



January 25, 2017

Village of Oak Park
Department of Development Customer Services
Attn: Tammie Grossman
123 Madison Street
Oak Park, Illinois 60302
tgrossman@oak-park.us

Re: The Purchase of 940-970 Madison Street, Oak Park, Illinois (hereinafter referred to as the "Property").

Dear Village of Oak Park:

This Letter of Intent shall serve to outline the terms and conditions under which GW Properties Inc. or its nominee ("Purchaser") will enter into a Purchase Agreement for the outright purchase of 100% of the fee simple interest in the Property referenced above.

1. **Purchase Price:** \$850,000.00
2. **Earnest Money Deposit:** \$50,000.00 upon execution of the Contract
3. **Investigation Period:** 180 Days from execution of the Contract
4. **Closing Date:** 30 Days after Investigation Period ends
5. **Purchase Agreement:** Upon execution of the Letter of Intent, Purchaser shall prepare a Contract for Seller's review within five business days of the execution of the LOI.
6. **Property Condition:** The Property shall be purchased in "As Is Condition".
7. **Brokers:** N/A
8. **Financing:** None. All cash transaction
9. **Exclusivity:** Seller may not accept or solicit any other offers for the Property during Documentation Period or the Investigation Period.

GW Properties Inc.
2211 N. Elston Ave, Suite 304
Chicago, IL 60614
(773) 382-0590 mitch@gwproperties.com



This Letter of Intent summarizes the basic business terms and conditions on which Purchaser will purchase the Property through a Purchase Agreement. This letter may be executed and delivered by facsimile or email and in counterparts, each of which shall be deemed to be an original and, when taken together, shall constitute one and the same document.

The terms and conditions of this Letter of Intent will become null and void if a response is not received by 5:00 PM on February 17, 2017.

Regards,
GW Property Group LLC

A handwritten signature in black ink that reads 'Mitch Goltz'.

Mitch Goltz

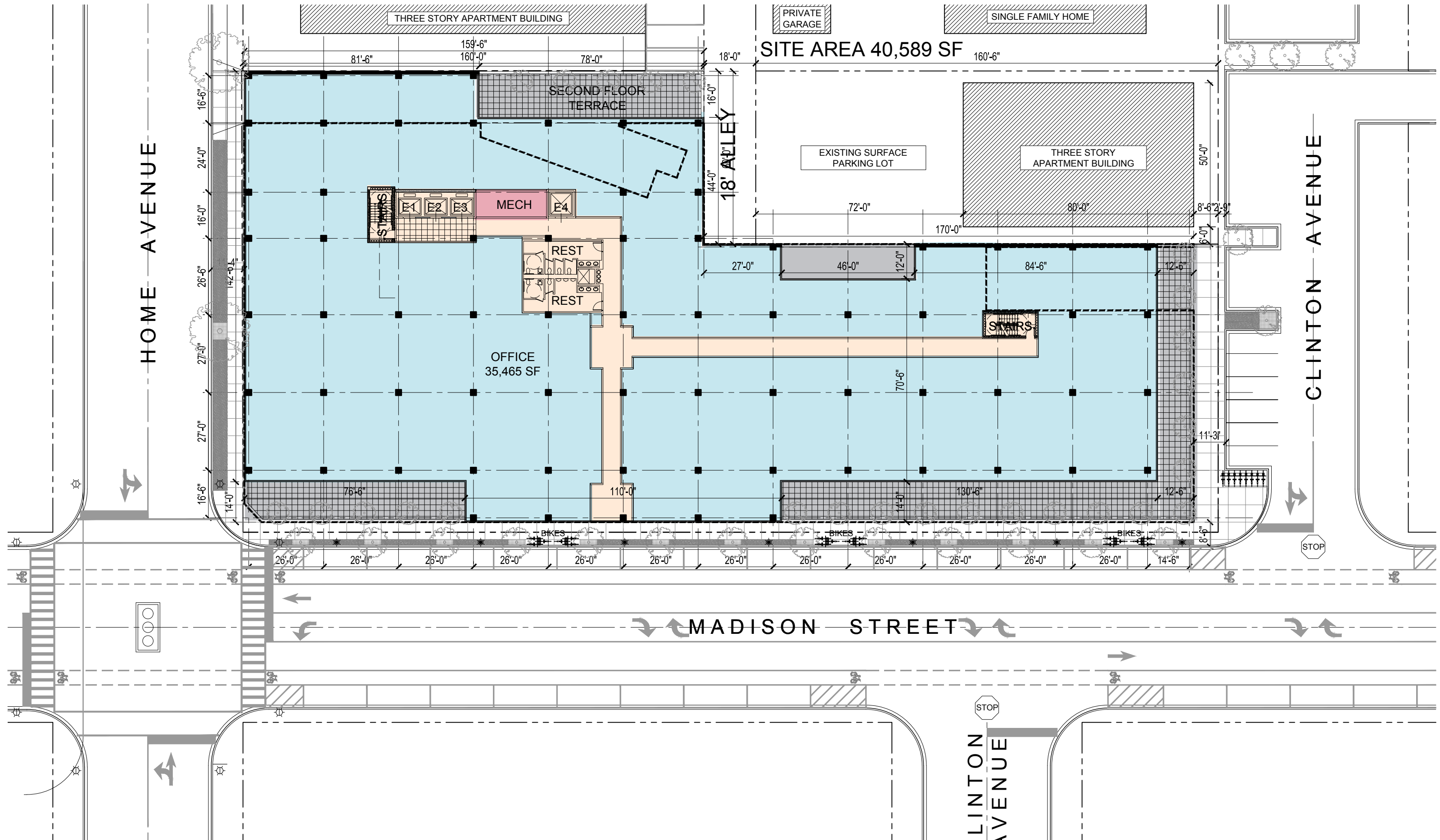
Agreed to and accepted this ____ day of _____, 2017

