



## **Tinley Park Mental Health Center Redevelopment Plan**

Village Of Tinley Park  
TRUSTEE BRIEFING BOOK

10 October 2014

Prepared for the Village of Tinley Park by

*Prime Consultant:*



*Market Assessment:*



**Sam  
Schwartz  
Engineering  
D.P.C.**

Why should Tinley Park purchase this site?	05
What resources may be required to develop the site?	13
How will the purchase and cleanup of the site affect taxes?	21
Will this compete with the Downtown Plan?	25
What is the vision for the site?	29
Appendices	59
A: Existing Conditions	
B: Case Studies	
C: Design Workshop	
D: Market Assessment	
E: Developer Project Pages	



TITLEY PARK  
HEALTH CENTER

Why should Tinley Park  
purchase this site?

## This is an opportunity to create a legacy project.

The Tinley Park Mental Health Facility (TPMHC), closed by the State of Illinois in 2012, is the single-largest master planning and development opportunity within the Village of Tinley Park.

The site is roughly the geographic center of the Village. It also sits at the dividing line between old “East Tinley” and the newer “West Tinley. With enhanced connections to and through the site a redevelopment here could serve as the missing heart of the Village.

While only 2.7% of the land area of the Village, the 280-acre site presents an opportunity for creating a development that supports land use diversity that can complement the entire Village and serve as a “**best-in-region**” precedent for surrounding areas and beyond.

The Glen is likely the Chicago region’s best-known late 20th century master planned community. As well regarded as it often is, the project nonetheless offers several lessons in missed opportunities relevant to the Mental Health Center site.

While promoted as a walkable “traditional neighborhood development” the project design falls short in several key ways: segregated housing types, monotonous architecture, wide streets, and large setbacks. Tinley Park has the opportunity to use the

lessons from the Glen and create a master-planned community that becomes a model for the region.

In order to fulfill the Trustees vision and be successful in the long term, control and leverage over the land is needed.



	280 Acres	Per Acre
Land Cost	\$4,164,296	\$14,872
Cleanup Cost	\$12,392,000	\$44,257
Total	<b>\$16,556,296</b>	<b>\$59,129.63</b>

Land Purchase and Clean Up Costs

Source: Village of Tinley Park

Asbestos Abatement	\$3,130,000
Environmental Cleanup	\$2,857,750
Building Demolition	\$6,404,250
<b>Total Cleanup (280 acres)</b>	<b>\$12,392,000</b>

Breakdown of Site Preparation Costs

Source: Tetra Tech

### **Even without purchasing the site, the Village may still have to pay demolition and cleanup costs.**

The State may sell the land to a private developer, for whom cleanup costs would be a major burden. It is likely that the developer may then request the Village for assistance with funding the cleanup and demolition.

#### **PURCHASE AND CLEAN UP COSTS**

The asking price for this purchase of this site, as is, from the State is \$4,164,296.

The remediation costs for the site are anticipated to total \$12,392,000, per estimate from Tetra Tech.

### **Even without purchasing the site, the Village should still prepare a Master Plan and implement zoning changes.**

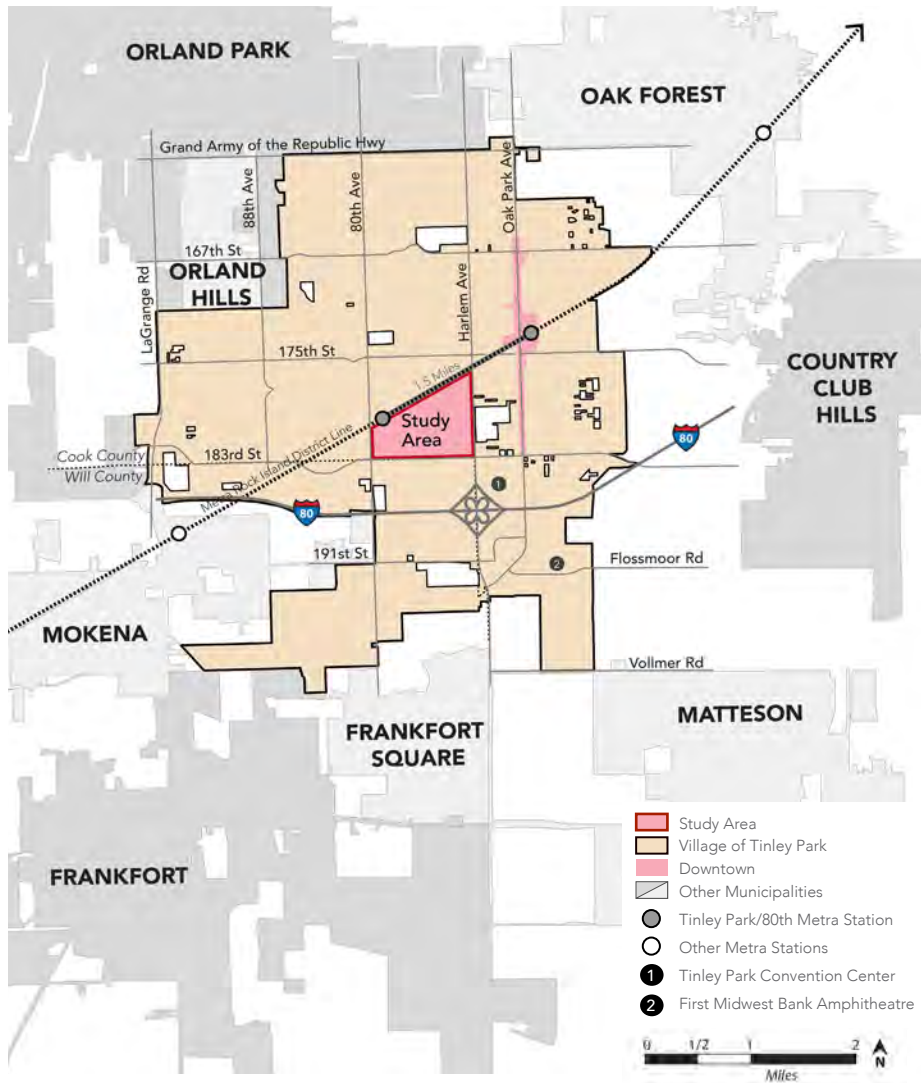
Even if the Village does not purchase the site, the site should still be planned and zoned for in order to maintain control of the development on the site.

A Village-sponsored master plan will provide the greatest possible long-term benefits to the village as a whole. The land uses permitted under zoning resulting from a planning process will be different from those that would likely be sought by a developer.

## ALTERNATIVE SCENARIOS

The State of Illinois has all-but-stopped maintaining the site and has indicated that it is determined to sell it. If the Village were not willing to buy it the State would likely put out a solicitation for best offers from developers. Here are some possible scenarios:

- *The State Sells the Land Off Piece-Meal.* In order to maximize revenue the state of Illinois might accept offers for different parts of the site. While this is a less likely scenario, the State figure out a few higher value pads with limited site issues and sell them off. In order to minimize costs these developments would simply connect to existing streets and roads. Under this scenario it is hard to imagine how needed streets would be built and who would finance the site clean up and building demolition. This approach could result in development that is not cohesive or consistent with the vision.
- *The State Sells the Land Off to a Single Master Developer.* Under this scenario it is likely the master developer rather than the state that will sell the land off piece meal. While a master developer will likely have a primary use for the site (developers have expressed interest in 100+ acres in this vicinity) the remainder of the site will be sold off to increase profits. Again under this scenario it is hard to imagine how needed streets would be built and who would finance the site clean up and building demolition.
- *The Village Plans and Zones the Site and the State Still Sells it Piece-Meal.* A Village-sponsored master plan will try to provide the greatest possible long-term benefits to the village as a whole. The land uses permitted under zoning resulting from a planning process will not be the same as what will make the developers the most money. Consequently the state of Illinois would get fewer buyers and would likely earn a lot less money. Again under this scenario it is hard to imagine how needed streets would be built and who would finance the site clean up and building demolition. Also this scenario raises a timing issue as the master plan and zoning would likely completed and adopted prior to any sale.
- *The Village Plans and Zones the Site and the State Still Sells it to a Master Developer.* Depending on what the master plan and zoning called for there might be some interest on the part of master developers to buy the site from the state. Under this scenario a developer may acquire the land for a low cost from the state and cite “no market” as the basis for getting the Village to modify the master plan and zoning. The fact that they own the land sets up a time consuming to resolve adversarial relationship. Again under this scenario it is hard to imagine how needed streets would be built and who would finance the site clean up and building demolition.



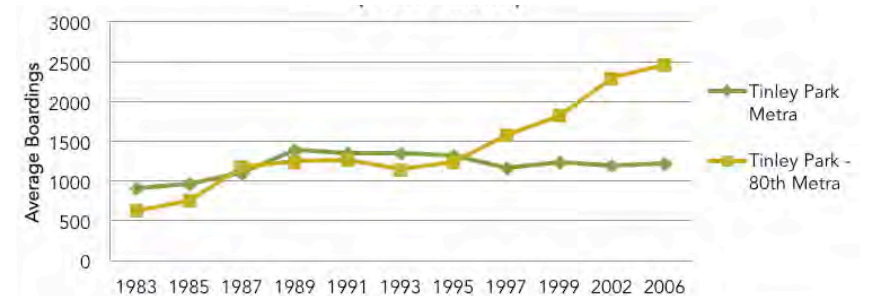
Site Context  
Source: Farr Associates

## The site's location and size justify a cost premium.

The site's large acreage, central location within Tinley Park, Metra rail service and proximity to Interstate 80 are all premiums that justify the cost of buying and cleaning up the site.

The site is strategically situated at the 80th Avenue/Tinley Park Metra station serving the Rock Island District line running between Joliet and the Chicago Loop. This station has the third highest ridership of the entire Metra system.

The site is also within a ½ mile of Interstate 80 and within five miles of Interstate 57. I-80 alone carries over 104,000 drivers past the site every day.



Metra Ridership (Weekday Boardings - 1983-2006)  
Source: Sam Schwartz Engineering

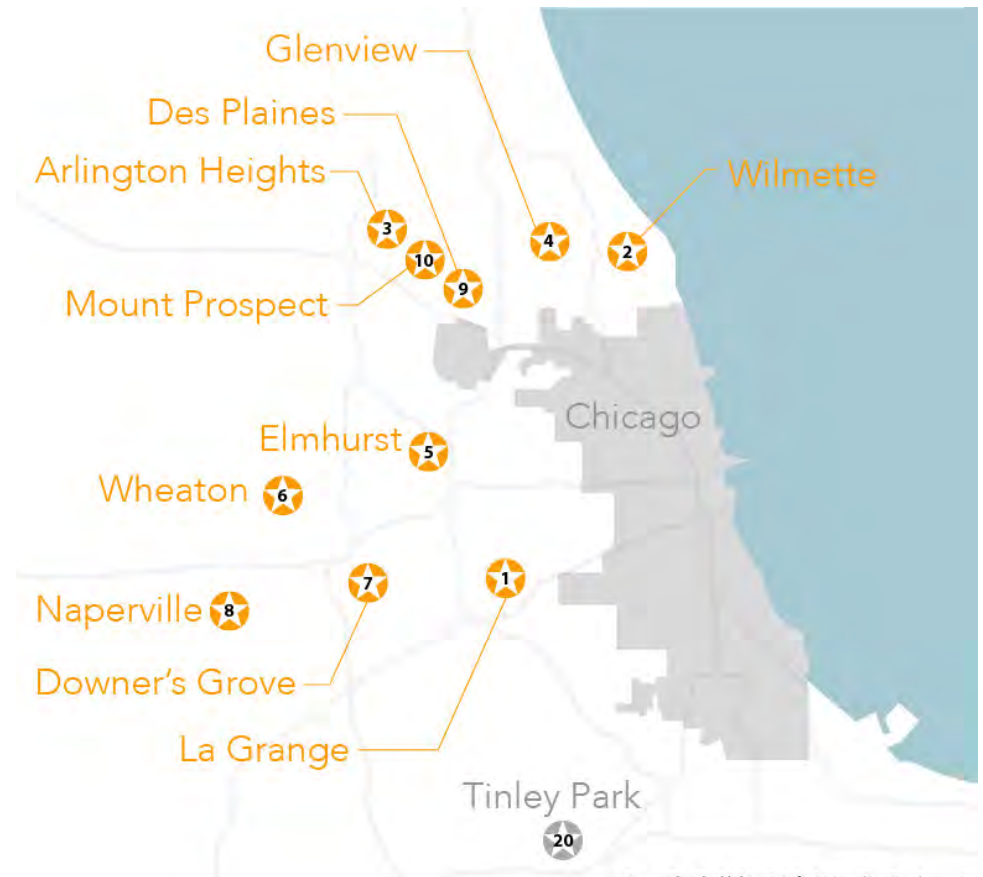
## LEVERAGING TRANSIT-ORIENTED DEVELOPMENT

While there is not a central registry for Transit Oriented development (TOD) opportunities the consultant team believes this parcel of land is the largest available in the entire metro region. This may make the site more attractive to national developers.

Redevelopment of the site has the potential to be a “game changer”, especially for attracting young families to the area. While the site represents only 2.7% of the Village’s land area, a robust TOD could add as much as 10% to the Village’s population, much of it younger families. This growth would bring new housing, parks and entertainment choices attractive to a younger generation. Few other communities have a ready-made opportunity to make such changes.

The current “top” suburbs lists in the Chicago Metropolitan Area do not include Tinley Park. In 2012, the Chaddick Institute ranked the top transit suburbs in the Chicago Metro. The rankings were based on four main criteria, each with additional variables: 1) Station buildings and adjoining platforms 2) Grounds surrounding the station and platform 3) Downtown amenities adjoined to the station 4) Degree of community to connectivity to public transportation. Tinley Park was ranked 20 on that list. If this project is pursued as a legacy project, it could help Tinley Park move up in rankings and provide a marketing edge for the Village.

Developments around transit are also known to give a 5-10% boost in value. In a 1997 study conducted by Gruen Gruen + Associates, for the Regional Transportation Authority, it was found that beginning at 500’ from a station, home prices decreased by 1% for each increase in distance of 100’ from a station, up to 5300’.



Top Ten Transit Suburbs in the Chicago Metropolitan Area (2012)

Source: Chaddick Institute (Rankings); Farr Associates (Graphic)

## AREA COST COMPARABLES

This rare combination of premium attributes makes it difficult to find truly comparable parcels of land. One identified comparable is from 2010 in the Village of Lemont in Cook County. The site was 131 acres and sold for \$5 million, or \$38,167.94/acre. The comparable site was not connected to Metra rail. Additionally, the comparable site's zoning only allowed for the development of 250 homes. The TPMHC site would include 1,120 lots using a conservative estimate of 4 lots per acre.

The chart below illustrates site value estimates for the TPMHC site and the comparable Lemont purchase, based on assumptions of \$15,000 and \$20,000 lot values:

	TPMHC		LEMONT	
Total Acreage	280 Acres		131 Acres	
Assumed Lots/Acre	4 lots/acre		1.9 lots/acre	
Total Lots	1,008 *		250 **	
	Estimate A	Estimate B	Estimate A	Estimate B
Estimated Lot Value	\$15,000	\$20,000	\$15,000	\$20,000
Estimated Site Value (Total)	\$15,120,000	\$20,160,000	\$3,750,000	\$5,000,000
Estimated Site Value (Per Acre)	(\$60,000/Acre)	(\$80,000/Acre)	(\$31,779/Acre)	(\$42,373/Acre)

Site Value Estimation: TPMHC and Lemont Purchase

\*assumes 10% of site area left as open space

Source: MLS, SB Friedman\*

\*\*zoning allowed for a maximum of 250 homes

Source: MLS, SB Friedman



What resources may be required to develop the site?

## Financing Mechanisms.

### GO BONDS/TIF FUNDS

GO Bonds and a TIF District may be required to fund the construction of parks and infrastructure. The Village will receive revenue by phase as each land parcel is selected for development and sold to the developer.

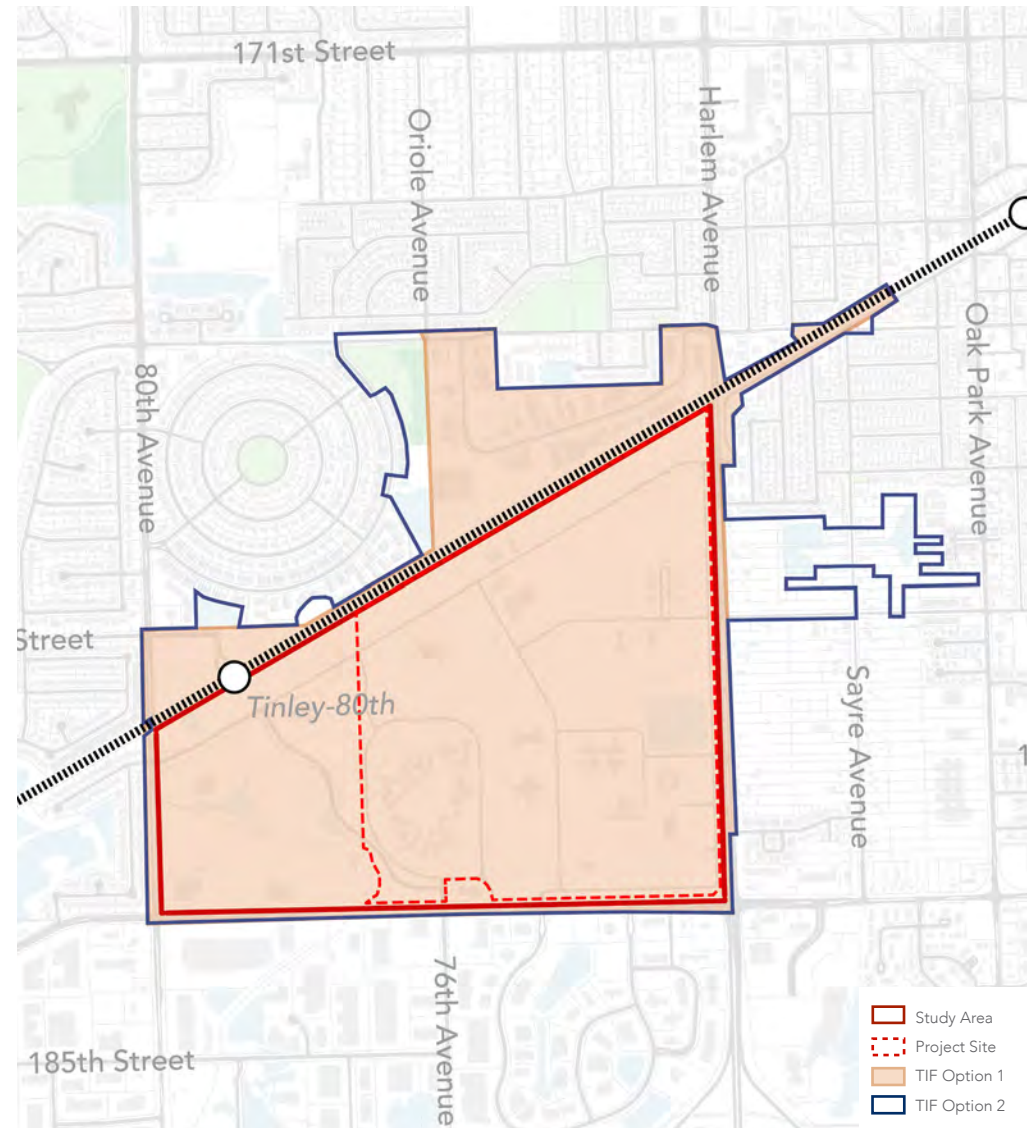
### HISTORIC TAX CREDITS

The TPMHC campus and buildings were designed by Skidmore, Owings & Merrill in the late 1940s and early 1950s. They are rare examples of high quality mid-Century institutional architectural in the south suburbs and could create a unique identity for the site in addition to providing important tax credits, if deemed to be historically significant.

A couple opportunities for tax credits that may serve the site are:

Class 9: Offers a 50% reduction in assessments and taxes to developers who complete major rehab on multifamily buildings and keep rent below certain levels.

Class L: Encourages the preservation and rehabilitation of landmark commercial, industrial, and income-producing non-for-profit buildings. Owners can have their property tax assessment levels reduced for a 12-year period provided they invest at least half of the value of the landmark building in an approved rehabilitation project.



Proposed TIF District  
Source: Farr Associates

## Phased environmental cleanup.

It will be critical to determine how the environmental cleanup should be phased. Consideration should be given to the condition and historic value of existing buildings on site. Three buildings may hold potential for historic preservation: Spruce Hall, Maple Hall, and Oak Hall. Their preservation may affect the order in which phasing occurs; whether buildings are demolished at all and if they are, whether it is prior to the cleanup of soil contamination, eliminate the lime pits, and perform asbestos abatement or after.

## Developer Partnerships and Phasing.

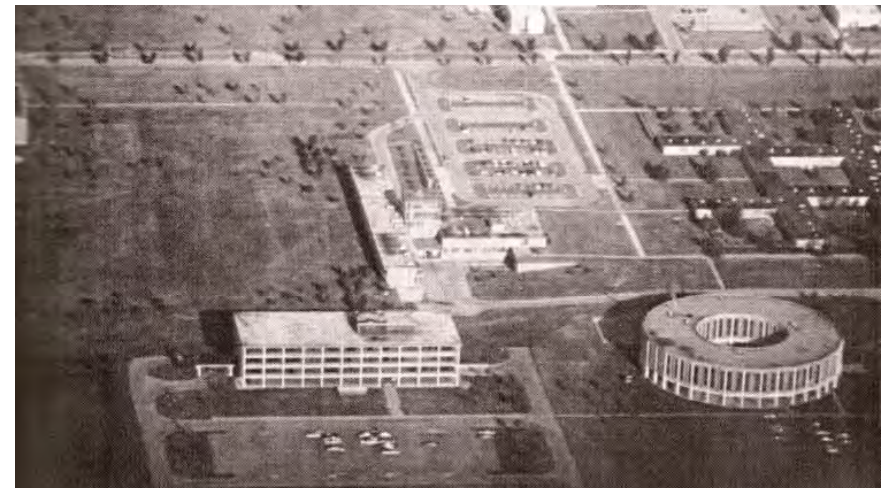
### WHAT WOULD DEVELOPERS BUILD TODAY?

Based on developer and builder interviews conducted by S.B. Friedman for this report, there appears to be moderate to strong initial developer interest in the site at this point for single-family detached housing, townhomes, senior-targeted housing, and rental apartments. There may be some interest in very limited local-serving retail as well, possibly later in the project life cycle. A list of potential developers and their product types can be found in Appendix D and E.



Existing Buildings on Site

Source: Farr Associates



TPMHC Site with Potentially Historically Significant Buildings

Source: asylumprojects.org

## FACTORS THAT MAY INCREASE DEVELOPER INTEREST IN THE SITE.

Developers share a desire for plans for the site to have a clear vision and theme. In addition, there is indication that a community with a master plan guiding development could add value to development (up to a potential 10% price premium over less comprehensively planned areas).

It is evident from the Developer project pages (in the Appendix) that many developers have products in the local market that follow a very traditional trend, however, they have the experience of building unique products in other regions. Most of those products are a result of well thought out master planning efforts. Therefore, developer interest should be assumed to vary based on the quality of the vision provided to them.

## FUTURE DEVELOPER INVOLVEMENT IN PLANNING PHASES

There is general developer interest in future involvement with the planning phases of the project. In addition, some of the larger developers showed interest in serving as the master developer for the entire site, however, the large size of the site and the associated carrying costs could be a challenge for all but the most well capitalized developers.

Once development has begun, the Village will receive revenue by phase as each land parcel is selected for development and sold to the developer.



*Source: Gallagher and Henry*

### **RADCLIFFE PLACE**

Tinley Park, IL (Cook Co.)

Gallagher & Henry

2,200-3,500 sf

\$369,000 - \$429,000

### **Single-family detached homes**

This housing type appears to have the strongest product potential. These new homes have expected price point estimates of \$300,000 to \$400,000 for homes ranging from 2,200-3,500 sf. Price points in the \$200,000s could additionally attract first-time buyers to the market.



### **SHEFFIELD SQUARE**

Orland Park, IL (Cook Co.)

M/I Homes

1,555-1,110 sf

\$207,990 - \$279,990



### **NINETY 7 FIFTY**

Orland Park, IL (Cook Co.)

Flaherty & Collins

746-892 sf

\$1375 - \$2400/month



### **TINLEY POINTE CENTER**

Tinley Park, IL (Cook Co.)

