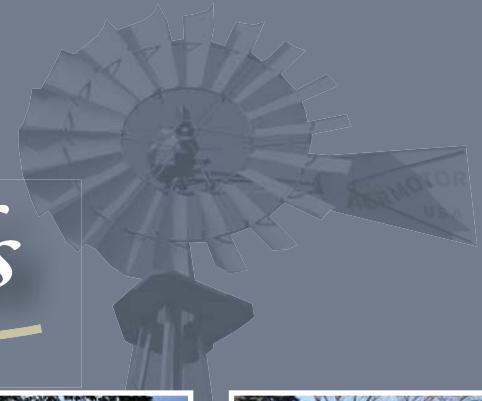


# Discover...

# Olympia Fields



*Where Old World Charm Meets Contemporary Values.*

*Did you know . . .*

*Olympia Fields Country Club was chosen to host the United States Golf Association's 2003 U.S. Open.*

Olympia Fields' founders established the Village as a paradise for lovers of nature and sport. Today, the executives that choose Olympia Fields as their home continue that spirit with estate sized residential lots, many bordering on golf courses and preserved natural areas. The Village recently approved residential development expected to increase its population by 30% and add condominiums, rowhouses, and environmentally sensitive single-family home clusters. The Village seeks to continue collaborating with investors to complete its vision for superior residential neighborhoods connected to vibrant retail clusters. There is keen interest in sites along Vollmer Road and adjacent to the Village's two Metra stations at 203rd Street and Lincoln Highway. The average daily traffic count along Lincoln Highway is approximately 40,000. Sites in Olympia Fields present ideal opportunities for mixed-use projects that combine top quality condominium development with offices, shopping and dining that attracts Olympia Fields residents as well as high income families living within a quick drive.

## Village & Commercial Area Statistics

	5 minutes: Governors Hwy & Vollmer Rd	15 minutes: Governors Hwy & Vollmer Rd	Village of Olympia Fields
Population	23,161	261,399	4,988
Average Household Size	2.74	2.86	2.79
Households	8,459	91,294	1,787
Total Population Median Age	42.0	36.7	45.4
% in Current Residence 5+ Years	47.1%	43.7%	47.2%
% College Educated	75.6%	61.8%	81.5%
Household Average Income	\$97,479	\$64,782	\$120,133
Income \$75,000+ Households	4,708	37,121	1,174
Total Employees	14,498	116,590	5,418
Total Retail Expenditure	\$247,019,972	\$2,003,361,462	\$61,017,680
Food & Beverage Spending	\$30,292,649	\$243,620,919	\$7,522,006
Grocery Store Spending	\$42,355,537	\$358,174,386	\$10,302,794
Pharmacy & Drug Store Spending	\$6,666,658	\$54,707,657	\$1,638,345

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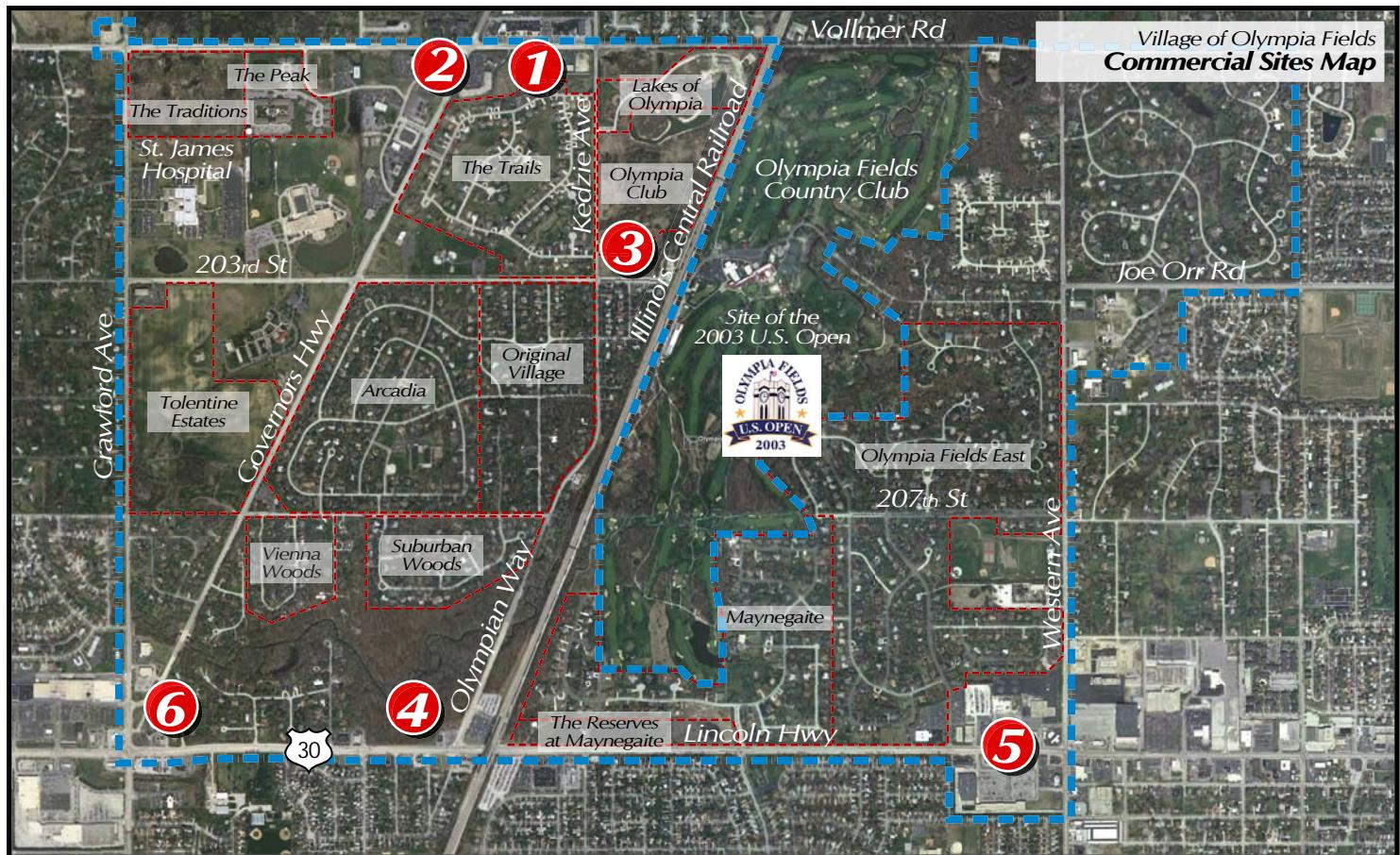
**For more information . . .**

