

REQUEST FOR DEVELOPER QUALIFICATIONS & PROPOSAL

**HANOVER SQUARE
Shopping Center**

Issued by:
Village of Hanover Park
January 17, 2014



Submittal Deadline: 4:00 pm March 14, 2014

To:
Shubhra Govind, AICP
Director of Community & Economic Development
Village of Hanover Park
2121 Lake Street, Hanover Park, IL 60133



Village of Hanover Park Administration

Municipal Building
2121 Lake Street
Hanover Park, IL 60133-4398

630-823-5600
FAX 630-823-5786
www.hpil.org

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VILLAGE MANAGER
JULIANA A. MALLER

To all interested parties:

The Village of Hanover Park is making available for purchase and redevelopment the Village-owned Hanover Square commercial shopping center property. This 9.8-acre property is located northwest of the busy intersection of Lake Street (IL-20) and Barrington Road/County Farm Road, in close proximity of the Elgin O'Hare Expressway. It is within walking distance of the Hanover Park Metra Station, is connected with PACE bus service, and is located within a TIF District.

The Village is calling for Requests for Qualifications/Request for Proposals (RFQ/RFP) from experienced development firms/entities to acquire the property and implement a redevelopment plan which will revitalize the property, promote the goals of the Village Center Plan and obtain the highest and best use of the property with long term public benefit.

At this time, the Village Board is pro-actively planning for the next stage of development and leasing at the center. While the Village is evaluating moving forward with the façade improvement, other means for achieving the long term goals for this site are also being evaluated. These alternatives include, but are not limited to:

- Village moves forward with façade improvement, and sells the property at a future date; or
- Village sells the property to the private sector, with a Redevelopment Agreement for the new owner to make façade and other improvements; or
- Village sells property to the private sector, with a Redevelopment Agreement for total redevelopment.

The best of these options will be selected based on the response received for this RFQ/RFP. Utilizing the procedure described in the accompanying Request for Proposals, the Village of Hanover Park will consider the selection of an entity which will develop and implement realistic and viable plans to revitalize and renew the property.

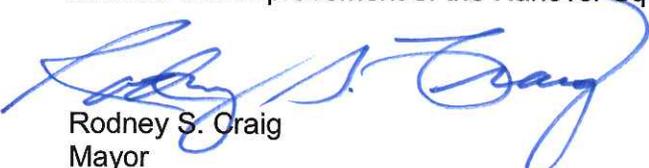
The accompanying information more fully describes the property, the area with its amenities, and the elements of the submittal, evaluation, and selection process. The deadline for submission of responses to this Request for Proposals is **4:00 pm on March 14, 2014**.

To obtain more information, interested parties may contact:

Shubhra Govind, Community and Economic Development Director
(email: sgovind@hpil.org phone: 630-823-5781)
OR

Juliana Maller, Village Manager (email: jmaller@hpil.org phone: 630-823-5610)
Village of Hanover Park, 2121 Lake Street, Hanover Park, IL 60133

The Village of Hanover Park appreciates your interest in this opportunity and looks forward to the renewal and improvement of the Hanover Square Shopping Center.


Rodney S. Craig
Mayor

REQUEST FOR DEVELOPER QUALIFICATIONS AND PROPOSAL
Village Of Hanover Park
HANOVER SQUARE REDEVELOPMENT

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- Village Center/TOD Flyer

SECTION I: RFP PURPOSE

A. Introduction and Overview

The Village of Hanover Park (“Village”) is making available for purchase the Village-owned Hanover Square commercial shopping center property, located at 6602-6772 Barrington Road, in Hanover Park, Illinois (“Property”). This 9.8-acre property consists of two buildings on the main lot, about 425 parking spaces, and a vacant outlot parcel. The area has Pace bus service to connect the center to several other hubs such as Downtown Elgin and the Woodfield area.

The Village is calling for Requests for Qualifications/Request for Proposals (RFQ/RFP) from experienced development firms/entities to acquire the property and implement a redevelopment plan which, at the sole discretion of the Village, meets the Village’s objectives for the Property. These objectives include the following:

- A. Rehabilitation, revitalization, and renewal of the Property;
- B. Promotes the goals of the Village Center Plan which is located in TIF # 3; and
- C. Obtain the highest and most certain return to the Village with long term public benefit

B. The Hanover Square Site

The Hanover Square Shopping Center is a neighborhood commercial center that includes 113,740 square feet of gross leasable area in two buildings and a small vacant outlot to the north. This shopping center is zoned B-2 Local Business District and has served Hanover Park for over 40 years.

Current tenants include independent Dino’s Finer Foods, Family Dollar, a Mexican restaurant & taqueria, and various service uses, including daycare, Tae-Kwon-Do, dentist, staffing agency, healthcare, barber/salon, laundromat, chiropractor, florist, and vacuum repair. These tenants currently lease about 58,230 sq. ft., with the smaller building being fully leased.



The property is located northwest of the busy intersection of Lake Street (IL-20) and Barrington Road/County Farm Road, with 30,700 vehicles/day on Barrington Road and 56,400 vehicles/day on Lake Street, in close proximity of the Elgin O’Hare Expressway. It is within walking distance of the Hanover Park Metra Station (Milwaukee District West), which receives over 1,400 riders/day. Within a three mile radius of the center, there is a population of 116,593 and an average household income of \$88,256.



HANOVER PARK, ILLINOIS

Quick Facts

Population:

- 1 Mile - 16,563
- 3 Miles - 116,593
- 5 Miles - 274,193

Average Household Income:

- 1 Mile - \$72,605
- 3 Miles - \$88,256
- 5 Miles - \$91,659

Space Available:

- 1,000 - 49,255 square feet
- 113,055 square feet GLA



Hanover Square Retail Strip Center

Located just north of the busy intersection of West Lake Street & Barrington Road and in close proximity to the Hanover Park Metra station, this center is being redeveloped by the Village of Hanover Park. As part of the community's TIF District, retailers stand to benefit from the coming improvements to the center. Also, having tremendous street exposure and plenty of parking, this center offers retailers a unique opportunity to service the local community.



