


AGENDA ITEM EXECUTIVE SUMMARY						
	Title:	Review a Phase I Economic Incentive Application Proposal and Recommendation to Direct Staff to Draft Formal Incentive Agreement Documents (Fox Valley Volkswagen, LLC.)				
	Presenters:	Rita Tungare, Director of Community & Economic Development Matthew O'Rourke, Economic Development Division Manager Christopher Minick, Director of Finance Emir Abinion, Fox Valley Volkswagen, LLC.				
<i>Please check appropriate box:</i>						
	Government Operations		Government Services			
X	Planning & Development (5/11/2015)		City Council			
Estimated Cost:	\$1,500,000 Total Incentive Proposal	Budgeted:	YES		NO	X
If NO, please explain how item shall be funded:						
See below:						
<b>Executive Summary:</b>						
<b>Background:</b>						
<p>The City has received a Part I Economic Incentive Application from Fox Valley Volkswagen, LLC. They are the owners of the Volkswagen dealership at 560 W. North Ave. in West Chicago. The applicant has approached staff about relocating this existing dealership to St. Charles. The applicant and owner of the Fox Valley Volkswagen dealership is Emir Abinion. Emir owns and operates successful dealerships in the Chicagoland area, including the Buick- GMC dealership in St. Charles.</p>						
<u>The details of this new dealership are as follows:</u>						
<ul style="list-style-type: none"> <li>• Redevelop 6.8 acres and DuPage Expo building into a 39,000 SQ FT dealership and service facility including: surrounding parking lots, landscaping, and lighting features.</li> <li>• Immediate relocation of 53 full time jobs with an average salary of \$62,868.16. <ul style="list-style-type: none"> <li>○ The applicant anticipates this to increase to 65 employees within 24 months of the dealership opening.</li> </ul> </li> </ul>						
<b>Proposed Incentive:</b>						
The details of the requested sharing agreement are as follows:						
<ul style="list-style-type: none"> <li>• The total incentive requested is \$1,500,000 for a term of 15 years. <ul style="list-style-type: none"> <li>a) The initial \$800,000 of the agreement shall be structured as a loan. <ul style="list-style-type: none"> <li>○ This money shall be lent to the applicant with an interest rate to be determined by the City.</li> <li>○ During this initial period, the City shall collect 100% of the new sales tax generated by the dealership. 25% of the sales tax shall go to the City's general fund. The remaining 75% shall repay the loan principal and interest. This equates to repayment of the initial \$800,000 loan and, assuming an interest rate of 6% (which represents the current market conditions) \$192,866 in interest for a total of \$992,866.</li> <li>○ Should the applicant decide to relocate this dealership before the principal loan balance has been paid off, the applicant shall repay the remaining balance of the principal loan back to the City.</li> </ul> </li> <li>b) The remaining \$700,000 of the requested incentive shall be paid through shared sales tax. The dealership shall receive 60% of future sales tax and the remaining 40% shall be retained by the City. The applicant shall receive this share of annual sales tax until the applicant receives the total requested funds (\$1,500,000) <b>OR</b> the agreement reaches the 15 year term limit.</li> </ul> </li> </ul>						
<b>Attachments:</b> <i>(please list)</i>						
Proposed DRAFT Term Sheet; Phase I Incentive Application and Supporting Materials; Location Map; Proposed Dealership Plans						
<b>Recommendation / Suggested Action</b> <i>(briefly explain):</i>						
Review a Phase I Economic Incentive Application Proposal and Recommendation to Direct Staff to Draft Formal Incentive Agreement Documents (Fox Valley Volkswagen, LLC.)						
<i>For office use only:</i>		Agenda Item Number: 3a				

City of St Charles  
Auto Dealer Economic Incentive  
Business Terms  
May 1, 2015

PURPOSE:

The purpose of the following proposed DRAFT term sheet is to identify a proposal for an Economic Development Incentive to assist the owner of the Fox Valley Volkswagen Dealership to relocate and expand into St. Charles, IL. The existing dealership is located outside City limits and their current site's ability to expand is limited due size constraints. The relocation of this dealership would result in new increased sales for the dealership and additional sales tax revenue for the City of St. Charles.

CONTEMPLATED AMOUNT OF UPFRONT LOAN INCENTIVE:

To minimize risk, the initial payment will be structured as a loan in the amount of \$800,000. These funds are needed to assist with down payment costs for a small business loan to purchase the land and construct the new dealership. This loan will be placed in a construction escrow account and will be draw down periodically, as needed, during the approximate 12 month renovation of the site and existing structures.

In the event that the dealership decides to leave the St. Charles location and move this business into another jurisdiction prior to the full repayment of the initial loan of \$800,000, the applicant shall repay the initial loan amount of \$800,000 less the sum of the initial loan principal already repaid through new sales tax generation per the terms of this agreement.

TERM OF INCENTIVE:

The proposed incentive will have a maximum term of 15 years.

FINANCING COST:

The proposed interest rate for this loan is 6.00% (*Simple Interest Rate Fixed*) for the term of the agreement. The City will begin accruing interest on the loan as soon as the applicant seeks a drawdown on the initial loan amount. The City will apply payments to the loan on a monthly basis, as the City receives sales tax revenues applicable to the dealership from the State of Illinois. Financing/interest costs will be repaid before any reduction of the \$800,000 principal loan is reduced. In the event the revenue stream cannot cover the required interest payment, the amount of unpaid interest will be applied to the financing costs due the following month.

