

The Residences & Shops of Uptown Park Ridge



A Community Dream Matures

Blossoming in the heart of Uptown Park Ridge is what city officials have called “the largest redevelopment effort in generations” — The Residences and Shops of Uptown Park Ridge. The mixed-use development, which broke ground in 2005, has matured according to plan on a six-acre triangle of land bounded by Touhy Avenue, Northwest Highway and Morris Avenue. For the City of Park Ridge, there is much to be proud of in this rejuvenation of the city center. The project, a transit-oriented development containing a mix of residential condominiums, lofts, row houses and retail space, is already the catalytic entity it was meant to be, sparking new public and private investment with renewed interest in Uptown.

Since June 1, 2005, when the \$110 million project officially broke ground, development has been nonstop between both the City of Park Ridge and PRC Partners LLC, its selected developer, a three-party entity consisting of Mid-America Asset Management of Oakbrook Terrace, IL, which oversees the retail component; Edward R. James Homes of Glenview, IL, which oversees the residential

component; and Valenti Builders, Inc., of Northfield, IL, which provides construction services.

Today, the project consists of 189 residences that opened in phases beginning in 2005, and 70,402 square feet of retail that opened in phases beginning in 2006 (*see related article “What’s in Store at The Shops of Uptown Park Ridge”*).

According to Michelle Panovich, Mid-America Partner and Director of Development Services, Uptown Park Ridge is not only a place to live and shop, but an attractive place to gather, dine, and be entertained in the charm of a small town ambiance with urban amenities. “The project also satisfies a retail void that had existed between Old Orchard and Golf Mill to the north, Lincolnwood Towncenter to the east, and Harlem Irving Plaza to the south,” she says. “We’re really pleased to see how this project has matured, and look forward to its continued growth as it serves the community in many other ways.” For example, she says, the project will increasingly generate revenues for the City as new sources of sales and property taxes develop, which the City could then use for capital improvements throughout the community. ■

Uptown Park Ridge Time Line

1999

September — Process of Uptown project begins when City agrees to purchase the Bredemann Auto Dealership properties after their move to the new Dempster Auto Mall. City enters into an Economic Incentive Agreement with Bredemann to construct an auto mall at Dempster and Greenwood.

October — Mayor Wietecha appoints a 25-member Uptown Advisory Task Force to gather public input and create a master plan for the City's Uptown area.

2002

August — City Council approves Master Plan as part of the City's Comprehensive Plan. The plan had been developed over the previous two years by a citizens' Uptown Advisory Task Force with help from planning consultants. A total of 18 public meetings had been held.

October — City buys 3+ acres of land in Central Business District vacated by car dealership.

2003

City proposes to relocate the water reservoirs and pump station located in Target Area 2 and enters into an Intergovernmental Agreement to rebuild on Park District land at Hinkley Park.

Summer — City passes legislation forming a Tax Increment Financing (TIF) District for Uptown and reaches revenue-sharing agreements with School Districts 207 and 64, and the Park Ridge Recreation and Park District.

Fall — A Request for Qualifications produced responses from 19 development firms to propose a plan for Target Area 2.

2004

Spring — Five finalists present their plans to City Council and public.

March — PRC Partners LLC submits proposal to City of Park Ridge.

June — PRC Partners is chosen by the City Council as the preferred developer; City enters into negotiations for a Redevelopment Agreement.

July — Construction begins on a new city reservoir and pump station. City authorizes the sale of two series of bonds totaling over \$16 million to finance construction.

December 20 — City Council approves special use for Target Area 2; City and PRC Partners reach agreement on redevelopment of Target Area 2 with a 137-page Redevelopment Agreement.

2005

Completion of new water reservoir and pump station at the northwest corner of Hinkley Park.

March — Residential sales of Phase I units begin.

April — Residential sales for Phase II begin.



June 1 — Official groundbreaking for Phase I, developing the prior Bredemann Toyota property into the first residences for the Uptown Park Ridge project.

2006

May — Phase I completed, consisting of 6 townhouses and 18 row homes.

November — Jos A. Banks and Chico's open.

2007

March — Trader Joe's opens.

2008

January — Scottrade opens.

July — Congress for New Urbanism Award presented to Target Area 2 Uptown Development Team.

August — Noodles & Company opens.

LensCrafters Optique opens.

Kriser's Feeding Pets for Life opens.

October — 2008 Gold Award presented to City of Park Ridge for Uptown Park Ridge Redevelopment.

Fall — Phase II completed, consisting of 25,000 square feet of first floor retail space and 51 residential loft units. Area of former Buick dealership.

December — Indira Salon & Spa opens.

2009

PRC Partners LLC commissions two sculptures to the City of Park Ridge for installation at the Residences and Shops of Uptown Park Ridge.

February — Jason's Deli and Amphora Home Furnishings open.

June — Edie Award presented to PRC Partners LLC for Uptown Park Ridge Redevelopment.

September — Houlihan's opens.

October — Commissioned sculptures by John Adduci and Bob Emser are finished and installed.

