



PRAIRIE POINT CENTER

Location: 313 E. Washington, Oswego, IL | 6.01 acres
Square Feet: 14,453 SF (excludes attached maintenance garage)
Year Built/Acquired: 1974 / 1986
Parking Spaces: 77

General Information

Context	Former John Deere dealership facility	
Hours of Operation	Mon - Fri	8:30 am - 4:30 pm
Approximate Utilization	High	
Users/ Programs	Administrative staff	

Notes / Observations

- Mixed use occupancy of office and garage creates a non-conforming building code violation.
- Facility needs interior improvements to enhance building user comfort and well-being.
- Exterior metal building components need replacement.
- Parking on east side is not safe entering/exiting the site.
- Building lacks a vestibule at the main entrance which causes the lobby and service desk area to feel uncomfortable.
- Building systems are beyond their expected life cycle and need replacement.
- The main entrance to the building and visitor parking lack clear identification. The building has two entrances.
- The facility is not ADA compliant, including accessible routes from public right-of-way to all exterior doors, and indoor mezzanine accessibility.
- No level stops outside exterior doors, not allowing a wheelchair to rest.
- Protection is required at exposed rigid insulation as required by fire code.
- Create compliant emergency exits from the maintenance garage and multipurpose room.
- Replace existing roof.
- Replace existing interior lighting and install lighting control devices for energy code compliance.
- Replace all exterior windows and doors.
- Expand and remodel public restrooms.
- Improve the HVAC and control systems.
- Install a larger diameter water service line.

Figure 110: Prairie Point Center Condition

Facility Condition

	Score
Interior / Finishes / Furniture	D
HVAC	F
Plumbing / Fire Alarm	D
Electrical	F
Roof	D
Building Exterior / Windows	D
Security Alarm	F
ADA Compliance	F
Building Doors	D

Floor Plans





Prairie Point Center facade



Prairie Point Center facade



Second story



Administrative office



Hallway