Please contact David Mekarski, Village Administrator, for more information.  
phone: (708) 503-8000 -or- email: [dmekarski@olympia-fields.com](mailto:dmekarski@olympia-fields.com)



In addition to prime retail opportunities, Olympia Fields also offers a high quality of life and unique community elements, including Sergeant Means Park, which was a former historic farm site.



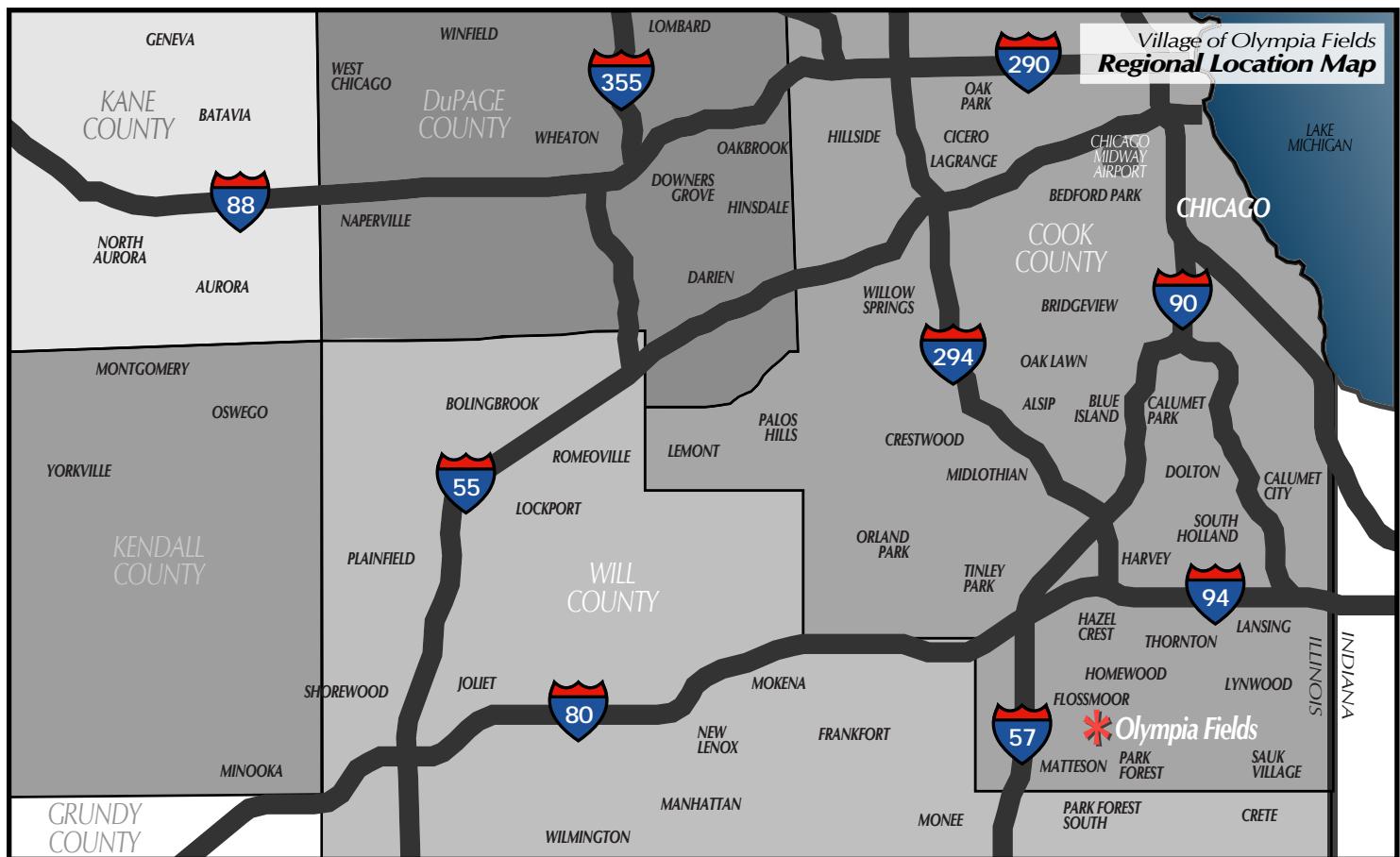


**Village of Olympia Fields  
Commercial Sites**

- 1** Vollmer Rd & Governors Hwy
- 2** Governors Office Park
- 3** 203rd Street Metra Station