Hansen Development/Marcus & Millichap

\$250/sf. retail

### **Townhomes & Condominiums**

Townhomes may be particularly attractive near the Metra station in order to achieve higher density. Expected price point estimates would range from the low to mid-\$200,000s for homes ranging from 1,555-1,910 sf. Condominiums may also be feasible near the Metra station or in tandem with new areas of commercial retail.

### **Rental Apartments & Senior Housing**

High-quality rental apartments are lacking in the marketplace. Garden-style and low rise apartment complexes of up to four stories and between 200 and 300 units may be attractive, especially when tied to TOD and neighborhood center development. There is also interest in developing monthly-fee senior housing on the site.

### **Retail**

While the higher commercial property taxes in Cook County may limit commercial development on the site, some developers have indicated interest for up to 20-30 acres of small-scale retail, including a grocery store. Retail may also be supported by the TOD and by the high daily traffic volumes on Harlem Avenue.

A Master Plan and Regulatory Framework

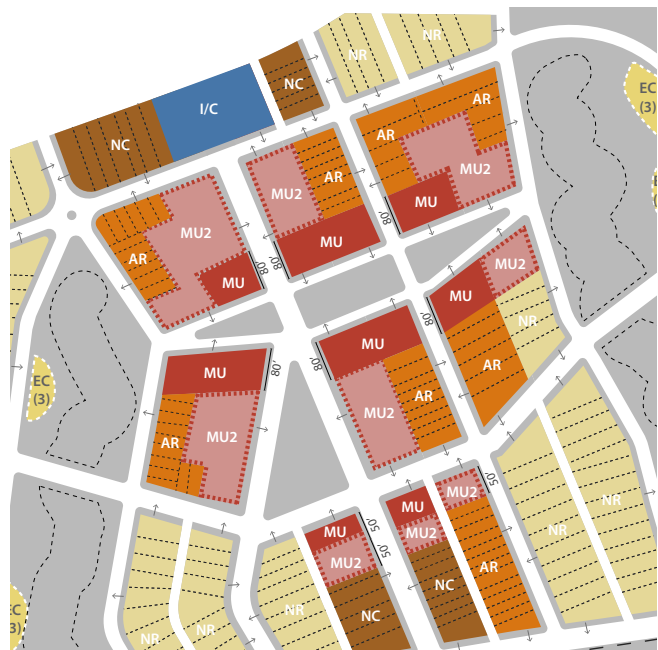
The Village will need a clear Master Plan and Regulatory framework in order to ensure that the vision is carried throughout the course of development phases.

Master-planned communities with high planning can achieve a 5-15% sales premium over unplanned development. Based on a \$400,000,000 development the master planning premium falls somewhere between \$20,000,000 and \$60,000,000.

Developers have also expressed a need for a framework plan that is not overly constrained or prescriptive to allow for flexible and

incremental development that fits within the vision for the site and can adapt to evolving market conditions.

An example of how this cohesive vision with embedded flexibility can occur is found in the Colony Park project in Austin, Texas. While the Master Plan lays out the most preferred scenario, an accompanying Regulating Plan illustrates the different building types and uses allowed on each block. That allows the development to shift appropriately with the changing market.



Colony Park Regulating Plan Case Study  
Source: Farr Associates

		BUILDING TYPE								
		INSTITUTIONAL / CIVIC	VERTICAL MIXED-USE	RETAIL	STACKED MULTI-FAMILY	COURTYARD	MULTI-FAMILY ATTACHED (TOWNHOMES)	SINGLE-FAMILY ATTACHED (DUPLEX)	SINGLE FAMILY	ECO-COTTAGE
ZONES										
GROUND FLOOR RETAIL	GFR		●	●						
INSTITUTIONAL / CIVIC	I/C	●	●	○	○	○	○	○	○	
MIXED-USE	MU		●		●					
MIXED-USE 2	MU2		●	●	●		○			
NEIGHBORHOOD CENTER	NC		●	●	●	●	●	●		
ATTACHED RESIDENTIAL	AR						●	●	○	
NEIGHBORHOOD RESIDENTIAL	NR						●	●	●	
NEIGHBORHOOD RESIDENTIAL - FRONT SERVED	NR-FS								●	
ECO-COTTAGES	EC									●

- ALLOWED
- LIVE WORK ENABLED  
Structure within front facade for future storefront required
- SPECIAL USE PERMIT  
Requires permission by Design Review Committee
- \* CORNER LOT TREATMENT  
Required on corner lots; otherwise not permitted

## Commitment to Sustainability and Innovation

If the Village of Tinley Park is determined to have a unique product within the region, a commitment to sustainability and innovation may help them gain their place on the map. Several standards exist for measuring the sustainability of neighborhoods and cities, however, the region has limited precedents that excel at these standards. This Redevelopment Plan holds the potential to become one such model in the region.

LEED-ND (Leadership in Energy & Environmental Design - Neighborhood Development)

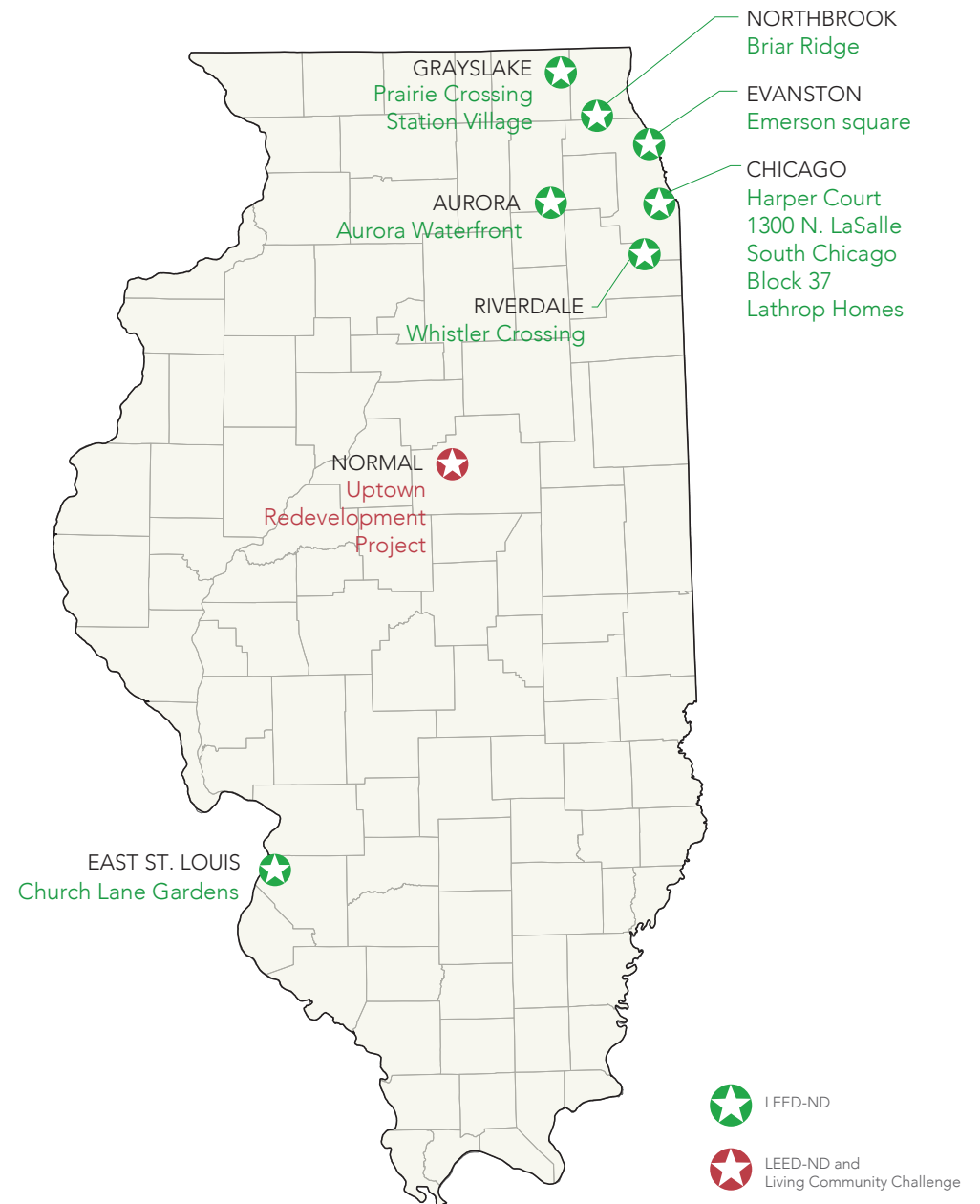
LEED is a green building certification program that recognizes best-in-class planning and building strategies. To receive LEED certification, building projects satisfy prerequisites and earn points to achieve different levels of certification.

### LIVING COMMUNITY CHALLENGE

The Living Community Challenge defines the most advanced measure of sustainability in the built environment possible today. Projects that achieve this level of performance can claim to be the “greenest” anywhere. There is currently one community in Illinois working towards the Living Community Challenge.

### ONE PLANET COMMUNITIES

BioRegional and the World Wildlife Fund (WWF) created a global initiative called One Planet Living to incorporate sustainability into everyday life. One Planet provides a framework for addressing social issues, such as health, happiness, equity, and culture. There are currently no examples of One Planet Communities in the US.



LEED-ND and Living Community Challenge Projects in Illinois  
Source: Farr Associates



How will the purchase  
and cleanup of the  
property affect taxes?



**It is not expected that the purchase or cleanup will have any impact on existing taxpayers.**

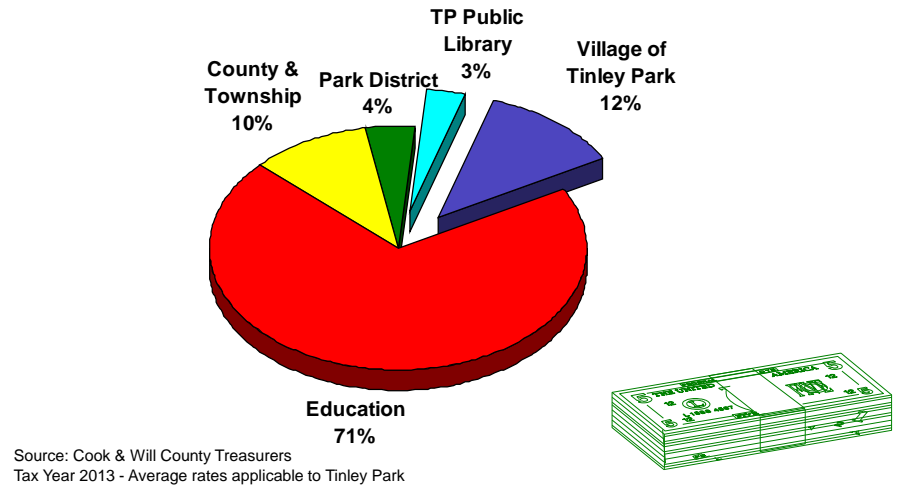
The Village Board is looking at several options to finance the purchase and related cleanup costs. The Village Board does not intend to add to any existing taxpayer's property tax burden to pay for these costs. It is not expected that the purchase or cleanup will have any impact on existing taxpayers.

The Village is committed to do what it can to encourage the redevelopment of the former Mental Health Center property. But the Village Board is also strongly committed to not increasing existing property taxes under its control to finance the redevelopment of the Mental Health Center property. That new development is expected to be largely self supporting through the creation of a tax increment financing district and the financing tools it allows.

New development, regardless of where it occurs, helps to create an environment to encourage other development to occur in the area. This development activity all helps to stabilize or increase property values for the whole community and helps to keep property taxes in check.

## Village of Tinley Park, Illinois

Real Estate Tax Distribution - Village Average  
(Where Property Tax Dollars Go)





Will this compete with  
the Downtown Plan?

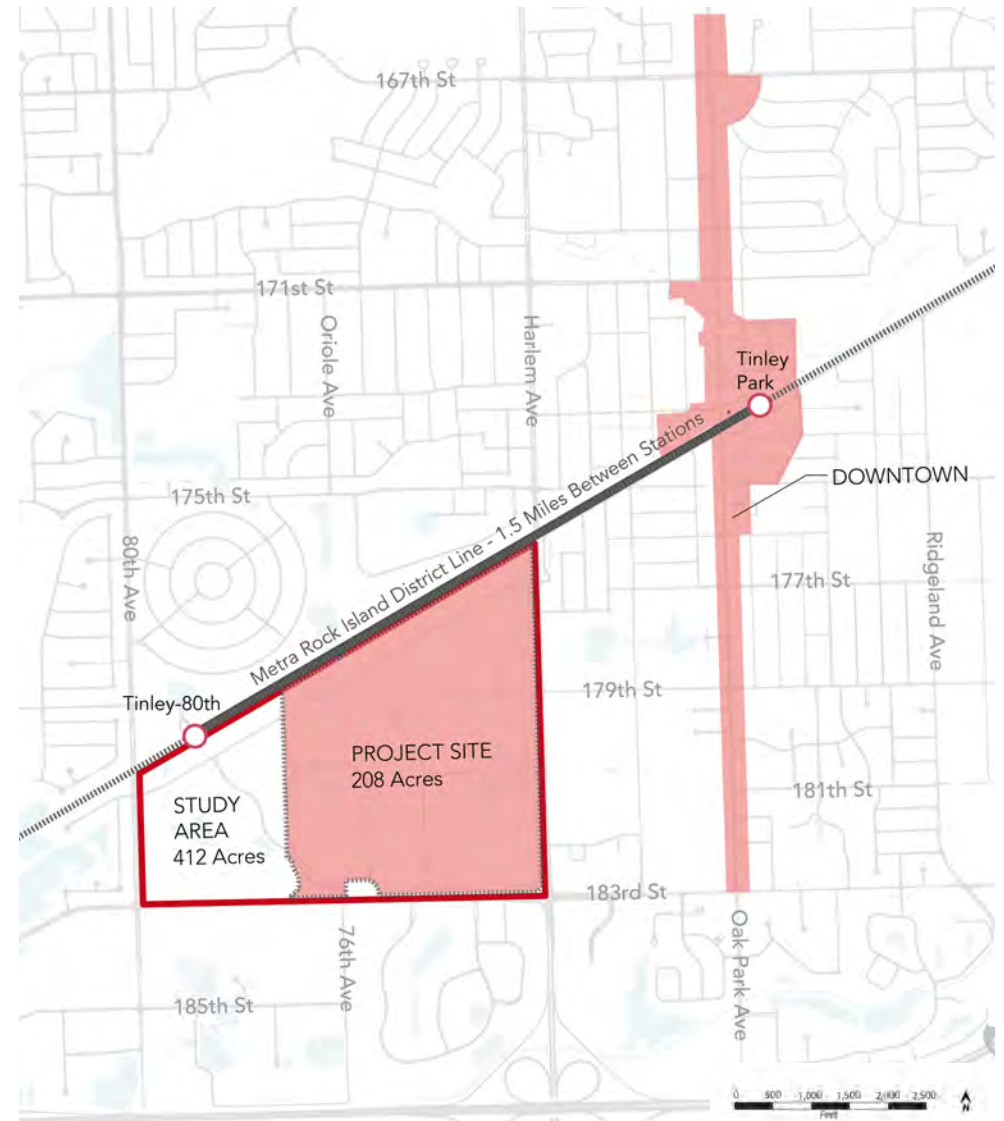
Downtown is the crown jewel of Tinley Park, offering food and entertainment destinations in an appealing historic setting and the Village of Tinley Park is committed to strengthening its downtown Business District.

### **Yes, this project could compete with the Downtown Plan.**

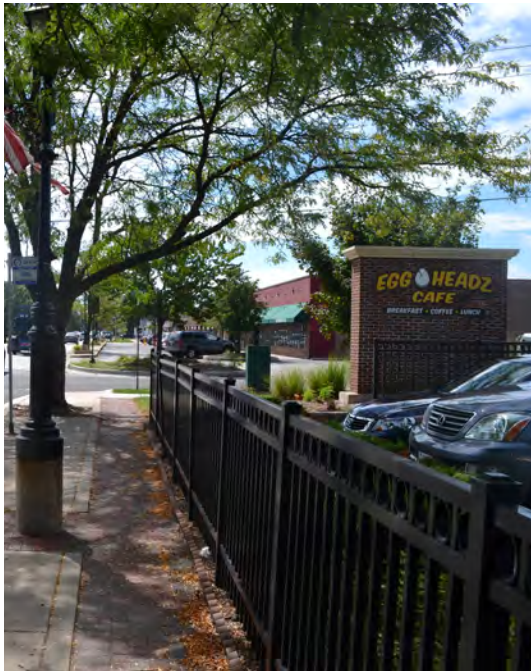
The Village is wary of the TPMHC site competing with the downtown and these projects run the risk of competing if they are marketed at the same time. In order to avoid this conflict the implementation of the downtown plan needs to advance quickly. Competition between the two sites can be mitigated by undertaking a sustained push to complete the first wave of downtown projects in the next 2-4 years.

### **No, this project would not compete with the Downtown Plan.**

These two distinct projects offer different places, products and experiences. Downtown has unique historic character and existing amenities. In fact, purchasing and master planning the TPMHC site may allow the Village an opportunity to better connect the site and its future residents to the downtown, which is only a 1/2 mile from the site. The TPMHC will be a new community supporting a healthy and active lifestyle. Amenities and destinations will develop as population grows.



Site Proximity to Downtown  
Source: Farr Associates





What is the vision for the site?

## Summary of Stakeholder Interviews

A number of interviews were conducted to gain an understanding of the vision that stakeholders in Tinley Park hold. Stakeholders included: Village staff members, Village Board of Trustees, the Park District, a school Superintendent, and staff from social service agencies in the study area.

The following is a summary of the findings from the interviews.



### Key Words Used By Stakeholders to Describe Their Vision

Source: Farr Associates

There is a shared vision in bringing new residents and young families to Tinley Park, with suitable amenities, more local jobs, social services and best practices for environmental stewardship.

## DOWNTOWN IS IMPORTANT

The site should complement, not compete with, the development of the Downtown Historical Business District. The Village is committed to strengthening its downtown and considerations should be made to see that downtown development is a scheduling and economic priority.

## ATTRACT NEW AND YOUNGER RESIDENTS

The Village Trustees had a unanimous shared vision that a redeveloped Mental Health site should offer choices not currently available in Tinley Park. This approach is supported by the demographics of Tinley Park that show an aging population now averaging 4X years old; an unsustainable trend. In order to strike a better balance in Tinley Park's age there is a need to attract younger families to the village to attend schools and invest in and grow the businesses and institutions of the future.

The public impression of Tinley Park as a suburban middle class community is well established. This character may be most appealing to people who grew up in and around Tinley Park and want to live in a community similar to the one they grew up in. Despite its many strengths, including good schools, the current Tinley Park housing stock is not likely to attract younger families from other parts of the region. To attain the vision of the Trustees, the planning will rely on these strategies: 1) Ensuring that neighborhoods are walkable 2) Connectivity and access in and around the Site is improved 3) High-quality and easily accessible open spaces are provided 4) Natural hydrology is reclaimed 5) Allowing for a mix of uses 6) Providing diversity housing types and 7) Creating economic viability.

“In order for Tinley Park to prosper long into the future the Trustees envision a best-in-region development based on core values of community, beauty, authenticity, sustainability, health and happiness.”

LAND USES MENTIONED BY STAKEHOLDERS

HOUSING TYPES	COMMERCIAL	CIVIC USES
Single-Family Flexible homes Not all high end  Multi-Family Townhomes Condos with retail Apartments  Senior Housing Retirement community  TOD Housing center nearest train station Multi-family Low rise apartment/Condos	Commercial+High density Mixed Use Minimum retail Ground floor retail Lifestyle center Upscale restaurants Hospitality quadrant Entertainment area Theater Restaurants Family spaces Dry cleaners Business incubators Medical facility No strip malls	City Center Village Hall Charter or Private School Post office City work Expand public works Social services

## OPEN SPACES

- Unique storm water management
- Large wetland
- Storm water as amenity
- Pond
- Programming for parks
- Practice fields
- Bike paths (kids and adults)
- Sports complex
- Sports Park
- Bigger parks
- Water feature
- Tree farm-nursery
- Multiuse fields
- Garden center

## SUSTAINABILITY

- Regenerative site
- Resource recovery
- Shared hydrology
- District heating and cooling
- Waste water treatment
- Sustainable housing
- Renovation of existing housing

## INFRASTRUCTURE

- Gridded street system
- Connection to downtown and convention center
- Pedestrian bridge
- Pedestrian improvements
- Roundabout with multiuse path
- High-speed rail terminal
- Multimodal center
- Structured parking for Metra
- Parking for fields
- Walkable place
- Access to industrial areas
- Boulevards
- Adaptable plan

## Design Principles Applied

### ENSURE NEIGHBORHOODS ARE WALKABLE

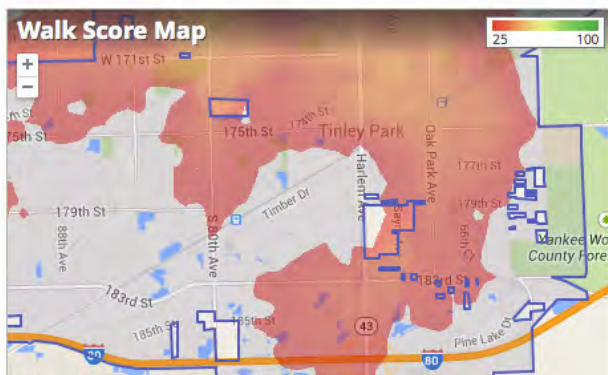
The current walk score for Tinley Park is 31, which makes it a car-dependent city. Walkscore is becoming increasingly popular amongst young people that are looking for walkable places to live and developers that are using walkability as a marketing tool. Ensuring walkability in the new development could give Tinley Park a marketing edge that developers are attracted to.

In the typical market, an additional one-point increase in Walk Score was associated with between a \$500 and \$3,000 increase in home values. Walkability was positively correlated with prices both in metropolitan areas with relatively high levels of walkability and

those with relatively low levels of walkability. For example, Walk Scores had a positive impact on values in Jacksonville and Dallas (median Walk Scores for the metro area of 35 and 46 respectively) and also in Seattle and Austin (median Walk Scores 68 and 62).

### **Walk Score 31** Tinley Park is a Car-Dependent city

Most errands require a car.



## IMPROVE CONNECTIVITY AND ACCESS

This is an opportunity for improved pedestrian and bicycle accommodations, connection between the east and west sides of Tinley Park, and better access to facilities and amenities such as the Downtown Business District, Metra station, public library and parks and recreation areas.

There are several traffic improvements that would benefit the site. These include:

1. Providing a bicycle connection to both the existing Com Ed Trail, Downtown, and to the Cook County Forest Preserves to the east and north of Downtown.
2. Improving the pedestrian connection to the Convention Center and hotel uses at Harlem Avenue and 183rd Street.
3. Improving multi-modal connections at the 80th Street Metra station to improve non-motorized connectivity to the Convention Center and other jobs in the area.
4. Redeveloping parking at Metra station to provide higher and better use.

