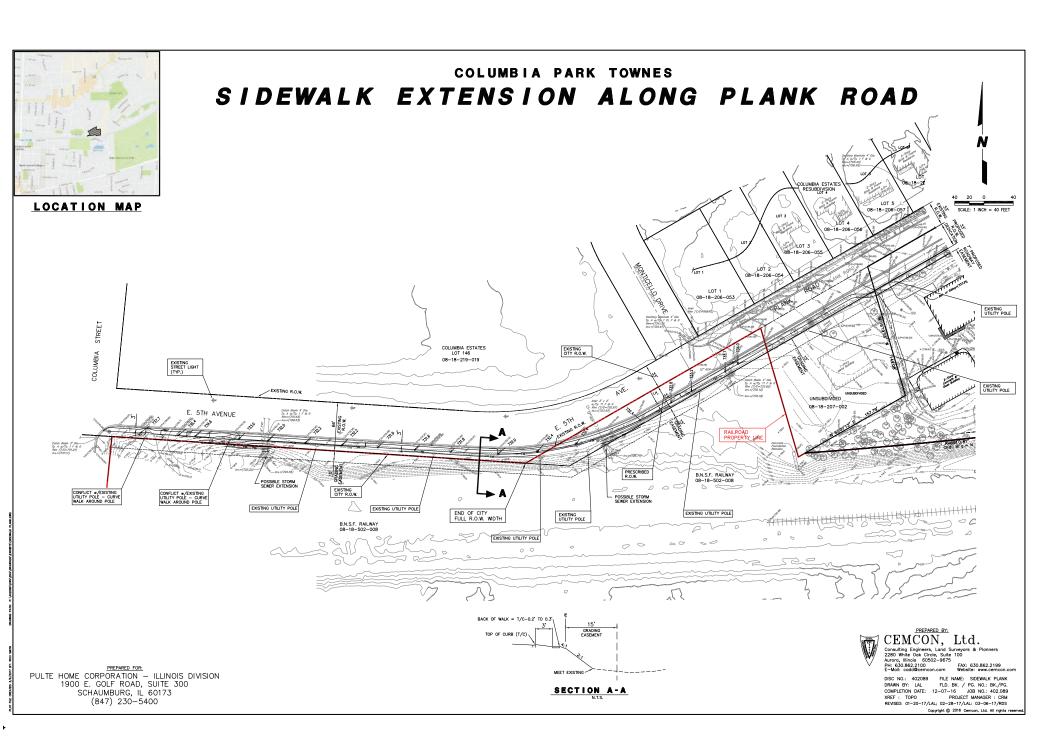
R - Remove

Pulte Homes 1900 E, Golf Road - Suite 300 Schaumburg, IL 60173



BCWS ME 26040 sheet no

TS.103







STATEMENT OF QUALIFICATIONS

5th Avenue Redevelopment Naperville, Illinois (RFQ 17-036) May 23, 2017





May 23, 2017

Ms. Kim Schmidt, Procurement Manager City of Naperville, Procurement Services 400 South Eagle Street Naperville, IL 60540 VIA HAND DELIVERY



Re: Statement of Qualifications for 5th Avenue Redevelopment Opportunities Naperville, IL — Procurement Number: RFQ 17-036

Dear Ms. Schmidt and Team,

Like many in Naperville, we live our values and believe in doing what's best for our communities, our customers and the people they serve. The 5th Avenue Redevelopment represents the genesis of a greater vision to do just that—to positively impact the lives of those who live, work and explore in Naperville. As active members of the Naperville community and experts in complex mixed-use developments, we're eager to get started.

This response addresses your Request for Qualifications (RFQ) dated Feb. 22, 2017, and provides details on our team's exceptional qualifications. We are providing much of our Supporting Documentation digitally via a website: www.RyanAccess.com, passphrase: RyanCos-5thAve. It is best viewed via Google Chrome browser.

As your team evaluates its options, we ask you to consider the following:

- Ryan's Strategic Vision. Our company is guided by a philosophy of direct communication, proactive collaboration and "open-book" transparency; all of which are critical when working to bring to life a redevelopment of this size and magnitude. Our integrated approach, including capital markets, development, design, construction and asset management, offers you a "wider lens" to *envision the project's potential and the expertise to make it a reality*.
- A New Gateway District. In many ways, this project will be similar to our other large redevelopments, such as Kirkland Urban, Kirkland, WA; Downtown East, Minneapolis, MN; and Marina Heights, Tempe, AZ. While those vary in size, scope and scale, they all share a common theme: they are transformational. When complete, this redevelopment will transform this site to the north of Naperville's urban core into the gateway to downtown, creating a new district and enhancing the surrounding vibrant community.
- Confidence in Financial Strength. A redevelopment of this magnitude requires a developer with substantial financial resources, not just to fund the project's equity, but to inspire confidence in others to join the investment. Ryan's financial strength (\$1.5 billion revenue), like the City's bond rating, is admired by the debt and equity community and will be a critical factor in the success of the 5th Avenue Redevelopment.

A project this significant will strengthen the shared sense of community of Naperville, and as fellow members of this community, we can't wait to be a part of it.

Sincerely,

Ryan Companies US, Inc.

James M. McDonald

Vice President, Real Estate Development

Daniel F Walsh

Jan Walsh

Senior Vice President, Real Estate Development

Ryan Companies US, Inc. 111 Shuman Blvd., Suite 400 Naperville, IL 60563



Table of Contents STATEMENT OF QUALIFICATIONS FOR 5TH AVENUE REDEVELOPMENT



1.1	Project Team	4
1.2	Financial Capacity	19
1.3	Comparable Project Experience	22
2. SUITA	BILITY AND QUALITY OF THE DEVELOPMENT CON	ICEPT (25%)
2.1	Initial General Development Concept Statement	30
Su	pporting Documentation Introduction	33

1. CAPABILITY, CAPACITY AND QUALIFICATIONS OF THE OFFEROR (50%)

3. ACHIEVEMENT OF OUTCOMES (25%)

Describe how your firm will be able to achieve 34 the outcomes described in the Scope of Services/Outcomes Desired

SUPPORTING DOCUMENTATION FOR DEVELOPMENT CONCEPT

Supporting Documentation 40





CAPABILITY. CAPACITY AND QUALIFICATIONS OF THE OFFEROR (50%)



DEVELOPER

Ryan Companies US, Inc.

JOINT-VENTURE OR LIMITED PARTNER(S)

None, to the extent known at this time

LEGAL COUNSEL

Ryan Companies US, Inc. in-house legal department

RESUMES OF KEY PROFESSIONALS

Enclosed, including anticipated role and experience

CONSULTANTS' PROFILES

Firm profiles enclosed

A COLLABORATIVE APPROACH

Ryan uses a collaborative approach which leverages insights from development, architecture & engineering, construction, capital sourcing and real estate management to deliver market-driven solutions tailored to each project. Your project will benefit from the collective insights of our multidisciplined, creative and expert professionals.

Ryan Companies intends to be the sole developer for the 5th Avenue Redevelopment project. Further, our legal counsel representation will be provided by our own in-house legal department, led by Senior Vice President of Legal Mary Wawro. Local legal counsel will likely be chosen when appropriate.

Ryan is a market leader distinguished by our in-house capabilities and expertise to serve as our own general contractor on development projects.

Ryan has engaged a few specific firms to provide data and insight to better inform our knowledge and assumptions. We will add specialty consultants during the subsequent RFP phase. A sample list of our anticipated consulting team members include, but are not limited to, the following roles.



Development Consultants

- Branding/Vision Advisor(s) and Designer(s)
- Urban Planning Consultant
- Public Relations Consultant
- Finance Advisor(s)

Real Estate Consultants

- Commercial Leasing Brokerage Firm
- Market Research/Data Analytics Consultant

Design/Construction Consultants

- Architecture/Design Firm
- Landscape Architecture/ Design Firm
- MEP Engineering/Design Firm
- Structural Engineering/ Design Firm
- Civil Engineering/Design Firm
- Traffic Engineering Firm



CAPABILITY. CAPACITY AND QUALIFICATIONS OF THE OFFEROR (50%)

PROFESSIONAL EXPERIENCE

Project Manager Opus Corporation - Southwest

AFFILIATIONS AND MEMBERSHIPS

Board of Directors

Naperville Development Partnership

NAIOP

Former Board Member Illinois Medical District (IMD) Guest House

EDUCATION

Bachelor of Science Construction Management University of Nebraska

Undergraduate Studies Creighton University

SELECTED EXPERIENCE

Delta Dental of Illinois Headquarters 85,000 SF, Office LEED-NC Silver Naperville, IL

Oakmont Point

18 Acres, Up to 275,000 SF Office, Redevelopment Westmont, IL

Cantera Point

9.5 Acres, Up to 85,000 SF Medical Office Warrenville, IL

Water Street Place 240,000 SF, Mixed-Use Elgin, IL

Long Run Marketplace 288,000 SF, Shopping Center Lemont, IL

Lake Zurich Commons 100,000 SF, Shopping Center Lake Zurich, IL

Camelback Esplanade — Phase IV 205,000 SF, 11-Story Class A Office Tower, Phoenix, AZ

Bohl Farm Marketplace 12,000 SF, Retail Tenant Improvement

Crystal Lake, IL Laraway Commons

752,672 SF — Phase I 6.5 Million SF, Complete Park Joliet, IL

Ryan Medical/Wellness Development (Co-Anchored By Froedtert & The Medical College of Wisconsin Othopaedic, Sports and Spine Center and The Wisconsin Athletic Club) 90,000 SF, 10.6 Acres, Sports Medicine and Fitness Facility Menomonee Falls, WI

Jim McDonald

CO-DEVELOPER; VICE PRESIDENT, REAL ESTATE DEVELOPMENT











"Throughout the development process, I focus on clear communication with all our customers. That includes the tenants. municipalities, land sellers, partners and team members. The relationships that Ryan builds make a project truly successful."

Jim brings deep experience and strong collaboration skills to his role as Vice President of Real Estate Development for Ryan's Great Lakes Region. He manages projects across the US, with particular expertise in large, complex suburban office deals. Jim facilitates relationships with public and private parties, coordinating local and

regional municipal requirements with business and owner objectives. During the process, Jim ensures that design, construction and lease negotiation issues are managed to the satisfaction of all involved. He utilizes his leadership and problem-solving skills to build consensus and bring the team to a mutually beneficial outcome.



CAPABILITY, CAPACITY AND QUALIFICATIONS OF THE OFFEROR (50%)



PROFESSIONAL EXPERIENCE

Managing Director Mesirow Stein Real Estate

Senior Vice President Draper and Kramer, Inc.

AFFILIATIONS & MEMBERSHIPS

Illinois Housing Council

American Seniors Housing Association

Director

The Keystone Foundation

Director and Past President Clare Oaks Retirement Community

Past President NAIOP

EDUCATION

Bachelor of Arts

Speech Communications University of Illinois

Master of Business Administration Finance

DePaul University

SELECTED EXPERIENCE

Aurélien

458,000 SF, Multifamily 373-Unit Luxury Apartment Chicago, IL

Clarendale® of Mokena

172,000 SF, 156 Units, Senior Living Independent Living, Assisted Living and Memory Care Mokena. IL

Clarendale® of Algonquin

204,000 SF, 186 Units, Senior Living Independent Living, Assisted Living and Memory Care Algonquin, IL

Clarendale® of Schererville

206,654 SF, 177 Units, Senior Living Independent Living, Assisted Living and Memory Care Schererville, IN

Clarendale® at Indian Lake

218,900 SF, 189 Units, Senior Living (Independent Living, Assisted Living and Memory Care) Hendersonville, TN

Thomas Place Senior Living Communities Portfolio

137,925 SF - 195,000 SF, 512 Units Multifamily, Senior Living Five Locations in Illinois and Iowa

Arbor Place of Lisle

91,945 SF, 80 Units, Senior Living Enterprise Green Communities Lisle, IL

The Glen*

1,000 Acres, Mixed-Use Glenview, IL

Dan Walsh CO-DEVELOPER; SR. VICE PRESIDENT, REAL ESTATE DEVELOPMENT









CLARENDALE® OF MOKENA

ΔURÉI IEN

ARBOR PLACE OF LISLE

"Ryan offers our customers and partners the distinct blend of national resources with the close-knit collaboration of a familyowned business. Our most senior executives influence all of our developments, imparting bold thinking backed by decades of hands-on experience. The result is a level of performance that fosters lasting relationships with investors, partners and lenders."

With more than 30 years of experience, Dan leads the Great Lakes Region's multifamily and senior living development team to deliver distinctive communities that range from modern luxury rentals to independent living, assisted living and memory care residences and services. He manages relationships with operator and equity partners, directs the geographic market penetration

strategy, participates in site selection, land acquisition, zoning and design, and oversees the overall performance of the assets. Dan uses Ryan's integrated project management method to deliver vibrant residential communities that are trophy investments. He also pursues mixed-use development opportunities in collaboration with other Ryan development professionals.

^{*} Projects completed while at previous company





CAPABILITY. CAPACITY AND QUALIFICATIONS OF THE OFFEROR (50%)

AFFILIATIONS AND MEMBERSHIPS

Society for Marketing Professional Services (SMPS)

EDUCATION

Bachelor of Arts Business University of Minnesota

Master of Business Administration Management University of St. Thomas

Clare Scott VICE PRESIDENT OF MARKETING







Clare has more than 25 years of experience in lead marketing roles for professional service firms, with particular expertise in "start up" roles for companies with new or growing marketing functions. As Vice President of Marketing, she develops and implements Ryan's national marketing strategy, and works with the regional offices on implementation and execution of those strategies. More specifically,

Clare is responsible for company branding, website, social media strategy, collateral materials, advertising, sponsorships and public relations. In addition, her team provides business development support including strategy development and response to requests for proposals, interview prep and trade show and conference assistance.