- 4** 211th Street Metra Station
- 5** Western Ave & Lincoln Hwy
- 6** Lincoln Hwy & Governors Hwy

■ Village Boundary  
■ Neighborhood Boundaries



# Discover...

## Olympia Fields

VOLLMER RD & GOVERNORS HWY  
Specialty Shopping for the South Suburbs



Where Old World Charm Meets Contemporary Values.

Did you know . . .

In the last 5 years, over 86 properties in this area have sold for more than \$500,000.

With its quick access to I-57, Vollmer Road is the key connection between home and work for busy executives living in two of Chicago's most prosperous and growing suburbs, Olympia Fields and Flossmoor. Over 1,000 residential units scheduled to sell for \$400,000 and more have been approved for properties within a mile of this commercial cluster. Governor's Office Park and nearby St. James Hospital provide 15,000 employees with quick, daytime access to the stores and restaurants of the Vollmer Road corridor. Recent private investment in the area's anchor property, Olympia Corners, built the impressive gourmet, 16,000 square foot Bizios Fresh Market. This new addition joins jewelry stores, banks, coffee shops and the recently relocated Village Municipal Center at this important crossroads. The Village of Olympia Fields is working closely with property owners to facilitate quality new development and remodeling in the Vollmer Road corridor.

### Village & Commercial Area Statistics

	5 minutes: Governors Hwy & Vollmer Rd	15 minutes: Governors Hwy & Vollmer Rd	Flossmoor & Olympia Fields
Population	23,161	261,399	14,232
Average Household Size	2.74	2.86	2.82
Households	8,459	91,294	5,046
Total Population Median Age	42.0	36.7	43.7
% in Current Residence 5+ Years	47.1%	43.7%	51.5%
% College Educated	75.6%	61.8%	81.8%
Household Average Income	\$97,479	\$64,782	\$123,040
Income \$75,000+ Households	4,708	37,121	3,373
Total Employees	14,498	116,590	8,352
Total Retail Expenditure	\$247,019,972	\$2,003,361,462	\$174,855,651
Food & Beverage Spending	\$30,292,649	\$243,620,919	\$21,542,890
Grocery Store Spending	\$42,355,537	\$358,174,386	\$29,343,810

### Current Tenants & Uses

- Bizios Fresh Market
- Tuesday Morning
- James & Sons, Ltd.
- Burgundy Bistro
- Walgreens
- Baskin Robbins/Dunkin Donuts
- Cardinal Fitness
- Chase Bank

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For more information . . .

Please contact David Mekarski, Village Administrator, for more information.  
phone: (708) 503-8000 -or- email: [dmekarski@olympia-fields.com](mailto:dmekarski@olympia-fields.com)



**Development Goals**

Create a luxury shopping and dining corridor that satisfies the specialty needs of prosperous Olympia Fields and Flossmoor residents close to home

**Attraction Strategy**

Market Position: Specialty Shopping Cluster serving luxury needs of Olympia Fields & Flossmoor residents & other similar income families within a 15 minute drive time  
 Target Square Feet: 141,000 square feet in Olympia Fields + 93,000 square feet in Flossmoor  
 Existing Square Feet: 110,000 square feet in Olympia Fields + 93,000 square feet in Flossmoor  
 Expansion Potential: 31,000 square feet

**Anchor Strategy**

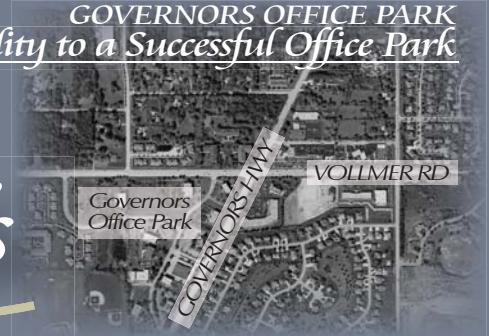
Target Tenants: Full service & gourmet quick service restaurants, luxury specialty stores that sell through multiple channels  
 Identity Elements: Significantly improved street appearance & environmentally sensitive development that meets Olympia Fields standards  
 Key Success Factors: Recognition that this is a long-term strategy that will require cooperation with Flossmoor & significant municipal investment

**Existing Conditions****Conceptual Site Plan**

# Discover...

## Olympia Fields

*Adding Mixed-Use Vitality to a Successful Office Park*



*Where Old World Charm Meets Contemporary Values.*

### Did you know . . .

*St. James Hospital invested over \$100 million to transform the former Olympia Fields Osteopathic Hospital into a state of the art facility with a Level I trauma center.*

Situated at the intersection of Vollmer Road with an average daily traffic count of 21,100 and Governors Highway where the count is 11,300, there is opportunity to add stores and restaurants to the 12 office buildings that comprise Governors Office Park. The Village began this property's transition to mixed use when it added its municipal center to the office park. Recent new office park development includes a Citizens Financial Bank. With 61 landscaped acres, the office park has additional store and restaurant sites with exposure to adjacent high traffic corridors. Assistance in financing construction and working capital may be available for qualified businesses choosing locations in Governors Office Park.

