

# Hanover Park Village Center

- **120+ Acres Vacant Land—Ready for TOD Development**
- **Looking for Residential, Mixed Use, & Commercial Developments**
- **Located in a TIF District (Exp 2036)**
- **TIF Incentives Available**
- **Metra Train Station: 1,430+ Daily Commuters**

## Village Center Development Opportunities



*Hanover Park* <sup>USA</sup>

Village of Hanover Park, Illinois  
2121 Lake Street Hanover Park, IL 60133 [hpil.org](http://hpil.org)



## CONTACT

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# Vision for Our Future “Village Center”

## LEGEND

- |                                  |                                                      |                                                     |
|----------------------------------|------------------------------------------------------|-----------------------------------------------------|
| <b>A</b> SMALL LOT SINGLE FAMILY | <b>D</b> EXISTING BUILDING                           | <b>J</b> COMMUTER PARKING DECK                      |
| -                                | - Additive use restaurant/retail frontage, 14,000 SF | - 500 spaces                                        |
| <b>B</b> REAR LOADED TOWNHOMES   | <b>E</b> LIBERTY STREET STREETSCAPE                  | <b>K</b> APARTMENT BUILDING WITH STRUCTURED PARKING |
| - 25' x 30' units                | - Pavement, lighting, trees, outdoor seating         | - 47-150 units                                      |
| <b>C</b> LIBERTY PARK            | <b>F</b> NEW COMMERCIAL                              | <b>L</b> STORMWATER MANAGEMENT AREA                 |
|                                  | - 35,000 to 6,000 SF                                 |                                                     |



CITY OF HANOVER PARK

PRELIMINARY ONTARIOVILLE DISTRICT | CONCEPT A

HANOVER PARK, ILLINOIS

DRAFT



THE  
LAKOTA  
GROUP  
ARCHITECTS

MAY 2018

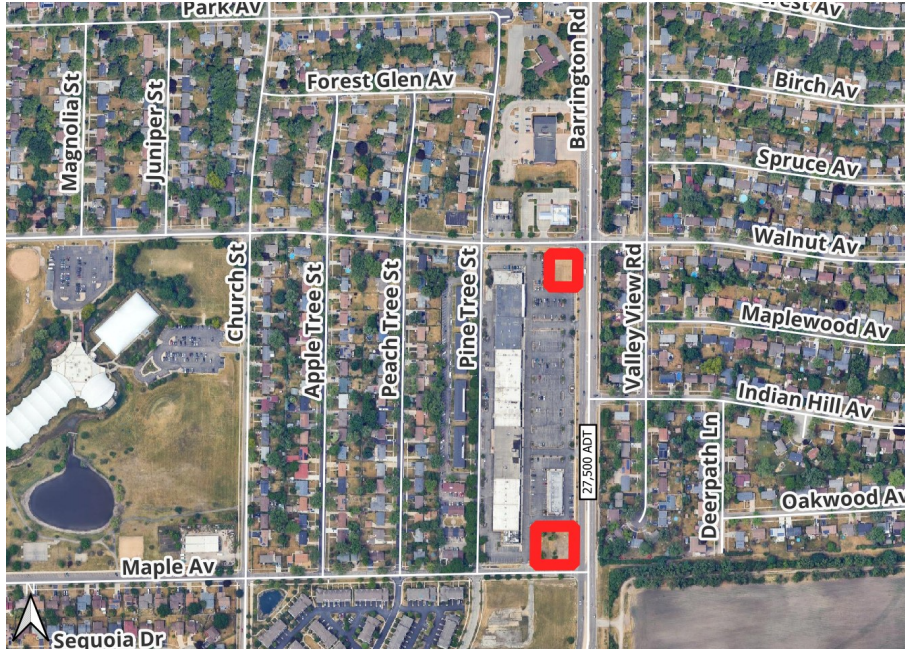


For Sale

## COMMERCIAL DEVELOPMENT OPPORTUNITY

Outlots abutting Hanover Square Shopping Center

1



### Property Description

◆ **North Outlot:**

- ◇ **Size:** .33 Acres
- ◇ **Location:** 6794 Barrington Rd, at the intersection of Barrington & Walnut

◆ **South Outlot:**

- ◇ **Size:** .52 Acres
- ◇ **Location:** 6600 Barrington Rd, at the intersection of Barrington & Maple

◆ **Zoning:** B-2: Local Business District

◆ **Both available lots abut the Hanover Square Shopping Center, and are highly visible from Barrington Rd.**

◆ **Average Daily Traffic:**

- ◇ 25,700 vehicles on Barrington Rd

For Sale

## MIXED-USE DEVELOPMENT OPPORTUNITY

“Church Street Station” - Northwest Corner of Lake St & Barrington Rd

2



### Property Description

◆ **Total Size: 8 acres**

- ◇ **Zoning:** VC-Core;
- ◇ **Potential Uses:** Multi-family, Mixed-Use with Residential, Commercial, Office, Retail & Restaurant