Existing Businesses



PediatricClinic

MexicanRestaurant

GroceryStore

MartialArtsSchool

Cleaners

DollarStore

StaffingConsultant

BeautySalon

Laundromat

Dentist

Florist

ChiropracticClinic

StateFarm

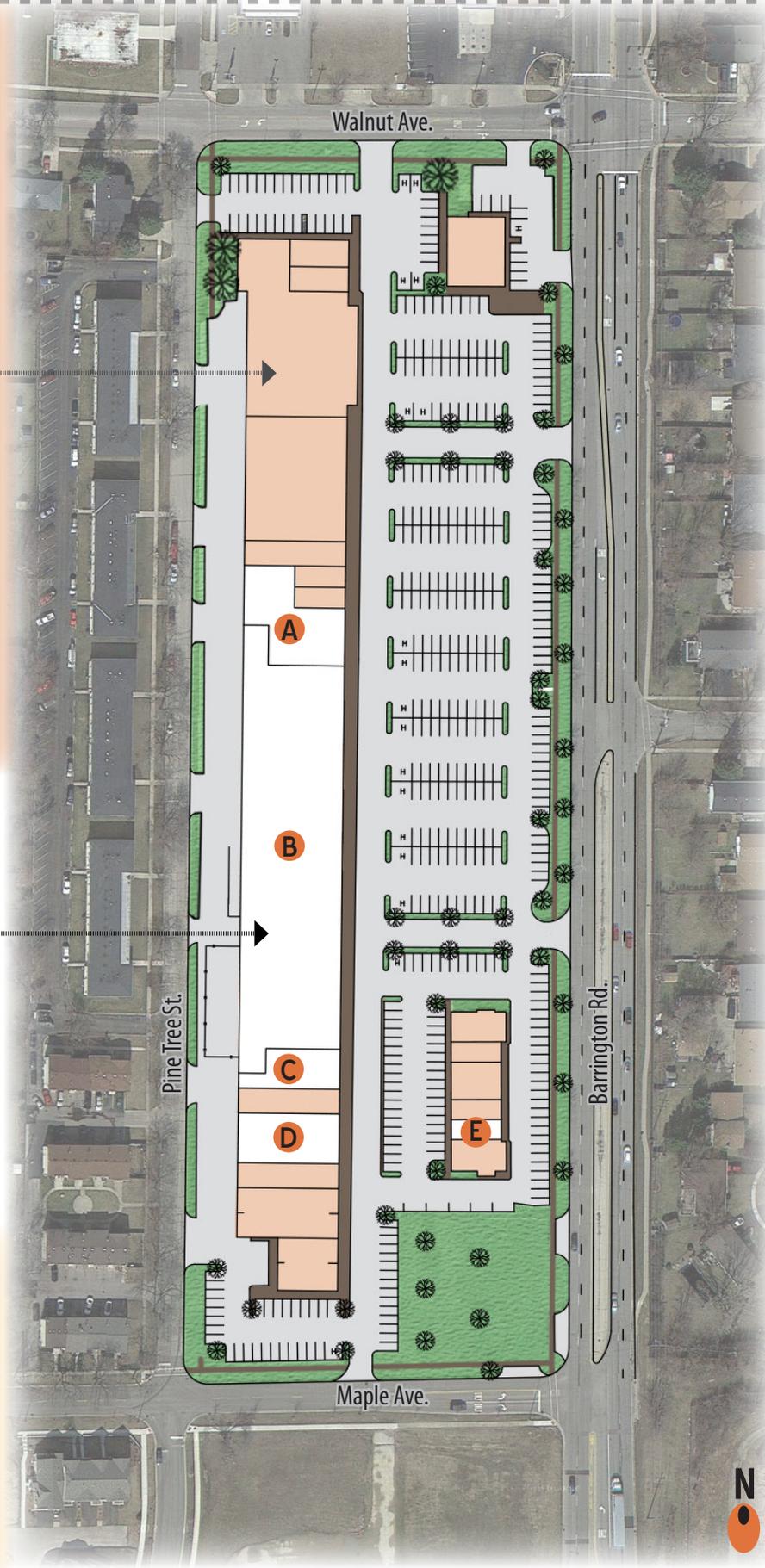
BarberShop

Opportunities Available

- A** - 6,750 square feet
- B** - 38,885 square feet
- C** - 3,620 square feet
- D** - 5,030 square feet
- E** - 1,000 square feet

i CONTACT:

Katie Bowman, AICP
 Village Planner
 Village of Hanover Park, Illinois
 2121 Lake Street, Hanover Park, IL 60133
 Email: kbowman@hpil.org
 Office: (630) 823-5780
 Fax: (630) 823-5782



C. Site History and Background:

Hanover Square was purchased by the Village of Hanover Park in December of 2011 as a redevelopment project of the Village Center TIF #3, with the intent to rejuvenate the center and return it to being an attractive enterprise. It is in the northern portion of the Village Center transit-oriented development area, and an area of focus for the Village's economic development activities. Upon purchasing the center, the Village focused on addressing primary maintenance and repair activities, performing roofing, utility, and landscape improvements. A vacant commercial building located at the northeast corner of the site was also demolished, and the lot has been readied for development.

Since the Village's purchase, two new leases have been established and a number of leases have been renewed with existing tenants. Discussions are also under way for the lease of additional 10,000 square feet of space for an Education and Work Center.