Seller: _____

By: _____

Title: _____

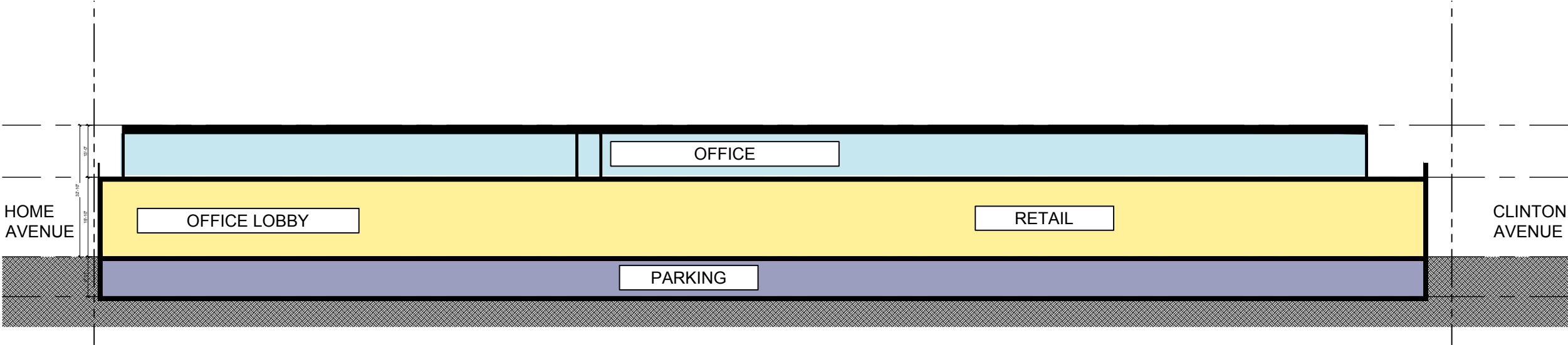
SCALE: 1:30'



SCALE: 1:30'

SECOND FLOOR PLAN

940-970 WEST MADISON AREA SUMMARY 01.25.2017									
FLOOR	RETAIL	OFFICE	COMMON	PARKING		GROSS AREA	F.A.R. AREA	BUILDING HEIGHT	
				AREA	SPACES			FLOOR HEIGHT	OVERALL HEIGHT
Roof			400			400		12'-0"	
2	0	34465	0	0	0	34,465	34,465	12'-6 "	32'-4 "
1	31,156	2285	1,626	1,700	0	36,767	35,067	19'-10 "	19'-10 "
LL	0	500	1,132	39,735	110	41,367	0	10'-0 "	
TOTAL	31,156	37,250	2,758	41,435	110	112,599	69,532		
F.A.R.					1.71				
SITE AREA					40,589				



SCALE: 1:30'

CROSS SECTION & AREA SUMMARY

Merchandising Plan/Void Analysis for:

Vacancy 1,000 - 2,500 SF List Categories	National Tenant Prospect	Ideal SF	Local Tenant Prospect	Ideal SF
Specialty Wine Store	Cardinal			
Tanning Salon	L.A. Tan			
Optical	For Eyes			
Financial Services	Union Bank			
Pizza	MOD Pizza			
Hair Salon	18 8 Men's Salon			
Cell Phone	AT&T			
Vacancy: 2,500 - 5,000 SF List Categories	National Tenant Prospect	Ideal SF	Local Tenant Prospect	Ideal SF
Rehab Center	Athletico			
Shoes	Villa Shoes			
Cards & Gifts	Hallmark			
Food	McCallister's Deli			
Vacancy: 5,000 - 10,000 SF List Categories	National Tenant Prospect	Ideal SF	Local Tenant Prospect	Ideal SF
Fashion	Skecher's			
Medical	MedExpress			
Fitness	Yoga 6, Orange Theory, etc.			
Vacancy: 10,000 plus SF List Categories	National Tenant Prospect	Ideal SF	Local Tenant Prospect	Ideal SF
Fashion	Ross Dress for Less			
Furniture	Bob's Furniture			
Home Décor	Home Goods			
Grocer	Aldi, Fresh Market, etc.			
Fitness	Planet Fitness, LA Fitness			

Through deep rooted and diverse relationships in the commercial real estate industry, GW Properties has developed an expertise in retail and mixed-use properties. Over the past decade, GW principals have been involved in the brokerage, investment, and development of over \$500 million of real estate in the Chicagoland area with a typical deal size ranging from \$500,000 to \$5 million. GW practices respectful development through its collaborative approach of uncovering opportunities, optimizing value, and enhancing communities. This process has yielded a track record of proven results.

