



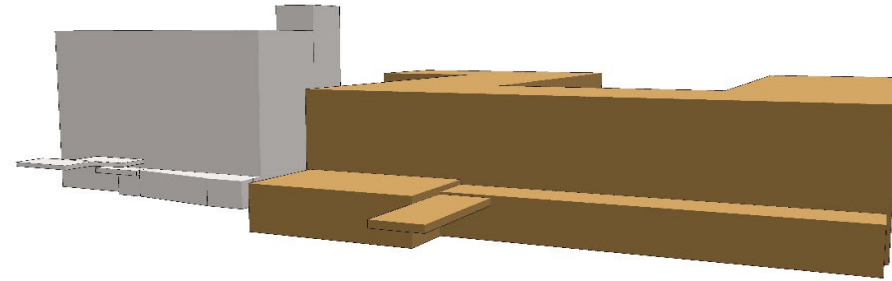
# CROWN HOMES OF ROLLING MEADOWS

## PROJECT SUMMARY

3405 Algonquin Road  
Rolling Meadows, IL 60008



Crown Equities  
201 Killebrew Drive  
Minneapolis, MN 55425



**PROJECT SNAPSHOT**

**SIZE:** 12 Acres

**ZONING:** PUD – Multifamily

**MARKET:** Schaumburg, Chicago

**SUBMARKET:** Arlington Heights

**UNITS:** 168 Units

**UNIT TYPE:** 1, 2 & 3 Bedrooms

**PARKING:** 2 Levels Underground

**PROPERTY HIGHLIGHTS**

**PROPERTY LOCATION:** The site is in the Rolling Meadows, Schaumburg, Arlington Heights area in suburban Chicago approximately 45-minutes northwest of Downtown Chicago. The current property is comprised of a 12-acre site which includes the existing Aloft Hotel, Holiday Inns and Vanguard Offices building. Crown is proposing to demolish and redevelop the Holiday Inn Holidome site, adjacent to the Aloft Hotel, which has recently been fully renovated.

**MUNICIPAL APPROVALS:** Based on City meetings and discussions regarding development alternatives, the City submitted recommendations to the development team supporting a high-quality rental apartment development with a potential mixed-use component. Thus, Crown architects submitted preliminary plans. City staff provided a detailed recommendation of the redevelopment requirements of the site, which include:

- Improved site circulation
- Underground parking
- Commercial uses
- Anticipated rent range and amenities
- Restaurant with outdoor dining
- Compatible architectural style
- Relocation of overhead utilities
- Planned Development Amendment is required
- Modification of driveways pending completion of a traffic study
- Market Study demonstrating the marketability of the concept
- Demographic of potential buyers and tenants