CAPABILITY. CAPACITY AND QUALIFICATIONS OF THE OFFEROR (50%)



AFFILIATIONS & MEMBERSHIPS

Licensed Professional Engineer for State of Illinois (PE)

LEED Accredited Professional Building Design + Construction

American Society of Civil Engineers (ASCE)

U.S. Green Building Council National Chapter & Illinois Chapter

NAIOP, Chicago Chapter

Member, Young Business Leaders Group Greater Oak Brook Chamber of Commerce (Oak Brook, Illinois)

Board Member University of Minnesota Alumni Association

EDUCATION

Bachelor of Science Civil Engineering University of Minnesota

SELECTED EXPERIENCE

Delta Dental of Illinois Headquarters 85,000 SF, Office LEED-NC Silver Naperville, IL

Oakmont Point

18 Acres, Up to 275,000 SF Office, Redevelopment Westmont, IL

Cantera Point

9.5 Acres, Up to 85,000 SF Medical Office Warrenville, IL

KONE Centre

121,000 SF, Office, Mixed-Use LEED-CS Platinum Moline, IL

Clarendale® at Indian Lake

218,900 SF, 189 Units, Senior Living (Independent Living, Assisted Living and Memory Care) Hendersonville, TN

Thomas Place Orland Park

140,000 SF, Senior Living Enterprise Green Communities, Energy Star Multifamily High Rise Orland Park, IL

Arbor Place of Lisle

91,945 SF, 80 Units, Senior Living **Enterprise Green Communities** Lisle. IL

Geneva Commons

180,000 SF, Retail Lake Geneva, WI

Brookside Marketplace 550,000 SF, Retail

Tinley Park, IL

Northern Illinois Food Bank 146,000 SF, Food Distribution Center LEED-NC Gold Geneva. IL

Curt Pascoe, PE, LEED AP BD+C DIRECTOR OF REAL ESTATE DEVELOPMENT









DELTA DENTAL OF ILLINOIS

CLARENDALE® AT INDIAN LAKE

KONE CENTRE

"Working at Ryan has given me the unique opportunity to collaborate with development and construction teams on permitting, approvals and cost reduction."

Curt brings nearly 14 years of industry experience with particular expertise in office, medical office and industrial projects. As Director of Real Estate Development, Curt manages due diligence and entitlement processes for leased and build-to-suit projects in Ryan's Great Lakes Region. He particularly excels during the critical preconstruction phase of

a project, assisting his customers in site selection and acquisition. municipal-use permits and approvals, design and financing. He enjoys proactively solving project conflicts and finding creative solutions to positively impact a project's cost and schedule, benefitting the customer and adding value to the project.



CAPABILITY. CAPACITY AND QUALIFICATIONS OF THE OFFEROR (50%)



PROFESSIONAL EXPERIENCE

Project Manager/Architect Robert A.M. Stern Architects

Project Architect/Superintendent Habitat For Humanity - Chile

AFFILIATIONS & MEMBERSHIPS

The American Institute of Architects (AIA)

LEED Accredited Professional

Leadership Minneapolis 2025 Plan

Architecture Advisory Council University of Notre Dame

Urban Land Institute (ULI)

Executive Board Member Minneapolis Downtown Council

Institute for Classical Architecture and Classical America (ICA&CA)

YPO Twin Cities

EDUCATION

Bachelor of Architecture University of Notre Dame

Master of Real Estate Development Columbia University

SELECTED EXPERIENCE

Downtown East

1.2 Million SF, Mixed-Use Two 17-Story Office Towers One 4-Story Office Building 26,400 SF, Retail 195 Luxury Residential Units 164-Key Radisson Red Hotel 1,600-Stall Parking Structure 4.2-Acre Green Space LEED Platinum Minneapolis, MN

Target Plaza Commons

51,000 SF, Office **Event Space** Minneapolis, MN Winner: AIA Minnesota Honor Award, 2013

222 Hennepin

586,000 SF, Mixed-Use 38,000 SF, Whole Foods Market 286-Unit Luxury Apartments LEED Silver Minneapolis, MN Winner: Twins Cities' Business Journal Best Overall, 2013

CHS Field

196,000 SF, 7,000 Seat, Ballpark St. Paul Saints Saint Paul, MN Winner: Best in Real Estate Development Minneapolis St. Paul Business Journal

Aurélien

453,000 SF, Multifamily 368-Unit Luxury Apartments Chicago, IL

Mike Ryan, AIA, LEED AP PRESIDENT OF RYAN A+E, INC.









222 HENNEPIN

DOWNTOWN EAST

"Ryan A+E combines the allure of a best-in-class design studio with the holistic project approach of an owner, operator, builder and developer. We focus on overall project success, not simply design success, and we preserve project funds for that which is most important by designing for the actual cost of ownership rather than merely the first cost."

As President of Ryan A+E, Mike is responsible for seeing the customer's vision become a reality by clarifying the project scope, managing the design process and coordinating with the construction team. He has specific expertise in office, multifamily and senior residential, higher education, master planning and urban design. With a breadth of experience in design, development, project management and direct field work, Mike helps

the customer make great decisions in the design phase that directly affect the success of the project. He believes strongly in an integrated method that balances creativity with budget and schedule needs. As a member of the fourth generation of Ryans to join the company, Mike embodies our mission of building lasting relationships; when working with Mike, a customer can be assured he will deliver a quality project, and a great experience.



CAPABILITY. CAPACITY AND QUALIFICATIONS OF THE OFFEROR (50%)



AFFILIATIONS & MEMBERSHIPS

American Institute of Architects (AIA)

EDUCATION

Master of Architecture University of Minnesota

SELECTED EXPERIENCE

Wells Fargo Towers at Downtown East 1.1 Million SF, Class A Office Two 17-Story Office Towers LEED Platinum Minneapolis, MN

EDITION Residences at

Downtown East 195 Units, Multifamily

286.799 SF Gross 182,466 SF Rentable 216 Parking Stalls Minneapolis, MN

740 S 4th Street Parking Garage

523,528 SF, 1,610-Stall Above-Grade Parking Structure Minneapolis, MN

Millwright Building at

Downtown East

174,000 SF, Class A Office 4-Story Multi-Tenant Office Building Minneapolis, MN

MSFA Skyways at

Downtown East

1,600 LF, 4-Bridge Skyway System Minneapolis, MN

222 Hennenin

586,000 SF, Mixed-Use Redevelopment 38,000 SF, Whole Foods Market 286-Unit Luxury Apartment **LEED Silver** Minneapolis, MN

Winner: Twins Cities' Business Journal Best Urban Mixed-Use, 2013

Winner: Twins Cities' Business Journal Best Overall, 2013

Winner: PCBC Gold Nugget Best Urban Mixed-Use Award

Aurélien

453,000 SF, Multifamily 368-Unit Luxury Apartment Chicago, IL

Cargill World Headquarters 550,000 SF, Office, Remodel Wayzata, MN

Josh Ekstrand, AIA **DIRECTOR OF DESIGN, RYAN A+E, INC.**









DOWNTOWN EAST

AURÉLIEN

222 HENNEPIN

"Ryan's delivery method really stands out, and I like being a part of it. In a few days of work, we typically give our customers what it takes other companies weeks to accomplish."

As Director of Design, Josh provides design support and direction to Ryan A+E projects including front-end design for pursuit efforts and assisting with construction documents to ensure consistent and high-quality design across the company. Josh utilizes his technical, technological, customer service and integration expertise to set the tone and standards for all design deliverables that Ryan produces. Well respected

for his visual communication skills and his ability to distill complex ideas into simple concepts, Josh uses photorealistic renderings and 3D animations to help the customer visualize what it would be like to move through the space. With the integration of design, construction and development, Josh and his team are able to tailor each project to the customer's budget and design objectives.



CAPABILITY. CAPACITY AND QUALIFICATIONS OF THE OFFEROR (50%)



PROFESSIONAL EXPERIENCE

Project Architect/Designer David M. Schwarz Architects

AFFILIATIONS AND MEMBERSHIPS

National Council of Architectural Registration Boards (NCARB)

EDUCATION

Bachelor of Architecture University of Notre Dame

SELECTED EXPERIENCE

Downtown East

1.2 Million SF, Mixed-Use Two 17-Story Office Towers One 4-Story Office Building 26,400 SF, Retail 195 Luxury Residential units 164-Key Radisson Red Hotel 1,610-Stall Parking Structure 4.2-Acre Green Space LEED Platinum Minneapolis, MN

Grand Living at Lake Lorraine

185,000 SF, 156 Units, Senior Living (Independent Living, Assisted Living and Memory Care) Sioux Falls, SD

Grand Living at Citrus Hills

190,000 SF, 165 Units, Senior Living (Independent Living, Assisted Living and Memory Care) Hernando, FL

Southlake Town Square*

120 Acres, Master Plan 36 Units, Condominiums 25 Units, Townhouses 15,000 SF, Retail Southlake, TX

Gaillard Center*

260,000 SF, Performing Arts Charleston, SC

Discovery Children's Museum*

45,000 SF, Museum Las Vegas, NV

Multifamily Highrise*

300,000 SF, Mixed-Use, Multifamily Washington, DC

Multifamily Midrise*

40,000 SF, Multifamily Southlake, TX

Trader Joe's*

15,000 SF, Retail Southlake, TX

Christopher Teigen ARCHITECT, RYAN A+E, INC.









DOWNTOWN EAST

GRAND LIVING AT LAKE LORRAINE

GRAND LIVING AT CITRUS HILLS

"As an architect, it's important to me to add something of value to the built environment, to make sure that the buildings we create are the best they can possibly be."

Chris is a talented, versatile, widely respected architect whose background includes stadiums, hospitals, museums, and numerous other notable projects; he has especially deep experience in multifamily and mixed-use projects. His passion for urban planning and insight into important considerations like amenities, walkability, and the way buildings relate to their surroundings, as well as his ability to deliver a high-quality design

while balancing cost, make him a valuable resource to the team. Chris's record of success designing complex projects includes work on the master plan for the high-profile Southlake Town Square, a 120-acre mixed-use development in Texas. He is deeply involved in multifamily and senior living projects across the country, and contributed to the design of Ryan's high-profile Downtown East development in Minneapolis.

^{*} Projects completed while at previous company



CAPABILITY. CAPACITY AND QUALIFICATIONS OF THE OFFEROR (50%)



PROFESSIONAL EXPERIENCE

Senior Project Manager P.B. Verdico, Inc.

Senior Project Manager Abell-Howe Construction Company

Construction Manager Ryerson Steel Company

Building Engineer Inland Steel Company

Contract Administrator Inryco, Inc.

AFFILIATIONS & MEMBERSHIPS

Board Member

Kent Shuttleworth Foundation

EDUCATION

Bachelor of Science Civil Engineering University of Illinois

SELECTED EXPERIENCE

Aurélien

458,000 SF, Multifamily 373-Unit Luxury Apartments Chicago, IL

Clarendale® of Mokena 172,000 SF, 156 Units Multifamily, Senior Living (Independent Living, Assisted Living and Memory Care) Mokena, IL

Arbor Place of Lisle 91,945 SF, 80 Units Multifamily, Senior Living Lisle, IL

Thomas Place Senior Living Communities

137,925 SF - 230,000 SF, 424 Units Multifamily, Senior Living Glenview, Fox Lake, Gurnee & Orland Park, IL

Zurich Meadows 125,000 SF, 95 Units

Multifamily, Senior Living Lake Zurich, IL

Rosemont Marketplace

250,000 SF, Shopping Center, Former Brownfield Site Rosemont, IL

South Seas Resort Hurricane Restoration 1,000,000 SF, Multi-Story Residential Restoration Captiva, FL

Green Gables Senior Condos, Phase II 63,898 SF, Multifamily, Senior Living 2,040 SF, Community Center Wentzville, MO

Mississippi Plaza 89,000 SF, Class A Office Davenport, IA

Jim Herbst **DIVISION MANAGER**









CLARENDALE® OF MOKENA

AURÉLIEN

ARBOR PLACE OF LISLE

"A value that drew me to work for Ryan was their unwavering integrity and honesty in how they do business. Going beyond what is expected to ensure customer satisfaction is my primary goal."

Starting his construction career more than 35 years ago, Jim has acquired hands-on experience with a variety of facets of the construction process. As a Division Manager for Ryan, he is responsible for the overall leadership and direction of construction team activities, coordinating cost estimating, technical design and development, construction and subcontractor negotiation. With a deep understanding of construction issues gained through his 35+ years of industry experience, he can relate to both the contractor and owner side of a project. Jim's extensive construction experience provides a good perspective for implementing value engineered building techniques. He is well respected for his proactive approach and focus on integrity throughout the construction process.



CAPABILITY. CAPACITY AND QUALIFICATIONS OF THE OFFEROR (50%)



PROFESSIONAL EXPERIENCE

Project Manager

Krusinski Construction Company

Project Manager

Harbour Contractors, Inc.

AFFILIATIONS AND MEMBERSHIP

LEED Accredited Professional Building Design + Construction

Notre Dame Club of Chicago

EDUCATION

Bachelor of Arts

Architecture University of Notre Dame

SELECTED EXPERIENCE

Sierra Ridge*

400-Acre, Mixed-Use Development, Residential, Retail, Office, Entertainment Country Club Hills, IL

453,000 SF, Multifamily 368-Unit Luxury Apartment Chicago, IL

KONE Centre

121,000 SF, Office, Mixed-Use LEED-CS Platinum Moline, IL

Commerce Tower Apartments 558,760 SF, 355 Units, 31 Stories Mixed-Use, Multifamily Retail, Education, Renovation Kansas City, MO

YMCA at Kelly Hall

20,000 SF, Community Center Chicago, IL

Rosemont Corporate Center 119,000 SF, Class A Office LEED-CS Gold Rosemont, IL

Amazon MDW4 Sort Facility 1,010,800 SF, Office, Warehouse, Distribution Center Joliet, IL

Advance Auto Parts 290,000 SF, Distribution Center Expansion

Kutztown, PA

Bridge Point Elgin at Randall Crossings 224,000 SF, Speculative Industrial Elain, IL

2725 Alft Lane at Randall Crossings 108,000 SF, Speculative Industrial Elgin, IL

C.H. Robinson Worldwide 85,000 SF, Industrial Warehouse Renovation to Office Call Center, Underground Parking Chicago, IL

C.H. Robinson Worldwide 5,000 SF, Office, Remodel Chicago, IL

Robert L. Wehner, LEED AP BD+C DIRECTOR OF PRECONSTRUCTION









KONE CENTRE

COMMERCE TOWER APARTMENTS

"At Ryan, our pledge of establishing lasting relationships with our customers is demonstrated in part through the resources and training we make available to our employees. Successful partnerships grow out of a strong, knowledgeable team."

Bob is a knowledgeable and passionate leader who has been immersed in project management and the preconstruction process for more than three decades. He draws on his education in architecture and his deep expertise in estimating, budgeting and logistics to collaborate with partners across the project team. He's known for his ability to align budget with design to deliver the best quality

for the price—while satisfying the customers' expectations. He has a long record of getting the most out of every type of project, from industrial and cold storage facilities to hospitality, multifamily, office, and mixed-use projects. He also brings environmental construction experience to the table, which often makes him a valuable resource on projects where abatement is required.