About the Principals:

Mitch Goltz

Mitch is a experienced real estate investor/developer who focuses on new acquisition and development opportunities primarily in the retail sector within the Chicagoland area. He's been involved in the acquisition, development, leasing and disposition of more than one million square feet of retail, industrial and office properties totaling over \$200 million in the last decade. Mitch's experience also includes design, construction, management, financing and overall execution of both short and long term investment plans for each property through implementation of various value added strategies such as leasing stabilization, re-positioning, redevelopment and dispositions. Mitch has a deep understanding of the real estate business and has cultivated relationships with many of the top local and national retailers, restaurants and professionals in the real estate community. He is the son of a third generation Chicago retailer, so he is able to identify with both the financial and emotional significance of a purchase or sale of family owned properties. He understands that there can be several important factors, beyond money, that need to be considered and satisfied for a transaction to go smoothly and successfully.

Shai Wolkowicki

Shai is a graduate of Carnegie Mellon University and gained his initial work experience at Merrill Lynch working on the Emerging Markets Fixed Income department focusing on trading strategies for both debt and credit derivatives. He later moved on to work as a Credit Risk Associate at TIAA-CREF analyzing debt, equities and real estate portfolios for the \$400+ billion retirement fund. In 2008, he left to form Shai Town Realty Group Inc, a full service real estate brokerage and management firm that grew to over 40 agents. At the same time, he began developing single tenant assets and strip centers for national tenants across the Chicagoland area. He quickly realized that development was both his true passion and a better use of his skills and previous experiences. After working with Mitch on several projects, they recognized the tremendous synergies between the two of them and decided to join forces to create a boutique real estate firm that's now GW Properties.



Resume of Properties and Development

Location	Project Description
Bloomingtondale	Existing 24,000 sf retail building at Gary & Army Trail Rd
Cary	New freestanding Starbucks in front of Jewel shopping center
Schaumburg - Golf Rd	Existing restaurant with long term lease on Golf Rd
Park Ridge	New 7,000 sf retail development in the Downtown district leased to Sleepy's 18/8 Men Salon and Massage Envy
Downers Grove - 75th St	Purchased existing Pizza Hut restaurant, eventually to be redeveloped once lease expires
Orland Park - LaGrange Rd	Purchased existing Hooter's restaurant with a long term NNN lease
Schaumburg - Golf Rd	Purchased existing Red Lobster restaurant on a long term NNN lease
Chicago - Ukranian Village	Purchased mixed use building with 6,000 sf of retail and apartments
Gurnee - Gurnee Mills	Redevelopment of existing Pizza Hut into 8,000 sf of new retail space on ring road to Gurnee Mills.
Chicago - Northwest Side	Purchased 12,000 sf existing retail building and leased to Dollar Tree
Skokie - Touhy Corridor	Redevelopment of former Jack's Diner and adjacent buildings into a 17,000 sf new retail development anchored by Starbucks drive thru
Lake Zurich	Redevelopment of former Giordano's restaurant into new retail building anchored by Lenscrafters, Chipotle, Firehouse Subs
Aurora - Fox Valley Mall	Redevelopment of 4,500 sf restaurant on ring road to Fox Valley Mall into 8,000 sf retail building
Gurnee - Gurnee Mills	Redevelopment of former Applebees into 14,000 sf of retail space anchored by Vitamin Shoppe, Mattress Firm, Mod Pizza, Navy Federal Credit Union
Joliet - Joliet Mall	Redevelopment of current Pizza Hut across from Joliet Mall into multi-tenant retail building
Chicago - Westside	Redevelopment of 15,000 sf industrial building and parking lot into a new Lil Kicker's soccer facility next to United Center
Skokie - Dempster Ave	Redevelopment of a former funeral home building into ATI Physical Therapy and additional retail space
Chicago - Little Village	Redevelopment of three buildings and parking lots into new Dollar Tree, Panda Express, laundromat & additional retail
South Holland	Two acres of land under retail development or sale to a user
Orland Park - LaGrange Rd	Redevelopment of high profile corner into 14,000 sf of new retail space anchored by AT&T & Mattress Firm



Resume of Properties and Development

162nd & Woodlawn	Purchased 2 acres of land and developing a new Wendy's Restaurant, Dollar Tree and additional retail space
Northwest Side	Purchased vacant gas station, redeveloped building and leased to Mattress Firm and sold
Chicago - South Side	Purchased 18,000 sf building leased to O'Reilly Auto Parts & Addus Health Care
Chicago - South Side	Purchased 12,000 sf building and leased property to Dollar Tree.
Buffalo Grove	Purchased former Wendy's, constructed an addition and leased to Dunkin Donuts and Core Power Yoga.
Chicago - Northwest Side	Purchased land site and sold for residential development
Schaumburg	Purchased 24,000 sf retail/flex building leased with Pump it Up and additional retail space
Orland Square Mall - Orland Park	Purchased 166,000 sf building occupied by Carson's Furniture with 90,000 sf of vacant space which we leased up and renovated.
Orland Park - 159th & Harlem	11 acres of land was subdivided into a 6 parcels and developed into Senior Housing project (sold) and retail & restaurant buildings and pads.
Mount Prospect	Former Bakers Square was redeveloped into new McDonalds
Chicago - South Side	Redeveloped former industrial building into a new Advance Auto Parts retail store
Berwyn	Redeveloped site into a new McDonalds
Chicago - Northwest Side	Redeveloped industrial buildings into a multi tenant retail development leased to The Learning Experience, Core Power Yoga, Dunkin Donuts, etc
Chicago - Lakeview	Redeveloped former retail buildings into a mixed use project
Chicago - Northwest Side	Redeveloped former banquet hall into a Family Dollar, laundromat and additional retail space
Bolingbrook	Developed a single tenant building for The Vitamin Shoppe
Chicago - Lakeview	Redeveloped two story building into The Annoyance Theatre, I Dream of Falafel & Lakeview Smiles
Chicago - North Side	Purchased site and redeveloped into a new Advance Auto Parts retail store
Chicago - Northwest Side	Redeveloped former industrial buildings into a new Wendy's Restaurant.
Schaumburg	New retail and restaurant development anchored by Buffalo Wild Wings, Jimmy Johns, Five Guys & Dunkin Donuts

VERNICK

& ASSOCIATES, LTD.