SOURCE OF REPAYMENT:

The source of repayment for the initial loan and interest will be sales taxes generated by the dealership. The City will retain the first 25% of sales taxes generated by the dealership and the remaining 75% will be pledged and used to repay the upfront incentive loan amount. The applicable sales tax rate is 1% of sales for titled vehicle sales and 2% of parts sold.

SALES TAX SHARING INCENTIVE:

After repayment of the upfront incentive loan, the City and the Dealership shall share any sales tax revenue generated on a 60%-40% basis for the remainder of the incentive term, or until the maximum sales tax sharing amount of \$1,500,000 is reached.

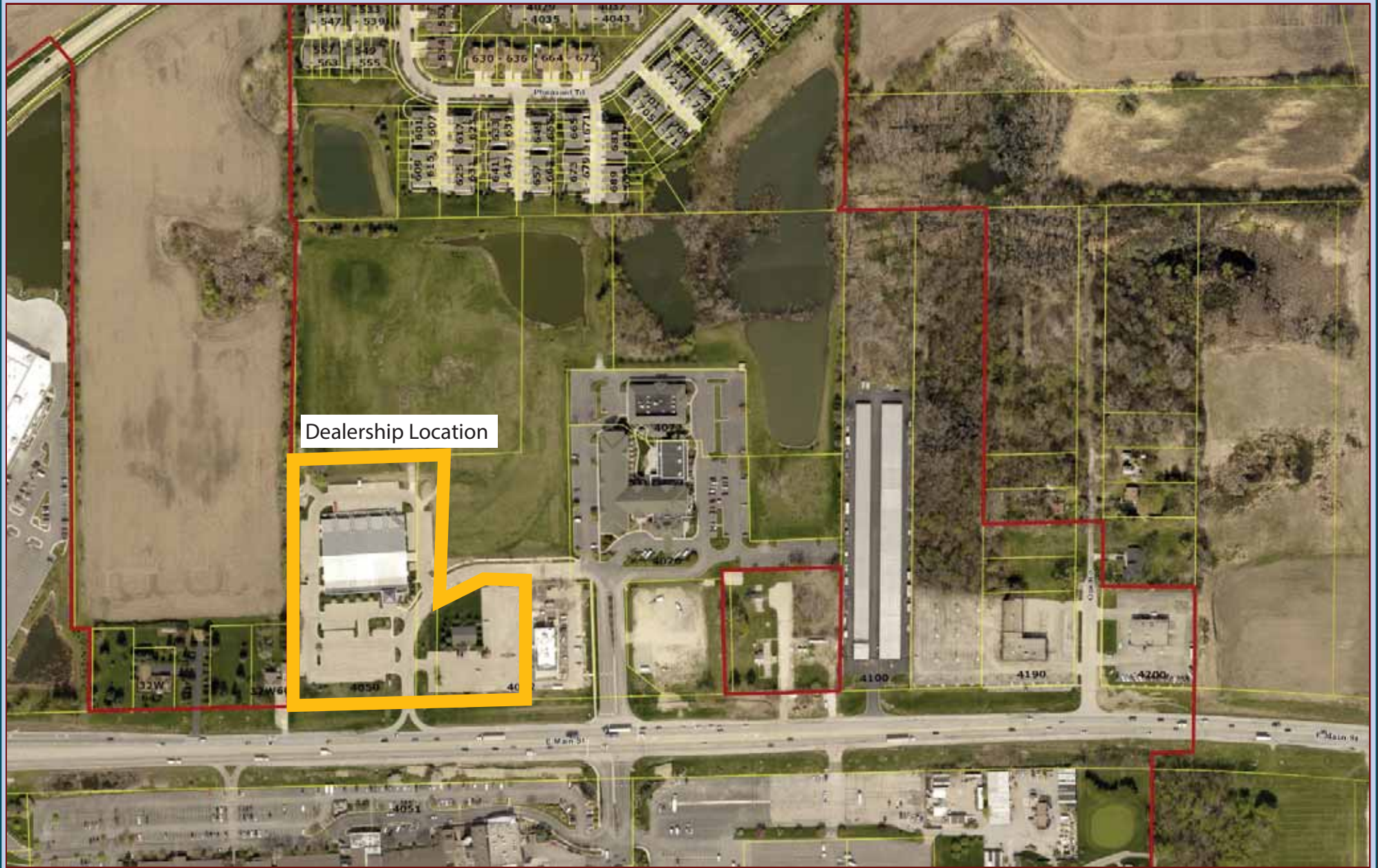
**DRAFT**

MAXIMUM SALES TAX SHARING AMOUNT:

The maximum sales tax sharing portion of the incentive shall be \$700,000 and shall begin after the initial loan of \$800,000 plus interest is paid in full. Therefore, the Upfront Loan Incentive and Maximum Sales Tax Sharing Amount combined will equal \$1,500,000. The dealership will only be eligible to receive the additional \$700,000 Maximum Sales Tax sharing portion of the agreement after the initial Upfront Loan Incentive of \$800,000 plus accrued interest, is paid in full.

At the conclusion of the term of the agreement, the City shall retain 100% of all subsequent sales taxes generated by the dealership. In the event that the maximum sharing amount is not reached prior to the expiration of the term of the agreement, the dealership shall forfeit any such deficit of sales tax sharing with the City.