CAPABILITY. CAPACITY AND QUALIFICATIONS OF THE OFFEROR (50%)

PROFESSIONAL EXPERIENCE

Superintendent

Dominick's Finer Foods

Superintendent

Dryden Construction

AFFILIATIONS & MEMBERSHIPS

Associated General Contractors (AGC)

Mid-America Regional Bargaining Association (MARBA) Laborers Joint Grievance Committee

SELECTED EXPERIENCE

Delta Dental of Illinois Headquarters 85,000 SF, Office Building LEED-NC Silver Naperville, IL

Aurélien

453,000 SF, Multifamily 368-Unit Luxury Apartment Chicago, IL

Brookside Marketplace

550,000 SF, Retail, Community **Shopping Center** Tinley Park, IL

Clarendale® of Mokena

172,000 SF, 156 Units, Senior Living (Independent Living, Assisted Living and Memory Care) Mokena II

Clarendale® of Algonquin

204,000 SF, 186 Units, Senior Living (Independent Living, Assisted Living and Memory Care) Algonquin, IL

Clarendale® of Schererville

206,654 SF, 177 Units, Senior Living (Independent Living, Assisted Living and Memory Care) Schererville, IN

Clarendale® at Indian Lake

218,900 SF, 189 Units, Senior Living (Independent Living, Assisted Living and Memory Care) Hendersonville, TN

Arbor Place of Lisle

91,945 SF, Multifamily, Senior Living, 80 Units Lisle, IL

Ashley Furniture at Boldt Park

453,546 SF, Distribution Warehouse, Retail, Offices Romeoville, IL

Amazon MDW4 Sort Facility

1,010,801 SF, Office, Warehouse, Distribution Center Joliet, IL

Laraway Crossings Business Park 6.0 Million SF, Complete Park Regional Distribution Center Joliet, IL

Bill O'Connell REGIONAL FIELD COORDINATOR









DELTA DENTAL OF ILLINOIS

CLARENDALE® OF SCHERERVILLE

"I enjoy the challenges and nuances each project presents to the field team. I take the lessons learned from each project and mentor superintendents on how they can apply those lessons to future jobs."

Having worked on a wide range of construction projects, Bill brings a wealth of experience to the Ryan team. As Field Coordinator, he assists in the value engineering, constructability and scheduling aspects for all of Ryan's Great Lakes region projects. During construction, Bill assists the field team with the on-site operations

to ensure the customer's project goals are met with respect to safety, schedule, quality and budget. Bill is a strong leader and mentor who focuses on creating a team atmosphere on every job site. He fosters dedication to the success of a project and a commitment to quality in every member of his team.



CAPABILITY. CAPACITY AND QUALIFICATIONS OF THE OFFEROR (50%)



AFFILIATIONS & MEMBERSHIPS

NAIOP

Council Member Urban Land Institute (ULI)

Minnesota Shopping Center Association (MSCA)

Past Board Chair Minnesota Center for Book Arts

PUBLICATIONS/PRESENTATIONS

Presenter and Panelist Various Industry Conferences

University of St. Thomas Instructor

Instructor

NAIOP

EDUCATION

Bachelor of Science Industrial Engineering

University of Wisconsin - Madison

Master of Science

Real Estate

University of Wisconsin - Madison

SELECTED EXPERIENCE

Ryan Retail Portfolio

Portfolio of 10 Shopping Centers Minnesota and Illinois

Chandler Freeways Business Park 58-Acre Land Joint Venture Chandler, AZ

Grand Living at Lake Lorraine

156-Unit, Senior Living with Independent Living, Assisted Living and Memory Care Sioux Falls, SD

Grand Living at Citrus Hills

200,000 SF, Senior Living with Independent Living, Assisted Living and Memory Care Hernando, FL

One North Central (formerly Phelps Dodge Tower)

460,000 SF, Class A Office Phoenix, AZ

50 South Tenth Street

145,000 SF, Target Store 455,000 SF, Class A Office 30,000 SF, Retail 830-Stall Underground Parking Minneapolis, MN

The Mosaic Company 113,589 SF, Class A Office

Lithia, FL

Energy Park Corporate Center, Joint Venture with St. Paul Port Authority 110 300 SE Office Saint Paul, MN

Dan Levitt SENIOR VICE PRESIDENT OF CAPITAL MARKETS









50 SOUTH TENTH STREET

ONE NORTH CENTRAL

GRAND LIVING AT CITRUS HILLS

"The supportive environment at Ryan allows me to lead effectively and make things happen. Our team's approach to seeking creative funding solutions enables us to balance the analytical, financial and personal aspects of a negotiation for an outcome that brings value to the customer."

Dan brings more than 25 years of real estate experience and capital investment expertise to his role as Senior Vice President at Ryan. He oversees capital transactions in all of Ryan's geographic markets, focusing on many property types and working closely with other Ryan service leaders to develop creative solutions for their customers and investors. The work of Dan's Capital Markets team includes the analysis,

organization and structuring of debt, equity and joint ventures as well as directing the funding process from inception to closing. Over the last five years, his team has managed dispositions, financings, acquisitions and joint ventures valued at more than \$2 billion. He is well respected for his thoroughness, clarity, problem-solving and presentation skills.



CAPABILITY. CAPACITY AND QUALIFICATIONS OF THE OFFEROR (50%)



PROFESSIONAL EXPERIENCE

VDC Manager Mortenson Construction

Project Manager Jacobs Engineering

AWARDS

Synchro Visual Planning Award Revit Top Dog Award Navisworks Top Dog Award Bluebeam Top Project Award

AFFILIATIONS & MEMBERSHIPS

Licensed Professional Engineer (PE) for States of Arizona, California & Texas

EDUCATION

Bachelor of Science Civil Engineering University of Arizona

SELECTED EXPERIENCE

Kirkland Urban 600,000 SF, Mixed-Use, Office, Retail, Multifamily Kirkland, WA

Downtown East

1.2 Million SF, Mixed-Use Two 17-Story Office Towers One 4-Story Office Building 26,400 SF, Retail 195 Luxury Residential Units 164-Key Radisson Red Hotel 1,610-Stall Parking Structure 4.2-Acre Green Space LEED Platinum Minneapolis, MN

Marina Heights State Farm Regional Hub 2,040,000 SF, 20-Acre Mixed-Use Development Tempe, AZ

Krause Gateway Center 160,000 SF, Office Des Moines, IA

The Waterfront 560,000 SF, Office Austin, TX

Oceanside SpringHill Suites 112,131 SF, 149-Key Hotel 43,000 SF, 153-Stall Below-Grade Parking LEED-NC Silver Oceanside, CA

Maricopa County Court Tower 695,000 SF, 14 Stories, Public Sector LEED Gold Phoenix, AZ

FBI Phoenix Division 210,202 SF, 38 Acres, Public Sector Office, Parking Ramp LEED-NC Gold 2013 Best Office Project, Real Estate Development (RED) Awards Phoenix, AZ

Mike Prefling, PE **DIRECTOR OF VIRTUAL CONSTRUCTION**









DOWNTOWN FAST

KIRKLAND URBAN

MARINA HEIGHTS

"I am most impressed with Ryan's business model. Being able to support the customer with a complete development, designbuild and management solution delivers the very best in service and satisfaction."

As the Director of Virtual Construction, Mike creates collaborative processes that will increase cost savings, quality and rate of project completion for our clients while improving safety and efficiency for our project teams. Collectively, this focus on virtual construction plus our current virtual design process functions as the Ryan Virtual Design and Construction (VDC) process.

Mike interfaces with the Ryan offices across the country and provides training to project specific coordinators for the VDC efforts at each office. Mike provides the leadership, guidance, means and methods to execute a successful virtual construction platform that will be used from pursuit to building turnover, and beyond. Mike is the leader in innovation related to our construction process.



1.1 Project Team

CAPABILITY. CAPACITY AND QUALIFICATIONS OF THE OFFEROR (50%)





DEVELOPER

Ryan Companies US, Inc. Naperville, IL

URBAN PLANNING/ MASTER PLANNING CONSULTANT

The Lakota Group Chicago, IL

COMMERCIAL OFFICE BROKER & MARKET RESEARCH CONSULTANT

CBRF Chicago, IL

RESIDENTIAL MARKET **RESEARCH CONSULTANT**

Appraisal Research Counselors Chicago, IL

Consultant Profiles THE LAKOTA GROUP, CBRE & APPRAISAL RESEARCH COUNSELORS



ABOUT THE LAKOTA GROUP

The Lakota Group, based in Chicago, is a team of talented designers, planners and communicators powered by a passion to offer creative solutions.

The Group's defining attribute is fostered through a team-based approach to project management centered on positive dialogue.

Led by their drive to institute change in a sustainable way, Lakota associates abide by a process that combines critical thinking and community engagement. The result? A practice that seeks to produce the most effectively efficient solutions, carefully balancing the real with the ideal.

The Lakota Group's quest is simple: to improve communities.

By engaging local residents through workshops, discussions and surveys, they strive to pinpoint the opportunities for improvement. They want clients to help place them in their frame of context: what would we want if we were the ones living in their town? Working in their building? Raising a family in their neighborhood? Lakota's team wants to listen, and wants to

talk, and then wants to listen some more. Lakota acknowledges the issues, while also recognizing the strengths, shedding light on the qualities that make a place unique, and brainstorming the ways upon which they can be built.

Since the firm's inception in 1993, Lakota has completed awardwinning assignments in more than 500 towns and cities across the country, gaining recognition for its work in streetscape design. corridor plans, form-based codes, downtown master plans, and wayfinding and signage programs.

CBRE

ABOUT CBRE

CBRE began providing real estate services and finding properties for local businesses in the aftermath of San Francisco's 1906 earthquake. Through its acquisition of Richard Ellis, the company traces its lineage to 1773 in London.

Today CBRE Group, Inc. is the world's largest commercial real estate services and investment firm, with 2016 revenues of \$13.1 billion and more than 75,000 employees. Shares trade on the New York Stock Exchange under the symbol "CBG."

CBRE is the largest commercial real estate company in Chicago and the world.



1.1 Project Team



CAPABILITY. CAPACITY AND QUALIFICATIONS OF THE OFFEROR (50%)

CBRE Chicago

CBRE's Chicago office has more than 1,800 employees and 2016 transactions totaling \$12.9 billion. For a dozen years, they have ranked as the city's largest real estate brokerage firm in the annual survey by Crain's Chicago Business. In 2016 they were honored as one of the Chicago Tribune Top Workplaces.

CBRE leads the Chicago region with a 35% market share of office tenants seeking 20,000-plus square feet. Their brokerage experts have unrivaled access to crucial data. Much of it comes from CBRE's research operation, the largest of its kind in the industry. Combined, their dominance and their data gives them strong leverage in the market.

In agency leasing, that leverage translates into a successful track record of turning office and mixeduse properties into magnetic addresses. Working strategically, CBRE crafts brands that resonate with the market and attract deals that add value to the assets.

Appraisal Research Counselors

ABOUT APPRAISAL RESEARCH **COUNSELORS**

Appraisal Research Counselors was founded in 1968 as a real estate appraisal and consulting firm. As a full-service commercial appraisal firm with a professional staff of 30+ commercial appraisers and 10+ residential appraisers, they have seasoned professionals with specialties in various property types including mixed-use properties, retail centers, office buildings, all forms of housing, land/ subdivisions, hotels, golf courses and industrial buildings.

They take pride in providing clients with a depth and breadth of experience unique to the real estate market. As an independent firm, they don't have a competing interest in collateral activities such as accounting, brokerage, management, construction or development. They serve clients in every area of real estate including community and money center banks, pension fund advisors, developers, life insurance companies, REITs, attorneys and government agencies.

The firm is most known in the market for their expertise in the condominium and multi-family markets. Since they began tracking the downtown Chicago and suburban rental apartment markets on a quarterly basis in the late 1990s, Appraisal Research Councelors have been widely regarded as the "go-to" firm for apartment, condominium and townhome consulting and valuation services.

Their market studies and consulting reports are widely acclaimed by industry participants as delineating current trends and forecasts for the multi-family and condominium/ townhome markets in downtown Chicago and the suburbs, and providing consulting services which result in successful, well-conceived new residential developments.



1.2 Financial Capacity



CAPABILITY, CAPACITY AND QUALIFICATIONS OF THE OFFEROR (50%)



KIRKLAND URBAN

"Our quality of life is our economic development strategy, and this project achieves that. This does everything for us, and it's an incredible opportunity for the city. It's going to be a jewel of the region."

FINANCIAL STRENGTH AND **CAPABILITY**

Given 80 years of experience in the commercial real estate and construction industry and the financial relationships we have built during that period, Ryan is one of the strongest fullservice commercial real estate companies in the country.

In addition to the information provided below, and upon request, Ryan will provide audited financial statements for review.

COMPOSITION OF REAL **ESTATE PORTFOLIO**

- Ryan currently manages more than 11 million square feet of real estate valued in excess of \$2 billion for institutional, corporate and entrepreneurial owners.
- We sold 25 properties valued at more the \$600 million in 2015 and 2016.
- Our acquisitions, dispositions, financings and joint ventures exceed \$2 billion over the past five years.

RECENT FINANCING COMMITMENTS

Ryan uses our own equity on all development projects we execute. We have a strong balance sheet and the capability to quarantee loans. We also bring long-standing relationships with national and regional banks such as US Bank, Wells Fargo and BMO Harris. These strengths, among others, enable us to move quickly and obtain favorable financing.

Recently we have put in place more than \$500 million in debt and equity for projects such as Kirkland Urban (Kirkland, WA; pictured above), Downtown East (Minneapolis, MN) and Aurélien (Chicago, IL). All of which share strategic characteristics with the proposed 5th Avenue Redevelopment in Naperville.

A key to Ryan's success has been our disciplined pursuit process and deal approval policy, combined with the implementation of a sound

business plan for each development. We would apply this same approach to the 5th Avenue Redevelopment.

