



“A Civic Vision for East Dundee”



Submitted in response to the Village of East Dundee RFP:
110 Railroad Street Redevelopment
June 2025



Project Title:	Heritage Station – Redevelopment Proposal
Submitted To:	Village of East Dundee
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INTRODUCING THE NEW CIVIC CORE OF EAST DUNDEE



EXECUTIVE SUMMARY

A civic-centered, arts-anchored redevelopment—Heritage Station blends culture, housing, hospitality, and commerce into a walkable village district built to last.

This is more than a real estate project—it's a strategic investment in East Dundee's future. Heritage Station reimagines the former Doederlein Lumberyard site as a cultural and community hub, anchored by a Performing Arts Center and enriched by thoughtfully scaled homes, retail, and public space.

The development will deliver:

- **Heritage Row:** 9-12 for-sale townhomes offering private, low-maintenance living with front stoops, alley garages, and walkable charm
- **The Rail Flats:** The Rail Flats: 5-6 rental apartments positioned above retail, designed for professionals, creatives, and right-sizers seeking a downtown lifestyle.
- **Station House:** A 10-suite boutique lodging concept that blends elevated design with small-town hospitality.
- **Civic Flex Space:** ~4,000 SF of first-floor commercial reserved for future public or community use—enhancing placemaking while reducing leasing risk
- **The Depot Shops:** 6,000 SF of curated retail for experiential, independent businesses that add texture to downtown
- **Performing Arts Center:** Performing Arts Center: An 8,000 SF cultural anchor, delivered through a lease-to-own structure in partnership with a regional nonprofit
- **Civic Infrastructure:** Includes the Meier Street extension, integrated stormwater systems, a civic



EXECUTIVE SUMMARY

Delivery is planned as a single-phase build, with construction commencing in late 2026 and full activation by summer 2028.

The project is financed through senior debt, private equity, and a **\$2.5M TIF-backed Developer Note**—all designed to de-risk the Village’s participation by directing public dollars exclusively toward civic and public-facing improvements.

Heritage Station is bold, buildable, and legacy-aligned—a rare opportunity to transform a historic block into a cultural and economic cornerstone for East Dundee.



WHY NOW? WHY US?

“We develop, restore, and manage character-rich properties that blend hospitality, heritage, and high design.”

East Dundee stands at the threshold of a new chapter. The groundwork has been laid—trail enhancements, infrastructure upgrades, and entrepreneurial energy have positioned downtown for revival. What’s needed now is a catalytic project that weaves these threads together.

Heritage Station is that project.

What sets Sightwell apart is simple: **we’re already here**. Led by Andy and Suzanne Burns, Sightwell is a locally rooted team that builds for legacy—not just for return. We live, work, and invest in the Fox Valley, and we understand that true placemaking comes from within the community, not outside of it.

Over the past two decades, we have:

- Restored landmark properties
- Created places of gathering
- Delivered complex, multi-layer developments
- Built a connected ecosystem of hospitality, housing, and retail that strengthens Main Streets

Our work across the river in West Dundee illustrates this commitment. Through **Sinclair Suites, 124 Main, Kildahl House**, and the adaptive reuse of **Emmett’s**, we’ve transformed underutilized properties into vibrant contributors to community life—one project at a time.

Heritage Station reflects this same ethos. East Dundee deserves more than a spreadsheet-driven solution. This project offers **craft, care, and a proven record of unlocking civic and cultural value** through design-forward, community-grounded development.



SITE PLAN & MASSING – CONCEPT A



Heritage Station – Site Plan Option A
Proposed Mixed-Use Civic Block | East Dundee, IL