Fall — Phase III completed, consisting of 45,402 square feet of commercial retail space and approximately 112 condominium units on floors two to five. Area of former water reservoir. ■

What's in Store at The Shops of Uptown Park Ridge

Now open at The Residences and Shops of Uptown Park Ridge is a strong roster of retailers, giving the community a chance to enjoy fine goods and services closer to home. Strolling through the tree-lined parkways and urban turn-of-the-century streetscape, shoppers can stop to check out the latest styles at Jos. A. Bank, Chico's and LensCrafters Optique. Afterwards, they can pause for refreshment at eateries that include Jason's Deli, Houlihan's, and Noodles & Company, before picking up groceries at Trader Joe's. For unique home furnishings, there's Amphora, and to top off a day of shopping, Indira Salon & Spa stands by to pamper.



According to Richard Spinell, principal for Mid-America Asset Management, Inc., which oversees the 70,402 square-foot retail component of the six-acre project, the bulk of the tenants opened during the past two years, led off with Jos. A. Bank and Chico's, which opened in November 2006, and then Trader Joe's, which opened in March 2007. Additional retailers are expected to sign on in the months ahead.

Not only is the retail line-up drawing attention to the project, but it is also sharing it, by drawing new business to the surrounding area.

"We're really pleased to remain an integral part of this community," says Spinell. "To have watched the retail component blossom and then affect other areas of the City in a positive way is a tremendous reward." ■

Stores Now Open at The Shops of Uptown Park Ridge

Amphora Home Furniture — Amphora offers high end home furnishings and accessories at wholesale or below. Shop regularly, as there is usually only one of something, and merchandise changes almost daily.

Chico's — Sophisticated women's fashions and accessories for every occasion, from casual to dressy.

Houlihan's — A culinary adventure with signature martinis, distinctive salads, and mini desserts – all made in house with the finest ingredients.

Indira Salon & Spa — One of four locations in the country, offering full salon and spa, make-up artistry, and full service bridal makeovers.

Jason's Deli — This health-conscious deli became 100 percent trans-fat-free as of April 2005. Offering famous overstuffed deli sandwiches, fresh fruit and vegetable trays, signature soups, salad bar, and free soft-serve ice cream.

Jos A. Bank Men's Clothier — Experts in men's apparel that offering handsomely made, classically styled tailored and casual clothing at significant savings.

Kriser's Feeding Pets for Life — This regional pet care retailer has a huge Chicago following, providing quality, all-natural pet foods and products, even organic pet toys.

LensCrafters Optique — LensCrafters offers one-stop convenience with eye exams and stylish frames fitted with the latest high tech lenses.

Noodles & Company — Asian, Mediterranean, and American pasta, with classics like Mac and Cheese, Pad Thai, and Japanese Pan Noodles.

Scottrade — As a leading online brokerage firm, Scottrade offers a full line of investment products, online trading platforms, and market research tools to help investors take control of their financial future.

Trader Joe's — Your neighborhood grocery store for delicious foods and beverages from the basics to more exotic fare like imported cheeses, organic produce, and hand-tossed pizza from Italy – all at a value. ■



Two Sculptures Now Grace the Walkways at The Shops of Uptown Park Ridge

Two new sculptures by Chicagoland artists were recently installed at Shops of Uptown Park Ridge. In the courtyard area in front of Jason's Deli is "Prairie Dance," a bronze plated sculpture by John Adduci. And adjacent to the Uptown sign at Touhy and Summit is the second sculpture "Sky Trail" by Bob Emser. Both are internationally recognized artists.

The sculptures were commissioned by project developers PRC Partners LLC through recommendations by the City of Park Ridge Public Art Commission. The Commission researched artists and reviewed pieces available, proposing Adduci and Emser be asked to create pieces specifically for the Uptown sites. "They're both elegant, whimsical sculptures that add a nice element to the parkways," says Michelle Panovich of PRC Partners. "They also help connect the community and Chicagoland arts. We hope many generations to come will enjoy these original works of art." ■



Prairie Dance – Adduci



Sky Trail – Emser

Third Time's a Charm: Another Award Presented to Uptown Project

The Uptown Park Ridge Redevelopment project received its third award to date on June 25, 2009. The Illinois Chamber of Commerce and Illinois Development Council (IDC) presented Uptown project developer PRC Partners LLC with an Edie Award (E-D for Economic Development). The award honors those who imagine, design, invest, build, and bring jobs, growth and prosperity to Illinois communities. Only five Edies were awarded this year for development projects in the state that were completed in 2008.

According to the Illinois Chamber of Commerce, the Edie was awarded to PRC Partners for its investment of more than \$100 million to create the Uptown Park Ridge Redevelopment. "Working closely with the City of Park Ridge, who also invested more than \$30 million in the project, PRC Partners created a mixed-use development that eliminated the physical and symbolic gap between Park Ridge's Metra train station and its Uptown area. It provides several new blocks of retail that reinforce the multi-block walking, shopping, and dining experience of Uptown."



The other two awards garnered by the project include the 2008 Gold Award presented by the Illinois Chapter of the American Planning Association (APA) to the City of Park Ridge and associates, in recognition of a high quality, transit-oriented project; and the Congress for New Urbanism (CNU), Illinois Chapter award presented to the Target Area 2 Uptown Development Team. The CNU is a national organization that promotes the importance of new urbanism in regional planning and community building, and raises awareness about sustainable design. ■