We offer the following banking references for your consideration:

US Bank -Real Estate Banking Division

Michael Raarup michael.raarup@usbank.com 612-303-3586 800 Nicollet Mall, 3rd Floor BC-MN-H03A Minneapolis, MN 55402

Wells Fargo Bank

Jonathan Spoerri jon.spoerri@wellsfargo.com 612-667-2666 90 South 7th Street. Floor 19 Minneapolis, MN 55402

BMO Harris Bank NA

Joseph Schweitzer joseph.schweitzer@bmo.com 612-904-8781 50 South 6th Street, Suite 1000 Minneapolis, MN 55402



1.2 Financial Capacity



CAPABILITY, CAPACITY AND QUALIFICATIONS OF THE OFFEROR (50%)



80-year-old commercial real estate company • Use own equity on all developments Long-standing bank relationships • Disciplined pursuit process and deal approval policy

CURRENT REVENUES AND PROJECTS

In 2016, Ryan completed more than \$1.5 billion in real estate and construction projects throughout the country and we expect our 2017 revenues to meet or exceed 2016 results.

Ryan's development and construction projects range significantly in both size and geographic location. In the next 18 months, our project values will range from a few million dollars to well over \$300 million. These projects are delivered across our 13 offices organized in eight regions of the U.S.

In the Great Lakes Region, we expect our 2017 revenues to exceed \$229 million dollars which represents more than 30 projects in various stages of planning, design, construction and lease-up. The largest of these projects is Aurélien, a 31-story, luxury apartment tower with parking structure located in Chicago's renowned Gold Coast neighborhood.

FINANCIAL PLAN FOR THE **REDEVELOPMENT**

Upon selection and refinement of the development program, we will select our equity partner, likely one of our long-standing relationships, such as Prudential, Invesco, USAA, etc. Once the sponsorship team is formed, we will then place debt with

one of our traditional banking partners—one which we believe is best suited for this project. The development likely will be phased over time, with the funding of each phase to be independent of the other(s).

Our financial plan will center on the following objectives:

- Moderate leveraged ratio (debt/equity) commensurate with projects of similar scope and size
- Focus on institutional equity partners who specialize in transit-oriented, mixed-use projects
- Value enhancement through connectivity to public space, transportation, amenities, quality of construction, product and tenant mix
- Limit City participation to only those costs that provide a direct public benefit or those costs that are considered extra-ordinary due to specific site conditions

ANTICIPATED PROJECT MASSING

Per the requirements of the RFQ, we have not provided cost information in our Statement of Qualifications response. Given the nature and complexity of this proposed development, the selected developer must have strong cost analytics capabilities to properly communicate debt/ equity requirements, along with

any need for participation from the City of Naperville.

The following summarizes the general massing of the project; should Ryan be selected to respond to the RFP, a comprehensive cost analysis will be provided for "openbook" discussion with the City of Naperville.

Residential. The residential program will likely be the greatest percentage of the total development costs and will be diverse in product type and phasing. In our current program, we anticipate approximately 225 residential units in Phase I and additional townhouses, multi-family residential units and condos in Phase II, product type based on market demand.

Office. The office component will be significant in a cost-persquare-foot basis due to the nature of the in-fill location and boutique product type. Our current program anticipates 75,000 SF to 100,000 SF, with potential for additional space should the market demand it.

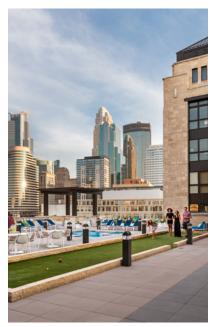
Retail. The scale and cost of the retail offering will depend on whether the DuPage Children's Museum is relocated. At a minimum the retail will be moderately sized to support the local submarket, and if the museum lot is redeveloped. the retail will be positioned on this site as a more signature



1.2 Financial Capacity



CAPABILITY, CAPACITY AND QUALIFICATIONS OF THE OFFEROR (50%)







222 HENNEPIN

"When I first saw it, I was in love with the project and couldn't think of much of anything that would have made it better. You are smarter than someone that just builds bricks and sticks. You understand the whole spectrum of expertise from start to sale. At the end of the day what got delivered exceeded all expectation."

Steve Eckstein, Director of Acquisitions, Invesco

element of the development. Our current program anticipates approximately 20,000-30,000 SF of destination-oriented retail and dining, with the potential for more (per the comments above).

Parking. The cost of the parking structures will be significant and likely represent the second greatest cost of the total project. Our current program anticipates replacing 1,550 existing commuter spaces (into structured decks) plus additional spaces required to support new uses, subject to further study of shared parking efficiencies for transit-oriented developments.

Public realm/amenities. The cost of improving the public space will be moderate, but not insignificant in achieving the special place-making role of this new district. Roadway improvements will be necessary and add to the long-term viability of the redevelopment.

CITY OF NAPERVILLE **FINANCING ROLE**

As stated above, the financial plan for this development will evolve with the development program. Generally, flexibility will be critical in this effort. Specifically, we have identified the following factors that may require participation from the City:

- Structured parking costs to replace existing surface lots
- Structured parking costs to construct additional parking
- Land contribution
- Construction of the transit center and related public spaces
- Potential relocation of the DuPage Children's Museum (DCM)

We pledge to work through this process in an "openbook" manner with the City of Naperville, as we do with all of our partners on every development we complete.

The City of Naperville has expressed financial principles and goals that would quide the redevelopment of the 5th Avenue area, and our plan aims to support these principles in the following ways.

- A structurally balanced operating budget. We believe that our project will generate enough tax revenues to exceed investments made by the City.
- 2. Continuous improvement of City services. Our plan will increase the convenience of public transportation, enhance the recreational public space and drive surplus revenues for the payment of City services.
- 3. Increase City reserves and reduce debt. Our plan will drive surplus revenues for the City and jurisdictions and support the growth of reserves.



CAPABILITY, CAPACITY AND QUALIFICATIONS OF THE OFFEROR (50%)

Downtown East Development



LOCATION: Minneapolis, MN

LAND USE MIX: Class A Office, Multifamily, Retail, Hospitality, Parking Ramp, Skyway Connection, Park

ACRES: 15 **UNITS: 195 HEIGHT:** 17 stories

SIZE:

1.400.000 SF - Office 182,466 SF, 195 Units — Residential 24.000 SF — Retail 228,000 SF, 164 Keys — Hotel 529,827 SF, 1,614-Stall Ramp — Parking 4.2 Acres — Green Space

PROJECT COST: \$588 Million

ENTITLEMENTS REQUIRED:

Remediation Action Plan (RAP) -Minnesota Pollution Control Agency; Building Permit - City of Minneapolis; Rezoning to Planned Unit Development (PUD); Alternative Urban Areawide Review (AUAR) - City of Minneapolis

START DATE: March 2014

COMPLETION DATE: December 2016

RYAN'S RESPONSIBILITY: Development, Architecture + Engineering, Construction, Real Estate Management

ARCHITECT: Ryan A+E, Inc.

REFERENCE:

Chuck Lutz, City of Minneapolis chuck.lutz@minneapolismn.gov 612-673-5196

Creative multi-modal and parking system solutions

A once-in-a-century, \$588 million, five-block redevelopment project, Downtown East is reshaping the Minneapolis urban landscape by bridging the central downtown to the new U.S. Bank Stadium, the University of Minnesota, the Mill District and the Elliot Park neighborhood.

The project includes 1.2 million SF of office in two 17-story towers owned by Wells Fargo, the four-story, multi-tenant Millwright building, a three-building, 195-unit residential complex named EDITION, a 4.2acre public greenspace known as The Commons, a Radisson RED hotel, four sky bridges and internal skyways connecting the U.S. Bank Stadium to Downtown East and

the Minneapolis Skyway System, a six-level parking ramp owned by the Minnesota Sports Facilities Authority (MSFA) and 24,000 SF of retail.

The area sorely needed refreshing and wasn't in a position to attract the funding needed to initiate redevelopment. But Ryan saw its potential; we needed to help investors see that same vision.

The solution was in The Commons urban park forming the centerpiece of the development's design. The Mayor of Minneapolis knew Wells Fargo was considering campus expansion. While they had been looking at suburban options, after seeing Ryan's plans for the area's transformation, the downtown space looked attractive. The Commons





CAPABILITY, CAPACITY AND QUALIFICATIONS OF THE OFFEROR (50%)

Downtown East Development (CONTINUED)







greenspace was the linchpin that secured their commitment.

With its easy access to several parking and public transportation options, including both the Blue and Green Light Rail Transit lines; close proximity to dining, shopping and entertainment; and its location directly next to the biggest park in downtown, Downtown East is the perfect location for Wells Fargo as it looks to attract and retain the growing Millennial workforce. The towers also connect employees to the eight-mile skyway system and the Downtown East rail station.

While private investment in the office, retail and multifamily space was secured, \$84 million was needed for the parking garage, urban park and skyway connections. When it was determined that tax-increment financing (TIF) was not an option, Ryan sought another solution. Vikings stadium legislation provided \$26.6 million to be

invested by the MSFA in the new parking garage and skyway connections between the stadium and downtown. However, additional funding was needed for a portion of the parking garage as well as the urban park.

City investment in the ramp wasn't an option, but Ryan had another idea: monetize the value of additional parking revenues generated in the existing and to-be-constructed MSFA-owned parking garages. Ryan proposed making annual payments to the city for a minimum of ten years in sufficient amount to pay the city's bond debt service. The Minneapolis City Council approved Ryan's funding plan and Ryan took on the risk.

The parking ramp, financed by the city and the MSFA, was an integral component. Football fans and visitors will use the ramp on game days and weekends; it's available to office workers during the week. Ryan began engaging the community early in the process with several joint neighborhood meetings with multiple downtown groups. Our approach is to meet once high-level thoughts are in place, but before an actual plan is established.

This early engagement allows us to gather valuable feedback to enhance the development while helping us to solve issues before they become problems. Subsequent meetings include the presentation of the concept and later, the design. Given the significant improvement that Downtown East was to the area, the project met with overwhelming support. Standard concerns around views, heights, traffic and access were brought forth and resolved.

This highly visible urban redevelopment has reshaped the area, highlighting the value Ryan brings to complex, multistakeholder projects.



CAPABILITY, CAPACITY AND QUALIFICATIONS OF THE OFFEROR (50%)

Aurélien



Aesthetic blends

LOCATION: 833 N. Clark St., Chicago, IL

LAND USE MIX:

Multifamily, Above-Grade Parking Structure

NUMBER OF ACRES: 0.9

UNITS: 368 HEIGHT: 31 stories

SIZE: 453,000 SF PROJECT COST: \$97 Million

ENTITLEMENTS REQUIRED: Plan Development Ordinance **START DATE:** August 2015

COMPLETION DATE: July 2017

RYAN'S RESPONSIBILITY:

Development, Architecture + Engineering, Design-Build Construction, Capital Markets

ARCHITECT:

Ryan A+E, Inc. - Design Architect; Antunovich Associates - Architect of Record

REFERENCE:

Tim Hennelly, Ryan Companies US, Inc. tim.hennelly@ryancompanies.com 630-328-1103

Amid the bustle of downtown Chicago, Aurélien provides residents the sophistication of city life, the luxurious amenities of an upscale hotel-like setting and the comforts of home all in one place. Located in the renowned Gold Coast neighborhood, the 31-story apartment community features a clean aesthetic, urban functionality and high-end design elements with exceptional views of the Chicago skyline and Lake Michigan. Aurélien's design reflects Chicago's notable architecture with nods to turn-of-the-century style and more modern influences, and blends effortlessly into the established neighborhood.

Aurélien was fully financed without the use of public funds or incentives—65% construction loan and 35% private equity (Ryan and two partners). Our strategy for engaging the community started with the alderman, our first point of contact for addressing community concerns. We dealt directly with

the alderman about our zoning proposition, and he then presented the plan to his constituents.

To address community concerns, we first listened to the neighbors' needs and then created a design that would mitigate many of their concerns. This approach included rotating the building 90 degrees to minimize shadowing, and retaining a small, three-story brick building to maintain pedestrian scale. Addressing the concern about residents and pets, we enhanced landscaping and added decorative low fencing to protect neighbors' lawns. As high traffic and pedestrian crossings were a concern, we took special measures to increase safety around the area. Throughout the project's duration we were in frequent communication with neighborhood and business organizations to ensure that disruptions were announced in advance and that nearby business operations could continue with minimal (if any) interruption.



CAPABILITY, CAPACITY AND QUALIFICATIONS OF THE OFFEROR (50%)

Kirkland Urban







LOCATION:

303 Parkplace Center, G130 Kirkland, WA

LAND USE MIX:

Class A Office, Multifamily, Retail, Underground Parking

NUMBER OF ACRES: 12

UNITS: 185

HEIGHT: 139.5 Feet

SIZE:

Total Project - 1,200,000 SF Phase I - 600,000 SF

PROJECT COST: \$350 Million

ENTITLEMENTS REQUIRED:

Lengthy entitlement process, still in progress

START DATE:

October 2016

COMPLETION DATE:

Phase I - March 2019

RYAN'S RESPONSIBILITY:

Owner, Developer, General Contractor, Capital Markets

ARCHITECT:

CollinsWoerman

REFERENCE:

Bill Leedom, Talon Private Capital Leedom@talonprivate.com 206-607-2561

Ryan Companies, in partnership with Talon Private Capital, is redeveloping an office park and retail area into a lively mixed-use center. Set amidst walkable, tree-lined streets, landscaped open spaces, and offices and residences overlooking public plazas. Kirkland Urban will offer shopping, dining, entertainment and recreation. It was privately financed without public funding or incentives, but there has been significant city involvement due to its scale.

The 12-acre development comprises three phases to be built over seven-and-a-half years. Now under construction, the first phase includes two office buildings, one apartment building and retail, including a grocery store. When complete, Kirkland Urban will total 1,200,000 SF, including restaurants, a movie theater, a fitness club and two acresplus of open public space.

Long before Ryan got involved, Talon was meeting with the city

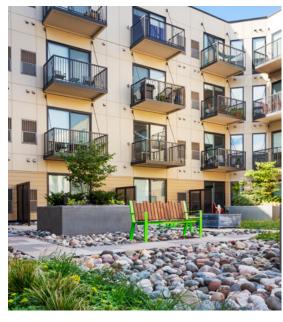
and neighborhood, addressing 16 neighborhood organizations and business associations. Talon held over 40 meetings with these groups and continues. We meet twice monthly with the city and have met with the city manager. Initiatives are underway to help the community understand and embrace the vision—such as hiring a PR firm to aid communication and frequently sponsoring downtown activities and Chamber events to create excitement for the new development. The aim is to gradually move the area's "center of gravity" to Kirkland Urban as a natural gathering place.

