



John Witte, P.E., CFM

WATER RESOURCES PRACTICE LEAD

About John

John Witte has over 19 years of experience in the field of civil engineering. He is responsible for managing engineers and technicians in providing civil engineering plan sets for projects in civil site residential and commercial development, floodplain and floodway studies, and roadway drainage. John has a wide range of drainage experience, including the completion of hydraulic reports, drainage investigations, and location drainage studies for IDOT, as well as finalizing city and municipal stormwater permits for developments, and completing floodplain and floodway letters of map revision.

Education

Master of Science, Civil and Environmental Engineering, Marquette University
Bachelor of Science, Fisheries and Wildlife Biology, Iowa State University

Professional Registrations & Certifications

Professional Engineer, Illinois 062-058599
Professional Engineer, Wisconsin 37481-006
Professional Engineer, Michigan 6201064027
Certified Floodplain Manager, Illinois 06-00233

Related Project Experience

Novak Park Drainage Improvements, Kane County, IL

As Senior Project Engineer on this project, evaluated existing hydrologic and hydraulic conditions of the subdivision and worked with the County and residents in selection of preferred alternatives, which included new storm sewer and associated infrastructure to alleviate flooding in this 50 acre subdivision. Held public meetings with local residents for input in selecting proposed alternative and inform residents of construction schedule, phasing and impacts.

Hampshire Highlands, Farms of Hampshire - Hampshire, IL

Manage engineers in preparing civil design for 120 acre 199 unit single-family subdivision. Tasks included stormwater management, plan set preparation which included design and permitting for sanitary sewer and watermain, cost estimation, permitting and construction services. The estimated cost for the improvements exceeded \$5 million. Offsite improvements included design and permitting of outlet to Waters of the U.S. and IDOT roadway improvements.

Reque Road Commercial Development, West Chicago, IL

Project Manager and Stormwater Engineer for 38 acre commercial development in West Chicago, Illinois. Managed engineers and environmental scientists in preparation of final engineering plans, permit applications and cost estimates for the commercial site. Permit submittal included Army Corps of Engineers, DuPage County Stormwater, Illinois Department of Transportation and Kane-DuPage Soil and Water Conservation District. Tasks also included sizing stormwater detention basin and design of post-construction BMPs.

Settlements of LaFox Subdivision - LaFox, Illinois

Project Manager and Project Engineer for 100 lot single family subdivision in LaFox, Illinois. Tasks included design for mass grading and utilities to serve the single family lots along with stormwater management for the three detention basins to detain onsite stormwater. Managed juniors engineers, coordinated with developer and landscape architect on site design, prepared cost estimate and permit applications. Project included design of over 8,000 LF of sanitary sewer and watermain and included a sanitary lift station.

Stormwater Engineering Review – Various, IL

Reviewed floodplain and stormwater management submittals in conformance with Kane County Stormwater Ordinance for the Village of West Dundee, City of Elgin, and the Kane County Water Resources Department.

The Landmarks - Unincorporated Kane County, IL

Project manager for the Landmarks, a 52 acre, 26 lot single family subdivision



Part of the Mno-Bmadsen Family 

located in unincorporated Kane County. Project required hydrologic and hydraulic modeling of the watershed in support of a Letter of Map Revision (LOMR) for FEMA for two unnamed tributaries, which are located on site. Duties also included preparing final engineering drawings, stormwater permit application, and cost estimate.

River Place - South Elgin, IL

Project Engineer for residential townhome development located adjacent to the Fox River in South Elgin, Illinois. Duties included preparing preliminary and final engineering plans, permits, and cost estimates. Project required a Letter of Map Revision (LOMR) for floodplain fill and compensatory storage in the floodplain of the Fox River.

Hickory Knolls Environmental Education Center - St. Charles, IL

Project Engineer for preparation of construction plans for an environmental education center at James O. Breen Community Park. Civil site improvements included parking lot, offsite utilities (sanitary sewer and watermain) and rain gardens. Prepared summary of quantities and special provisions. Also updated stormwater management plan for the Community Park overall development. The management plan included construction drawings for a parking lot and naturalized basin.

Lizzadro Estates Subdivision - Naperville, IL

Project manager on 21 lot, 8 acre single family residential development. The project included re-development of two residential lots into a single family development. Duties included site layout to maximize the number of lots onsite, preparation of preliminary and final engineering plans, and presentation of the plan to the City of Naperville. Also responsible for preparing bid documents, permits, and coordination with contractors.

Creekside Subdivision - Rochelle, IL

Project Manager for a mixed use site development in Rochelle, Illinois. The mixed use site includes 22 single family homes and an outlot for a future assisted living facility. Tasks included site plan development, stormwater management, and preparation of final engineering plans and permits. Project required coordination with engineer of adjacent future middle school, and developer of future assisted living center.

St. Charles Riverwalk – Brownstone - St. Charles, IL

As Project Manager, tasks included preparation of final engineering plans, bid documents, and cost estimate, and application and coordination with IDNR, USACOE, and the City of St Charles for the required permits. The St Charles Riverwalk is a community multiuse trail adjacent to the Fox River in downtown St Charles. The project included regrading of the river banks, and placement of erosion control cobbles and Lannonstone overlook to the river. Project also included removal of the existing bituminous trail and replacement with a brick paver walkway.

Aurora Foxwalk - Aurora, IL

As Project Engineer, duties included preparation of final engineering plans, hydraulic modeling of the river (HEC-RAS) for floodway construction permit, preparation of bid documents and specifications, and compilation of bids. The Aurora Foxwalk project included construction of a concrete trail, retaining walls, lighting, boat launch, and pedestrian bridge adjacent to the Fox River in downtown Aurora. Coordinated with permit department and structural engineer on development of the project retaining walls and pedestrian bridge.

Westridge Village Center - Elgin, IL

Project Manager and Project Engineer for a 25 acre mixed use development in Elgin IL. Project required preparation of preliminary and final engineering plans for submittal to the City. Duties included design and layout of utilities, site grading, stormwater management, soil erosion and sediment control, preparation of bid documents and engineers estimate, as-built drawings, and project closeout. Project also include construction of a left turn lane from an IDOT roadway, therefore permit plans and permit application for construction in an IDOT roadway were also required.

DuPage County On-Call Drainage Services, DuPage County, IL

Project Manager assisting the County as needed, by providing professional engineering services including design, modeling, surveying and permitting assistance for drainage projects on an on-call basis. Projects have included replacement of the culverts for First Street and Glenrise Avenue over Tributary #2 of the East Branch DuPage River. Prepared final engineering plans, specifications, and estimates and permit applications for the waterway crossings.