◆ **Directly across from the Metra Station**

◆ **Average Daily Traffic:**

- ◇ 25,700 vehicles on Barrington Rd
- ◇ 56,400 vehicles on Lake St



# Approved

## 199-UNIT LUXURY APARTMENT COMPLEX

"South Commuter Lot" - Northeast corner of Ontarioville & County Farm Rd

# 3



### Property Description

- ◆ **Site:** 6.5 Acres
- ◆ **Approved:** 3 buildings with a total of 199 new luxury apartments: studios, one-bedroom, & two-bedroom units will be available
- ◆ **Location:** Northwest corner of Ontarioville & County Farm Rd, south commuter lot of the Hanover Park Metra Station
- ◆ **Notable Amenities:** Pool, gym, sauna, dog wash station, theatre rooms, bike storage, and much more
- ◆ **Status:**
  - ◇ Site plan approved
  - ◇ Next steps: RDA & subdivision

# For Sale

## MIXED-USE DEVELOPMENT OPPORTUNITY

Sipal Property

# 4



### Property Description

- ◆ **19.58 Acres**
- ◆ **Zoning:** VC-R (Village Center Mixed Residential)
- ◆ **Allows for townhomes and multi-family residential**
- ◆ **One block from the Metra Station**
- ◆ **Future access to IL-390 Extension**
- ◆ **Average Daily Traffic:**
  - ◇ 9,150 vehicles on Devon Av
  - ◇ 19,400 vehicles on County Farm Rd
- ◆ **Price Negotiable**



For Sale

## MIXED-USE DEVELOPMENT OPPORTUNITY

Benson Property—2089 Devon Avenue

5



### Property Description

- ◆ **85.5 Acres**
- ◆ **Zoning:** VC-N (Village Center Neighborhood Mix)
- ◆ **Preferred Uses:** Single & Multi-Family Residential
- ◆ **Walkable from Metra Station** (Less than 0.5 Miles)
- ◆ **Direct access to IL-390 when extension is constructed**
- ◆ **Ideal for “Move-Up Housing”**
- ◆ **Average Daily Traffic:**
  - ◇ 9,150 vehicles on Devon Av
  - ◇ 19,400 vehicles on County Farm Rd

For Sale

## MIXED-USE DEVELOPMENT OPPORTUNITY

Devon Ave Properties

6



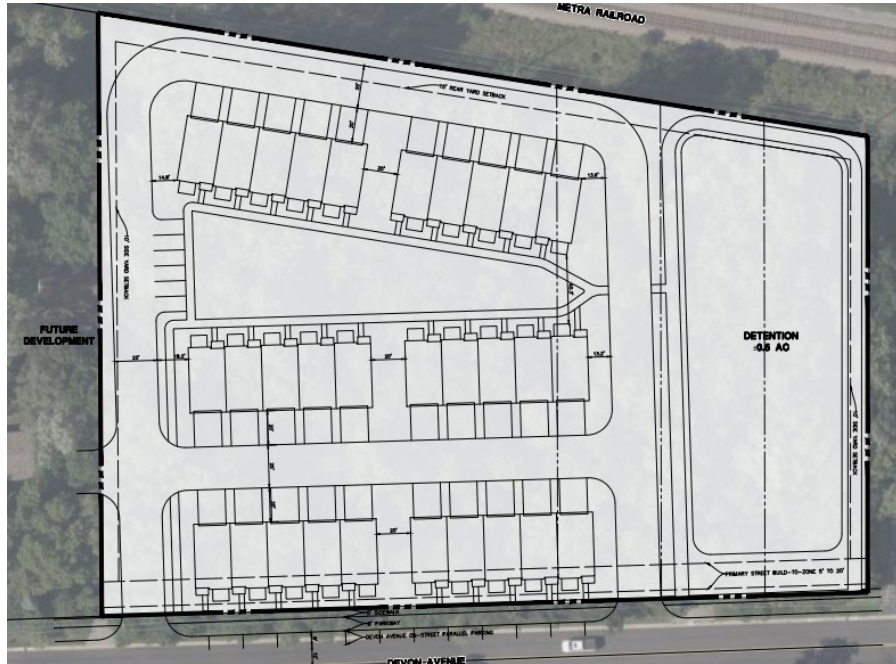


# Approved

## 30 UNIT TOWNHOME COMPLEX

2140—2170 Devon Ave

# 6



### Property Description

- ◆ **Site:** 3.19 Acres
- ◆ **Approved:** 30-unit, three-bedroom townhome complex.
- ◆ **Notable Amenities:** The site will include approximately one acre of open space and provide two garage parking spaces and two driveway spaces per unit.
- ◆ **Status:**
  - ◇ Site plan approved
  - ◇ Next steps: RDA & subdivision

# For Sale

## MIXED-USE DEVELOPMENT OPPORTUNITY

Church Rd & County Farm Rd / Ontarioville & County Farm Rd

# 7/8



### Property Description

- ◆ **5.3 Acre Site:**
  - ◇ **Zoning:** VC-C (Village Center Core)
  - ◇ **Potential Uses:** Mixed Use & Multi-Family
- ◆ **Two blocks from the Metra Station**
- ◆ **Will have direct access to IL-390 when extension is constructed**
- ◆ **Average Daily Traffic:**
  - ◇ 9,150 vehicles on Ontarioville Rd
  - ◇ 19,400 vehicles on County Farm Rd