

Hidden Meadows

Conceptual Redevelopment Plan

Park Forest, IL | May 2015

Introduction & Background

The Village of Park Forest currently owns and controls the former Hidden Meadows Golf Course located at the northeast corner of Crawford and Stuenkel Road. The study area includes 72 acres located south of Tamarack Street, and an additional 17.5 acres to the north. The course was closed in 2006 and the Village began the process of exploring a reuse of the site. Following the downturn in the economy and the real estate market, redevelopment plans were put on hold. While the market has not returned to where it was in 2006 or 2007, the Village is taking a proactive approach to reassessing the development potential of the site. While a key consideration is getting property on the tax rolls, it is equally important that a new use can act as a community amenity and a catalyst for additional development.

Houseal Lavigne Associates was retained by the Village to conduct a market assessment and to prepare a redevelopment concept plan for the site. A market analysis was conducted that examined demographic and socioeconomic trends as well as residential, retail, office, and industrial market conditions. Preliminary concept plans were prepared based on a combination of market conditions and physical capacity.

A meeting was held with surrounding property owners to solicit input on their vision for the site. While the neighbors were supportive of redevelopment and understood the importance to the community, they were generally opposed to additional single-family development that would be viewed as competing with their home values.

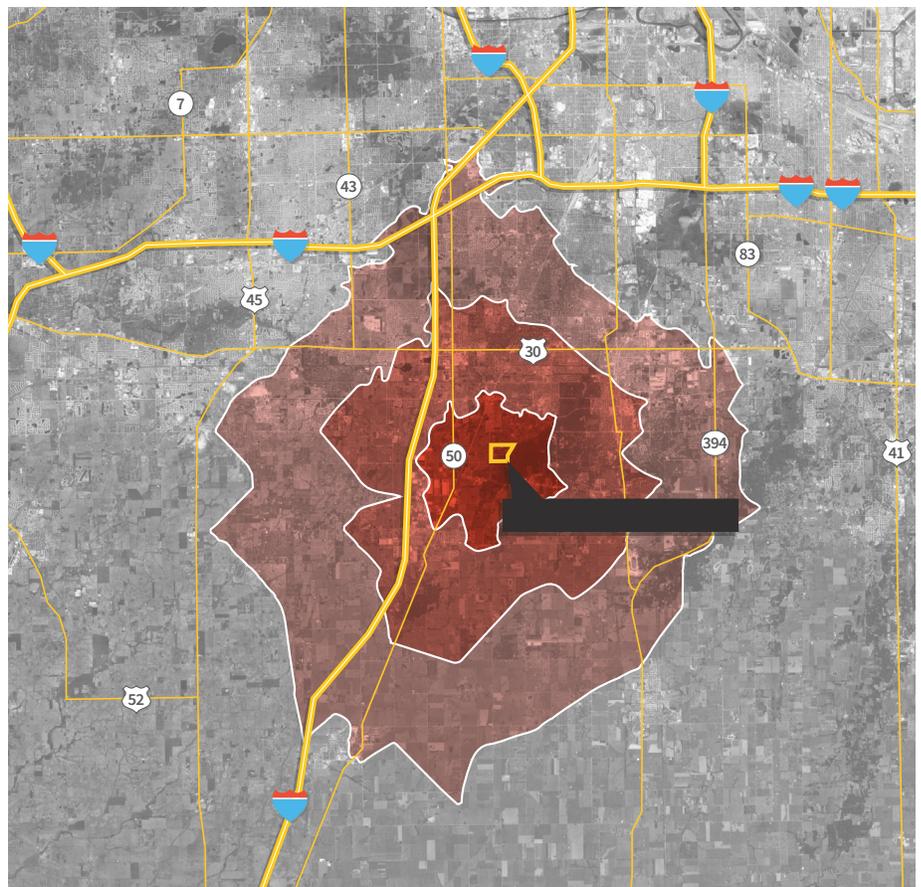
Several meetings were held with elected and appointed officials as well as Village staff over the past year. In addition, interviews were conducted with brokers and developers as well as local and regional officials including the Will County Forest Preserve, Chicago Southland Economic Development Corporation, and Governors State University. This input was particularly useful in garnering insight into future plans for the area that may have an influence on the site. Past plans and studies were also reviewed to ascertain their relevance on current development potential. This includes: The CMAP Homes for a Changing Region report for Park Forest; South Suburban Retail Investment Study; The 211th Street Metra Station TOD Implementation Study, and previous development plans for the site.

The following highlights some of the key findings of the market assessment and the implications on potential redevelopment of the Hidden Meadows site.

Market Assessment

DEMOGRAPHICS & EMPLOYMENT

Population and households were assessed on a Village wide basis as well as from 10 and 15 minute drives of the Hidden Meadows site. Drive-time was utilized to better emulate consumer behavior for retail uses. While it is recognized that there are and will be other influences on retail market potential, the resident population is more influenced by the amount of time that it takes to travel to a location.