### Village & Commercial Area Statistics

	5 minutes: Governors Hwy & Vollmer Rd	10 minutes: Governors Hwy & Vollmer Rd	Village of Olympia Fields
Population	23,161	127,807	4,988
Average Household Size	2.74	2.82	2.79
Households	8,459	45,272	1,787
Population Density	2,163	2,620	1,776
Total Population Median Age	42.0	38.3	45.4
% in Current Residence 5+ Years	47.1%	45.7%	47.2%
% College Educated	75.6%	66.8%	81.5%
Household Average Income	\$97,479	\$70,284	\$120,133
Income \$75,000+ Households	4,708	19,855	1,174
Total Employees	14,498	51,774	5,418
Total Retail Expenditure	\$247,019,972	\$1,050,155,878	\$61,017,680
Food & Beverage Spending	\$30,292,649	\$128,036,180	\$7,522,006

### Current Tenants & Uses

- Olympia Fields Village Hall
- Charter One Bank
- Office Buildings
- Under construction:
  - Citizens Financial Bank
  - Free-standing coffee shop
- Opportunities for other office, retail and restaurant uses

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For more information . . .

Please contact David Mekarski, Village Administrator, for more information.  
phone: (708) 503-8000 -or- email: [dmekarski@olympia-fields.com](mailto:dmekarski@olympia-fields.com)



# Governors Office Park . . . Adding Mixed-Use Vitality to a Successful Office Park



## Existing Conditions



GOVERNORS HIGHWAY OFFICE PARK



## Conceptual Site Plan



## Site Data

Site Area: 25 acres

### Existing Building Area:

- Office: 36,000 sf footprint
- Village Hall: 16,500 sf footprint

### New Building Area:

- Office, 3 story: 18,000 sf footprint
- Office Parking: 269 cars (5/1,000)

### Planned Building Area:

- Cafe/Bank: 4,000 sf footprint

### - Restaurant, 1 st: 7,000 sf footprint

- Restaurant Parking: 100 cars (14/1,000)

GOVERNORS HIGHWAY OFFICE PARK



# Discover...

## Olympia Fields

203<sup>rd</sup> STREET METRA STATION  
New Transit Oriented Development



*Where Old World Charm Meets Contemporary Values.*

*Did you know . . .*

Since 1915, the 203<sup>rd</sup> Street Metra Station has been an important entrance to the Olympia Fields Country Club.

Once a quiet underutilized access point for the Olympia Fields Country Club, Metra's 203<sup>rd</sup> Street Station has been transformed by the addition of 500 parking spaces, a new post office, and construction of 80 mid-rise condominiums and 77 single-family homes. These improvements have helped boost ridership at this station. Olympia Fields seeks commercial development that will benefit from this new transit activity, capitalize on the abundant evening parking, and serve the nearby neighborhood. With infrastructure and parking in place, the Village sees adjacent commercially zoned property as the ideal location for destination specialty retail and offices. Assistance in financing construction and working capital may be available for qualified businesses.

### Village & Commercial Area Statistics

	5 minutes: Kedzie Ave & 203 <sup>rd</sup> St	10 minutes: Kedzie Ave & 203 <sup>rd</sup> St	Village of Olympia Fields
Population	17,686	120,304	4,988
Average Household Size	2.66	2.81	2.79
Households	6,641	42,804	1,787
Population Density	2,266	2,817	1,776
Total Population Median Age	42.0	38.2	45.4
% in Current Residence 5+ Years	47.6%	46.0%	47.2%
% College Educated	76.0%	67.4%	81.5%
Household Average Income	\$95,903	\$69,973	\$120,133
Income \$75,000+ Households	3,625	18,628	1,174
Total Employees	12,095	48,747	5,418
Total Retail Expenditure	\$191,515,030	\$989,473,266	\$61,017,680
Food & Beverage Spending	\$23,482,877	\$120,633,794	\$7,522,006

### Current Tenants & Uses

- 203<sup>rd</sup> Street Metra Station
- 500-space Metra parking lot
- U.S. Post Office
- Mid-rise condominiums and single family homes (under construction)

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For more information . . .