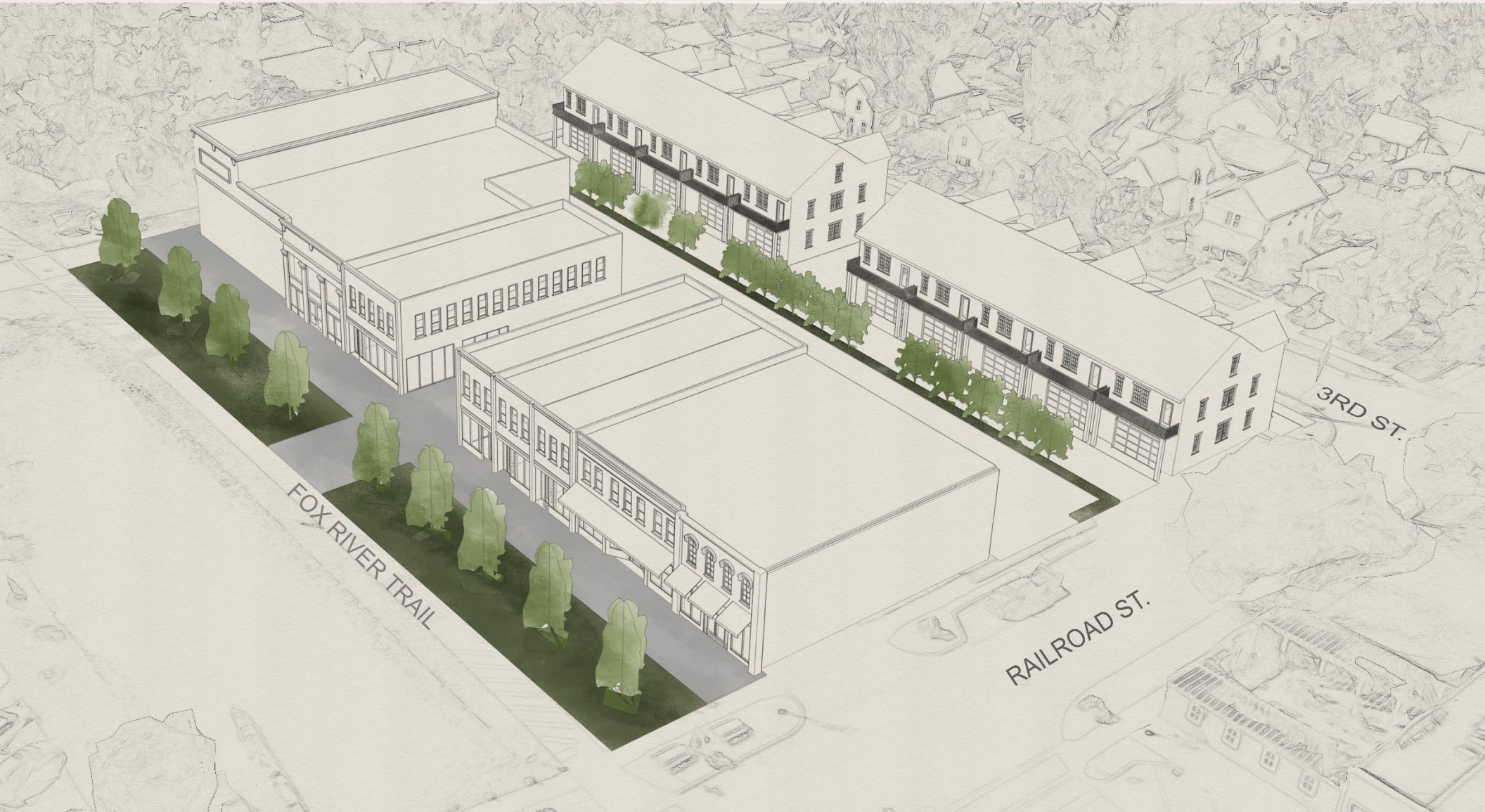
SITE PLAN & MASSING – CONCEPT A



SITE PLAN & MASSING – CONCEPT B



SITE PLAN & MASSING – CONCEPT B



SITE PLAN & MASSING – CONCEPT C



SITE PLAN & MASSING – CONCEPT C



PROJECT VISION

The name “Heritage Station” honors the site’s roots and repositions it as a civic launching point—a place where East Dundee’s history, identity, and future converge.

Heritage Station bridges East Dundee’s rail-industrial past with its small-town renaissance

Nestled along the Fox River Trail and what was once a legacy rail corridor, the site embodies East Dundee’s industrial past and its cultural momentum. This redevelopment reclaims that potential—layering housing, hospitality, commerce, and the arts into a unified, walkable campus.

We envision:

- A **cultural commons** anchored by a Performing Arts Center
- A **residential village node**, offering both ownership and rental options
- A **hospitality experience** rooted in authenticity, not franchise
- A **civic corridor** linking Meier Street to the Village Green and trail system

The design draws from the Fox Valley’s architectural DNA—cream brick, Italianate detailing, gabled forms—and prioritizes **intimacy over density**. Every building supports the next. Every use invites interaction. This is not a siloed real estate play—it’s a civic ecosystem.



PROJECT VISION

DESIGN NARRATIVE & MATERIALS INTEGRITY

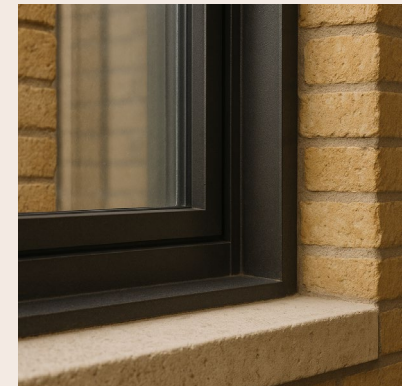
Architecture at Heritage Station isn't about mimicry—it's about stewardship. Our intent is to build structures that feel *rooted* and *forward-looking* at the same time.

Design inspirations include:

- **Cream City brick** façades with expressive jointing and tonal variation
- **Recessed window openings**, arched headers, and corbelled details
- **Gabled rooflines** and pedestrian-scaled entry stoops on Heritage Row
- **Bracketed cornices** and vertical massing that echo 19th-century proportions
- **PAC Design:** A civic-industrial hybrid—brick, steel, and glass used in honest expression

The townhomes blend gently into the rhythm of Third Street. The PAC forms a landmark presence without overpowering the block. Retail storefronts add visual transparency and community activation at the sidewalk.

Every elevation and material choice is curated to honor the site's history—and to make it matter for future generations.