The Hanover Square Fund has been established for the operation, maintenance, and improvement of the Shopping Center. Utilizing tenant income, it is able to support the day-to-day operations of the center, including utilities, taxes, and management. The fund also supports costs and professional services related to maintenance and repair, as well as capital improvements.

As owner, the Village works with the Property Management firm of Schermerhorn Commercial Real Estate to manage the maintenance and improvement of the center, as well as the needs and leases of existing tenants. Working with the Construction Management firm of Innovative Construction Solutions, preliminary design and cost estimates have been developed for a façade renovation. Coldwell Banker Commercial provides leasing services, actively marketing tenant spaces for lease.

The Village has received a grant to modernize the traffic signal at the intersection of Walnut and Barrington Roads, at the northeast corner of the site, and also to install decorative streetlights along Barrington Road. Additionally, the grant will fund the construction of a PACE bus pull-off along the frontage of the Hanover Square Shopping Center.

D. Objectives for the site

At this time, the Village is focused on planning for the next stage of development and leasing at the center. While the Village is evaluating moving forward with the façade improvement, other means for achieving the long term goals for this site are also being evaluated. These alternatives include, but are not limited to:

- Village moving forward with façade improvement, and selling the property at a future date; or
- Village sells the property to the private sector, with a Redevelopment Agreement for the new owner to make façade and other improvements; or
- Village sells property to the private sector, with a Redevelopment Agreement for total redevelopment.

The best of these options will be selected based on the response received for this RFQ/RFP.

E. Redevelopment Goals

In accordance with the Strategic Plan Goals, the project will work to improve the overall image of the Village and help to make the Village an attractive location for business. The redevelopment of Hanover Square is envisioned to act as a catalyst for the future development of the Village Center, as outlined in the Comprehensive Plan and the Village Center Plan through high-quality physical, aesthetic, and public improvements.

The Village has evaluated the property with a façade upgrade and expects the selected development team to put in place, either a complete redevelopment of the site or an improvement of the existing building with a façade upgrade. The Village would select a developer/proposal which best maximizes the achievement of the community goals for highest quality development, and a responsible return to the Village on its investment.

The redevelopment goals for Hanover Square include:

- a. Reactivate the parcel with a viable commercial or mixed-use development. The Village will consider a wide range of commercial and residential uses that are in conformance with the goals of the Village Center Plan. Neighborhood-serving and sales tax generating commercial uses, such as restaurants or other retail, and mixed- use are preferred.
- b. Contribute to the commercial activity within the TIF#3 area. Redevelopment of the site should enhance the overall development of the Village Center and TIF#3 by increasing business activity and density, increasing the availability of goods and services, and/or offering employment opportunities for area residents.

Our vision offers opportunities for this area to function as the Western hub for high speed transit to O'Hare as the Elgin-O'Hare Corridor develops and evolves over the coming years.



Hanover Square Shopping Center

Redevelopment potential in combination with other available sites

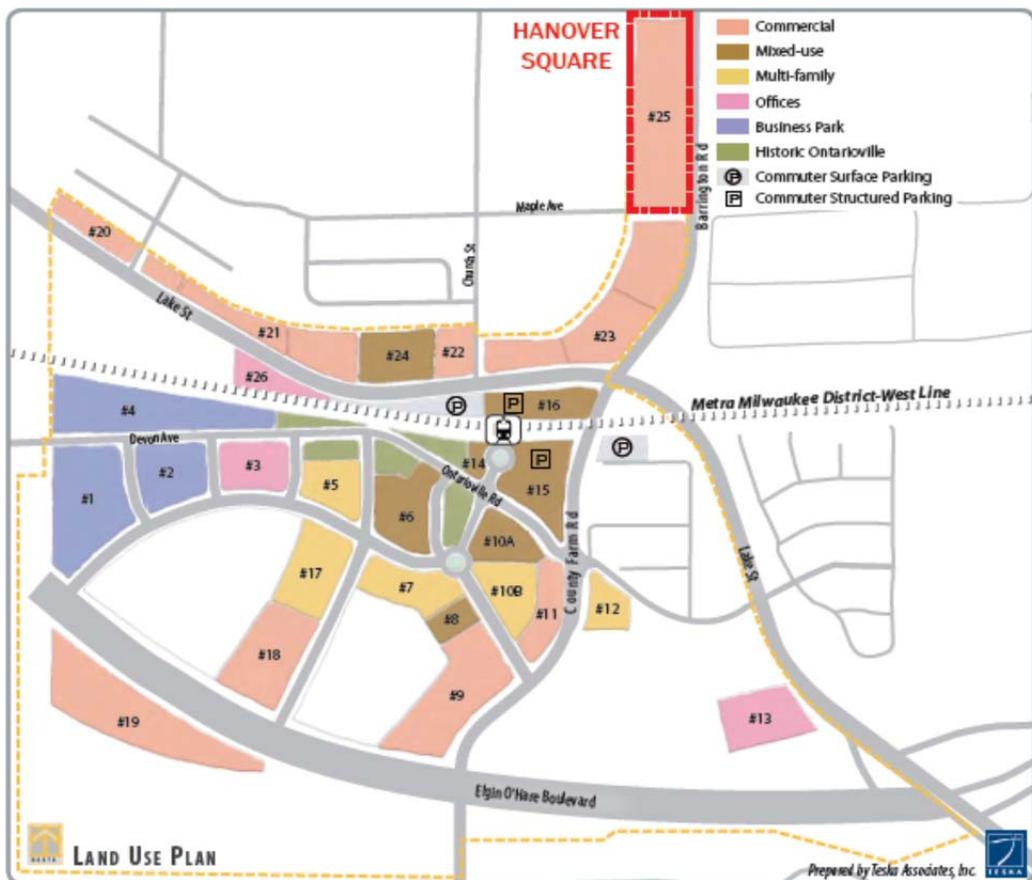
Subject Offering

NORTH

F. Village Center Plan/TOD/ TIF #3

The Village Center and Transit-Oriented Development (TOD) Plan was adopted in April 2012, following intense community involvement, and acts as a guide for future developments. The document can be found at www.hpil.org/Development/Project-Studies/Village-Center-Plan.aspx