Source: ESRI Business Analyst; Houseal Lavigne Associates

Drive Time Map

- 5 Minute Drive Time
- 10 Minute Drive Time
- 15 Minute Drive Time

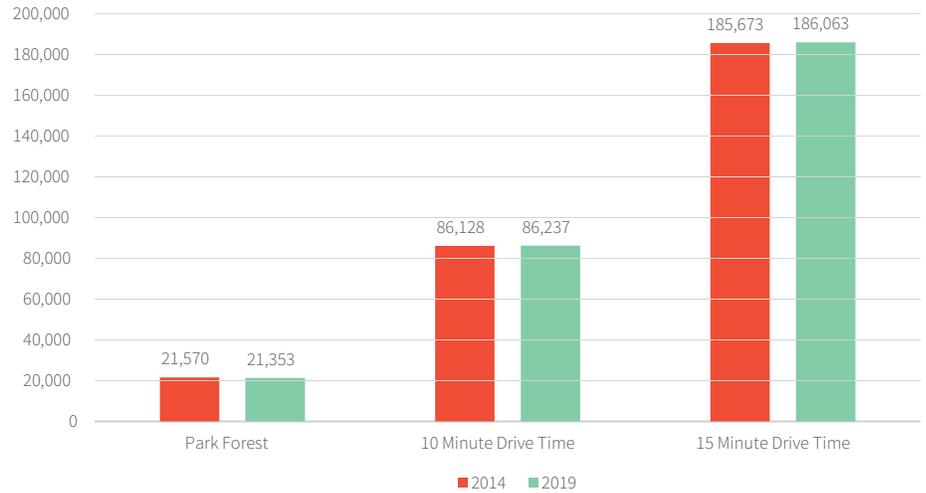
POPULATION, HOUSEHOLDS & INCOME

- ▶ While the Village is projected to experience a slight decrease, the 10 and 15 minute market areas are expected to see increases in population.
- ▶ The median age is rising in all areas with the Village being slightly older
- ▶ Household incomes are rising in all areas, but the ten and fifteen minute market areas will remain more affluent
- ▶ Household incomes are projected in all upper income cohorts (\$75,000+) Although a segment of the population will retire, overall net worth and disposable income will impact market potential
- ▶ While the Village and market area experienced a shift in racial composition over the past decade, the overall makeup is projected to remain relatively stable. The Hispanic population, however, is increasing in all locations

Implications on Redevelopment Potential

The Village and surrounding area has a relatively stable demographic with rising household incomes. The aging population represents a need to provide age targeted housing and commercial options for this segment of the population. The increased median age in the region is partially offset by the student population at Governors State University (GSU). While a majority reside outside of the study area, the daily influx of young people into the area presents additional opportunity. Rising household incomes bodes well for attracting additional retailers and businesses to the area.

Population (2014, 2019)
Park Forest, 10 Minute Drive Time & 15 Minute Drive Time



Source: ESRI Business Analyst; U.S. Census; Houseal Lavigne Associates

Race & Ethnicity

Race and Ethnicity	2010	2014	2019
	Percent	Percent	Percent
White Alone	33.4%	34.5%	35.3%
Black Alone	59.8%	57.8%	55.8%
American Indian Alone	0.3%	0.3%	0.4%
Asian Alone	0.8%	0.9%	1.1%
Some Other Race Alone	2.1%	2.4%	2.8%
Two or More Races	3.6%	4.0%	4.5%
Hispanic Origin (Any Race)	6.4%	7.3%	8.6%

Source: ESRI Business Analyst; U.S. Census; Houseal Lavigne Associates

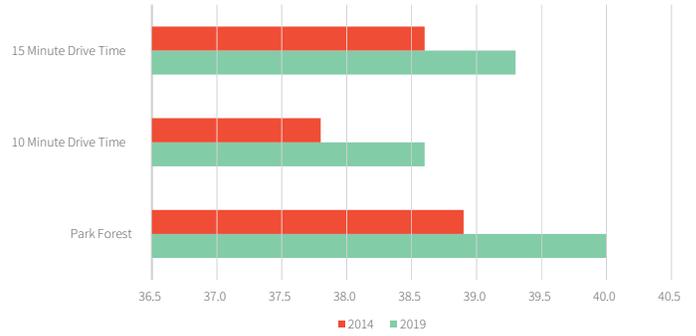
Age Distribution (2014, 2019)
Park Forest



Source: ESRI Business Analyst; U.S. Census; Houseal Lavigne Associates

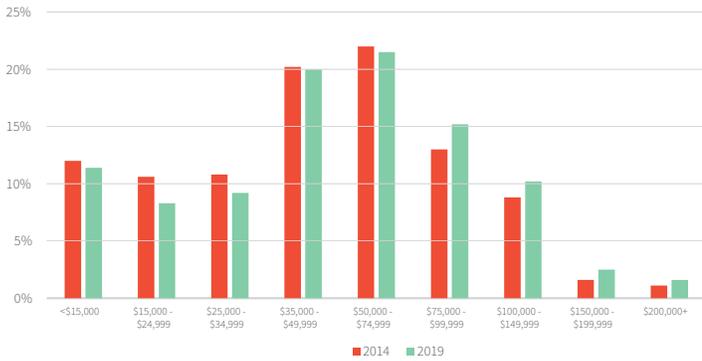
Median Age (2014, 2019)

Park Forest, 10 Minute Drive Time & 15 Minute Drive Time



Source: ESRI Business Analyst; U.S. Census; Houseal Lavigne Associates

Income Distribution (2014, 2019)
Park Forest



Source: ESRI Business Analyst; U.S. Census; Houseal Lavigne Associates

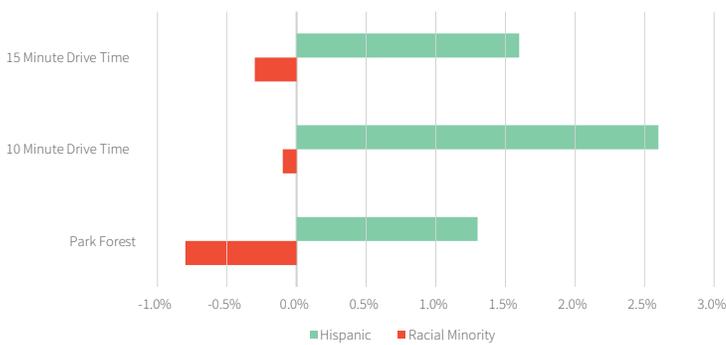
Median Household Income (2014, 2019)