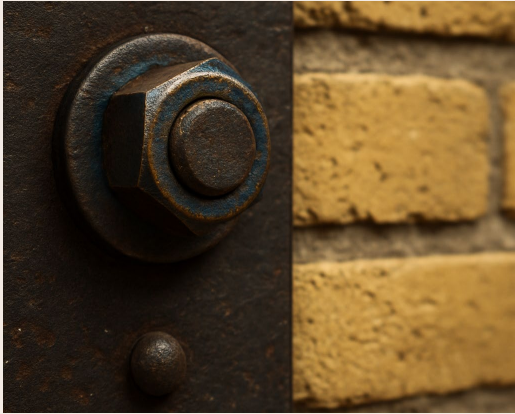
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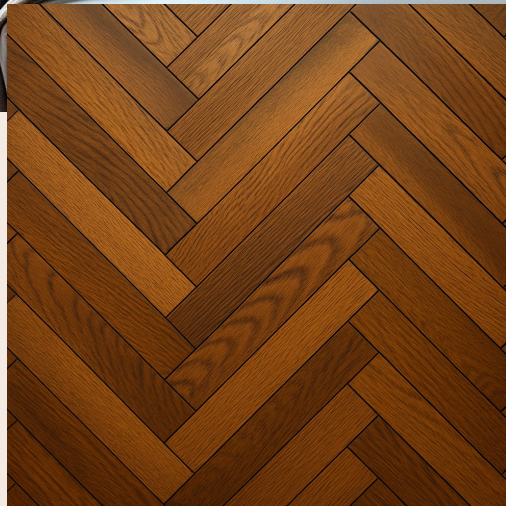
PROJECT MOOD BOARD



PROJECT MOOD BOARD



PROJECT MOOD BOARD



PROJECT MOOD BOARD



USE-BY-USE NARRATIVE

HERITAGE ROW

Timeless architecture. Walkable scale. Modern living.

Heritage Row comprises 9-12 for-sale townhomes thoughtfully positioned along Third Street. These homes are designed for professionals, creatives, and empty nesters who want to remain connected to village life—without the burdens of traditional home maintenance.

Each home offers approximately 2,200 square feet of well-appointed living space, with brick-and-stone facades, gabled rooflines, and front stoops that echo the scale and rhythm of nearby single-family residences. Rear-loaded garages maintain a clean, pedestrian-friendly streetscape.

These are not speculative units—they are homes for people who value design integrity, walkability, and a sense of rootedness. Whether it's a young couple planting roots or a longtime resident downsizing, Heritage Row offers a rare opportunity to live *in* East Dundee—not just near it.



USE-BY-USE NARRATIVE

THE RAIL FLATS

Downtown energy. Small-town soul.

The Rail Flats is a 5–6 unit rental offering designed to meet growing demand for high-quality housing in walkable, mixed-use environments. The unit mix includes a blend of 1-bedroom and 2-bedroom apartments, ranging from ~800 to 1,100 SF, positioned above retail and facing Meier Street.

These flats provide flexible, well-crafted living spaces for working professionals, right-sizers, and empty nesters who desire an active lifestyle without sacrificing comfort. Residents enjoy convenient access to cultural programming at the PAC, direct trail connectivity, and the charm of a small village—all just steps from their front door.

Each unit features premium finishes, high-efficiency systems, and large operable windows for natural light and ventilation. Together, these residences help diversify East Dundee’s housing stock while supporting a vibrant, lived-in downtown.



USE-BY-USE NARRATIVE



STATION HOUSE

BOUTIQUE LODGING

“Top 10% of Airbnb hosts worldwide for hospitality and cleanliness.”

Sightwell hospitality is trusted, rated, and repeat-booked.

STATION HOUSE

Hospitality with heart.

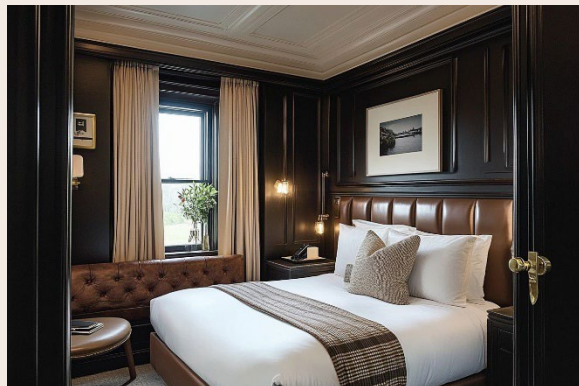
Station House is a refined, hospitality-driven lodging concept inspired by the rhythm of small towns and the character of East Dundee itself. This is a place for visitors who want to experience the community, not just pass through it.

With just ten refined suites above curated retail, it offers a walkable, community-scaled stay for: PAC attendees, wedding guests, visiting friends and family, leisure travelers seeking local charm.

Unlike a chain hotel, Station House brings guests into the heart of town—where they explore on foot, support nearby businesses, and experience the Village’s character up close.

It’s managed with the same trusted model we’ve used at Sinclair Suites and Kildahl House, where we’ve hosted thousands and earned top 10% recognition on Airbnb as a guest favorite for hospitality and cleanliness.

At its core, Station House is a community-scaled hotel: warm, responsible, beautiful, and rooted in the civic identity of East Dundee. It doesn't just serve visitors—it reinforces the values of the place they came to experience.



USE-BY-USE NARRATIVE

THE DEPOT SHOPS

This is not speculative square footage. Our 6,000 SF of ground-floor retail is intentionally programmed to extend the story of East Dundee—one storefront at a time. These are spaces for the curious, the creative, and the community-minded. They're not just places to shop; they're places to linger, connect, and discover.

At Sightwell, we've spent the last decade not just building structures—but nurturing ecosystems. To build real vibrancy, you have to curate thoughtfully. That means seeking out businesses that complement what already exists. That's how you multiply vibrancy. Downtowns like East Dundee need shops and spaces that surprise, delight, and invite conversation, not duplicate models that exist.