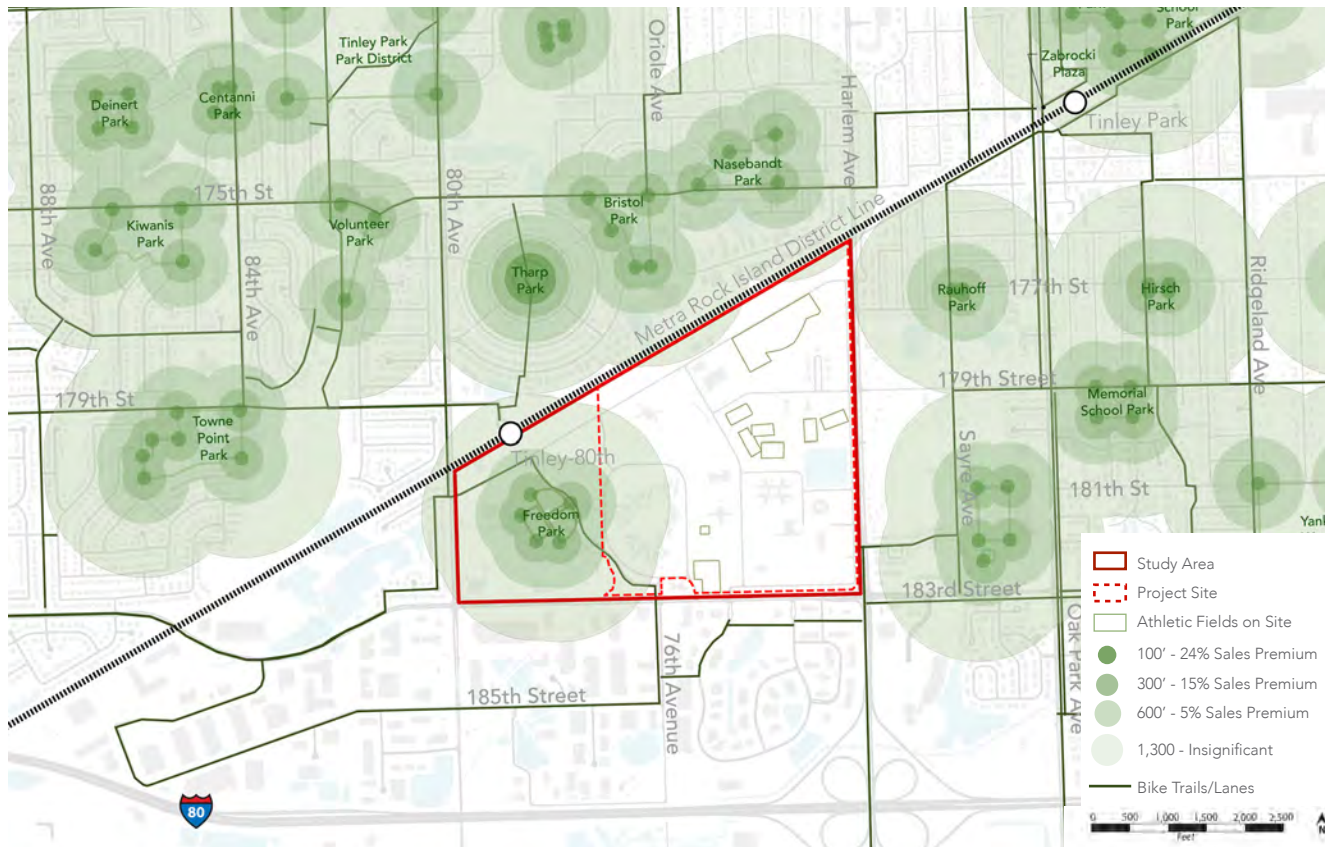


Improved External and Internal Connectivity at the Site

Source: Farr Associates

## PROVIDE ACCESSIBLE AND HIGH-QUALITY OPEN SPACES

Open space is a powerful amenity to add value to master planned developments. Today's younger demographic has no use for a golf course community but would assign high value to the right combination of public parks and amenities. In the second phase of planning we hope to devote time to developing parks and and programming.



Area Parks and Distances of Premium

Source: Farr Associates

## RECLAIM THE NATURAL HYDROLOGY

The natural hydrology underlying the site is a huge planning asset. In the 20th century the prevailing philosophy was that surface and rainwater were problems to be conveyed away using the least land area. Current thinking sees water and the land area needed to store and filter the water as high value open space amenities. The master plan will pursue strategies for using hydrologic corridors as linear parks.

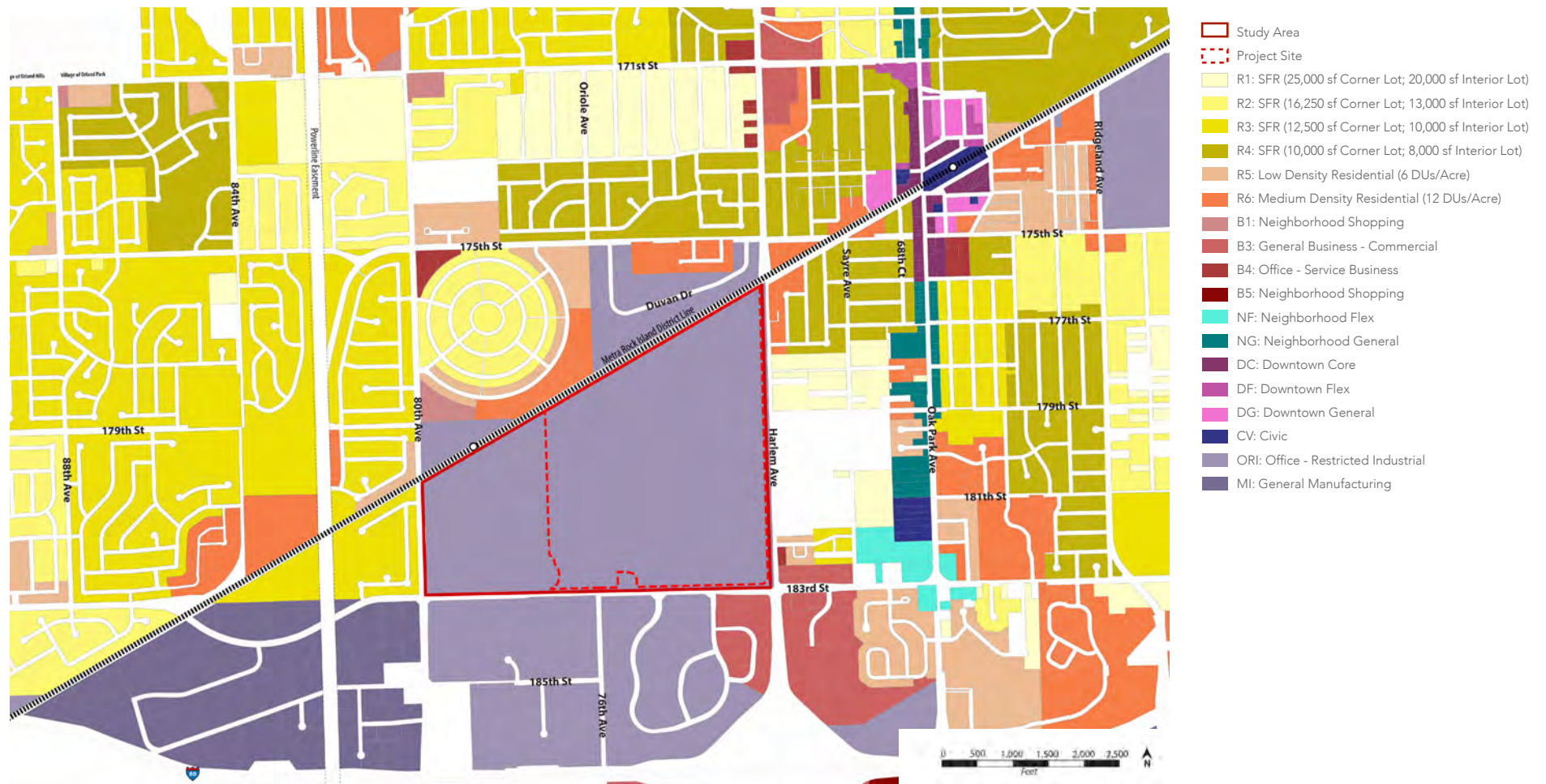


Site's Pre-development Hydrology Pattern  
Source: Farr Associates

## ALLOW FOR A MIX OF USES

Mixing land uses is a powerful strategy for reducing both automobile dependence and miles driven. While retail development on the site is constrained by Cook County's relatively high tax rate there appears to be some interest in locally serving

retail uses. Locating neighborhood serving retail uses in each neighborhood will promote walking and strengthen community ties.

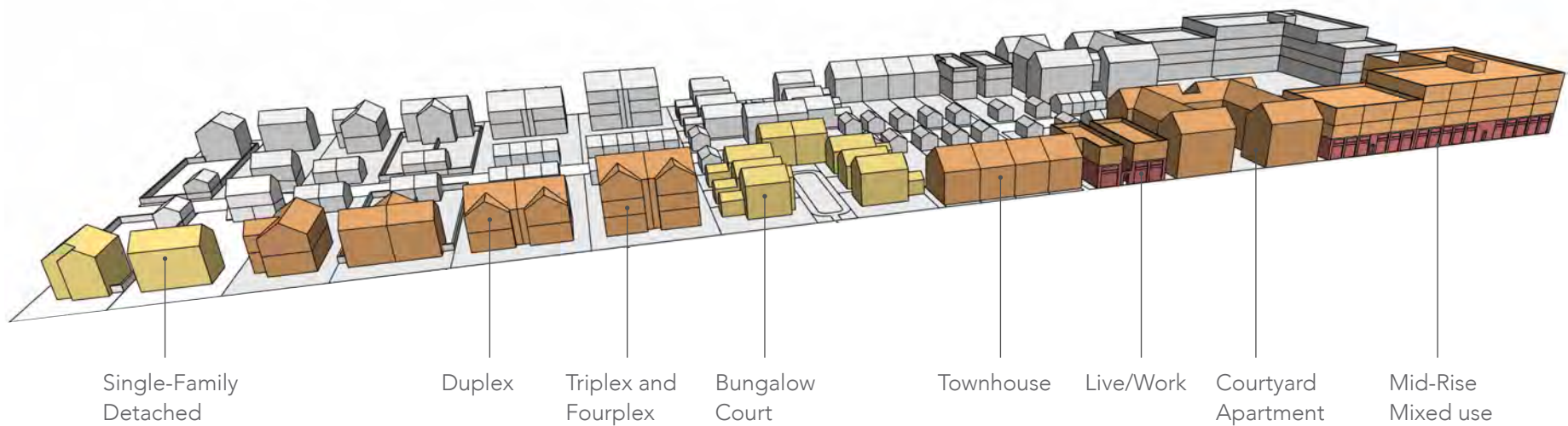


Area Zoning Classifications  
Source: Farr Associates

## PROVIDE DIVERSE HOUSING TYPES

A shared desire among Village of Tinley Park Stakeholders is to see more diversity in housing. While Tinley has a number of housing types already available in market, several of them are still missing such as tri- and four-plexes, live/work units, and courtyard apartments. Many of these housing types like townhomes and live/work units can be particularly attractive to younger people that are looking for less space and a more dense environment.

Providing diversity of housing not only at a site level, but at a block level also allows people to age-in-place. Residents theoretically can start living on a block in one type of housing and move to a different unit on the same block as they age and their family size increases or decreases.



## Diversity of Housing

Source: *Opticos (original) ; Farr Associates (edited)*

## CREATING ECONOMIC VIABILITY

The site sits at the north side of the border between Cook County and Will County. The property tax difference between the two Counties (Cook being the higher) makes retail a difficult proposition on the site. However, when looking at traffic counts, Harlem Avenue sees a considerable amount of vehicle traffic, which makes the possibility of retail on the site much more likely than expected. 80th Avenue and 183rd also see a good amount of traffic. Traffic counts dwindle moving further south into Will County.

The location of the Metra Station in the Study Area also presents a great opportunity for small scale retail. The pedestrian traffic the station sees has already provoked some retail, but that can be expanded and further supported by increased residential development in the area.



Average Daily Traffic Counts  
Source: Sam Schwartz Engineering



## The Experience

If the Village is looking to create a unique development within Tinley Park, then it becomes critical to ask the question: What will the experience be in this place?

The experience as inferred from Stakeholder visions is that the new development should be one that allows for health and happiness to take place easily. Destinations that provoke social interactions, encourage an active lifestyle, and invite creativity are just some of the experiential pieces that should be a part of the new development.

### ENABLING AN ACTIVE LIFESTYLE



### WALK-TO NEIGHBORHOOD RETAIL



### ACCESS TO MULTI-USE TRAILS



CHOICES FOR HEALTHY LIVING



SHARED MOBILITY



DISTINCTIVE ARCHITECTURE



INCUBATORS AND CO-WORK SPACES



### 3 Land Use Strategies

#### MONARCH

This strategy started with the image of the Monarch butterfly, a current resident of the site, and the State insect for Illinois. The idea then transitioned to that of a monarch who presides over a realm. This manifested itself in the design through the organization of spaces in a more formal manner with parks at the center of every block cluster, similar to those found in the early plan of Savannah Georgia. The geometry of the site would allow for easy phasing of the development.

#### ARCADIA

This strategy is reminiscent of the very picturesque and organic spaces found in legacy plans such as that of Frederick Law Olmsted's Riverside. Long fingers of nature situate residents only a block away from natural spaces anywhere on the site. The linear gestures of open space also create opportunities for long trails running throughout the entire development.

#### COMMONS

The Commons wraps the development around a central park and water feature with radiating strands of nature that reach out to each of the neighborhood centers. The central park and lake create an amenity for the residents of the development and beyond. With such a large and continuous public space in the center of the development, the possibilities are endless!



Street Grid



Open Space



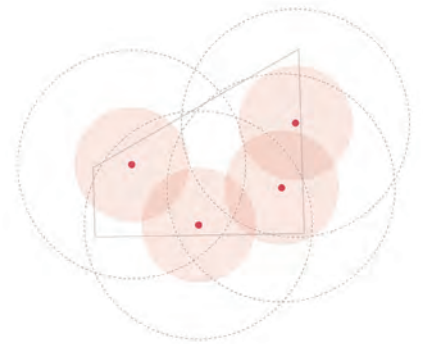
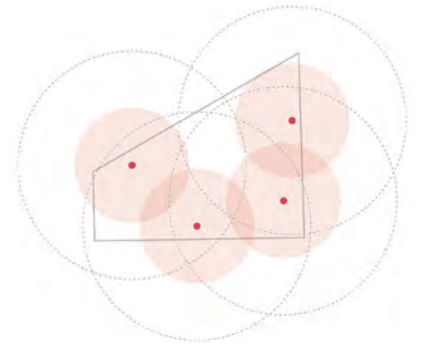
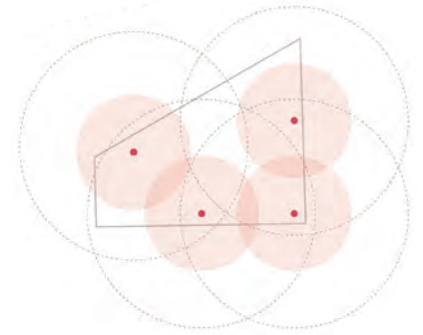
Hydrology



Land Uses



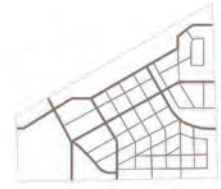
Neighborhood Centers



## MONARCH

“Daily living enobled by traditional planning and design.”

Street Grid



Open Space



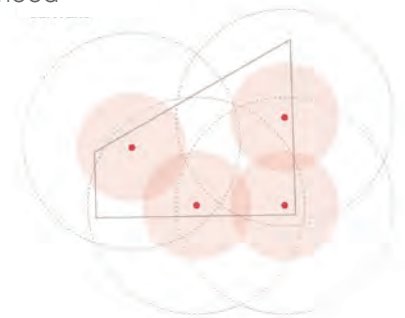
Hydrology

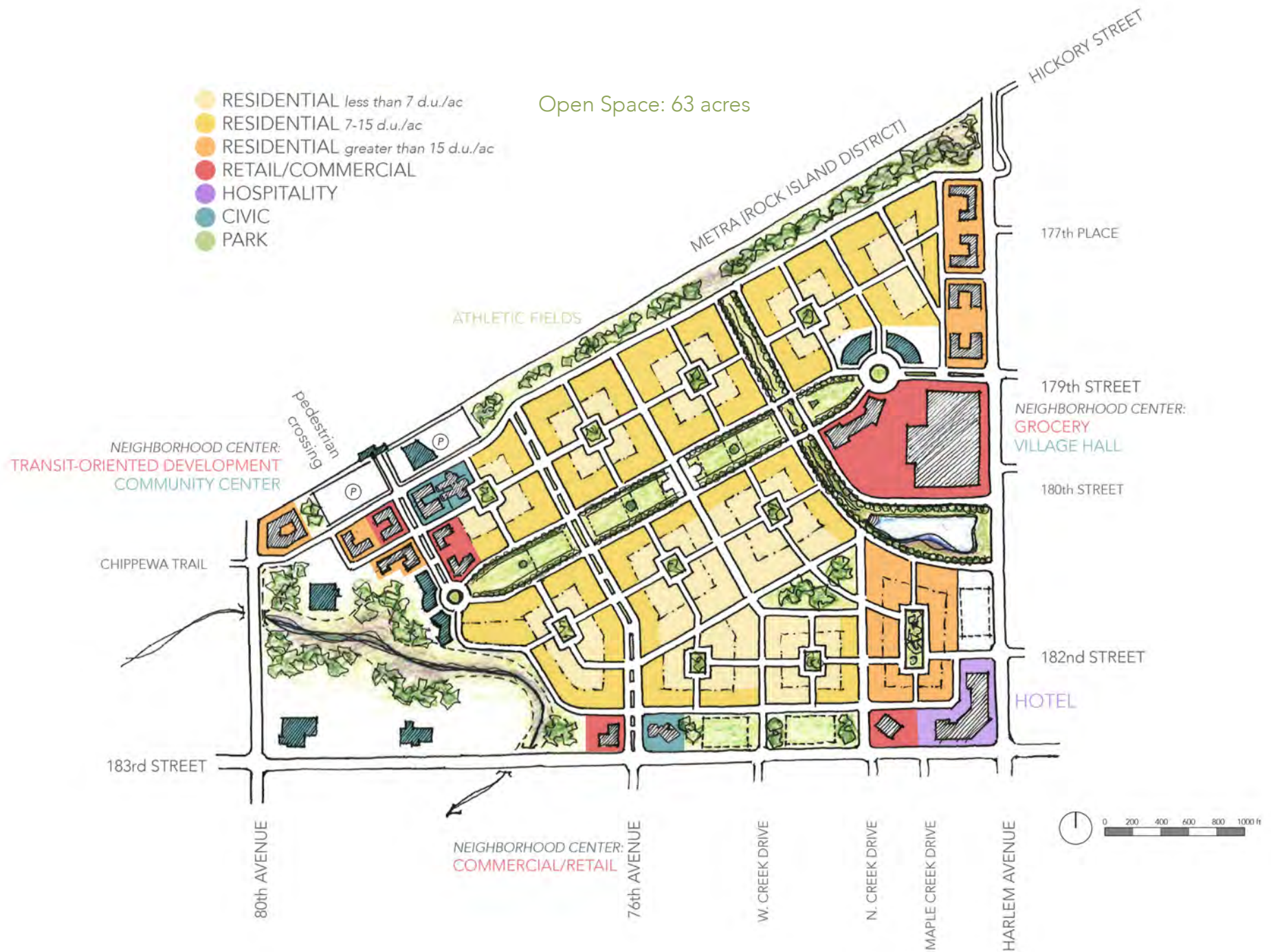


Land Uses



Neighborhood Centers





## LEGACY PROJECTS



Savannah, Georgia  
James Oglethorpe, 1733



University of Virginia  
Thomas Jefferson, 1817



Midway Plaisance  
Frederick Law Olmsted, 1871

## THE ELEMENTS OF THE DESIGN



Traditional Architectural Styles



Formal Open Spaces



Grand Civic Spaces



Long, Linear Park With Playing Fields

## ARCADIA

"Great neighborhoods, steps from nature."

Street Grid



Open Space



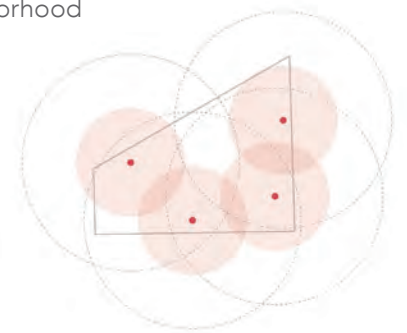
Hydrology



Land Uses



Neighborhood  
Centers





## LEGACY PROJECTS



Riverside, IL  
Frederick Law Olmsted, 1869



Forest Hills Gardens, NY  
Frederick Law Olmsted Jr., 1908

## THE ELEMENTS OF THE DESIGN



Picturesque Open Spaces



Homes Fronting Fingers of Nature



A School Nested in Nature



Slivers of Green Embedded in the Neighborhoods

# COMMONS

"The new heart of Tinley Park."

Street Grid



Open Space



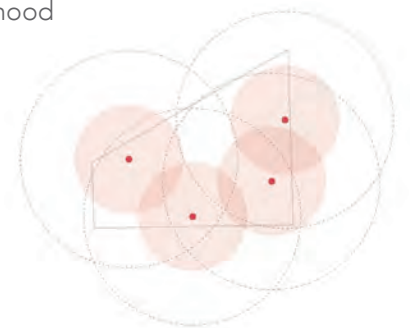
Hydrology



Land Uses



Neighborhood  
Centers





## LEGACY PROJECTS



Pullman Market, Chicago, IL  
Pullman Company, 1881 (original build)



Lake Forest Market Square, Lake Forest, IL  
1916



Celebration, FL  
Robert A.M. Stern, 1996

## THE ELEMENTS OF THE DESIGN



A Central Event Space



A Central Gathering Space



Homes Overlooking a Lake



An Adaptive-Reuse Boutique Hotel



# Appendix A: Existing Conditions

Demographics

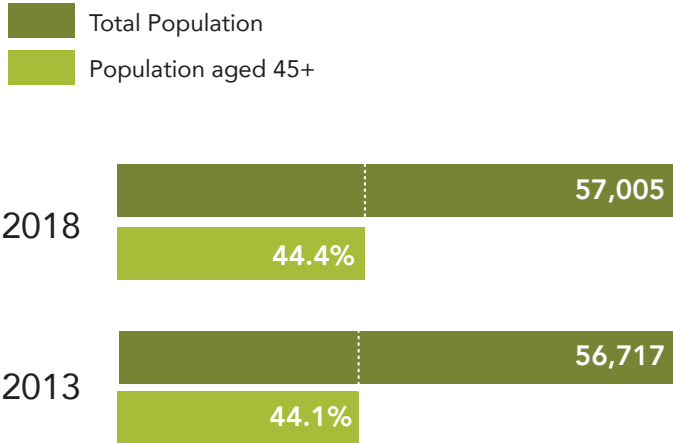
To gain insight into housing demand in Tinley Park, SB Friedman analyzed demographic information for the Village of Tinley Park utilizing data from the U.S. Census’s American Community Survey and ESRI population age and income projections. The following market demographics form the basis for the residential market assessment in subsequent sections.

LIMITED POPULATION GROWTH

Five-year growth projections by ESRI, a supplier of demographic, consumer and business data, indicate that Tinley Park is only projected to increase by approximately 300 people by 2018.

RISING MEDIAN AGE

Additionally, the number of households consisting of older seniors with special needs aged 65 to 74 is projected to increase among all income cohorts. This suggests that Tinley Park is becoming increasingly older and more affluent, which corresponds to larger demographic trends occurring in the South Suburban market. Residential development of the future will need to account for these demographic shifts. The high-growth senior population, in particular may require a range of housing products, including single-family homes that allow seniors to age in place, active



Tinley Park Demographic Profile  
Source: ESRI American Community Survey

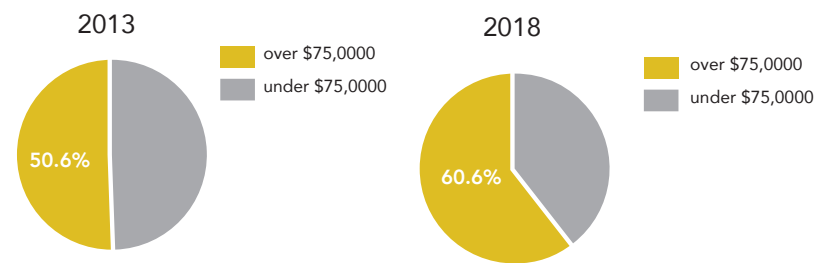
retirement communities and a range of assisted living options. There may also be more multigenerational households as elderly move in with relatives.

Young professionals are generally defined as people between the ages of 25 and 34 with a college degree. Nationwide, young professionals are increasingly electing to live in downtowns near amenities and transportation alternatives. These housing choices are often driven by a desire to live near employment, entertainment and dining. Others are still choosing to live in suburban contexts, often near where they grew up. Just over twelve percent of Tinley Park’s population is comprised of young professionals between the ages of 25 and 34.

RISING HOUSEHOLD INCOMES

A breakdown of household demographic projections by income and the age of the householder within Tinley Park, revealed that the number of households earning between \$75,000 and \$150,000 per year is increasing in all nearly all age cohorts. The number of people earning between \$75,000 and \$150,000 annually in Tinley Park is projected to increase by approximately 1,200 persons, indicating significant potential for high-end for-sale and rental housing options.

The south suburban market area is projected to add approximately 6,200 households over the next five years. Approximately fifty percent of the new households added are expected to earn greater than \$75,000. There may be potential for Tinley Park to capture these additional households in the future by developing the right mix of housing stock.



