



# We're not done growing...

## Be Part of Hanover Park's New Skyline!



TOD Concept Plan

**Hanover Park is actively seeking housing and mixed-use developers for a new downtown Village Center adjacent to the Metra Station.**

The new IL-390, Metra station, over 100 acres of vacant land, and a TIF District — all come together in the new Hanover Park Village Center.

The Village Center is being readied for development: utilities are being buried and streetscaping is under way for a well-designed public open space system that will connect new housing to mixed-use development at our busy Metra Station. The Village has purchased property to create a civic plaza. **Get in on this great location with unlimited potential!** Overall, the Hanover Park advantage offers:

- 7 arterial roads with ADTs over 20,000
- Strong trade area draws from Schaumburg, Bloomingdale, and Bartlett with 273,707 residents in a 5-mile radius from Lake Street (Rt 20) and Barrington Road. (Esri 2019)
- Solid daytime population - 3 corporate business parks with 5M sq. ft. Class A space) - 210,734 workers and residents in a 5-mile radius from Lake Street (Rt 20) and Barrington Road. (Esri 2019)
- 215 housing units under construction
- DuPage and Cook County location

**We're not done growing! Interested?**

**Come meet with us.** Contact Community and Economic Development Director Shubhra Govind at (630) 823-5780, or [sgovind@hpil.org](mailto:sgovind@hpil.org).

**Learn more at [www.hpil.org/199/Village-Center-Plan](http://www.hpil.org/199/Village-Center-Plan)**

### Dynamic Demographics

#### Traffic Counts (IDOT)

Army Trail Road	20,900
Irving Park Road	32,200
Barrington Road	34,300
Lake Street	37,800
Daily Metra riders	1,480

#### Development Opportunities

- 100+ acres vacant land available for commercial, residential, and mixed-use development
- Commercial vacancy rate reduced from 22% in 2014 to 6% in 2018
- 3 TIF Districts, Economic Incentives
- Regional leader in solar energy - Solsmart Gold Designation

#### Young, diverse population (Esri)

- 45% between ages of 25 to 50
- 38% with dual language skills
- 6,100 people/sq. mi
- Median resident age of 32.8
- Avg resident HH size of 3.460



*Hanover Park* <sup>USA</sup>  
America's Global Village

2121 W. Lake (IL Route 20)  
Hanover Park, IL 60133  
[www.hpil.org](http://www.hpil.org)

