

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.

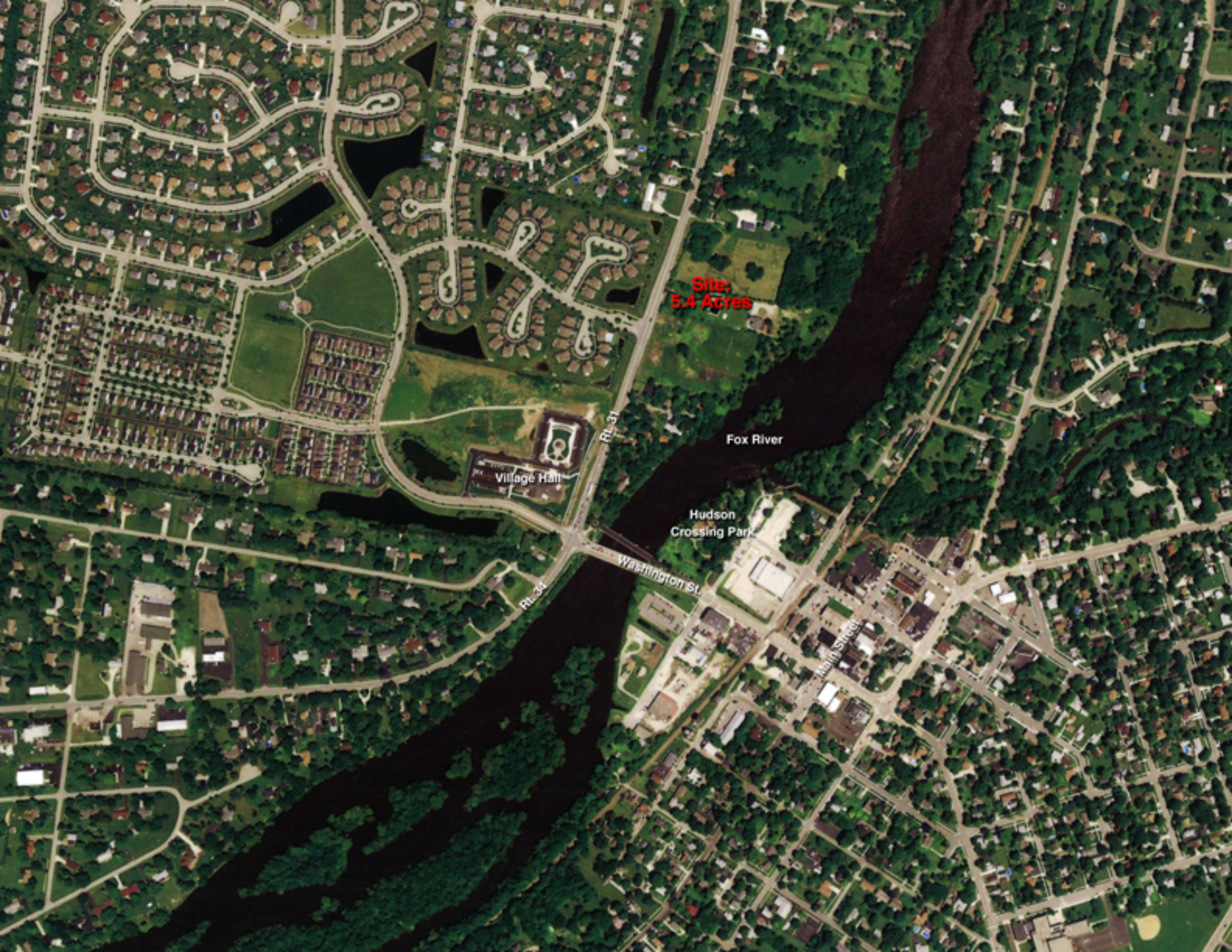


Demographics 10 Mile Radius

	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



Site:
5.4 Acres

Village Hall

Fox River

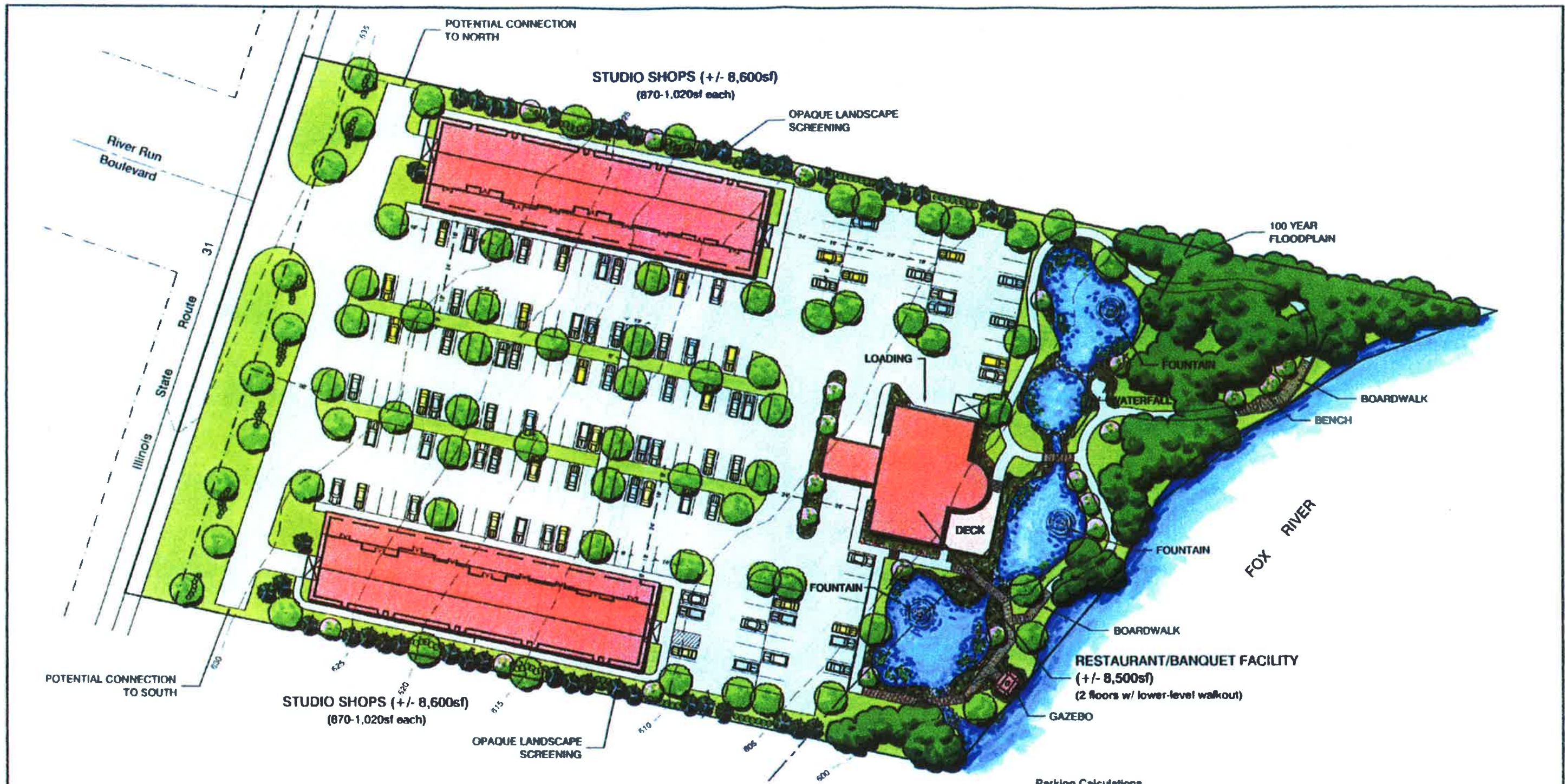
Hudson
Crossing Park

Washington St.

Rt. 31

Rt. 34

Smith Street



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)	