Potential tenants may include:

- A regional wine and cheese tasting room—low-key, social, and PAC-adjacent
- An artisan maker collective with open-studio energy and local product focus
- A destination dessert concept that draws families, trail users, and wedding guests
- A vintage + modern mercantile hybrid that celebrates Midwest design culture

These storefronts will be small, independent, and full of soul—businesses that amplify East Dundee's identity and keep visitors moving through town, not just through one building.

Every new business should make the others stronger



USE-BY-USE NARRATIVE

PERFORMING ARTS CENTER (PAC)

A civic anchor for creativity, connection, and cultural pride.

The proposed ~8,000 SF Performing Arts Center is the heart of Heritage Station. Developed in partnership with a regional nonprofit and delivered through a lease-to-own structure, the PAC will serve as a flexible cultural home for performances, education, and civic gatherings.

Program elements include:

- Lobby + Entry Plaza: ~2,000 SF of welcoming public space for pre-show gatherings, receptions, and ticketing
- Mainstage: A ~4,000 SF black box-style stage with flexible seating and professional production capabilities
- Back-of-House: Two fully accessible dressing rooms, administrative offices, and support space for rehearsals and classes
- Public Realm Integration: Trail connectivity, drop-off zones, plaza seating, and wayfinding that welcomes all

The PAC delivers civic identity, educational value, and economic return. It's not just an entertainment venue—it's the cultural engine of Heritage Station and a platform for public life in East Dundee.



USE-BY-USE NARRATIVE

CIVIC FLEX SPACE

A purposeful placeholder for civic evolution.

As East Dundee continues to grow, so do its space needs—civic, operational, and cultural. The Heritage Station development includes a dedicated ~4,000 SF ground-floor space intentionally designed as a flexible public-facing opportunity zone: a place that could evolve into the Village’s next great civic asset.








While we make no assumptions about future municipal plans, this space has been designed with civic evolution in mind. It’s finished to commercial-grade standards with strong street presence, generous ceiling heights, and full ADA access—ready to support:

- Village Hall or public service annex
- PAC-aligned community programming
- Gallery, pop-up, or nonprofit incubator


Anchored by a signature station-style clock tower, the space offers both symbolic and functional value—reinforcing Heritage Station as the new heart of downtown. This is optionality by design. Civic foresight made visible.



PROJECT USE MATRIX

	COMPONENT	PROGRAM DETAIL	REVENUE / BENEFIT
	Heritage Row	9-12 for-sale townhomes (~2,200 SF each)	\$5.0M-\$6.0M in total sales revenue
	The Rail Flats	5-6 market-rate apartments (1BR & 2BR mix)	~\$115,000/year gross rent
	The Station House	10 boutique lodging suites (~450 SF each)	~\$458,000/year revenue + \$23K in local lodging tax
	Civic/Flex Space	~4,000 SF public/civic reserve area	~\$80K/year lease value (if tenanted)
	The Depot Shops	~6,000 SF curated retail	~\$99K/year lease revenue (NNN)
	Performing Arts Center	8,000 SF cultural facility (lease-to-own)	\$220K/year NNN lease (est.)
	Public Realm	Meier Street extension, civic plaza, trail links	Civic value, tax base uplift, placemaking multiplier

PROJECT TIMELINE

	PHASE	TARGET DATES	DURATION	KEY MILESTONES & DELIVERABLES
	1. Developer Selection & RDA Negotiation	Jul–Sep 2025	~90 days	<ul style="list-style-type: none"> • Village reviews proposals • Preferred developer selected (Sep) • Begin negotiation of Redevelopment Agreement (RDA)
	2. Pre-Development & Entitlements	Oct 2025–Mar 2026	~6 mo	<ul style="list-style-type: none"> • Finalize site plan and design • Host neighborhood engagement sessions • Submit zoning/PZC application • Complete RDA execution and approve TIF structure
	3. Construction Drawings & Financing	Apr–Sep 2026	~6 mo	<ul style="list-style-type: none"> • Complete architectural plans • Secure building permits • Finalize senior debt, equity • Confirm PAC lease structure and Village support instruments
	4. Site Work & Vertical Construction	Oct 2026–Dec 2027	~15 mo	<ul style="list-style-type: none"> • Site clearing and utility work • Begin full vertical construction • Deliver townhomes, retail, Station House, and PAC as integrated build
	5. Commissioning & Occupancy	Jan–Jun 2028	~6 mo	<ul style="list-style-type: none"> • Retail and PAC tenant improvements • Furnish and activate Station House • Townhome closings and move-ins • Final inspections, punch lists
	6. Grand Opening & Public Programming Launch	Summer 2028	—	<ul style="list-style-type: none"> • PAC ribbon cutting • First season of events • Activation of public realm (Village Green, Meier extension)

FINANCIAL OVERVIEW

Every public dollar supports the PAC, Meier Street, or civic realm. All vertical development risk is borne by the private sector.

Heritage Station is structured to balance private market viability with high-impact public outcomes.

The total development budget is \$18 million, funded through a mix of senior debt, private equity, and targeted TIF-backed support. Our capital structure is designed to de-risk the Village's participation by allocating all public investment toward civic-facing components—not speculative vertical uses.