Additionally, should the sales tax revenues generated by the dealership be insufficient to amortize the upfront incentive payout and interest accruals prior to the expiration of the term of the agreement, the dealership shall forfeit any sales tax sharing payments from the City. The upfront incentive payout principal and any accrued interest must be completely and totally amortized for any sales tax sharing payments to occur.



Dealership Location



Data Source:  
City of St. Charles, Illinois  
Kane County, Illinois  
DuPage County, Illinois  
Projection: Transverse Mercator  
Coordinate System: Illinois State Plane East  
North American Datum 1983  
Printed on: March 26, 2015 09:59 AM



0 161 322 Feet

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December 3, 2014

Ms. Rita Tungare  
Director of Community & Economic Development  
City of St. Charles  
2 E. Main Street  
St. Charles, IL 60174

**Re: Fox Valley Volkswagen, LLC  
Incentive Application**

Dear Ms. Tungare:

I am pleased to submit this incentive application for your consideration on behalf of Fox Valley Volkswagen, LLC. Fox Valley Volkswagen, LLC is under contract to purchase approximately 6.8 acres of real property located at 4050 E. Main Street, St. Charles, Illinois. This is presently home to the DuPage Expo & Convention Center in St. Charles across from Pheasant Run.

The current use of this facility is an exposition center for various trade shows and other ancillary uses during the year. Fox Valley Volkswagen, LLC plans to remodel this facility into an approximately 39,000 square foot sales, leasing and automotive repair facility for Volkswagen. Fox Valley Volkswagen, LLC currently operates a Volkswagen dealership in West Chicago that will be transitioned to the proposed site in St. Charles and expanded. Fox Valley Volkswagen, LLC will continue to operate the dealership on the proposed site in St. Charles.

Fox Valley Volkswagen anticipates closing on the purchase of the facility on or before July 31, 2015 and construction will begin immediately thereafter with an anticipated opening in approximately July of 2016. The facility will be developed and operated by Fox Valley Volkswagen, LLC and the property will likely be owned by an as yet created corporate entity.

Fox Valley Volkswagen, LLC will be financing this project through owner contributions as well as bank and SBA financing. The project is estimated to cost \$8,500,000.00 including land acquisition and entitlements.

Fox Valley Volkswagen, LLC is requesting that the City of St. Charles provide economic incentives consisting of \$1,000,000.00 initial cash input and \$500,000.00 in

## **Fox Valley Volkswagen**

December 1, 2014

Page 2

sales tax rebate incentives over a period of years. This is necessary to meet the financing needs of Fox Valley Volkswagen and to make the project viable for ownership.

This dealership was opened in July 2006 as a New Franchise Point appointed by Volkswagen to be operated by Emir C. Abinon. Within a few short years, this dealership was amongst the volume leaders for Volkswagen sales and service in the Midwest Region (14 states) rated in the top 20 out of 145 Volkswagen dealerships. Fox Valley Volkswagen is rated one of the highest in Customer Satisfaction Index as rated by VW customers in the Midwest Region as well. In 2012, Fox Valley Volkswagen was awarded Volkswagen's highest honor, The Diamond Pin Award, given annually to 70 dealers worldwide with only 4 dealers out of the U.S. and Canada. Fox Valley Volkswagen is the only Volkswagen dealer in Illinois to be awarded this honor. Fox Valley Volkswagen is also an Accredited Better Business Bureau partner.

By relocating Fox Valley Volkswagen, LLC to St. Charles from West Chicago, the City of St. Charles will see a direct benefit with regard to sales tax revenue as well as job creation and increased retail traffic in the area of the business. The Volkswagen dealership is a destination location drawing customers from surrounding counties and towns into the St. Charles area. This will not only benefit the nearby businesses such as Culvers, but also the nearby Charlestowne Mall, which is currently undertaking a major revitalization project.

Based upon the enclosed supporting documents, Fox Valley Volkswagen, LLC plans to bring 50 FTE jobs to St. Charles with expansion to 65-75 FTE jobs over the course of the next 3 years. Furthermore, Fox Valley Volkswagen, LLC currently has yearly sales of \$ 36,000,000.00 and plans to increase sales to \$55,000,000.00 over the next 3 years. These plans represent significant sales tax revenue to the City of St. Charles over the course of the next years.

The 2.97 acre site with 37,400 sq. ft. DuPage Expo & Convention Center was built around 1970 as an indoor polo ring and has undergone several renovations since then. The Expo center currently has over 23,000 sq. ft. of convention space available for use with a lobby/registration area. The current facility has capacity for 300-car parking. The Center has historically been underutilized and has been home to shows needing less space than those using the Pheasant Run Convention Center. The current facility structure is in usable condition for trade shows, but will be extensively remodeled and expanded to accommodate the Fox Valley Volkswagen, LLC dealership and service center.

## **Fox Valley Volkswagen**

December 1, 2014

Page 3

Fox Valley Volkswagen, LLC is purchasing approximately 6.8 acres including the DuPage Expo site as well as surrounding land for its dealership facility. This site will provide ample room for the dealership to expand the existing facility including adding a service center and lot for vehicle inventory. The new facility will be renovated and consist of approximately 39,000 sq. ft. including an approximately 15,000 sq. ft. dealership area/showroom with offices as well as a 23,000 sq. ft. service area for vehicle parts and repairs. The new facility will have approximately 350-400 parking spaces for vehicle inventory, service and customer parking.