The Plan proposes the development of a mixed-use, transit-oriented community center in the area around the Hanover Park Metra station. Hanover Square (shown as #25 in this map) is part of the Village Center Plan, and is located within the Village's TIF District #3. Mixed-use would be appropriate at this site as well. The plan also calls for a mix of residential, commercial and civic uses in the core, surrounded by larger-scale commercial and business park uses along the Elgin-O'Hare Boulevard. Existing wetland areas will be maintained or mitigated through integration into a system of trails and parks throughout the area.

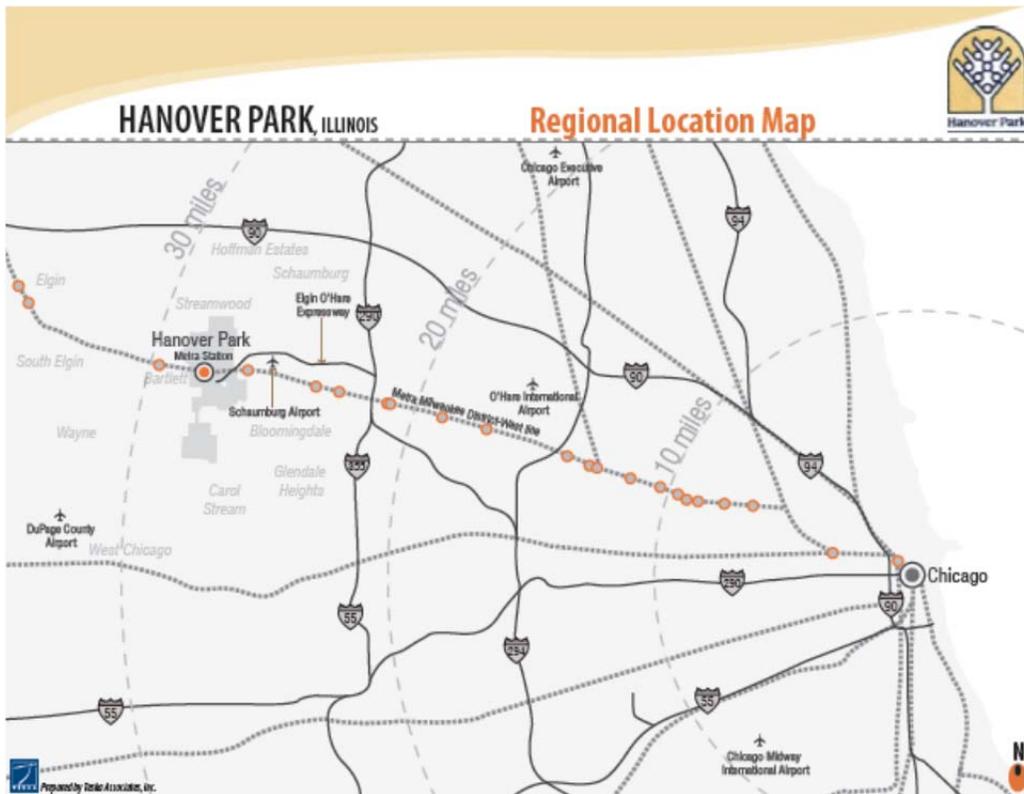


The Plan will serve as a focal point for the community, driving significant economic development and multiplying transportation options. Due to the unique advantages of regional transportation access, availability of underdeveloped land, and proximity to existing rail and bus service, the Hanover Park Village Center offers an unprecedented opportunity to create a downtown-like atmosphere that offers a diverse, and exciting place to live, work and shop.

SECTION II: COMMUNITY INFORMATION

Dynamic Demographics

Hanover Park is a dynamic community of over 37,900 with a strong business environment, encompassing over 600 businesses and 4.6 million sq. ft. of industrial development. Their central location in Chicagoland's northwest suburbs ensures retail expenditures of over \$275 million a year. The Village's TIF incentives and AA bond rating make Hanover Park a smart place to do business!



Dense Population

Population in 2010- 37,973

Average household size- 3.36

High Income and Home Value

Avg. Household Income- \$82,492

Median Home Value*- \$219,661

High traffic/high visibility area

Irving Park Road- 33,700 vpd

Barrington Road- 38,500 vpd

Lake Street- 56,400 vpd

Daily Metra riders- 1,480 vpd

Large Working Population

45% between ages of 25 to 50

Village and Regional Amenities

Hanover Park is conveniently located 17 miles from O'Hare International Airport and is 45 minutes from downtown Chicago via the Metra West Line. The Village is located in both Cook and DuPage Counties. Hanover Park is situated in the southwest portion of "The Golden Corridor," so-named because of its phenomenal rate of growth. This corridor stretches northwest from O'Hare Airport along the North-west Tollway (Interstate 90). Regional Amenities such as golf courses, country clubs, recreational complexes, theaters, and semiprofessional sports abound in the neighboring area.



The Village of Hanover Park is home to several major employers, including Maines Paper and Food, Fischer Scientific, Fuji Film, Insight, General Binding Corp., Menards, etc. The Village has several grocery stores, and offers a variety of housing choices.



The Hanover Park Park District provides recreation services to the residents, with 22 parks and playgrounds, and a total park area of 171 acres throughout the Village. The Village is served by two library districts.



