

# Studio shops @ RIVER RUN



### Studio Shops

Located in Oswego, Illinois on the Fox River just a short walk to the Villiage Hall, Hudson Park and downtown Oswego, the Studio Shops offer a unique site and architectural design.

With over six hundred feet of dramatic Fox River frontage, the site offers access for restaurant and retail patrons to enjoy a park-like setting not available anywhere in the village.

When completed, the development will contain a restaurant with banquet facilities and over 17,000 square feet of boutique retail shops for lease.

Walkways, spillways and gardens will adorn the site and are sure to create a destination setting and will draw patrons from Kendall, DuPage, Kane and LaSalle Counties.



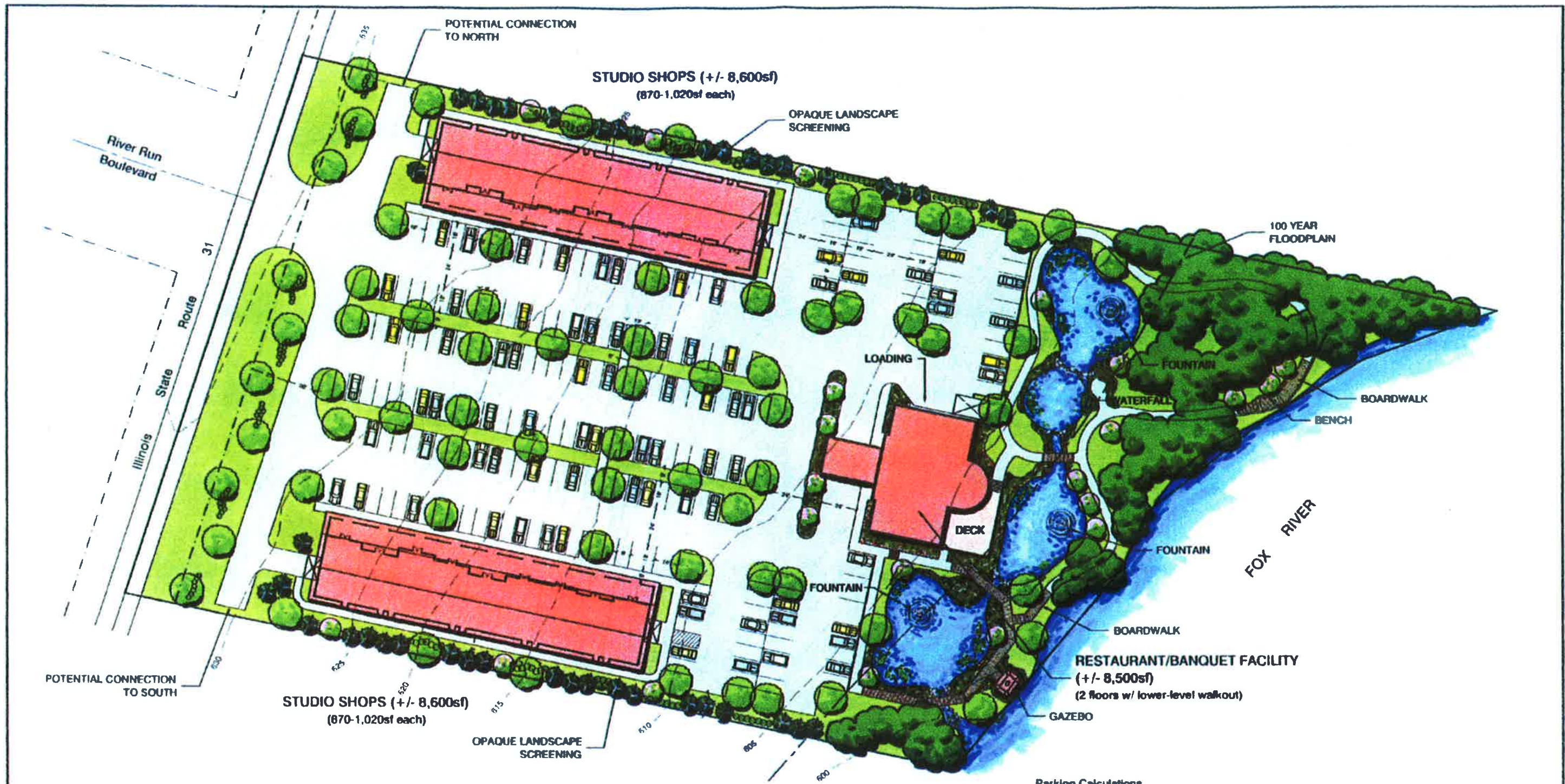
### Demographics 10 Mile Radius

	1990 Census	2000 Census	2009 Census	2014 Projection
Total Population	174,309	268,497	393,999	446,511
Total Households	59,131	88,481	123,467	135,630