The development incorporates the best of its waterfront community, combining an authentic neighborhood feel with an urban energy. This reflects and celebrates the evolution of Kirkland: balancing the need for growth and economic opportunity without losing touch with the small town roots of its past.



CAPABILITY, CAPACITY AND QUALIFICATIONS OF THE OFFEROR (50%)

intage on Selby







engagement and collaboration to address concerns and controversy

Redevelopment breathed life into long-neglected parcels

Classic yet modern with surroundings

LOCATION:

1555 Selby Ave., St. Paul, MN

LAND USE MIX:

Mixed-Use, Multifamily, Retail

ACRES: 2.3 **UNITS:** 210 **HEIGHT:** 5 Stories

SIZE: 420.000 SF

PROJECT COST: \$50.6 Million

ENTITLEMENTS REQUIRED:

Rezoning to Planned Unit Development (PUD) - City of St. Paul; Conditional Use Permit – City of St. Paul; Remediation Action Plan (RAP) - Minnesota Pollution Control Agency; Building Permit - City of St. Paul

START DATE: August 2014

COMPLETION DATE: November 2015

RYAN'S RESPONSIBILITY:

Development, Architecture + Engineering, Construction, Capital Markets

ARCHITECT:

Ryan A+E, Inc. – Design Architect, Landscape Design, Civil Engineer; ESG Architects - Architect of Record, Design Architect

REFERENCE:

Julie Reiter, Union Park District Council julie@unionparkdc.org 651-645-6887

Josh Williams, St. Paul Planning & **Economic Development** iosh.williams@ci.stpaul.mn.us 651-266-6659

Vintage on Selby is a mixed-use, multifamily and retail development we financed through private investment with no public funds nor incentives.

When Associated Bank purchased another branch in the Merriam Park neighborhood, they obtained a bank building and adjacent parcels. They enlisted Ryan's help to optimize land use. Our vision: a brand new bank, a vibrant retail tenant and attractive housing. Associated Bank wanted to remain open throughout construction, so moved to the new two-story space and the old building was demolished. That made way for Phase II, a five-story complex with a Whole Foods Market and 210 market-rate housing units.

We collaborated with the City of St. Paul, community and ESG Architects to get input on the design—a modern take on a classic vintage building. The project incorporates many ideas of the area businesses and residents.

The development sparked heated debate early among neighborhood

groups concerned about the size, the impact on existing business and excess traffic. Before planning began, we met with community members to address concerns. This early, open engagement improved our understanding of their preferences and helped neighbors feel heard.

Team members attended over 30 community meetings. These discussions resulted in adding features like sidewalk and height setbacks to blend aesthetically with surrounding structures.

Inspired by the preservation efforts spearheaded by Historic St. Paul and Model Cities, we purchased and donated three homes slated for demolition near the old Associated Bank site, and contributed significant manpower and financial assistance to help the two organizations complete the complex move in a tight time frame. The move was a win-win for the city, community and former residents of the homes.





CAPABILITY, CAPACITY AND QUALIFICATIONS OF THE OFFEROR (50%)

Clarendale® Senior Living







Filling market gap with integrated, amenity-rich communities Engaged with area community to learn local seniors' needs Designed to promote interaction/socialization for all residents

LOCATION:

Locations in Illinois, Indiana and Tennessee to date

LAND USE MIX:

Market-rate Senior Living (Independent, Assisted, Memory Care)

ACRES: Mokena — 11.4; Algonquin — 10; Schererville — 13.2; Indian Lake — 11

UNITS: Mokena — 156; Algonquin — 186; Schererville — 177; Indian Lake — 189

HEIGHT: Mokena — 3 Stories; Algonquin 3 Stories; Schererville — 3 Stories; Indian Lake — 4 Stories

SIZE: Mokena — 171,000 SF; Algonquin - 204,000 SF; Schererville - 206,000 SF; Indian Lake - 226,000 SF

PROJECT COST: Mokena — \$23.7 Million; Algonquin — \$30.4 Million; Schererville — \$29.9 Million; Indian Lake \$33.3 Million

ENTITLEMENTS REQUIRED: None

START DATE:

Mokena — June 2014; Algonquin — April 2015; Schererville — October 2015; Indian Lake - April 2017

COMPLETION DATE:

Mokena — September 2015; Algonquin – October 2016; Schererville — April 2017; Indian Lake — Fall 2018

RYAN'S RESPONSIBILITY:

Development, Design-Build Construction

REFERENCE:

Joel Nelson, Life Care Services, LLC nelson@lcsnet.com 515-875-4616

Seeing the increasing demand for integrated, amenity-rich senior communities, Ryan partnered with LCS. Its Life Care Services[™] division is the nation's third largest manager of senior living real estate. Together, they are delivering engaging senior living communities across the US.

The first Clarendale® was Mokena's first community to offer three lifestyle neighborhoods—independent living, assisted living and memory care—in one building. Emphasizing a sense of community, the development team collaborated early with designers to optimize the space programming to promote interaction. The team designed the building from the inside out, giving priority to residents' longterm needs and preferences.

All of the Clarendale projects are a traditional debt/equity financial structure and privately financed; no public funding was required. No major incentives were received, but city fees were reduced on two projects because of community

advantages, such as low impact on roads, no impact on schools and reduced impact on fire and medical because of 24-hour security and onsite medical services.

Our community engagement strategy involved meeting with neighbors and senior-oriented groups who advised us on local seniors' needs. We were able to showcase the design while obtaining input on the ultimate experience for seniors. We approached these interactions with a collaborative. constructive spirit and relied on this input in designing the communities.

The prime community concern was the limited availability of quality, community-centered senior housing. As a result, the plans were warmly received in each area. Cities want to offer seniors the option of staying in their communities even when staying in their house is no longer an option. Ryan and the Clarendale communities are seen as part of the solution.





CAPABILITY, CAPACITY AND QUALIFICATIONS OF THE OFFEROR (50%)

Oakmont Point





18-acre redevelopment into premier, urban-style modern office complex with retail

Privately financed with no public investment/ incentives



LOCATION: Westmont, IL

LAND USE MIX:

Class A Office, Retail, Indoor Parking

NUMBER OF ACRES: 18

UNITS: N/A

HEIGHT: 3 Stories

SIZE: Up to 275,000 SF

PROJECT COST: \$35 Million

ENTITLEMENTS REQUIRED:

Village of Westmont site and landscaping

approval

START DATE: Fall 2017

COMPLETION DATE:

Anticipated Summer 2019

RYAN'S RESPONSIBILITY:

Owner, Development, Architecture & Engineering, Design-Build Construction, Real Estate Management

ARCHITECT:

Ryan A+E, Inc.

REFERENCE:

Jim McDonald, Ryan Companies US, Inc. iim.mcdonald@rvancompanies.com 630-328-1109

Slated to be a premier, urban-style office complex on 18 acres, Oakmont Point brings much-needed Class A office space to this bustling suburban market west of Chicago. Ryan envisions creating a modern, flexible, multi-building office campus for up to five corporate users with abundant surface and indoor parking, retail and a pond feature.

Financed entirely by Ryan, this development required neither public investment nor incentives. Ryan is working closely with the Village of Westmont to ensure the project meets their goals and adds value. The project required no rezoning nor land use changes, but Ryan has communicated with the municipality and community from the start. Ryan shared concepts early with village staff and the economic development committee to ensure community alignment and determine how to best showcase the property's potential.

As the project has no adjacent neighbors, a dedicated community

engagement strategy was not required, but village officials view Oakmont Point as an asset. While not a direct neighbor, Ryan met with Mays Lake Retirement Community to the property's north to get early buyin; the proactive engagement was appreciated.

Ryan plans to raze portions of the existing structure to create floorplates typical of modern Class A space. Remaining portions will be completely gutted to the concrete structure to allow for allnew, efficient MEP systems. The entire building envelope will be removed and replaced to upgrade energy efficiency and dramatically increase glazing while renewing the architectural design. Across the street, a five-acre lot is available for up to 110,000 SF of build-to-suit space as part of the larger campus or for a separate user.

This project illustrates Ryan's ability to work within existing context to revitalize underutilized assets.



CAPABILITY, CAPACITY AND QUALIFICATIONS OF THE OFFEROR (50%)

22 Hennepin

Added to vibrancy and convenience of the district

Designed to blend local flair, historical context and modern aesthetic

Engaged community early and maintained updates







LOCATION:

222 Hennepin Ave., Minneapolis, MN

LAND USE MIX:

Mixed-Use, Multifamily, Retail, LEED Silver

ACRES: 2.25 **UNITS: 286 HEIGHT:** 6 Stories **SIZE:** 580,000 SF

PROJECT COST: \$57.3 Million

ENTITLEMENTS REQUIRED:

Preliminary Development Review (PDR) -City of Minneapolis; Historic Preservation Approval (HPC) - City of Minneapolis; Remediation Action Plan (RAP) -Minnesota Pollution Control Agency; Building Permit – City of Minneapolis

START DATE: February 2012

COMPLETION DATE: August 2013

RYAN'S RESPONSIBILITY:

Development, Architecture + Engineering, Design-Build Construction, Capital Markets

ARCHITECT:

Ryan A+E, Inc., Architect-of-Record; Humphreys & Partners Architects, L.P., Design Architect

REFERENCE:

Becca Farrar-Hughes, City of Minneapolis - Community Planning & Economic Development rebeccafarrar@minneapolismn.gov 612-743-3594

A signature development for downtown Minneapolis, 222 Hennepin is a prime example of urban infill development. The mixeduse building adds to the vibrancy and convenience of downtown with 286 luxury apartments and a Whole Foods Market, the first in the area.

Spanning a full city block at the corner of Hennepin and Washington avenues, 222 Hennepin serves as a major contribution to the district's landscape. Drawing from the Art Deco tradition and local warehouse flair, the project combines historical context with modern design and state-of-the-art amenities.

The plan focused on bringing life and vibrancy to the area and prioritizes open, inviting, lively spaces combined with modern functionality. Specifically designed to wrap around and maintain a preexisting parking ramp, the building reflects its urban landscape with two towers at each end along Hennepin Avenue anchoring the building.

The large storefront windows along one side enhance the "boulevard" feeling of Washington Avenue, while showing off Minneapolis' largest downtown grocery store.

Ryan Companies co-developed the 580,000-SF space with the Excelsior Group, specialists in multifamily development and property management. The project was privately funded and did not require public funding or incentives.

Ryan engaged the community early in the process, attending neighborhood and business association meetings, but there was little pushback. The neighborhood took a pro-development stance, excited at the prospect of a much-needed grocery store. We continued to attend neighborhood and business association meetings through the project's duration to update neighbors on our progress and to respond to concerns as they arose, resulting in a project that enhances the neighborhood.



Initial General Development Concept Statement

SUITABILITY AND QUALITY OF THE DEVELOPMENT CONCEPT (25%)



The 5th Avenue Redevelopment is an exciting opportunity for the City of Naperville to create a northern gateway to its downtown with a thriving mixeduse district that highlights the best that Naperville has to offer. With a passion for leveraging our combined knowledge to create impactful, people-focused developments, and relevant experience both broad and deep, Ryan is ready to deliver on this signature project.

VISION

We envision this redevelopment as a vibrant, new mixed-use (sub) urban district. Transit-oriented and complementing the best of Naperville, this new district's showcase character would have a "gravitational pull" of its own. Bold in concept and respectful of context, the area would be more than just a place to park and ride, it would become a destination to live, work, dine, shop and explore.

EXISTING FABRIC

Residential. The site is bounded by residential neighborhoods on the north and south, including the Historic District. All new development will respect this residential scale with "steppeddown" complementary uses along residential edges and height and density concentrations closer to Washington Street and the rail line.

Train Station. Improvements to the station are envisioned, focusing on connectivity over and under the tracks and across Washington Street, as well as on architecture, art and signage marking the station area as a gateway to Naperville.

Washington Street. Washington Street would retain its role as an important traffic link while

improving the pedestrian experience with streetscape enhancements and vertical connections to multiple levels of the development. The tracks crossing over Washington Street are a gateway opportunity, with pedestrian bridges, signage and signature new development to flank the street and frame downtown views.

DuPage Children's Museum.

Our concept supports several scenarios for the Children's Museum, including the museum remaining in place. However, we recommend an adaptive reuse of the former Public Works building to house the Children's Museum and a complementary use such as a daycare or community center. This approach breathes new life into the Water Tower West Site, opens the current museum site for redevelopment, gives the



Initial General Development Concept Statement

SUITABILITY AND QUALITY OF THE DEVELOPMENT CONCEPT (25%)



museum an opportunity for indoor/ outdoor programming space and offers synergy with Kroehler Park across the street.



Water Tower. The water tower would remain and serve as a feature element for the relocated Children's Museum or the development at large, turning a sustainable, cost-effective decision into a community benefit.

Downtown Naperville. Our vision creates a unique identity for this new district and stretches downtown Naperville to this gateway site through intuitive and welcoming physical connections for all modes of transportation. We envision improved signage and wayfinding and engaging with North Central College as a significant "bridge" between the site and downtown.

PROPOSED DEVELOPMENT

Residential. Based on the residential market research study that we commissioned from Appraisal Research Counselors. we believe that there is demand for a variety of housing types in this development including rental units, townhouses and condos. Phase I would include approximately 200 apartments and 25 townhouses. Phase II could include more apartments, townhouses, a boutique condo

building and affordable housing. The goal is to appeal to a variety of ages and incomes: young professionals, empty-nesters, students and older adults.

Commercial Office. Based on market research, we envision a range of 75,000-100,000 SF of Class A office space. Distinct from other suburban office product, the office space will use smaller floor plates and create a more active, urban feel where local businesses feel welcome. The office component will support the City of Naperville's economic development approach to be a location of choice for businesses.

Retail. Market research indicates the potential for approximately 20,000-30,000 SF of boutique. destination-oriented retail and dining concentrated along our proposed railwalk and Washington Street, in addition to demand for a small grocer or market. Our retail concept follows the "best of Naperville" theme, focused on the quality local businesses that give Naperville its unique character.

TRANSIT-ORIENTED

All new development will support the smooth and continued operation of the site as a multimodal transit hub, with the goal of organizing all modes of transportation for efficiency and public safety.

Commuter Parking. Parking will be consolidated into a single structure, allowing for more efficient operation and connection to the train station. Access to train platforms will be improved, with the anticipated addition of a pedestrian bridge over the railroad tracks. Phasing will be staged to minimize disruption to commuter parking.