**ROLLING MEADOWS PROPOSED CONCEPT-BENEFITS**

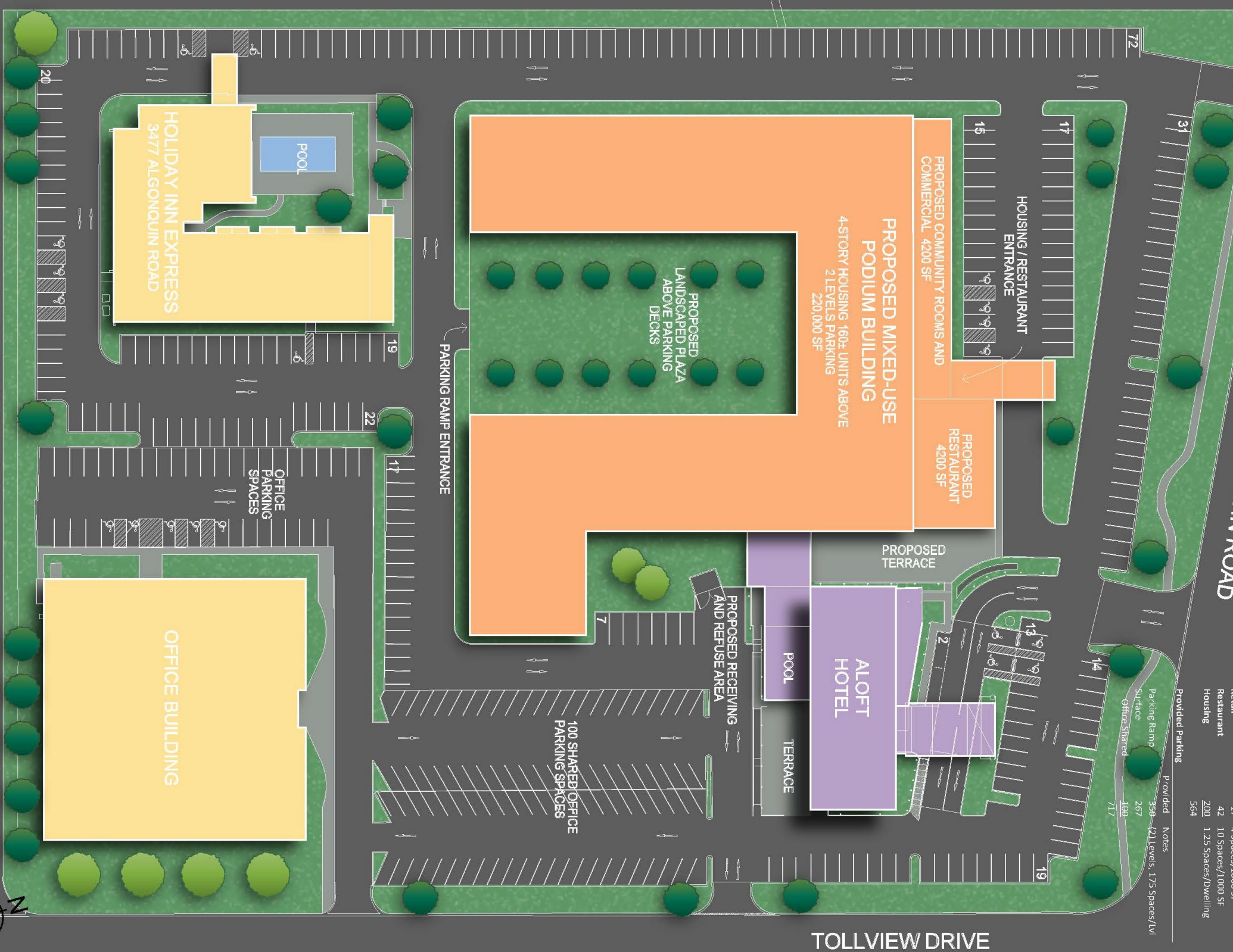
- Resolves limited parking problem with surplus podium parking
- Superior integration with the existing hotel uses on the site
- Potential utilization of commercial and parking within the building attractive to hotel guests
- Potential connection with the Aloft Hotel
- Resolves limited parking problem with surplus podium parking
- Potential for shared amenities including exercise, indoor pools, and offices
- Provides a competitive advantage compared to conventional free-standing hotels
- Meets the continuing unmet demand for multifamily and independent senior housing
- Provides a senior alternative for residents of Rolling Meadows wanting to remain in the area
- Furnished extended stay alternative for corporate and residents seeking longer term housing

**UTILITIES AND OPERATING COSTS:** All utilities, internet and cable or satellite are tenant paid. The developer is in the process of determining the optimum system cable or satellite system. The cable or satellite system will allow an immediate connection upon occupancy.

**ACCOUNTING, OPERATIONS AND MARKETING:** Management utilizes the integrated multifamily property management Yardi software for the following functions:

- Yardi Multifamily Suite
- Property Management & Accounting
- Asset Management
- Resident Screening
- Revenue Management
- Utility Billing
- Digital Marketing Agency
- Leasing & Resident Services
- CRM
- Procure to Pay
- Construction Management
- Budgeting & Forecasting
- Call Center
- Payment Processing
- Renters Insurance & Deposit
- Market Data
- Document Management
- Learning Management

**MARKET FEASIBILITY:** Crown completed an internal feasibility study, which supports the project. The company has retained a third-party consultant to complete a market feasibility study for the proposed development, which we believe will demonstrate significant demand.



ALGONQUIN ROAD

Use	Notes
Retail	17 4 Spaces/1,000 SF
Restaurant	42 10 Spaces/1,000 SF
Housing	200 1.25 Spaces/Dwelling
	564