Average HH Income	\$43,930	\$74,939	\$87,898	\$85,728
Total Housing Units	62,057	92,625	136,894	159,435

### Demographics 60543

	1990 Census	2000 Census	2009 Census	2014 Projection
Total Population	10,482	18,195	35,798	49,939
Total Households	3,518	6,152	9,689	10,635
Average HH Income	\$49,970	\$78,903	\$88,113	\$86,324
Total Housing Units	3,647	6,447	12,007	16,060





# STUDIO SHOPS @ RIVER RUN

**Parking Calculations**

Land Use	Floor Area	Parking Required	Parking Provided
Retail	17,200sf	1 space/200sf (86 spaces)	232 Total Spaces
Restaurant/Banquet	8,500sf	1 space/100sf (86 spaces)	

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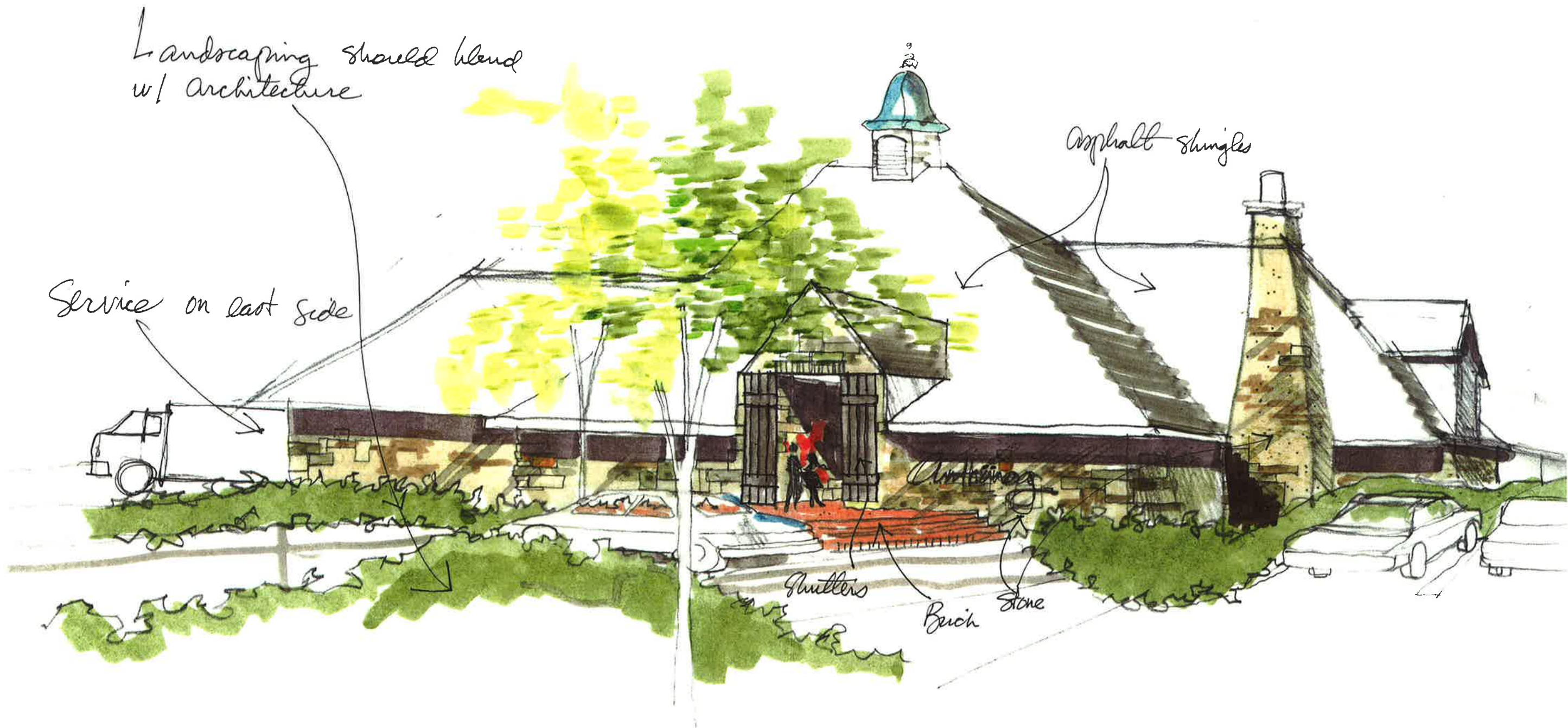
**Ives/Ryan Group, Inc.**  
Land Planning  
Landscape Architecture  
Civil/Course Architecture  
1801 A North Mill Street  
Naperville, IL 60563  
Phone: (630) 717-0776  
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**Concept Plan**