Tinley Park Household Incomes  
Source: ESRI American Community Survey

## Schools

### DISTRICTS AND RANKINGS

The Site is located within Kirby Elementary School District 140 and Consolidated High School District (CHSD) 230. Students would attend high performing schools including: Millennium Elementary School, Grissom Middle School and Victor J. Andrew High School. These schools are considered to be among the top 20 percent.

### SAFE PASSAGE

The streets surrounding the site do not allow for safe passage of school children, thus requiring school buses. With improvement to streets and intersections, safe routes to nearby schools could be provided, reducing the burden on the school district to provide transportation.

ELEMENTARY SCHOOL DISTRICTS	ISAT Performance
Kirby School District 140	72%
Summit High School District 161	72%
Community Cons. School District 146	67%
Mokena School District 159	63%
Arbor Park School District 145	56%
<b>State of Illinois Average</b>	59%
HIGH SCHOOL DISTRICTS	PSAE Overall Performance
Lincoln-Way Community HSD 210	74%
Cons. High School District 230	64%
Bremen HSD 228	40%
Rich Township HSD 227	29%
<b>State of Illinois Average</b>	53%

Percentage of students meeting or exceeding  
State standards

Source: Illinois Board of Education - District Report Cards  
(2012-2013)



Elementary School Districts  
Source: Farr Associates



High School Districts  
Source: Farr Associates

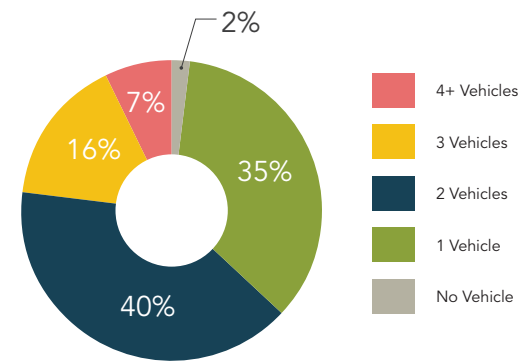
Connections, Access, and Transportation

ROADWAYS

The site is well served by the Village’s roadway network, with a number of arterial roadways bordering the site and close proximity to Interstate 80. Harlem Avenue, which is controlled by the Illinois Department of Transportation, has the highest traffic volumes in the area, with 37,300 daily vehicles between Timber Drive and 183rd Street. Harlem Avenue serves as the site’s eastern border and has a direct connection to I-80. The table below displays the geometric and operating characteristics of all of the roadways within the study area. The Will County Division of Transportation currently has plans to widen 80th Avenue, south of 183rd Street.

CAR OWNERSHIP

A typical household in this area of Tinley Park owns two vehicles (40%), followed by households owning a single vehicle (35%), and three vehicles (16%) . Auto ownership by number of cars per household for the census tracts surrounding the site are displayed in the chart below. The percentage of no-vehicle households is significantly lower in Tinley Park (2%) than the Cook County average (16%). The percentage of households owning only one car is 5% higher in Tinley Park than in the Orland Park Township, and 6% lower than that of Cook County. Tinley Park has a 5% lower percentage of households owning two cars than the Orland Park Township estimate. These census tracts in Tinley Park show slightly higher 2-, 3- and 4-vehicle ownership per household than Illinois State estimates.



Tinley Park/80th Ave. - Mode of Access (2006)  
Source: Sam Schwartz Engineering

BIKE/PED FACILITIES

The site is a large impenetrable parcel lying at the intersection of a number of key transportation connections within Tinley Park. Its redevelopment could serve as the catalyst to improve connections to a number of the Village’s assets in the future.

Pedestrians must cross to the west side of 80th to travel north on a sidewalk; similarly, bicyclists must cross 80th at 179th Street to access the trail located along the Com Ed right-of-way from the station. Pedestrian and Bicyclist collision types occur when a motor vehicle’s first contact is with a pedestrian or person riding a bike. According to IDOT crash data, in 2009 there were two crashes involving pedestrians within 250 ft of intersections immediately surrounding the Site. The first occurred at 183rd Street and 80th Avenue, resulting in a fatal injury. The second occurred at 183rd Street and Harlem Avenue resulting in a minor

injury. There is one recorded crash in 2011 involving a cyclist which resulted in an A-type, or incapacitating, injury at the intersection of 179th and 80th Avenue.

#### *Convention Center*

The area around the project site is an extremely challenging area for bicyclists and pedestrians to navigate. While the convention center and “hotel district” lie directly opposite the site on 183rd street, access to and from the site is uninviting and often times dangerous. There are currently no sidewalks located in the area of the site on Harlem Avenue, 80th Avenue, or 183rd Street. Similarly, there are no crosswalks at the signalized intersections of 183rd Street with Harlem Avenue and 80th Avenue.

#### *Downtown*

The Tinley Park downtown sits ½ mile from the site; however, the lack of connectivity creates psychological and physical barriers between the two locations. As the historic downtown has been identified as a major asset, it is imperative that the connection between the site and downtown be improved so that the new development can serve to complement the historic downtown.

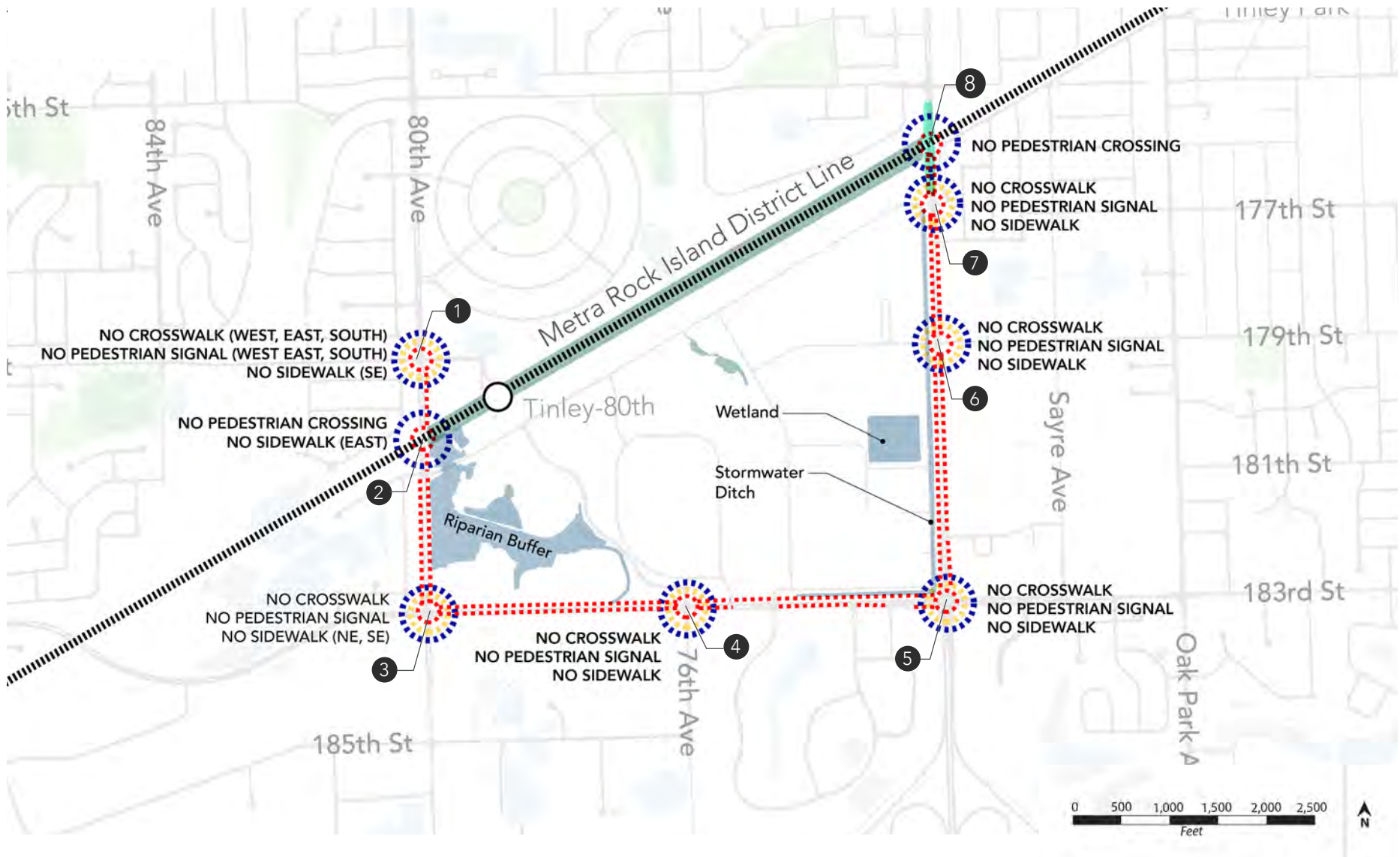


Typical Street Crossing at Site



Convention Center





Accessibility Barriers to the Site  
Source: Sam Schwartz Engineering

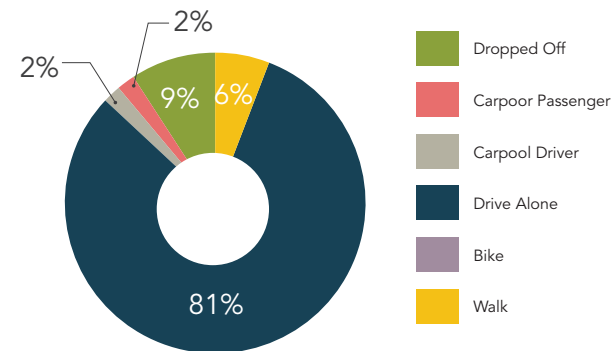
## TRANSIT

Tinley Park is served by the Rock Island District Metra Train (RI) which travels between Downtown Joliet and Chicago's LaSalle Street station. The Rock Island District train line has the 8th highest average weekday ridership of all lines in the Metra system according to July 2011 – June 2012 data . There are two Metra stops within the Village of Tinley Park; Tinley Park – 80th Avenue Station, located adjacent to the site, and Tinley Park Station, located in the heart of Downtown Tinley Park.

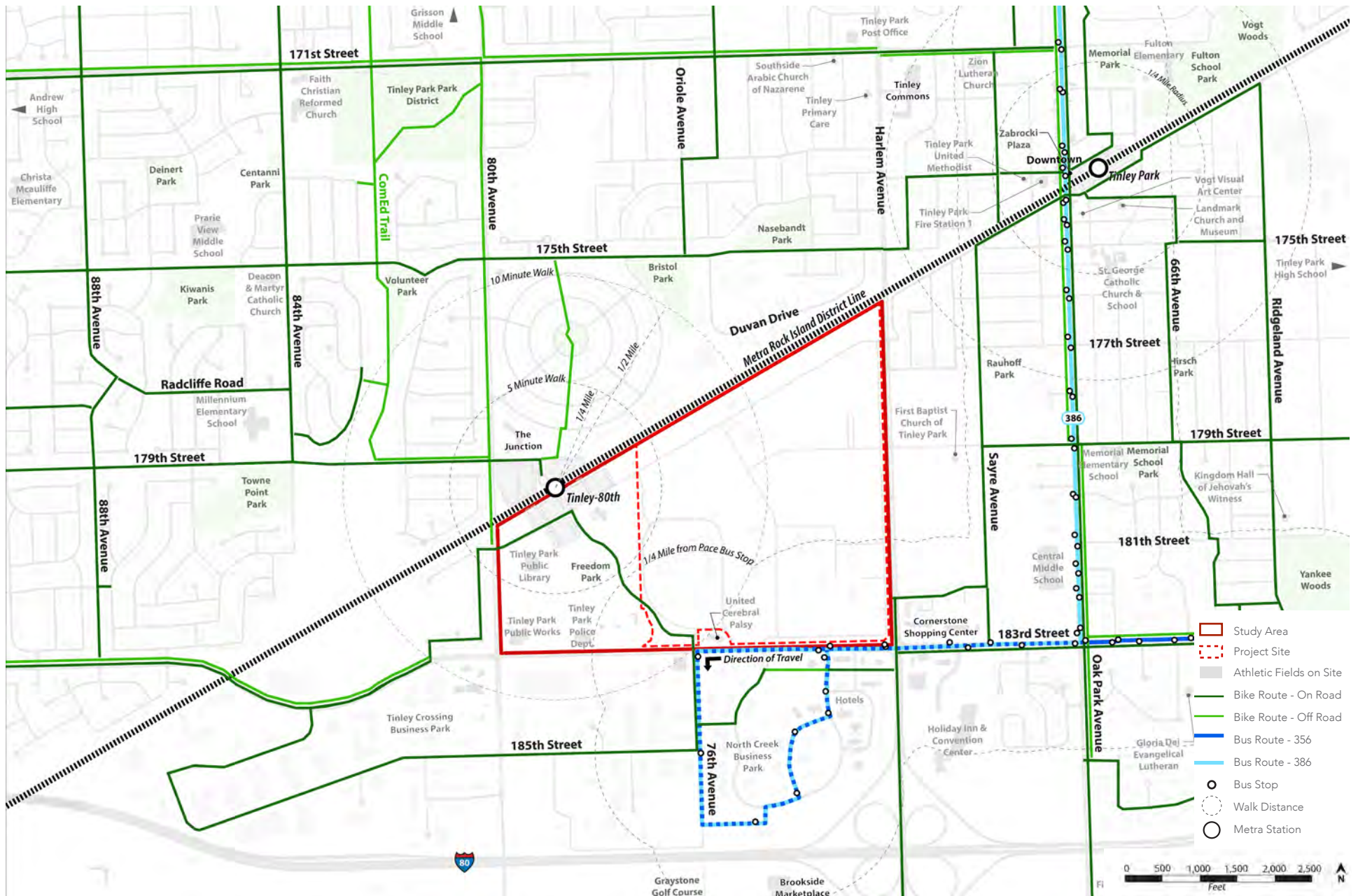
The Tinley Park- 80th Avenue Station has approximately 2,459 average weekday boardings according to 2006 counts. This makes it the third highest used Metra station in the entire network, outside of the City of Chicago. This data also shows consistently increasing ridership levels for both weekday and weekend boardings for over 10 years. RTAMS data shows that mode of access to the Tinley Park Station is predominately by driving alone (80%), followed by being dropped off (9%), walking (6%), Carpooling (4%) . The percentage of riders who accessed the Tinley Park – 80th Station by driving alone is much closer to the average for the Orland Township (84%).

There are approximately 2,127 parking spaces at the Tinley Park – 80th Avenue station, making it very easy to access. The station's location and its ease of accessibility make it attractive to both residents within Tinley Park and those in neighboring communities. The most recent survey conducted by Metra showed a parking utilization rate of approximately 68%. Permits are issued on a quarterly basis; information posted on the Tinley Park – 80th Metra station offers more than double the number of

express bus to US Cellular Field, and is located within a PACE Call-n-Ride service area. Route 386 provides a north-south connection via 183rd street and Oak Park Avenue between the project site, Convention Center, Tinley Park Metra Station, Worth Station (111th St. and Harlem Ave), and the CTA Orange Line Station at Midway Airport. Route 365 provides daily service between the Harvey Transportation Center (154th Street and Broadway) and DeVry University, also Circling the North Creek Business center at 183rd St and 76th near the southern boundary of the project site. While these are all important connections, poor access to the stops from the site would be a deterrent, whereas improvements could result in increased ridership.



Tinley Park/80th Ave. - Mode of Access (2006)  
Source: Sam Schwartz Engineering



Existing Transportation Options  
Source: Sam Schwartz Engineering

## Stormwater Management On and Near the Site

The site historically drained into a northern tributary creek to Union Ditch, which feeds into the Hickory Creek and Mississippi River watersheds. The site's watershed is distinctly separate from that of downtown Tinley Park, through which the Midlothian Creek runs on its way to the Great Lakes.

The construction of bermed roads at Harlem Avenue and on roads within the site has created some areas of ponding throughout the site. Some ponding-prone areas, such as the existing athletic fields, have since been filled.

The Village is concerned over flooding and ponding issues to the immediate east of the site across Harlem Avenue. The site's stormwater management strategies could alleviate flooding issues downstream and open up additional land for safe use and development.

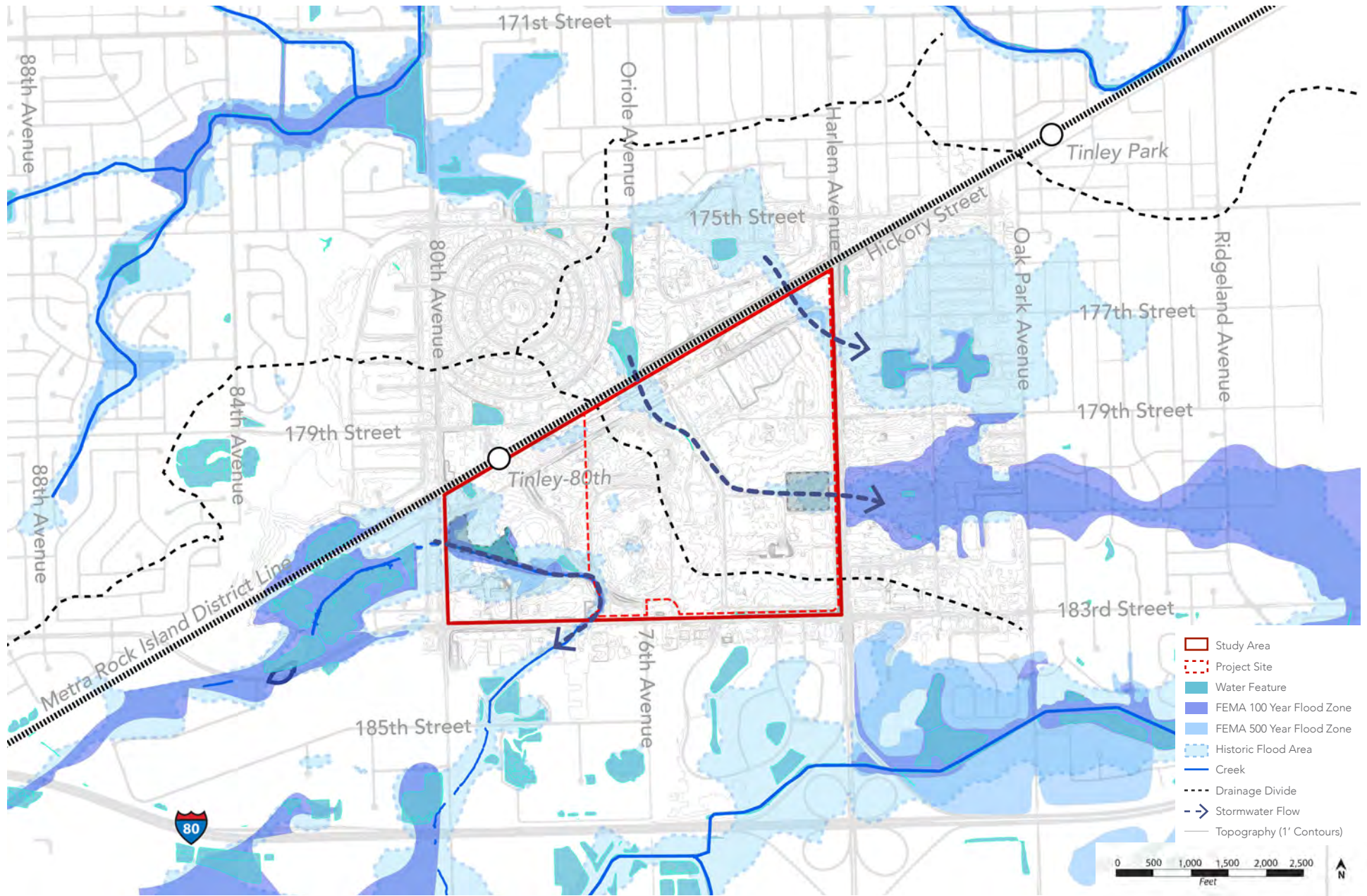
As the headwaters of Union Creek, the site should also employ exemplary practices toward improving the quality of stormwater and groundwater.



Presettlement Vegetation



Existing Detention Area at Site Edge [facing Harlem Avenue]



## Parks and Open Spaces

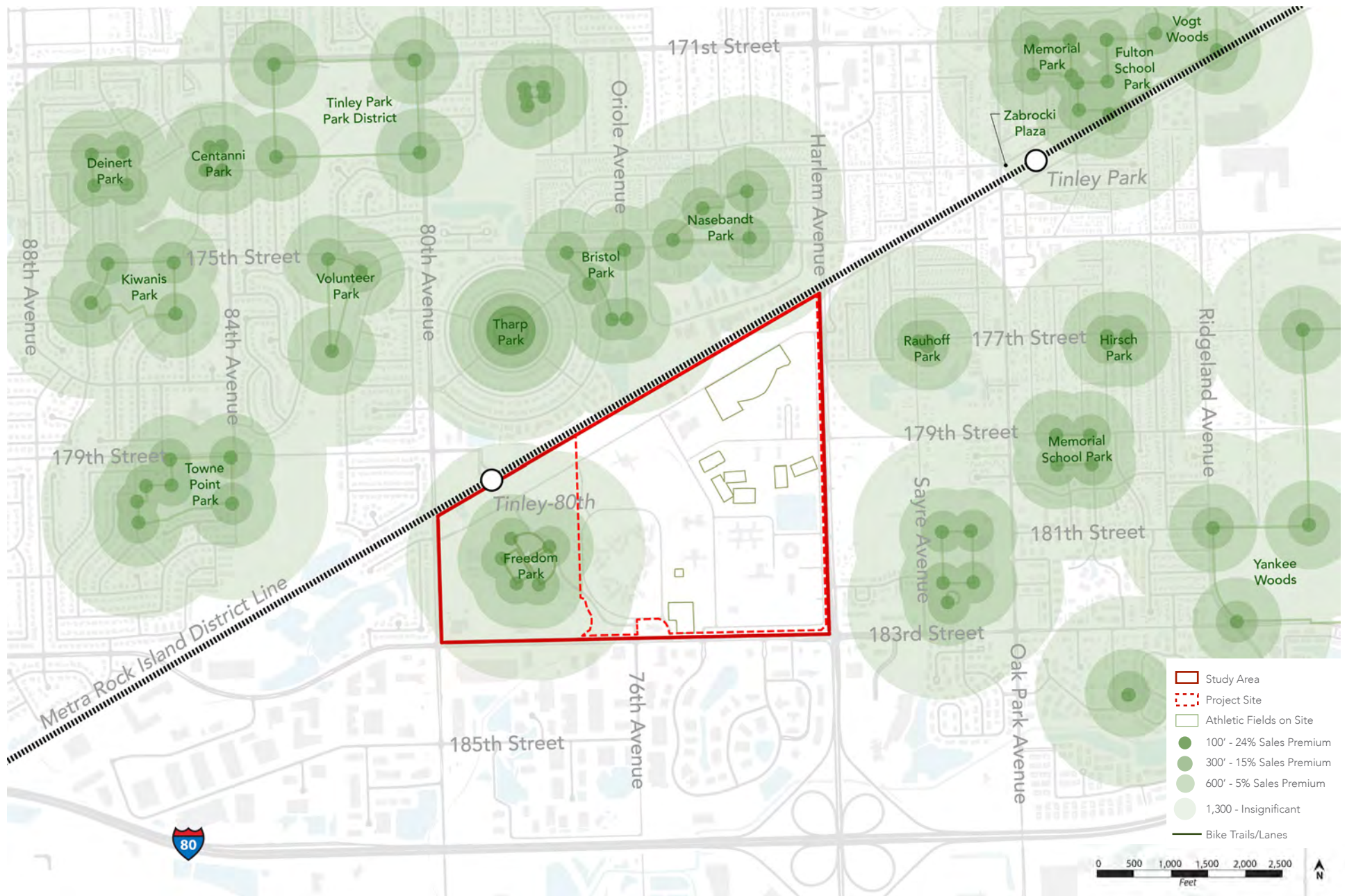
The Village has many parks but there are still large areas which are not within comfortable walking distance of parks and open spaces. The site could include additional park and recreation space to help fill some of these gaps.

The site is currently used as athletic fields for community youth sports and recreation. With the addition of new homes and residents in the Village, additional recreation space will be an important consideration and sufficient open space should be allocated accordingly in the master plan.

The Study Area includes some environmentally sensitive areas, including the floodplain of the Union Ditch tributary. Preserving these open spaces is important for the biodiversity on the site.

Open space and amenities may also increase land values and development attractiveness.