Fox Valley Volkswagen is currently at capacity with its service facilities and can only remedy the situation with both further renovation and purchase of its current facility or by moving its location. Fox Valley Volkswagen has chosen to move its facility to St. Charles.

The Volkswagen dealership will be the only Volkswagen dealership within 15 miles of the St. Charles metropolitan area. The nearest Volkswagen dealerships are located in Naperville, Schaumburg and Downers Grove, with a new dealership planned for the I-90 auto mall in Elgin. Moreover, Volkswagen is one of the largest automobile manufacturers worldwide and boasts the highest revenues, second highest profits and greatest assets of any automaker according to Forbes' 2014 Global 2000 list. It is second only to Toyota Motor as the world's biggest public automotive companies. Volkswagen has exciting and aggressive plans to introduce new models and expand its market share in the United States in the coming years.

The following are highlights of the benefits St. Charles will enjoy through the opening of the Fox Valley Volkswagen facility:

1. Jobs – Fox Valley Volkswagen currently employs 42 individuals. Its 24-month projection is to increase its staff to 65 and its 48-month projection is to increase its staff to 75-80. The staff will not only work in St. Charles but will frequent the businesses in St. Charles for shopping or eating etc.
2. The addition of the Volkswagen dealership in St. Charles will solidify Fox Valley Auto Group's commitment to the community. Fox Valley Auto Group actively engages the community and encourages its employees to be active within the community. For example, Fox Valley Auto Group is a title sponsor of the annual Scare Crow Festival. It is a sponsor of Riverfest and the annual Electric Light Parade during the holidays. Emir Abinon, President is on the Board of Riverwoods Christian Center and financially supports Lazarus House and Fox Valley Habitat for Humanity. The employees volunteer in the community and the dealership does pro

## **Fox Valley Volkswagen**

December 1, 2014

Page 4

bono repairs for those in need. Adding Fox Valley Volkswagen dealership to St. Charles will enhance all of these efforts.

3. The Volkswagen dealership will serve an unmet need in St. Charles. Volkswagen is one of the fastest growing brands in the auto industry. This proposed facility would provide a more convenient location to area residents to purchase and service Volkswagens. For example, there are many VW vehicle owners who live in Geneva, Batavia and North Aurora area who currently purchase and service their vehicles in Naperville. Adding Fox Valley Volkswagen to St. Charles would give those owners an opportunity to service their vehicles closer in St. Charles.
4. The project will renovate and improve an underutilized facility. It will improve the infrastructure on the site. It will also undoubtedly help the nearby businesses such as Culvers and other nearby restaurants by having 42 or more employees on site who need to eat lunch each day.
5. The dealership will enhance the streetscape and overall aesthetics along North Avenue with the new cars on the lot along the street. The dealership will have a modern design and be a significant improvement over the current building on the site. Moreover it will provide convenience for its customers and increase the vitality of nearby businesses by bringing people in to the dealership.
6. The Volkswagen dealership currently located in West Chicago generates approximately \$36,440,000 in sales average over the last three years. Fox Valley Volkswagen anticipates that sales will increase to approximately \$55,000,000 in the coming years. These sales will generate significant sales tax revenue for the City of St. Charles for many years.

At Fox Valley Volkswagen, they believe that whom you buy from is as important as what you buy. When customers choose to do business with Fox Valley Volkswagen, they are supporting a business philosophy of the highest principles. Fox Valley's dealerships are involved in philanthropic pursuits that better the communities where they live and work.

They understand that when they make an investment in the community, it helps strengthen families and create better lives for everyone. However, charitable commitments don't consist solely of writing a check. The entire organization regularly contributes their time and talents to volunteer work. From their service cashier to the



## **Fox Valley Volkswagen**

December 1, 2014

Page 5

CEO, the Fox Valley Volkswagen team prides itself on being a team that's not afraid to roll up its shirtsleeves and help those in need.

This year, Fox Valley Volkswagen has made a concentrated effort to help create affordable housing that makes generational differences in people's lives. That's why it is donating a vehicle to the Fox Valley Habitat for Humanity. They will be raffling this vehicle to raise money to finish several homes. Fox Valley's team members have also donated their time on several Sundays last month to help in building these homes. Last year, it supported the Children's Oncology Group serving children suffering from cancer where it also donated a vehicle that raised them over \$30,000.00.



## **Fox Valley Volkswagen**

December 1, 2014

Page 6

In addition, Volkswagen has made a substantial commitment to increasing sales growth in the United States:

As shown in Forbes, July 2014:

### ***Volkswagen Eyes Passenger Cars Sales Growth in the U.S.***

“Earlier this year, Volkswagen announced plans of investing \$7 billion in North America between 2014-2018 for the purpose of adding capacity and accelerating growth in the country. This is part of the company’s aggressive growth strategy aimed at becoming the highest-selling automaker in the world by 2018. In order to reach this feat, Volkswagen aims to sell around one million vehicles in the U.S. alone by that period. The country constituted only 6.8% of the net passenger car volumes for the company in 2013 (Passenger cars form 92% of the total volumes for Volkswagen). Compared to the 13.8% market share in China, Volkswagen holds only 4.8% share in the U.S. automotive industry.”