Park Forest, 10 Minute Drive Time and 15 Minute Drive Time



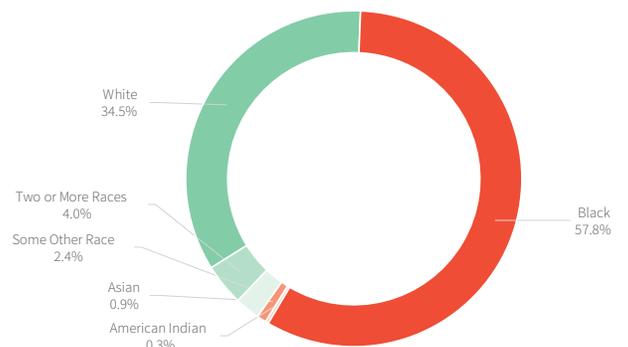
Source: ESRI Business Analyst; U.S. Census; Houseal Lavigne Associates

% Change in Minority Population Composition (2014-2019)
Park Forest, 10 Minute Drive Time & 15 Minute Drive Time



Source: ESRI Business Analyst; U.S. Census; Houseal Lavigne Associates

Racial Composition (2014)
Park Forest



Source: ESRI Business Analyst; U.S. Census; Houseal Lavigne Associates

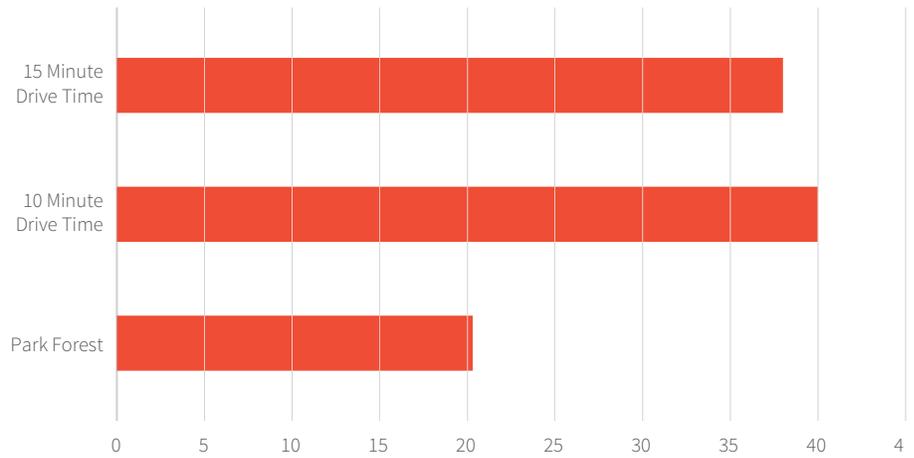
EMPLOYMENT

- ▶ The Village has been experiencing steady growth in employment since 2008 when there was a sharp decline in primary jobs that corresponded with the downturn in the national and regional economy.
- ▶ Healthcare and educational jobs comprise over 40% of jobs in the Village and are also expected to see the largest increase over the next several years
- ▶ The Village has a lower ration of jobs per resident than the larger market areas
- ▶ Most residents travel outside of the Village for work

Implications on Redevelopment Potential

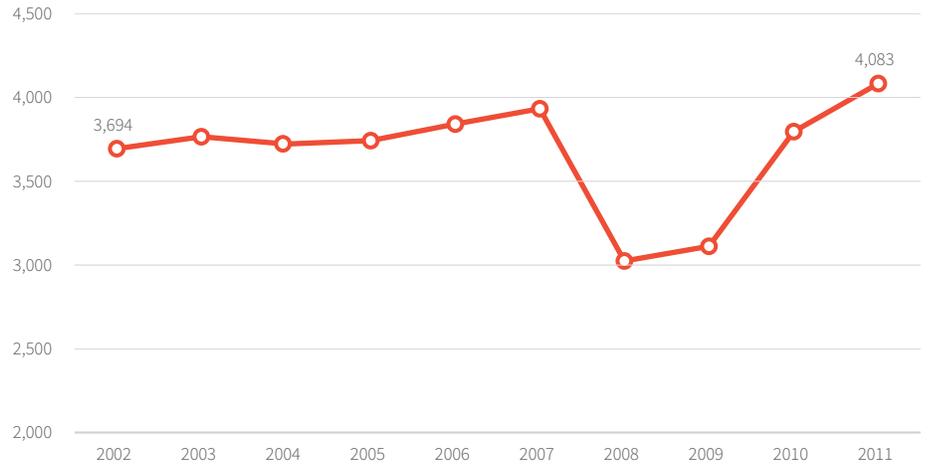
The region has a strong employment base, particularly in healthcare and education, from which to build. In that this is regional, the Village will need to position itself to compete against other municipalities including the provision of the necessary infrastructure and technology to support the needs of companies.

