

Homewood Transit Oriented Development

Pre-Proposal Meeting

December 17, 2015

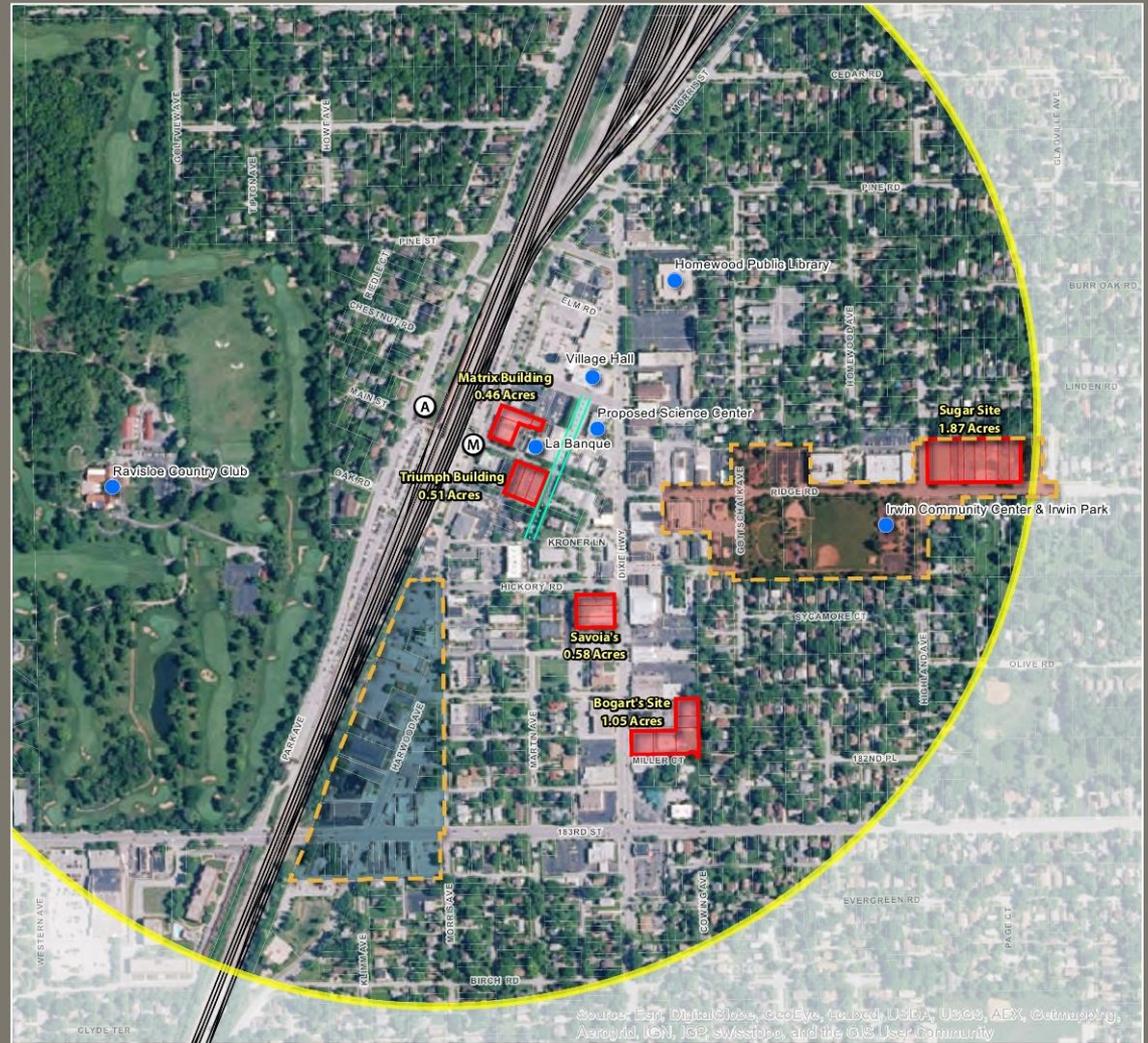


THE VILLAGE OF
HOMewood

1893

Transit Oriented Development Opportunities

Vision:
 Redevelopment of up to 5 sites in downtown Homewood as medium to high density, mixed-use buildings.



Source: Esri, DigitalGlobe, GeoEye, AeroMap, USDA, USGS, AEX, Comstock, Aerial, IGN, IGN, Swisstopo, and the GIS User Community

- Places of Interest
- Parcels
- Potential TOD Sites
- Potential TOD Parcels
- Martin Square
- 1/2 Mile Buffer
- Metra & Amtrak Station
- Rail
- Homewood TIF Districts
 - S.W. CBD TIF District
 - CBD/EAST CBD TIF District





- Multi-family residential: condominiums, market rate apartments or live/work spaces or lofts.
- First floor commercial space. Desired uses include restaurants and specialty shops.
- Fill in gaps in the downtown streetwall: building with a minimum of 3 stories and with little or no setbacks from the street.
- Quality architecture.
- Improved the streetscape to encourage pedestrian activity.
- Adequate parking for residents and patrons. Enclosed parking is highly desirable.