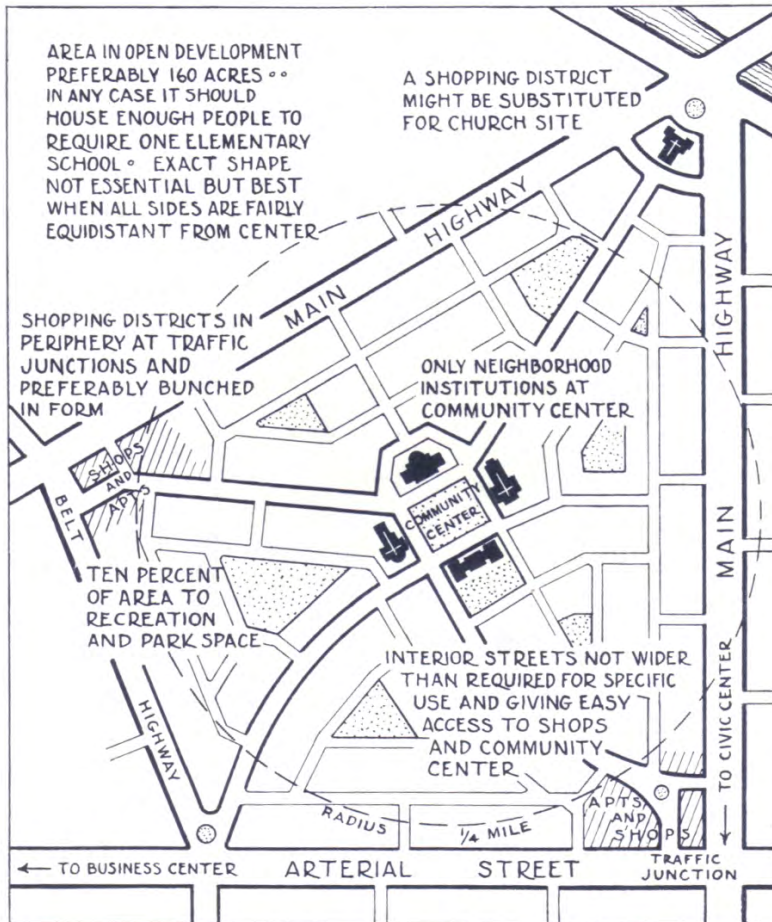






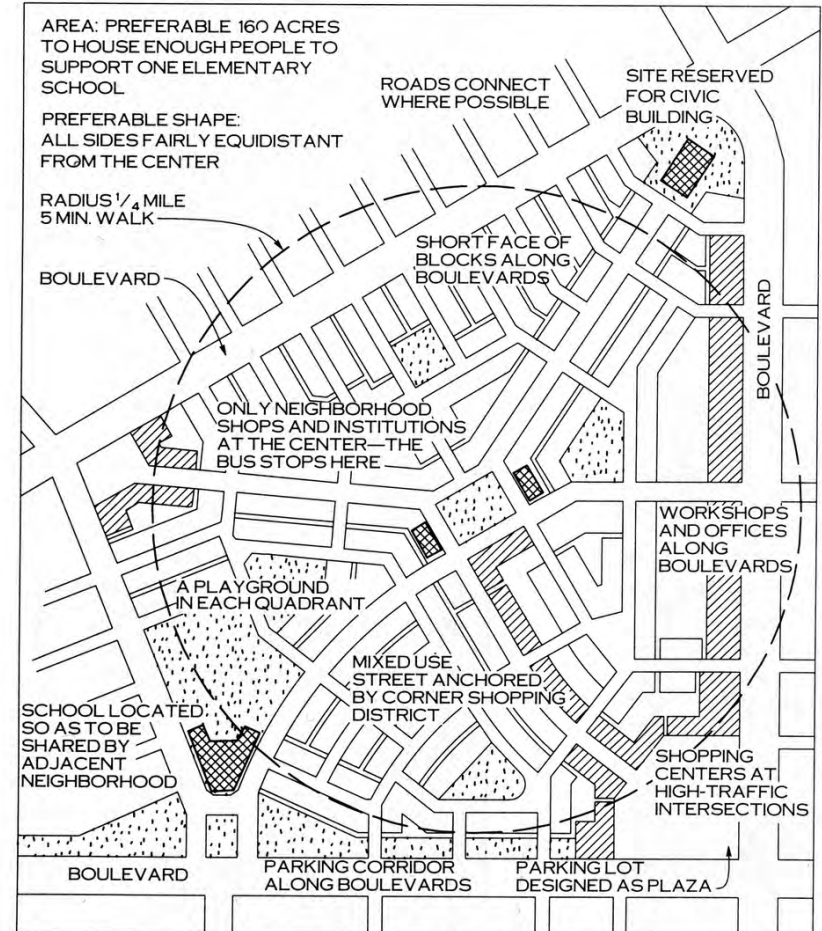
# Appendix B: Case Studies

## Evolution of the Neighborhood Unit



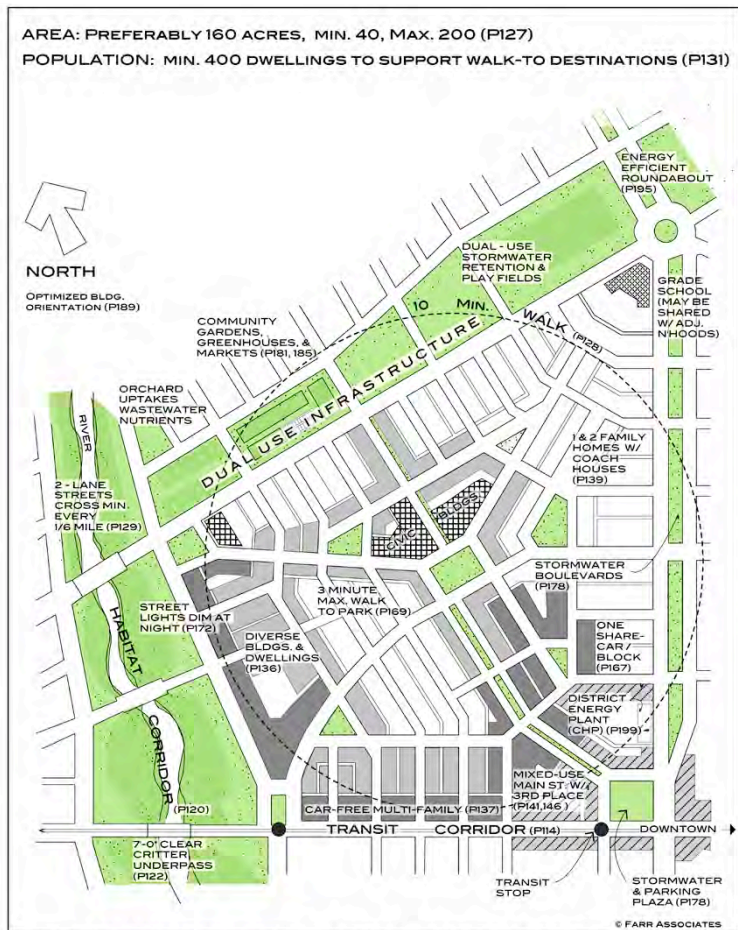
Neighborhood Unit for the Regional Plan of New York City by Clarence Perry, 1929

Source: Regional Plan Association



An Urban Neighborhood Unit (Part of a Town)

Source: Duany Plater-Zyberk & Company



Sustainable Neighborhood Diagram  
 (Building Blocks of a Sustainable Corridor)

Source: Farr Associates

TINLEY PARK MENTAL HEALTH CENTER  
Tinley Park  
280 Acres



COLONY PARK  
Austin, TX  
208 Acres



CELEBRATION  
Celebration, FL  
200 Acres



PROSPECT NEW TOWN  
Longmont, CO  
120 Acres



UPTON,  
NORTHAMPTON, ENGLAND  
106 Acres



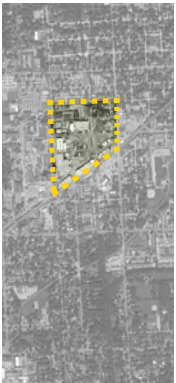
HIGH POINT  
Seattle, WA  
106 Acres



CENTRAL STATION  
Chicago, IL  
80 Acres



NORMAL REDEVELOPMENT PLAN  
Normal, IL  
28 Acres



Case Studies - Scale Comparisons



THE GLEN  
Glenview, IL  
1121 ACRES



NEW TOWN ST. CHARLES  
St. Charles, MO  
726 ACRES



ORENCO STATION  
Hillsboro, OR  
209 Acres



PRAIRIE CROSSING  
Grayslake, IL  
678 Acres

## UPTOWN NORMAL REDEVELOPMENT PLAN

Normal, IL



Source: Farr Associates

Land area:	28 acres
Dwelling units:	188
Commercial area:	741,000 sf
Timeline:	Master Plan initiated 1999; Circle and streetscape Completed 2010
Redevelopment Plan:	Farr Associates Architecture and Urban Design
Developer:	Town of Normal
Regulatory Device:	Business Improvement District

### Project Highlights

The heart of the plan called for a new circular plaza anchored by the existing Amtrak facility.

The fully completed Uptown Circle has become a major downtown attraction and fountain adds open space in downtown, calms traffic, and is an important piece of green infrastructure—treating stormwater runoff from downtown streets.

## Notable Outcomes

The undersized Amtrak station received a \$22 million TIGER federal grant to construct a new multi-modal high speed rail facility and parking structure.

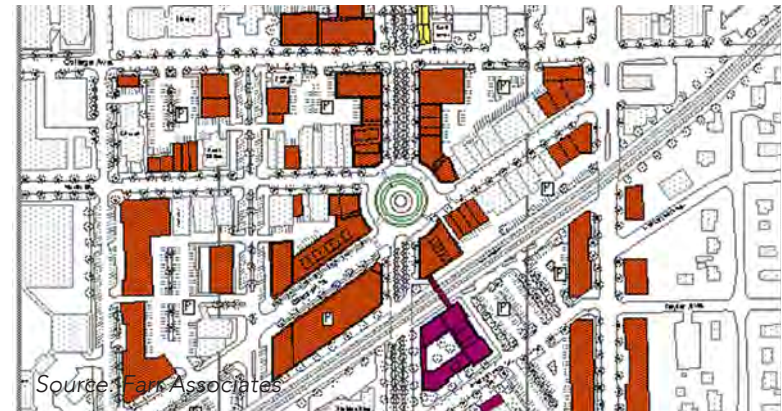
The Uptown Circle saves \$7,600 annually in potable water costs by capturing 1.4 million gallons of stormwater from a 58,800 sf area and reusing it.

There has been an increased property value in the Uptown tax increment financing district by \$1.5 million (or 9%) from 2009 to 2010, which is a 31% increase from 2004.

Redevelopment activity has spurred new private sector retail and mixed-use buildings throughout the area.

## Challenges

The plan was shelved for three years until the site was shovel ready.



CENTRAL STATION  
Chicago, IL



Source: See Chicago Real Estate

Land area:	80 acres
Dwelling units:	7,500
Commercial area:	250,000 sf retail; 2.5 million sf office
Timeline:	Planning started in 1990; 20 years
Master Plan:	Fogelson Properties with planners
Developer:	Fogelson Properties; Forest City Enterprises
Cost:	\$3 billion
Regulatory Device:	City of Chicago Building Guidelines

**Project Highlights**

The plan created wide, tree-lined boulevards with open spaces, and numerous parks and recreational spaces with access to the lakefront on a previous industrial rail site.

The development guidelines set on the site are some of the most comprehensive in Chicago.

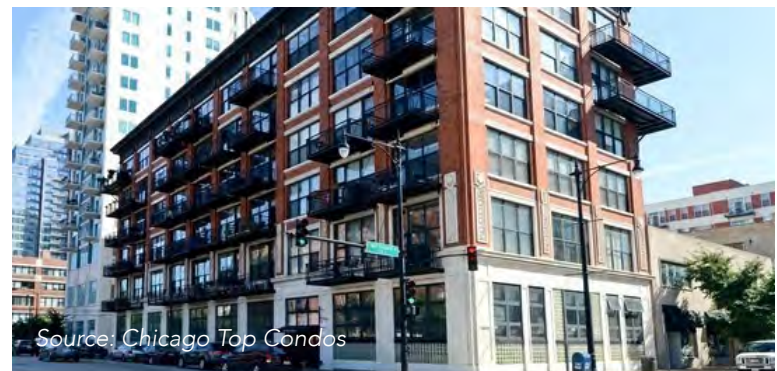
There are multiple housing options offered including loft style, condominiums, town homes, and rental living choices.

Unit prices in Museum Park can range from \$400,000s to \$4.5 million. With rental units averaging \$1,800 to \$4,000 per month.

## Notable Outcomes

By 2008, thousands of homes in Central Station had been sold worth an estimated \$1 billion. 7,500 units plus retail are expected to bring in excess of \$5 billion.

After its Grand Opening on January 23, 2005, One Museum Park, the tallest building in Central Station sold more than 80 percent of its units, making it the fastest selling residential development in all of Chicago.



## HIGH POINT

Seattle, WA



Land area:	120 acres project area; 100 acres buildable
Dwelling units:	1,700
Commercial sf:	10,000 sf
Timeline:	Initial funding for redevelopment awarded in 1999; fully built out
Master Plan:	Mithun Architects + Designers + Planners
Developer:	Seattle Housing Authority
Cost:	\$522 million (total development)

### Project Highlights

Highpoint is 10% of the watershed for Longfellow Creek, an important salmon habitat. Stormwater management through landscaping reduces runoff to Longfellow Creek by 65%.

One-fifth of buildable area is park land.

Housing built to Built Green standards with 35 "Breathe Easy" homes to reduce factors that contribute to asthma in children.

Increased lighting, small parks within view of homes, narrow streets to slow traffic, and inviting front porches encourage residents to mingle and watch over children.

Half of the site's 1,700 homes are affordable. Market-rate homes start in the high 200's.

### Notable Outcomes

The sale of building lots during the build-out provided a significant percentage of funding for infrastructure.

Over \$14 million in sales were generated in Phase I, with townhouse lots sold to private developers for \$75,000 and single-family lots for \$130,000 each. In Phase II, prices rose to \$85,000 for townhouse lots and \$140,000 for single-family lots.

Around the time that Phase II began, about 75% of units built during Phase 1 had been sold. Residents reported that resale values had risen about 25% over what they had paid a year before.

### Challenges

Mixing of income ranges has not gone as smoothly as desired. Recent tensions have brought to surface the desire to gate certain areas of the town with guards.



## UPTON

Northampton, England



Land area:	106 acres (phase 1)
Dwelling units:	1,000-1,400 (phase 1)
Commercial sf:	7,535 sf
Timeline:	Master Plan started in 2002;
Master Plan:	EDAW; English Partnerships
Developer:	English Partnerships
Regulatory Device:	Upton Design Codes

### Project Highlights

An extensive sustainable drainage system uses new and existing infrastructure to direct water to bioswales, and is further controlled by porous pavings.

All developers must secure green energy tariffs.

22% of scattered units permanently affordable.

All homes must meet BREEAM EcoHomes Excellent Standards.

Sites D1 and D2 include photovoltaic systems, micro-combined heat and power, rainwater harvesting, green roofs, solar water heating, and high internal air quality.

Part of Site D1 will also include mini wind turbines in an effort to become carbon-neutral.

## Notable Outcomes

6 homes aimed at “Code Level 6” (zero-carbon home) cost 17% more to build, but received an “A” certification.

As a result of the successful use of design codes at Upton, the Office of the Deputy Prime Minister (ODPM) has established seven pilot projects to examine the merits of applying this approach more widely in the UK.

## Challenges

The build-out at Upton is slower than anticipated, due to the 2008 recession. Development was expected to be completed by 2011/2012; but is now looking to be finished in 2015/2016.

Given difficulties with the second phase of development, the site is also more disjointed and discontinuous than had been intended.

The surface public realm of the square is complete, but it lacks the surrounding frame of buildings that would define it as a space.



# PROSPECT NEW TOWN

Longmont, CO



Land area:	120 acres
Dwelling units:	585
Commercial sf:	200,000 sf
Timeline:	Construction on the six-phase Plan began in 1996; as of 2008, in its sixth phase of development
Master Plan:	Duany Plater-Zyberk
Developer:	Kiki Wallace
Regulatory Device:	Form Based Code

## Project Highlights

The original farmhouse and other structures have been integrated into the development, in part to retain continuity with the former use of the property. Some of the new structures resembles traditional housing styles from early in the 20th century, while others are very eclectic and ultramodern.

The streets are oriented to maximize the view of the mountains, and a traditional town center that would be no more than five minutes on foot from any place in the neighborhood.

Prices for houses initially ranged from \$150,000 – \$500,000, but have trended quickly upward because of the high demand and the overall growth of real estate prices in the area.

## Return on Investment

The first building phase was to include 65 lots. By the time of the approval of the planning board in 1995, 35 of the lots were already pre-sold.

Prices for houses in the project initially ranged from \$150,000–500,000, but have trended quickly upward because of the high demand and the overall growth of real estate prices in the area.

## Challenges

Housing prices quickly rose out of affordability for many owners, even with a 10% stipulation of “affordable” homes being required.



CELEBRATION TOWN CENTER  
Celebration, FL



Land area:	200 Acres Town Center 4,900 Acres (total)
Dwelling units:	4,060 units total
Commercial sf:	150,000 sq ft
Timeline:	Master Plan started in 1994
Master Plan:	Urban Design Associates; Robert A.M. Stern; and AECOM
Developer:	The Celebration Company
Regulatory Device:	Pattern Book

**Project Highlights**

Blocks are zoned by density and size of dwelling units with the widest residential lot is 90 ft wide; the typical lot being 45 ft wide.

The downtown hosts a variety of architectural styles for the public buildings, having contracted to several large name architects.

Exercise trails range from half-mile to six miles in length.

Cost of housing can range from \$80,000-\$1.3 million.

## Notable Outcomes

Bench mark example of walkable community functioning in a car-centric city.

Named “Best New Community” in 2001 by ULI

Home prices are on average twice the rate of a similar sized home else where in the state.

## Challenges

Had a higher than average foreclosure rate during the recession. Celebration was at a rate of one out of twenty residents when compared to a state average of one out of 48.

Although it is a walkable community, 91% of residents still commute in their cars to work.



Source: Enjoy Your Holiday

# COLONY PARK SUSTAINABLE COMMUNITIES INITIATIVE MASTER PLAN Austin, TX



Source: Farr Associates

Land area:	208 acres
Dwelling units:	3031
Commercial sf:	~500,000 sf
Timeline:	Planning process in progress; 20-25 year full buildout anticipated
Master Plan:	Farr Associates Architecture and Urban Design; Urban Design Group
Developer:	City of Austin
Budget:	\$1.9 million (planning process)
Regulatory Device:	Design Guidelines

## Project Highlights

The 208-acre site plan preserves 47 acres as “fingers of nature” that help manage stormwater, provide recreational amenities, and preserve animal habitats.

Four distinct neighborhoods with neighborhood centers make up the project area and can be accessed by car, bike, foot, and transit.

Streets are designated as stormwater conveyance and treatment streets and are designed to have swales, stormwater medians, and rain gardens running along and through them.

## Challenges

Currently there are concerns by current neighboring residents that they will be displaced due to gentrification in the area.



PRAIRIE CROSSING  
Grayslake, IL



Source: Cache County Land Use Gal-

Land area:	678 acres
Dwelling units:	362
Commercial area:	73 acres
Timeline:	Approximately 15 years
Master Plan:	Calthorpe Associates; Peter Lindsay Schaudt Landscape Architecture, Inc.; Skidmore, Owings & Merrill LLP; LANDECON; William Johnson and Partners; the Lannert Group
Developer:	Prairie Holdings Corporation
Cost:	\$100 million
Regulatory Device:	Home Owners Association

**Project Highlights**

Development included the creation of a 22-acre lake, which manages runoff and pollutant removal in combination with swales and wetlands, and serves as a recreational and aesthetic amenity.

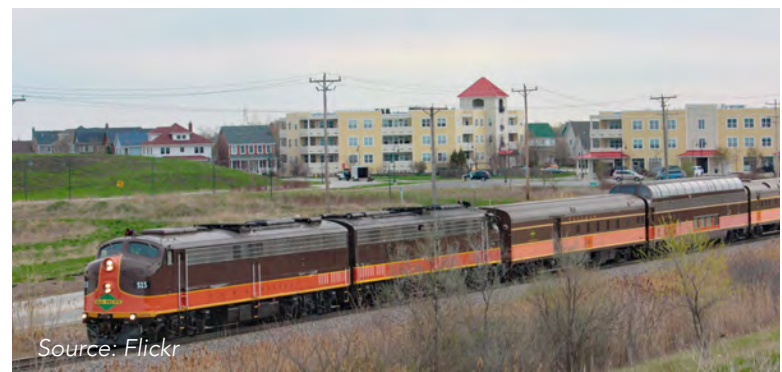
Prairie Crossing’s agricultural heritage is anchored by its 10-acre certified organic farm. The organic farm has been in production for over seven years, selling into local and north suburban Chicago markets with a revenue of over \$90,000 per year.

Single family homes from \$250,000 to mid-\$400,000s. Smaller lot homes in Station Village from \$180,000 to \$220,000.

### **Notable Outcomes**

A 1998 study showed that limiting environmental impacts during construction, saved Prairie Holdings about \$4,400 per lot, for a total of \$1.4 million

Homes use nearly half the energy of similarly sized homes of typical construction in the Chicago area, saving homeowners \$900,000 a year in energy bills.



ORENCO STATION  
Hillsboro, OR



Land area:	209 acres
Dwelling units:	1,834
Commercial sf: (office)	218,000 sq ft (retail); 30,000 sq ft
Timeline:	Master Plan started in 1997
Master Plan:	Fletcher Farr Ayotte and Iverson
Developer:	PacTrust and Costa Pacifica
Regulatory Device:	Community Development Code

**Project Highlights**

Organized around a light rail system, the town has 20 foot streets with maximum of 19 foot setbacks for housing fronts.

Allotments for “granny flats” allows for livable alley ways, and mixed-use and ancillary buildings allowed for 25 units to an acre.

Land around the light rail station was rezoned for mixed use development.

All retail is required to place parking in the rear or side of the building.

In 2009, 2/3 of residents still drove their cars to places of employment; however when leaving home for non-work related trips they would walk, bike, or take the light rail.

Median housing prices are between \$220,000-\$500,000.

### **Return on Investment**

Orenco residents are five times as likely as neighboring community residents to walk to shops more than five times a week.

The area has continued to expand and improve services for residents.

### **Challenges**

Parcels were rezoned from commercial to mixed-use without input from the owner.

The live/work units have been difficult to market due to the workspace being too small to be effective and ADA complications from the units being split level.



NEW TOWN ST. CHARLES  
St. Charles, MO



Source: Flickr

Land area:	755 acres
Dwelling units:	5,700
Commercial sf:	500,000 sf
Timeline:	Began in 2003; On Going Development
Master Plan:	Duany Plater-Zyberk & Company
Developer:	Whittaker Builders, Inc.
Cost:	Total project cost estimated at \$1.5 billion
Regulatory Device:	Architectural Review Board

**Project Highlights**

In 1993, the Midwest experienced the most severe flood in recent history, and much of St. Charles County was underwater. New Town’s developers had to build a series of lakes and canals for drainage of 75 acres and used the excavated dirt to raise the site’s elevation by several feet.

The Plan features a wide range of housing types, parks, an organic farm, and six neighborhood centers.

The neighborhood market is modeled after a popular mercantile that burned to the ground many years ago in historic St. Charles.

Initial prices of homes ranged from \$120s to \$1 million.

### Notable Outcomes

Market Graphics Research Group prepared data in 2010 that showed that New Town was the top-selling new home community out of 1500 communities throughout the region.

Just in 2005, 600 houses were sold.

In 2006, investors and speculators were selling homes for 20-30% premiums over what was paid the previous year.

### Challenges

The original developer, Whittaker Builders, went bankrupt in 2009.



THE GLEN  
Glenview, IL



Source: Flickr

Land area:	1121 acres
Dwelling units:	1,296
Commercial sf:	470,000 sq ft
Timeline:	Master Plan started in 1994; Approved in 1998
Master Plan:	Skidmore, Owings & Merrill
Developer: Developer)	Town of Glenview (Master Developer)
Regulatory Device:	Design Guide Lines

**Project Highlights**

Each neighborhood is designed to be no more than a five minute walk to from it's center to it's edge.

The site averages two to four units per acre for low density sections and five to eight units per acre in medium density zones.

There is a TIF district that encompasses 650 acres of the total development.

Several family amenities, which includes the Kohl Children's Museum, were paid for by TIF funding. There have also been several parks funded by the TIF money.

