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**CRANE**

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CONSTRUCTION COMPANY LLC

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## Crane Construction Company LLC

is a rare breed in the construction industry. Crane was founded on the philosophy that our owners be intimately involved in every project. Quality and client satisfaction are the most important aspects of the company. Our people love what they do and have the longevity to prove it. A family-owned and operated business with roots in construction for more than 60 years, we've built a reputation for excellence, collaboration and integrity.

We partner with a diverse range of clients in areas including retail, restaurants, hospitality, commercial and multi-family residential, and manage a full range of services throughout the construction process. Some of the most iconic brands in the world have come to us with their most sophisticated and complex needs, and we have helped turn their visions into realities.

Our unique approach stems from the belief that bigger is not always better. We take on a limited number of projects each year to ensure that our Principals are involved with every project, and each is handled meticulously from start to finish. This approach allows us to be more agile and innovative, and our lack of bureaucracy provides unmatched efficiency and client satisfaction.

Crane's greatest asset is our people. Our staff includes second and third-generation family members and many individuals who have been with the company for decades. We are experienced, passionate about what we do and work as a team to ensure the best and most efficient outcome for our clients.





# MARKETS

## RETAIL

Our retail experience spans 48 states working on projects with a wide-range of clients including:

Dior	David Yurman	Tumi	J. Jill
Bvlgari	Thomas Pink	Soul Cycle	Ann Taylor
Gucci	Barbour	Tommy Bahama	Nike
Dolce & Gabbana	Shreve & Co	Vineyard Vines	Chico's
Versace	Yves Saint Laurent	William Sonoma	Coach
Ralph Lauren	Aritzia	Pottery Barn Kids	West Elm

These projects range in size and complexity from fabricating simple shelving for a major furniture retailer to building all of the Disney stores in New York City.

## RESTAURANTS

From fine dining to fast casual, we have built more than 100 restaurants, many as repeat clients. Over the past two decades, our work has taken us to cities all over the country including Chicago, Las Vegas, Orlando, Miami, Washington, DC and Philadelphia. We've partnered with well-known chefs and popular restaurants including:

Sixteen at Trump Tower	Weber Grill	Prime & Provisions
Blue Water Grill	LYFE Kitchen	Giordano's
Capital Grille	Urban Market Food Court	Tommy Bahama
Siena Tavern	JP Morgan Chase	Restaurant & Bar
Mastro's Steakhouse	Benny's Prime Chophouse	AceBounce
Fleming's Prime Steakhouse & Wine Bar	House of Blues	David Burke's Steakhouse
Hard Rock Café	Roti	Smoky Bones Bar & Fire Grill
Smith & Wollensky	Frontera Cocina	S/K/Y
	Disney Springs	



## HOSPITALITY

Working in partnership with major hotel franchises as well as boutique hotels, we have handled major new construction and renovation projects for clients including the Chicago Hilton, Chicago Fairmont and The James Hotel (Chicago).



## COMMERCIAL

Our commercial work encompasses a diverse range of projects including retail centers, industrial projects and corporate renovations for companies such as AAR Corp., Midwest Truck & Auto Parts, Mechanical Servants, and Mid-Res.



## RESIDENTIAL

We continue to build off what has historically been the foundation of our business. Over the past fifty years Crane has constructed more than 10,000 apartment units. These have ranged from top-end condominiums to multi-family apartments including senior housing.



## DEVELOPMENT

Our development arm specializes solely in affordable, independent senior housing. In 2013, we completed our first 81-unit affordable senior housing development in Glendale Heights, Ill. a suburb of Chicago. In June of 2017, we broke ground on a 51-unit affordable senior development in Yorkville, IL. Future projects are currently being developed by our affiliate company GC Housing Development LLC.

# OUR HISTORY



Crane was founded by Morton J. Crane during the late 1940's in Chicago. Over the next 30 years Mort grew the business into one of the most prominent high-rise residential construction companies in the Midwest.



By the 1970's Crane Construction employed more than 300 people, erecting some of the most well-known buildings in Chicago and other major cities across the country including Las Vegas, New Orleans and Detroit.

In 1979, Mort transitioned the business to his son Jeffrey D. Crane. Jeff, who earned both a degree in civil engineering at the University of Illinois and an MBA from Northwestern University, worked full time with his father while finishing business school. He started as a Project Manager and later became General Superintendent of Field Operations before taking over as President of Crane.