350 West Hubbard Street, Suite 250, Chicago, IL 60654
(P) 773-327-0620 | (F) 773-327-0622 | kvernick@vernickassociates.com

Kevin Vernick is the founder and president of Vernick & Associates, a retail real estate tenant representation and development firm focused in the Midwest. Other members of the Vernick & Associates team include Bowman Elder - Tenant Representation & Development and Erin Pintens - Tenant Representation & Development.

Kevin Vernick, who founded Vernick & Associates in 2004, approaches the tenant representation and development process with tenacity and powerful local market knowledge and creativity. Kevin is steadfast in his commitment to representing his clients' interests, and is focused on becoming their partners in growth.

Prior to founding Vernick & Associates, Kevin worked at The Shiner Group (a.k.a. Mid-Northern Equities) as a development and acquisition specialist taking retail projects from inception (site acquisition) to occupancy. Previously, Kevin worked at CB Richard Ellis where he assisted national retail clients with site selection. Prior to that, Kevin worked for Syndicated Equities Corporation where he brokered freestanding net leased investments.

Kevin is a member of the International Council of Shopping Centers (ICSC) and the Next Generation. He is licensed in Illinois, Indiana and Wisconsin.

Kevin received a B.A. with distinction from the University of Michigan in Management and Communications. Kevin was a member of the Varsity Golf Team and a NCAA Athletic and Academic All-American in 1998. He was Academic All Big Ten from 1996-1998.

Deals Completed

Property Location	Project Year	Property Type	Sq. Ft.	Strategy
Land Acquisition - Dyer, IN	2004	Land/Retail	52,272	Acquisition and Sale
Sherwin Williams- Loves Park, IL	2005	Retail	5000	Ground Up Construction
Sherwin Williams - Sun Prairie, WI	2006	Retail	5000	Ground Up Construction
Famous Daves - Indianapolis, IN	2007	Retail	5684	Redevelopment
Sherwin Williams - Belvidere, IL	2007	Retail	4500	Ground Up Construction
Beacon Hill - Crown Point, IN	2007	Retail	7000	Multi-Tenant Ground Up Development
Sherwin Williams Automotive - South Bend, IN	2008	Industrial/Retail	5825	Redevelopment
Sherwin Williams Automotive - Fort Wayne, IN	2010	Industrial/Retail	8251	Ground Up Construction
Sherwin Williams - Chicago, IL (Garfield Ridge)	2010	Retail	6070	Redevelopment
Sherwin Williams - North Aurora, IL	2011	Retail	4000	Ground Up Construction
Sherwin Williams - Lansing, MI	2013	Retail	4000	Ground Up Construction
Vermette Plaza - Plainfield, IL	2013	Retail	7895	Value Add - Lease Up
Sherwin Williams - Woodstock, IL	2014	Retail	3500	Ground Up Construction
Sherwin Williams - Westchester, IL	2014	Retail	3500	Ground Up Construction
Sherwin Williams - Alsip, IL	2015	Retail	5257	Redevelopment
Sherwin Williams - Brookfield, IL	2015	Retail	3500	Ground Up Construction
Sherwin Williams - Platteville, WI	2015	Retail	3500	Ground Up Construction
Sherwin Williams - Matteson, IL	2015	Retail	3500	Ground Up Construction
Sherwin Williams - Yorkville, IL	2016	Retail	3500	Ground Up Construction
Sherwin Williams - Oak Park, IL	2016	Retail	3500	Ground Up Construction
Sherwin Williams - Chicago, IL (Bucktown)	2016	Retail	3071	Ground Up Construction
Sherwin Williams - Huntley, IL	2016	Retail	3500	Ground Up Construction
Sherwin Williams - Verona, WI	2016	Retail	3500	Ground Up Construction
Sherwin Williams - Allentown, PA	2016	Retail	5319	Acquisition - Operate
Strip Center - Morris, IL	2016	Retail	9000	Multi-Tenant Ground Up Development
Strip Center - Cicero, IL	2016	Retail	11000	Acquisition - Operate - Expansion



NORR // CHICAGO, IL

Retail
Office
Mixed-use

General Firm Overview

Firm Overview

NORR is a full-service architectural and engineering consulting firm and flagship brand of the Ingenium Group of companies.

The NORR brand provides a well-honed balance of design, technology and management skills. Our clients benefit from the simplicity and efficiencies of a unified A/E firm that provides strategic planning, programming, architecture, interior design, space planning, and engineering capabilities all from a single point of contact.

NORR has experienced significant growth since it was established in 1938 as a single office in Toronto. Today, NORR is a thriving firm with offices located in major centers around the world. United States office locations include Chicago, Detroit, Sacramento and Philadelphia.

One major contributing factor in NORR's growth and longevity as a consulting services provider is its structure. We are a privately held company with a strong vision,

a wealth of diverse skills and expertise which have allowed us to adapt and grow in advance of new opportunities. But the true key contributing factor is our focus on being a valuable contributor to our client's success through an ongoing effort to understand not only our client's business goals and objectives, but the industry or sector in which they exist.