Volkswagen has had some tremendous growth in 2009-2012 with the introduction of the new Passat. Volkswagen invested over \$1 billion in Chattanooga, TN where the new VW Passat is built. Building the Passat locally brought the base price from \$26,000.00 to \$21,000.00 creating a more competitive model. The sales of the VW Passat more than tripled to over 100,000 units with the savings in price by building it locally. Volkswagen saw growth of over 25% in unit sales YOY between 2009 and 2012. Volkswagen has more than doubled its sales volume to over 400,000 vehicles in the U.S. However, Volkswagen experienced a slight recession in sales due to slower introduction on refresh and new models. Currently Volkswagen of America is competitive in only about 40% of all market segment vehicles in the U.S. Fox Valley Volkswagen anticipates this will affect its new vehicle sales until the new refresh models are introduced as well as the all-new products in 2016. Fox Valley Volkswagen has seen an increase of Used Vehicle sales as well as service sales the last two years.

Volkswagen is scheduled to come out with refreshed versions of the Jetta and Passat in 2014 and 2015, and plans to overhaul its lineup of SUVs and crossovers in 2015 and 2016. The new Volkswagen B-SUV segment (Cross Blue) is a seven-passenger SUV that will be built in Chattanooga. This new model is estimated to sell about 70k-90k units. Volkswagen is also looking to introduce an AWD Turbo-diesel Alltrack, which is estimated to sell about 30k-50k units. The VW Tiguan (small SUV) will undergo a change to create a longer wheelbase vehicle to be more competitive with its segment in the market; this is estimated to increase its overall volume sales.

## **Fox Valley Volkswagen**

December 1, 2014

Page 7

Volkswagen is looking into the production of an A-SUV segment vehicle (micro-suv) for the U.S. to be introduced shortly after 2016. Volkswagen will also look to move the production of several other vehicle lines to North America to help bring down the cost of production.

The dealership anticipates that its new and used vehicle sales will grow slightly in 2014-2015, then increase sharply with the infusion of refreshed and all new Volkswagen models. Volkswagen has a lofty goal of 800,000 units by 2018 in the U.S. Through the introduction of the new models stated above, Volkswagen will become competitive in 65% of all automobile market segments, which will certainly help in attaining the 800,000-volume goal, and accordingly Fox Valley Volkswagen's volume of new and used sales will follow in 2016 and beyond.

As mentioned before, the dealership is currently at capacity with its service and parts department and continued growth is limited. One advantage that this new location gives Fox Valley is the expanded service facility. With this new availability, the dealership anticipates bringing in services it currently outsources. This will lead to additional sales and service as well as increase the employee count with the new facility. The plan is for this to take place as soon as the dealership moves into the new facility.

The larger facility will also enable Fox Valley to centralize several of its dealership-group departments. It will centralize two departments between its existing three dealerships to the St. Charles location increasing the number of employees there.

<b>Centralized Department</b>	<b>Additional Employees</b>
Accounting	4
Business Development Sales	4
Business Development Service	4
Sub-total	12
<b>Grand-total</b>	<b>20</b>

Without even anticipating any volume in vehicle sales increase by 2016 (the first year in the new facility) Fox Valley plans on increasing its employee count by almost 50% from 42 to 62. With the increase in sales volume with the introduction of new Volkswagens, Fox Valley should be at 70 total employees by 2017 or about a year after opening in St. Charles.

## Fox Valley Volkswagen

December 1, 2014

Page 9

The renovation and expansion project planned by Fox Valley Volkswagen, LLC is estimated to cost \$8,500,000.00 including this land acquisition. The cost to renovate for use of the existing structure is estimated to be well over \$1,000,000.00 itself. The initial incentive payment of \$1,000,000 and sales tax rebates of \$500,000 over time are necessary to make the project viable. The upfront costs of construction and remodeling require a substantial cash outlay on behalf of the ownership, which is moving from its current West Chicago facility. In an effort to minimize the long term recovery of this initial \$1,000,000 payment by St. Charles, Fox Valley Volkswagen is willing to forego sales tax rebates for a period of three years after which sales taxes will be shared between the City and Fox Valley Volkswagen 50/50 until the additional \$500,000 has been paid. After that the City of St. Charles will reap the full benefits of the sales tax revenue well into the future.

On behalf of Fox Valley Volkswagen, LLC we look forward towards reaching a worthwhile incentive plan that will make the new Volkswagen dealership a reality for my client and for the residents of St. Charles. Should you require additional information please do not hesitate to contact me.

Very truly yours,



Scott G. Richmond, Esq.

SGR/os

Enc.

cc: Emir Abinion  
Matthew O'Rourke

# Pheasant Run Xing Alternate 6/09/14

103

(8,000 sqm)

OPEN SPACE/RETENTION  
6.1 acres

NEW LOT  
10.96 acres

102

TRAINING CENTER  
1.67 acres

101

HILTON GARDEN INN  
2.93 acres

LOT 3  
VACANT

1.43 acres

350'

384'

ELECTRICAL PRIMARY EASEMENT

694'

NEW LOT  
6.80 acres

NEW ACCESS DRIVE PARCEL 1.39 acres

50'

167'

CULVERS  
1.17 acres

Pheasant Run Drive

LOT 2  
VACANT  
1.50 acres

283'

554'

NORTH AVE. (STATE ROUTE 64)