PROJECT NO- <b>S1500</b>	JOB NO- <b>6026</b>
DATE: 7-5-01	SHEET
SCALE: 1"=30'	
PLANNER: JB	
DRAWN BY: TM	
CHECKED:	

Prepared for:  
**PCI**  
Property Concepts, Inc.  
2677 Route 34  
Oswego, Illinois 60543

This plan is conceptual in nature and subject to change pending final planning, engineering and landscape architecture



Landscaping should blend w/ architecture

Service on east side

Asphalt shingles

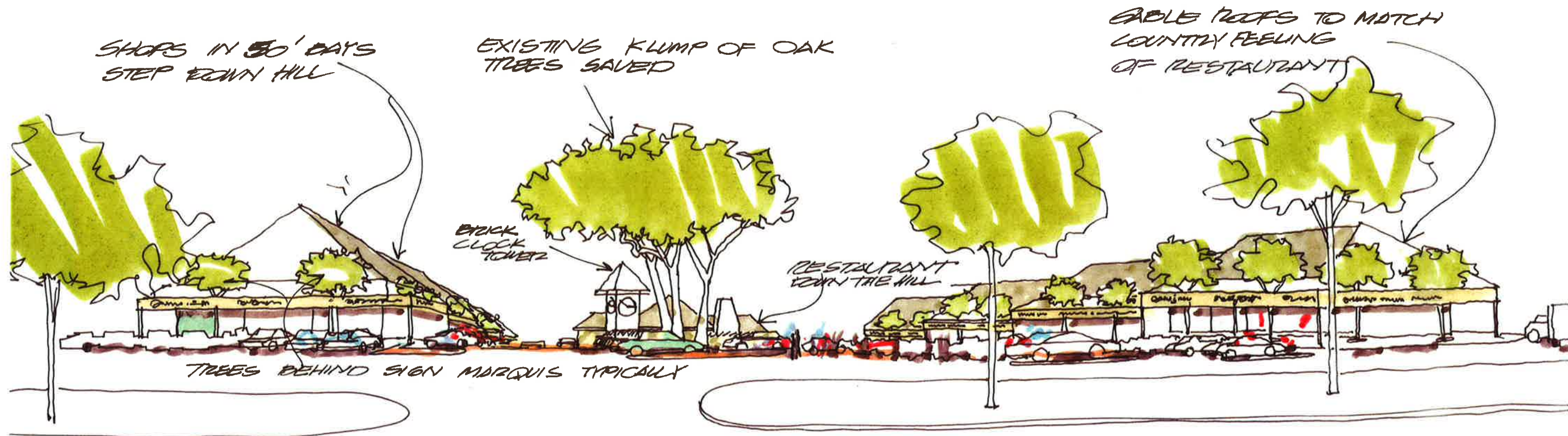
Shutters

Bench

Stone

RESTAURANT  