Aurora University STEM Partnership School, Welcome Center & Schingoethe Museum, Wackerlin Center for Faith & Education *Aurora, Illinois*



PROJECT DESCRIPTION

Aurora University hired WBK Engineering, LLC (WBK) to prepare the construction documents and to apply for development permits, stormwater management permits, and planning and zoning permits through the City of Aurora for multiple projects on campus. WBK served as the consulting engineer for AU's numerous projects noted above. WBK worked closely with the project architect, Cordogan Clark and Associates and closely with the construction manager, The Boldt Company. Constant coordination with owner, architect, construction manager and the City made all projects a success with on time delivery while meeting project budgets.

The University is experiencing an all-time high in enrollment and additional facilities and parking areas are needed for the additional students and faculty. The Science Technology Engineering and Math (STEM) Partnership School will contain over 35,000 square feet when completed, the Welcome Center and Schingoethe Museum will contain over 15,000 square feet when completed, and the Wackerlin Center for Faith and Education will contain 3,500 square feet. All facilities will serve students and faculty and will guide future leaders of the community. Additional student and faculty parking is needed throughout campus. WBK worked with the administrative staff to locate and design new parking lots. Four parking lots were designed containing over 400 new spaces. The parking lot consists of concrete curb and gutter and standard asphalt paving with storm sewer and manholes to catch stormwater runoff.

Due to limited space requirements, WBK designed and permitted underground detention storage for the parking lot improvements.

Time Period: 2009-Ongoing

Clients: Jeff Cali
Assistant Vice President for Administration
Aurora University
347 Gladstone Avenue
Aurora, IL 60506
(630) 844-6850

Funding: University Funding

Cost: \$3.5 million

WBK Team: J. Chris Lindley
(Project Manager)

Patrick Kelsey, CPSS/SC
(Environmental Permitting)

John Witte, P.E., CFM
(Stormwater Permitting)

SCOPE OF SERVICES

WBK Engineering, LLC (WBK) was responsible for the following tasks on these projects:

- Assistance with initial site planning and design development
- Final Engineering of grading, paving and drainage
- Final Engineering of parking lot expansion
- Construction documentation
- Construction Record Drawing Coordination
- Stormwater Management Permit documentation
- Illinois Environmental Permit Agency Coordination and Permitting

Morton Arboretum Main Parking Lot

Unincorporated *DuPage County, Illinois*



PROJECT DESCRIPTION

The Morton Arboretum is a 1700+ acre outdoor museum of woody plants located within the heart of DuPage County, Illinois. When they decided to undergo a large scale redevelopment of their “core area”, including a new visitor center, main entrance bridge, and a 500 car parking lot, a “low impact” type of design was highly desirable.

WBK Engineering, LLC (WBK), working together with staff members from Christopher B. Burke Engineering and the Morton Arboretum, analyzed the existing conditions with regard to soils, hydrology, ground water, etc. and coupled them with various BMP’s, creating a treatment train that is unparalleled in the Midwest. From the moment a raindrop falls on the parking lot surface, it is subjected to cleansing and infiltration. BMP’s utilized in the design include a permeable paver surface course (consisting of Ecoloc® pavers by Unilock), bio-swale medians, granular base and sub-base, perforated storm sewer system (including a water level control structure to help increase infiltration) and a created wetland along the edge of Meadow Lake at the system’s discharge location. Other BMP’s, such as level spreaders and energy dissipation structures, were used elsewhere on site, wherever new stormwater discharge locations were introduced into Meadow Lake. After construction of the parking lot, WBK assisted the Morton Arboretum in monitoring the groundwater quality to ensure BMP success.

SCOPE OF SERVICES

WBK and Christopher B. Burke Engineering (CBBEL) were responsible for the following tasks on this project:

- Assistance with initial site planning and Design Development
- Final Engineering of all internal roadways and parking lots
- Final Engineering of all sewer and water improvements
- Construction Documents
- Floodway and Floodplain Permitting
- DuPage County Stormwater Permitting
- Post-construction groundwater monitoring

Time Period: 2000-2004

Location: Lisle (Unincorporated DuPage County), IL

Client: Mr. Ralph Grieco
The Morton Arboretum
4100 IL Route 53
Lisle, IL 60532
(630) 719-7967

WBK Team: John J. Wills, P.E., CPESC
(Principal)

Darren Olson, P.E.
(Water Resources Engineer -
CBBEL)

Patrick Kelsey, CPSS/SC
(Environmental Resource
Manager)

**American Council of Engineering
Companies - Illinois Section**
Outstanding Civil Engineering
Achievement of the Year
Under \$5 Million, 2005

Illinois Engineering Council
Outstanding Engineering
Achievement Award, 2005

Urban Stream Research Center

DuPage County, Illinois



PROJECT DESCRIPTION

The Urban Stream Research Center (USRC) is a facility dedicated to aquatic species recovery research and education. The site is located in the Roy C. Blackwell Forest Preserve in DuPage County, Illinois. The West Branch of the DuPage River and Springbrook Creek are urban aquatic systems located adjacent to the USRC that will be key components of the research. Construction of the facility was funded by a grant from the National Oceanic and Atmospheric Administration (NOAA). The project represents a partnership administered by the DuPage County Stormwater Management Division and the Forest Preserve District of DuPage County.

Site improvements included a 6,000 sqft. research and education facility, associated parking lot and utilities, detention basin and relocation of 450 ft. of existing multi-use limestone trail. Williams Architects was the project lead and prepared the architectural plans for the research building. The site engineering incorporated several stormwater best management practices (BMP) including rain gardens (0.2 acres), bioswale (0.05 acres), vegetated swale (0.1 acres), dry riverbed spillway, detention basin, permeable pavers (0.55 acres), and native prairie restoration (1.75 acres). The site was designed so that stormwater runoff would be treated by at least one BMP, and in most of the area, treated by two BMP's.

Time Period: 2009-2010

Client: Sarah Hunn, P.E.
DuPage County Stormwater Management
421 N. County Farm Road
Wheaton, IL 60187
630.407.6676

WBK Team: Scott Randall, P.E., CFM
(Project Manager)

Patrick Kelsey, CPSS/SC
(Environmental & Permitting)

Lacey Lawrence, RLA, LEED-AP
(Landscape Architect)

SCOPE OF SERVICES

WBK Engineering, LLC (WBK) provided the following services for the Urban Stream Research Center:

- Field investigation support and coordination
- Prepared Civil Design and Construction Plans including site geometry, utilities, stormwater management and BMP's
- Coordination with the Forest Preserve District in preparation of the landscape plan
- Prepared permit applications for the City of Warrenville, DuPage County Stormwater, IDNR-OWR and U.S. Army Corps of Engineers
- Bid documents and provided bid assistance
- Provided Construction Administration Assistance including submittal review, preparation and review of punch list items, and as-built review



WARREN A. JAMES
Principal

T: 847.417.8915
Warren.James@revadevelopment.com

Warren James has been a real estate developer for nearly 30 years. Warren started his real estate career in project management and construction as part of the third generation family business, thus bringing a lifetime of experience to every project. Warren has completed well over a \$1 billion in real estate development activity including many award winning projects.