SECTION III: RFP SUBMISSION INFORMATION

A. Submission Details

The following summarizes the requirements for the submittals in response to this Request for Proposal/ Qualifications. This information, along with the financial viability of the project and its consistency with the Village's stated objectives, will be important qualifying considerations. Additional pro-forma and financial information may be required of short-listed candidates.

The following information shall be provided to the Village:

1. Structure and Management of the Legal Entity

- A. Provide the legal name, address and telephone /e-mail numbers of the entity submitting a response to this RFP. Identify the party authorized to represent and make decisions on behalf of the entity. Describe the composition, organizational structure, and legal form of the entity. Identify the responsibilities and relevant experience of key individuals, both "in-house" staff and consultants for the entity.
- B. No Hanover Park elected or appointed Village official or employee, and no person who serves on any Hanover Park public board or commission may have a direct or material indirect interest in the development entity or any part of that entity.

2. Relevant Experience

- A. Provide examples of relevant project experience related to the project concept and use(s) proposed. Information should include the following for each example: (i) name, location and date of the project(s); (ii) project description, including land use, approximate size of the site on which the project(s) is located, amount and type of building space, approximate amount of equity investment, role in project, and financial and other outcomes or status of project; (iii) references for the cited projects; (iv) whether the applicable property was purchased, leased, and/or managed; and (v) describe any similar projects which the respondent is in the process of pursuing, acquiring, leasing, developing, or proposing to pursue, acquire, lease or develop.
- B. Provide a description of the respondent's experience, qualifications and capabilities specifically related to: (i) development experience; (ii) design and planning experience; (iii) financing (debt and equity) experience; (iv) construction and project management experience; (v) management/operating experience; and, (vi) public/private project experience.

- C. If applicable, provide a description of previous working experience between proposed development team members.

3. Statement of Financial Capability

- A. Provide a description and evidence of financial capability of the entity submitting the response to this RFP including ability to: (i) provide necessary capital to fund predevelopment activities; (ii) secure construction and permanent loan financing; (iii) provide required equity either directly and/or with capital partners; and, (iv) provide funding for ongoing operations (including maintenance, reserves, etc.).
- B. Provide information on financial roles, responsibility, and strength of the members of the legal entity.
- C. Provide examples of financing sources, structures or mechanisms for projects or facilities completed by the respondent similar to the type of financing envisioned by the respondent for the proposed project.
- D. Describe your current relationships with lending and/or financial institutions or equity sources which have demonstrated interest in providing financing for the proposed project.
- E. Describe currently available sources of financing for all or a portion of the total costs of the proposed project, the dollar amount for any such currently available financing. Note if you expect any currently available financing to be committed to projects other than the proposed project over the next twenty-four (24) months.
- F. Disclose any filings for bankruptcy, fines levied by governmental agencies, outstanding debts or liabilities, and/or legal proceeding against any participating organization, employees, corporate officer, or entity that might have a material effect on the proposer's ability to implement the proposed project.

4. Project Concept

- A. Describe the intended use or uses and nature, scale, and type of improvements anticipated to be made to the Hanover Square Property and key project features.
- B. Provide a description of the preliminary business and operations plan approach for programing, marketing, operating, managing, and maintaining the Property.
- C. Generally describe the project components and any proposed physical improvements to the existing or new building. Graphic representation/illustrations are encouraged.
- D. A description of the public benefits that will result from the redevelopment, for example, the creation or retention of jobs (including the estimated number, type and

wage levels); the provision of retail goods and services; and connections or relationships with the community and/or neighborhood-based organizations; aesthetic improvements and/or community spaces. Include an estimate of the taxable value upon completion and annual real estate taxes of the Site.

- E. Provide a summary of projected total costs of the proposed project, including hard construction costs, soft costs (*i.e.*, architectural, engineering, etc.), tenant improvement, and any other significant categories of costs.
- F. Include a timeline range for the construction and development of the proposed project, including any due diligence period.

5. Financial Terms

A. Describe the financial terms proposed for the purchase the Hanover Square Shopping Center Property, and how they relate to anticipated sources of funds described above. Responses must reflect the following understandings by the respondent:

- The Property will be sold on an “as is” basis in its present condition;
- The purchase and sale agreement cannot be assigned prior to completion of the agreed upon improvements for the property as will be outlined in a Redevelopment Agreement;

During the time between the submittal deadline and the selection of short-listed candidates, the Village may request additional information from respondents, including conducting interviews. The Village retains the sole right to determine the timing, arrangement, and method of any public presentations throughout the selection process.

The Village reserves the right to reject any and all submittals, request additional information, and/or modify the selection process schedule. In addition, the Village reserves the right to negotiate with more than one entity and reserves the right at any time before the transaction documents are approved and executed to end the negotiation process.

B. Evaluation Criteria

The Village of Hanover Park will review and evaluate the responses submitted by respondents to this RFP based on the selection criteria described herein. The Village will choose to negotiate an agreement with the applicant that, in the Village’s sole discretion, provides the plan that best meets the Village’s objectives.

The selection criteria that the Village will employ to select the applicant with which to enter into an Exclusive Right to Negotiate Agreement will be based on the consideration of the following:

- Fulfillment of the redevelopment goals for the RFP stated above.
- Financial benefits to the Village in terms of economic return, fiscal benefits and relative risk;
- Financial Capability: Financial capability and track record of the development team to implement the proposal, and the ability to attract and retain quality tenants.
- Financial feasibility of the project and the ability of the project to secure necessary financing
- Minimization of Village subsidy, if any
- Developer Expertise: Qualifications and experience in developing projects consistent with the submitted proposal. Experience on similar development projects is considered essential. Experience submitted must be relevant and transferable.
- Public benefits from the project
- Performance schedule/ Proposed project timeframe for beginning construction.
- Offered purchase price for the Site
- Overall quality of the submission, adherence to the proposal content requirements, and responsiveness during the review process

C. Proposal Submittal Requirements

Proposers must submit copies of their proposals as follows:

- One unbound copy
- Seven bound copies
- One electronic version in Microsoft compatible or PDF format on CD or USB Drive, including Excel files for project financial information as described above.