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phone: (708) 503-8000 -or- email: [dmekarski@olympia-fields.com](mailto:dmekarski@olympia-fields.com)



# 203<sup>rd</sup> Street Metra Station . . . New Transit Oriented Development

## Development Goals

Provide convenience goods for commuters & nearby neighborhood in addition to offering uses that can share Metra parking on the weekends & evenings



## Attraction Strategy

Market Position: Modest Convenience Shopping Cluster serving residents within a 5 minute drive time & Metra commuters  
 Target Square Feet: 20,000 square feet  
 Existing Square Feet: 0 square feet  
 Expansion Potential: 20,000 square feet

## Anchor Strategy

Target Tenants: Breakfast & evening targeted restaurants, services oriented to commuters & office uses  
 Identity Elements: Access to transit users & environmentally sensitive development that meets Olympia Fields standards  
 Key Success Factors: Flexibility to change uses as market grows, tenants recruited prior to building design

## Existing Conditions



203rd STREET METRA STATION



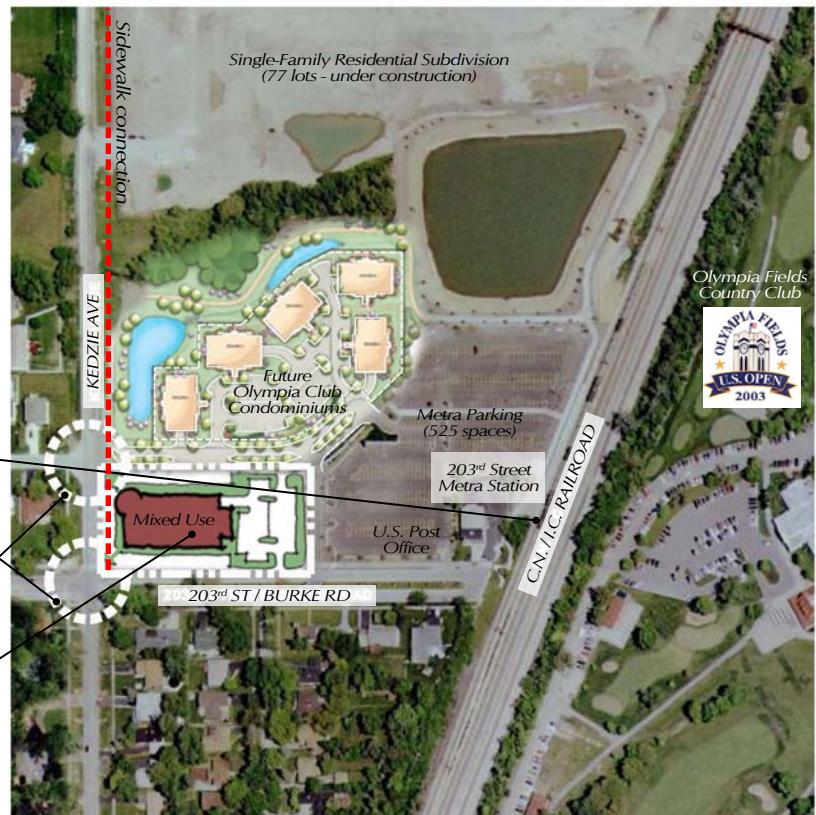
## Conceptual Site Plan

### Site Data

Site Area: 2.25 acres

New Mixed Use Building, 2 story:  
 - 1<sup>st</sup> Floor Restaurant: 20,000 sf  
 - Restaurant Parking: 200 cars (10/1,000)  
 - 2<sup>nd</sup> Floor Office: 20,000 sf  
 - Office Parking: 80 cars (4/1,000)

Detention Area: Below Grade



Enhanced pedestrian connections between Metra Station & neighborhoods

Mixed Use, 2 story  
 1<sup>st</sup> Floor Restaurant: 20,000 sf  
 2<sup>nd</sup> Floor Office: 20,000 sf  
 80 cars dedicated to office use (4/1,000)  
 30 cars dedicated to restaurant use  
 130 parking spaces dedicated to restaurant use  
 total 200 cars dedicated to restaurant use (10/1,000)

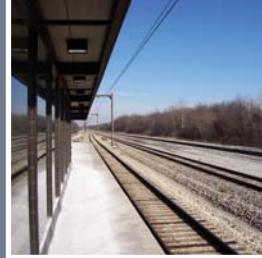
203rd STREET METRA STATION



# Discover...

## Olympia Fields

211<sup>th</sup> STREET METRA STATION  
Transit Oriented Gateway Development



*Where Old World Charm Meets Contemporary Values.*

*Did you know . . .*

*The 211<sup>th</sup> Street Metra Station is the sixth busiest station on the Metra Electric Lines 31 stop service.*

Benefitting from both 1,200 daily Metra users and an average daily traffic count of over 42,000 on Lincoln Highway, Olympia Fields' Gateway commercial development site offers exceptional exposure. The Village of Olympia Fields has collaborated with the property owners to provide full, signalized access at Lincoln Highway and Main Street as well as the intersection of Lincoln Highway and Olympian Way / Kedzie Avenue. Residential development, 70 to 80 condominiums, has received conceptual approval. The Village Board and Planning Commission approved design guidelines and a flexible site concept for the remaining area. A national drug store has submitted plans to anchor the Gateway Center development with a 12,900 square foot store.