Transit Center. Primary bus staging and kiss-and-ride access will occur in a dedicated transit plaza on the Upper Burlington Lot. Creating a separate transit zone will streamline station access and improve the pedestrian experience. Should we be selected, Ryan will work with the City and a traffic engineer on a more detailed analysis of traffic and transit patterns to develop this concept.





Initial General Development Concept Statement

SUITABILITY AND QUALITY OF THE DEVELOPMENT CONCEPT (25%)



Pedestrian Access. Pedestrian connections will be encouraged as part of station enhancements and the walkable focus of the entire development. In particular, incorporating improved stair access from Washington Street and platform connection across Washington as part of the gateway concept will highlight the importance of pedestrian access and safety.

PUBLIC REALM

Improvements and features in the public realm will be the threads that weave the entire project together. In addition to serving commuters and nearby neighbors, public realm improvements will make the site a destination for all Naperville residents and visitors from neighboring communities. We will work closely with the City to identify scope, logistics and financing options for public improvements.

Railwalk. There are abundant existing parks in the immediate vicinity of the site. Rather than creating new park space, we propose linking the area parks and trails with an enhanced railwalk along the north side of the railroad tracks.

Streetscape. Thoughtful, well-designed streetscape improvements along Washington Street and 5th Avenue will improve the pedestrian experience.

Transit Plaza. We envision the transit plaza as a versatile public space that serves a primary transit function during the week and doubles as a place for a



farmers market or other outdoor gatherings on the weekends.

PHASING

While our concept provides significant flexibility in phasing, our concept can be summarized in two phases.

Phase I. We will focus on the Lower Burlington Lot, the Upper Burlington Lot and the Boecker Property in Phase I, working with the City to consolidate commuter parking and create a transit zone for bus access and kiss-andride traffic. We will also focus on creation of a railwalk and pedestrian plaza on the remainder of the Upper Burlington Lot, and build a critical mass of housing, office and retail. A pedestrian bridge over the railroad tracks and development of the Parkview Lot could also be in Phase I.

Phase II. Next phase(s) will include the following:

 Parkview Lot, if not part of Phase I, would be developed into podium parking with housing above, continuing the connection across the tracks and the density along Washington.

- DuPage Children's Museum relocated to Water Tower West site, adaptively reusing the current municipal building, addressing open space and parking needs for the museum. This opens the current museum site for redevelopment with possibly a small grocery anchor and housing, further strengthening the destination retail and density along Washington. A daycare or recreation center are potential complementary uses.
- Kroehler Lot would be townhouses and parking to complement the scale of the residential neighborhood.
- Pursue opportunities to partner with 5th Avenue Station property owners.
- · Complete connections to existing paths and parks.

Schedule. Speed to market is critical for redevelopments of this magnitude. We anticipate Phase I construction to start by the fall of 2018 and be finished approximately 12 months later. We anticipate Phase II construction to begin in the summer of 2019.





We are providing much of our Supporting Documentation digitally via a website. To view our full Development Concept design package, including an animation, renderings, concept plans, phasing diagrams and more, visit: www.RyanAccess.com

Then enter passphrase:

RyanCos-5thAve

It is best viewed via Google Chrome browser.

While we recommend that you view our Supporting Documentation via the website, we have also included it at the end of this Statement of Qualifications, starting on page 40, for your convenience.



ACHIEVEMENT OF OUTCOMES (25%)



5TH AVENUE REDEVELOPMENT — CONCEPTUAL STREET VIEW OF WASHINGTON STREET AT 5TH AVENUE

Our Development Concept aligns with the desired outcomes specified in the RFQ's Scope of Services/Outcomes Desired and addresses the following requirements.

COMMUNITY CONTEXT AND DESIGN GUIDELINES

The proposed land use(s), site layout and building design shall take into consideration the character of the existing community and the City of Naperville Building Design Guidelines.

We've addressed the guidelines in several areas including building massing, pedestrian scale, visual attractiveness and sustainability.

The RFQ references the existing height of the 5th Avenue Station building as a baseline, but not a hard guideline. We are proposing greater density with mixed-use buildings on the Lower Burlington Lot and the Boecker Property and stepping down that density as

we transition to the scale of the adjacent neighborhood.

These mixed-used buildings are proposed as three- to six-story office or residential use above a podium parking structure for an overall height of five to eight stories above grade.

The higher density portions of the buildings are closer to the railroad tracks and Washington Street, where higher density is appropriate.

The building massing fronting 5th Avenue steps down to an appropriate scale and lower height that thoughtfully balances the adjacent single-family residential area. Townhouses proposed on 5th Avenue respond to the nearby residential scale.

A component of the Design Guidelines that we have embraced in our Design Concept is pedestrian friendliness, which includes public spaces, visual transparency, primary entry identity, pedestrian weather protection and pedestrian-scaled detailing.

A key feature of the design proposal is the development of public spaces scaled to the pedestrian including:

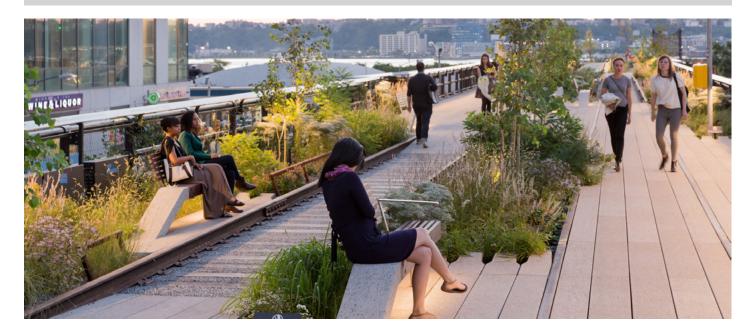
Railwalk. Our proposed railwalk, a new public amenity, creates a public pedestrian walk that connects the development parcels on both sides of the railroad tracks. The railwalk will feature hardscape such as paving, lighting and outdoor furniture to define the pedestrian pathway. Softscape including landscaping will soften the railwalk's aesthetics.

Pedestrian Bridge and "Light

Cubes". These elements connect both sides of the railwalk—the bridge serves both as a physical connection to channel pedestrians over the rail line and a Key Design element for the project, creating a visual focus for the development. The use of "light cubes" in the bridge design are repeated



ACHIEVEMENT OF OUTCOMES (25%)





periodically along the railwalk to define the pedestrian walkway and provide opportunity for visual interest and lighting.

Our team has experience addressing the other aspects of the pedestrian experience with other urban and suburban developments such as Kirkland Urban and Downtown East.

The Design Guidelines identify visual attractiveness, including composition, articulation/ modulation, proportions/rhythm, base/middle/cap, materials, color scheme, secondary facades, screening and signage. All of these aspects will be considered as we progress with the design development of the concept.

Our team has addressed these components successfully in multiple projects.

Another component of the Design Guidelines is sustainable design, which includes daylighting, color, materials, landscaping and adaptive reuse. We have considerable experience in executing sustainable projects including the recent Wells Fargo headquarters (LEED Platinum) and CHS Field (the greenest ballpark in America). Specific aspects of our proposed concept address:

- Landscaping as a primary feature in the public spaces.
- Adaptive reuse of the Public Works building on the Water

Tower West Site with a proposal to relocate the DuPage Children's Museum and provide a complementary use such as a daycare or community center.

• The office space will be designed using current sustainable design practices. We have yet to determine whether we will pursue LEED certification.

COMMUTER PARKING

Commuter parking shall be viewed as a system with the existing total commuter parking supply maintained.

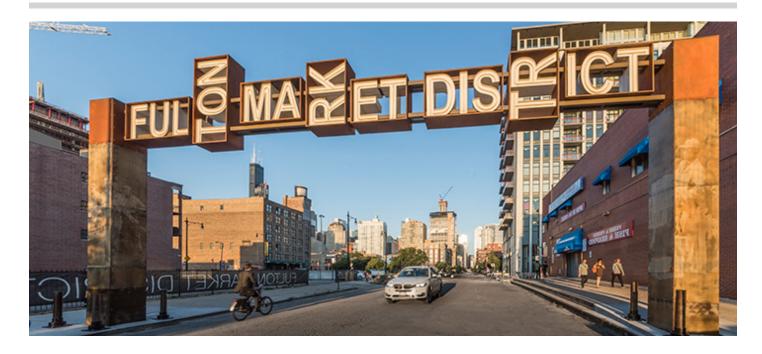
Our Design Concept seeks to maintain and consolidate the commuter parking supply to improve efficiency and function. We propose parking podiums form the base of mixed-use buildings on the Lower Burlington Lot and the Boecker Property.

This parking will be accessed via a Center Street entry and will have convenient access to the existing Metra station. In addition,





ACHIEVEMENT OF OUTCOMES (25%)



there will be podium parking on the Parkview Lot and potential for podium parking on the Children's Museum Lot.

Retail space will front a pedestrian plaza to soften the edge of the podium parking structure and provide local "Best of Naperville" shops, food and beverage. During weekends and evenings, the transit plaza will be able to accommodate community activities such as food trucks, a farmers market and holiday/ cultural bazaars.

MULTI-MODAL CONNECTIVITY

Multi-modal commuter access to the train station shall be maintained: amenities to enhance multi-modal access are encouraged.

Our Design Concept specifically addresses all of the requested components of multi-modal access to the Metra train station. Our concept includes a transit plaza that is developed on the

publicly owned Upper Burlington Lot. The transit plaza includes:

- Bus drop-off/pick-up for Pace suburban bus routes
- Bus stacking for Pace suburban bus routes
- Kiss-and-ride drop-off/pick-up
- Bike parking and an option for bike rental
- Short-term retail parking
- Adjacency to the commuter parking

The transit plaza provides a defined transit center for commuters, improved access to the Metra station and consolidation of passenger pickup/drop-off activity. The adjacent railwalk provides a thoughtful, defined separation of vehicular and pedestrian/bicycle activity.

A New District in Naperville.

Creating a new urban district in Naperville is an exciting proposition, and one that can add tangible value to the economics

of the redevelopment. Branding a district-within-a-community is not a new concept around Chicagoland.

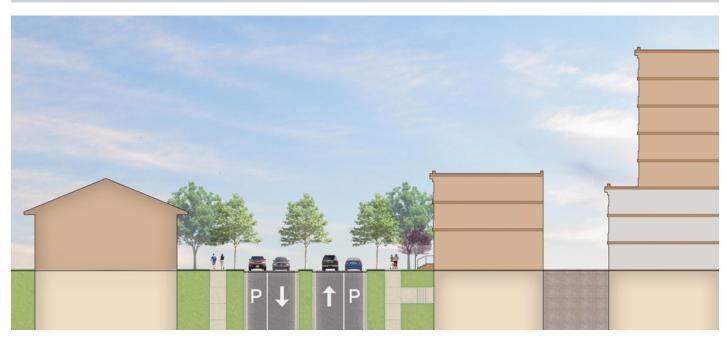
Our proposed Design Concept focuses on the train station as the gateway to Naperville. Incorporating housing, office and retail will add density and activity, creating a physical identity and sense of place around the Metra station and the defined transit center.

The goal will be to define the brand character, identity and strategy for the new development that are organic, sustainable and marketable. We recommend this process include various stakeholders in order to be adopted enthusiastically by the community.

One branding theme could be "connecting the best of Naperville" to celebrate the City's blend of quintessential small-town quality of life with an array of big-city amenities



ACHIEVEMENT OF OUTCOMES (25%)



5TH AVENUE REDEVELOPMENT — CONCEPTUAL STREET SECTION OF 5TH AVENUE

and diverse activities, stretching the downtown's core while bolstering Naperville's distinguished reputation as a destination acclaimed as one of the best in suburban Chicago. The addition of the railwalk will connect this gateway to green spaces and parks and further weave it into the community.

COMMUNITY GROUP COLLABORATION

Property stakeholders are participants in the planning process. Property stakeholders include the City, DuPage Children's Museum, BNSF. Metra and 5th Avenue Station.

We welcome stakeholder participation in the design and planning process. We encourage engagement with community stakeholders including neighbors, business groups and North Central College. In our experience, needs often surface through this cooperative process that will help us tailor the project to the community.

While the 5th Avenue Redevelopment will require a planned unit development (PUD), we expect a project of this magnitude to go beyond the typical process of the Transportation, Engineering and Development (TED) Business Group.

In addition to the required public hearings, Ryan proposes further engagement through working sessions and open house-format gatherings, both with property stakeholders and community neighbors. This level of collaboration is necessary to ensure the Planning & Zoning Commission and City Council are presented the highest and best use and preferred plan.

The Ryan team's collective insights and history of delivering successful complex developments ensures that petitions will be complete and

comment response timely. Due to its complexity and significance, the 5th Avenue Redevelopment will require additional city department reviews and public hearings. Ryan expects and recommends this level of community collaboration.

We have experience balancing the needs of stakeholders and finding the best solutions when there are (inevitably) conflicting requests and requirements. For example, our recent apartment development in Chicago, Aurélien, required collaboration with the land seller, U.S. Bank. Ryan bought the bank building's adjacent drivethrough and parking lot parcel. On this parcel Ryan incorporated a new modern drive-through and dedicated bank parking within the base of the new Aurélien residential tower. Related issues Ryan coordinated during construction included maintaining safety, visibility and customer/ employee access to the walk-up bank lobby.



ACHIEVEMENT OF OUTCOMES (25%)





Creating a gateway district • Considering the area's character • Introducing new amenities Engaging stakeholders/community • Solving multi-modal and parking system challenges

In addition to community group collaboration, significant team collaboration will be needed. As the "quarterback" in the 5th Avenue Redevelopment effort, Ryan will coordinate the appropriate consultants and subject matter experts to execute a project of this magnitude. These disciplines will likely include traffic engineering, municipal finance, fiscal impact analysis, land use counsel, structural engineering, civil engineering, landscape architecture and public relations.

KEY ISSUES

Traffic. Traffic will be one of the top concerns for all stakeholders in the project. Congestion must be addressed and alleviated, and several transportation modes accommodated, including automobile, bus, train, bike and foot traffic. Ease and safety of access are critical components to

ensure the long-term success of the development. Collaboration among the City's planning staff, Ryan's urban planner and traffic engineers will be essential for a viable, comprehensive plan that achieves consensus among the stakeholders. The need for additional vehicle lanes can be supplemented by bike lanes, pedestrian walkways, traffic calming devices and signal timing and coordination. Maintaining efficient multi-modal connectivity will differentiate the 5th Avenue Redevelopment from comparable projects in the Chicago area.