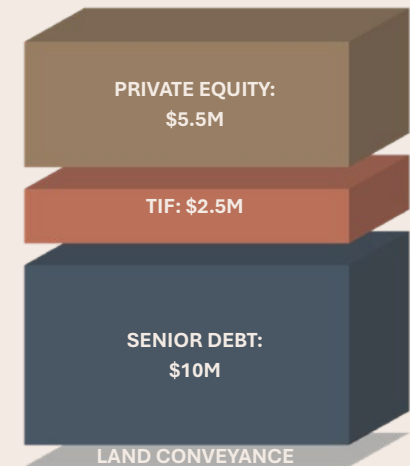
Capital Sources:

- Senior Debt – \$10M (~50% LTC): Conventional construction loan sourced through regional or mission-aligned lending partners
- Private Equity – \$5.5M (~35%): Committed sponsor and LP capital from Sightwell and strategic investors
- TIF-Backed Developer Note – \$2.5M (~15%): Issued at project commencement, repaid via new tax increment over time
- Land Conveyance – \$10 fee simple transfer

This capital stack supports a single-phase delivery of all core components: housing, lodging, retail, and the Performing Arts Center.

We are actively engaged with Ignite Funds, an institutional equity platform with a focus on following strong operators across phased developments. Heritage Station's civic orientation, cultural programming, and development readiness align well with Ignite's investment thesis and timing.

Every public dollar supports the PAC, Meier Street, or civic realm. All vertical development risk is borne by the private sector.



CAPITAL STACK

FINANCIAL OVERVIEW

The Heritage Station development has been intentionally designed to balance market viability with civic impact. Our use of funds reflects this equilibrium—investing in cultural infrastructure, attainable housing, hospitality, public realm enhancements, and site-specific design excellence.

Approximately 36% of total costs are allocated to the residential components (Townhomes + Station House), providing attainable for-sale and nightly-stay options to support community vibrancy and long-term tax base growth.

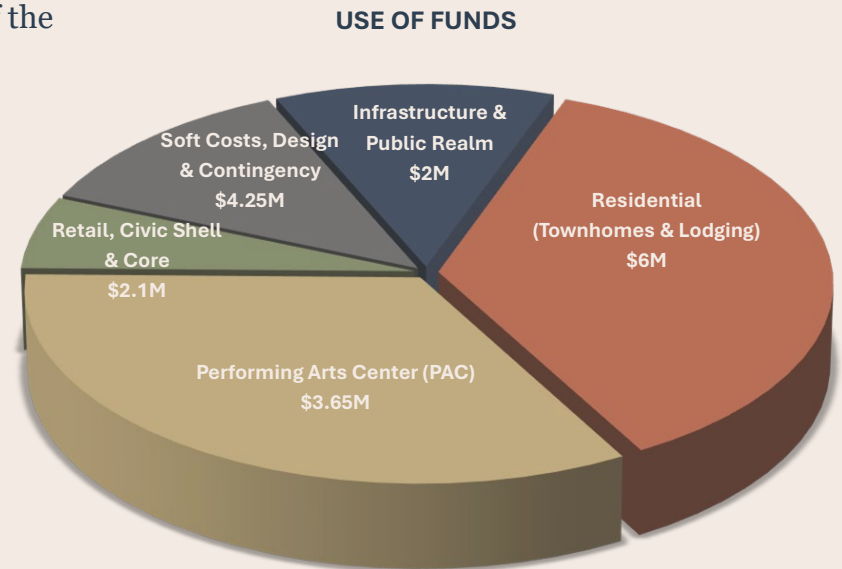
Roughly 33% supports the construction of the Performing Arts Center—a civic anchor delivered via lease-to-own structure that catalyzes local arts, tourism, and economic activation.

An additional 12% is dedicated to the creation of carefully curated retail spaces—designed not merely as commercial square footage, but as mission-aligned extensions of East Dundee’s emerging downtown identity.

The remaining 19% covers the essential glue that binds the project together: public realm improvements, stormwater and grading, soft costs, design coordination, and contingency buffers necessary to deliver a project of this complexity and quality.

Every dollar has a job—and each job contributes to making Heritage Station not just buildable, but meaningful.

Use-of-funds strategy reflects Sightwell’s core philosophy: build places that work financially and matter culturally.



TIF AS A DEVELOPMENT TOOL

Tax Increment Financing (TIF) enables communities to catalyze redevelopment without using general fund reserves.

Tax Increment Financing (TIF) is a widely used municipal tool that enables communities to invest in catalytic redevelopment without dipping into general fund reserves. Rather than funding projects with upfront taxpayer dollars, TIF allows municipalities to capture the new tax revenue generated by a development—and redirect a portion of that revenue to help finance the project itself. The public sector gets lasting value: improved tax base, civic amenities, and infrastructure upgrades. The private sector gains a more feasible path to deliver community-aligned projects that would not otherwise pencil under market conditions.

In towns like East Dundee—where legacy industrial parcels must be transformed into places of culture, commerce, and community—TIF is not just helpful; it’s essential. Without it, the upfront costs of site preparation, public realm improvements, and civic-scale components (like the Performing Arts Center) are too high to attract mission-driven capital or traditional lending.

Heritage Station exemplifies the kind of mixed-use, public-serving development TIF was designed to enable. Our request is structured to match risk with reward, ensuring the Village’s investment directly funds civic infrastructure and is repaid entirely through the project’s own tax increment.