Provided Parking

350 - 421 Levels, 1.75 Spaces/LV

Parking Ramp  
Surface

267

Office Shared

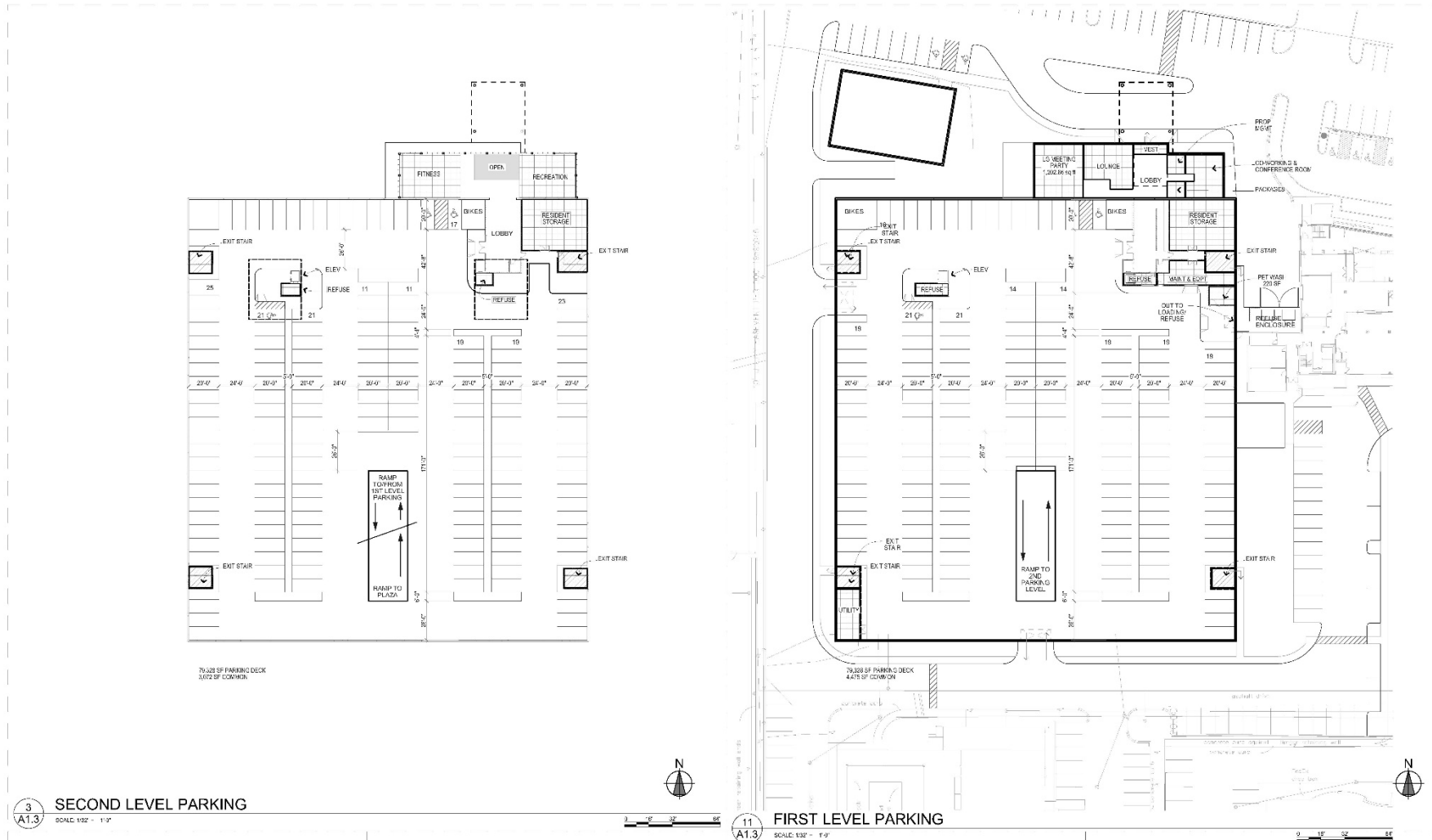
180

7/17

TOLLVIEW DRIVE



ALGONQUIN ROAD



3 SECOND LEVEL PARKING

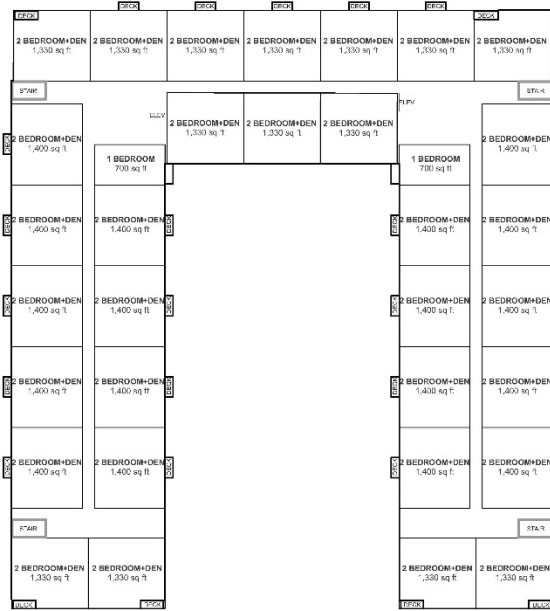
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11 FIRST LEVEL PARKING