Warren formed REVA Development Partners with Matt Nix in 2012 with the purpose of developing ground-up institutional quality residential projects in suburban in-fill and transit-oriented locations. Warren's deep knowledge of construction and development has allowed REVA to become one of the most prolific suburban multi-family developers in the Chicago area. Since 2012, REVA has more than 1,100 units completed or under development.

Prior to forming REVA, Warren spent more than two decades as a principal at Edward R. James Homes, where he managed and directed many of the firm's high-profile and award winning projects. Warren facilitated the design and implementation of an integrated enterprise management system, combining best management practices with technology to manage all facets of the development and construction process. The integrated approach to purchasing, accounting, scheduling, coordination and project management proved to be so effective, it led to James providing third party consulting services to condominium developers during the early and mid-2000's. Warren's extensive background in product development, design and construction allows him to bring a vast store of knowledge to each new development opportunity.

Warren received a bachelor's degree in engineering from the University of Illinois. He began his career with Illinois Tool Works, in engineering sales, his clients included such major corporations as IBM, Motorola and RCA.

James is a licensed Illinois real estate managing broker and his professional affiliations include the National Homebuilders Association, Urban Land Institute. Warren is commercial plot with more than 30 years flying experience, he is an avid water and snow skier and is actively involved in the Boy Scouts of America.

Warren lives in Winnetka, Illinois, with his wife and three children.



MATTHEW T. NIX
Principal

T: 312.320.6712
Matt.Nix@revadevelopment.com

Matt Nix has more than 20 years of experience in real estate development. He specializes in residential development, primarily apartments, condominiums and townhomes, and has directed a broad range of projects, including large-scale, mixed-use suburban town centers, investment-quality, multi-family communities and small-scale, urban, multi-family and adaptive re-use residences.

Nix formed REVA Development Partners with Warren James in 2012 with the purpose of developing ground-up institutional quality residential projects in suburban in-fill and transit-oriented locations. Since 2012, REVA has more than 1,100 units completed or under development.

Prior to forming REVA, Nix led the residential development group for Opus North, where he served as vice president for real estate development. In this role, he was responsible for overseeing site selection, zoning, design, financing, project management, sales and property management of more than \$200 million in development activity.

Before joining Opus North, Nix worked for Lincoln Property Company, where he was involved in the development of more than 2,500 apartment units throughout the Midwest. He began with Lincoln as a development associate and rose to the position of vice president of development, with responsibility for all facets of the development process. In this capacity, he worked closely with a number of construction lenders and investment partners, including major pension funds, life insurance companies and REITs.

Nix started his business career as a loan officer with PNC Mortgage, following a post-college stint as a journalist in San Jose, Costa Rica. He holds a bachelor's degree from Kenyon College and a master's degree in business from Northwestern University's Kellogg Graduate School of Management.

He has served as a regular jury panelist for Urban Land Institute's Urban Plan competition since 2006, and has participated in multiple ULI/RTA Technical Assistance panels for local municipalities. He also has been active with the Kellogg Alumni Mentoring Program since 2007. Additionally, he has participated in numerous panels and speaking engagements through affiliations with Urban Land Institute, Metropolitan Planning Council, Chicagoland Apartment Association and other real estate-related organizations.

Nix lives in River Forest, Illinois, with his wife and three young sons.



BLAKE LUNT
Real Estate Director

T: 847.530.6034
Blake.Lunt@revadevelopment.com

Blake Lunt has more than 10 years of experience in the real estate industry. He specializes in financial analysis, market analysis, valuation, and capital markets. Lunt joined REVA Development Partners in January 2014 to support the growth of the company in the development of ground-up institutional quality residential projects in suburban in-fill and transit-oriented locations. Since 2012, REVA has more than 1,100 units completed or under development.

Before joining REVA, Lunt worked as a consultant on commercial real estate valuation and due diligence projects with Realogic Inc. Prior to consulting, Lunt was a relationship manager for Northern Trust where he served as a second vice president in the commercial real estate lending group, managing a portfolio of loans to developers, REITs, and real estate investment funds. In his 7-year career at the company he underwrote and managed construction, acquisition, and re-development loans for all major product types for developers across the U.S. In addition, he underwrote debt participations in investment-grade REIT revolving lines of credit and term loans.

Before joining Northern Trust, Lunt was a real estate analyst at Hamilton Partners where he assisted in the acquisition and transition of ownership of 224 S. Michigan Ave. He began his career as a research analyst for Synovate conducting market research studies for consumer packaged goods companies.

He holds a bachelor's degree in Marketing from Miami University in Oxford, OH. He completed his MBA from Northwestern University's Kellogg School of Management in 2014 with majors in Real Estate, Finance, and Innovation & Entrepreneurship. He is a member of ULI Young Leaders and participates in numerous industry events.

Lunt lives in the North Center neighborhood of Chicago, Illinois with his wife and young son.

VERNON HILLS

The Oaks of Vernon Hills



MULTI-FAMILY
LUXURY FLATS & ROWHOMES

THE OAKS OF VERNON HILLS is a 336-unit luxury, multi-family development in Vernon Hills, currently nearing construction completion with leasing underway.

Located a quarter mile northwest of Milwaukee Avenue on Route 45, just a mile from both the Vernon Hills and Prairie View Metra train stations, the Oaks will offer residents access convenient transportation, and a dynamic mix of shopping, dining, recreation, and entertainment options, as well as top rated schools in District 103 as well as Adlai Stevenson High School.

This new development provides a unique opportunity for "renters by choice," offering convenient amenities, condo quality, "green" features, and a unique mix of contemporary floorplans. In addition, the community includes a centrally located resident clubhouse, swimming pool, walking trails and extensive green space.



PROJECT TYPE

Multi-family

PROJECT STATS

30 acres / 336 units

PRODUCT

288 flats

48 luxury rowhomes

DEVELOPER

REVA Development Partners

GENERAL CONTRACTOR

Kinzie Builders

ARCHITECT(S)

BSB Design

FINANCING

RREEF Management | Equity Partner

JPMorgan Chase | Construction Financing

TIMELINE

Start: July 2013

Leasing: August 2014

Completion: September 2015 (Phase I)

May 2016 (Phase II)

WHEELING

Northgate Crossing



MULTI-FAMILY LUXURY APARTMENTS

NORTHGATE CROSSING is a 300-unit luxury, transit-oriented multi-family development in Wheeling, currently under construction and lease-up.

Located in the northwest Cook County, the site is just north of Dundee Road and near both the I-294 and Milwaukee Avenue office corridors. Residents of Northgate Crossing is within walking distance to dining, entertainment, recreation, schools and the Wheeling Metra train station. \$6.5M in TIF funds was also secured for the project as part of Wheeling revitalization efforts.