### Village & Commercial Area Statistics

	5 minutes: Lincoln Hwy & Olympian Way	10 minutes: Lincoln Hwy & Olympian Way	Village of Olympia Fields
Population	23,985	117,168	4,988
Average Household Size	2.73	2.79	2.79
Households	8,795	41,989	1,787
Population Density	2,730	2,554	1,776
Total Population Median Age	39.4	37.9	45.4
% in Current Residence 5+ Years	44.9%	44.7%	47.2%
% College Educated	69.4%	65.1%	81.5%
Household Average Income	\$77,124	\$67,181	\$120,133
Income \$75,000+ Households	4,043	17,154	1,174
Total Employees	15,654	47,900	5,418
Total Retail Expenditure	\$217,438,801	\$942,877,315	\$61,017,680
Food & Beverage Spending	\$26,574,133	\$114,767,847	\$7,522,006

### Current Tenants & Uses

- 211<sup>th</sup> Street Metra Station
- Metra parking lot
- Future condominiums  
(conceptual approval received)
- Gateway Center commercial site  
offering opportunities for retail uses

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For more information . . .

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phone: (708) 503-8000 -or- email: [dmekarski@olympia-fields.com](mailto:dmekarski@olympia-fields.com)



# 211<sup>th</sup> Street Metra Station . . .

Transit Oriented Gateway Development

## Development Goals

Provide convenience goods for commuters & nearby neighborhood in addition to capitalizing on Lincoln Highway's visibility to attract full service restaurants



## Attraction Strategy

Market Position: Hybrid Convenience Shopping Cluster serving residents within a 5 minute drive time & specialty clusters  
 Target Square Feet: 40,000 square feet  
 Existing Square Feet: 0 square feet  
 Expansion Potential: 40,000 square feet

## Anchor Strategy

Target Tenants: CVS to anchor with transit oriented convenience businesses & dining  
 Identity Elements: New environmentally sensitive development that meets Olympia Fields standards  
 Key Success Factors: Good visibility & strong transit oriented development in the area

## Existing Conditions



## 211th STREET METRA STATION

## Conceptual Site Plan

### Site Data

Site Area: 14.4 acres

New Building Area: 42,380 sf

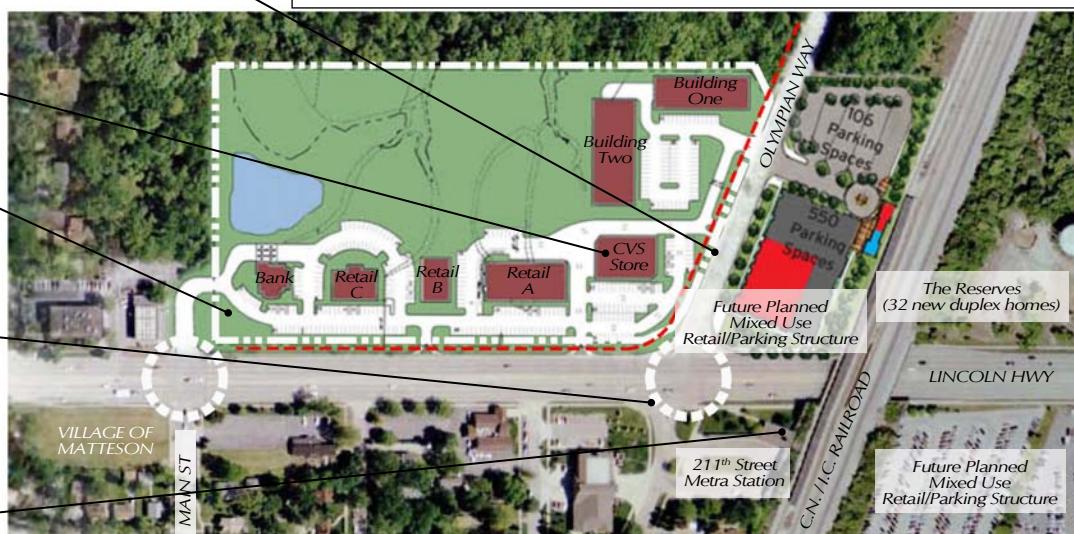
New Auto Storage Area: 42,380 sf

Ratio: 6 cars/1,000 sf

Building	Building Area	Parking	Parking Ratio
CVS Store	12,000 sf	65 spaces	5.42/1,000
Retail A	13,800 sf	66 spaces	4.78/1,000
Retail B	5,580 sf	47 spaces	8.42/1,000
Retail C	6,000 sf	47 spaces	7.83/1,000
Bank	5,000 sf	28 spaces	5.60/1,000

\* Proposed Development Plan (DZA Associates, Inc.)

Interconnected sidewalk & parkway plantings along Lincoln Highway & Olympian Way



## 211th STREET METRA STATION

# Discover...

## Olympia Fields

WESTERN AVE & LINCOLN HWY  
Western Ave & Lincoln Hwy Community Shopping



Where Old World Charm Meets Contemporary Values.

Did you know . . .

Lincoln Highway was the United States' first transcontinental highway.

Capitalizing on Lincoln Highway's average daily traffic of 42,600 and Western Avenue's added 22,600 daily travelers, building at this intersection began 35 years ago. Significant additions such as Jewel and McDonalds occurred 16 years ago. The Village of Olympia Fields seeks to reinvigorate this area by collaborating with property owners and key tenants to upgrade existing businesses and add uses that produce significant sales tax. This commercial cluster occupies approximately 40 acres west of Western Avenue and is split nearly evenly by Lincoln Highway. There are signalized entrances on Lincoln Highway at both Western Avenue and Brookwood Drive. In November 2007, the Olympia Fields Village Board passed a resolution confirming its intention to consider the use of public incentives with a net present value up to \$33 million to support redevelopment at Lincoln Highway and Western Avenue. With nearly \$900 million in retail spending by residents living within a quick 10-minute drive time of this site, Olympia Fields expects strong interest in its partnership programs.