Each office is independently managed to ensure we continue to nurture and maintain relationships with our local clients. Our offices frequently collaborate to capitalize on subject matter experts available in other offices. This expertise and flexibility has resulted in numerous repeat clients who are interested in a single source of responsibility and have confidence that the quality of work will be consistent in all of the NORR office locations.

NORR's experience includes various project types involving residential facilities for retail, commercial and office, government, sports and recreation, education and mixed use. Our firm's emphasis on teamwork permeates all aspects of NORR's work, from client relations to design.

Finally, NORR understands the challenges and market sensitivity associated with multi-family residential projects. We have the in-house talent and expertise to assist clients and key stakeholders in creating top-performing multi-family and senior living residential developments.

65 E Oak Street // Chicago, IL



NORR

Markets Served

NORR has defined its practice in terms of four broad markets:

LIFESTYLE

Whether designing senior developments, residential communities, hotels, resorts, or restaurants, NORR focuses on the clients' business goals as well as the lifestyle and aspirations of the market being served. NORR's designs interpret and support these objectives.

COMMERCIAL

NORR designers provide the intelligence needed to engage the global commercial economy competitively and creatively through new developments, retrofits, upgrades and renovation projects that focus on maximizing the client's return on investment.

TRANSPORTATION

Decades of experience delivering aviation, border crossing or public transit systems has helped NORR arrive at a simple solution: build better and more efficient

transportation nodes that incorporate flexibility in their design for future system expansion.

PUBLIC BUILDINGS

NORR is committed to designing timeless public architecture that responds to cultural, aesthetic and budgetary goals. The firm's rational, enduring design solutions to complex issues result in exceptional buildings, enhancing the infrastructure of the communities they serve.

945 W Belmont // Chicago, IL



Our Approach

As the global market for commercial buildings, whether residential, office, retail, or hotel, continues to shift and evolve, our clients strive to ensure their facilities remain both relevant to needs and competitive. This is of particular importance for clients with existing real estate who are looking to reduce operating costs while refreshing the image and competitiveness of their portfolio in the market.

NORR is actively involved in retrofit, upgrading and renovation projects that focus on maximizing return on investment. NORR works toward helping reposition this strategically located asset within its uptown marketplace.

Our commercial capabilities are comprehensive and include the ability to provide a full range of in-house services to new construction, tenant fit-up and building retrofit projects. In addition, we have the experience to offer a range of project delivery strategies based on the needs of our clients.

NORR's designers provide the intelligence and expertise needed to engage the commercial economy competitively and creatively and to create a finished product that is focused on maximizing the client's return on investment, improving productivity and managing real estate costs.



Holiday Jones //
top: Nashville, TN
bottom: Chicago, IL



1714 Division // Chicago, IL

Services and Expertise

MASTER PLANNING

- » urban design
- » community planning
- » land use planning
- » resort master planning
- » feasibility studies

ARCHITECTURE

- » design
- » due diligence
- » building code review and implementation
- » sustainable design
- » accessibility
- » construction drawings and specifications
- » construction administration

INTERIOR DESIGN

- » interior architecture
- » selection of materials, finishes and furnishings
- » adaptive reuse
- » move management and logistics

STRUCTURAL

- » analysis and design of structural components and systems
- » load calculations
- » reinforced concrete design
- » composite structure design
- » timber design
- » masonry design
- » building energy modeling

MECHANICAL

- » plumbing systems
- » heating/ventilation/air conditioning
- » variable air volume systems
- » roof top units
- » variable air volume systems
- » roof top units
- » variable refrigerant volume systems
- » energy code compliance
- » building energy modeling

ELECTRICAL

- » emergency power systems
- » lighting control systems
- » power supply/service entrance equipment
- » switchgear
- » panels
- » site electrical plans and utility coordination
- » photometric plans
- » energy code compliance



1435 N Wells // Chicago, IL



Steak 48 // nationwide



1415 N Sedgewick // Chicago, IL



George Sorich

AIA, NCARB, LEED AP
Principal

George Sorich is a Registered Architect with over 25 years of professional experience overseeing a wide variation of project types, in addition to managing projects. As a Principal in the NORR Chicago office, George is responsible for Business Development and team leadership across multiple market sectors while fostering positive client relations to ensure business continuity and growth. He is an accomplished leader of multidisciplinary teams across numerous geographic locations and brings highly effective interpersonal and organizational skills to our team.

EDUCATION

Illinois Institute of Technology
Chicago, IL

- Bachelor of Science, Architecture

PROFESSIONAL AFFILIATIONS

- American Institute of Architects
- International Council of Shopping Centers
- US Green Building Council
- The Mies van der Rohe Society

BUSINESS AFFILIATIONS

- Commercial Club of Chicago

REGISTRATIONS

- Licensed Architect - Illinois & California
- NCARB Certified
- LEED Accredited Professional

PROFESSIONAL EXPERIENCE

2015 - present, Principal Architect, NORR,
Chicago, IL

2007 - 2015, Principal Architect, Antunovich
Associates, Chicago, IL

2003 - 2007, Architect, BIRBA Group Architects,
Los Angeles, CA

1992 - 1999, Senior Project Architect,
Antunovich Associates, Chicago, IL

1986 - 1992, Architect, Fujikawa Johnson
Associates, Chicago, IL

SELECTED PROJECT EXPERIENCE

HOSPITALITY

Wyndham Hotel and Resort, Orlando,
Florida

Principal-in-Charge, Antunovich Associates
Renovation & addition to 600 room hotel resort
and conference center within the Convention
Center District on International Drive.
Realignment of existing portions to allow the
inclusion of 80,000 sf of new retail / restaurant
space. Responsible for managing the entire
design and planning process in addition to
serving as the main client contact from program
development through project implementation.