Northgate Crossing Phase I consists of nine three-story buildings with 32 units in each building, along with 10 private, attached garages. Phase II consists of 12 3-bedroom townhomes in two buildings with attached two-car garages. Designed to appeal to young professionals, empty nesters and corporate transferees, the housing mix features contemporary floor plans and high-quality interior finishes. The site has abundant green space, walking paths, water features and a dog park. A 6,000-square-foot clubhouse serves as a gathering place for residents and includes a fitness center, swimming pool and business services. Lincoln Property Company's on-site professional management team and maintenance staff provides a high level of service to all residents of Northgate Crossing.

PROJECT TYPE

Multi-family

PROJECT STATS

20 acres / 300 units

PRODUCT

288 Flats
12 Townhomes

DEVELOPER

REVA Development Partners

GENERAL CONTRACTOR

Kinzie Builders

ARCHITECT(S)

BSB Design

FINANCING

Blue Vista Capital | Equity Partner
Fifth Third Bank | Construction Financing

TIMELINE

Start: September 2014
Leasing: December 2015
Completion: December 2016 (Phase I)
July 2016 (Phase II)

ORLAND PARK

Residences of Orland Park Crossing



RESIDENCES OF ORLAND PARK CROSSING is a 231-unit luxury, transit-oriented, multi-family development in Orland Park, currently under construction and lease-up.

The community is located on 141st Street just East of LaGrange Road. The land was fully rezoned to allow multifamily development. This is a true town center environment offering walking access to dining, shopping, entertainment, transportation and recreation. The newly constructed Metra station offers regular commuter service to downtown Chicago via the Southwest Service. The site is located within minutes of millions of square feet of retail shopping and some of the best schools in the area. As part of a master plan, a new Mariano's Fresh Market was built directly adjacent to the Residences of Orland Park Crossing.

This new development provides a unique opportunity for "renters by choice," offering convenient amenities, condo quality, "green" features, and a unique mix of contemporary floorplans. In addition, the community includes a resident clubhouse, swimming pool, walking trails and extensive green space.

PROJECT TYPE

Multi-family

PROJECT STATS

12.5 acres / 231 units

PRODUCT

168 flats
38 luxury rowhomes
25 luxury townhomes

DEVELOPER

REVA Development Partners

GENERAL CONTRACTOR

Kinzie Builders

ARCHITECT(S)

BSB Design
Linden Group

FINANCING

Wanxiang America | Equity Partner
Private Bank | Construction Financing

TIMELINE

Start:	September 2014
Leasing:	February 2016
Completion:	December 2016

3 Statement of Compliance

The consulting team will comply with Statement of Equal Employment Opportunity Practices as stated in the RFP. The following information has been taken from the Teska Employee manual.

Equal Employment Opportunities

Teska Associates, Inc. is an Equal Opportunity Employer. Teska Associates, Inc. will continue to recruit, hire, train and promote the best-qualified people available, without discrimination on the basis of age, race, color, religion, marital status, sex, disability, citizenship or national origin.

Policy on Sexual Harassment

Under the Illinois Human Rights Act (775 ILCS 5/2-102(D)), sexual harassment in employment is illegal and is defined as:

Any unwelcome sexual advances, requests for sexual favors, and other conduct of a sexual nature when 1) submission to such conduct is made either explicitly or implicitly a term or condition of an individual's employment, 2) submission to or rejection of such conduct by an individual is used as a basis for an employment decision affecting such individual, or 3) such conduct has the purpose or effect of unreasonably interfering with the employee's work performance or creating an intimidating, hostile, or offensive working environment.

Teska Associates will not tolerate sexual harassment of any kind in the workplace, and in other work-related settings such as business trips, client presentations or meetings and business-related social events. According to the Illinois Department of Human Rights, behaviors that may constitute sexual harassment and result in the creation of a hostile work environment include, but are not limited to:

unwanted deliberate or repeated sexual behavior; sexually suggestive objects, signs, or pictures; unwelcome sexual gestures, touching, or pinching; sexual innuendos or stories; unwelcome hugging, kissing, patting, or stroking; and unwelcome sexual teasing, calls, or materials of a sexual nature.

Further examples of conduct often considered to be sexual harassment include: suggestive comments, humor and jokes about sex, anatomy, or gender-specific traits, sexual propositions, statements about other employees of a sexual nature, suggestive sounds (e.g., whistling, catcalls), and posters or pin-ups of a sexual nature.

Any employee who violates this policy will be subject to discipline up to and including termination of employment.

Employees who believe they have been subjected to sexual harassment should report their complaint to their direct manager or to the President of the Firm. All complaints of sexual harassment which are brought to the attention of management will be investigated in confidence, and no adverse action will be taken against an employee for bringing a complaint in good faith or for participation in the investigation of a complaint.

Employees may also contact the Illinois Department of Human Rights directly at:

100 W. Randolph Street
Suite 10-100
Chicago, IL 60601
312-814-6200

4

Approach & Scope of Services

The Teska Approach

City of West Chicago Central-Main Street Redevelopment Plan Update 8.19.2016

The Central-Main Street area, which is part of West Chicago's larger downtown, possesses a special character as part of a historic center, modern amenities, and access to public transit that create a unique place that separates West Chicago from other communities. With the confluence of history and modernity, significant redevelopment sites provide opportunities to revitalize the area through careful and comprehensive planning. Like any aging commercial center impacted by changes in market forces and a declining infrastructure, the study area faces its share of issues. Changes in retailing and service industries in a post-recession economy require a diligent look at how to retain existing retailers and businesses and attract new investment based on new market realities. However, in almost every case, each issue identified in the previous Plan provides the potential to transform the downtown.

Our approach will build upon the overall concepts and principals of the previous Plan, which seek to enhance the area as a unique district providing a diversity of residential, commercial, and recreational opportunities and attracting visitors and prospective residents from beyond the City. To this end, the Consultant Team's approach will be to:

- Provide a detailed market assessment that makes sense of the numbers in a way that can inform the City's strategy;
- Provide the financial tools, incentives and resources to ensure a successful recruitment and redevelopment program, so that the plan is well grounded in reality and is financially feasible.

The Teska team will emphasize:

COLLABORATION

The success of the planning effort requires close coordination and communication with City officials and key stakeholders that are both invested and have a passion for implementing the plan. The Teska team believes a public-private steering committee provides the best opportunity to build a successful planning team;

IMPLEMENTATION

The Teska team has the experience needed to prepare realistic—yet creative—design solutions. Accompanying the physical plan components will be an outline of tools necessary to make the plan a reality. Plan implementation is an essential component of a useful downtown plan. However, it can't just be a laundry list of high priority items to be accomplished by staff. It must be understood that implementation tasks are conducted based on available budget and resources. Too often plans contain a list of action items, failing to realize that the community's plan implementation (as important as it may be) will be compete for staff time and resources with other projects and programs. Our team strives to provide implementation actions that are aspirational in objective, but practical in how they can be achieved. We will update the action plan for implementation to ensure that recommendations are achievable given City resources.