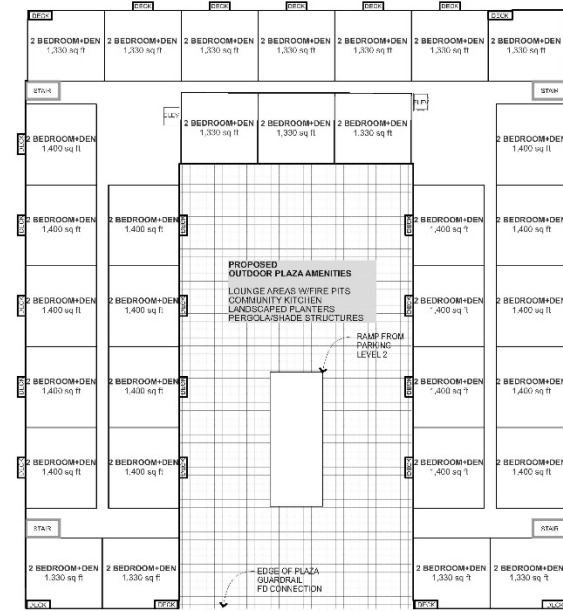
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HOLIDAY INN EXPRESS  
HOLIDAY INN EXPRESS HOTEL

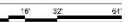
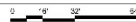
THE VANGUARD CENTER  
OFFICE BUILDING