Holiday Jones, Chicago & Nashville
Project Executive NORR
Boutique hotel locations in Chicago and
Nashville

Found Hotel, Chicago, IL

Project Executive NORR
60 key lifestyle boutique hotel and restaurant
development

RETAIL & RESTAURANT

65 E Oak Street , Chicago, IL

Project Executive, NORR
4 Story Combined Retail and Restaurant
Building In Chicago's Premiere Oak Street
Corridor. Luxury and Boutique Shopping and
Dining Development.

Various Projects, Nationwide

Principal-in-Charge

Project management for the planning, design
and tenant coordination of numerous retail and
restaurant projects throughout the United
States. The scope of work included multiple
phases and multi-sites, communicating on a
variety of issues relating to design, schedule,
and budgeting with a variety of team members
from external executive clients to construction
field personnel. A partial list of tenants include
the following:

- Luxury Retail – Prada, Brunello Cucinelli,
Christian Louboutin, Giorgio Armani
- Other Retail - United Colors of Benetton, All
Saints, Scoop NYC, Fleet Feet
- Barnes & Noble Booksellers – Chicago,
Rochester, Fort Worth, Minneapolis, Miami,
Cincinnati, Cleveland, Washington DC
- Grocery - Marianos, Trader Joes
- Restaurants - Shake Shack, True Foods,
Carnival, Steak 48

University Bookstores and Student Centers,
Nationwide

Principal-in-Charge

Provided project management and team
leadership for numerous University Bookstore
transforming many into de facto Student
Centers:

- Harvard Cooperative Society
- Yale Bookstore
- Columbia University
- University of Pennsylvania
- Case Western Reserve University
- DePaul University
- Florida International University
- New Mexico State University
- Rutgers University
- Southern Methodist University
- Northwestern University

25 East Oak Street Redevelopment,
Chicago, Illinois

Principal-in-Charge, Antunovich Associates
55,000 sf luxury retail re-tenanting of the former
Barneys New York flagship store off the North
Michigan Avenue Magnificent Mile retail
corridor. Responsible for managing extensive
tenant to broker interactions. Including assessing
existing building systems for the
accommodation of landlord work letter
requirements as part of the lease negotiation
process. Primary tenants included:

- Hermes, Giorgio Armani, Moncler
- Vera Wang, Oliver Peoples, Suit Supply

George Sorich

AIA, NCARB, LEED AP

Principal

- Loro Piana, Bonpoint

Mazza Gallery Mall Renovation, Washington, D.C.

Principal-in-Charge, Antunovich Associates
300,000 sf retail mall redevelopment and renovation including the addition of a 10 screen club styled stadium seating theater. The renovation included a rebranding of the entire mall and major re-tenanting including the repositioning of entries and internal circulation. Major tenants included:

- Nieman Marcus,
- Ann Taylor, Sak's Fifth Avenue Men's Store
- Pottery Barn Kids, William Sonoma
- AMC Theaters

700 North Michigan Avenue Mall Renovation, Chicago, Illinois

Project Executive, NORR
310,000 sf atrium mall redevelopment and renovation. The renovation included a rebranding of the entire mall and major re-tenanting including the repositioning of entries and internal circulation. Major tenants included:

- Saks Fifth Avenue
- All Saints Spitalfield
- Zara

SENIOR HOUSING / RESIDENTIAL

Assorted Multi-Family Residential Projects Nationwide

Principal-in-Charge
Design and team leadership in the development and implementation of various multi-family residential projects across the country. Projects have varied in location, scale, construction type, market sector and aesthetic focus.

Fairway Ranch Senior Housing, Dublin, CA

Principal, BIRBA Group Architects
250 unit senior housing development

Harmony Creek, Hacienda Heights, CA

50 unit senior housing development

Dolores Francis Apartments, Los Angeles, CA

366 unit multiple site, affordable senior housing HUD renovation

1879 North Milwaukee, Chicago, IL

25 unit multi-use TOD apartment and retail complex

678 North Kingsbury, Chicago, IL

40 unit luxury condominium loft renovation.

Roxbury Villas, Los Angeles, CA

30-unit luxury condominium complex

Bixel Courts, Los Angeles, CA

Principal, BIRBA Group Architects
80 unit residential tower

Broadway Village II, Los Angeles, CA

50 unit affordable housing development

Museum Tower, Los Angeles, CA

Associate, Fujikawa Johnson Associates
200 unit, 20 story high-rise condominium complex

US Embassy Housing, Tirana, Albania

15 acre housing development for embassy staff and ambassador.

1415 N. Sedgwick, Chicago, IL

Principal, NORR
250 unit residential tower

1435 N. Wells, Chicago, IL

Principal, NORR
50 unit multi-use TOD apartment and retail complex

61 W. Erie, Chicago, IL

Principal, NORR
10 unit luxury high-rise condominium tower

The Commons - Phase II, Vernon Hills, IL

Principal, NORR
75 unit residential development

MIXED-USE

The Orlando Eye At I Drive 360, Orlando, Florida

Principal-in-Charge, Antunovich Associates
Spearheaded the team for a 20-acre entertainment complex featuring the 400' Orlando Eye observation wheel including 180,000 square feet of retail, restaurants, a 1,600 car parking structure and other attraction based tenants. Responsible for managing the design and planning process including program development, municipal entitlements and permitting, leasing coordination, construction documents and project implementation.