Primary Jobs Per 100 Residents (2014) Park Forest, 10 Minute Drive Time & 15 Minute Drive Time



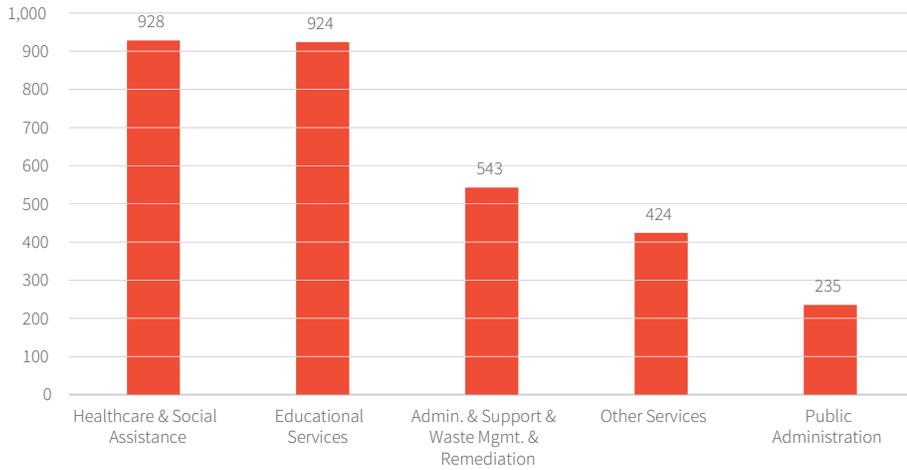
Source: ESRI Business Analyst; U.S. Census; Houseal Lavigne Associates

Total Primary Jobs (2002-2011) Park Forest



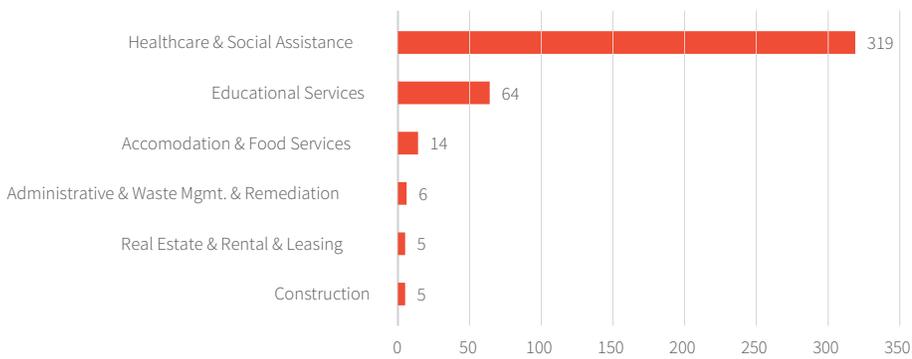
Source: ESRI Business Analyst; U.S. Census; Houseal Lavigne Associates

Top 5 Industries by Employment (2014) Park Forest



Source: U.S. Census; Houseal Lavigne Associates

Top 5 Industries by Projected Employment Growth (2010-2020) Park Forest



Source: U.S. Census; Houseal Lavigne Associates

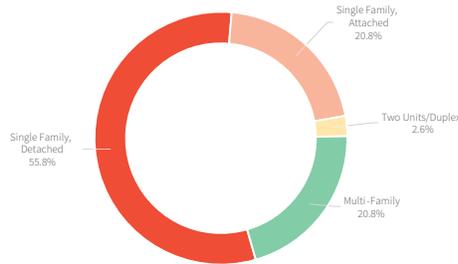
RESIDENTIAL

The residential market was analyzed in terms of potential to incorporate new housing within the redevelopment plan. The following highlights some of the market findings that provide context to recommendations.

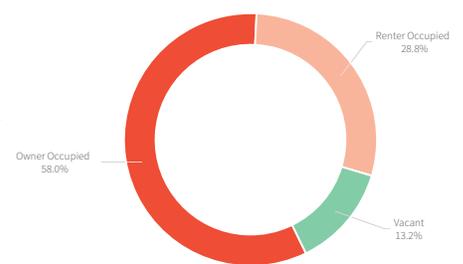
- ▶ Owner occupied single-family homes comprise the largest segment of the housing market
- ▶ Home values are experiencing an increase after several years of decline. Median home values in the Village are projected to rise but still lag behind the larger market area
- ▶ Approximately half of the Village's housing stock was built between 1950 and 1960
- ▶ The Village was hit especially hard by foreclosures with many homes sold for a significant loss
- ▶ More than 13% of the housing stock is vacant
- ▶ Building permits spiked in 2006 and began to level off in 2007, with no activity in the last several years.

The residential market is not strong at this time, particularly for “for-sale” single-family detached housing. There is demand for multi-family residential catering to seniors, empty nesters, young professionals, and students. The latter group is perhaps the most significant of this potential. While traditional market analysis does not quantify this segment of demand, it is a unique demographic in this location. The presence of GSU nearby presents an opportunity to capture some of the future demand for off-campus housing for students.

Housing Type (2008-2012 Avg.)
Park Forest

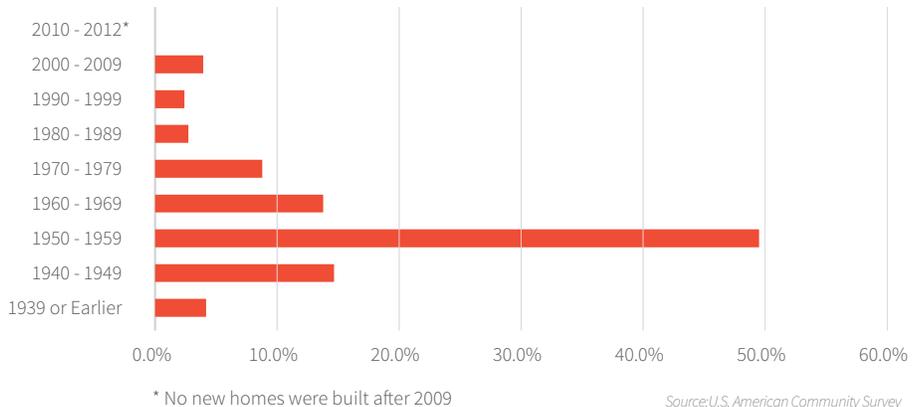


Housing Tenure (2008-2012 Avg.)
Park Forest



Source: U.S. Census; Houseal Lavigne Associates

Housing Units by Age (2008-2012 Avg.)
Park Forest



Median Home Value (2014, 2019)
Park Forest, 10 Minute Drive Time & 15 Minute Drive Time



Median Sales Price

Park Forest | All Properties | All Years



Source: Trulia.com; Houseal Lavigne Associates

It is important to distinguish the difference between off-campus student housing and housing catering to students just as it is important to differentiate between senior housing and age targeted housing. The product is not exclusive to a specific group, but rather is designed to appeal to a specific demographic.