Proposals must be on standard 8 ½" by 11" paper. Foldouts containing charts, spreadsheets and oversized exhibits are permissible as long as they are packaged with the proposal.

Please submit the attached cover sheet with your proposal.

Proposals and supporting documentation must be submitted in a sealed envelope labeled "Hanover Square Proposal" and sent to:

Shubhra Govind, AICP
Director of Community & Economic Development
Village of Hanover Park, 2121 Lake Street, Hanover Park, IL 60133

Faxed proposals will not be accepted. Submissions will not be returned.

Proposals shall be delivered to the Village on or before 4:00 pm March 14, 2014.

D. Proposal Review and Selection Process

- Village staff will review proposals that are received by the due date. Some or all of the proposers may be requested to present their proposals to Village staff.
- Village staff expects this review process to occur in March/April, 2014.
- Village staff will then make a recommendation to the Village Board regarding the proposer/ developer that best meets the evaluation criteria in April, 2014.

The Village reserves the right to reject any or all proposals or parts of proposals, to negotiate modifications of proposals submitted, and to negotiate specific work elements with a proposer into a project of lesser or greater magnitude than described in this RFP or the proposer’s reply.

E. RFP Inquiries & Site Visit

Prospective proposers may only direct questions to the Village’s contact persons:

Shubhra Govind, Community and Economic Development Director
(email: sgovind@hpil.org phone: 630-823-5781)
OR

Juliana Maller, Village Manager (email: jmaller@hpil.org phone: 630-823-5609)
Village of Hanover Park, 2121 Lake Street, Hanover Park, IL 60133

While we encourage you to visit the site, guided site visits will be conducted by appointment during the week of February 10, 2014.

CLOSING COSTS AND BROKERAGE COMMISSION COSTS

All closing costs will be paid by the selected respondent(s). In no event will the Village of Hanover Park be responsible for any real estate brokerage fees or any other costs that might arise from the proposed transaction, including preparation of a response to this RFQ/RFP.

F. Timeline:

Issue RFP	Jan. 17, 2014
Q&A and tour of property	By Appointment, week of February 10, 2014
Deadline for submission	March 14 (allows 8 weeks for response)
Review/Evaluate proposals	March/April 2014
Village Board Review	April 2014

Attachments:

- Submittal Cover Sheet
- Village Center/TOD flyer

Village of Hanover Park
Hanover Square RFQ/RFP Submittal Cover Sheet

Please fill this page out in its entirety and submit it as a cover sheet to your submittal. Responses to the Hanover Square RFQ/RFP must be submitted to Shubhra Govind, Director of Community & Economic Development, at 2121 Lake Street, Hanover Park, IL 60133 no later than **4:00 p.m. on March 14, 2014**. Submissions must contain one unbound and seven (7) completed copies of the proposal and qualifications (in 8 1/2" by 11" format) along with an electronic version of the submission. Faxed or emailed responses to this RFQ/RFP or submissions made after the submittal deadline will be rejected.

(PLEASE TYPE OR PRINT)

RESPONDENT INFORMATION:

RESPONDENT'S NAME: _____ PHONE: _____

ADDRESS: _____ CITY & ZIP: _____

RESPONDENT'S REPRESENTATIVE: _____ EMAIL: _____

REPRESENTATIVE'S RELATIONSHIP TO RESPONDENT TEAM: _____

(Representative's Signature)

(Date)

DESCRIPTION OF PROPOSAL:

It is proposed that the Hanover Square Property will be put to the following uses(s):