MARKET RESPONSIVENESS

Our team focuses on developing a plan that is customized to local commercial and residential market characteristics in order to establish a distinctive image and product that relates to the unique business development opportunities in West Chicago.

CREATIVITY

Our goal is not only to high quality planning documents that incorporate creative solutions, but also to produce real, positive, and dynamic changes in West Chicago's business district. As we identify and evaluate development opportunities in the Center-Main Street Area, we will employ a creative approach in all facets of the exploration and problem solving: from physical design and image marketing to implementation strategies and financing packages.

UNDERSTANDING OF THE AREA AND EXPERIENCE

The Teska Team has a 40+ year history of provided similar assistance to communities throughout northern Illinois, and in particular has a unique perspective given our prior work with the City of the previous Center-Main Street Plan, and current work on the Homes for a Changing Region study, and previous work with many DuPage County communities, having completed similar plans and studies for Winfield, Warrenville, Batavia, Geneva, South Elgin, North Aurora, Bartlett, Lombard and Hanover Park.

Other recent similar work experience includes:

- **VILLAGE OF LOMBARD**

Lombard desired more than a plan; what the Village envisioned and received was a practical guidebook of projects to enable them to hit the ground running. The primary objective of the Lombard Downtown Revitalization Project Guidebook was to identify specific projects and actions that the Village and its partners can implement to rejuvenate Downtown Lombard as a strong commercial district with a balance of supporting uses and dynamic gathering spaces. The plan has resulted in new occupancies, including new coffee shop, Desert Rose Design and marketing firm, real estate business, photo studio; business expansions including butcher shop and retail boutique store. The Village implemented a streamlined approval process and incentive programs, and the EDC has taken an active effort in implementing recommended landscape enhancements and the expansion of historic carriage house. (Winner of the Best Strategic Plan Award from the Illinois Chapter of the American Planning Award).

- **VILLAGE OF GLENCOE**

Teska has prepared comprehensive and downtown plans for the Village. This included evaluating redevelopment options for the Village Court parking lot in the downtown. The options included construction of a parking structure, a mixed-use redevelopment, enhancing the existing parking lot, or maintaining the status quo. To understand visual impacts, three dimensional bulk studies of the site were prepared.

- **CITY OF LAKE FOREST**

The City of Lake Forest had over a number of years acquired property and buildings on the northern edge of its historic downtown. The City had offered the property to private developers, but had found the proposals for development wanting. Teska prepared a strategic plan for redevelopment, and orchestrated the selection of a private developer to achieve the goal of redevelopment that fit its context and contributed to the strength and diversity of its downtown and neighborhoods. Teska also prepared development guidelines providing guidance for the selection of a development team most likely to achieve both City goals. The result was the successful recruitment and selection of Focus Development which has planned a mixed residential redevelopment of 174 dwellings with a development pattern which leaves more than 60% of the 10-acre site in public open space.

- **MIDTOWN SQUARE, DOWNTOWN GLENVIEW**

Teska worked with the developer of the largest mixed-use redevelopment efforts in Downtown Glenview last year. Teska completed the fiscal analysis to show the benefits and costs to the Village. The project was recently completed. Through these experiences with private developers, we understand the dynamics of downtown redevelopment from the vantage of both public and private sectors.

Scope of Services

General Study Area

The Study area under consideration includes the following: The downtown area generally bounded by Main Street towards the south and west, High Street towards the east, Washington Street towards the north, including the area south and west of Chicago and Oakwood Avenues. Although the area designated for planning recommendations is relatively small, the larger downtown area will be considered to provide a comprehensive understanding and context for recommendations within the study area.

The following Scope of Services provides a complete description of the approach the Teska Team proposes to undertake for the preparation of the update of the redevelopment plan for the Center-Main Street Redevelopment Area in the downtown area of the City of West Chicago. The approach to the preparation of the Center Main Street Redevelopment Plan is divided into four phases in accordance with the following:

Phase 1 | Data Gathering and Analysis

During this phase the Teska Team will conduct an analysis of existing physical, economic, and land use conditions. This information will be used to re-evaluate the potential redevelopment opportunities that should be addressed in the Plan Update.

TASK 1.1

Project Initiation Meeting: The Teska Team will meet with City officials to confirm the project issues, obtain relevant documents, maps, aerial photography, ordinances and prior studies, and discuss how the redevelopment plan update will relate to existing City plans.

TASK 1.2

Key Person Interviews: The Teska Team will interview appropriate City Staff, property owners, local developers, and other City elected and appointed officials to gain a perspective on current opportunities and issues related to the downtown, visions for the future, expectations for the near term, and resources for implementation.

TASK 1.3

Base Map: WBK will prepare a base map of the study area by incorporating the previous survey work and City's aerial information.

TASK 1.4

Data Gathering- Physical Sub-Area Conditions:

The Teska Team will update previous existing conditions analysis studies to determine any changes to the physical conditions of the study area that would limit or impact the potential for redevelopment. The study will include a review and update of all storm water conditions and new regulations by DuPage County by WBK. WBK was instrumental in the re-write of the DuPage County Stormwater Ordinance, therefore is familiar with how the Ordinance changes will affect the development. WBK will use previous County 2-foot contour map and updated aerials of the project area, along with benchmark information, from the City. WBK will review any covenants or easement that could impact planning of the area.

Although new water main and sanitary sewers will be required as part of any redevelopment, it is anticipated that project area can be incorporated into the City's systems without significant off-site improvements.

TASK 1.5

Data Gathering - Stormwater Management Area

Determination: Addressing stormwater issues is a key aspect of any redevelopment of the project area. WBK will analyze the watershed area tributary to the project location to determine the appropriate location of proposed detention facilities. WBK will perform an investigation to determine if the study area contains any wetlands, floodplains and/or riparian areas. Depressional areas and site specific floodplains will as be reviewed and determined during the development of the Stormwater Management Report. WBK will also investigate if there have been flooding or drainage issues in the study area. The required detention as a result of depressional areas and site specific floodplains will be added to the detention require by the proposed development. Conceptual estimate for construction of the required detention facilities will be prepared for planning purposes.

TASK 1.6

Previous Plans, Land Use and Zoning Analysis &

Site Tour: Teska will update the existing land use survey of the study area, and undertake a general survey of the entire downtown and surrounding neighborhoods to develop an understanding of interrelationships between the study area and its environs. This update will include a review of all subsequent planning efforts since the last plan update, including the West Washington Street Redevelopment Conceptual Plan, the City's Strategic Plan, and CMAP's Homes for a Changing Region – currently being prepared by Teska, to ensure that the new plan maintains consistency with the policies, physical improvements, and actions of other relevant plans.

Teska will also review the zoning designations in the study area and review the City's zoning ordinance to identify the need for zoning changes to facilitate redevelopment options.

This Task will include a walk/drive through of the study area with appropriate City staff, and other people selected by staff. This tour will give Teska and other participants the opportunity to initiate a direct dialogue regarding the Study Area and to develop a sharing of knowledge about existing conditions, problems, opportunities, and insight into future potentials.