GSU has recently opened new student housing for the 2014-2015 school year and has indicated that they have the land available to accommodate future on-campus student housing needs. However, GSU representatives also indicated that a significant segment of the student population does not live on campus. In addition, as is the case with other colleges and universities regardless of location, many students desire to move off campus later or as graduate students. To that end, the ability to accommodate this group in a nearby off campus setting that caters to student lifestyle could be attractive. While one, two, and some three bedroom units could be marketed and absorbed by demand from GSU students, the same product may also be marketed to seniors and young professionals. It is not anticipated that rental housing at this location would be geared toward families.

Part of the attraction of housing would be based on the juxtaposition to other non-residential uses, particularly, businesses that provide employment opportunities or internships as well as ease of access to retail and restaurants.

Number of Sales

Park Forest | All Properties | All Years



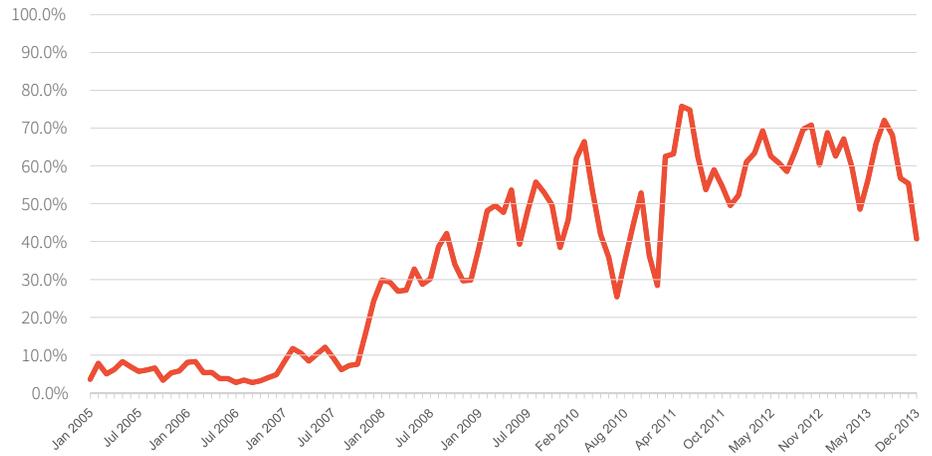
Source: Trulia.com; Houseal Lavigne Associates

Implications on Redevelopment Potential

The housing market is still in a recovery phase. The adjacent Tamarack neighborhood is an example of a neighborhood that was particularly impacted by the downturn in the single-family market. To that end development at the Hidden Meadows site needs to be cognizant of the impact on existing homeowners. A maximum height of three to four stories is envisioned for the multi-family component of the development.

While single-family homes are not considered to be a significant component of redevelopment plans, a range of housing product could be accommodated. Based on the above analysis it is envisioned that a mix of rental apartments catering to undergraduate students, graduate students, young professionals, and seniors could be integrated into the larger development plan. Townhome units would also be part of the development program that would also cater to the empty-nester/senior population and could be positioned to act as a buffer between the new multi-family development and the Tamarack neighborhood.

Homes Sold for A Loss (2005-2013)
Park Forest



Source: Zillow; Houseal Lavigne Associates

Housing Units by Value (2014, 2019)
Park Forest



Source: U.S. Census; Houseal Lavigne Associates

RETAIL

A gap analysis is a comparison of supply and demand within a defined market area, which is typically a drive time. Its findings help establish what types of new retail could or could not be supported based on existing spending and sales. Simply put, a gap analysis compares the sales of businesses (“supply”) with what consumers spend (“demand”). When consumers spend more than businesses earn (demand > supply) in the market area, consumers are spending dollars outside of the area. This is referred to as “leakage,” and is displayed in green on the accompanying graphs. Typically, market areas with leakage are potential opportunities for growth, as local demand for these goods and services already exists but is unmet by existing supply.

Conversely, when businesses earn more than consumers spend (supply > demand) in a market area, the market is saturated with customers from both within and outside the area. This is referred to as a “surplus,” and is depicted in red on the accompanying graphs. As the market is oversupplied with spending, a retail category with surplus is challenging for new retail development.

It is important to note, however, the difference between market potential (“leakage”) and the tangible development of a particular site or location. While leakage may exist, the success of recapturing that lost revenue depends on a variety of factors beyond spending habits, including the availability of developable land, construction costs, rents, road conditions, competition from nearby municipalities, and the business climate.

The Park Forest/Hidden Meadows retail market was assessed through a 5, 10, and 15 minute drivetime from the intersection of Crawford and Stuenkel. As consumers shop based on convenience and proximity, a drivetime best models consumer behavior as opposed to using mileage or jurisdictional boundaries. Consumers will generally travel short distances for groceries and day-to-day-needs, but travel longer to purchase more durable items such as refrigerators, cars, or high-end clothing.