Proposed Purchase Price: \$ _____

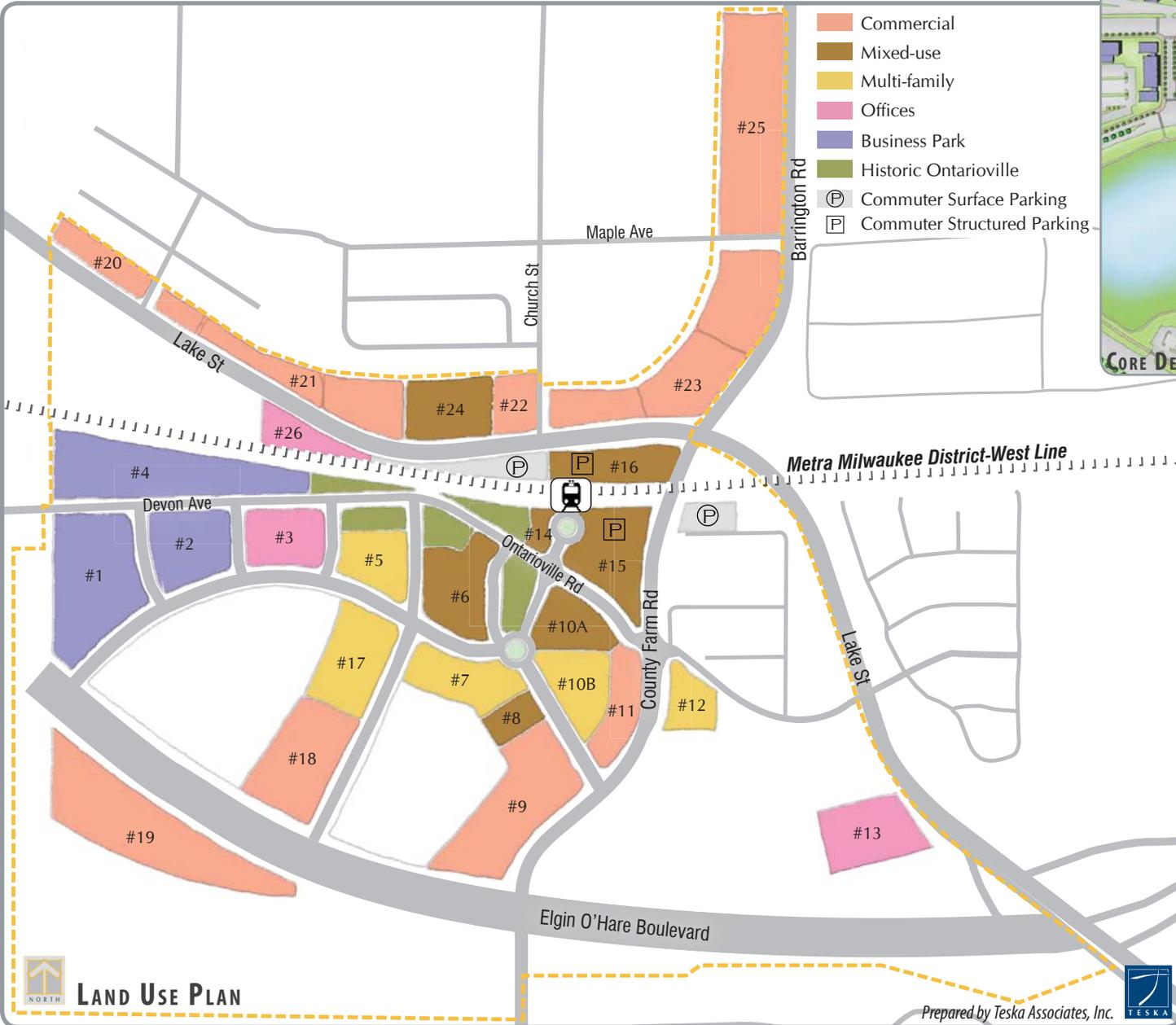
Village Subsidy Requested: Y: _____ N: _____ If yes, Amount: \$ _____

Proposed Financing for the Project: _____



HANOVER PARK, ILLINOIS

VILLAGE CENTER AND TOD PLAN



The Village Center and Transit-Oriented Development (TOD) Plan proposes the development of a **mixed-use, transit-oriented community center** in the area around the Hanover Park Metra station. The plan calls for a mix of residential, commercial and civic uses in the core, surrounded by larger-scale commercial and business park uses along the **Elgin-O'Hare Boulevard**. Existing wetland areas will be maintained or mitigated through the enhancement of the large wetland to the east, which will be integrated into a system of **trails and parks** throughout the area. The Plan will serve as a **focal point** for the community, driving **significant economic development** and multiplying transportation options. Due to the unique advantages of **regional transportation access**, availability of underdeveloped land, and **proximity to existing rail and bus service**, the Hanover Park Village Center offers an unprecedented opportunity to create a **downtown-like atmosphere** that offers a **diverse, and exciting place to live, work and shop**.





HANOVER PARK, ILLINOIS

VILLAGE CENTER AND TOD PLAN

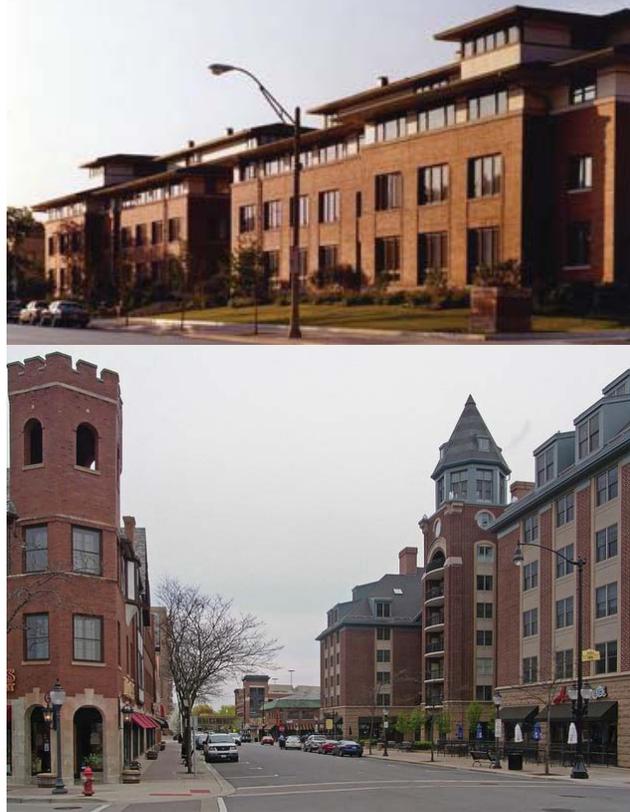
SENSE OF PLACE

- WELL-CONNECTED STREETS AND PATHS
- ENHANCED PEDESTRIAN EXPERIENCE
- CONVENIENT AND AFFORDABLE LIFESTYLE
- INCREASED TRANSIT RIDERSHIP
- MULTIPLE TRANSPORTATION OPTIONS
- REDUCED AUTOMOBILE CONGESTION
- MIX OF HOUSING OPTIONS
- MODERATE TO HIGH-DENSITY