Parking. Parking demand represents a significant component of the project, and calls for creative solutions. While our concept replaces 100% of existing commuter parking, we would like to explore ways to share parking between uses and anticipate long-term changes

in parking demand by building in the ability to convert some parking to other uses. In addition, we envision parking supply for new retail, office and residential development to be market-driven, and will work with the City to achieve the right balance between City requirements and market realities. We understand that phasing of commuter spaces will be needed, and we intend to work with the City to fulfill that need.

Leased Properties. Given the inherent challenges with financing ground-leased commercial developments, we propose only infrastructure improvements and public space (including the railwalk concept) on the Upper Burlington Lot. Working with BNSF to improve this area will be an important part of making the transit uses and public realm successful.







(CLOCKWISE FROM LEFT) AURÉLIEN, CHICAGO, IL; DOWNTOWN EAST, MINNEAPOLIS, MN; KIRKLAND URBAN, KIRKLAND, WA





ACHIEVEMENT OF OUTCOMES (25%)

Other Properties. There are several parcels not included in the scope of the RFQ that impact the development. These excluded parcels include the 5th Avenue Station property and its associated parking lots. The existing 5th Avenue Station building contributes architectural character to the site, but its length and location of surface parking along both sides of 5th Avenue hinder

the creation of a cohesive and pedestrian-friendly development. While our concept works without any improvements to these parcels by improving the streetscape along 5th Avenue, we would like to reach out to these parcels' owners to explore additional ways to improve the walkable, urban sensibility of this new district.

Branding. To help strengthen the identity of the area and generate

excitement in the project, we anticipate creating a new branded district within Naperville. This approach is common along the Metra rail line on the north shore of Chicago, as seen at Ravinia in Highland Park and Hubbard Woods in Winnetka. We would work closely with the City and community groups early on in this process to develop the branding elements of this redevelopment.

RELEVANT STRATEGIES SUCCESSFULLY APPLIED

The chart below compares Ryan developments that share characteristics of the proposed 5th Avenue Redevelonment

otii Avenue Redevelopinent.				, ,	,		, ,		
	Downto	wh East Minneadolfs Minneadolfs Auralia	in 300.11	nd Urban Nutrag	e on Selby	inneapin Thomas	space St. Linny Space St. Linny Arbor P	A de of Liste	Heights Al Midt
PHYSICAL CONTEXT	<u> </u>	, ,				· · · · · ·	<u> </u>	, k	
Multi-modal Connectivity	•		•	•	•			•	•
Innovative Traffic/Parking System Coordination	•	•	•	•	•				•
Defined Transit Center or Transit Link	•		•					•	•
Amenities to Enhance Community/ Multi-modal Access	•	•	•	•	•	•	•	•	•
Urban Gateway Creation/Enhancement					•				
MARKET CONTEXT									
Multifamily Housing — Market-rate						•			
Multifamily Housing — Affordable						•	•		•
Commercial Office	•		•						•
Commercial Retail	•		•	•	•			•	•
Public Parking	•			•	•			•	•
Public Market/Plaza	•		•					•	•
REGULATORY/POLITICAL/COMMUN	IITY CO	NTEXT							
Community Design Guidelines Consideration	•		•	•	•	•	•	•	•
Regulatory Agency Collaboration			•		•	•	•		
Political Entity Collaboration	•			•	•	•	•	•	
Property Stakeholders Collaboration		•							
Community Group Collaboration		•		•	•				
Community-at-Large Collaboration		•							





To view our full Development Concept design package, including an animation, renderings, concept plans, phasing diagrams and more, visit: www.RyanAccess.com

Then enter passphrase:

RyanCos-5thAve

It is best viewed via Google Chrome browser.

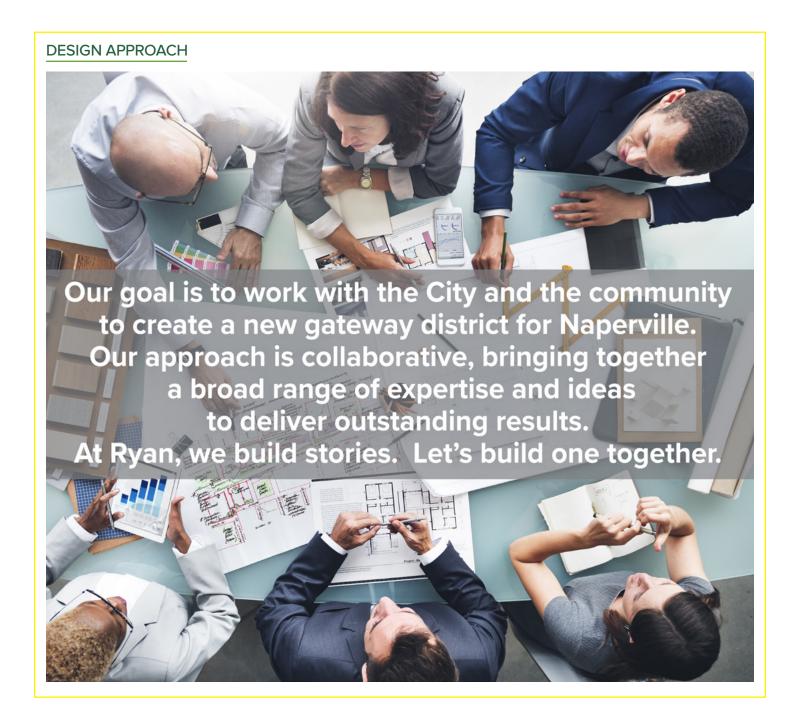




Supporting Documentation for Development Concept



SUITABILITY AND QUALITY OF THE DEVELOPMENT CONCEPT (25%)







VISION



















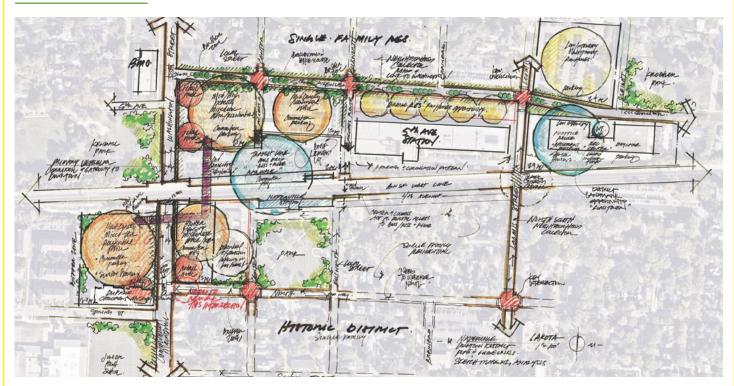


Supporting Documentation for Development Concept



SUITABILITY AND QUALITY OF THE DEVELOPMENT CONCEPT (25%)

DESIGN CONCEPT





CONCEPT NOTES

- GROUND-FLOOR RETAIL
- B TOWNHOMES
 Rear-loaded parking
- 5TH AVENUE BOULEVARD
- MIXED-USE DEVELOPMENT
- MIXED-USE DEVELOPMENT
- RAILWALK PLAZA
- G TRANSIT PLAZA

 Dedicated bus & taxi lanes

 Enhanced 'Kiss-n-Ride' are
- PEDESTRIAN BRIDGE
 Direct connection to Napor
- RAIL WALK PEDESTRIAN REFUGE
 Unique place 'light cubes' landmark
- MIXED USE DEVELOPMENT

 - Apartments or condos Ground-floor retail Structured parking Shared commuter parking deck
- MIXED USE DEVELOPMENT
 Apartments or condos
 Ground-floor retail
 Structured parking
 Shared commuter parking deck
- MIXED USE DEVELOPMENT

- M NEW RAILWALK CONNECTION
- TOWNHOMES
 Rear-loaded parking
- RE-LOCATED DUPAGE COUNTY
 CHILDREN'S MUSEUM
 Adaptive use of existing building
 O-site parking
 Water tower repurposed as landmark

NOTE

Master Plan concept shown is contingent on future relocation of Children's Museum. If needed, Museum can remain in existing location, with added outdoor programming space.

CONCEPT SKETCH (TOP) AND CONCEPT PLAN (ABOVE)



Supporting Documentation for Development Concept

P

SUITABILITY AND QUALITY OF THE DEVELOPMENT CONCEPT (25%)

DESIGN CONCEPT





thering spaces & active uses define a new transit pla



eenways & pleasant pedestrian linkages



stinct architectural elements over station connection.



ntegrated above-ground pedestrian connections





Structured parking wrapped with active use



Landmark pedestrian bridge



Integrated above-ground pedestrian connections



Synergy between transit plaza and adjacent uses

OPEN SPACE & LINKAGES (TOP); PARKING & CIRCULATION (ABOVE)



DESIGN CONCEPT













PHASE 2 PLAN HIGHLIGHTS

NEW MIXED-USE DEVELOPMENT AT NEW MIXED-USE DEVELOPMENT AT
WASHINGTON STREET & NORTH AVENUE
APARTMENTS OR CONDOS
GROUND-FLOOR RETAIL AT CORNER
STRUCTURED PARKING FOR COMMUTERS
AND NEW DEVELOPMENT.

- POTENTIAL RE-LOCATION OF DUPAGE COUNTY CHILDREN'S MUSEUM
- 5TH AVENUE STREETSCAPE ENHANCEMENTS BOULEVARD EXTENSION

NEW TOWNHOMES AT KROEHLER PARK INTERNAL ACCESS & CIRCULATION

- POTENTIAL RELOCATION OF DUPAGE COUNTY CHILDREN'S MUSEUM ADAPTIVE USE OF PUBLIC WORKS BUILDING REPURPOSED WATER TOWER LANDMARK



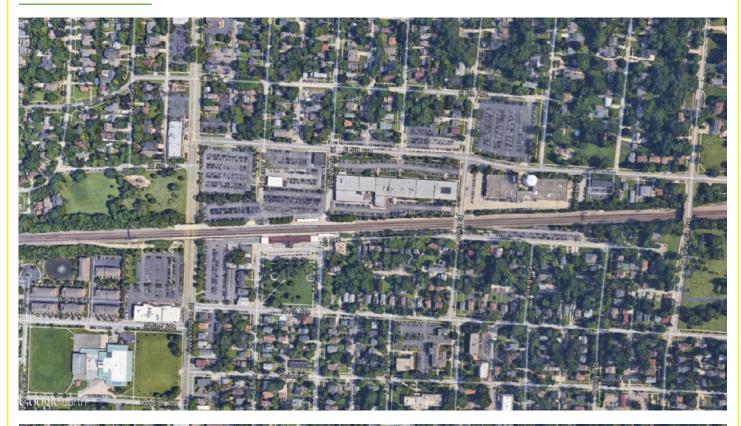






PHASE I (TOP); PHASE II (ABOVE)







BEFORE - CURRENT 2D AERIAL (TOP); AFTER - CONCEPT PLAN (ABOVE)



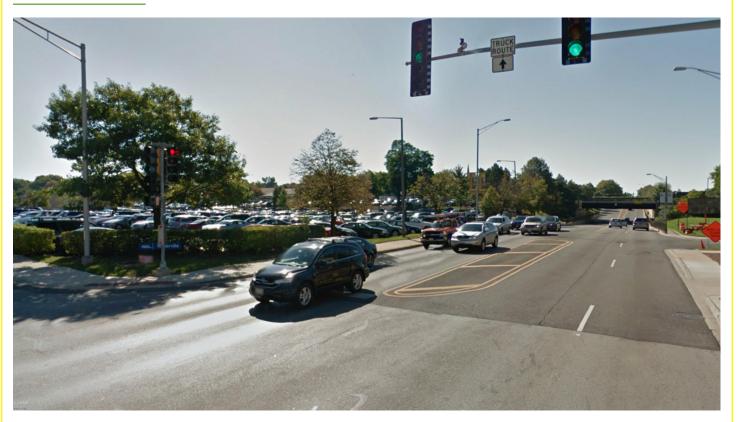




BEFORE - CURRENT 3D AERIAL (TOP); AFTER - CONCEPT AERIAL (ABOVE)









BEFORE - WASHINGTON STREET CURRENT STREET VIEW (TOP); AFTER - WASHINGTON STREET CONCEPT STREET VIEW (ABOVE)







BEFORE — 5TH AVENUE CURRENT STREET VIEW (TOP); AFTER — 5TH AVENUE CONCEPT STREET VIEW (ABOVE)

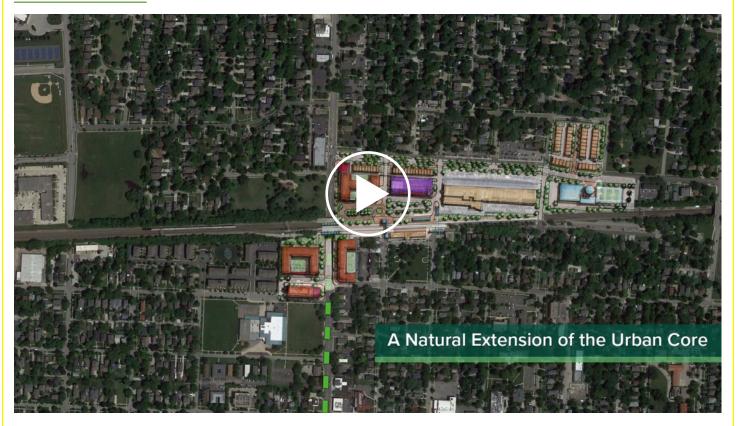


Supporting Documentation for Development Concept



SUITABILITY AND QUALITY OF THE DEVELOPMENT CONCEPT (25%)

DESIGN CONCEPT



ANIMATION — CLICK IMAGE ABOVE TO VIEW ANIMATION IN YOUR WEB BROWSER, OR FOLLOW THE INSTRUCTIONS BELOW.

The animation represented above, as well as renderings, concept plans, phasing diagrams and more, can be viewed by visiting:

www.RyanAccess.com

Then entering passphrase:

RyanCos-5thAve

It is best viewed via Google Chrome browser.



Supporting Documentation for Development Concept



SUITABILITY AND QUALITY OF THE DEVELOPMENT CONCEPT (25%)

CONTACT

YOUR COMMUNITY IS OUR COMMUNITY.

With a local Naperville office of our own, your community is our community, and we are especially passionate about finding the right solutions for this redevelopment. We want to work alongside you to positively impact the lives of those who live, work and explore in your city.