## Notable Outcomes

Generates between \$3.3-\$1.6 million in revenue per year.

Many of the homes sell for \$500,000-\$1million, with some rentals costing \$3,700 a month.

The Glen Town Center has 92% occupancy rate at \$18/sq ft.



## Challenges

The design of the Master Plan created pods of different housing and thus income types. Though there is overall housing diversity in the Glen, the pods themselves are homogenous and segregated.

The architecture is monotonous—optimized for the convenience of the plumber, roofer and appraiser rather than the long term value of the community

The combination of relatively wide streets and large building setbacks makes for a “blah” public realm. It is our hope not to repeat these outcomes in Tinley Park.

TIF laws originally strained the amount of funding for schools within its confines. They were, however, later amended to allow an increase of funding when necessary to them.



TINLEY  
PARK

ALL-STAR  
CHAMPION

MAJOR LEAGUE  
CHAMPION

2. INTERVIEWED

STANDARD AND  
GORDON

A. MURPHY, FOR  
BUILDING  
FARM, INC.

THE  
DENTAL

SALESMAN  
1934

WILLIAM  
FARMER

W. H. HILL

W. H. HILL

W. H. HILL

W. H. HILL

W. H. HILL

W. H. HILL

W. H. HILL

W. H. HILL

W. H. HILL

W. H. HILL

W. H. HILL

W. H. HILL

W. H. HILL

# Appendix D: Design Workshop

After conducting intense research of site conditions and Stakeholder interviews, Farr Associates held an internal Design Workshop to generate conceptual land use strategies for the Tinley Park Mental Health Center site. The Design Workshop included participation from Farr staff, as well as, Stephanie Kisler, a Planner with the Village of Tinley Park. These concept schemes were then further refined based on comments from Stakeholders.

### **Conclusions from maps:**

#### **BUILDINGS & INFRASTRUCTURE**

Some existing buildings are architecturally significant  
Good access to public works – expand these services?  
Potential for “civic” complex

#### **MOBILITY**

Half mile of site within ½ mile radius of Metra  
Downtown served by Metra and 2 Pace bus lines  
Needs improvement on bike and pedestrian access

#### **SCHOOLS & INSTITUTIONS**

Site is an “island” for school children – will need busing  
KSD 140 is highly-rated district  
Convention/hotel/hospitality just off-site  
Sidewalks needed – crossing guards?

#### **JURISDICTIONS**

Site is at edge of state rep. jurisdictions  
Site is at edge of Cook County line – tax rates affected  
Barriers & Access  
Raul, grade changes, detention areas are obstacles  
Pedestrian accommodations needed

#### **PARKS AND OPEN SPACE**

Site being used for athletic fields  
Need for local parks  
Better stormwater techniques

#### **TOPOGRAPHY & HYDROLOGY**

Stormwater onsite not a problem/problem adjacent to site  
Chances to connect hydrology, “daylight” creeks  
Stream has been engineered  
Tunnels sometimes flood

#### **ZONING**

Lots of single-use residential  
ORI is probably not good zoning  
Downtown encourages diversity of use

## SKETCH CONCEPT SCHEMES [DRAFT ONLY]





# Appendix E: Market Assessment

## MEMORANDUM

TO: Doug Farr, FAIA, CNU-A, LEED-AP - Farr Associates

FROM: Geoff Dickinson, *SB Friedman Development Advisors*  
Direct: (312) 384-2404 Email: [gdickinson@sbfriedman.com](mailto:gdickinson@sbfriedman.com)

DATE: October 10, 2014

RE: **Tinley Park Mental Health Center Campus Redevelopment Plan – Preliminary Market Research and Developer Feedback**

---

### Introduction

*SB Friedman Development Advisors ("SB Friedman")* was retained, as part of a consultant team led by Farr Associates, by the Village of Tinley Park to envision, plan, and implement the redevelopment of the Tinley Park Mental Health Center Campus ("the Site"). *SB Friedman's* role in the first phase of the project is to undertake preliminary market research on various real estate products (single family detached, townhome, condominium, and retail) in order to establish preliminary sense of the development community's potential interest in developing at the Site in the future.

In this memorandum, *SB Friedman* provides the following information:

- Regional context
- Site analysis
- Demographic projections
- Preliminary analysis of existing market conditions
- Interview results

As part of the preliminary market research, *SB Friedman* has engaged a number of real estate developers and brokers to discuss the market potential of the Site, potential price points of various residential products, perceptions and thoughts of the Site itself, and other community features related to the development. There was no specific set of questions for each interview; however, conversations generally covered these topics and were generally framed in the context of “What would that real estate market want to produce at the Site in the relatively near term (next five years) assuming that the Village delivered a Site that is clean and may or may not have Site infrastructure (internal roads, water and sewer lines)? As a conservative approach, none of the feedback below assumes Village financial participation in the form of direct project assistance (e.g., Developer TIF assistance or land write down).

Overall, developers of a wide variety of product view the Site as competitive for full price, new market rate product in the south suburban market. There appears to be moderate to strong initial developer interest in the Site at this point for single-family detached housing, townhomes, senior-targeted housing, and rental apartments. There may be some interest in limited local-serving retail as well, possibly later in the project life cycle. Given that few markets have recovered to pre-recession levels, developers are cautiously optimistic. Product types and estimated potential price points for products are consistent with what the market is currently delivering. However, some interviewees stated that a planned community with transit-oriented development (TOD) could potentially provide premiums of 5 to 15 percent. Developers who survived the recession are cautious and negotiation may be needed to achieve higher quality products.

### Regional Context

The Village of Tinley Park straddles the Cook/Will County line and is approximately 23 miles south of Chicago. Downtown Tinley Park is approximately five miles south of Orland Park and approximately 6 miles north of Frankfort. Conversations with local and regional developers have indicated that Orland Park and Frankfort are considered to be Tinley Park’s strongest local competitive residential markets, due in part to strong school districts. As shown below, **Figure 1** illustrates Tinley Park’s location and some other nearby towns.

#### **Figure 1: Regional Market Context**



Source: SB Friedman

## Site Analysis

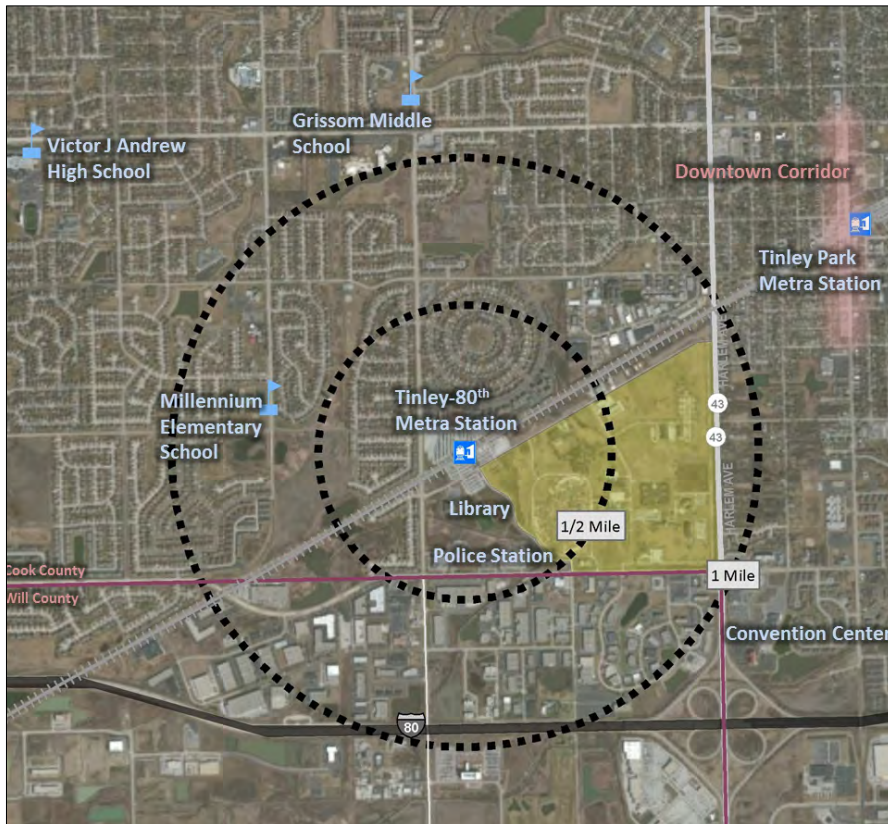
### SITE ASSESSMENT

The Village of Tinley Park is currently considering the acquisition of the 280 acre Site of the obsolescent Tinley Park Mental Health Campus which closed in 2012. The Site is located at the 80<sup>th</sup> Avenue Metra stop in Tinley Park and the southern edge of the Site is the the Cook/Will County boundary. The Site boundaries are 80<sup>th</sup> Avenue to the west, the Metra tracks to the north, Harlem Ave to the east and 183<sup>rd</sup> Street to the south. In addition to the former State Mental Hospital, the Site is adjacent to the Tinley Park Public Library and the Tinley Park Police Department. Other adjacent uses to the Site include residential and commercial, with a retail cluster located approximately two miles south of the Site near Interstate 80. The Tinley Park Convention Center is also located nearby the Site. A map illustrating the Site context can be found in **Figure 2** below.

Based on preliminary interviews, Tinley Park is not considered to be a top residential market; many developers indicated that Orland Park, Frankfort, Mokena and New Lenox are Tinley Park's strongest competitors for residential product. Nevertheless, developers have indicated moderate to strong interest in the Site. According to the interviews, the Site has several advantages. The primary advantage, cited by nearly

every interviewee, is the Site's adjacency to the 80<sup>th</sup> Avenue-Tinley Metra stop. Many developers are looking for Sites with strong transit connections and making development decisions accordingly. Furthermore, while school systems (Kirby School District 140 and Consolidated High School District 230) and local schools (Millennium Elementary School, Grissom Middle School and Victor J. Andrew High School) are not the highest performing in the competitive area, they are relatively good and are likely to still attract families and support some higher-value housing product. In addition, it is one of few vacant, larger contiguous parcels with public infrastructure to the lot line in the south suburbs. These factors contribute in part to developers' general interest in the Site and will be discussed in more detail later in this memo.

**Figure 2: Site Context**



Source: SB Friedman

## PUBLIC SCHOOLS

The Site is located within Kirby Elementary School District 140 and Consolidated High School District (CHSD) 230. Students would attend high performing schools including: Millennium Elementary School, Grissom Middle School and Victor J. Andrew High School. Interviews with developers indicated that these schools are considered to be among the top 20 percent, rather than top 5 percent and are therefore unlikely to garner significant price premiums based on school districts.

Kirby Elementary SD 140 and CHSD 230 were benchmarked against State averages and selected surrounding school districts in Orland Park and Frankfort as presented in **Tables 1 and 2** below. Key takeaways include:

- Average class sizes are consistent across grammar and high school districts and state averages.
- Kirby School District 140 is among the highest ranked for overall ISAT performance (72%) compared to other nearby elementary school districts.
- Kirby School District 140 has the lowest percentage of low income students (3%) out of compared districts.
- CHSD 230 is the second highest performing high school district in Tinley Park, Lincoln-Way Community High school District 210 is the highest.
- CHSD 230 has a 90 percent graduation rate compared to the State of Illinois average of 82%
- 62 percent of CHSD 230 students are prepared for college compared to State of Illinois average of 32%.

**Table 1: Grammar School Districts**

	Grammar School Districts							
	Elementary District	ISAT Performance	Reading	Math	Science	Average Class Size	Student Attendance	Low income
<b>Tinley Park</b>	Kirby School District 140	72%	71%	72%	89%	23	96%	3%
	Summit Hill School District 161	72%	73%	71%	89%	23	96%	5%
	Community Consolidated Schol District 146	67%	68%	66%	85%	22	95%	31%
	Mokena School District 159	63%	63%	62%	82%	24	95%	20%
	Arbor Park School District 145	56%	60%	52%	79%	28	95%	36%
<b>Orland Park</b>	Palos School District 118	82%	81%	83%	96%	22	96%	23%
	Orland School District 135	76%	77%	75%	93%	23	96%	14%
	Community Consolidated School District 146	67%	68%	67%	85%	22	95%	31%
	Kirby School District 140	(see above)						
<b>Frankfort</b>	Summit Hill School District 161	77%	77%	76%	93%	24	97%	5%
	Frankfort Consolidated School District 157C	(see above)						
<b>State of Illinois</b>		59%	59%	59%	80%	21	94%	50%

Source: Illinois Board of Education – District Report Cards (2012-2013)

	High School Districts									
	High School District	PSAE Overall Performance	Math	Reading	Science	Average Class Size	Student Attendance	Low income	Graduation rate (4-yr)	Ready for college coursework
Tinley Park	Lincoln-Way Community HSD 210	74%	72%	75%	75%	24	95%	12%	96%	65%
	Cons HSD 230	64%	63%	65%	63%	21	96%	18%	90%	62%
	Bremen HSD 228	40%	38%	42%	32%	21	94%	38%	82%	32%
	Rich Township HSD 227	29%	26%	33%	20%	21	86%	76%	86%	21%
Orland Park	Cons HSD 230	(see above)								
Frankfort	HSD 210	(see above)								
State of Illinois		40%	38%	42%	35%	21	84%	54%	82%	32%

**Table 2: High School Districts**

Source: Illinois Board of Education – District Report Cards (2012-2013)

## ACCESS AND VISIBILITY

Visibility is generally less important for residential uses, but accessibility is key. The Tinley Park Mental Health Center Campus is easily accessible due to its location near major roadways. Interstate 80 is approximately one mile south of the area, and provides strong linkages between the Site and other highways including I-57, I-294, and I-355. These major roadways provide easy access to Chicago and surrounding suburbs. In addition, Illinois Route 43 runs north-south and goes directly by the Site, providing both local visibility and regional access.

The Site is located adjacent to the 80<sup>th</sup> Avenue-Tinley Park Metra Stop, one of two commuter-rail Metra stops in Tinley Park. It takes approximately 40 minutes by train to commute to Chicago. According to the most recent Metra Station Boarding/Alighting Count study in 2006, the 80<sup>th</sup> Avenue-Tinley Park Metra stop is the 4<sup>th</sup> highest ranked non-downtown Metra station based on boarding counts. In addition, the train station has recently gone through extensive renovations to improve the station's image as a gateway to the Village. This may increase the appeal and marketability of the Site for some potential residents as transit-oriented development (TOD).

**Table 3: Tinley Park Stations Boarding Counts**

	Inbound Trains (Ons)	Outbound Trains (Offs)
80 <sup>th</sup> Avenue- Tinley Park	2,448	2,315
Tinley Park (Downtown)	1,214	1,216

Source: Metra Station Boarding/Alighting Count Study (2006)

**Table 4: Non-Downtown Metra Stations ranked by Total Weekday Boardings**

	Station	Weekday Boardings
1	Route 59	5,793
2	Naperville	4,112
3	Lisle	2,472
4	80 <sup>th</sup> -Avenue, Tinley Park	2,459
5	Downers Grove, Main Street	2,328

Source: Metra Station Boarding/Alighting Count Study (2006)

U.S. American Community Survey (ACS) data was reviewed to determine the preferred modes of transportation for Tinley Park commuters. Close to 86 percent of Tinley Park residents drove alone to work or carpooled. A small number of workers used alternate modes of transportation, with 10 percent using public transportation, 1 percent walking to work, and 1 percent bicycling. The remaining population worked from home.

DRAFT

### Site Acquisition and Preliminary Cost Estimates and Preliminary Potential Disposition Value

The 280-acre Site is owned by the State of Illinois. The Village of Tinley Park is currently considering acquiring the Site for approximately \$4 million dollars. In August 2014, Tetra Tech was hired to perform a Phase II environmental assessment and demolition cost estimate. Known Site liabilities relate to the Site includes approximately \$12.5 million in demolition, asbestos and environmental remediation costs. The total cost to arrive at clean and ready to develop Site is estimated at approximately \$16.5 million as presented in **Table 5**.

**Table 5: Estimated Site Acquisition, Demolition and Remediation Costs**

Acres	Sale Price
Land Acquisition	\$4,164,296
Demolition	\$6,404,250
Asbestos	\$3,130,000
Environmental	\$2,857,750
Total	\$16,556,296

Source: Tetra Tech, Village of Tinley Park

Based on preliminary developer feedback we believe that the Site is one of few larger contiguous parcels with public infrastructure to the lot line in the south suburbs. Using the MLS database of real estate listings, *SB Friedman* researched comparable sales for improved land greater than 100 acres within proximity to transit. Comparable data is limited due to a lack of market activity following the recession. Many developers and banks are still attempting to sell off and develop unfinished subdivisions that were initially developed prior to the real estate crash.

We were able to identify one comparable land sale from 2010 in the Village of Lemont in Cook County consisting of a 131 acre property sold for \$5 million. Zoning for this Site allowed for the development of 250 homes. The MLS listing indicates that utilities (e.g., water, sanitary sewer, gas, and electricity) are near the Site. We have inferred from this language that there was no distribution of these utilities within the Site. Thus, the comparable Site is roughly in a development ready condition. For this sale, the average cost per lot was approximately \$20,000.

Based on this single comparable project sale price, we have done some “back of the envelope” math based on an assumed land value of between \$15,000 and \$20,000 per lot. Assuming that the Site is developed with only single-family housing at 4 dwelling units per acre (both conservative assumptions relative to the market feedback and Village aspirations for the Site), a total of approximately 1,120 units could be developed on the Site. At this density, the total land value of the Site is approximately \$16.8 million to \$22.4 million. This preliminary estimate is roughly equal to or greater than the current estimated costs of acquisition and demolition and cleanup. However, developing the Site at a higher density may lead to higher land valuation for the Site.

**Table 6: "Back of the envelope" Site Value Estimation**

<b>Acreage</b>	280 acres	
<b>Lots per Acre</b>	4 lots/acres	
<b>Total Lots</b>	1,120 acres	
	<b>Estimate A</b>	<b>Estimate B</b>
<b>Estimated Lot Value</b>	\$15,000	\$20,000
<b>Estimated Site Value</b>	\$16,800,000	\$22,400,000

Source: MLS, *SB Friedman*

In future phases of work we will need to refine key assumptions including density which may have a material impact on the true disposition value of the Site.

### Demographics

To gain insight into housing demand in Tinley Park, *SB Friedman* analyzed demographic information for the Village of Tinley Park utilizing data from the U.S. Census's American Community Survey and ESRI population age and income projections. The following market demographics form the basis for the residential market assessment in subsequent sections.

Five-year growth projections by Esri, a supplier of demographic, consumer and business data, indicate that Tinley Park is only projected to increase by approximately 300 people by 2018. Projections from the Chicago Metropolitan Agency for Planning (CMAP) indicates that the Tinley Park population may increase to 83,000 people, growing at the same compound annual growth rate (CAGR) as the past decade. However, CMAP projections indicate that the number of households could grow at a slower rate than in the past.

Preliminary interviews with real estate brokers and local developers indicated that the market for for-sale housing products is generally:

- young professional people looking to buy a first home,
- young families looking to buy a first home and/or
- empty nesters looking to downsize and reduce house maintenance obligations.

In addition, these groups may be more able and willing to pay higher rents for apartment rentals and tend to desire higher-end finishes and amenities.

Young professionals are generally defined as people between the ages of 25 and 34 with a college degree. Nationwide, young professionals are increasingly electing to live in downtowns near amenities and transportation alternatives. These housing choices are often driven by a desire to live near employment, entertainment and dining. Others are still choosing to live in suburban contexts, often near where they grew up. Sixteen percent of Tinley Park's population is comprised of young professionals between the ages of 25 and 34. This demographic includes many middle- and higher-income households. Approximately 15 percent of households earning between \$50,000 and \$100,000 per year are between the ages of 25 and 34. Almost 13 percent of households earning more than \$100,000 per year are in this cohort.

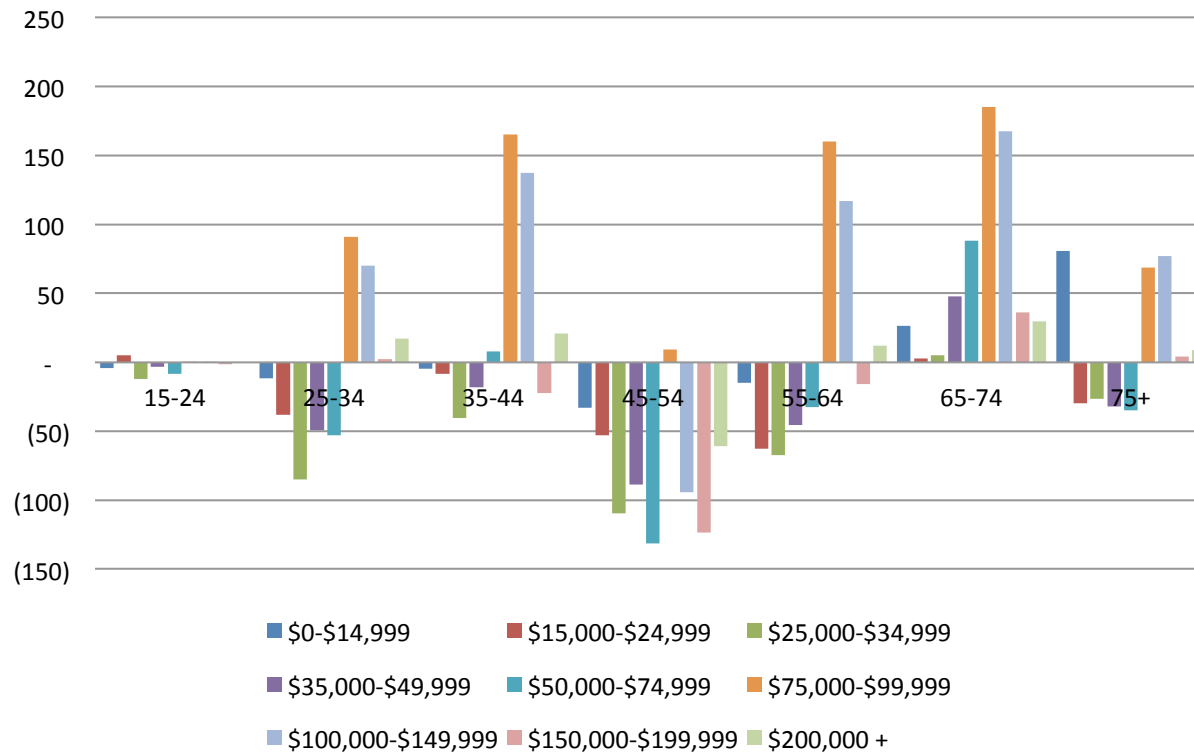
Empty nesters are generally defined as people between the ages of 55 and 64 with no children living in the home. Many in this cohort are interested in downsizing from their larger, family-oriented homes to lower-cost, higher-amenity housing that requires less maintenance. As of 2013, twenty two percent of Tinley Park's population is comprised of empty nesters between the ages of 55 and 64. Similar to young professionals, many in this cohort earn middle and higher incomes. Almost 22 percent of households earning between \$50,000 and \$100,000 per year are empty nesters, and they comprise over 25 percent of households earning over \$100,000 per year.

Five-year projections suggest that total population growth could be relatively flat, adding approximately 230 households. A breakdown of household demographic projections by income and the age of the householder within Tinley Park, as presented in **Figure 3** on the following page, revealed that the number of households earning between \$75,000 and \$150,000 per year is increasing in all nearly all age cohorts. The number of people earning between \$75,000 and \$150,000 annually in Tinley Park is projected to increase by approximately 1,200 persons, indicating significant potential for high-end for-sale and rental housing options.