### Village & Commercial Area Statistics

	5 minutes: Western Ave & Lincoln Hwy	15 minutes: Western Ave & Lincoln Hwy	Village of Olympia Fields
Population	26,043	108,637	4,988
Average Household Size	2.91	2.77	2.79
Households	8,952	39,256	1,787
Total Population Median Age	36.63	37.43	45.4
% in Current Residence 5+ Years	45.24%	44.98%	47.2%
% College Educated	61.1%	63.7%	81.5%
Household Average Income	\$62,645	\$65,275	\$120,133
Income \$75,000+ Households	3,201	15,217	1,174
Total Employees	10,446	49,446	5,418
Total Retail Expenditure	\$191,320,210	\$863,716,474	\$61,017,680
Food & Beverage Spending	\$23,215,979	\$104,947,367	\$7,522,006
Grocery Store Spending	\$34,271,987	\$153,885,144	\$10,302,794
Pharmacy & Drug Store Spending	\$5,225,647	\$23,565,001	\$1,638,345

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### Current Tenants & Uses

- Jewel Food Store
- McDonald's
- Fifth Third Bank
- Bank Financial
- Blockbuster Video
- Baskin Robbins/Dunkin Donuts
- Subway Sandwich Shop

For more information . . .

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phone: (708) 503-8000 -or- email: [dmekarski@olympia-fields.com](mailto:dmekarski@olympia-fields.com)



**Development Goals**

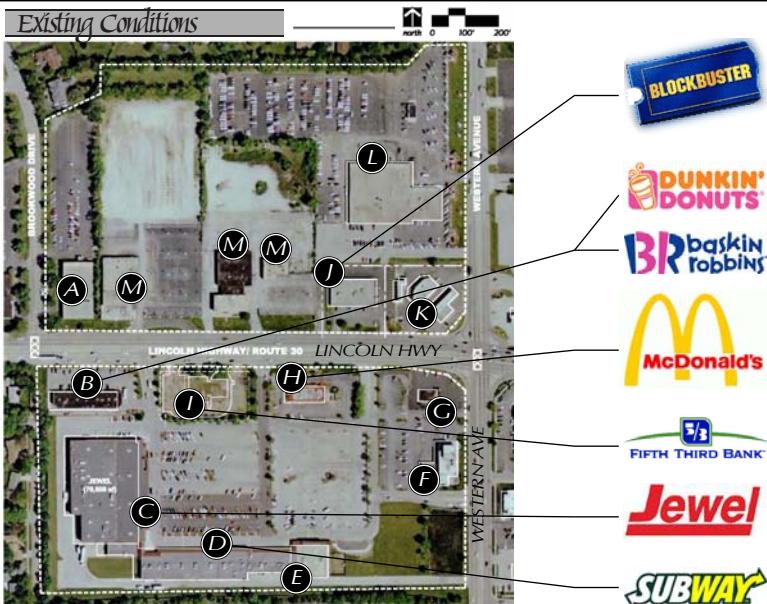
Revitalize this key community shopping district by enhancing existing uses and attracting major retail uses

**Attraction Strategy**

Market Position: Community Shopping Cluster serving residents within a 7 minute drive time  
 Target Square Feet: 350,000 to 400,000 square feet  
 Existing Square Feet: 225,600 square feet  
 Expansion Potential: 174,400 square feet

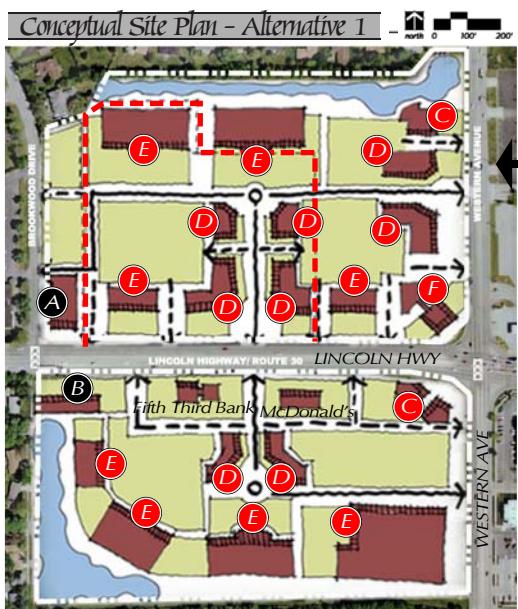
**Anchor Strategy**

Target Tenants: Reinvigorated Jewel, mid-sized box to anchor northern sector, convenience oriented specialty stores & dining  
 Identity Elements: Clean, modernized landscaping that meets Olympia Fields standards  
 Key Success Factors: Long-term tenants and parcel owners commitment & clearly communicated Village expectations

