



**8707 Skokie Blvd, 204
Skokie IL 60077 USA**
TEL: 847-763-9925
FAX: 847-763-9926

Leevy Yoeseop, *President*
mobile: 847-772-7316
leevy@cbdchicago.net

PROJECT TYPES

- **Commercial:** retail, restaurant, medical/dental facilities, general office space, mixed-use.
- **Institutional:** religious facilities, community centers, educational buildings.
- **Residential:** townhomes, condominiums.

CBD delivers!

CONSTRUCTION BY DESIGN (CBD) is a full-service construction company with solid experience in all building materials and a variety of building types. For more than 15 years, we have been delivering on-time, on-budget projects with high quality craftsmanship in the metropolitan Chicago area.

Our firm is owned and operated by professionals with advanced degrees in engineering and architecture who--because of their experience in the construction industry--know how to ask the right questions of other professionals, how to give direction to subcontractors to meet our project expectations, and how to communicate effectively with clients.

CONSTRUCTION SERVICES

CBD delivers the highest level of service and professional expertise at every step in the construction process. Our 'driver's seat' project management is built on:

- clear and open communication with clients,
- comprehensive monitoring of schedule, budget, quality of work, and managing details toward a successful completion.
- anticipating the full impact of changes and new developments in a project on every aspect of construction.

Planning

- thoroughly detailed project scheduling & planning
- full review of plans and specifications for compliance with all national, state, and local building codes and regulations
- extensive network of relationships with municipalities to facilitate project approvals
- schedules regularly updated and adjusted to stay on track with completion

Subcontractors

- prequalification and selection of subcontractors to suit individual project needs
- review and evaluation of subcontractor proposals in the client's best interest
- meticulous subcontractor coordination and field supervision

Reporting

- Industry-standard forms developed by the American Institute of Architects (AIA) used for all project documentation and reporting
- clients receive regular written progress reports based on site inspections

Contracts

- Construction By Design contracts are flexible according to the client's needs and can be written either on a lump-sum General Contracting or fee-based Construction Management basis.

CBD takes pride in getting the whole job done, because we understand we are not just in the business of constructing buildings...we build long-term relationships based on reliability and trust.

Let **CONSTRUCTION BY DESIGN** deliver for you on your upcoming project!



PROJECT EXAMPLES

Commercial

Retail/restaurant

Prestwicke Plaza, Algonquin : 4 retail buildings 3150-13,900sf and 187 parking spaces. Project budget: \$2.9 million

Laraway Ridge, New Lenox : 32,650sf strip center; 199 parking spaces. Project budget: \$2.2 million

Aroma Mexican restaurant, Algonquin : 1600sf with 34 seats. Project budget: \$288,000

Pita Inn, Glenview : 3750sf Mediterranean restaurant with 60 seats and 47 parking spaces. Project budget: \$675,000



Educational

Three Oaks Montessori School, Palatine: 7000sf new construction; 5 classrooms, library, office, kitchen, lounge, 13 parking spaces. Project budget: \$1.05 million

3155 Diversey Daycare, Chicago: 12,000sf new construction; 4 children's centers in 11 rooms, office, kitchen, playground. Project budget: \$1.170 million



Medical/Dental

Morris Cancer Center, Morris : 27,000sf facility with CT, PET, linear accelerator, 7 offices, 22 exam rooms, pharmacy, and chemo recovery area.

JOHA Oncology Diagnostic Center, Joliet : 7750sf remodeling including research center, 2 offices, accounting, filing and fitness areas.

6433 N. Cicero, Lincolnwood : 2000sf new construction dental office; 4 operatories and 6 parking spaces. Project budget: \$500,000



Institutional

Armenian Evangelical Church, Mount Prospect : 8000sf church, community hall and commercial kitchen, 47 parking spaces. Project budget: \$960,000

Assyrian National Council of Illinois Youth Center, Skokie : 22,467sf gymnasium with running tracks, weight room and multipurpose room, 136 parking spaces. Project budget: \$4.1 million

Industrial

Meat processing plant, 370 N. Morgan St, Chicago : Conversion of a 30,000sf warehouse into a chicken processing facility. Reconfiguration included built-in cooler, freezer and meat processing areas; loading docks and office space. Project budget: \$650,000.

Indian grocery processing facility, 8501 Central Park Ave, Skokie : Conversion of a 180,000sf warehouse into a commercial food production, packaging and distribution facility. Reconfiguration including custom-designed food preparation, processing and packaging areas, including a special facility for milling chickpeas, food storage, loading docks and office space. Project budget: \$1 million

*From top: Prestwicke Plaza;
Morris Oncology Center;
Armenian Evangelical Church;
Assyrian National Council of Illinois.*



PROJECT EXAMPLES

Residential

Single-family

867 Peachtree Lane, Glencoe : 5800sf; 5 bedrooms, 4.5 bathrooms, 2 car attached garage. Project budget: \$1 million



2028 Walters, Skokie : 3800sf; 4 bedrooms, 3.5 bathrooms, 2 car attached garage. Project budget: \$480,000

8500 Keeler, Skokie : 9850sf; 9 bedrooms, 10 bathrooms, 3.5 car attached garage. Set at the edge of a golf course with magnificent views of mature trees and a vast lawn, the emphasis in this home was on placing windows to frame the views as pictures which change with the light and season. The building masses mirror each other to create deep shadow lines for an appropriate scale at the street elevation.

Project budget: \$1.8 million



9025 Tripp, Skokie : 13,000sf; 8 bedrooms, 9.5 bathrooms, 3 car attached garage. Project budget: \$2.2 million

5324 George, Skokie : 4300sf; 5 bedrooms, 5 bathrooms, 2 car attached garage. This unique residence incorporates elements of the owners' Persian heritage with the inclusion of a domed atrium and central courtyard with fountain. The courtyard serves as a central gathering space, from which the major living spaces of the home radiate. Windows in the atrium dome open to allow for natural ventilation and sunlight deep into the first floor. Project budget: \$1.2 million



Multi-family

Melise Townhomes, Glenview : 7 structures, 18 townhomes, 1800-2400sf; 3 bedrooms and 2.5 bath, full basement and 2 car garage. Project budget: \$6.5 million

7610 Crawford, Skokie : 16 unit condo conversion. Project budget: \$800,000.

*From top: Tripp residence;
Peachtree residence;
Melise Townhomes*