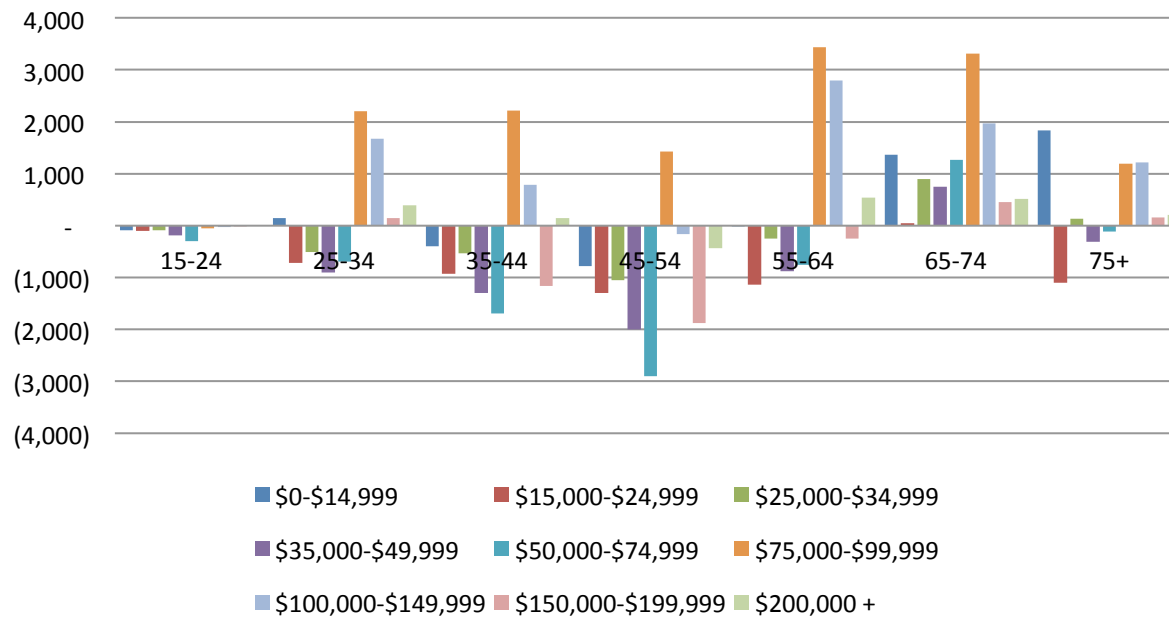
Additionally, the number of households consisting of older seniors with special needs aged 65 to 74 is projected to increase among all income cohorts. This suggests that Tinley Park is becoming increasingly older and more affluent, which corresponds to larger demographic trends occurring in the South Suburban market. Residential development of the future will need to account for these demographic shifts. The high-growth senior population, in particular may require a range of housing products, including single-family homes that allow seniors to age in place, active retirement communities and a range of assisted living options. There may also be more multigenerational households as elderly move in with relatives.

The south suburban market area is projected to add approximately 6,200 households over the next five years. Approximately fifty percent of the new households added are expected to earn greater than \$75,000. There may be potential for Tinley Park to capture these additional households in the future by developing the right mix of housing stock.

**Figure 3: Household Growth by Age and Income – Tinley Park (2013-2018)**



Source: Esri Business Analyst, *SB Friedman*

**Figure 4: Household Growth by Age and Income – South Suburban Market Area (2013-2018)**

Source: Esri Business Analyst, SB

Friedman

### Preliminary Analysis of Existing Residential Market Conditions

SB Friedman conducted preliminary research regarding the market potential for for-sale and rental housing appropriate for the Tinley Park Mental Health Center Campus.

#### FOR-SALE HOUSING

Using the MLS database of real estate listings in addition to discussion with developers, SB Friedman gathered sample data on existing newer for-sale housing in order to assess the supply and condition of housing stock and the near-term market for for-sale housing within Tinley Park.

Based on our interviews, there appears to be market interest in developing the Site with for for-sale residential products, including detached single-family homes and townhomes. Some interviewees expressed that there may be little to no market for vertical urban-type condominium

product in the near to middle term. Given that few markets have recovered to pre-recessions levels, product types and estimated potential price points for products are consistent with what the market is currently delivering. However, some interviewees stated that a planned community with TOD location and design elements consistent with transit oriented development principals could potentially provide premiums of 5 to 15 percent over conventional subdivisions. Developers who survived the recession are cautious and negotiation may be needed to achieve higher quality products.

- **Traditional single-family detached homes.** This product appears to have the strongest product potential. According to interviewees, these new homes have expected price point estimates of \$300,000 to \$400,000. In addition, interviewees indicated that homes starting at a lower price point are likely to attract first-time buyers. Single-family homes selling in the mid to upper \$200,000s would be desirable for first-time buyers. Based on MLS data, the average reselling price of detached single family homes within Consolidated High School District 230, where the Site is located, is between approximately \$300,000 and \$400,000 depending on the size of the house and the number of bedrooms. As presented in **Table 7** on the following page, the actual average selling price for closings since 2010 for product built since 2000 is consistent with price potential estimates stated by interviewees. In addition, the density of single-family homes varied with one developer noting that 60-foot wide lots would be desirable, and others noting densities of 2 to 4 units per acre. Most single-family products consist of traditional car-oriented, suburban design with front garages. Examples of newer construction, single-family homes being built in Tinley Park are illustrated in **Figure 5** on the following page. An additional example of a single-family product built in Orland Park is shown in **Figure 6** to illustrate the range of product being built in the south suburbs.
- **Townhomes.** Most developers that *SB Friedman* interviewed indicated that there is some potential for luxury townhomes, particularly near the Metra station in order to achieve higher density (6 to 10 units per acre). Townhomes would most likely be two to three bedrooms within the 1,600- to 2,300-square-foot range. Interviewees indicated that prices for new townhomes would likely be in the low to mid \$200,000s, although luxury townhomes may sell in the upper \$200,000s. This price estimate was confirmed by *SB Friedman* using MLS data on closing from 2010 to present on newer product built since 2000, as presented below in **Table 7**. Most townhome product within Tinley Park and south suburbs are auto-oriented with front-loading garages. Interviewees indicated that there may be some potential for pedestrian-oriented back-loading or tuck-under townhomes on the Site, Examples of existing townhomes in Tinley Park are illustrated in **Figure 7** on page 13 and examples of other townhome product within the south suburbs are illustrated in **Figure 8**.
- **Condominiums.** Several interviewees pointed out that new condominium projects are rare in all but the highest amenity suburban downtowns right now (e.g., Hinsdale, Elmhurst). The Site does not offer the levels of shopping and dining options found in those downtowns. Thus, there was not an expectation that a condominium project would be likely to succeed at the Site in the near term. However, one interviewee stated that there might be some potential for condominiums near the train station to achieve higher density. Examples of existing condominiums in Tinley Park are illustrated in **Figure 9** on page 12.

**Table 7: Resale Closings 2010 to present – Product built since 2000**

	Beds	Consolidated High School District 230				Orland Park				Frankfort			
		Average selling price [1]	Average SF	Price per SF	Count	Average selling price [1]	Average SF	Price per SF	Count	Average selling price [1]	Average SF	Price per SF	Count
Attached	2	\$175,000	1,600	\$109	499	\$200,000	1,800	\$111	150	\$229,000	1,900	\$121	59
Single	3	\$217,000	2,000	\$109	200	\$243,000	2,100	\$116	52	\$258,000	2,400	\$108	91
Family [2]	4	\$296,000	2,600	\$114	14	\$294,000	2,500	\$118	12	\$261,000	2,600	\$100	6
Detached	2	\$319,000	2,000	\$160	12	\$319,000	2,000	\$160	12	\$415,000	2,700	\$154	1
Single	3	\$310,000	2,300	\$135	99	\$395,000	2,700	\$146	31	\$357,000	2,800	\$128	40
Family	4	\$432,000	3,300	\$131	198	\$490,000	3,400	\$144	93	\$428,000	3,600	\$119	237

Source: MLS, *SB Friedman*

[1] Closings from 2010-present for product built since 2000

[2] Includes condominiums and townhomes

[3] There is some overlap in sales between Consolidated High School District 230 and Orland Park

**Figure 5: Sample Single-Family – Newer Construction in Tinley Park**

<b>17115 Oriole Ave</b>	
Year built	2014
High School District	230
Beds	4
Baths	2
Size	2,600



<b>Fairfield Glen Subdivision</b>	
Year built	2010's
High School District	210
Beds	3-4
Baths	2
Size	2,700-3,000

List price [1]	\$398,000
Price/sf	\$153

Average sales price [1]	\$350,000
Price/sf	\$125

[1] Current listing price

[2] Closings from 2010 to present

Source: MLS, Re/Max Homes by Marco, *SB Friedman*

**Figure 6: Sample Single-Family in Wider South Suburban Market**



16228 Providence Sq Orland Park Part of the Georgetown Subdivision which contains single-family and townhomes	
Year built	2004
High School District	230
Beds	4
Baths	3
Size	2,600
Sales price [1]	\$365,000
Price/sf	\$140

[1] Sales price for most recent single-family property sale in subdivision

Source: MLS, Re/Max Homes by Marco, *SB Friedman*

**Figure 7: Sample Townhomes in Tinley Park**

<b>Caledonia</b>	
Year built	2000's
High School District	230
Beds	2-3
Baths	2-3
Size	2,000
Average sales price [1]	\$240,000
Price/sf	\$120



<b>Dunraven Place</b>	
Year built	2000's
High School District	230
Beds	2-3
Baths	2-3
Size	1,700
Average sales price [1]	\$224,000
Price/sf	\$132

[1] Sales price for most recent single-family property sale in subdivision

Source: MLS, Re/Max Homes by Marco, *SB Friedman*

**Figure 8: Sample Townhomes in Wider South Suburban Market**

**Sheffield Square - Uptown  
Orland Park  
Developed by M/I Homes**

Year built	2012
High School District	230
Beds	2-3
Baths	2.5
Size	1,555 – 1,910
Price range [1]	\$208,000 - \$280,000
Price/sf	\$133 - \$146

[1] From M/I webSite

[2] List price as of 9/24/14

Source: MLS, Re/Max Homes by Marco, [www.mihomes.com](http://www.mihomes.com), *SB Friedman*



**17947 Fountain Circle  
Orland Park**

Year built	2009
High School District	230
Beds	3
Baths	3
Size	2,550
List price [2]	\$309,000
Price/sf	\$121

**Figure 9: Sample Condominiums – Tinley Park**

<b>Grafton Place</b>	
Year built	1997
High School District	230
Beds	2
Baths	2
Size	1,300
Average sales price [1]	\$127,000
Price/sf	\$98

[1] Closings from 2010 to present

Source: MLS, Re/Max Homes by Marco, *SB Friedman*



<b>Brookside East</b>	
Year built	2006
High School District	210
Beds	2
Baths	2
Size	1,600
Average sales price [1]	\$174,000
Price/sf	\$109

## RENTAL HOUSING

Based on *SB Friedman's* preliminary research, there appears to be few higher-end rental housing options for households in Tinley Park and South Suburbs. Interviews with local developers and leasing agents confirmed that a high-quality rental housing product with high-end amenities is lacking in the marketplace. Many apartment buildings were built in the 1970s and 1980s, although there are several newer buildings built in the late 1990s and early 2000s. Most apartment complexes appear to offer minimal amenities such as shared laundry rooms, air conditioning and free storage space.

There appears to be some potential interest in developing traditional, suburban garden-style and low-rise rental product (at a scale of three to four stories and approximately 200 to 300 units). Multiple developers expressed that there was likely little to no interest in developing for higher-

density vertical product (mid- to high-rise) in the near term. Developing more vertically than the four (plus one) stories found in traditional garden apartment complexes was viewed by some as potentially cost prohibitive due to increased construction cost requirements, such as steel frames. Multiple interviewees mentioned the recent rental apartment project (Ninety7Fifty) in Orland Park as relevant project to consider but, given the high level of municipal financial participation in the vertical development, it was not considered a “market driven” deal. One interviewee stated that in order for Ninety7Fifty to be an economically viable project it would require rents of approximately \$2.00 per square foot. However, it is currently being rented at around \$1.85 per square foot. Without the municipal financial support similar to that provided by Orland Park, it is unlikely that mid or high rise apartment complexes could be financially feasible.

To better understand the competitive alternatives, *SB Friedman* researched rental options in potential alternative communities to determine what amenities are generally included in a higher-end rental product. Ninety7fifty in Orland Park was mentioned in preliminary interviews as the best example of luxury rental apartments in the south suburbs. In addition, while slightly older, AMLI apartment products in Woodridge and St. Charles were identified as higher-end suburban product for comparison purposes. Based on these products, monthly rent payments range from approximately \$1,200 to \$2,400 for apartments between 700 and 1500 square feet. Market research for these apartments is summarized in **Table 8** and an overview of amenities included in each apartment is presented in **Figure 10**.

The comparison of rental products shows that there are no newer apartments in Tinley Park that include luxury amenities, and there is currently not a higher-end rental product in Tinley Park that are really comparable to Ninety7Fifty in Orland Park or the AMLI apartments in the western suburbs. If rental housing product with similar amenities were built in Tinley Park, it could potentially attract the higher-income populations that currently have no viable rental housing option in the Village. However, rental products would most likely be in the form of garden apartments, as previously mentioned.

**Table 8: Summary of Selected Apartments**

Municipality	Apartment	Type	Year built	Number of floors	Number of units	Beds	Average SF	Average asking rent	Average rent/SF
Orland Park, IL	Ninety7fifty on the Park	Mid-rise (5-10)	2013	6	295	1	796	\$1,477	\$1.86
						2	1235	\$1,981	\$1.61
Woodridge, IL	AMLI at Seven Bridges	Mid-rise (5-10)	2003	7	520	1	770	\$1,284	\$1.67
						2	1,126	\$1,600	\$1.43
St. Charles	AMLI St. Charles	Garden	1999	3	400	1	790	\$1,288	\$1.66
						2	1075	\$1,544	\$1.44
						3	1439	\$2,076	\$1.44

Source: [www.ninety7fifty.com](http://www.ninety7fifty.com),

[www.amli.com](http://www.amli.com), [www.forrent.com](http://www.forrent.com)

**Figure 10: Amenities in Selected Luxury Apartments****Ninety7fifty  
Orland Park, IL**

Ninety7fifty amenities:

- Electric car charging stations
- Gaming lounge
- Heated swimming pool, bocce lawn, poolside hammocks,
- Health club
- Outdoor TV lounge with firepit and grilling stations
- Dog park and pet wash
- Smart technology with free wifi in community areas
- Resident club room
- Aqua lounge with full kitchen and bar

**AMLI at Seven Bridges  
Woodridge, IL**

AMLI @ Seven Bridges amenities:

- Expansive outdoor grilling area
- Resort-style pool and sundeck
- Fitness studio and weight room
- Club room
- Enclosed garage parking
- Storage areas
- Bike room
- Executive business and conference center
- High end apartment finishes.

**AMLi @ St. Charles**  
**St. Charles, IL**



AMLi @ St. Charles amenities:

- Resort-style swimming pool and sun deck
- Sand volleyball court
- Executive business and conference center
- Community garden center
- Attached/detached garages
- Dog park
- Full size in-unit washers & dryers
- Gas fireplaces
- Nine foot or vaulted ceilings
- Walking path

DRAFT

## SENIOR TARGETED HOUSING

There appears to be strong market interest for senior-targeted and master down housing product in Tinley Park for a 55+ active adult community. There was some difference in opinion regarding whether housing products for seniors should be age-targeted or age-restricted. Age-restricted communities often have residency limitations based on the age of residents while age-targeted communities may target and provide amenities for a specific age group but do not strictly restrict individuals based on age. There are advantages and disadvantages associated with each community however preliminary interviews indicated preferences leaning towards age-targeted.

There are currently two 55+ Active Adult Communities located in Tinley Park:

- **The Pines.** The Pines is an age restricted 2006 consisting of approximately 525 units. condominium product available including 2-story and 3-story condominiums with 12 units. mid \$100,000s. There are also ranch-style town that sell from the mid to high \$100,000s and low There is no on-site clubhouse but there are trails available to residents. Homeowners pay a fee.
- **Heritage Club Villas.** The Heritage Club Villas is from 2001 to 2002. It consists of attached Each unit consists of one-level living with 2 community has a clubhouse, exercise room and pay a monthly association fee.

the location of the age-restricted communities in communities in the south and southwest suburbs.



community built between 1990 and There are two types of condominiums with 4 to 8 units Condominiums sell in the low to homes and single family homes to high \$200,000s, respectively. clubs/interest groups and walking monthly homeowners' association

an age-restricted community built townhomes in quad formation. bedrooms plus den. The outdoor pool. Homeowners

Tinley Park in relation to other 55+

With a growing elderly population projected over the next five years in Tinley Park and the south suburbs, there is an increased demand for senior-targeted product. However, preliminary interviews indicated that the development interest of such a senior-targeted community varied. Some interviewees stated that there may be potential for a large scale, private amenity rich, Del Webb-type community requiring approximately 100 to 120 acres at 3.5 to 4 units per acre

In addition, there was disagreement regarding what age-restricted amenities to be provided. Some noted that an active adult community should include a clubhouse and pool, while others believed that amenities should be shared with the entire community (not just age-restricted) in order to reduce conflicts and tensions within the community as a whole.

### **Preliminary Analysis of Retail/Office Market Conditions**

Discussion of retail potential was limited in our interviews. The Site is located on the Cook County side of the Cook/Will County line. The higher substantially commercial property taxes per square foot in Cook County may impact the potential for commercial development on the Site. Some interviewees indicated that there may be potential for small-scale retail on the Site. In particular, one developer stated there may be market potential for 20 to 30 acres of retail possibly including a grocery store or supermarket. Others felt that convenience-level retail in the tens of thousands of square feet (just a few acres of land) may be the most that can be achieved. Sample tenants in a convenience retail center might include: dry cleaners, insurance storefront, Chinese restaurant, and/or nail salon.

### **Other Feedback from Interviews and Conclusions**

Overall, there appears to be moderate to strong initial developer interest in the Site at this point for single-family detached housing, townhomes, senior-targeted housing, and rental apartments. There may be some interest in very limited local-serving retail as well, possibly later in the project life cycle.

In addition to the points above, interviewees expressed a desire for plans for the Site to have a clear vision and theme. They mentioned that such a theme would help draw interest to the Site. In addition, some interviewees indicated that a community with a master plan that guides development could add value to development (one interviewee indicated a potential 10 percent price premium over less comprehensively planned areas). However, interviewees also expressed a need for a framework plan that is not overly constrained or prescriptive to allow for flexible and incremental development that fits within the vision for the Site and can adapt to evolving market conditions.

Interviewees generally expressed interest in future involvement with the planning phases of the project. In addition, some of the larger developers showed interest in serving as the master developer for the entire Site, but also expressed concerns regarding the large size of the Site and the associated carrying costs that could be a challenge for all but the most well capitalized developers.

Please call Geoff Dickinson at (312) 384-2404 if you have questions regarding this preliminary assessment.

DRAFT

**Contact List and Status, as of 9/25/2014**

<b>Contact</b>	<b>Firm</b>	<b>Status</b>
Greg Collins	M/I Homes	Interviewed
Jake Daab	K Hovnanian	Interviewed
Moises Cukierman	David Weekley Homes	Interviewed
Stuart Spaeth	Land Link	Interviewed
Rick Konstan	Land Link	Interviewed
Eamon Malone	Malone & Maloney	Interviewed
Dan Rubel	Weis Builders	Interviewed [1]
Mary Ellen Martin	Morningside Group	Interviewed
Larry Powers	Centrum	Interviewed
Paul Montes	Inland Real Estate Group	Interviewed
Steve Spinell	Kinzie	Contacted, no interview [2]
Terry Woolums	Gallagher & Henry	Requested background information
Peter Tremulis	Pulte Group	Currently scheduling
Bill Duke	Optima	Told to call back 9/29/14
Richard Gammonley	Gammonley	Left voicemail
Ed Woodbury	McCaffery Interests	Left voicemail
Frank Bradley	Cranna Homes	Left voicemail
Steve Ross	AMLI	Left voicemail
Jerry Schain	Schain, Banks, Kenny & Schwartz, Ltd.	Left voicemail
Jerry James	ERJ & Partners	Left voicemail
Tim Anderson	Focus Development	Left voicemail
Tim Reber	Woolpert	Left Voicemail
Terri Frankiewicz	Crown Communities	Left Voicemail
Matt Nix	REVA Development Partners	Left Voicemail
Gary Gorman	Gorman & Company	Left Voicemail
Grady Hamilton	Trammel Crow	Left Voicemail
David Patzelt	Shodeen	Left Voicemail

Chris Kirles	Flaherty + Collins	Left Voicemail
Robert Perlmutter	Davis Street Land Company	Not yet contacted
Edward Hassan	Edwards Real Estate	Not yet contacted
[1] They are general contractors, not developers. He will mention the Site to developer clients. [2] He will bring Site to partners at REVA and get back to us.		

DRAFT



# Appendix F: Developer Project Pages

## NATIONAL MIXED-USE MASTER DEVELOPERS

	Market Experience	SELECT PROJECTS	TOD	LOCATION	ACRES (ac)	HOUSING TYPE(S)	RES. DWELLING UNITS (D.U.) or COMM./RET. SF	GROSS DENSITY (D.U./ac)	D.U. SQUARE FOOTAGE (sf avg.)	PRICE (range)	RENT (\$1/sf avg.)	NOTES
MIXED-USE MASTER DEVELOPER												
AMLI		AMLI Evanston	Y	Evanston, IL	2.3	Retail	7,900	93	500-1590	\$1522-\$3791		
					Lofts	195						
					Live/Work	19						
		AMLI Naperville		Naperville, IL	16	Apartment	440	27.5	725-1,218	\$1073-\$1,622		
		AMLI River North		Chicago, IL	~.5	Retail	4,500	818	585-1752	\$1745-\$7352		LEED Gold Certified
					Apartment	409						
Crown Community Development		Highland Woods		Elgin IL	154	SF Houses	766	4.9	1840-4650	\$274,500-\$592,900		
		Watergrass		Wesley Chapel, FL	998	SF Houses	973	0.97	1551-4600	\$179,000-\$350,000		
Catellus		Mueller	Y	Austin, TX	700	Garden Home (SF Detached)	94		1900 - 3200			
						Rowhouse	160		1145 - 3682			
						Condominium						
						Garden Court House	34		1076 - 1812			
						Apartment	942					
						Retail/Commercial	150K sf Medical Office; 3.5m sf Commercial Office; 400k sf Retail					
McCaffrey Interests		Market Common Clarendon		Arlington, VA	10	Retail	240,000 SF	28.7	558-1830	\$1750-\$4200		
						Apartment	200					
						Townhouse	87					
						Office	100,000 SF					
		Ovaltine Court		Villa Park, IL	14.4	Lofts	130	23.8	673-1250	\$1070-2330		
						Garden Apartments	214					
Trammell Crow	Y	Midtown Commons	Y	Austin, TX	73	Retail	64,000	19	574-1322	\$1100-\$1323		
						SF	500					
						Apartment	900					
		DeSoto Town Center		DeSoto, TX	15	Retail	22553	9.5	585-1300			
						Apartment	139					

## NATIONAL HOME BUILDERS

	Market Experience	SELECT PROJECTS	TOD	LOCATION	ACRES (ac)	HOUSING TYPE(S)	RES. DWELLING UNITS (D.U.) or COMM./RET. SF	GROSS DENSITY (D.U./ac)	D.U. SQUARE FOOTAGE (sf avg.)	PRICE (range)	RENT (\$1/sf avg.)	NOTES
NATIONAL HOMEBUILDERS												
D. R. Horton		Cambridge Lakes		Pingrove, IL	1,164	Single-Family	2,995	2.5	1388-1798	\$127,000-\$175,000		
David Weekley Homes		Espirit (Dublin Station)		Dublin, CA	~3.9	Townhouse	253		1200-1850	\$586,000-\$739,990		Not Master Developer - just home builder
		The Heights		Houston, TX		Townhouse			2012-2634	\$499,915-\$611,624		
Flaherty & Collins	Y	Ninety 7 Fifty	Y	Orland Park, IL	3.5	Apartment	295	84.29		\$1375 - \$2400	1.58 - 1.95	Adjacent to Metra station
		Depot at Nickel Plate		Fishers, IN		Apartment	242					
						Retail	17k sf Retail					
		Milliken on Mass		Indianapolis, IN		Apartment	125		675 - 1220			
Gorman & Company		Grand River Station		La Crosse, WI		Apartment	72		646-1552	\$795-\$1295		Strong emphasis on adaptive reuse
						Retail	12K Retail					
		Historic Fifth Ward Lofts		Milwaukee, WI		Loft Apartments	98		590-1610	\$509-1865		
						Retail	6,000					
Inland Real Estate Group	Y	Kimball Station		Chicago, IL		Apartments	59		696-1172			Developed by Seamus Murnin and Rory Arthurs, but sold to Inland
		Fox Pointe Apartments		Aurora, IL		Apartments	284		928-1155	\$965-\$1113		
		Lennar Tapestry		Las Vegas, NV		SF Detached	317		1595 - 1845	\$189,000 - \$212,000		
Lennar Ventures		Lennar at Villebois		Wilsonville, OR		SF Detached	86		1660 - 2595	\$296,000 - \$396,000		Has moved out of Chicago market
		5112 Melrose		Los Angeles, CA	0.7	Townhouse	47	67.14	1568 - 1834	\$700,00 +		
M/I Homes	Y	Sheffield Square	Y	Orland Park, IL	28.5	Townhouse	185	6.49	1555 - 2110	\$208,000 - \$360,000		Adjacent to Metra station; 100% ENERGY STAR rated homes
		Pleasant Square		Schaumburg, IL	19.1	Townhouse	107	5.60	1780 - 2312	\$301,000 - \$414,000		100% ENERGY STAR rated homes
Optima		Old Orchard Woods		Skokie, IL		Condominiums (leasing available)	646		800-2800	\$275,200-\$409,245 (base)		Emphasis on sustainability
		The Arbors		Highland Park, IL		Condominiums	38		1100-2400	\$130,000-350,000		
		The Cloisters		Glenview, IL		Retail/Condominiums	63		1091 - 2641	\$200,00-495,000		
Pulte Group		Paseos		Martinez, CA	7.8	Single-Family	70	9.0	1584-2235	\$499,990-\$581,990		
		Dayfield		Plainfield, IL	66	Single-Family	146	2.2	2323-3411	\$291,990-\$392,410		
Weis Builders												Contractor for Multi-family, Mixed-Use, Senior Housing, Student Housing, Hospitality and Retail

