Western Growth Area
Master Plan

Village of Palos Park
February 10, 2020
Introductions

Village of Palos Park
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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
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
Master Plan Overview

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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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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
Example: Prairie Crossing
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
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
Western Growth Area Master Plan

Fiscal & Market Considerations
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

*Definitions per Smart Growth America.*
“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**

- **2 person**
- **1 person**
- **3 person**
- **4 person**
- **5 person**

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**Single-Person Households**

- **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.

Source: Greenstreet, Ltd.
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
- Want lower home maintenance
- Want higher quality home
- Want larger house
- Want larger yard
- Want second home/vacation property
- Want investment property

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