Our team is known for successfully developing some of the largest, most complex and multi-

faceted projects across the country and will harness our collective insights to deliver a tailored solution that serves the City of Naperville and its constituents well into the future.

We're eager to share our talents to help provide a signature development for the city we call home. We can't wait to get started.

Contacts



Jim McDonald

CO-DEVELOPER & VICE PRESIDENT, REAL ESTATE DEVELOPMENT RYAN COMPANIES US, INC.

jim.mcdonald@ryancompanies.com 630-328-1109



Dan Walsh

CO-DEVELOPER & SENIOR VICE PRESIDENT, REAL ESTATE DEVELOPMENT RYAN COMPANIES US, INC.

dan.walsh@ryancompanies.com 630-328-1160



Ryan Companies US, Inc. 111 Shuman Blvd., Suite 400 Naperville, IL 60563 630-328-1100 chicago@ryancompanies.com

See National Offices

©2017 Ryan Companies US, Inc. All rights reserved.

All content shall be considered proprietary information and shall not be used without the permission of Ryan Companies US, Inc.





in

5TH AVENUE REDEVELOPMENT OPPORTUNITIES PROCUREMENT NO. RFQ 17-036

CITY OF NAPERVILLE REQUEST FOR QUALIFICATIONS FORM PROPOSAL FORM

The proposer shall also include with their returned Statement of Qualifications a signed copy of the enclosed affidavit, as well as literature, samples, etc. as required within the Request for Qualifications Specifications.

The undersigned proposer, having examined the specifications and other documents, hereby agrees to supply services as per the attached specifications and to perform other work stipulated in, required by and in accordance with the proposal documents attached for.

The undersigned acknowledges receipt of addendum(s): #1; #2; #3; -----.

FOR CLARIFICATION OF THIS PROPOSAL
James M. McDonald, Vice President
NAME 630-328-1109
PHONE NUMBER 630-328-1309
FAX NUMBER jim.mcdonald@ryancompanies.com
E-MAIL ADDRESS

AFFIDAVIT OF COMPLIANCE

APPLICANT:	Ryan Companies US, Inc.
	Name
	111 Shuman Blvd., Suite 400, Naperville, IL 60563
	Address
	Federal Tax I.D. #41-0882483
	of entering into a contract with the City of Naperville, and under oath and penalty of ssible termination of contract rights and debarment, the undersigned,
(Please Print o	or Type) James M. McDonald
	y sworn on oath, deposes and states that he is
	an officer
(the sole owne	er, a partner, a joint venturer, the President, the Secretary, etc.) of
Ryan Comp	panies US, Inc. (Name of Company),
certifications	king the foregoing bid, and that he has the authority to make any disclosures or required by this Affidavit on behalf of the bidder and that all the information his Affidavit is true and correct in both substance and fact.
	DISCLOSURE OF BENEFICIARIES
Municipal Co	ordinance 85-193, an ordinance amending Title 1 (Administrative) of the Naperville de, as amended, by adding Chapter 12 thereto requires disclosure of certain interests plying for permits, licenses, approvals or benefits from the City of Naperville.
A.	Nature of Benefit sought by the undersigned (state Bid or RFP No.). RFQ 17-036
В.	Nature of Applicant: (Please check one) 1. Natural person 4. Trust/Trustee 2. Corporation 5. Partnership 3. Land Trust/Trustee 6. Joint Venture

Æ		
name and addre corporation, a be case of a joint v	ss each person or entity who eneficiary in the case of a trus	cked box 1, 2, 3, 4, 5, or 6 identify by is a 5% shareholder in the case of tor land trust, a joint venturer in the propriety interest, interest in profit PERCENT OF INTEREST
100 10 10 10 10 10 10 10 10 10 10 10 10	·	1000 COUNTRIES TREES BOARD CONTRICT TO THE STATE OF THE S
1. Kyan Comp	anies Holdings, Inc. owns	100% of Ryan Companies US
2. Address: R	van Companies Holdings,	Inc.
	3 S. Third St., Suite 100,	
3.		•

If applicant is an entity other than described in Section B, briefly state the nature and

IMPORTANT NOTE: In the event your answer to Section 1 identified entities other than a natural person, additional disclosures are required for each such entity.

Ryan Companies Holdings, Inc. ownership structure.

BID RIGGING AND BID ROTATING

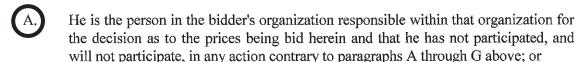
Section 2: That in connection with this procurement,

C.

- A. The bid is not made in the interest of or on behalf of any undisclosed person, partnership, company, association, organization or corporation;
- B. The bidder has not in any manner directly or indirectly sought by consultation, communication or agreement with anyone to fix the bid price of said bidder or any other bidder or to fix any overhead profit or cost element of such bid price or that of any other bidder or to secure any advantage against the public body awarding the contract or anyone interested in the proper contract;
- C. The bid is genuine and not collusive or sham;

- D. The prices or breakdowns thereof and any and all contents which had been quoted in this bid have not been knowingly disclosed by the bidder and will not be knowingly disclosed by the bidder directly or indirectly to any other bidder or any competitor prior to opening;
- E. All statements contained in such bid are true;
- F. No attempt has been made or will be made by the bidder to induce any other person or firm to submit a false or sham bid;
- G. No attempt has been made or will be made by the bidder to induce any other person or firm to submit or not to submit a bid for the purpose of restricting competition;

Section 3. The undersigned further states that: (circle A or B)



- B. He is not the person in the bidder's organization responsible within that organization for the decision as to the prices being bid herein but that he has been authorized to act as agent for the persons responsible for such decision in certifying that such persons have not participated, and will not participate, in any action contrary to paragraphs A through G above and as their agent does hereby so certify; and
- C. That he has not participated, and will not participate, in any action contrary to paragraphs A through G above.
- Section 4. The undersigned certifies that the bidder has never been convicted for a violation of State laws prohibiting bid rigging or bid rotating.

THE REQUIREMENTS OF THE ILLINOIS DRUG FREE WORKPLACE ACT

- **Section 5.** The undersigned will publish a statement:
 - A. Notifying employees that the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance is prohibited in the aforementioned company's workplace;
 - B. Specifying the actions that will be taken against employees for violations of this prohibition;

- C. Notifying the employees that, as a condition of their employment to do work under the contract with the City of Naperville, the employees will:
 - 1. Abide by the terms of the statement; and
 - 2. Notify the aforementioned company of any criminal drug statute conviction for a violation occurring in the workplace not later than five (5) days after such a conviction.
- D. Establishing a drug free awareness program to inform the aforementioned company's employees about:
 - 1. The dangers of drug abuse in the workplace;
 - 2. The aforementioned company's policy of maintaining a drug free workplace;
 - 3. Any available drug counseling, rehabilitation, and employee assistance programs; and
 - 4. The penalties that may be imposed upon employees for drug violations.
- E. Making it a requirement to give a copy of the statement required by Section 5. to each employee engaged in the performance of the contract with the City of Naperville and to post the statement in a prominent place in the workplace;
- F. Notifying the City of Naperville within ten (10) days after receiving notice under Section 5.C.2. from an employee or otherwise receiving actual notice of such a conviction;
- G. Imposing a sanction on, or requiring the satisfactory participation in drug abuse assistance or rehabilitation program by, any employee who is so convicted, as required by Section 6., below;
- H. Training personnel to effectively assist employees in selecting a proper course of action in the event drug counseling, treatment, and rehabilitation is required and indicating that an effectively trained counseling and referral team is in place;
- I. Making a good faith effort to continue to maintain a drug free workplace through implementing these requirements.
- J. Making a good faith effort to continue to maintain a drug free workplace through implementation of this policy.

- **Section 6.** The undersigned further affirms that within thirty (30) days after receiving notice from an employee of a conviction of a violation of the criminal drug statute occurring in the aforementioned company's workplace he shall:
 - A. Take appropriate personnel action against such employee up to and including termination; or
 - B. Require the employee to satisfactorily participate in a drug abuse assistance or rehabilitation program approved for such purposes by a federal, state, or local health, law enforcement, or other appropriate agency.

TAX COMPLIANCE

- Section 7. The undersigned on behalf of the entity making the foregoing proposal certifies that neither the undersigned nor the entity is barred from contracting with the City of Naperville because of any delinquency in the payment of any tax administered by the State of Illinois, Department of Revenue, unless the undersigned or the entity is contesting, in accordance with the procedures established by the appropriate revenue act, liability of the tax or the amount of tax.
- **Section 8.** The undersigned or the entity making the proposal or bid understands that making a false statement regarding delinquency in taxes is a Class A Misdemeanor and in addition, voids the contract and allows the municipality to recover all amounts paid to the individual or entity under the contract in a civil action.

EQUAL EMPLOYMENT OPPORTUNITY

- **Section 9.** This EQUAL EMPLOYMENT OPPORTUNITY CLAUSE is required by the Illinois Human Rights Act and the Rules and Regulations of the Illinois Department of Human Rights published at 44 Illinois Administrative Code Section 750, et seq.
- Section 10. In the event of the contractor's noncompliance with any provision of this Equal Employment Opportunity Clause, the Illinois Human Right Act, or the Rules and Regulations for Public Contracts of the Department of Human Rights (hereinafter referred to as the Department) the contractor may be declared non-responsible and therefore ineligible for future contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations, and the contract may be canceled or avoided in whole or in part, and such other sanctions or penalties may be imposed or remedies involved as provided by statute or regulation.

During the performance of this contract, the contractor agrees:

A. That it will not discriminate against any employee or applicant for employment because of race, color, religion, sex, age, disability, citizenship status, national origin, veteran status, marital status, sexual orientation, gender identity or any other characteristic that is protected by law. Further, that it will examine all job

- classifications to determine if minority persons or women are underutilized and will take appropriate affirmative action to rectify any such underutilization.
- B. That, if it hires additional employees in order to perform this contract, or any portion hereof, it will determine the availability (in accordance with the Department's Rules and Regulations for Public Contracts) of minorities and women in the area(s) from which it may reasonably recruit and it will hire for each job classification for which employees are hired in such a way that minorities and women are not underutilized.
- C. That, in all solicitations or advertisements for employees placed by it or on its behalf, it will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, marital status, national origin or ancestry, age, physical or mental handicap unrelated to ability, or an unfavorable discharge from military service.
- D. That it will send to each labor organization or representative of workers with which it has or is bound by a collective bargaining or other agreement or understanding, a notice advising such labor organization or representative of the contractor's obligations under the Illinois Human Rights Act and the Department's Rules and Regulations for Public Contract. If any such labor organization or representative fails or refuses to cooperate with the contractor in its efforts to comply with such Act and Rules and Regulations, the contractor will promptly so notify the Department and the contracting agency will recruit employees from other sources when necessary to fulfill its obligations thereunder.
- E. That it will submit reports as required by the Department's Rules and Regulations for Public Contracts, furnish all relevant information as may from time to time be requested by the Department or the contracting agency, and in all respects comply with the Illinois Human Rights Act and the Department's Rules and Regulations for Public Contracts.
- F. That it will permit access to all relevant books, records, accounts and work sites by personnel of the contracting agency and the Department for purposes of investigation to ascertain compliance with the Illinois Human Rights Act and the Department's Rules and Regulations for Public Contracts.
- G. That it will include verbatim or by reference the provisions of this Equal Employment Opportunity Clause in every subcontract it awards under which any portion of the contract obligations are undertaken or assumed, so that such provisions will be binding upon such subcontractor. In the same manner as the other provisions of this contract, the contractor will be liable for compliance with applicable provisions of this clause by such subcontractors; and further it will promptly notify the contracting agency and the Department in the event any subcontractor fails or refuses to comply therewith. In addition, the contractor will

not utilize any subcontractor declared by the Illinois Human Rights Department to be ineligible for contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations.

- **Section 11.** For the purposes of subsection G of Section 10, "Subcontract" means any agreement, arrangement or understanding, written or otherwise, between a public contractor and any person under which any portion of the public contractor's obligations under one or more public contracts is performed, undertaken or assumed; the term "subcontract," however, shall not include any agreement, arrangement or understanding in which the parties stand in the relationship of an employer and an employee, or between a bank or other financial institution and its customers.
- **Section 12.** It is expressly understood that the foregoing statements and representations and promises are made as a condition to the right of the bidder to receive payment under any award made under the terms and provisions of this bid.
- **Section 13.** Have written sexual harassment policies that shall include, at a minimum, the following information: (i) the illegality of sexual harassment; (ii) the definition of sexual harassment under State law; (iii) a description of sexual harassment, utilizing examples; (iv) the vendor's internal complaint process including penalties; (v) the legal recourse, investigative and complaint process available through the Department and the Commission; (vi) directions on how to contact the Department and Commission; and (vii) protection against retaliation as provided by Section 6-101 of this Act. A copy of the policies shall be provided to the Department upon request.

<u>THE AMERICANS WITH DISABILITIES ACT</u>

Section 14. The Americans with Disabilities Act (42 U.S.C. 12101 et seq.) and the regulations thereunder (28 CFR 35.130) (ADA) prohibit discrimination against persons with disabilities by the State, whether directly or through contractual arrangements, in the provision of any aid, benefit or service. As a condition of receiving this contract, the undersigned vendor certifies that services, programs and activities provided under this contract are and will continue to be in compliance with the ADA.

ILLINOIS PREVAILING WAGE

Section 15. The undersigned shall comply with the applicable requirements of the *Illinois Prevailing Wage Act, 820 ILCS sec. 130/0.01 et seq.* as amended for public works projects.

EMPLOYEE SAFETY AND HEALTH

Section 16. The undersigned shall comply with all applicable Laws and Regulations of any public body having jurisdiction for the safety of persons or property or to protect them from damage, injury or loss; and shall erect and maintain all necessary safeguards for such safety and protection. Contractor's duties and responsibilities for the safety and protection of the work shall continue until such time as all the work is completed and accepted by the City.

A. Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the work. Contractor shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury or loss to all employees on the work; all work, materials and equipment to be incorporated therein, whether in storage on or off site; and other property at the site or adjacent thereto in the course of construction.

Signed by:	of in his	5/23/2017
Name	James M. McDonald	
Title	Vice President	
•	Ryan Companies US, Inc.	



APPENDIX 1 TO AFFIDAVIT OF COMPLIANCE Ownership Interests of Ryan Companies Holdings Inc.



Per the requirements of the foregoing Affidavit of Compliance, Section 1, Item D, this organization chart illustrates shareholder interests greater than 5%.