RFQ/RFP Timeline

- December 1, 2015 – Solicitation released
- December 17, 2015 – Pre-proposal conference
- **January 15, 2016 – RESPONSES DUE BY 3:00 PM CST**
- January 18, 2016 through January 22, 2016 - Developer Team Reviews
- January 25, 2016 through January 29, 2016 – Developer Team Interviews
- February 2016 - Request for proposals initiated with selected Developer Teams

Potential Village Participation

- Waiver of permit fees
- Conveyance of land at discount
- Downtown Business Incentive Program (non-TIF)
- Rebate of sales/places for eating tax
- Class 8 tax designation
- Construction of public improvements
- Facilitation of low-interest loans through the SSMMA TOD Loan Fund
- Flexibility in zoning regulations

Bogart's

Address: 18225 Dixie Highway

Size: 1.05 acres

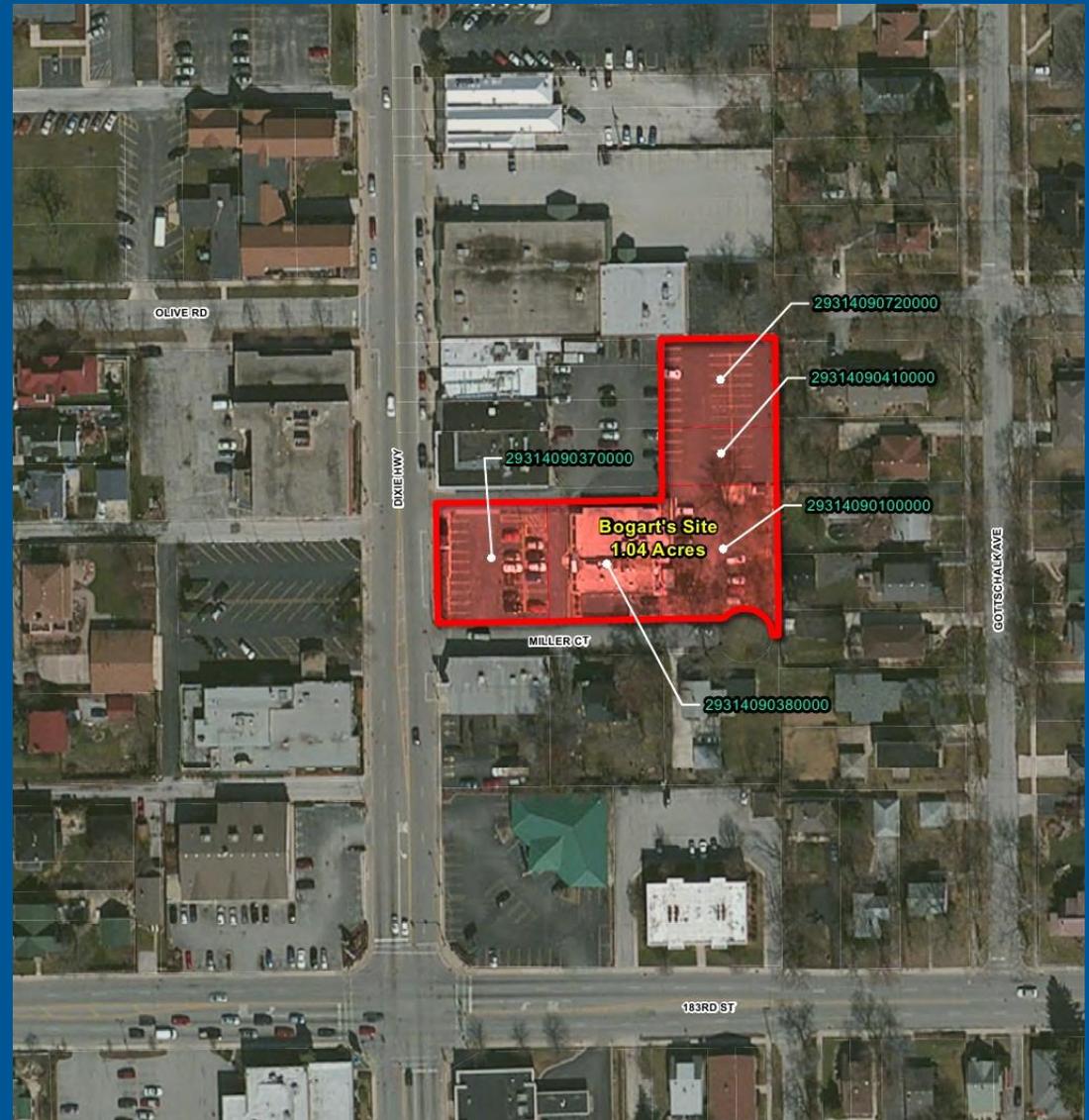
Distance from Metra: 0.3 miles

Tenancy: Vacant

Ownership: SSLBDA (pending)