In addition to surplus and leakage figures, the accompanying charts also include supported retail potential in square footage. Converting leakage figures into square footage allows a visualization of what size and scale of retail *could* be supported. While sales-per-square-foot revenues vary by individual retailer and industry sources, general assumptions of supportable square footage can be made by using a benchmark average.

A generally accepted range for national retailers is \$200 to \$400 per-square-foot. The use of a per-square-foot amount on the higher end of this range allows for a more conservative approach so as not to overstate retail potential. As shown in the Gap Analysis tables, when a per-square-foot amount of \$400 is applied, demand is effectively translated to a potential number of square feet that could be supported within a 5, 10, or 15 minute drivetime. It is important to note, however, that calculations cannot be effectively applied to uses such as car dealerships or gas stations. This same methodology is applied to each of the three market areas analyzed.

To help envision development potential in square footage, the following provides the average size of an assortment of retail stores, based off of data obtained by industry sources. Supported square footage from the Retail Gap Analysis can be compared to this list for context. It is important to note that these stores are listed merely for contextual purposes and not to support development of any particular brand over another.

- ▶ Dunkin Donuts – 2,250 sq. ft.
- ▶ Chipotle – 2,650 sq. ft.
- ▶ CVS – 19,856 sq. ft.
- ▶ Buffalo Wild Wings – 5,600 sq. ft.
- ▶ Olive Garden – 7,336 sq. ft.
- ▶ The Gap – 12,503 sq. ft.
- ▶ Barnes & Noble – 25,525 sq. ft.
- ▶ Whole Foods – 33,739 sq. ft.
- ▶ Kohl's – 75,230 sq. ft.
- ▶ Wal-Mart – 102,683 sq. ft.
- ▶ Home Depot – 105,192 sq. ft.

Retail Gap Analysis Summary

Park Forest 5, 10, 15 Minute Drive Times (2013)

Summary Demographics

	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
2013 Population	13,634	86,669	187,095
2013 Households	5,330	32,626	67,803
2013 Median Disposable Income	\$37,927	\$39,877	\$43,360
2013 Per Capita Income	\$22,870	\$25,154	\$26,158

Retail Gap by Market Area (\$M)

Summary

Total Retail Trade and Food & Drink

	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
Total Retail Trade	\$122.3	(\$416.8)	\$31.3
Total Retail Trade	\$114.5	(\$417.1)	(\$12.5)
Total Food & Drink	\$7.9	\$0.3	\$43.8

Industry Group	5 Minute Drive Time		10 Minute Drive Time		15 Minute Drive Time	
	Retail Gap (\$M)	Potential ¹	Retail Gap (\$M)	Potential ¹	Retail Gap (\$M)	Potential ¹
Motor Vehicle & Parts Dealers	\$22.5	56,367	(\$220.2)	(\$50,549)	(\$165.0)	(412,583)
Furniture & Home Furnishings Stores	\$2.7	6,870	\$7.9	19,858	\$24.7	61,817
Electronics & Appliance Stores	\$3.2	8,047	(\$16.2)	(40,480)	\$10.1	25,205
Bldg Materials, Garden Equip. & Supply Stores	\$4.1	10,325	(\$35.4)	(88,612)	(\$11.1)	(27,714)
Food & Beverage Stores	\$18.9	47,250	(\$61.8)	(154,406)	(\$45.3)	(113,361)
Health & Personal Care Stores	\$10.2	25,376	(\$100.5)	(251,337)	(\$122.7)	(306,694)
Gasoline Stations	\$8.6	21,376	\$33.7	84,299	\$86.6	216,483
Clothing and Clothing Accessories Stores	\$7.2	17,947	(\$3.3)	(8,365)	\$40.3	100,794
Sporting Goods, Hobby, Book, and Music Stores	\$3.1	7,754	(\$3.8)	(9,523)	\$15.1	37,760
General Merchandise Stores	\$23.2	58,086	(\$76.6)	(191,532)	\$5.7	14,178
Miscellaneous Store Retailers	\$0.8	2,078	(\$7.9)	(19,775)	\$1.9	4,655
Nonstore Retailers	\$11.0	27,377	\$67.1	167,659	\$147.3	368,192
Food Services & Drinking Places	\$7.9	19,671	\$0.3	664	\$43.8	109,436

¹ Potential based on an average annual sales per-square-foot of \$400.
Source: ESRI Business Analyst; Houseal Lavigne Associates

Market Highlights include the following:

- ▶ Approximately 70% of businesses in the Village are retail and 30% food and drink
- ▶ The five minute drive time shows indications of market leakage; however, the overall population density is relatively low
- ▶ There are indications of market potential for restaurants in 5, 10, and 15 minute market areas

There are indications of retail opportunity within the larger market area with the corner of Crawford and Stuenkel having the greatest potential. The extent of development potential is contingent upon the following:

- ▶ A large portion of the site to the north is developed for residential and employment generating uses
- ▶ Traffic counts increase following the widening of Stuenkel
- ▶ GSU growth and expansion continues to draw people to the area

Implications on Redevelopment Potential

While some retail could stand on its own, the adjacent uses and activity will serve to drive expanded development. Without the adjacent uses in place, development programming would likely be limited to a gas station/convenience store (Speedway, BP); stand alone convenience store (7-Eleven); fast food, drive thru (McDonalds, Dunkin Donuts) or small strip retail. Adjacent development would serve to provide additional activity and support for fast casual dining (Panera, Chipotle), coffee shop, small grocery; service uses (dry cleaners, hair salon). A hotel property could also serve to drive additional development potential.

HOTEL

There is a general absence of a mid-tier hotel property (Hampton Inn, Holiday Inn Express, La Quinta) in the area. Increased activity from GSU and development on the site could facilitate demand, particularly with the location of a Technology or R&D development. A hotel feasibility study would determine the extent of the market potential.