Harvard Cooperative Society, Cambridge, MA

Senior Project Architect, Antunovich Associates
130,000 sf multi-use historical renovation.

Mazza Galleria, Washington DC

Senior Project Architect, Antunovich Associates
300,000 sf retail facility and theater renovation.



Paul Moore

Senior Architectural Technician

As an accomplished architectural technician, Paul has over 18 years of architectural experience with work in both Ireland and the US. His experience in overseeing residential projects, as well as retail, office, institutional, hospitality, multi- and single-family projects, makes him a great addition to a wide range of projects. Paul maintains a consistent history of successfully managing projects from program development through construction administration and project closure, and has extensive skills in leading multidisciplinary teams through project completion.

EDUCATION

Dublin Institute of Technology
Dublin, Ireland

- Architectural Technology

PROFESSIONAL AFFILIATIONS

- Building Enclosure Council of Chicago
- DIT Alumni Network

PROFESSIONAL EXPERIENCE

2015 - present, Senior Architectural Technologist
NORR LLC
Chicago, IL

2006 - 2015, Senior Associate
Antunovich Associates
Chicago, IL

2006, Project Architect
PappaGeorgeHaymes
Chicago, IL

2002 - 2006, Senior Project Architect
Bradley Architects
Chicago, IL

1998 - 2002, Architectural Technician
KennyKane Associates
Dublin, Ireland

SELECTED PROJECT EXPERIENCE

INSTITUTIONAL

Children's Memorial Hospital
Redevelopment, Chicago, IL
Senior Associate, Antunovich Associates
Master-planning of 1.5 million sf renovation of multiple high rise and mixed use buildings on property.

Union League Boys & Girls Club
Club One, Chicago, IL
35,000 sf rehab and new construction facility.

HOSPITALITY

Hampton Inn Loyola Station, Chicago, IL
Senior Architectural Technologist, NORR
Six stories, 145 guest-rooms

Holiday Jones, Nashville, TN
Senior Architectural Technologist, NORR
100 key, 71,000 sf hotel/hostel hybrid on the east side of downtown Nashville.

1600 N. Milwaukee, Chicago, IL
Senior Associate, Antunovich Associates
100,000 sf 69 key hotel and 20 room hostel renovation of landmark building.

MASTER PLANNING

Olde Chicago Post Office, Chicago, IL
Senior Associate, Antunovich Associates
Master-planning renovation and new construction

Children's Memorial, Chicago, IL
Senior Associate, Antunovich Associates

Potomac Yaras VA, Chicago, IL
Senior Associate, Antunovich Associates
8,000,000 high density mixed use master planning, new construction.

MIXED-USE

1879 North Milwaukee, Chicago, IL
Senior Architectural Technologist, NORR
30 unit mixed-use residential development, with a ground floor retail level. Transit oriented, encouraging less parking spaces for development.

330 S Wells Street, Chicago, IL
Senior Architectural Technologist, NORR
Proposed renovation and conversion of existing 16 story building with basement into mixed-use complex with residential, office, retail, basement amenities and roof deck.

IBM Office Apartments and Townhomes
Baton Rouge, LA
Senior Associate, Antunovich Associates
500,000 sf new construction mixed use project with office and residential units

Damen Firehouse, Chicago, IL
Senior Project Architect, Bradley Architects
Historic landmark renovation, retail and office gut rehab.

Addison Ravenswood, Chicago, IL
52 new construction mixed use building

RESIDENTIAL & SENIOR HOUSING

1415 N. Sedgwick, Chicago, IL
Senior Architectural Technologist, NORR
250 unit residential tower

Yorktown III, Lombard, IL
240 unit, 8 story new construction apartment building.

417 S Dearborn, Chicago, IL
Rehab of old high rise building. Converted to historic landmarked building with 27 co-living apartments and new rooftop amenity added.

Paul Moore

Senior Architectural Technician

Harrisburg Senior Housing, Fairview, PA
Senior Architectural Technologist, NORR

Trailwalk Apartment Complex, Kenmore, WA
Senior Associate, Antunovich Associates
Extensive residing and waterproofing renovation

Lake Zurich Townhomes, Lake Zurich, IL
Senior Associate, Antunovich Associates
39 new construction townhomes

The Hub At Madison, Tucson, The James, Kenmore, WA
Senior Associate, Antunovich Associates
800+ bed student residence buildings

Wilson Farm, Galien, MI
Senior Associate, Antunovich Associates
Repurposed barn and silo, new boathouse, log home private residence on an 80 acre property

The Strip, Pittsburgh, PA
Senior Associate, Antunovich Associates
96 unit, 100,000 sf new construction apartment building

Kedzie Station, Chicago, IL
Project Architect, PappaGeorgeHaymes
48 story apartment tower

Pratt Residences, Chicago, IL
Senior Project Architect, Bradley Architects
18 unit custom condominium gut rehab

Cornelia Residences, Chicago, IL
Senior Project Architect, Bradley Architects
28 unit condominium gut rehab

Broadsmore, Lake Forest, IL
Senior Project Architect, Bradley Architects
Single family renovation of historic mansion



Nicholas J. Spoor

NCARB

Project Manager

Nick is a Project Manager at NORR's Chicago office. Nick is an Illinois registered Architect and is NCARB certified, with over a decade of wide-ranging, pervasive experience as a design professional specializing in multi-family residential, retail, and mixed use architecture and planning. Nick has led project teams from design and construction documentation through project completion on a variety of projects.

