



► Evergreen / Homer Township, Illinois



The Site:

Evergreen is located in Homer Township in southwest suburban Chicago. The property is situated east of Cedar Road at the terminus of 163rd Street. Interstate 55 (the Stevenson Expressway) is nine miles to the north. Interstate 355 is one mile to the west. The site is convenient to schools with shopping and other amenities in the nearby communities of Orland Park and Lockport.

Evergreen consists of 40 acres and represented a unique opportunity to create a natural residential environment. The prior uses of the property as a Christmas tree farm and fishing camp speak to its gently rolling wooded terrain, charming lake and two small ponds. There are some wetlands on the property, which presented an additional land planning challenge.

Value Added:

V3 Realty created a land plan which accentuates the natural setting, respects the wetlands, provides tree preservation areas, additional landscaping and sets aside areas for passive recreational parks. The resulting private, gated community consists of 22 wooded estate lots which range in size from 1.3 to 2 acres. Design guidelines were established to provide architectural control relative to the homes built on the lots. Due to the distinct character of the property, the project has been zoned as a planned unit development which includes improvements to 163rd Street and improved stormwater management facilities not only for the site but the surrounding area.



The lots in the resulting exclusive custom-home community were sold to qualified builders and individual buyers. ▲