**SCHEME A**

— more traditional country feeling looking @ north entrance



SHOPS IN 50' DAYS  
STEP DOWN HILL

EXISTING KLUMP OF OAK  
TREES SAVED

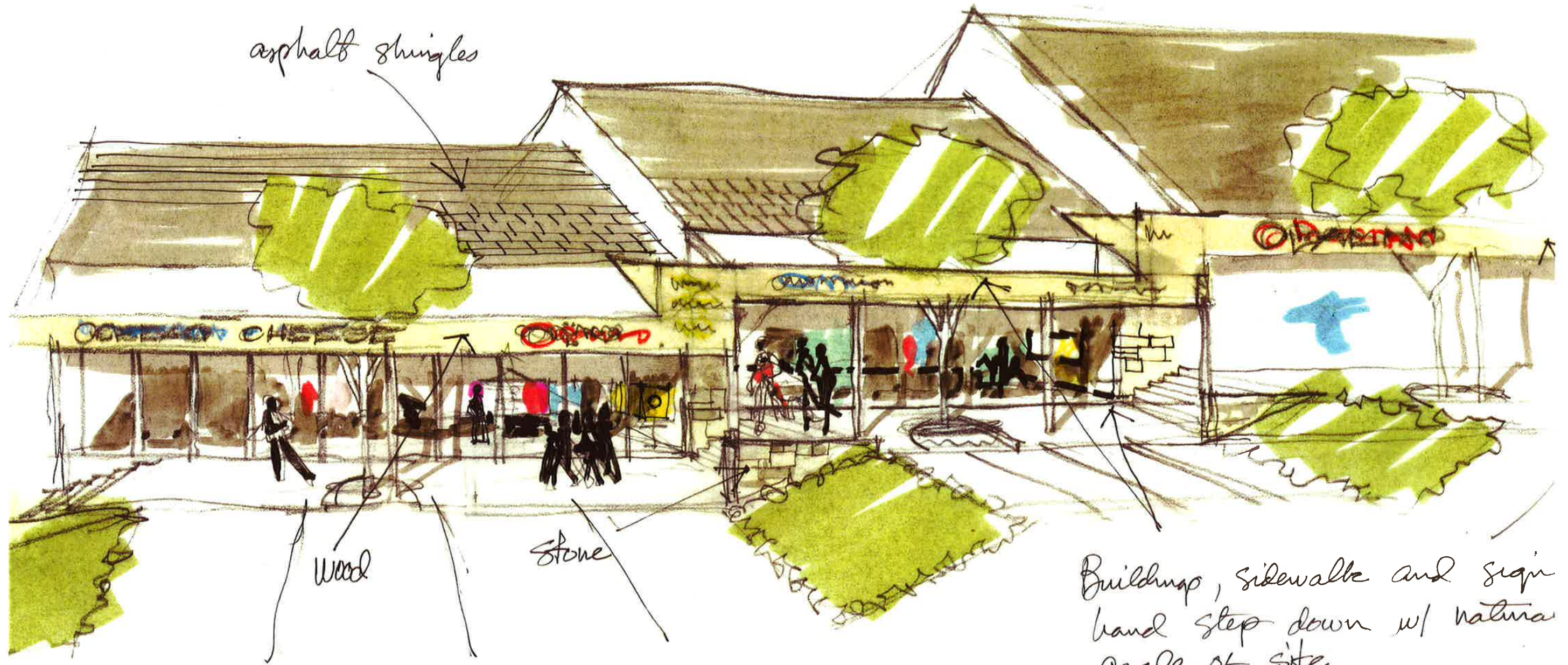
GABLE ROOFS TO MATCH  
COUNTRY FEELING  
OF RESTAURANTS

BRICK  
CLOCK  
TOWER

RESTAURANT  
DOWN THE HILL

TREES BEHIND SIGN MARQUIS TYPICALLY

VIEW FROM RT. 31 LOOKING SOUTH  
INTO CENTER



asphalt shingles

wood

stone

Buildings, sidewalks and sign  
band step down w/ natural  
grade of site.

# VIEW OF PARTIAL WEST RETAIL BUILDING