

Representative Residential & Multi-Use Projects



White Eagle - Aurora / Naperville, Illinois

Client: Macom Corporation

All design firms have one project that represents the full range of its talents. The White Eagle Club in both Aurora and Naperville, Illinois is a 750+ acre multi-use single family residential, multi-family residential, and commercial community that also includes an Arnold Palmer designed 27 hole golf course. This project involved floodplain, wetlands, offsite utilities, major offsite roadway improvements, the pre-planning of over 20 separate phases of development, and the movement of over 1.5 million yards of earth as part of the initial construction of the golf course and hydraulically intricate signature lake system. Further complicating matters was the detailed negotiation and coordination (and standardization) of the requirements of two municipalities, Aurora and Naperville, and the interim development of portions of the project under the auspices of two counties, DuPage and Will. This project also involved the securing of approvals from a myriad of other governmental agencies. During the course of this project, we served as the coordinator (and sometimes mediator) for over fifteen separate sub-consultants, including Arnold Palmer himself.



Westgate Valley Estates - Palos Heights, Illinois

Clients: Westgate Signature Development, Kenar, LLC, Hartz Construction, McNaughton Development, T.J Cachey Builders

Another representative project is the Westgate development in the City of Palos Heights. The project, located on the former Westgate Valley Golf Course property, is a multi-use development including single-family and multi-family residential areas as well as commercial uses. Since each parcel was to have a distinct use and would be developed by different entities, preliminary planning and coordination was essential to insure proper utility, grading and hydraulic continuity between the parcels. The engineering design by Intech Consultants included several offsite components including a 1,000,000 gallon water storage tank, two (2) lift stations with over one mile of forcemain along Ridgeland Avenue, traffic signals, and roadway improvements requiring approvals from both the Cook County Highway Department and the Illinois Department of Transportation.



Renaux Manor - St. Charles, Illinois

Client: Wiseman - Hughes Enterprises

Renaux Manor illustrates the ability to engineer a difficult project that exhibits the high degree of professionalism and attention to detail that characterizes all work performed by our firm. This project, designed for Wiseman-Hughes Enterprises, one of the largest developer-builders in the Chicagoland area, involved not only the site-specific engineering for our client's 160 acre site, but addressed and established the master drainage plan for a 600 acre collection of properties known as the "West Gateway", of which the 160 acre parcel was only a part. This project also included wetlands, offsite utilities, a regional sanitary sewer lift station, major improvements to Illinois Route 64, the realignment of existing roadways, and offsite drainage improvements on land owned by the University of Illinois, the Illinois Department of Corrections, and other lands controlled by the St. Charles Park District among others.

Representative Residential Projects

Devonaire - DeKalb, Illinois

Client: Wiseman-Hughes Enterprises, Inc.

Location: I-88 west to Annie Glidden Rd., north to Taylor St./S. Malta Rd., west to site

"Devonaire" is a 331 lot single family residential subdivision of 150 acres located on South Malta Road in DeKalb, Illinois. Integral to this project was the identification of an aesthetic, yet economical way to manage the stormwater from not only this development, but also a large undeveloped upstream tributary area of over 1000 acres. The resulting plan, which includes a large lake and usable active park land, also incorporates naturalized green space areas within the development that allow for the future enhancement of these parcels by the Park District.



Bridges of RiverMist - DeKalb, Illinois

Client: DeKalb Associates

"The Bridges of RiverMist" is a high-end, multi-use, water-oriented development of approximately 250 acres consisting of single-family residential homesites, a multi-family parcel, a small commercial area, and school site located immediately west of the intersection of Bethany Road and North First Street in DeKalb, Illinois.

Intech Consultants was asked by DeKalb Associates to join the project after its original inception in order to take advantage of Intech's proven track record and organizational talents in dealing with the development of large projects and fast-tracking of design and construction. Immediately upon joining the project team, Intech was charged with preparing plans, plats, and assisting with the construction of roadway, utility, and drainage infrastructure in order to deliver a fully improved school site to the local School District before a voter's referendum. In a cooperative team effort with the City of DeKalb, the School District, the DeKalb Sanitary District, the DeKalb County Highway Department, and other consultants, the school site was delivered in record time.



Representative Residential Projects



Ashwood Park South

Single-family – Site Design

Ashwood Park includes generous sized lots (223 lots at 14,000 square feet and larger) designed to accommodate a variety of unique custom homes for the discriminating homeowner starting at \$850,000. This subdivision layout includes a central park and clubhouse (*described below*). Bikeways run along the east side, west side, and through the middle of the development connecting to parks,

schools and forest preserves.



Ashwood Club House

Centrally located in the Ashwood Park South development, this club house property provides ample room for year round family activities. An indoor pool, half-court basketball court, meetings rooms, snack bar, two outdoor sport courts, one pool for adults, another pool for children complete with a waterslide and a

water spray play area.