## CHICAGO REGION HOME BUILDERS

	Market Experience	SELECT PROJECTS	TOD	LOCATION	ACRES (ac)	HOUSING TYPE(S)	RES. DWELLING UNITS (D.U.) or COMM./RET. SF	GROSS DENSITY (D.U./ac)	D.U. SQUARE FOOTAGE (sf avg.)	PRICE (range)	RENT (\$1/sf avg.)	NOTES
CHICAGO REGIONAL HOMEBUILDERS												
Davis Street Land Company	Y	Orland Park Crossing		Orland Park, IL		Retail/Commercial	135k sf Retail/Office Built (300k anticipated)					
		622/624/630 Davis Street		Evanston, IL		Retail/Commercial						Adaptive Reuse of Historic Buildings
Edward R. James Companies	Y	South Commons		Deerfield, IL	10.8	Villa	51	14.7	1254-2196			
						Rowhomes	22					
						Condominium	80					
Focus Development		The Terraces		Oak Park, IL		Townhouse	34					
		812 Oak		Winnetka, IL		Condominium	12					
						Retail	8500 sf Retail					
Gallagher & Henry												
Gammonley Group	Y	Ashburn Sound		Orland Park, IL		SF Detached	43		2710 - 3336			
		51st Avenue Station	Y	Oak Lawn, IL	1.6	Condominium	62	38.75	954 - 1556	\$340,000 +		Across street from Metra station
Harlem Irving Companies		University Village		Chicago, IL	86	Single-Family	665	~28	3200-4300	\$8m-\$13m		As part of South Campus Development Team (partnership with Mesirow Financial Real Estate and New Frontier Companies)
						Townhomes			2000-3500	\$385,000-\$700,000		
						Condominium	2413		663-1400	\$165,000-\$300,000		
		Willowbrook Town Center		Willowbrook, IL	23	Retail	200,000+					
K Hovnanian		River Hills		Bolingbrook, IL		Single-Family	100		2250-3200	\$262,495-\$332,495		
		Liberty at Bluff Creek		Chanhausen, MN		Townhouse	151		1776-2174			
Kinzie Real Estate		Oaks of Vernon Hills		Vernon Hills, IL	29	Rowhomes	54	10.4	1487-1800	\$1200-\$2600		
						Apartment	250		696-1196			LEED-Silver
Land Link LLC												Brokers and Real Estate Advisors
Morningside Group		Oak Lawn Metra Station	Y	Oak Lawn, IL		Condominium	84					Public Private Partnership
						Retail	24K sf Retail; Metra station; Parking Deck; Oak Lawn Children's Museum					
Norwood Builders		Morningside Square	Y	Downer's Grove, IL		Condominium	40					Public Private Partnership
		Founders Row		Mount Prospect, IL		Townhouse	14					
Shodeen Homes		Pinehurst at Mill Creek		Geneva, IL	68	SF Detached			1998 - 3315	\$285,000 - \$412,300		Pinehurst totals 900 acres, most of which is golf course and park space
						Townhouse						
						Condominium						
REVA Development Partners	Y	Northgate Crossings		Wheeling, IL	19.5	Apartment	288	14.77				
		Orland Park Crossings	Y	Orland Park, IL		Apartment	231					
New Urban Communities		Kenilworth Park		Villa Park, IL	1.9	Townhouse	36	22.11	2212 - 2278	\$240,000 - \$250,000 (base)		Only built project in Chicago area; Partial Adaptive Reuse of Existing Building
						Loft Residences (restored)	6		1448	\$230,000 (base)		
						Commercial			809 - 2612	\$180/sf +		
		Coda		Del Ray, FL	2.5	Townhouse	52	20.8	2253 - 2622			

## LOCAL HOME BUILDERS

	Market Experience	SELECT PROJECTS	TOD	LOCATION	ACRES (ac)	HOUSING TYPE(S)	RES. DWELLING UNITS (D.U.) or COMM./RET. SF	GROSS DENSITY (D.U./ac)	D.U. SQUARE FOOTAGE (sf avg.)	PRICE (range)	RENT (\$1/sf avg.)	NOTES
SOUTH SIDE/LOCAL HOMEBUILDERS												
Crana Homes	Y	Brookside Meadows		Tinley Park		Single-Family	21		3300	\$360,000		
Malone & Maloney	Y	Brookside Glen		Tinley Park	670	Townhomes	100		1500-3500	\$265,000		

# AMLI

National Mixed-Use Master Developer;  
Specialize in urban settings and medium  
density apartments.

**Selected Project:** **AMLI Evanston**  
Location: Evanston, IL  
Gross Acre: 2.3  
Transit Oriented: Yes (CTA Purple Line)

Unit Types

Lofts	195 Units	93.04 DU/Acre
Live/Work	19 Units	
Retail	7,900 sf	



**Selected Project:** **AMLI Naperville**  
Location: Naperville, IL  
Gross Acres: 16  
Transit Oriented: No

Unit Types

Apartment	16 Units	27.5 DU/Acre
-----------	----------	--------------



# CROWN COMMUNITY DEVELOPMENT

National Mixed-Use Master Developer;  
Specialize in master planning and single-family homes. developments.

**Selected Project:** Highland Woods

Location: Elgin, IL  
Gross Acres: 154  
Transit Oriented: No

Unit Types

Single-Family	Number of units not known
---------------	---------------------------



**Selected Project:** Watergrass

Location: Wesley Chapel, FL  
Gross Acres: 998  
Transit Oriented: No

Unit Types

Single-Family	Number of units not known
---------------	---------------------------



# CATELLUS

National Mixed-Use Master Developer;  
Specialize in urban restorations of former  
government land.

**Selected Project:** **Mueller**  
Location: Austin, TX  
Gross Acres: 700  
Transit Oriented: Capable

## Unit Types

Garden Homes	94 Units	8.14 DU/Acre
Rowhouse	160 Units	
Condominium		
Garden Court House	34 Units	
Apartment	942 Units	
Retail/ Commercial	150K sf medical; 3.5M sf commercial office; 400K sf Retail	



## MCCAFFERY INTERESTS

National Mixed-Use Master Developer;  
Specialize in master planning and retail  
developments.

### Selected Project:

### Market Common Clarendon

Location:

Arlington, VA

Gross Acres:

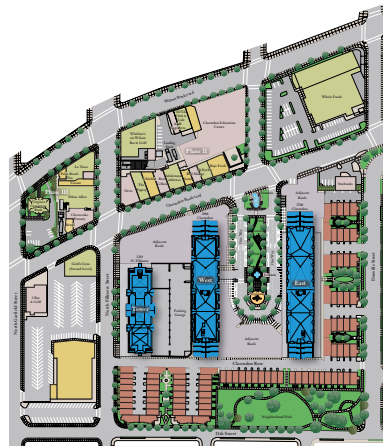
10

Transit-Oriented:

No

### Unit types

Apartment	200	28.7 DU/Acre
Townhouse	87	
Retail	240,000sf	
Office	100,000sf	



### Selected Project:

### Ovaltine Court

Location:

Villa Park, IL

Gross Acres:

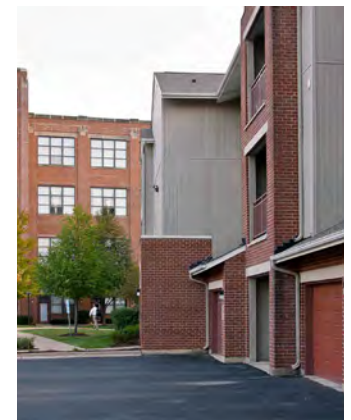
14.4

Transit-Oriented:

No

### Unit Types

Loft	130 Units	23.8 DU/Acre
Garden Apartment	214 Units	



# TRAMMEL CROW

National Mixed-Use Master Developer;  
Specialize in urban restorations of former  
government land.

**Selected Project:** **Midtown Commons**  
Location: Austin, TX  
Gross Acres: 73  
Transit Oriented: Yes

Unit Types

Single-Family	500 Units	19.17 DU/Acre
Apartment	900 Units	
Retail	64,000 sf	



**Selected Project:** **DeSoto Town Center**  
Location: DeSoto, TX  
Gross Acres: 15  
Transit-Oriented: No

Unit Types

Apartment	139 Units	9.2 DU/Acre
Retail	22,553 sf	



# D.R. HORTON

National Mixed-Use Master Developer;  
Specialize in master planning and retail  
developments.

**Selected Project:**  
Location:  
Gross Acres:  
Transit-Oriented:

**Cambridge Lakes**  
Pingrove, IL  
1,164  
No

Unit Types

Single-Family	2995 Units	2.5 DU/Acre
---------------	------------	-------------



# DAVID WEEKLY HOMES

National Home Builder;  
Specialize in both single family and multifamily housing.

**Selected Project:**                   **Espirit (Dublin Station)**

Location:                               Dubln, CA  
Gross Acres:                         ~3.9  
Transit Oriented:                 No

Unit Types

Townhouse	253 Units	64.87 DU/Acre
-----------	-----------	---------------



**Selected Project:**                   **The Heights**

Location:                               Houston, TX  
Transit Oriented:                 No

Unit Types

Townhouse	Number of units not known
-----------	---------------------------



# FLAHERTY & COLLINS

National Multifamily Developer;  
Specialize in multifamily and mixed-use projects.

**Selected Project:** **Ninety 7 Fifty**  
Location: Orland Park, IL  
Gross Acres: 3.5  
Transit Oriented: Yes (Metra)

Unit Types

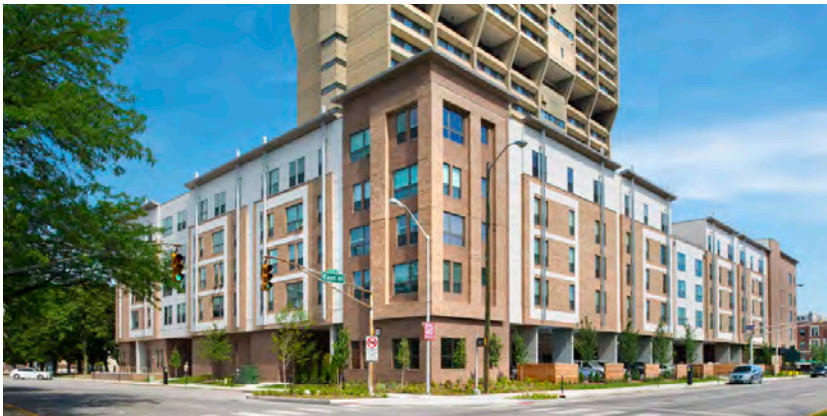
Apartment	295 Units	84.29 DU/Acre
-----------	-----------	---------------



**Selected Project:** **Millikan on Mass**  
Location: Orland Park, IL  
Gross Acres: 1.4  
Transit Oriented: No

Unit Types

Apartment	125	89.29 DU/Acre
Retail	19,000 sf	



# GORMAN & COMPANY

National Home Builder;  
Specialize in both single family and multifamily housing.

**Selected Project:**                    **Grand River Station**  
Location:                                La Crosse, WI  
Transit Oriented:                    No

Unit Types

Apartment	125 Units	
Retail	12,000 sf	



**Selected Project:**                    **Historic Fifth Ward**  
Location:                                Milwaukee, WI  
Transit Oriented:                    No

Unit Types

Loft Apartment	98 Units	
----------------	----------	--



# INLAND REAL ESTATE GROUP OF COMPANIES

National Real Estate Broker;  
Purchase and lease residential and commercial  
properties.

**Selected Project:** **Kimball Station**

Location: Chicago, IL

Transit Oriented: Yes

Unit Types

Apartment	59 Units	
Retail	6,000 sf	



**Selected Project:** **Fox Pointe Apartment**

Location: Aurora, IL

Transit Oriented: No

Unit Types

Apartment	284 Units	
-----------	-----------	--



# LENNAR VENTURES

National Home Builder;  
Specialize in both single family and multifamily housing.

**Selected Project:** **Lennar at Villebois**

Location: Wilsonville, OR

Transit Oriented: No

Unit Types

Single-Family	86 Units	
---------------	----------	--



**Selected Project:** **5112 Melrose**

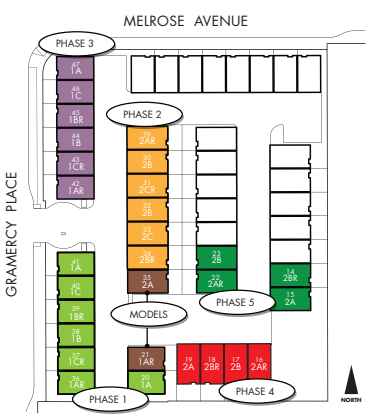
Location: Los Angeles, CA

Gross Acres: 0.7

Transit Oriented: No

Unit Types

Townhouse	47 Units	67.14 DU/Acre
-----------	----------	---------------



# M/I HOMES

National Home Builders;  
Specialize in townhomes and custom single-family.

**Selected Project:**                   **Sheffield Square**

Location:                               Orland Park, IL  
Gross Acres:                         28.5  
Transit Oriented:                 Yes

Unit Types

Townhouse	185 Units	6.49 DU/Acre
-----------	-----------	--------------



**Selected Project:**                   **Pleasant Square**

Location:                               Schaumburg, IL  
Gross Acres:                         19.1  
Transit Oriented:                 No

Unit Types

Townhouse	107 Units	5.06 DU/Acre
-----------	-----------	--------------



# OPTIMA DEVELOPMENT

National mixed-use and Multifamily Developer;  
Specialize in density developments.

**Selected Project:** **Old Orchard Woods**

Location: Skokie, IL

Transit Oriented: No

Unit Types

Condominium	646 Units	
-------------	-----------	--



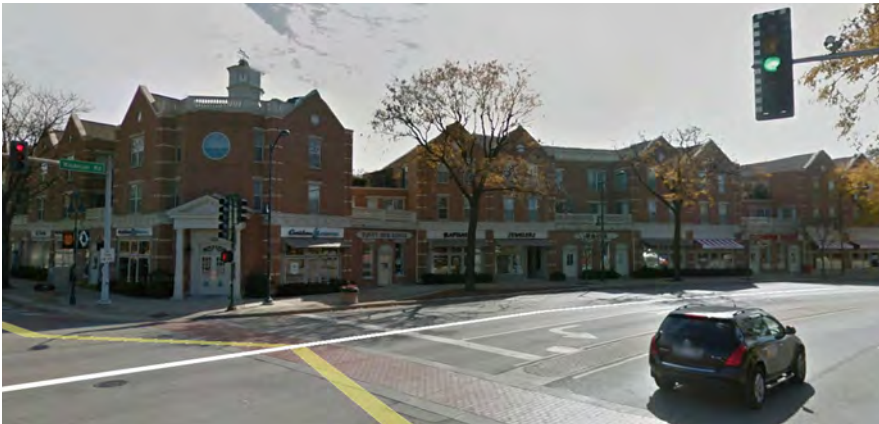
**Selected Project:** **The Cloisters**

Location: Glenview, IL

Transit Oriented: No

Home Type

Condominium with Retail	63 Units	
-------------------------	----------	--



## PULTE GROUP

National single family home builder;  
Has a wide array of types including starter homes, custom, and senior housing.

### Selected Project:

#### Paseos

Location: Martinez, CA  
Gross Acres: 7.8  
Transit Oriented: No

### Units

Single-Family	70 Units	9.0 DU/Acre
---------------	----------	-------------



### Selected Project:

#### Dayfield

Location: Plainfield, IL  
Gross Acres: 66  
Transit Oriented: No

### Unit Types

Condominium with Retail	146	2.2 DU/Acre
-------------------------	-----	-------------



# WEIS BUILDERS

National Home Builder;  
Has experience in residential, senior living,  
hospitality, retail, commercial and healthcare.

**Selected Project:** **Smith Crossing**  
Location: Orland Park, IL  
Transit Oriented: No

Unit Types

Senior Living Center	76 Unit Extension
----------------------	-------------------



## DAVIS STREET LAND COMPANY

Chicago region real estate broker. They are focused on owning and operating real estate in the retail market.

### Selected Project:

### Orland Park Crossing

Location:

Orland Park, IL

Transit Oriented:

No

### Unit Types

Retail/ Commercial	135 sf retail/office commercial built (300k expected)
-----------------------	--



### Selected Project:

### 622/624/630 Davis

Location:

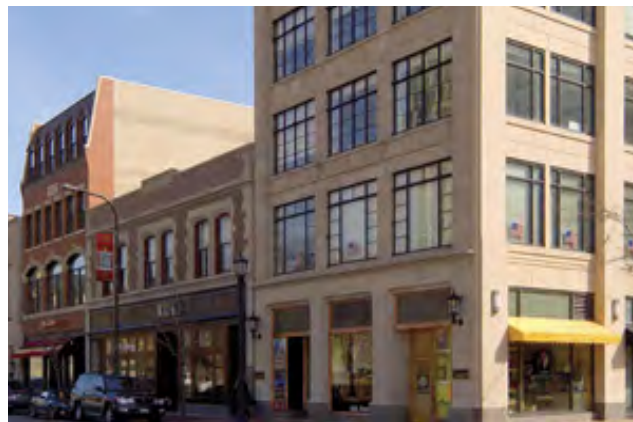
Evanston, IL

Transit Oriented:

No

### Unit Types

Retail/Commercial	46000 sf retail/commercial office
-------------------	--------------------------------------



# EDWARD R JAMES COMPANIES

Has experience with environmental planning and integrating contextual architecture with the landscape.

**Selected Project:** **South Commons**

Location: Deerfield, IL  
Gross Acres: 10.8  
Transit Oriented: No

Home Type

Villa	51 Units	14.7 DU/Acre
Townhome	22 Units	
Condominium	80 Units	



# FOCUS DEVELOPMENT

Chicago region developer which specializes in upscale multi-family and mixed-use projects within established urban infill locations.

**Selected Project:**                   **The Terraces**

Location:                               Oak Park, IL

Transit Oriented:                   No

Unit Types

Townhouse	34 Units	
-----------	----------	--



**Selected Project:**                   **812 Oak**

Location:                               Winnetka, IL

Transit Oriented:                   No

Unit Types

Townhouse	12 Units	
Retail	8500 sf	



Chicago Region Home Builders;  
Specialize in single-family and townhome  
designs.

## Radcliffe Place

Tinley Park, IL

No

Single-Family Detached	155 Units	
------------------------	-----------	--



## GAMMONLEY GROUP

Chicago Region Home Builders;  
Specialize in luxury condos and suburban  
developments centered with access to rail  
stations.

**Selected Project:** **Ashburn Sound**

Location: Orland Park, IL

Transit Oriented: No

Unit Types

Single-Family Detached	43 Units	
---------------------------	----------	--



**Selected Project:** **51st Avenue Station**

Location: Oak Lawn, IL

Gross Acres: 1.6

Transit Oriented: Yes

Unit Types

Condominium	62 Units	38.75 DU/Acre
-------------	----------	---------------



# HARLEM IRVING COMPANIES

Chicago Region Developer;  
Specialize in retail and multi-family  
developments.

**Selected Project:**  
Location:  
Gross Acres:  
Transit Oriented:

**University Village**  
Chicago, IL  
86  
No

Home Type		
Single-Family	665 Units	~28 DU/Acre
Townhome	2413 Units	
Condominium		



**Selected Project:**  
Location:  
Gross Acres:  
Transit Oriented:

**Willowbrook Town Center**  
Willowbrook, IL  
23  
No

Home Type		
Retail	200,000+ sf	



# K HOVNANIAN

National homebuilders with experience in the Chicago region; Specialize in single-family and townhomes in the Chicago area.

**Selected Project:** River Hills  
Location: Bolingbrook, IL  
Transit Oriented: No

Home Type		
Single-Family	100 Units	



**Selected Project:** Liberty at Bluff Creek  
Site Plan  
Location: Chanhassen, MN  
Transit Oriented: No

Home Type		
Townhome	151 Units	



# KINZIE REAL ESTATE GROUP

Chicago region “boutique” real estate  
brokerage company.

**Selected Project:** **Oaks of Vernon Hills**

Location: Vernon Hills, IL  
Gross Acres: 29  
Transit Oriented: No

Unit Types

Townhome	54 Units	10.4 DU/Acre
Condominium	250 Units	



# MORNINGSIDE GROUP

Chicago Regional Developer and Builder;  
Specialize in high end “luxury condo” level  
rentals. Also have experience with public private  
partnerships.

**Selected Project:** **Oak Lawn Metra Station**  
Location: Oak Lawn, IL  
Transit Oriented: Yes

Unit Types

Condominium	665	~28 DU/Acre
Retail	24,000 sf Retail, Metra Station, Oak Lawn Children's Museum	



**Selected Project:** **Morningside Square**  
Location: Downer's Grove, IL  
Transit Oriented: Yes

Unit Types

Condominium	40 Units	
-------------	----------	--



# NORWOOD BUILDERS

Chicago regional builders;  
Specialize in townhomes, condominiums, and  
mixed use communities.

**Selected Project:**  
Location:  
Transit-Oriented:

**Founder’s Row**  
Mount Prospect, IL  
No

Unit Types

Townhome	14	
----------	----	--



# SHODEEN

Chicago Region Land Development and Construction Group; Known for environmental sensitivity and public private partnership.

**Selected Projects:**  
Location:  
Gross Acres:  
  
Transit-Oriented:

**Pinehurst at Mill Creek**  
Geneva, IL  
68 (part of 900-acre Mill Creek Development)  
No

Unit Types

Single-Family Detached	181 Units	6.8 DU/Acre
Single-Family Attached	63 Units	
Townhouse Detached	44 Units	
Duplex	6 Units	
Fourplex	4 Units	
Condominium	88 Units	
Apartment	48 Units	



# REVA DEVELOPMENT PARTNERS

Chicago Region Real Estate Development Company;  
Specialize in mixed use and high end rental  
properties.

**Selected Project:** **North Gate Crossing**

Location: Wheeling, IL  
Gross Acres: 19.5  
Transit-Oriented: No

Unit Types

Apartment	288 Units	14.77 DU/Acre
-----------	-----------	---------------



**Selected Project:** **Orland Park Crossing**

Location: Orland Park, IL  
Transit-Oriented: Yes

Unit Types

Apartment	231 Units	
-----------	-----------	--



## NEW URBAN COMMUNITIES

National Home Builders;  
Specialize in urban infill developments.

### Selected Project:

#### Kenilworth Park

Location: Villa Park, IL  
Gross Acres: 1.9  
Transit-Oriented: No

### Unit Types

Townhome	36 Units	22.11
Restored Loft	6 Units	



### Selected Project:

#### Coda

Location: Del Ray, FL  
Gross Acres: 2.5  
Transit-Oriented: No

### Unit Types

Townhome	52	20.8
----------	----	------



CRANA HOMES

South Side Chicago Home Builder;  
Specialize in customization.

**Selected Project:** Brookside Meadows  
Location: Tinley Park, IL  
Transit-Oriented: No

Unit Types

Single-Family	21	
Townhouse	100	



# MALONE & MALONEY

South Side Chicago Home Builders;  
Specialize in single-family and townhome developments.

**Selected Project:**                **Brookside Glen**  
Location:                            Tinley Park, IL  
Gross Acres:                        670  
Transit-Oriented:                No

Unit Types

Single-Family	Number of units not known
Townhouse	Number of units not known



Tinley Park Mental Health Center Redevelopment Plan