53,800 SF HOUSING

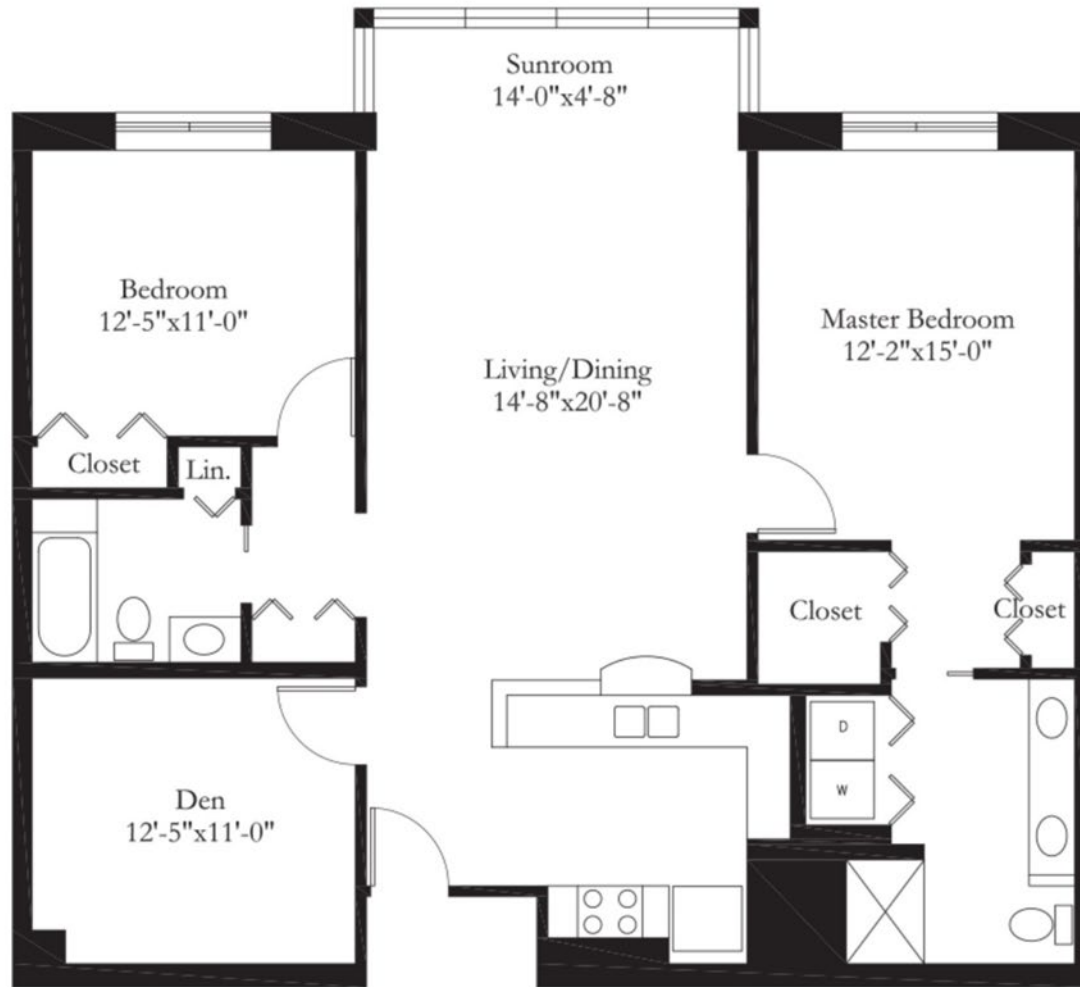


53,800 SF HOUSING  
25,500 SF PLAZA

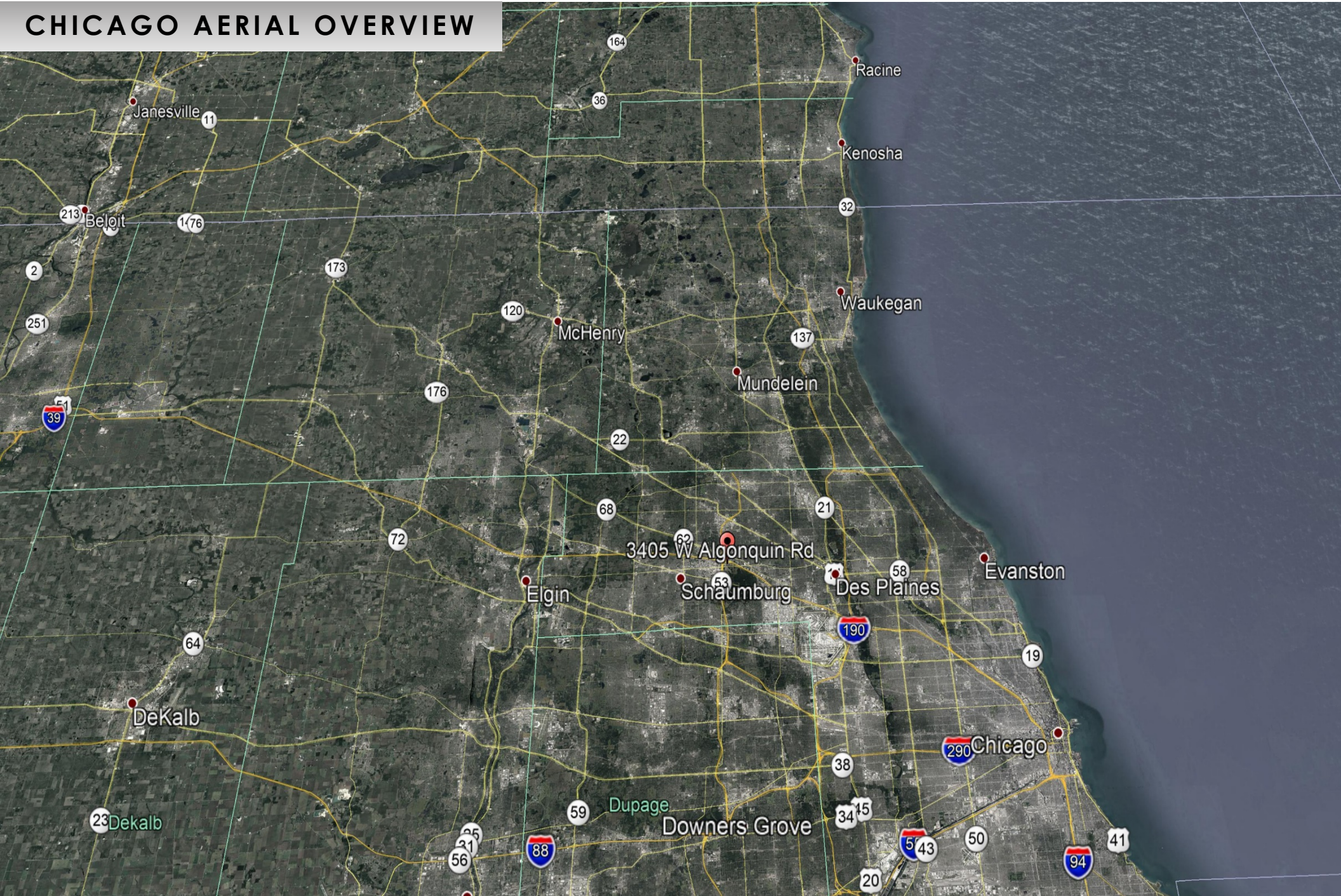


# EXAMPLE UNIT PLAN

WWW.CROWNEQ.COM



# CHICAGO AERIAL OVERVIEW





**SITE AERIAL**

