



► Holden Park / Matteson, Illinois

The Site:

Holden Park is located in the Village of Matteson, a southern suburb of Chicago. The site is situated one-half mile south of U.S. Route 30 (Lincoln Highway) and close to both Interstate 57 and Interstate 80, which provide excellent access to the region's employment base, shopping and schools.



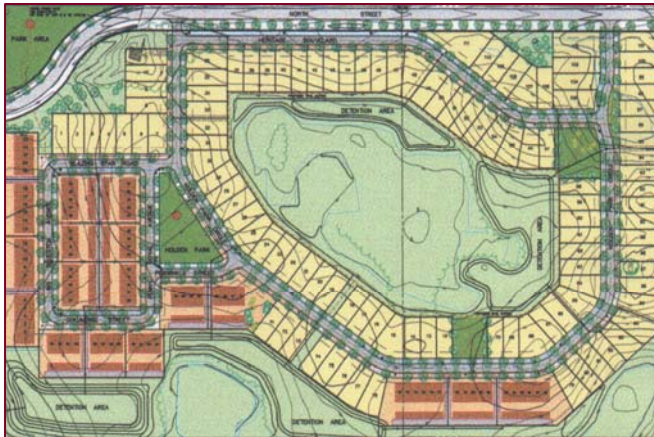
Holden Park consists of 63 acres in a

unique infill location adjacent to the Illinois Central Metra station and the Matteson Historic District. Metra provides commuter rail transportation to downtown Chicago. Previously used for agricultural purposes, the site contains four large wooded wetlands which presented both land planning and permitting challenges.

Value Added:

The challenge with the Holden Park property was to create a design concept which achieved a reasonable density of marketable residential lots given the constraints of the zoning ordinance and the existing wetland areas.

V3 Realty worked with its affiliated design firm to devise a creative solution, which rezoned the property to a special-use planned unit development. This P.U.D. encompasses a traditional neighborhood design featuring the same architectural and community elements which characterize the Matteson Historic District.



The resulting plan efficiently provides for 111 single-family homes, 88 townhomes, 4 park areas, 3 wetland preserves and a pedestrian walkway that connects Holden Park with the regional Old Plank Road Trail on the northern border of the site.

All of the improved lots in Holden Park were sold to one select builder in order to achieve architectural consistency and a unified sales and marketing effort. ▲