"I was always interested in construction. I consider myself one of the lucky guys that knew what I wanted to do from a young age. I grew up in the construction business, I loved it and it was important for me to participate in the family business and have it prosper after my father retired."

Jeff has fond memories of visiting job sites with his father, riding up outside hoists and watching the construction process unfold. One project he remembers observing was a candy manufacturing company that was going through a building addition. Fittingly, he went on to oversee subsequent phases of that project years later.

For the next 15 years, Jeff led Crane, building hundreds of successful projects including multi-family residential, large commercial office buildings as well as industrial developments and hotels.

In 1995, Jeff decided to refocus the company, bringing on partners including Ralph Grande to expand Crane's capabilities. After decades of experience in the construction industry, Jeff and Ralph wanted to create an environment that offered:

- **Hands-on engagement** of the principals with every project to ensure the highest levels of experience, consistency and detail.
- **A collaborative, team-oriented approach** from the earliest stages of a project to achieve the most efficient, cost-effective outcome for the client.
- **Less bureaucracy** which gives us the ability to be more agile and innovative, guaranteeing an unmatched client experience that exceeds expectations and delivers on commitments



# ANTHONY PLACE ST. CHARLES SENIOR APARTMENTS

St. Charles, IL



Anthony Place at Prairie Centre, a development partnership between GC Housing Development LLC (an affiliate of Crane Construction Company LLC) and Fox River Affordable Housing Corporation (FRAHC) recently opened its doors in July 2020 in St. Charles, Illinois. This 75-unit, four-story affordable, independent living senior housing property is one of approximately twenty buildings that make up the larger, 27 acre multi-phase, mixed-use development called Prairie Centre in which Shodeen Inc. is the master developer.

Anthony Place at Prairie Centre includes 75 one and two bedroom units (57 one bedrooms and 18 two bedrooms) in a newly constructed four-story building consisting of a first floor pre-cast concrete lid, wood frame construction, reinforced concrete walls and footings, and prefabricated truss floors and roof. The ground floor includes indoor parking spaces, onsite management office, community room with a fire place and other common space amenities while the upper floors feature library/reading rooms and a fitness center. All units are equipped with walk-in closets, washer/dryer, microwave, and dishwasher.

To reduce the building's energy use and encourage sustainability, the project complied with the Illinois Housing Development Authorities Sustainable Design program. In addition to other sustainable design elements throughout the building, all units and common areas were fitted with water saving fixtures, energy efficient lighting, and Energy Star appliances.

GCHD and FRAHC's financing, community, and development partners include:

- Illinois Housing Development Authority (IHDA)
- Bank of America, N.A.
- Housing Authority of Elgin
- Myefski Architects
- Lightengale Group
- Association for Individual Development
- Shodeen Development



# ANTHONY PLACE OTTAWA SENIOR APARTMENTS

Ottawa, IL



In June 2020, GC Housing Development LLC (GCHD), an affiliate of Crane Construction Company LLC, and Starved Rock Homes Development Corporation (SRHDC) recently opened Anthony Place Ottawa Senior Apartments, a 56-Unit, four-story Affordable, independent senior housing community in historic downtown Ottawa, Illinois.



The city of Ottawa is now home to a 72,737 square foot, affordable senior residential community with 42 one-bedroom and 14 two-bedroom units. All units are equipped with walk-in closets, washer/dryer, microwave, and a dishwasher. These one and two-bedroom apartments are age restricted to those 55 years and older. Building amenities include a mixture of indoor and outdoor parking, onsite property management, and common areas such as a community room with kitchen for parties and gatherings as well as a gym, library and media/game room.



Both the exterior and interior, which feature a masonry first floor with a pre-cast concrete lid and wood framing for the top three floors, were constructed in under a year. By relying on teamwork and collaboration during construction the project was able to stay on-schedule and on-budget throughout the COVID-19 pandemic.



To reduce the building's energy use and encourage sustainability, the project complied with the Illinois Housing Development Authorities Sustainable Design program. In addition to other sustainable design elements throughout the building, all units and common areas were fitted with water saving fixtures, energy efficient lighting, and Energy Star appliances.

