



► Riverside Hollow / McHenry, Illinois



The Site:

Riverside Hollow is a 54 acre parcel located about ½ mile north of Illinois Route 120 and downtown McHenry, and just west of the Fox River. The property is actually split by a parcel owned by the Illinois Department of Transportation and intended as right of way for a future highway extension. Approximately 1/3 of the property is located north of the IDOT parcel. The proximity of the Fox River resulted in additional design considerations relative to storm water detention and water quality. Metra provides commuter rail service from McHenry to downtown Chicago via the Union Pacific northwest line.

Value Added:

V3 Realty worked with the unusual site constraints to fashion a creative development plan for Riverside Hollow. The resulting plan created 95 full-size single-family lots and utilized the property to the north of the IDOT parcel as a park, thereby exceeding the open space requirements of McHenry. Storm water detention is provided in the southeastern portion of the development and was sized to protect and enhance the water quality of the Fox River.

In this case, the property was sold to a home builder in an entitled but unimproved state. The property was purchased by a V3 Realty land fund in the morning and sold to the homebuilder in the afternoon of the same day. ▲