**Deliverables: The products of the proceeding tasks will be organized into a draft existing conditions report for use in Task 1.8.*

TASK 1.7

Economic and Real Estate Market Conditions:

Valerie S. Kretchmer Associates, Inc. (VSKA) will update the market and economic analysis conducted for the 2007 plan. We will be able to incorporate information obtained through our work last year in Homes for a Changing Region as it relates to housing opportunities in West Chicago.

VSKA will evaluate opportunities for market rate apartments, retail and office space in the study area and will assess the study area's niche compared to the rest of West Chicago and competitive locations. We will review relevant reports, obtain data on residential, retail and office uses, and survey the better quality market rate apartments, retail and office space in and near the study area. We will also conduct interviews with property owners, retailers, Realtors and developers to gain a deeper understanding of the dynamics of the market in the study area and the broader West Chicago market. VSKA will update information contained in the 2007 plan on land costs and how they impact potential development projects.

TASK 1.8

Meeting to review Existing Conditions Report:

The Teska Team will attend one meeting City officials or a special steering committee, to review the findings of the existing conditions report and have preliminary discussions on the options that should be further explored for the update of the study area's redevelopment in

Phase 2 | Central Main Street Redevelopment Update

TASK 2.1

Estimate Supportable Redevelopment Opportunities:

Based on the results of the market analysis, land use and zoning analysis, VSKA, Teska and REVA will identify the most marketable uses and locations within the study area, the relative strengths and weaknesses of the potential sites for different types of development, and quantify the demand for the different land uses. We will determine whether demand is likely to be sufficient to support the scale and type of developments that the priority opportunity sites can potentially accommodate.

TASK 2.2

Creation of Land Use Framework Plan: Based on the findings of the Existing Conditions report, and Task 2.1, TAI will develop a Land Use Plan for the study area. The Land Use Plan will identify the land use composition proposed for the study area and also identify how the study area will relate to significant land use areas in close proximity to the study area. The plan will show how the study area will be redeveloped to address land use compatibility issues, how the redeveloped study area will relate to market potential, and how the redevelopment of the study area will address stormwater management.

**Deliverables: An illustrated land use plan update for the study area with supporting text.*

TASK 2.3

Meeting to Review Land Use Framework Plan and Economic Analysis:

The Consultant will attend one meeting with the City officials or a steering committee, to review the proposed economic analysis land use framework plan, discuss the methodology used to reach the proposed land use designations and discuss necessary revisions.

TASK 2.4

Creation of Preliminary Site Development Concept Plans:

Teska will develop a conceptual plan that describes the amount of commercial and residential space the priority redevelopment sites can yield based on the economic analysis, site constraints, stormwater requirements, and parking requirements. Teska will identify prototypical development options based on the market demand. The investment feasibility of these options will be tested in the subsequent tasks.

TAI will create one site development concept plan for each redevelopment site within the study area, based on the direction provided from the meeting in Task 2.3. Each site concept plan will illustrate a site layout alternative for buildings, parking, stormwater detention, public rights-of-way, and other related site characteristics.

As a component to the concept plans, graphic design guidelines will be updated to illustrate the visual appearance and character of the proposed improvements within the study area. The graphic design guidelines exhibits will explore and convey the basic character, and design themes, and will depict the integration of these developments within the context of the larger downtown area.

The development concepts will be expressed through a series of plan, elevations, perspectives, details and photographs. These exhibits will establish a forum for interim discussions and refinements with the City.

Methods used to illustrate the site development concepts will consist of plans, sections and elevations. Three dimensional modeling may be provided as referenced below in Phase 5 - Optional Services.

**Deliverables: Site concept plans for each redevelopment site, and design guidelines.*

TASK 2.5

Analyze Potential Feasibility of Development

Options: VSKA and REVA will analyze the real estate economics of the site development concept options from Task 2.4 to evaluate their likely feasibility and supportable land values. We will prepare financial analyses using typical income and expenses for different development types, generalized development cost estimates, and typical financing requirements to determine the feasibility of development. We will determine the rate of return for the concepts, whether an incentive is required to bridge a feasibility gap, and what that would require. We will obtain generalized development cost estimates and financing requirements from REVA and interviews with developers, builders and lenders.

TASK 2.6

Area Developers Feedback Meeting: The Teska Team will hold a meeting with a panel representative of local and regional developers in the field of the proposed redevelopment land use, and present to them the findings of the existing conditions report, real estate development feasibility analysis and site concept plans. The meeting is designed to gauge the developer community's reaction to the proposed redevelopment based on their experience regarding feasibility and market conditions.

TASK 2.7

Meeting to Review Final Site Concept Plans and Development Feasibility Analysis:

The Teska Team will attend one meeting with the City officials or a steering committee to review the proposed site redevelopment concept plans, to discuss the methodology used to reach the proposed redevelopment scenarios, results of the developers panel, and discuss any necessary revisions.

Phase 3 | Final Report Preparation, Revision and Adoption

All previous recommended plans, revisions and other pertinent information will be synthesized into the final Redevelopment Plan Update document for formal review and approval by City officials. With the vision for the redevelopment of the study area established, Phase 4 includes the creation of elements that will help the City begin the redevelopment process.

TASK 3.1

Preparation of Strategic Action Plan: The Teska Team will identify the key planning actions, or other strategic actions that result from the information and insights gained from the tasks completed above. The Plan will include an organizational and decision-making structure for the entity charged with responsibility of implementation. The action plan will identify a step-by-step process by which the City can prepare the study area for redevelopment. Issues such as the potential creation of new zoning districts and/or overlay districts, potentials for land acquisition, the feasibility and potential creation of special districts to facilitate funding, preparation of development RFP's, and site marketing are all necessary steps in the successful redevelopments of a challenged area.

The Action Plan will prioritize all the relevant steps necessary and provide a clear process for the City to follow. The Action Plan will also provide a budget for each step to facilitate the fiscal planning of the City's resources and identify other potential funding sources for each step.

**Deliverables: The Implementation Action Plan with supporting text.*

TASK 3.2

Final Redevelopment Plan Report: The Teska Team will prepare the Final Redevelopment Plan Report based on input gathered from previous tasks. The document will be created to be 'user friendly' - anticipating the end user in its design. The report will be created so that it may be easily reproduced by the City. The report will consist of both written and graphic design standards as they pertain to the Study Area. A digital copy will be provide for review purposes.

TASK 3.3

Revisions to Draft Final Development: The Teska Team will follow-up with City officials to review the first draft of the final development plan update.

TASK 3.4

Revisions: Appropriate minor revisions to the final document will be made by the Teska Team to reflect the recommendations of City officials.