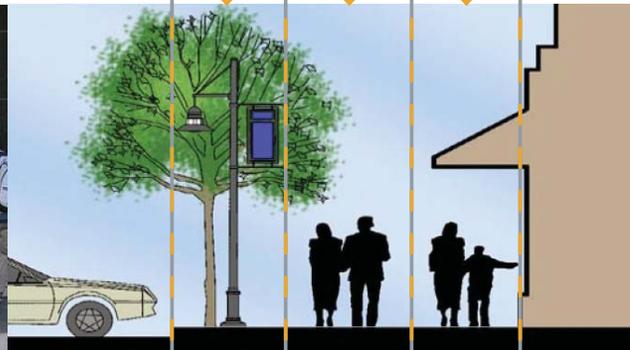
SUSTAINABLE, "GREEN" DEVELOPMENT

ECONOMIC DEVELOPMENT OPPORTUNITIES

- 1.9 MILLION SQ. FT. OF COMMERCIAL AND INDUSTRIAL BUSINESSES
- 4,900 JOBS
- 5,000 DWELLING UNITS



- VILLAGE CENTER CORE AREA**
- A - TRANSITION BETWEEN HISTORIC & NEW STREETSCAPE
 - B - EVENTS STREET
 - C - LANDSCAPED PARKING COURTS
 - D - SOUTH ENTRY TRAFFIC CIRCLE
 - E - EXISTING CHURCH & CEMETERY
 - F - NORTH GATEWAY ENTRY
 - G - SHOPPING STREETS
 - H - METRA DROP OFF



Village Center TIF #3 Development Opportunities

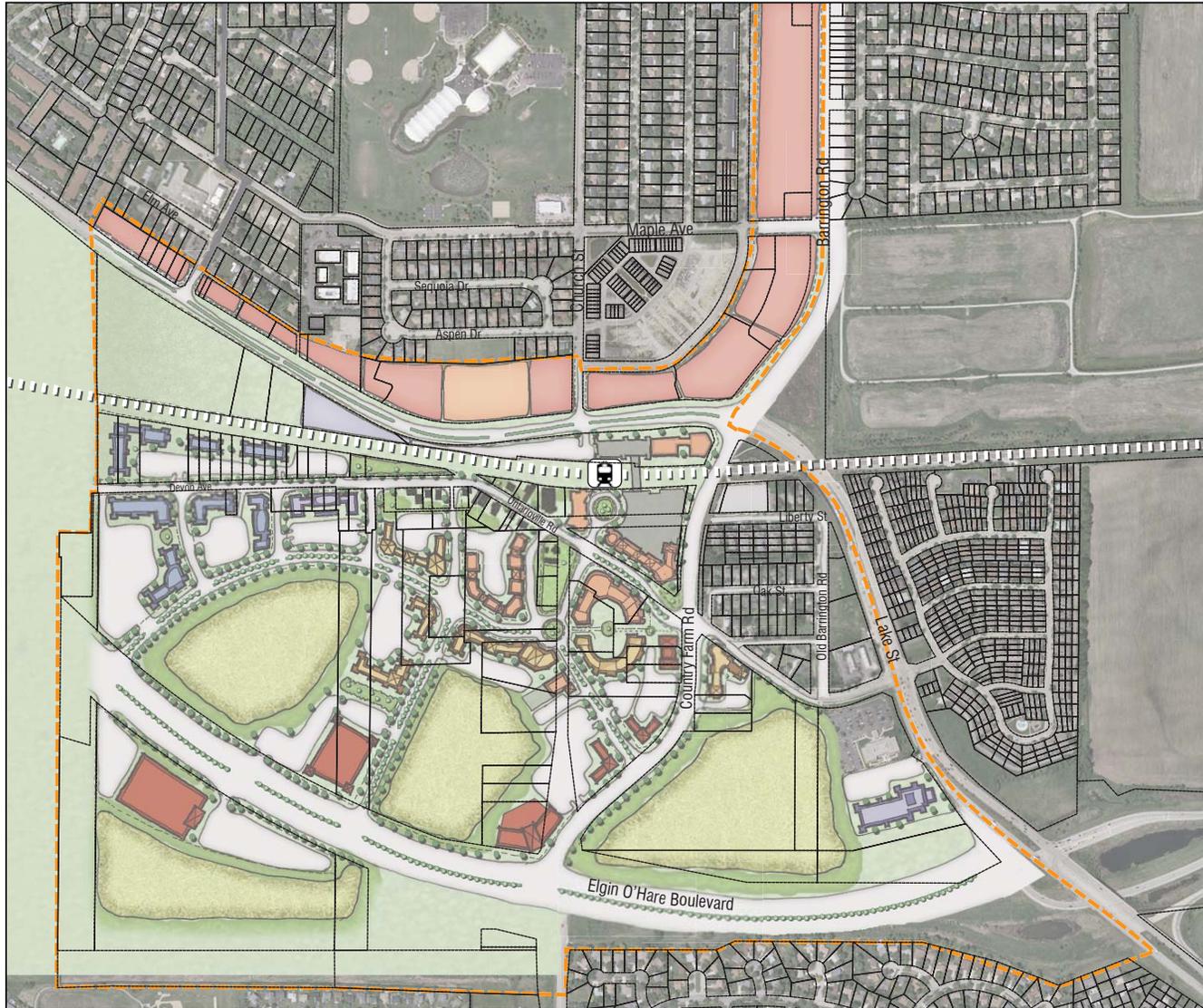
-  Commercial
-  Multi-family Residential
-  Metra Station

Approximate size of parcels-

- 1** 9.5 acres
- 2** 10 acres
- 3** 1.75 acres
- 4** 4 acres
- 5** 1.95 acres
- 6** 1.03 acres
- 7** 6 acres



Hanover Park Village Center Plan - Sketch showing parcel boundaries



-  Study Area Boundary
-  Metra Line
-  Metra Station
-  1 story anchor commercial
-  1 story gateway commercial
-  Commercial
-  Mixed-use
-  Office
-  7-9 story multi-family residential
-  7-13 story mixed-use
-  2-4 story office
-  1 story business park
-  Metra station, drop-off area and commuter parking
-  Surface parking
-  Wetlands
-  Historic Ontarioville