Zoning: B-1 CBD Downtown
Overlay

Other: Phase 1 ESA in June
2014



Savoia's

Address: 18136 Dixie Highway

Size: 0.58 acres

Distance from Metra: 0.3 miles

Tenancy: Vacant

Ownership: Village

Zoning: B-1 CBD Downtown
Overlay

Other: South parcel purchased
in 2015 for \$151,700; North
parcel currently leased to H-F
Park District



Triumph Building

Address: 2033-2045 Ridge Road

Size: 0.51 acres

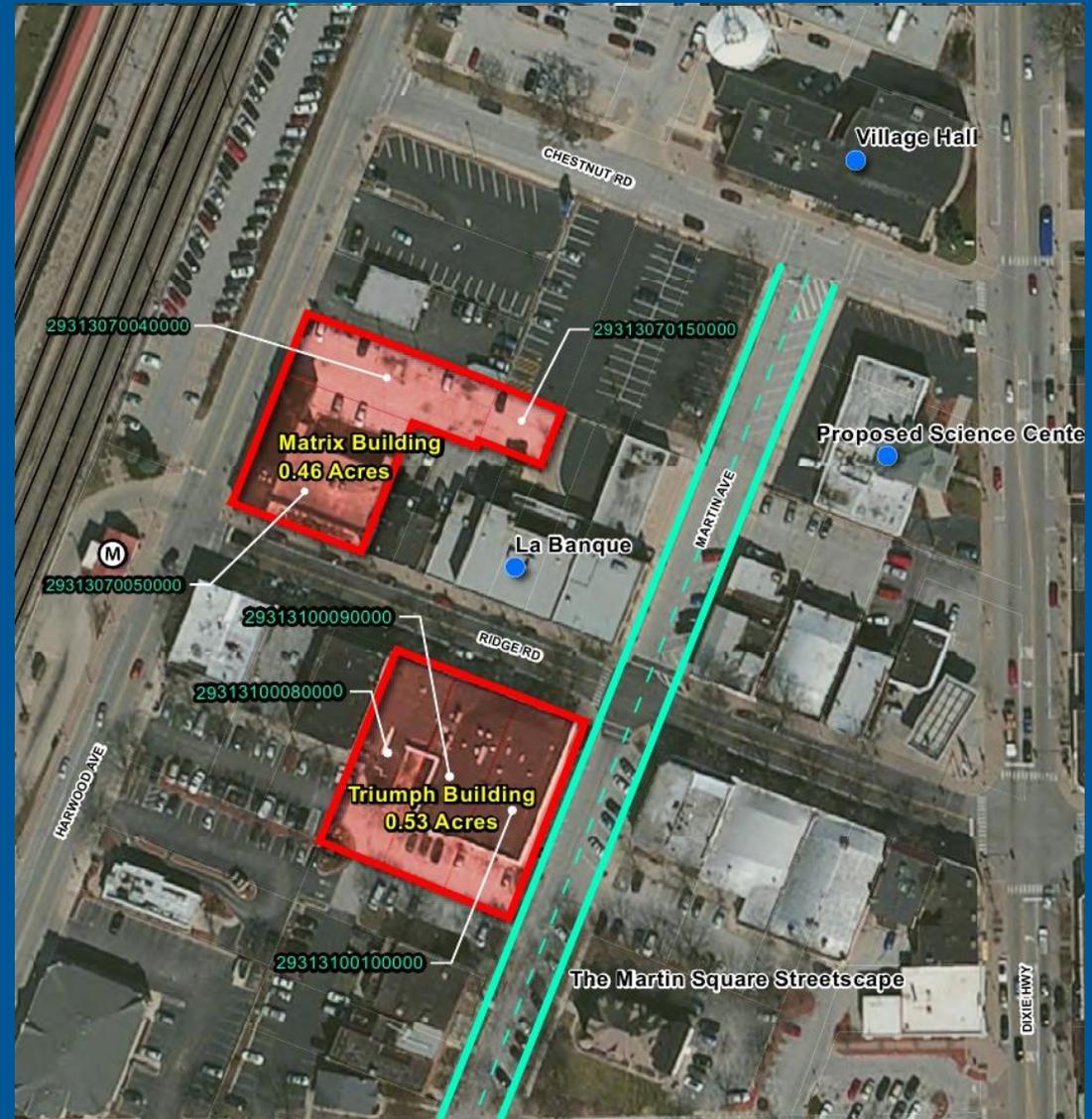
Distance from Metra: 200 feet

Tenancy: Partially Vacant

Ownership: Carmen Triumph, Mokena, Illinois

Zoning: B-1 CBD Downtown Overlay

Other: Appraised at \$575,000 in 2014