Signalized  
Intersection

PHEASANT RUN RESORT © 2013 Google



Das Auto

**Fox Valley Volkswagen**

St. Charles, IL

02.27.2015

**Volkswagen** Design Criteria Document

EVIEWS360



# Fox Valley Volkswagen

Exterior Rendering



EVIEW360

R1.0

Date  
02.27.2015

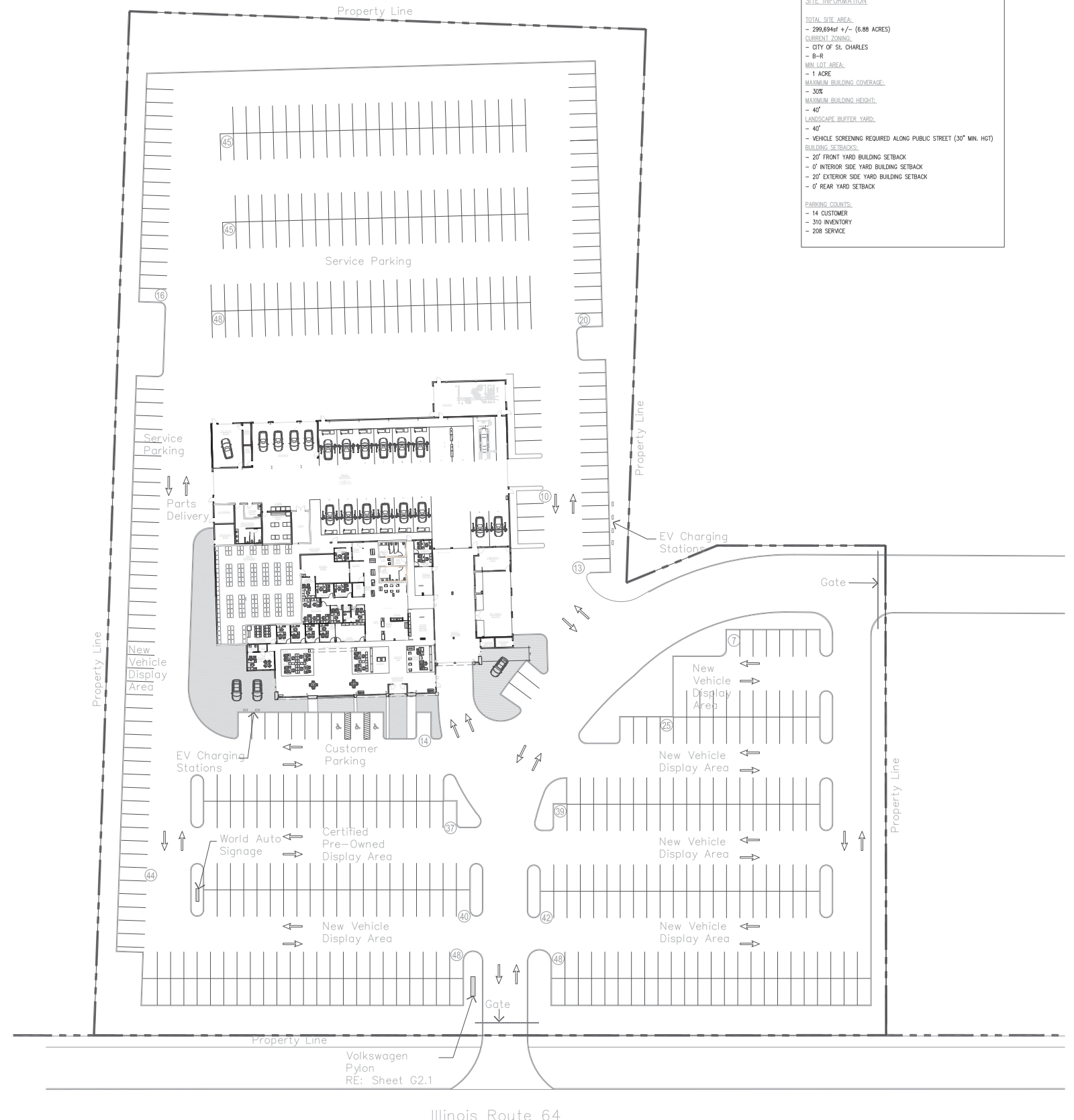
Issue  
Design Control Documents

City/State: St. Charles, IL  
Project #: 14-773

These drawings are for communication of design intent only.  
These drawings are not suited or intended for construction or fabrication.

1 2 3 4 5

D  
C  
B  
A



**SITE INFORMATION**

**TOTAL SITE AREA:**  
- 299,694sf +/- (6.88 ACRES)

**CURRENT ZONING:**  
- CITY OF ST. CHARLES  
- B-R  
- 1 ADR

**MIN. LOT AREA:**  
- 1 ADR

**MAXIMUM BUILDING COVERAGE:**  
- 30%

**MAXIMUM BUILDING HEIGHT:**  
- 40'

**LANDSCAPE BUFFER YARD:**  
- 40'

**VEHICLE SCREENING REQUIRED ALONG PUBLIC STREET (30' MIN. HGT):**

**BUILDING SETBACKS:**  
- 20' FRONT YARD BUILDING SETBACK  
- 0' INTERIOR SIDE YARD BUILDING SETBACK  
- 20' EXTERIOR SIDE YARD BUILDING SETBACK  
- 0' REAR YARD SETBACK