The hotel property should include meeting/conference/banquet space to accommodate events for businesses, GSU and area residents.

Implications on Redevelopment Potential

A hotel property would create additional demand for the commercial component, particularly a full serve restaurant or bar (Buffalo Wild Wings, Applebee's etc.). It would also provide an additional amenity for businesses locating to a larger development site. If positioned properly the hotel could also take advantage of the setting adjacent to the Forest Preserve to create a destination environment for conferences and events.

OTHER USES

The market area was further analyzed to determine the market potential for industrial, office, entertainment, and recreation uses. In addition to market research, interviews were conducted with developers, brokers, and industry representatives. Indications are that the Hidden Meadows site is not well suited for manufacturing, warehouse, distribution, or large scale office development. The road infrastructure and distance of the site from major arterials and interstates is a competitive disadvantage in comparison to other better located and available properties.

While free standing office development is not envisioned for the site, professional office space, in the form of medical, dental, financial services, insurance etc, could be supported within a larger commercial development setting. A bank with a drive-thru facility may also be appropriate.

Although the site has existed as golf course for many years and there is an active golf course directly across the street in University Park, reuse as a golf course is not considered. The potential for a practice facility and/or training center could be accommodated as part of the larger development plan. This may be an appropriate use for the northern most parcel creating synergies with the existing University Park golf course.

In addition, other parks and recreational uses may be explored including use as a large community park and/or programmed and non-programmed recreation uses.

Incubator/R&D/Tech

As mentioned, redevelopment for industrial or office related uses does not appear to be feasible in the short, mid, or long-term. The site could, however, accommodate uses that are less reliant on road infrastructure and more drawn to proximity to unique assets such as academic institutions. While not exclusively located near colleges and universities, research and development, technology parks, and incubator space is more commonly located within easy access to students, teachers, and academic resources.

While GSU and other institutions could not commit to locating a facility at the Hidden Meadows site, there was an interest expressed in the potential to partner with businesses that could provide internships and training for students in a variety of disciplines. Facilitating development that provides educational and employment opportunities also opens the door to eligibility for state and federal grant money for the Village, developers and associated businesses alike.

A trend toward public-private partnering for this type of development is growing around the country. Developments such as innovation districts include incubator space for start ups, growing companies, and facilities that are designed for education and research. The following is a list of some such venues that could serve as a model for the Hidden Meadows site, particularly if a partnership can be forged with GSU and other institutions.

TechNexus

TechNexus is a multipurpose ‘clubhouse’ for the Illinois technology community. With more than 2,000 technology executives and entrepreneurs using the space each month and home to 25 growing companies, Chicago’s TechNexus is a collaborative setting for the technology community to connect and build business.

The University Technology Park at Illinois Institute of Technology (UTP)

UTP is a four building complex with 300,000 square feet of space that includes a Tech incubator with office and lab space. Start-ups in materials and life sciences, biomedical engineering, medical devices and diagnostics, green and clean technology, food safety, information technology, and others are currently utilizing the facilities.

The facility includes new companies founded by IIT faculty and students as well as leaders from nearby research institutions, including The University of Chicago, University of Illinois at Chicago, and Rush Medical Center as well as international companies entering the US market via Chicago. UTP works with companies to secure state and federal grants and loans as well as facilitating relationships with angel investors and venture capital.

The Chicago Technology Park (CTP)

Located on 56 acres within the Illinois Medical District (IMD), the CTP is a dynamic science and business community, specifically designed to help emerging science businesses flourish.

University of Illinois Chicago Innovation Center

The UIC Innovation Center is a collaboration space embedded in a leading research institution located in one of the world’s great cities. Their aim is to initiate programs and participate in activities that bridge research and education with industry.

International Institute for Nanotechnology (IIN)

Materials and devices at the nanoscale (a nanometer is one billionth of one meter) hold vast promise for innovation in virtually every industry and public endeavor including health, electronics, transportation, the environment, energy, and national security. The International Institute for Nanotechnology (IIN) was established at Northwestern University in 2000 as an umbrella organization for nanotechnology research and education.

Knapp Entrepreneurship Center at the Illinois Institute of Technology

The mission of the IIT-Knapp Entrepreneurship Center is to provide effective, affordable, and expert resources to help create and grow successful commercial ventures.

Coleman Entrepreneurship Center at DePaul University

As an extension of DePaul University's entrepreneurship program in the College of Commerce, the Coleman Entrepreneurship Center delivers outreach programs both on campus and in the community.

IBIO PROPEL / iBIO Entrepreneurship Center

PROPEL is a joint partnership of iBIO and the iBIO Institute, sharing staff from both organizations, to increase the number of life sciences start-ups in Illinois and boost the success rates of existing companies.

Fulton Market Innovation District

The Fulton Market Innovation District is an area in which traditional and innovative businesses coexist. To ensure the area continues to serve the needs of both existing and new companies, the City of Chicago is implementing a strategic land use plan that provides a framework for sustainable economic growth and investment for a variety of small and start up businesses.

An important aspect of this type of development is adjacency to resources and the synergy of likeminded businesses and people. Access to public transit for employees is important as well. Proximity to the nearby 211th Street Metra station would be an important influence. A shuttle bus could easily bring commuters to and from the station to the site.

Implications on Redevelopment Potential

These uses will essentially drive the success of the site. There is precedent in Park Forest for being at the forefront of encouraging innovation and emerging businesses. Facilitating this type of innovative approach to redevelopment of the Hidden Meadows site would further set the Village apart from other communities and create a model for others to follow.