EDUCATION

University of Illinois
Chicago, IL

- Master of Architecture, 2003

University of Wisconsin
Milwaukee, WI

- Bachelor of Science, Architecture, 2001

REGISTRATION/CERTIFICATIONS

- Licensed Architect - Illinois
- NCARB Certified

PROFESSIONAL EXPERIENCE

2015 - Present, Project Manager, NORR,
Chicago, IL

2013 - 2015, Senior Associate, OKW Architects,
Chicago, IL

2011 - 2013, Project Architect, DDCA Architects,
Crystal Lake, IL

2010 - 2011, Project Architect, A Architects,
Woodstock, IL

2009 - 2010, Principal Architect, Span
Architects, Chicago, IL

2003 - 2009, Job Captain, Mark Elmore
Associates Architects, Crystal Lake, IL

SELECTED PROJECT EXPERIENCE

HOSPITALITY

Holiday Jones, Chicago & Nashville
Project Manager

Boutique hotel locations in Chicago and
Nashville

MIXED USE

1714 W. Division, Chicago, IL

Project Manager

Mixed-use retail and residential in Chicago's Old
Town neighborhood

1435 N. Wells, Chicago, IL

Project Manager

Retail/residential development in Old Town

1744 Addison, Chicago, IL

Project Manager

Mixed use space for retail and residential in
North Center

RESIDENTIAL

1415 Sedgwick, Chicago, IL

Project Manager

Multi-family residential complex

RESTAURANT

Steak 48, Chicago, IL

Project Manager

Full service fine dining establishment in
Chicago's River North neighborhood

RETAIL

1139 N. State, Chicago, IL

Project Manager

Architectural design on 2 story retail building

615 N. Wabash, Chicago, IL

Project Manager

2 story core and shell retail and restaurant
development in River North building

65 E Oak Street , Chicago, IL

Project Manager

4 story combined retail and restaurant building
in Chicago's premiere Oak Street Corridor.
Luxury and boutique shopping and dining
development.



Thaddeus Zarse

Designer

Thaddeus is a designer at NORR Chicago with seven years of experience in architectural design, as well as extensive experience in teaching classes focused on architectural design and digital technologies at both UIC and ITT in Chicago, Tulane University, and the Otis College of Art and Design. He has worked with firms across the United States, and received a Master's degree in Architecture from UCLA. Thaddeus has many accomplishments and awards. His writing has been published in The Architect's Newspaper, ArtVoices Magazine, and Fulcrum in London.

EDUCATION

University of California, Los Angeles
Los Angeles, CA

- Masters of Architecture, 2005

University of Cincinnati
Cincinnati, OH

- Bachelor of Science, Architecture, 2002

PROFESSIONAL EXPERIENCE

2015 - present, Designer, NORR, Chicago, IL

2009 - 2015, Founding Principal, TZCO, New Orleans, LA / Chicago, IL

2007 - 2009, Lead Designer,
Eskew+Dumez+Ripple, New Orleans, LA

2003 - 2006, Designer, plusClover, Los Angeles, CA

2002, Designer, Studio Sofield, New York City, NY

SELECTED PROJECT EXPERIENCE

HOSPITALITY

Urban Holiday, Chicago, IL

Rehab of 57 key existing building located in Chicago's Wrigleyville. Phase 2 will be a brand new construction with modern design.

Urban Holiday, Nashville, TN

100 key, 71,000 sf hotel/hostel hybrid on the east side of downtown Nashville.

Hyatt Place, St. Charles, IL

custom designed 5 story hotel integrated with the historical context of downtown St. Charles and the river front. Will include 108 rooms, public spaces, meeting rooms, bar, lobby and indoor pool.

Hyatt Place, Milwaukee, WI

Custom designed 6 story hotel in former Pabst Brewery. 150 guestrooms, state of the art meeting rooms, bar, patio. Modern design approach to complement The Brewery District in Milwaukee.

MIXED-USE

1879 N Milwaukee, Chicago, IL

Mixed use residential with retail space on the ground level. This is a transit oriented development project located near transportation stations, requiring less parking spaces

1415 Sedgwick, Chicago, IL

Project Manager
Multi-family residential complex

945 W. Belmont, Chicago, IL

6 story mixed use building

1435 N. Wells, Chicago, IL

multi-use TOD apartment and retail complex

RETAIL

65 E. Oak, Chicago, IL

Currently in development. A multi-level luxury retail project including retail spaces and upper level restaurant in Oak Street Corridor of Chicago.

700 N. Michigan, Chicago, IL

Retail development Mag Mile

625 N. Michigan, Chicago, IL

Retail development Mag Mile

River East Center, Chicago, IL

Retail redevelopment

SENIOR HOUSING

AMLI Deerfield, Deerfield, IL

240 unit, 4 story, 280,000 sf unique rental apartment building in wrap configuration, including state-of-the-art amenities, LEED Silver Certification, and interior covered parking.

Country Club Hills Assisted Living and Country Club Hills Memory Care
Country Club Hills, IL

References

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