GCHD and SRHDC financing, community, and development partners include:

- Illinois Housing Development Authority (IHDA)
- City of Ottawa, IL
- Raymond James Tax Credit Funds
- Citibank, N.A.
- Housing Authority for LaSalle County
- LaSalle County Veterans Assistance Commission
- Landon Bone Baker Architects
- Lightengale Group



# ANTHONY PLACE YORKVILLE SENIOR APARTMENTS

Yorkville, IL



GC Housing Development LLC, an affiliate of Crane Construction and the Burton Foundation partnered to bring a 51-unit two-story affordable housing residence for seniors to Yorkville, IL.

Located about an hour outside of Chicago, this spacious, modern independent living center combines in-suite amenities with upgraded community spaces that improve the quality of life for its residents.

As a company with a deep-rooted business philosophy of helping improve the quality of life in our communities, we were honored to help bring much needed affordable housing options for Yorkville's senior community.

## Approach

Our development team members who specialize in affordable, independent senior housing, worked side-by-side with the Burton Foundation team, designers, and architects through every step of construction.

The finished project demonstrates how private developers and public institutions can work together to find solutions that best serve senior citizens, a largely underserved population in Chicago and the surrounding suburban areas.

## Results

In April 2018, Anthony Place Yorkville Senior Apartments opened its doors. The new residents were welcomed home to one of the 33 one-bedroom units or 18 two-bedroom units, each with its own patio or balcony, washer, dryer, and dishwasher.

Common areas to gather and socialize, such as the media room, exercise room, and library offer space and options for residents to gather, learn, and unwind.

To reduce the building's energy use, units and common areas were fitted with water saving fixtures, energy efficient lighting, and Energy Star appliances. The facility later went on to receive the esteemed Enterprise Green Communities certification.



# THOMAS PLACE GLENDALE HEIGHTS SENIOR LIVING FACILITY

Glendale Heights, IL



## THE PROJECT

Crane partnered with Glendale Heights Senior Apartments, Limited Partnership, to develop and build Thomas Place Glendale Heights—a spacious, modern building that offers affordable and independent living for seniors.

This 81-unit facility, located about an hour outside of Chicago, in DuPage County, combines first-class in-suite amenities with modern community spaces that improve the quality of life for the Glendale Heights' senior community.

## APPROACH

Our development team, which specializes solely in affordable, independent senior housing, worked side-by-side with the municipal team, designers, and architects through every step of construction.

By relying on teamwork and collaboration, we were able to overcome a significant challenge: removing over 4,000 truckloads of dirt in one month, enabling the residence to be completed on time and on budget.

## RESULTS

In only nine months, both the exterior and the interior, which features a masonry first floor with a pre-cast concrete lid and wood framing for the top three floors, were complete. Glendale Heights is now home to a 133,294 square foot, four-story multi-unit residential facility with 57 two-bedroom and 24 one-bedroom units, each with its own private balcony.

To reduce the building's energy use, we added water saving fixtures, energy efficient lighting, and Energy Star appliances. The facility later went on to receive the esteemed Enterprise Green Communities certification.

Other integral components include community spaces such as the kitchen, media, computer, billiards, living room, and a party room for residents to gather, learn, and unwind. A mailroom and 81 indoor parking spaces were also added to increase convenience and comfort.



# MONTCLARE OF AVALON PARK SENIOR LIVING FACILITY

Chicago, IL

## The MONTCLARE SENIOR RESIDENCES

The seven-story, 424-unit affordable senior living facility on Chicago's South Side spans nearly 200,000 square feet and was built over two phases of construction.

As a company with a deep-rooted business philosophy of helping improve the quality of life in our communities, we were honored to partner with the innovators and decision-makers behind Montclare Senior Residences of Avalon Park and fill a vital need for affordable senior housing in this neighborhood.

### Approach

The interior and exterior construction took place over two phases and involved close collaboration with Kahtib and Associates Engineering Firm and Pacific Management Group. For our crews on the ground, we greatly surpassed minority/women business enterprise and local hiring ordinance requirements set by the City of Chicago and the owner of MR Properties, LLC.

The first phase encompassed a \$16 million, 90,000 square-foot facility with 102 studio and one-bedroom apartments. The second phase featured a \$21 million, 102,573 square-foot facility with an additional 122 one and two-bedroom apartments.

### Results

The Enterprise Green Communities Certified building was constructed with masonry and precast concrete and features a green roof, reducing the facility's heating and cooling energy load.