**PARKING COUNTS:**  
- 14 CUSTOMER  
- 310 INVENTORY  
- 200 SERVICE

**THE REDMOND COMPANY**  
• DESIGN • CONSTRUCTION  
• CONSULTING • MANAGEMENT

W228 N745 Westmond Drive  
Waukesha, Wisconsin 53186  
tel 262.549.9600 fax 262.549.1314  
Innovative Approach. Unique Solutions.  
www.theredmondco.com

**PROJECT INFORMATION**

**Fox Valley Volkswagen**

4050 E. Main St. St. Charles, IL 60174

**ISSUANCE AND REVISIONS**

**Budget**

**REVISIONS**

#	Description	Date

**SHEET INFORMATION**

**OWNERSHIP AND USE OF DOCUMENTS**

The drawings, specifications and other documents furnished by the Design/Builder are instruments of service and shall not become the property of the Owner whether or not the Project for which they are made is commenced. Drawings, specifications and other documents furnished by the Design/Builder shall not be used by the Owner on other projects, for additions to this project or for completion to use, liability and compensation. Substitution or distribution of documents to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of the Design/Builder's or the Architect's common law copyrights or other reserved rights. The Owner shall own neither the documents nor the copyrights.

PROJECT NUMBER 19054  
DATE 4.27.15  
DRAWN BY Redmond

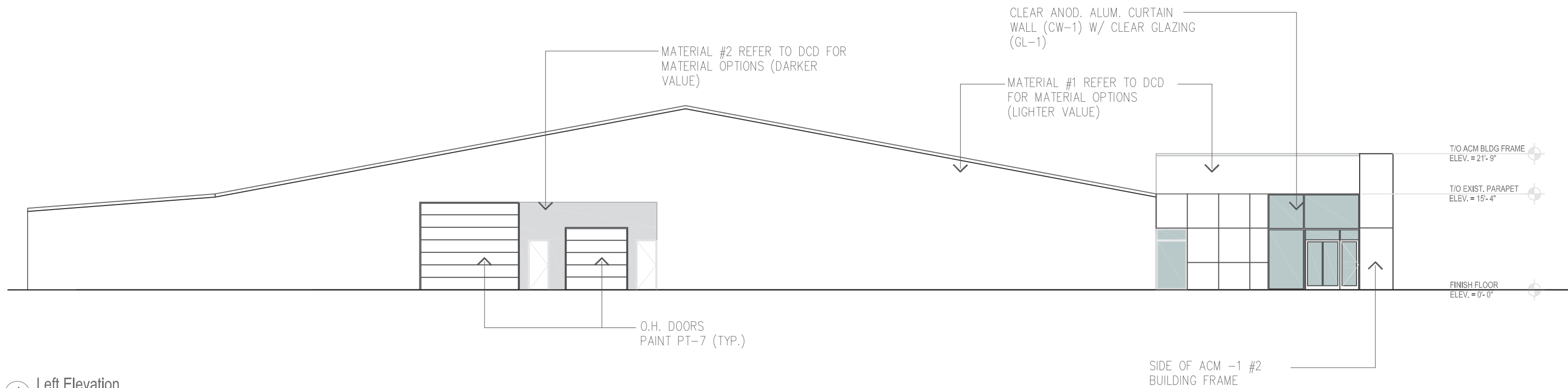
Site Plan

**A100**

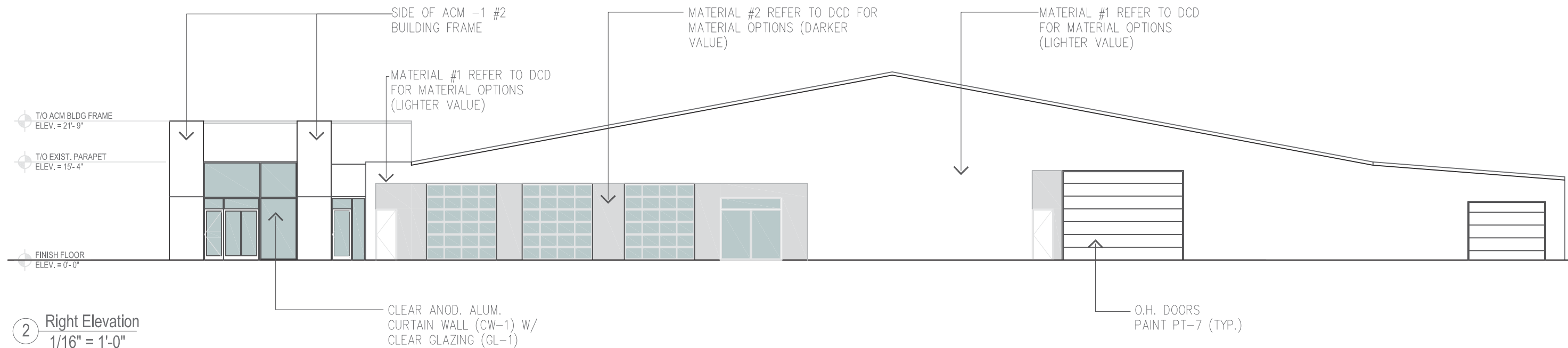
**A2 SITE PLAN**  
1:40

1 2 3 4 5





1 Left Elevation  
1/16" = 1'-0"



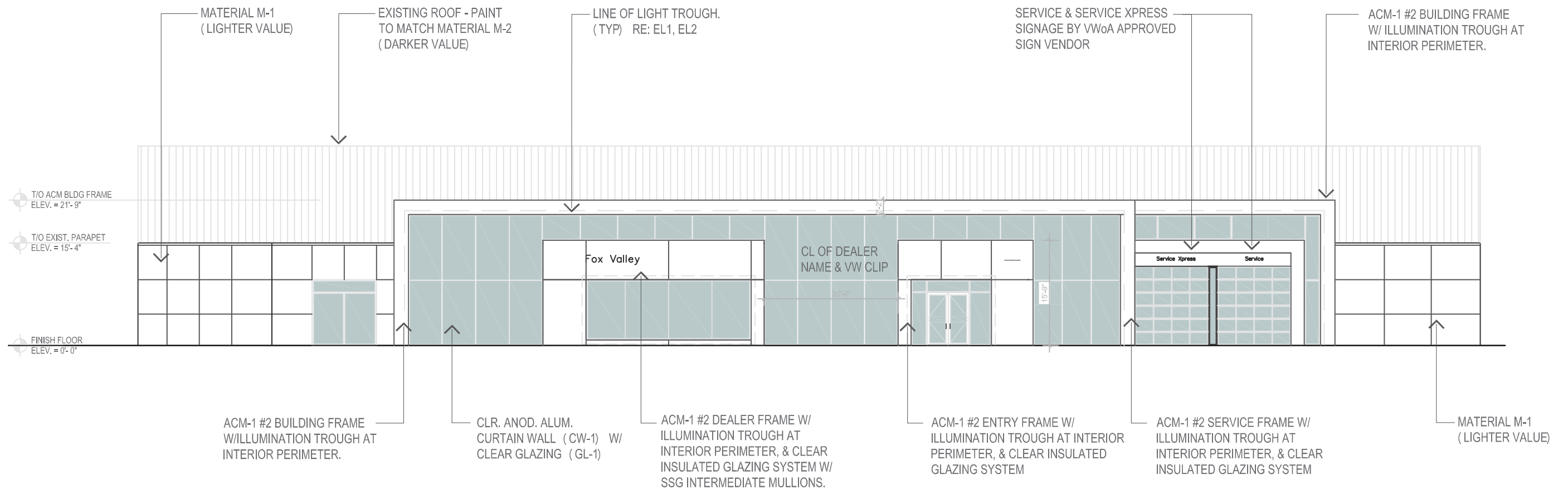
2 Right Elevation  
1/16" = 1'-0"

# Fox Valley Volkswagen

## Side Elevations

SHEET NOTES  
