Introductions

Village of Palos Park
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Mayor

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Principal

Michio Murakishi
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Master Plan Overview

- Western Growth Area includes 1,446 acres annexed into the Village in 2016
- Study area includes areas west of Bell Road
- Several large tracts of land, each under single ownership
- Unique opportunity within the Chicago region
Master Plan Engagement

- Open house series
- Key person and property owner interviews
- Project website
- Three public hearing meetings
Framework for Decision Making

*The Plan does not change current zoning.*

**Development Guidance and Regulations**
- Design Guidelines
- Planned Unit Development (PUD) Ordinance

**Capital Improvements**
- Exaction Fee Review
- Use Fee Review
- CIP Update
- Infrastructure Requirements for New Development

**Review and Update Subdivision Regulations**
Master Plan Overview

Residential Framework
• Housing Variety
• Conservation Design

Commercial Framework
• Retail Centers
• Golf Resort
• Business Park
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Parks and Open Space
• Tree Canopy Preservation
• Landscape Buffers
• Conservation Design and Integrated Open Space

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

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Undeveloped Palos Park is currently zoned R1A (one acre), but less than 1/3 of residential units in Palos Park are on lots of 1 acre or more.
Housing Choice & Development Density

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

Village Code accommodates development within this range

Palos Park has several neighborhoods of this density
Eidelweiss 4 d.u./acre
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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
McCord (incl. Sunrise Assisted Living) 7 d.u./acre
Fiscal and Market Considerations

• **Comprehensive fiscal impact analysis** prior to the development of the Plan.

• **Market study** prepared for residential, retail, office, and industrial uses.

• The Plan is **informed by the key findings of the fiscal impact and market analyses**.

• The Plan represents a "**smart growth**" approach to planning.
Suburban Development Patterns*

Smart Growth Development
• More efficient use of land
• Mixture of homes, businesses, and services
• Compact with uses located closer together
• Better connections between streets and neighborhoods.

Conventional suburban development
• Less efficient use of land
• Homes, schools, and businesses separated
• Areas designed primarily for driving
“Smart Growth” and Fiscal Impacts

- By even slightly increasing residential densities for new development, the Village will incur **significantly fewer costs associated with infrastructure**, including roads, sewer and water lines, and other capital expenditures.

- Smart growth development patterns will save the Village operating costs associated with delivery of services, including **police, fire, and public works**.

- By more closely aligning new development with market demand, property values per acre will increase, leading to **increased municipal revenues per acre**.
Market Considerations: Changing Demographics

**Change in Household Size**

- **1960**: 1 person (10%), 2 person (30%)
- **1970**: 1 person (15%), 2 person (35%)
- **1980**: 1 person (20%), 2 person (40%)
- **1990**: 1 person (25%), 2 person (45%)
- **2000**: 1 person (30%), 2 person (50%)
- **2010**: 1 person (35%), 2 person (55%)

![Graph showing increase in single-person households from 1960 to 2010.](image)

**44% growth by 2030**

The proportion of Americans who live alone has grown considerably since the 1920s when only 5 percent of people lived alone. Today single-person households make up 27 percent of all households nationwide.

**65% working age**

Historically, single-person households were often thought of as elderly widows. Today, about 65% of those living alone are working-age men and women.
Market Considerations:
Consumer Preference and Lot Size

The average lot size of new single-family homes in the U.S. is down 13 percent since 1978. When forced to choose between having a larger lot or a bigger home, most Americans near major metros choose the house. This reflects a shift where consumers are voluntarily buying homes on smaller lots.

Source: Greenstreet, Ltd.
Market Considerations:
Home Purchase Considerations (55+)

- Want smaller home: 35%
- Want lower home maintenance: 37%
- Want higher quality home: 25%
- Want larger house: 15%
- Want larger yard: 10%
- Want second home/vacation property: 5%
- Want investment property: 0%

Source: 2018 Housing and Community Preference Survey, RCLCO
Questions and Discussion