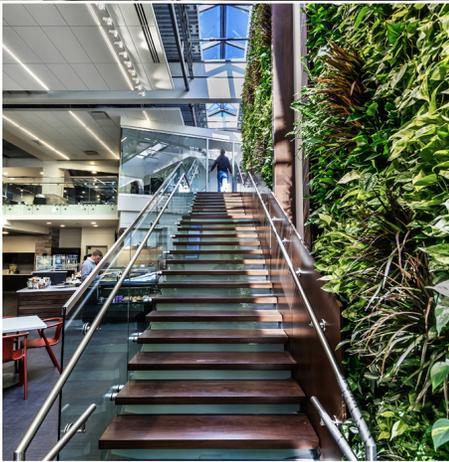
The new residents were welcomed home to a spacious, modern living center, equipped with a community room, library, health screening and exercise rooms, laundry, outdoor recreational areas, and transportation. Additionally, meals and social services are provided through the City of Chicago's Department on Aging.





# AAR WORLD HEADQUARTERS

Wood Dale, IL



### THE PROJECT

A publicly-traded company on the NYSE, AAR provides aviation services for the commercial aerospace and government/defense industries in more than 100 countries. Crane was called in to lead the \$14 million renovation of its world headquarters in Wood Dale, IL.

The rebuild reflected the brand's commitment to quality and innovation, and the objective was to inject new life and energy to the space where its dedicated team of employees spend their working time.

### APPROACH

AAR's leadership team relayed their vision for a refreshed world headquarters that would bring a modern backdrop and a new sense of excitement to the team on the ground in Wood Dale.

Keeping their passion in mind at all times, we worked hand-in-hand with both leadership and the dedicated design teams from Heitman Architects, Ambius and Axis Design to developed an innovative, flexible construction schedule to allow the corporate office and warehouse to remain open for business during the multi-phased project.

### RESULTS

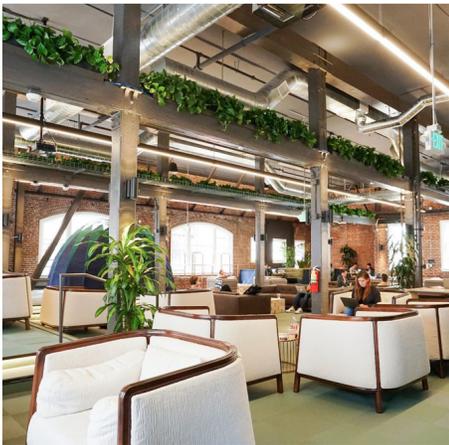
At completion, the leadership team's vision was realized: 105,000 square feet of office space was now a contemporary, user-focused workspace and headquarters.

We collaborated with the commercial designers at Ambius and installed an award-winning living green wall and 75-foot skylight to the overhauled dining space, creating an almost al-fresco feel. Additions here also included an open dining area and a full commercial kitchen.

Other major interior renovations included upgrades to conference rooms and restrooms, and major mechanical systems throughout the building were overhauled to improve efficiency.

Outside, a new entrance canopy with a drop-off lane and a new entry vestibule, as well as all new energy efficient windows, HVAC rooftop units and cooling systems.





## THE PROJECT

Werqwise is a California-based coworking space for small and mid-size companies, where entrepreneurial workers can collaborate and work in their choice of flexible workspaces under one roof.

Crane was chosen to buildout the top four floors, 48,000 square-feet, of its San Francisco Financial District location in a massive six-story, historic building.

## APPROACH

Defying unconventional design, the owner and designer sought to create a space that would breed creativity and improve productivity.

Keeping their passion and vision in mind at all times, we accelerated the buildout plan and worked alongside them, ensuring decisions were made quickly to keep the project on schedule. This collaboration was imperative to making sure the buildout was completed within the aggressive eight-week timeline for the first two floors. Werqwise was open and in business while we finished the buildout on the top two floors.

## RESULTS

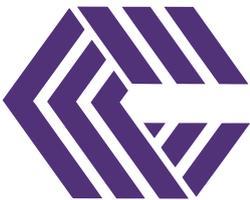
By opening day, the first two floors were transformed into contemporary, user-focused workspaces. Private offices, meeting rooms, quiet zones, and tent-like "huddle rooms" were installed for members to have privacy and autonomy.

Outdoor elements were incorporated into the interior, such as plants along the beams and shelves that were built to hug the underside of the ceiling.

Paneling was installed to reduce excessive and unnecessary noise, allowing for increased concentration and minimal distractions in the work zones.

Community spaces come alive with high-end, comfortable couches, lounge chairs, and expansive work tables for collaboration and brainstorming.





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