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

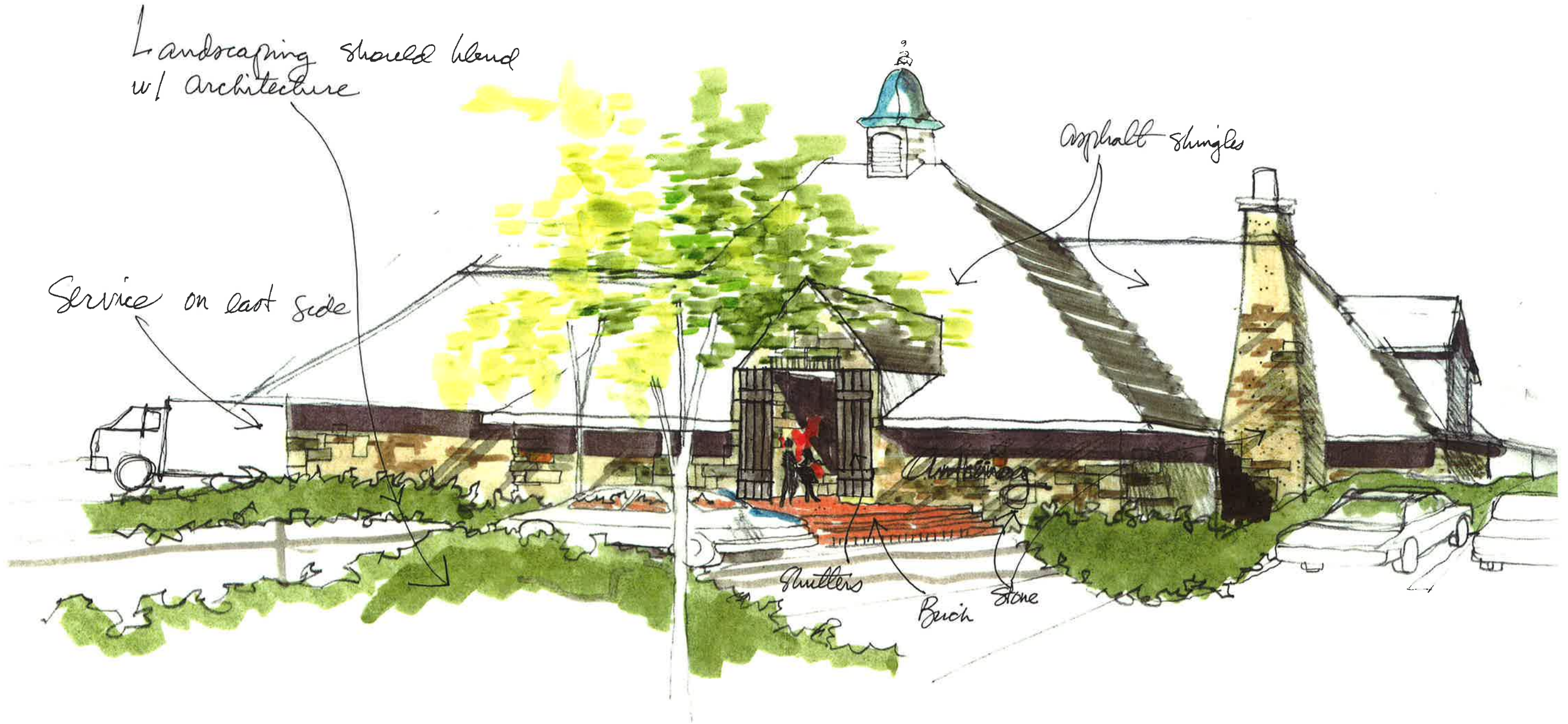
This plan is conceptual in nature and subject to change pending final planning, engineering and landscape architecture

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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
 Fax: (630) 717-0875
 www.ivesryangroup.com

Concept Plan

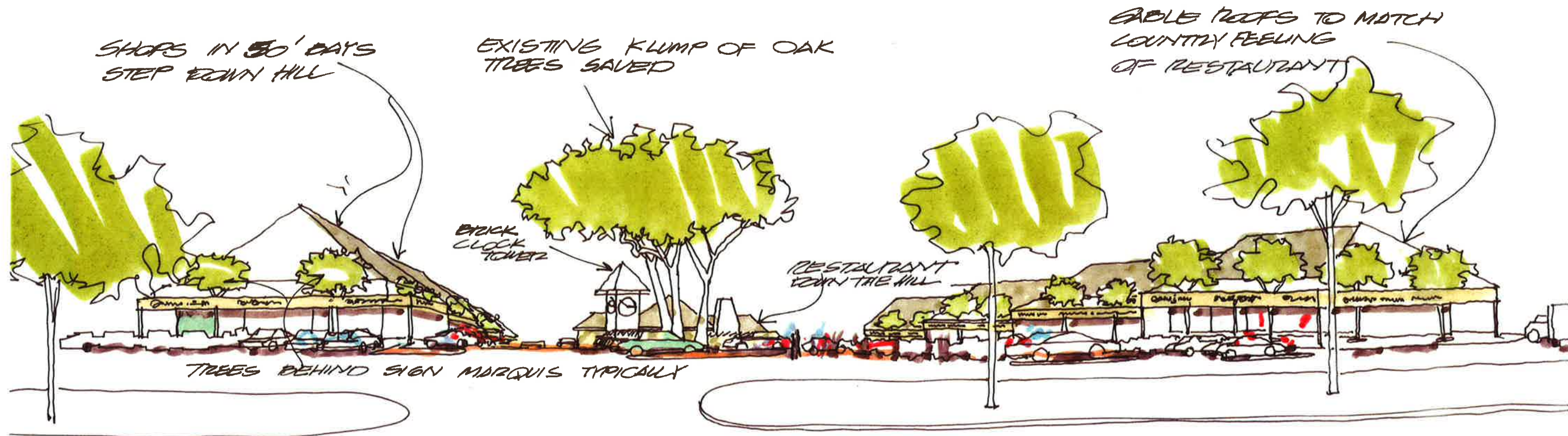
PROJECT NO- S1500	JOB NO- 6026
DATE: 7-5-01	SHEET
SCALE: 1"=30'	
PLANNER: JB	
DRAWN BY: TM	
CHECKED:	



