

Project Profile

Midtown Square

Unlocking Design Options And Driving Comfort In An Urban Development



MagicPak® Impact

- **Scope:** Midtown Square is a four-story, mixed-use urban infill development in Glenview, Illinois. Original plans called for an offset floor, and meet stringent local building codes.
- **MagicPak Solution:** MagicPak MGE units provided the design flexibility to accommodate the offset floor, with custom color matching and vertical orientation of the louvers to satisfy aesthetic concerns and building codes.
- **Results:** Because the developer specified MagicPak systems, there were no compromises in the final design, and even the HVAC noise issues common to urban developments were completely eliminated.

Midtown Square is a mixed-use development in Glenview, Illinois. Since opening in 2014, Midtown Square has garnered a number of recognitions, including the “Best Block” Charter Award by Illinois Congress for the New Urbanism, and “Top 5 Development” for 2014-2015 at the 27th Annual CRE Awards Dinner. Midtown Square was also a 2015 ULI Chicago Vision Awards finalist.

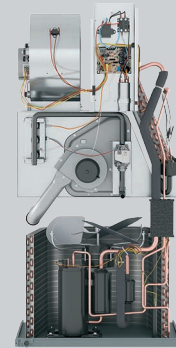
The Challenge

With a constrained urban footprint, noise considerations and stringent aesthetic code standards to meet, Glenview Square needed an HVAC system that could accommodate tricky design elements while helping to save space in an urban setting.

The Solution

MagicPak® systems offered the perfect balance of comfort, low noise levels, and the design flexibility to deliver a high level of performance that met local codes without compromising the building’s original architectural vision.

MagicPak All-In-One™ MGE Gas Heating/Electric Cooling



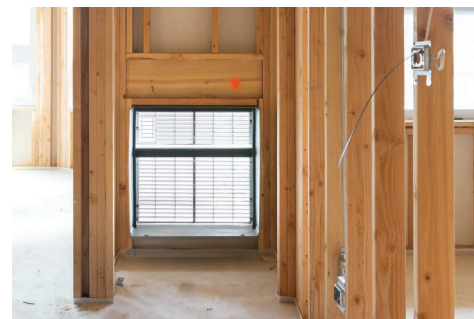


MagicPak® MGE Systems are the Perfect Answer for an Urban Development

Midtown Square, a mixed-use development located in the heart of downtown Glenview—a suburb of Chicago—features 101 one-bedroom and 37 two-bedroom apartments, along with 9,000+ square feet of retail space for businesses. Alex Tomsidis, President of AT Mechanical, worked closely with the project developer and architect to select HVAC systems. Tomsidis had been using MagicPak for years and was familiar with its dependability and flexible installation options. “The MagicPak MGE unit is a commercial-grade product, and it shows in its construction. It’s not some flimsy piece. It’s a well-made, quality, quiet unit that does what it’s supposed to do,” said Tomsidis.

Meeting Design Challenges

One of the best benefits of MagicPak is in the flexibility of installation to help meet local building and aesthetic codes. The original design plans of Midtown Square called for the top floor to be offset, which created a problem because traditional heating and cooling systems aren’t designed to accommodate an offset floor. To address these challenges, MagicPak systems were proposed, but the developer had concerns about the exterior louvers. Fortunately, MagicPak louvers can be made to exact color specifications with custom paint and color matching, but color was not a concern in this case. It was the orientation. “We were able to spec MagicPak MGE units and design a vertical orientation of the louvers to essentially ‘hide’ them from the architect’s elevations and help meet standards set by the city,” said Tomsidis.



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Alex Tomsidis, President, AT Mechanical

"The quietness of the MagicPak unit is key because it works in a way that I would be happy with in my own home."

Alex Tompsidis, President, AT Mechanical

Quiet, Reliable Operation in Every Unit

Because urban design must take space limitations into consideration, developers often find themselves having to accommodate multiple units operating in close proximity. Since sound levels are an obvious concern, a heating and cooling system that offers quiet operation isn't just a selling point, it's a necessity. "Noise is probably the biggest everyday complaint property managers have to deal with from tenants. The quietness of the MagicPak® unit is key because it works in a way that I would be happy with in my own home. That's a big deal for me," said Tompsidis.

Seamless Integration Starts With MagicPak.

MagicPak All-In-One™ systems simplify specification, installation, maintenance and ownership, while a choice of gas/electric or all-electric operation allows greater application flexibility.

Optimized for Multifamily



M-Series™

The MagicPak M-Series offers reliable, convenient heating and cooling combined with greater flexibility in design, installation and service. The M-Series offers a smaller louver than similar units, and is easily customizable to blend in with the building's façade.

MGE - Gas Heating/Electric Cooling

MCE - Electric Heating/Electric Cooling

MHP - Electric Heat Pump Heating/Cooling



V-Series™

The MagicPak V-Series combines the simple installation and service of the original MagicPak design with the option of high-efficiency operation. So residents, managers and property owners can enjoy every MagicPak advantage, along with smarter energy use and reduced operating costs.

HWC - Gas Heating/Electric Cooling

EWC - Electric Heating/Electric Cooling



To learn more about how MagicPak can benefit your next project, visit our website at MagicPak.com.