TIF REQUEST & JUSTIFICATION

OUR TIF REQUEST

We respectfully request the following support:

- **\$2.5M TIF-Backed Developer Note**
A non-interest-bearing note issued at project commencement and repaid via site-generated tax increment over 20 years.
- **PAC Lease Guarantee**
A limited municipal guarantee covering 75% of the PAC lease in Years 1–5 and 50% in Years 6–10 to ensure operational runway for the nonprofit cultural anchor.
- **Operating Support**
\$150,000/year for five years in nonprofit operating support, to underwrite PAC programming and ensure equitable community access.

JUSTIFICATION

Return on Public Investment: The present value of the projected tax increment is estimated at \$10.1 million. Our request represents 25% of that value—leaving the Village with significant upside over the full TIF term.

Civic ROI: Every public dollar supports civic infrastructure (PAC, public realm, stormwater)—not speculative vertical development. This aligns with best-practice use of TIF and maximizes transparency.

Financial Leverage: The Village’s \$2.5M participation unlocks an additional \$15.5 million+ in private and institutional capital. That’s a public-private leverage ratio of over 6:1.

Precedent & Proportionality: This structure closely mirrors the approach taken with the Haeger Pottery redevelopment—a larger project that received \$4.5M in TIF support. Our ask is proportionally smaller and tied to a robust civic outcome.

Every TIF dollar funds civic infrastructure. No public funds are used for private residential, lodging, or retail



TIF REQUEST & JUSTIFICATION

USE OF TIF FUNDS	AMOUNT	PURPOSE	PUBLIC RETURN
PAC Shell & Core Construction	\$1,250,000	Vertical delivery of a public-facing cultural anchor	Long-term lease revenue, civic identity, public programming, tourism driver
Meier Street Extension & Village Green	\$500,000	Infrastructure, paving, lighting, landscape integration	Enhanced downtown connectivity, trail linkage, increased downtown dwell time
Site Infrastructure & Stormwater	\$500,000	Grading, underground utilities, stormwater management	Unlocks vertical development, supports future density, reduces Village burden
Public Plaza, Wayfinding & Signage	\$250,000	Streetscape, signage, pedestrian experience	Walkability, placemaking, visual identity boost
	\$2,500,000		

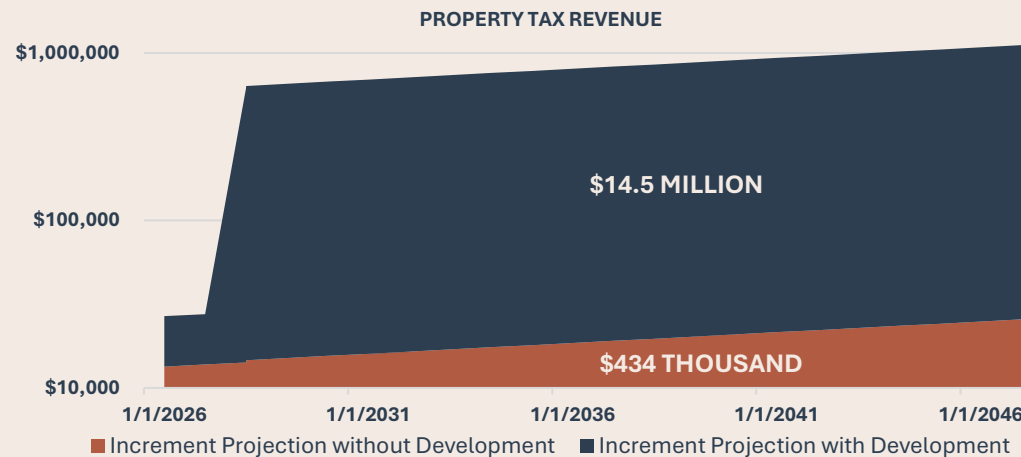


TIF INCREMENT FORECAST

TIF INCREMENT FORECAST METHODOLOGY & ASSUMPTIONS

The projected TIF increment for Heritage Station is based on conservative, market-aligned modeling. Our methodology reflects the specific scale, use mix, and assessed value trajectory of the proposed development, and is intended to illustrate the public benefit generated through long-term tax base growth.

“The return is multi-layered: economic, cultural, and generational.”



Based on conservative modeling using a 3% annual increment growth rate and a 5% discount rate, the present value of the TIF increment over the 23-year term is estimated at \$10.1 million. Our request represents 25% of that total value, leaving substantial upside to the Village over the long term.

By investing early and surgically in the civic backbone of the project, the Village not only catalyzes the remainder of the development—it ensures that public benefit is structurally integrated, not added as an afterthought.

Every public dollar goes to a public-facing element. The return is multi-layered: economic, cultural, and generational.



CULTURAL & ECONOMIC IMPACT

Heritage Station is more than a development—it’s a platform for **community pride, civic identity, and sustained economic vitality**.

By weaving together housing, hospitality, commerce, and the arts into a single walkable site, the project produces layered benefits that extend far beyond property lines.

ECONOMIC IMPACT

- **Durable Tax Base:** Heritage Station increases long-term equalized assessed value (EAV) through new residential, retail, and lodging product.
- **Job Creation:** Construction jobs, retail employment, and arts staffing support the local economy.
- **Increased Tourism Spend:** Lodging and PAC visitors translate into higher local restaurant and retail sales.
- **Higher Dwell Time:** Walkable integration of uses encourages longer visits and more meaningful engagement with downtown East Dundee.