Ashwood Creek

Client: Macom Corporation

Location: Naperville IL

Located on 248th Avenue in southeast Naperville, Ashwood Creek is comprised of single family homes starting at \$650,000. Intech designed this subdivision to include winding streets and cul-de-sacs combining beauty and function. A restored prairie along the banks of Wolf Creek to the west has gently sweeping trail for viewing wildflowers, birds and butterflies. Naperville Park District's 77-acre Commissioner Park to the east offers lighted ball fields and a winter hockey rink for more active recreation.



Representative Institutional Projects – Churches

Alleluia! Lutheran Church

Naperville, Illinois

Bethany Lutheran Church

Naperville, Illinois

Bible Baptist Church

Naperville, Illinois

Brainerd Avenue Baptist Church

Countryside, Illinois

Calvary Church

Naperville, Illinois

Calvary Church

Sugar Grove, Illinois

Chicago Marthoma Church

Lombard, Illinois

Christian Church of Clarendon Hills

Clarendon Hills, Illinois

Evangel Assembly of God

Hanover Park, Illinois

Evangelical Free Church

Naperville, Illinois

Glenfield Baptist Church

Glen Ellyn, Illinois

Good Shepherd Lutheran Church

Naperville, Illinois

Good Shepherd Lutheran Church

Downers Grove, Illinois

Grace Episcopal Church

Hinsdale, Illinois

Holy Spirit Catholic Church

Naperville, Illinois

Islamic Foundation

Villa Park, Illinois

Islamic Center of Naperville

Naperville, Illinois

Latter Day Saints Meeting House

Naperville, Illinois

Latter Day Saints Meeting House

Chicago, Illinois

Grace Pointe Church

Naperville, Illinois

Naperville Presbyterian Church

Naperville, Illinois

Naperville Korean First Presbyterian Church

Woodridge, Illinois

Our Lady of Mercy

Aurora, Illinois

Our Lady of Peace

Darien, Illinois

Our Savior's Evangelical Lutheran Church

Naperville, Illinois

St. James Lutheran Church

Naperville, Illinois

St. John AME Church

Aurora, Illinois

St. John's Episcopal Church

Naperville, Illinois

St. Luke Presbyterian Church

Downers Grove, Illinois

St. Margaret Mary Church

Naperville, Illinois

St. Mary of Gostyn

Downers Grove, Illinois

St. Thomas the Apostle

Naperville, Illinois

Temple Jeremiah

Northfield, Illinois

Trinity Church of the Nazarene

Naperville, Illinois

Wesley United Methodist Church

Naperville, Illinois

World Overcomers Church

Bartlett, Illinois

Representative Institutional Projects

Edward Hospital- Naperville, Illinois

Client: Edward Hospital

Intech Consultants has been an integral part of the development of this major urban hospital complex since 1983, when the site was mostly vacant land and not much different than the original tuberculosis sanitarium that had occupied the site since 1907.

Expanding the Edward Hospital campus has been a gradual process. Beginning with the main hospital area, Intech assisted Edward Hospital in the development of a master plan for the future complex, which ultimately has grown to not only include the hospital and numerous major expansions, but other uses such as the Fitness Center, Linden Oaks Hospital, Heart Hospital, two parking decks, and several medical office buildings.



Edward Hospital - Main



Fitness Center

Along the way, the many expansions have created unique engineering challenges to be overcome, such as the construction of a parking deck over the north detention lake, unconventional utility installations, and extensive planning to determine how to keep every aspect of the hospital fully operational during the various construction projects.



Emergency Care Center



North Parking Garage



South Parking Garage

Representative Multi-Family Projects

Village Park Apartments- Waukegan, Illinois

Client: Pedcor Investments, LLC

A national apartment rental company found 12.6 wooded acres in the Des Plaines River valley, 40% of which was in floodplain. Wetlands were also present on the property. The property was all hillside and bottom land. Although it was already zoned for multi-family use, few expected it to ever be developed. With some earthwork, retaining walls and creative stormwater solutions, Intech engineered the site to allow for 126 apartments.

The floodplain and wetlands had to be handled with care in environmentally-sensitive Lake County. Plans were prepared for approval by the City, Lake County, the US Army Corps of Engineers, and FEMA for a Conditional Letter of Map Revision. The design of the floodplain modifications included wetland buffer area, a trail and other features requested by the Gurnee Park District.



Because of the presence of the floodplain, wetlands, and other terrain constraints, the providing of the required stormwater detention and achieving an earthwork balance was a challenge. After consideration of several alternatives, Intech proposed a unique solution of underground detention storage beneath the paved areas in place of hauled-in fill. The detention includes provisions for both detention storage and treatment of the “first flush” for water quality. Stone bedding beneath the perforated pipes, as well as permeable pavers and rain gardens provided water quality storage. The underground detention discharges to a constructed bioswale for additional water quality treatment.

With many agencies involved, requirements many times conflicted and economically viable solutions needed to be found. Every time an apparent roadblock arose, Intech met the challenge, designing the site in strict conformance to the requirements of all Federal, State, County, and local agencies.



