

Village of Deer Park, Illinois

Deer Park Center Concept Plan

① NORTH RAND ROAD -18 ACRES *

Uses: Entertainment, Commercial, Restaurant, Hospitality
 Site caters to development types that are destination oriented and promote activity, vibrancy and recreational offerings. Cultural events, entertainment and dining with flexible and connected indoor/outdoor spaces are recommended.

② LONG GROVE NORTH -5 ACRES *

Uses: Commercial, Restaurant
 Site caters to auto-oriented commercial and restaurant uses based on high visibility and access off Rand and Quentin.

③ LONG GROVE SOUTH -3 ACRES *

Uses: Multi-Family Residential
 Site offers opportunity to diversify Deer Park's residential housing base; special consideration should be given to preservation of surrounding natural areas and continuation of trails and bike paths.

④ TOWN CENTER PARK -17 ACRES

Uses: Park, Recreation, Open Space
 Park improvements should seek to enhance the existing native areas along the wetland buffer, provide educational opportunities, celebrate the existing ecology of the area, improve access to baseball and soccer fields, provide active programming, amenities and flexible gathering space for community events, and connect to the sub-regional bike trail on Quentin Rd

⑤ HAMILTON PARKWAY NORTH -7.5 ACRES *

Uses: Commercial, Entertainment, Restaurant, Hotel & Banquet
 Interior development site along Field Parkway is ideal for integrating uses that complement and serve the surrounding uses and generate sales tax.

⑥ HAMILTON PARKWAY SOUTH -1.5 ACRES *

Uses: Commercial, Restaurant
 Corner site at highly traveled Lake Cook Road and Hamilton Drive is ideal for commercial and restaurant uses.

⑦ LAKE COOK & QUENTIN -2.5 ACRES *

Uses: Commercial / Mixed Use
 Site serves as a community gateway and should include Village signage, landscaping, buffers, and well-designed commercial uses that complement and respect the surrounding residential neighborhoods.

⑧ FIELD PARKWAY -5 ACRES *

Uses: Office/Research, Complementary Commercial, Restaurant
 Site should complement surrounding uses and built / natural environment and provide connectivity and wayfinding to/from trails and destinations. Access needs and functionality of Field Parkway shall be re-evaluated at time of proposals to determine necessary upgrades, maintenance, designation, rights and costs.

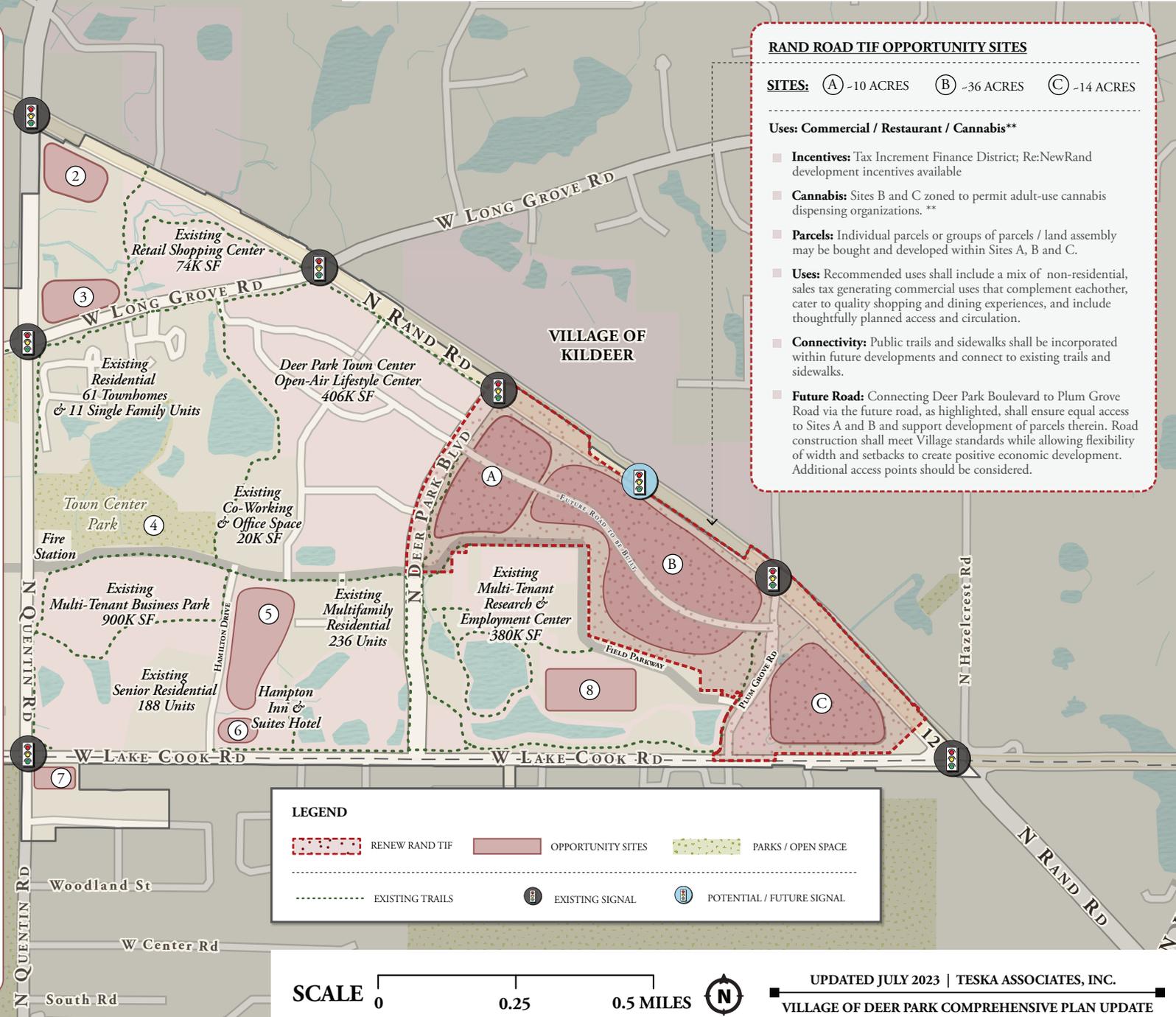
* Opportunity sites may be part of existing Planned Developments (PD) that require coordination with property owner(s). Please contact the Village for additional information.

RAND ROAD TIF OPPORTUNITY SITES

SITES: (A) -10 ACRES (B) -36 ACRES (C) -14 ACRES

Uses: Commercial / Restaurant / Cannabis**

- **Incentives:** Tax Increment Finance District; Re:NewRand development incentives available
- **Cannabis:** Sites B and C zoned to permit adult-use cannabis dispensing organizations. **
- **Parcels:** Individual parcels or groups of parcels / land assembly may be bought and developed within Sites A, B and C.
- **Uses:** Recommended uses shall include a mix of non-residential, sales tax generating commercial uses that complement each other, cater to quality shopping and dining experiences, and include thoughtfully planned access and circulation.
- **Connectivity:** Public trails and sidewalks shall be incorporated within future developments and connect to existing trails and sidewalks.
- **Future Road:** Connecting Deer Park Boulevard to Plum Grove Road via the future road, as highlighted, shall ensure equal access to Sites A and B and support development of parcels therein. Road construction shall meet Village standards while allowing flexibility of width and setbacks to create positive economic development. Additional access points should be considered.



SCALE 0 0.25 0.5 MILES