CONSIDERATIONS & INFLUENCES

The Village needs to be careful to balance longer term vision with short-term potential. The site is large enough to accommodate a wide range of uses. The challenge lies in finding uses that have market support and are feasible from a development standpoint. Some opportunities will be contingent upon the timing and occurrence of other development. To that end, phasing will be an important consideration. For example, there is some demand for retail at this time, but a larger retail development program will be influenced by the overall site redevelopment.

Infrastructure

A critical component of realizing site redevelopment will be the extension of infrastructure including fiber optics and technology. The site must set itself apart from the abundance of other vacant parcels in the market area. While this would typically require a substantial investment at the onset, fiber is located along the Stuenkel and is easily accessible to the Hidden Meadows site.

Stuenkel widening

The I-57 Stuenkel interchange and widening of Stuenkel will have a major influence on the area. While traffic counts will increase in the area around the Hidden Meadows site, the impact on commercial development will be greatest on those properties closest to the interchange and will diminish extending east. The potential to maximize development potential at the Hidden Meadows site will remain largely based on the larger site redevelopment.

Partnering & Incentives

Redevelopment of the Hidden Meadows site cannot be realized without the use of incentives and the forging of key partnerships, at least at the initial stages. The Village needs to engage potential partners and resources, particularly GSU. County, State, and Federal funding, particularly if tied to job creation, may be utilized to defer cost and attract development.

Metra

Proximity to the Metra station represents an asset to leverage for attracting residential and non-residential uses alike. The challenge is that from a competitive standpoint, there are large available sites in closer proximity.

Fiscal Issues & Impacts

The Hidden Meadows site sits in the Will County portion of the community. Depending on the use, this can be considered a competitive advantage or disadvantage. While residential property taxes are higher, sales taxes are lower. The Village should work with the County to explore available incentives that can offset any potential impact where appropriate. A separate fiscal impact analysis should be prepared to assess the net impact of redevelopment on the provision of municipal services versus revenue generation from taxes and fees. This analysis would help guide policy decisions related to the use of public resources and incentives.

Phasing

Village ownership of the Hidden Meadows site is integral to maximizing development potential. Village officials must be careful and prudent in decision making so as not to pursue short-term returns at the expense of the longer-term vision for the site. For example, allowing for the type of use that may accommodate the immediate development potential of the corner parcel could permanently encumber future development of the larger site. Similarly the type of residential development that could be supported today, absent supporting uses, would not be in keeping with future plans.

Redevelopment Examples



Single Family Attached

Multi-family

Hotel



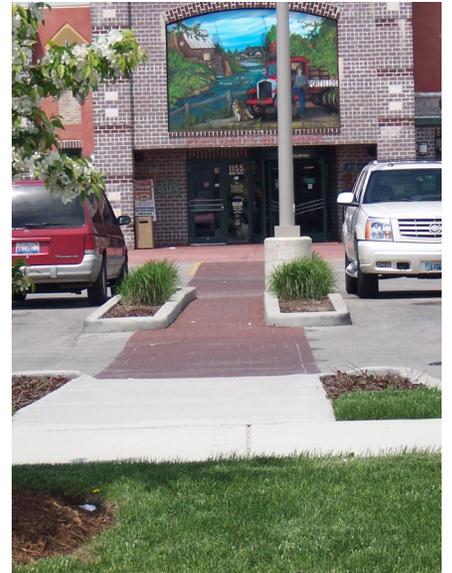
Convenience Commercial



Tech/R&D



Design Element Examples



Tree-lined Street with Planted Median

Parking Lot Landscaping

Crosswalks & Pedestrian Connections



Multi-use Trail

Naturalized Detention Pond & Creek Restoration

Practice Greens & Chipping Facilities

HIDDEN MEADOWS

Conceptual Redevelopment Plan

Based on the preceding analysis a Conceptual Redevelopment Plan has been prepared. While development will likely occur in phases the plan is designed to reflect full build-out of all referenced components in addition to various site improvements including the extension of new roads, trail connections, sidewalks, and other improvements.

Map Key

-  Redevelopment Study Area
-  Single Family Attached
-  Multi-family
-  Convenience Commercial
-  Tech/R&D
-  Hotel
-  Roadways and Parking Areas
-  Ponds and Creeks





Site Improvements

- 1** Potential convenience commercial (50,000 sq. ft.) fronting the corner of Crawford Avenue and Stuenkel Road
- 2** Potential parking lots and sidewalk connections
- 3** Potential primary site access points with highly visible crosswalks to ensure pedestrian safety
- 4** Potential naturalized detention pond
- 5** Potential Hotel (75-120 rooms)
- 6** Recommended trail connections to existing adjacent Forest Preserve trails and open space
- 7** Future use to be determined
- 8** Potential Tech/R&D (125,000-400,000 sq. ft.)
- 9** Existing water tower, storage facility, and access drive (to remain)
- 10** Proposed multi-use trail connecting uses throughout the redevelopment
- 11** Potential practice golf facility
- 12** Potential locations for new practice greens and chipping facilities
- 13** Existing single family homes along Tamarack Street
- 14** Potential multi-family (700-950 units)
- 15** Potential Single Family Attached (72 lots/units)
- 16** Potential internal roadway with tree-lined street and planted median connecting potential uses to Crawford Avenue, Stuenkel Road, and Monee Road
- 17** Potential internal roadway on existing vacant lot providing a direct connection to Tamarack Street
- 18** Potential roundabout
- 19** Existing adjacent homes
- 20** Existing Forest Preserve open space
- 21** Existing and future Forest Preserve trails and pathways
- 22** Existing creek