**Deliverables: Revised text and maps submitted in digital format and ten (10) hard copies in advance of the meeting with City Council.*

TASK 3.5

City Council Approval: The Teska Team will attend one meeting with the City Council to present and answer questions regarding the recommended Redevelopment Plan update. The City Council may adopt the plan with or without amendments.

TASK 3.6

Final Plan Reproduction: The final version of the Redevelopment Plan report will be provided to the City in hard copy and digital formats.

**Deliverables: Final draft of the Redevelopment Plan report, as approved by the City Council, submitted in a digital format and one hard copy.*

Phase 4 | Implementation Support

TASK 4.1

Developer Solicitation Program: The Teska Team will formulate an owner-and developer-solicitation program and process for soliciting proposals for the implementation of the development opportunities for the priority opportunity sites.

TASK 4.2

Preparation of Marketing Materials: Teska will prepare high-quality and highly-motivating solicitation materials and web page that includes (i) a description of project parameters, (ii), market support, and (iii) a description of the actions the City will take to facilitate desirable private feasible development of the priority opportunity sites.

TASK 4.3 (Optional)

Development Review Services: The Teska Team will assist the City in the development solicitation and negotiation process, which services may include:

- *Conducting developer focus panels and bidders' conferences;
- *Evaluating responses (including estimating fiscal and/or economic impacts of proposed developments) and help select the best bidder or bidders;
- *Managing the due diligence process;
- *Assisting in negotiation of the development agreement; and
- *Monitoring performance.

TASK 4.4 (Optional)

Zoning Ordinance Update-Downtown District:

Teska may be requested to prepare revision to the downtown zoning district or create a new overlay or planned development district to implement the recommendations of the Redevelopment Plan. Issues that may be addressed include, but are not limited to:

- a. Architectural design
- b. Building height
- c. Lot area, width, setbacks
- d. Permitted uses
- e. Pedestrian friendly/Public Place features
- f. Parking
- g. Signage
- h. Landscaping

TASK 4.5 (Optional)

Three-Dimensional Model Renderings for Redevelopment Area:

To provide enhanced visioning and communication of downtown development within the context of the surrounding area, Teska may provide high quality three-dimensional renderings of the proposed developments within the study area. Based on existing base information and site reconnaissance, three-dimensional building and site information would be built providing a framework for color renderings of key views of the redevelopment area.

5 Project Schedule

The Consultant Team proposes to carry out all tasks in Phases 1 through 4 within 6 months broken down as follows.

PHASE I	Data Gathering and Analysis	2 months
PHASE II	Central Main Street Redevelopment Plan Update	2 months
PHASE III	Final Report Preparation, Revision, Adoption	1 months
Phase IV	Implementation Support	1 months

6 References - Exhibit B.1.1

Teska Associates, Inc.

Lombard

Submit a completed client profile information sheet for each company reference. Provide a minimum of three references.

1. Client name: ____Village of Lombard_____
2. Address: _ 255 E. Wilson Avenue,
3. City, state, zip code: Lombard IL, 60148_____
4. Project manager: __William Heniff, Community Development Director_____
5. Telephone number: _ (630) 620-3599_____
6. E-mail: _ heniffw@villageoflombard.org_____
7. Number of employees in client organization: NA_____
8. Project scope of services/goals: A four phase process, involving a steering committee and extensive public input, addressing existing conditions, site development concepts, market analysis, development feasibility, and a detail implementation action plan. _____
9. Contract award date: _May 2010_____ Cutover date: _May 2010_____
10. Initial contract amount: \$100,000_____ Final contract amount: \$100,000_____
11. Describe the project, its similarity to the services requested herein, and how goals were met: _ Preparation of downtown revitalization plan that provided site design, development and market feasibility, and a detail implementation action plan. The plan has served to guide several downtown improvements, economic development programs, and business store openings and improvements_____
12. What were the costs of the project? Typical travel and reproduction expenses_____
13. You may attach any reports or studies completed for the project.

6 References - Exhibit B.1.2

Teska Associates, Inc.

Submit a completed client profile information sheet for each company reference. Provide a minimum of three references.

1. Client name: ___Village of Winfield_____
2. Address: _ 27 W 465 Jewell Road, Winfield, IL _____

3. City, state, zip code: _ Winfield, IL 60190 _____

4. Project manager: __Peter Krummins, Planning Director_____
5. Telephone number: _ 630-933-
7117 _____
6. E-mail: _ pkrumins@villageofwinfield.com _____

7. Number of employees in client organization: NA _____
8. Project scope of services/goals: A five phase process, involving a steering committee and extensive public input, addressing existing conditions, site development concepts for several commercial sites, including the downtown, market analysis, development feasibility, and a detail implementation action plan. _____

9. Contract award date: March 2013 _____ Cutover date: March
2013 _____
10. Initial contract amount: \$100,000 _____ Final contract amount: \$100,000 _____
11. Describe the project, its similarity to the services requested herein, and how goals were met: _Preparation of community plan, including downtown plan that provided site design, development and market feasibility, and a detail implementation action plan. The plan has served to guide for developer negotiations, and economic development programs. _____

12. What were the costs of the project? _ Typical travel and reproduction expenses _____

13. You may attach any reports or studies completed for the project.

6 References - Exhibit B.1.3

Teska Associates, Inc.

City of Highwood

Submit a completed client profile information sheet for each company reference. Provide a minimum of three references.

1. Client name: ___City of Highwood_____
2. Address: _ 17 Highwood Avenue _____

3. City, state, zip code: _ Highwood IL, 60040 _____

4. Project manager: __Scott Coren, City Manager_____
5. Telephone number: ___847-432-1924 x 1104_____
6. E-mail: _ scoren@cityofhighwood.org_____
7. Number of employees in client organization: NA_____
8. Project scope of services/goals: A four phase process, involving a steering committee and extensive public input, addressing existing conditions, site development concepts, market analysis, development feasibility, and a detail implementation action plan. _____

9. Contract award date: May 2013_____ Cutover date: May
2013_____
10. Initial contract amount: \$_125,000_____ Final contract amount: \$_125,000_____
11. Describe the project, its similarity to the services requested herein, and how goals were met: _Preparation of downtown revitalization plan that provided site design, development and market feasibility, and a detail implementation action plan. The plan has served to guide several downtown improvements, economic development programs, and business improvements_____
12. What were the costs of the project? Typical travel and reproduction expenses _____

13. You may attach any reports or studies completed for the project.

6 References - Exhibit B.2.1

Valerie Kretchmer

Submit a completed client profile information sheet for each company reference. Provide a minimum of three references.