SEE M2.1-M2.3 FOR MATERIAL SCHEDULE.  
ALL ACM-1 JOINTS TBD BY SOBOTEC.





① Front Elevation  
1/16" = 1'-0"

# Fox Valley Volkswagen

## Front Elevation

SHEET NOTES  
SEE M2.1-M2.3 FOR MATERIAL SCHEDULE.  
ALL ACM-1 JOINTS TBD BY SOBOTEC.

WALL LEGEND	
	EXISTING WALL
	PROPOSED WALL
	FRAMELESS GLASS
	CURTAIN WALL



1 First Floor Plan  
1/16" = 1'-0"

- ACM - 1 #2 BUILDING FRAME W/ ILLUMINATION TROUGH AT INTERIOR PERIMETER WORLD AUTO PYLON
- ACM-1 #2 DEALER FRAME W/ ILLUMINATION TROUGH AT INTERIOR PERIMETER, & CLEAR INSULATED GLAZING SYSTEM W/ SSG INTERMEDIATE MULLIONS.
- CLEAR ANOD. ALUM. CURTAIN WALL (CW-1) W/ CLEAR GLAZING (GL-1)
- ACM-1 #2 ENTRY FRAME W/ ILLUMINATION TROUGH AT INTERIOR PERIMETER, & CLEAR INSULATED GLAZING SYSTEM. VW LOGO BOTH SIDES. PROVIDE FULL TILES ALONG CURTAINWALL SYSTEM.
- ACM - 1 #2 SERVICE FRAME W/ ILLUMINATION TROUGH AT INTERIOR PERIMETER
- ACM - 1 #2 BUILDING FRAME W/ ILLUMINATION TROUGH AT INTERIOR PERIMETER

**SHEET NOTES**  
SEE SHEETS M2.1 THROUGH M2.4 FOR MATERIAL SCHEDULES.  
SEE F1.0-F1.4 FOR FIXTURE SCHEDULES.  
ALL VEHICLES IN SHOWROOM TO HAVE FLUSH FLOOR MOUNTED POWER SUPPLY BELOW ENGINE COMPARTMENT.  
IT IS RECOMMENDED THAT ELECTRIC VEHICLE CHARGING ACCESS IS PROVIDED IN SERVICE DEPT. EXACT FIXTURE SIZES, POWER REQUIREMENTS AND LOCATIONS TBD BY FURNITURE & FIXTURE SUPPLIERS

**SHEET NOTES**  
PROVIDE ROUND COLUMNS AT FRONT FACADE AS REQ'D IDEALLY ALIGNED ON CENTER WITH WINDOW MULLIONS  
BY AOR: FINISHES TBD BY ARCHITECT OF RECORD.  
AOR TO VERIFY ACCESSIBILITY AND EGRESS REQUIREMENTS OF 2ND FLOOR

# Fox Valley Volkswagen

## First Floor Plan