Western Growth Area
Master Plan

Village of Palos Park
December 17, 2019
Introductions

Village of Palos Park
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Western Growth Area Master Plan

Meeting Recap

November 21, 2019
Master Plan Overview

- Overview of purpose of Western Growth Area
- Core Principles
- Market Overview
Master Plan Overview

Residential Framework
• Housing Choice
• Conservation Design
• Housing Types

Commercial Framework
• Retail Centers
• Golf Resort
• Business Park
Master Plan Overview

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Master Plan Overview

Parks and Open Space
- Tree Canopy Preservation
- Landscape Buffers
- Conservation Design & Integrated Open Space

Transportation
- Enhance Multimodal Access
- Suggested Connections
- Roadway Cross-sections
Master Plan Overview

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Western Growth Area Master Plan

Conservation Design
Conservation Design

Neighborhood Design Approach
- Preserves areas of open space and natural features
- Pockets of more intense development
- Can be density neutral across a site (maintains desired gross density)
- Can promote broader housing diversity while preserving open space

Environmental Preservation
- Conservation Design Communities – Shared association ownership or public ownership, providing for long term preservation and maintenance
- Traditional 1-acre Lot Development – Private ownership, which does not ensure preservation or maintenance

Village Services
- 1 acre lot size was historically due to the need to provide land for well and septic
- Village now has sewer and water service, so the Western Growth Area does not need to be held to the same standard.
Conservation Design

Conservation Development
This example shows 32 homes
Gross Density = 1 Dwelling Units/Acre
Net Density = 4 Dwelling Units/Acre
Conservation Design

Traditional 1-acre Lot
18 lots
No Undivided Open Space

Age-targeted Community
33% density increase
24 lots
60% Undivided Open Space

Small-lot Single-family
100% density increase
36 lots
70% Undivided Open Space
Conservation Design
Example: Prairie Crossing

Mix of Single-family & Condominiums

Lot Size: 5,000 to 15,000 s.f.

Total Units: 411
- 359 single-family
- 52 condominiums

Site Area: 678 ac.
- Residential: 135 ac. (20%)
- Commercial/Industrial: 73 ac. (11%)
- Open Space: 470 ac. (69%)

Gross Density: 3 d.u. per acre across 135 ac.
Example: Prairie Crossing

Station Square - Phase V

is subject to Traditional Neighborhood Development Criteria outlined in Ordinance 2002-0-32 dated 09/17/02
Example: Prairie Crossing
Western Growth Area Master Plan
Housing Choice & Development Density
Market Trends

Current Housing Market Trends
- Decreasing demand for luxury homes and large lots
- Focus on neighborhood amenities
- Developers have primarily built one- and two-bedroom units which can appeal to both empty nesters and young professionals

Demand for Aging in Place Options
- Senior age group (65+) is projected to grow the most within Palos Park over next 5 years
- Suggests a greater need for senior housing and retirement amenities in the community.

Palos Park has few options available for entry-level housing or aging in place
Housing Choice & Development Density

Plan recommends a desired gross density range of 3-6 units per acre

Village Code permits development within this range

Palos Park has several neighborhoods of this density
Eidelweiss 4 d.u./acre
Brookside 5.6 d.u./acre
Brookside 5.6 d.u./acre
Commons 5.2 d.u./acre
Commons 5.2 d.u./acre
McCord (incl. Sunrise Assisted Living)
7 d.u./acre
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7 d.u./acre
Atworth at Mellody Farm – Vernon Hills
7 ac. – 260 units (37 d.u./acre)
Questions and Discussion