1. Client name: **City of Chicago Department of Planning and Development**
2. Address: **121 N. LaSalle Street**
3. City, state, zip code: **Chicago, IL 60602**
4. Project manager: **Mary Bonome**
5. Telephone number: **312-744-9413**
6. E-mail: **Mary.Bonome@cityofchicago.org**
7. Number of employees in client organization: **34,000**
8. Project scope of services/goals: **Garfield Ridge Economic Development Study**
9. Contract award date: **2014** Cutover date: _____
10. Initial contract amount: **\$35,000** Final contract amount: **\$35,000**
11. Describe the project, its similarity to the services requested herein, and how goals were met: **Prepared a retail market analysis and recommendations for attracting retailers and restaurants to the Archer Avenue corridor. Included recommendations on physical, parking and traffic improvements, funding sources, business attraction strategies and most viable locations for different types of development.**
12. What were the costs of the project? **\$35,000** in professional services

13. You may attach any reports or studies completed for the project. Further detail contained in proposal

6 References - Exhibit B.3.1

WBK Engineering

EXHIBIT B COMPANY REFERENCES

Submit a completed client profile information sheet for each company reference. Provide a minimum of three references.

1. Client name: Aurora University
2. Address: 347 Gladstone Avenue
3. City, state, zip code: Aurora, Illinois 60506
4. Project manager: Jeff Cali
5. Telephone number: 630.844.6850
6. E-mail: jcali@aurora.edu
7. Number of employees in client organization: 250
8. Project scope of services/goals: Assistance with initial site planning and design development; Final Engineering of grading, paving and drainage; Final Engineering of parking lot expansion; Construction documentation; Construction Record Drawing Coordination; Stormwater Management Permit documentation; Illinois Environmental Permit Agency Coordination and Permitting
9. Contract award date: varied from 2009-2015 Cutover date: varies
10. Initial contract amount: \$ varies Final contract amount: \$ varies
11. Describe the project, its similarity to the services requested herein, and how goals were met: Projects included civil engineering design of utilities, roads, parking lots, and stormwater management for the improvements related to construction of several new campus buildings. Challenges included fitting the required stormwater storage on the small site which was accomplished through underground detention.
12. What were the costs of the project? \$3.5 Million (total estimate) for work associated with the Aurora University STEM Partnership School, Welcome Center & Schingoethe Museum, Wackerlin Center for Faith & Education projects.
13. You may attach any reports or studies completed for the project.

6 References - Exhibit B.3.2

WBK Engineering

EXHIBIT B COMPANY REFERENCES

Submit a completed client profile information sheet for each company reference. Provide a minimum of three references.

1. Client name: The Morton Arboretum
2. Address: 4100 IL Route 53
3. City, state, zip code: Lisle, Illinois 60532
4. Project manager: Kris Bachtell, Vice President of Grounds and Operations
5. Telephone number: 630.968.0074
6. E-mail: kbachtell@mortonarb.org
7. Number of employees in client organization: 200+
8. Project scope of services/goals: Assistance with initial site planning and Design Development; Final Engineering of all internal roadways and parking lots; Final engineering of all sewer and water improvements; construction documents; floodway and floodplain permitting, DuPage County Stormwater Permitting; Post-construction groundwater monitoring.
9. Contract award date: 2000 Cutover date: _____
10. Initial contract amount: \$ 500k Final contract amount: \$ 750k
11. Describe the project, its similarity to the services requested herein, and how goals were met: When The Morton Arboretum decided to undergo a large scale redevelopment of their "core area", including a new visitor center, main entrance bridge, and a 500 car parking lot, a "low impact" type of design was desirable. WBK assisted with analysis of the existing conditions with regard to soils, hydrology, ground water, etc. and coupled them with various BMP's.
12. What were the costs of the project? \$6.8 million (includes the visitors center site improvements including roadway and parking lot changes and site plan)
13. You may attach any reports or studies completed for the project.

6 References - Exhibit B.3.3

WBK Engineering

EXHIBIT B COMPANY REFERENCES

Submit a completed client profile information sheet for each company reference. Provide a minimum of three references.

1. Client name: DuPage County Stormwater Management
2. Address: 421 N. County Farm Road
3. City, state, zip code: Wheaton, IL 60187
4. Project manager: Sarah Hunn, P.E.
5. Telephone number: 630.407.6676
6. E-mail: Sarah.Hunn@dupageco.org
7. Number of employees in client organization: 100+
8. Project scope of services/goals: Field investigation support and coordination; Prepared Civil Design and Construction Plans including site geometry, utilities, stormwater management and BMP's; Coordination with the Forest Preserve District in preparation of the landscape plan; Prepared permit applications for the City of Warrenville, DuPage County Stormwater, IDNR-OWR and U.S. Army Corps of Engineers; Bid documents and provided bid assistance; Provided Construction Administration Assistance
9. Contract award date: 2009 Cutover date: _____
10. Initial contract amount: \$ 150K Final contract amount: \$ 150K
11. Describe the project, its similarity to the services requested herein, and how goals were met: Urban Stream Research Center - Site improvements included a 6,000 sqft. research and education facility, associated parking lot and utilities, detention basin and relocation of 450 ft. of existing multi-use limestone trail. Multiple stormwater BMP's were constructed onsite including bioswales, and permeable pavers.
12. What were the costs of the project? Total project/construction cost was \$3 million.
13. You may attach any reports or studies completed for the project.

6 References - Exhibit B.4.1

REVA Development

EXHIBIT B COMPANY REFERENCES

Submit a completed client profile information sheet for each company reference.
Provide a minimum of three references.

1. Client name: Deutsche Bank / Rreef
2. Address: 222 S. Riverside Plaza, 26th Floor
3. City, state, zip code: Chicago, IL 60606
4. Project manager: Mike Nigro
5. Telephone number: 312-537-9269
6. E-mail: michael.nigro@db.com
7. Number of employees in client organization: n/a
8. Project scope of services/goals:
REVA served as JV partner and development manager to Deutsche Bank on the development of The
Oaks Of Vernon Hills.

6 References - Exhibit B.4.2

REVA Development

EXHIBIT B COMPANY REFERENCES

Submit a completed client profile information sheet for each company reference.
Provide a minimum of three references.

1. Client name: Blue Vista Capital Management, LLC
2. Address: 353 N. Clark St., Suite 730
3. City, state, zip code: Chicago, IL 60654
4. Project manager: Brandon Goetzman
5. Telephone number: 312-324-6080
6. E-mail: bgoetzman@bluevistallc.com
7. Number of employees in client organization: n/a
8. Project scope of services/goals:
REVA served as JV partner and development manager to Blue Vista on the development of Northgate Crossing, Wheeling, IL

6 References - Exhibit B.4.3

REVA Development

EXHIBIT B COMPANY REFERENCES

Submit a completed client profile information sheet for each company reference.
Provide a minimum of three references.

1. Client name: Wanxiang America RE Group
2. Address: 625 N. Michigan Ave., Suite 600
3. City, state, zip code: Chicago, IL 60611
4. Project manager: Rupesh Patel
5. Telephone number: 323-383-8399
6. E-mail: rpatel@wanxiang.com
7. Number of employees in client organization: n/a
8. Project scope of services/goals:
REVA served as JV partner and development manager to Wanxiang on the development of The Residences of Orland Park Crossing.