Matrix Building

Address: 2066 Ridge Road

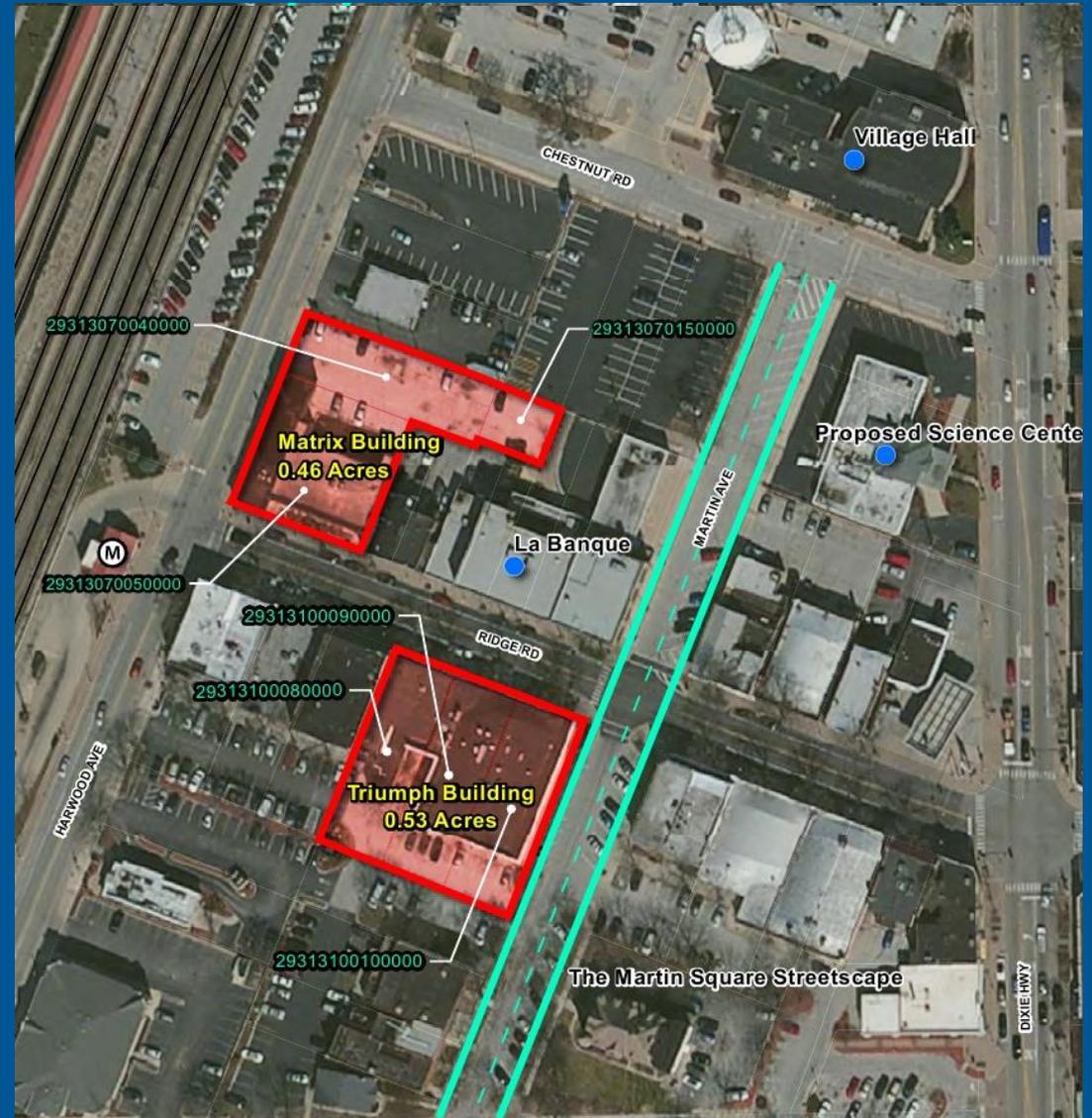
Size: 0.46 acres

Distance from Metra: 70 feet

Tenancy: Occupied

Ownership: Matrix Realty
Group, Homewood, IL

Zoning: B-1 CBD Downtown
Overlay



Sugar Site

Address: 1722-44 Ridge Road

Size: 1.87 acres

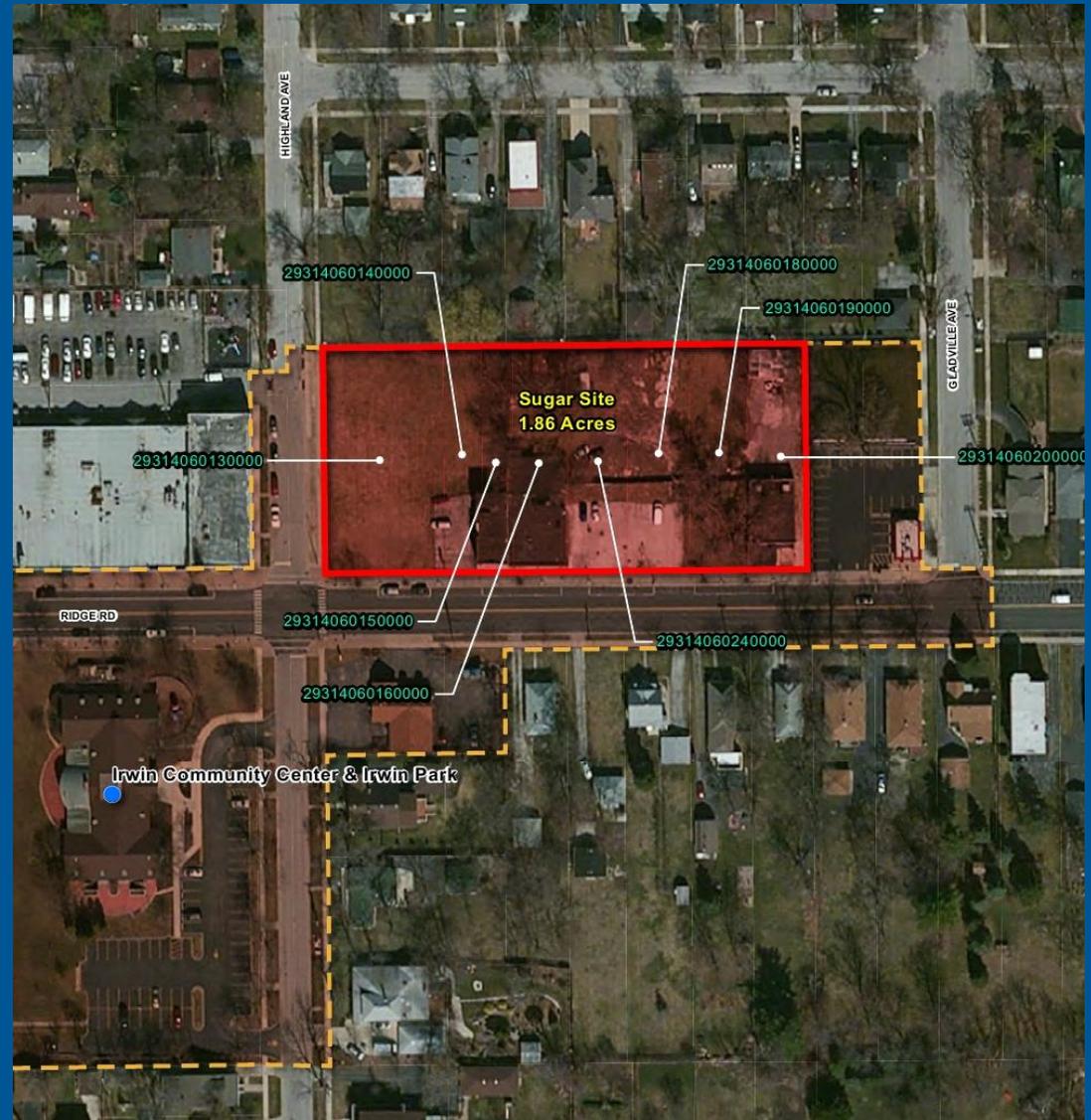
Distance from Metra: 0.39 miles

Tenancy: Vacant

Ownership: Private investment group

Zoning: B-1 CBD Downtown Overlay

Other: Located in East CBD TIF District



About Homewood



Market Characteristics

5-minute drive market:
11,000 employees
21,000 residents

Average rent in Homewood: \$1.50 p/sf

COMMUNITY PROFILE

DEMOGRAPHICS

Population	19,406
Median Age	39.4
Mean Family Income	\$94,967
Median Value of Owners-Occupied Housing Units	\$190,600
Homeownership Rate	89%
White Collar Jobs	76%

RACE CLASSIFICATION

White	75%
Black	21%
Hispanic	2%
Asian Alone	2%

EDUCATION

College Degree	58%
Advanced Degree (e.g.: masters, doctorate)	18%
District 153 ranked above state and national standards	
H-F High School ranked 17th in state	

MAJOR EMPLOYERS

Canadian National
School District 153 & 233
Comcast
Ingalls Health System
Advocate South Suburban Hospital
Landauer, Inc.