CULTURAL & CIVIC IMPACT

- **A Permanent Cultural Anchor:** The Performing Arts Center hosts education, entertainment, and community convenings year-round.
- **Hospitality with Purpose:** Station House brings overnight guests into the heart of downtown—not the periphery—where they support independent businesses.
- **Retail Curation that Reflects Identity:** The Depot Shops are intentionally programmed to elevate—not duplicate—existing business offerings.
- **Rooted Residential Options:** Heritage Row and the Rail Flats expand local housing diversity, supporting residents at multiple life stages.

“This is where art, commerce, and community converge—creating a civic centerpiece that’s walkable, beautiful, and uniquely East Dundee.”



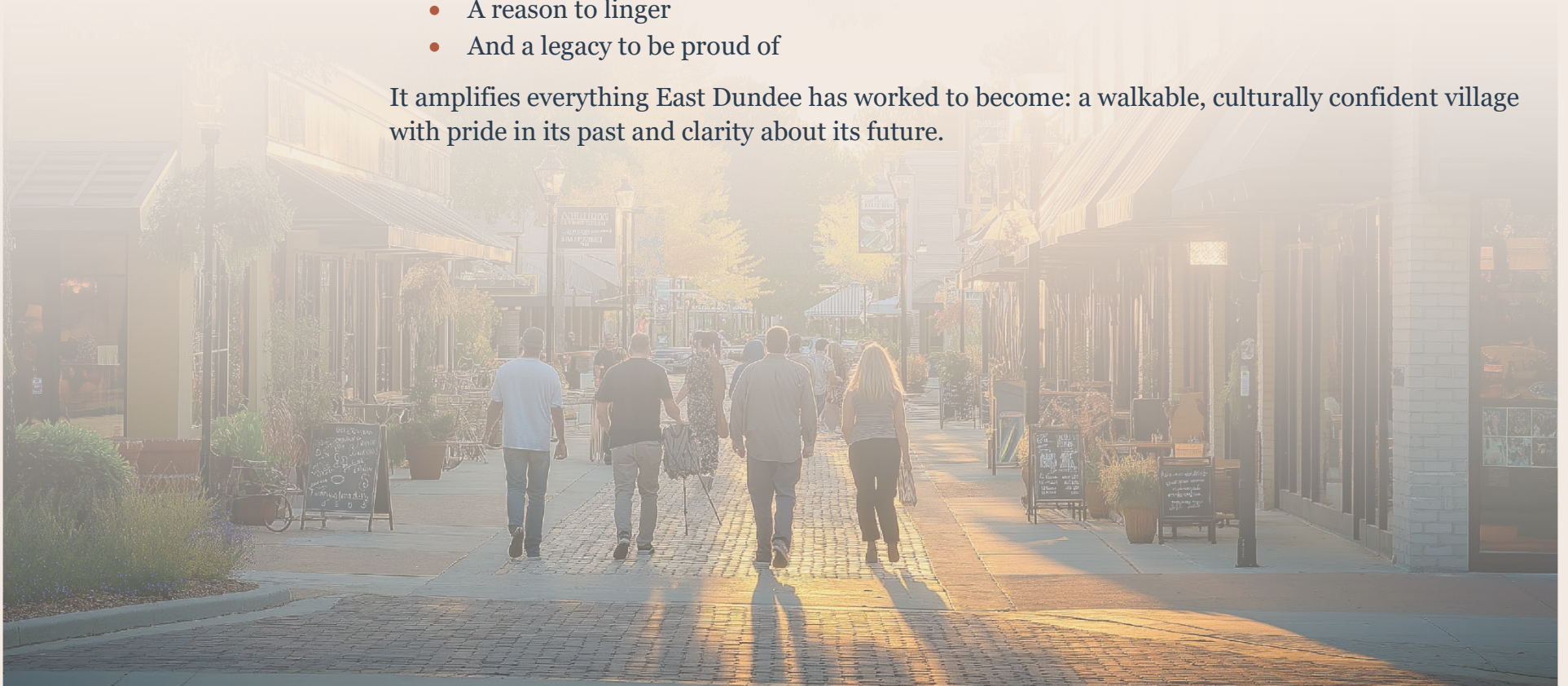
CULTURAL & ECONOMIC IMPACT

THE DEEPER RETURN

While the financial upside is clear, the deeper return is emotional and generational. Heritage Station gives East Dundee:

- A place to gather
- A stage to perform
- A reason to linger
- And a legacy to be proud of

It amplifies everything East Dundee has worked to become: a walkable, culturally confident village with pride in its past and clarity about its future.



ABOUT THE DEVELOPMENT TEAM

SIGHTWELL, INC.

Locally rooted. Legacy-minded. Proven.

Sightwell is a mission-driven development company led by Andy and Suzanne Burns. Our work is defined by care, clarity, and craft. We don't parachute in—we build from the inside out. We live here. We invest here. And we've spent the last two decades helping shape some of the most enduring spaces in the Fox Valley.

Through Sightwell, we have transformed troubled properties into local landmarks, created boutique lodging experiences in walkable downtowns, and executed public-private partnerships that enhance tax base and community identity alike.