RESTAURANT

SCHEME A

— more traditional country feeling looking @ north entrance



SHOPS IN 50' DAYS
STEP DOWN HILL

EXISTING KLUMP OF OAK
TREES SAVED

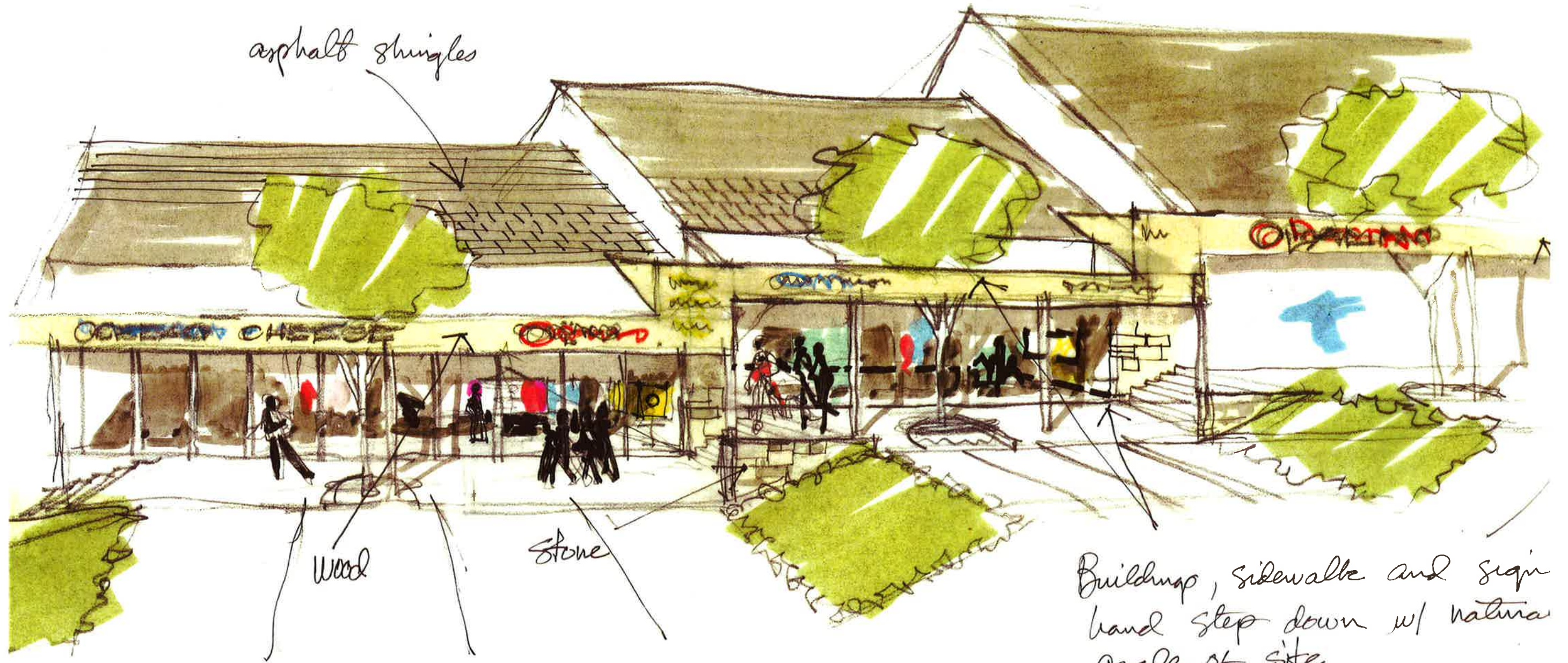
GABLE ROOFS TO MATCH
COUNTRY FEELING
OF RESTAURANTS

BRICK
CLOCK
TOWER

RESTAURANT
DOWN THE HILL

TREES BEHIND SIGN MARQUIS TYPICALLY

VIEW FROM RT. 31 LOOKING SOUTH
INTO CENTER



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

VIEW OF PARTIAL WEST RETAIL BUILDING