COMMUNITY

90% of residents have a library card
61 annual outdoor events
Schools, park district, local service groups and Village report over 200 involved volunteers
800 programs for children under 12
36 parks and playgrounds within 365-acres of greenspace
193-acres of natural preserve, woodland, and prairie

TRANSPORTATION

Metra Electric Line (Chicago Area Rail)
Amtrak (Regional and National Rail)
Pace (Bus)

Homewood Station

M METRA SERVICE

2nd busiest station on Metra

Electric District

1,244 Riders per day

33 departing trains daily

29 arriving trains daily

35 minute trip to Millennium

Station

Slated for total reconstruction

in 2017

A AMTRAK SERVICE

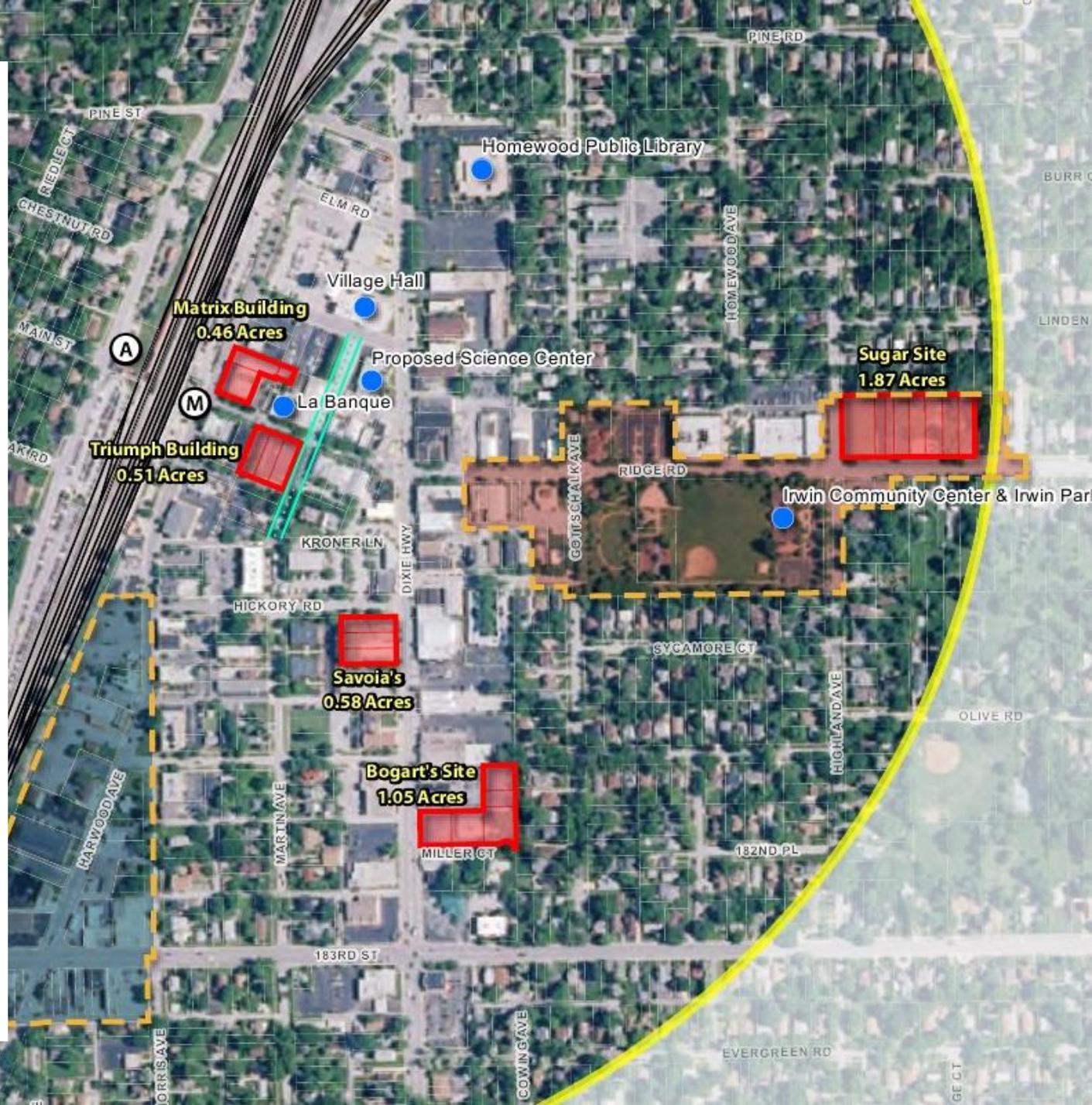
44,624 Boardings + Alightings

in 2014

Provides service to Chicago,

Champaign, Carbondale and

New Orleans



Downtown Infrastructure Investment



Extensive streetscaping



Martin Square pedestrian plaza



Branded street signs and iconic water tower



Ridge Road at Irwin Park – winter night



Repurposed newsstand at Metra Station



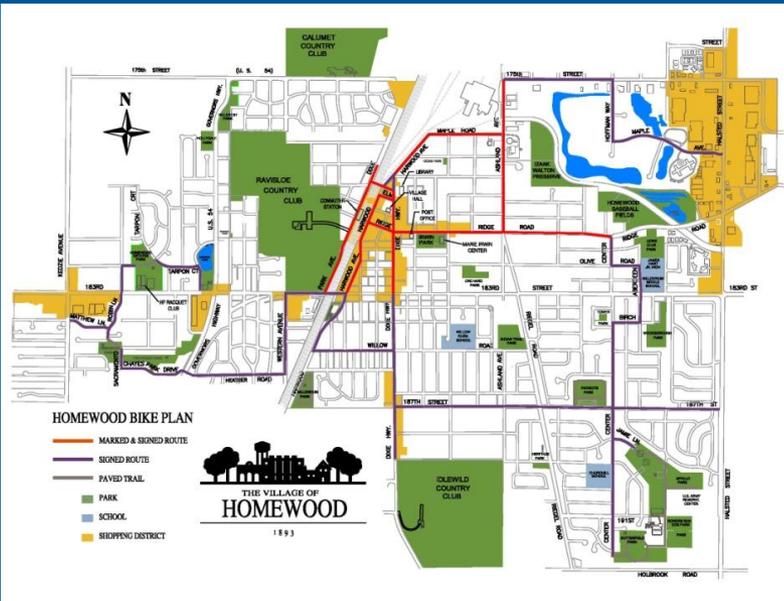
Along Martin Avenue at Homewood Florist



Melody Mart 18062 Dixie Hwy.