Each project reflects the same core values:

- Build beautifully and responsibly
- Elevate local identity and authenticity
- Create long-term value for both investors and neighbors




We also believe deeply in the power of partnerships. Over the years, we've cultivated a trusted bench of capital providers, architects, planners, and operational partners. Our joint venture with Redwood (currently active at Parkside Place in Clarendon Hills) exemplifies our ability to scale thoughtfully when the right team and opportunity align.

For Heritage Station, we've brought back a trusted design partner in Studio GWA, with whom we recently completed the adaptive reuse of 120 W Main Street—now home to Sinclair Suites and El Pato Loco. Studio GWA is a regionally respected firm known for unlocking value in downtowns through walkability, context-sensitive infill, and adaptive reuse excellence.

Together, we are ready to deliver a project that reflects the full potential of this site—and of East Dundee.



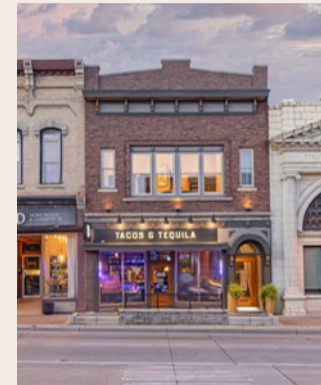
ABOUT THE DEVELOPMENT TEAM

PROJECT	TYPE	COMPLETION	PROGRAM HIGHLIGHTS	
Emmett's Brewing Co. (West Dundee)	Adaptive Reuse Restaurant + Office	1999	Historic restoration of 11,500 SF former hardware store. Flagship brewpub and hospitality venue + creative office on upper floor. Anchored Main Street revitalization and local identity. www.emmettsbrewingco.com	
110 N Brockway (Palatine)	Ground-Up Mixed Use (TIF-supported)	2005	Early downtown redevelopment project. 3-story masonry building with ground-floor commercial and fully leased upper-floor office. First-time TIF experience. Formative and instructive for later ventures.	
124 Main – 124 Lofts & Elder & Oat (West Dundee)	Historic Rehab Mixed-Use (TIF-supported)	2018	4,400 SF project combining boutique lodging (124 Lofts) with curated coffee/bakery concept. Created a new rhythm of activation at the mid-block. www.124lofts.com	



ABOUT THE DEVELOPMENT TEAM

PROJECT	TYPE	COMPLETION	PROGRAM HIGHLIGHTS
Kildahl House (West Dundee)	Boutique Lodging (Short-Term)	2022	Former troubled fourplex converted into elegant short-term rental. Rezoned for commercial. Locally inspired design. 65%+ occupancy. www.kildahlhouse.com
120 Main - Sinclair Suites & El Pato Loco (West Dundee)	Historic Rehab Lodging + Dining (TIF-supported)	2024	Adaptive reuse of Main Street building into boutique lodging above chef-driven restaurant. 65%+ occupancy within 6 months. Certified historic rehabilitation. www.sinclairsuites.com www.patoloco.com
Parkside Place (Clarendon Hills)	Mixed-Use Residential + Lodging + Retail	In Progress (Entitled)	Downtown redevelopment project. 4-Story masonry building. 15 luxury condominiums, 12-key Station House lodging, 3,000 SF retail Joint venture with Redwood



ABOUT THE DEVELOPMENT TEAM



Their mission mirrors ours: to craft buildings that feel timeless, contextual, and community-rooted.

STUDIO GWA

Urban design meets historic sensibility.

Studio GWA has been selected as the design lead for Heritage Station. Based in Rockford, Illinois, Studio GWA is one of the Midwest’s premier architectural firms specializing in historic rehabilitation, urban infill, and walkable downtown revitalization.

With over 30 years of experience transforming civic cores, their portfolio includes:

- Adaptive reuse of century-old industrial structures
- Sensitive infill in legacy districts
- Ground-up mixed-use developments that prioritize human-scale design

TRUSTED COLLABORATION

Sightwell and Studio GWA most recently partnered on the adaptive reuse of 120 W Main in West Dundee—now home to Sinclair Suites and El Pato Loco. That project required design precision, construction creativity, and deep respect for context. Together, we delivered a certified historic rehabilitation that reached operational stabilization within six months.

At Heritage Station, Studio GWA will lead:

- Master planning and phasing strategy
- Site layout and architectural massing
- Building design for Heritage Row, the Rail Flats, Station House, and the Performing Arts Center

Their role is both technical and interpretive—helping translate Village vision into built form with lasting resonance.

Learn more at www.studiogwa.com



Heritage Station is more than a project—it's a shared opportunity to define East Dundee's next chapter.



This proposal reflects not just our vision, but our values as developers, neighbors, and stewards of place. It blends cultural infrastructure, economic vitality, and community-scaled design into a walkable block that belongs to East Dundee's past and its future.

We are ready to deliver:

- A **landmark civic investment** anchored by the Performing Arts Center
- A **viable, phased development plan** backed by experience and aligned capital
- A **thoughtfully scaled neighborhood** rooted in history, identity, and place

We believe Heritage Station can become a regional model for how small towns grow with intention. And we'd be honored to help build that legacy with you.

NEXT STEPS

- Enter into a pre-development agreement to refine design and finalize structure
- Collaborate on public engagement and entitlement strategy
- Target groundbreaking in Q4 2026

Let's build something that future generations will point to and say:

“That’s when it all came together.”