

# HANOVER PARK VILLAGE CENTER

- **120+ ACRES VACANT LAND – READY FOR TOD DEVELOPMENT**
- **LOOKING FOR RESIDENTIAL, MIXED USE, AND COMMERCIAL DEVELOPMENTS**
- **LOCATED IN A TIF DISTRICT (EXP. 2036)**
- **TIF INCENTIVES AVAILABLE**
- **METRA TRAIN STATION: 1430+ 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

**Shubhra Govind, AICP**  
Director of Community  
& Economic Development  
[sgovind@hpil.org](mailto:sgovind@hpil.org)  
(630)-823-5781

**Ellen Weber**  
Village Planner  
[eweber@hpil.org](mailto:eweber@hpil.org)  
(630)-823-5779

## LEGEND

- A** SMALL LOT SINGLE FAMILY
  - Around wetland area, 40' x 80' lots
- B** REAR LOADED TOWNHOMES
  - 25' x 50' units
- C** LIBERTY PARK
  - 3,500 to 6,000 SF
- D** COMMUNITY HOUSE
  - Adaptive use restaurant/retail frontage, 14,000 SF
- E** LIBERTY STREET STREETScape
  - Pavers, lights, trees, outdoor seating
- F** NEW COMMERCIAL
  - 3,500 to 6,000 SF
- G** NEW ONTARIOVILLE GATEWAY PLAZA
- H** NEW ROUNDABOUT
- I** APARTMENT BUILDINGS WITH STRUCTURED PARKING
  - +/- 140 units
- J** COMMUTER PARKING DECK
  - 500 spaces
- K** APARTMENT BUILDING WITH STRUCTURED PARKING
  - +/- 150 units
- L** STORMWATER MANAGEMENT AREA



CITY OF HANOVER PARK

## PRELIMINARY ONTARIOVILLE DISTRICT | CONCEPT A

HANOVER PARK, ILLINOIS

**DRAFT**



**THE LAKOTA GROUP**  
ARCHITECTS

MAY 2018

**FOR SALE**  
**MIXED-USE DEVELOPMENT OPPORTUNITY**  
**Northwest Corner of Lake and Church St.**



**Property Description**

**UNDER CONTRACT:**

- 7.43 acres
- PROPOSED: 130 Rental Multi-family, with 1-acre Retail Pad
- Across from the Hanover Park Metra Station
- Average Daily Traffic (ADT): 35,800 vehicles on Lake Street
- Easy access to I-390 with an extension to O'Hare Airport
- Retail Pad: Hard corner with signal - 3 units, with a drive-thru

**FOR SALE**  
**MIXED-USE DEVELOPMENT OPPORTUNITY**  
**Northwest Corner of Lake and Barrington**



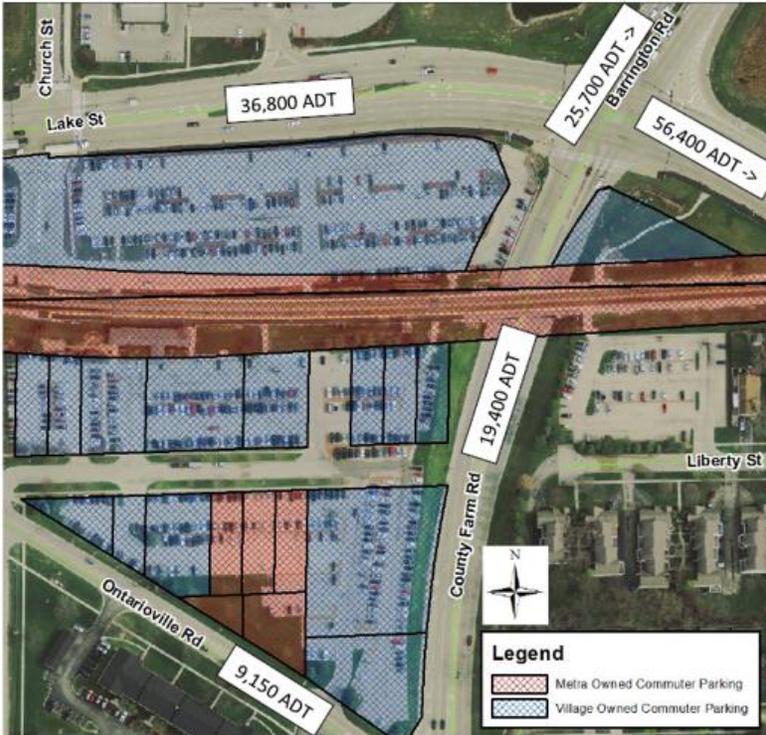
**Property Description**

- 2.82-acre site:
  - Zoned B-2, Local Shopping;
  - Potential uses: commercial, office, retail, and restaurant
- 5.3-acre site:
  - Zoned B-2, Local Shopping; R-4, Multi-family
  - Potential uses: commercial, office, multi-family, retail, and restaurant
  - Multi-family residential preferred
- Directly across from the Metra Station
- Average Daily Travel (ADT):
  - 25,700 vehicles on Barrington Rd
  - 56,400 vehicles on Lake Street
- Price: Negotiable

# Future Development Opportunity

## MIXED-USE OPPORTUNITY

### Metra Parking Lots



#### Property Description

- 5.1 acres
- Zoning: R-4, Multi-family Residential
- Potential uses: Multi-family, and Retail
- Multi-family preferred
- Abuts the Hanover Park Metra Station
- Average Daily Traffic (ADT):
  - 19,400 vehicles on County Farm Rd
  - 9,150 vehicles on Ontarioville Rd
- Price: Negotiable

## FOR SALE

# MIXED-USE DEVELOPMENT OPPORTUNITY

## Ontarioville and County Farm



#### Property Description

- 5.3 acres
- Zoning: R4, Multi-Family Residence
- Potential uses: Mixed Use, Multi-Family
- Two blocks from the Metra Station
- Will have direct access to I-390 when extension is constructed
- Average Daily Traffic (ADT):
  - 9,150 vehicles on Ontarioville Road
  - 19,400 vehicles on County Farm Road
- Price: Negotiable

**FOR SALE**  
**MIXED-USE DEVELOPMENT OPPORTUNITY**  
**Benson Property- 2089 Devon Avenue**



- Property Description**
- 85.5 acres
  - Zoning: BP, Business Park
  - Potential uses: Residential, with Retail, Office, Restaurant fronting Devon Ave.
  - Walkable from Metra Station (Less than 0.5 miles)
  - Direct access to I-390 when extension is constructed
  - Ideal for "Move-Up Housing"
  - Average Daily Traffic (ADT):
    - 9,150 vehicles on Devon Avenue
    - 19,400 vehicles on County Farm Road
  - Price: Negotiable

**FOR SALE**  
**MIXED-USE DEVELOPMENT OPPORTUNITY**  
**Sipal Property**



- Property Description**
- 19.58 acres
  - Zoning: BP, Business Park
  - Potential uses: Retail, Office, Restaurant, Multi-Family
  - One block from the Metra Station
  - Future Access to I-390 Extension
  - Average Daily Traffic (ADT):
    - 9,150 vehicles on Devon Avenue
    - 19,400 vehicles on County Farm Road
  - Asking Price: Negotiable