Richard A. Haas Mural on Melody Mart

Extensive Bikeway Network



Over 25 restaurants and bars within the downtown core



Burrito Express

Homewood Police Department
Saint Joseph School
Homewood Village Finance Department

LA VOÛTE
bistro-bar

Dragon Inn

Starbucks

Grape & Grain Co

Asian Harbor
Japanese | Chinese | Thai Cuisine

Funmi Friend

EAT RICE
Familiar Chinese fare in a casual space

Fifth Quarter Tap

GRADY'S GRILLE

Grady's Grille
Classic eatery for American grilled fare

Aurelio's Pizza
Thin- & thick-crust pies & Italian fare

Delanoe's Pizza

Fratello's
Market · Deli · Cafe

Mama & Me Pizzeria

Marco's Pizza

LASSEN'S TAP

Blueberry Hill Pancake House
Casual spot for...

Domino's Pizza
Longtime pizza chain known for delivery

U.S. Bank

Chase Bank

Google

Parks and Open Space



Calumet Country Club



Ravisloe Country Club



Izaak Walton Preserve



Idlewild Country Club

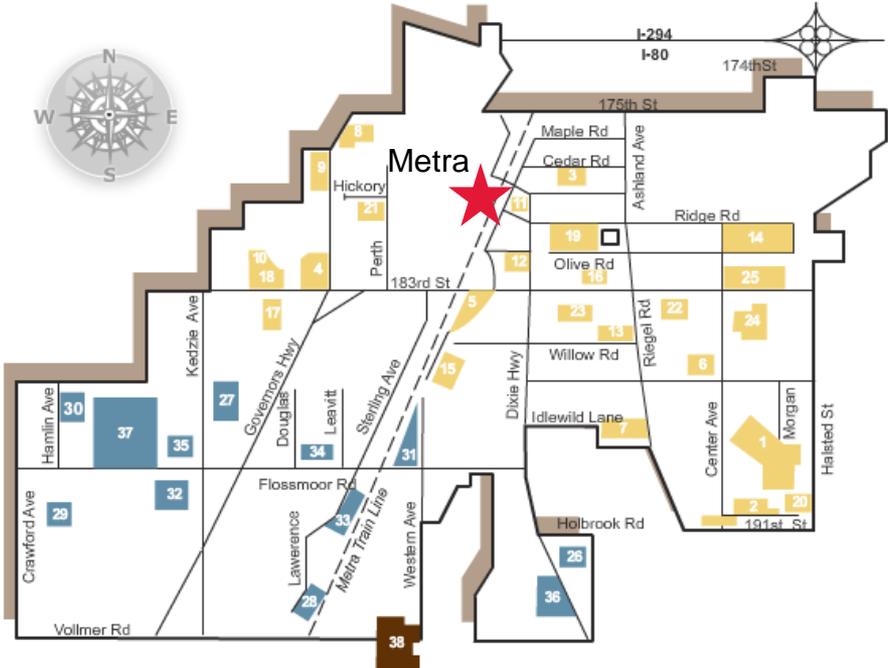


Cook County Forest Preserve



Flossmoor Country Club

Parks and Open Space



PARKS & FACILITIES MAP

For more information on any of our parks, roll over the park on the map or the park name in the lists below.

COLOR KEY

- Homewood Parks and Facilities
- Flossmoor Parks and Facilities
- Olympia Fields Parks and Facilities

HOMEWOOD

- ▶ 1. Apollo Park (31.75 acres)
- ▶ 2. Butterfield Park (26 acres)
- ▶ 3. Cedar Park (.3 acres)
- ▶ 4. Dolphin Lake Park (8.5 acres)
- ▶ 5. eXtreme scene skate park (1 acre)
- ▶ 6. Patriots Park (11 acres)
- ▶ 7. Heritage Park (2.5 acres)
- ▶ 8. Hillcrest Park (10 acres)
- ▶ 9. Hollydale Park (4 acres)
- ▶ 10. Homewood Estates Park (15.1 acres)
- ▶ 11. H-F Park District Auditorium
- ▶ 12. Independence Park (.3 acre)
- ▶ 13. Indian Trails Park (4.6 acres)
- ▶ 14. Lions Club Park & Pool (8.3 acres)
- ▶ 15. Splash Pad/Millennium Park (6.5 acres)
- ▶ 16. Orchard Park (3 acres)
- ▶ 17. Pinewood Park (5.5 acres)
- ▶ 18. H-F Racquet & Fitness Club
- ▶ 19. Irvin Park & Community Center (6 acres)
- ▶ 20. Rover's Run Dog Park (3 acres)
- ▶ 21. Scandia Park (1 acre)
- ▶ 22. Tower Park (.6 acre)
- ▶ 23. Willowview Park (5 acres)
- ▶ 24. Woodborough Park (8.75 acres)
- ▶ 25. H-F Sports Complex

FLOSSMOOR

- ▶ 26. Pinehurst Park (.5 acres)
- ▶ 27. H-F Ice Arena
- ▶ 28. Highlands Park (5 acres)
- ▶ 29. Ballantrae Park (6 acres)
- ▶ 30. Flossmoor Hills Park (.5 acres)
- ▶ 31. Flossmoor Park & Fieldhouse (6.5 acres)
- ▶ 32. Goldberg Center & Park (3.3 acres)
- ▶ 33. Heather Hill Park (1 acre)
- ▶ 34. Leavitt Park (3.75 acres)
- ▶ 35. Parks Department
- ▶ 36. Pheasant Trails Park (6 acres)
- ▶ 37. Coyote Run Golf Course (140 acres)

OLYMPIA FIELDS

- ▶ 38. Irons Oaks (36.5 acres)

Recent Development

La Banque Hotel / La Voute Bistro

18 room boutique hotel and fine restaurant in the former Bank of Homewood building at 2034 Ridge Road, opened in June 2015 following a \$5 million renovation.



Portillo's Hot Dogs

New location opened at 17500 Halsted St. in September 2015.





Two craft breweries opening in early 2016: Vice District Brewing (downtown); Rabid Brewing Co. (Bretz Drive).



Lassens Tap Expansion

Local craft beer bar/restaurant at 2131 183rd St . to complete \$1.2 million expansion in 2016.

Homewood Bat Company

Boutique baseball bat company providing bats to MLB to open in December 2015.



Community Events

Chocolate Fest

Art and Garden Street Fair

Green Thumb Saturdays

Homewood's Block Party

Drivin' the Dixie

Fall Fest

Fire Department Open House

Hobo Night

Holiday Lights

Homewood's Farmers' Market

Independence Day Parade and Family Fun Fest

Memorial Day Parade

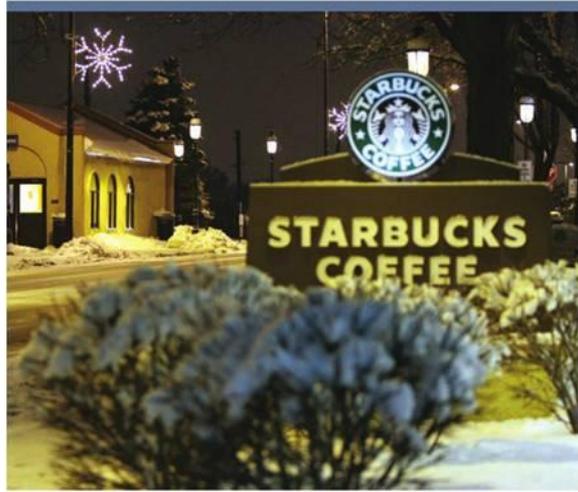
Movies in our Parks

National Night Out

New Year's Eve DAY Celebration

Railroad Days

Homewood. You're in the Right Place 



Questions?

Thomas Vander Woude AICP
Director of Economic and Community
Development

Village of Homewood
2020 Chestnut Road
Homewood, Illinois 60430
www.homesweethomewood.com

708-206-3387 Phone
708-206-3947 Fax
tvanderwoude@homesweethomewood.com