**Existing Conditions**

**Building Label Color Key:** (A) Existing Building (all three maps)  
 (A) Proposed/Planned Future Building

- (A) Office
- (B) Strip Commercial (11,900 sf)
- (C) Jewel (70,000 sf)
- (D) Olympia Corners (47,000 sf)
- (E) Daycare Center (11,000 sf)
- (F) Bank (11,000 sf)
- (G) Auto Insurance (2,000 sf)
- (H) McDonald's (6,000 sf)
- (I) Fifth Third Bank
- (J) Blockbuster Video (12,000 sf)
- (K) Gas Station (5,000 sf)
- (L) Currie Motors (48,500 sf / 8 acres total with parking & storage)
- (M) Vacant Buildings

**Conceptual Site Plan - Alternative 1****ALTERNATIVE 1**

**Site Data - North Parcel**  
 Site Area: 20 acres  
 Building Area: 200,000 sf  
 Parking: 1,171 cars (5.8 cars/1,000 sf)  
 Surface Detention Area: 2 acres (10% of total acres)

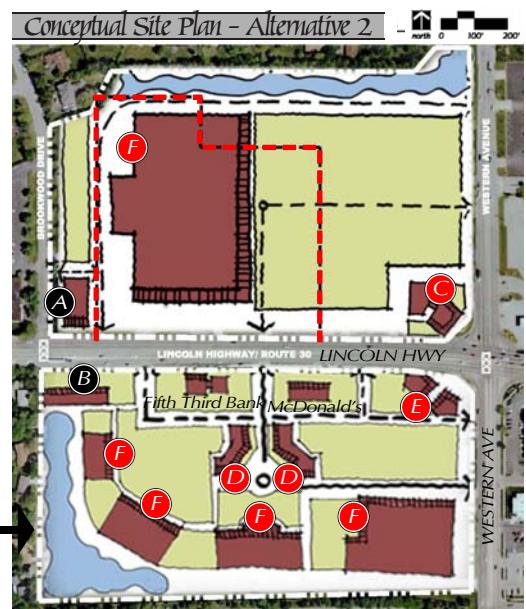
**Site Data - South Parcel**

Site Area: 20 acres  
 Existing Building Area: 20,000 sf  
 New Building Area: 180,000 sf  
 Parking: 917 cars (5.0 cars/1,000 sf)  
 Surface Detention Area: 2 acres (10% of total acres)

**ALTERNATIVE 2**

**Site Data - North Parcel**  
 Site Area: 20 acres  
 Existing Office Area: 16,000 sf  
 Existing Gas Station Area: 8,000 sf  
 New Large Format Retail  
 - New Building Area: 200,000 sf  
 - Parking: 1,000 cars (5.0 cars/1,000 sf)  
 Surface Detention Area: 2 acres (10% of total acres)

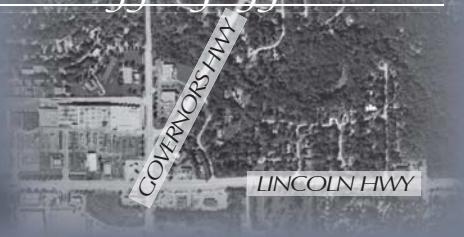
**Site Data - South Parcel**  
 Site Area: 20 acres  
 Existing Building Area: 20,000 sf  
 New Building Area: 180,000 sf  
 Parking: 917 cars (5.0 cars/1,000 sf)  
 Surface Detention Area: 2 acres (10% of total acres)

**Conceptual Site Plan - Alternative 2****Existing Office & Parking****Existing Strip Commercial****Community Oriented Gas Station****Pedestrian Oriented Retail****Restaurant****Mid-to Large-Size Retail****Existing Office & Parking****Existing Strip Commercial****Community Oriented Gas Station****Pedestrian Oriented Retail****Restaurant****Mid-to Large-Size Retail**

# Discover...

## Olympia Fields

LINCOLN HWY & GOVERNORS HWY  
Neighborhood Shopping Opportunities



Where Old World Charm Meets Contemporary Values.

Did you know . . .

Lincoln Highway was the United States' first transcontinental highway.

Capitalizing on Lincoln Highway's average daily traffic of 42,600 and Governors Highway's added 11,300 daily travelers, this intersection offers individual development sites. Pads vary from 0.5 acres to 3.0 acres. The signal at Lincoln Highway and Governors Highway enhances property access. At this busy retail cluster, high volume national chains are co-tenants of treasured local businesses in an eclectic tenant mix. The Village of Olympia Fields seeks to maintain long-standing tenants as it reinvigorates this area by collaborating with property owners and key tenants to improve landscaping and add uses that produce significant sales tax. Olympia Fields expects strong interest in partnering to improve this retail cluster.

### Village & Commercial Area Statistics

	5 minutes: Lincoln Hwy & Governors Hwy	Village of Olympia Fields
Population	25,871	4,988
Average Household Size	2.66	2.79
Households	9,569	1,787
Total Population Median Age	38.9	45.4
% in Current Residence 5+ Years	41.9%	47.2%
% College Educated	70.1%	81.5%
Household Average Income	\$73,583	\$120,133
Income \$75,000+ Households	4,316	1,174
Total Employees	16,628	5,418
Total Retail Expenditure	\$229,263,201	\$61,017,680
Food & Beverage Spending	\$27,994,065	\$7,522,006
Grocery Store Spending	\$40,469,249	\$10,302,794
Pharmacy & Drug Store Spending	\$6,244,240	\$1,638,345

### Current Tenants & Uses

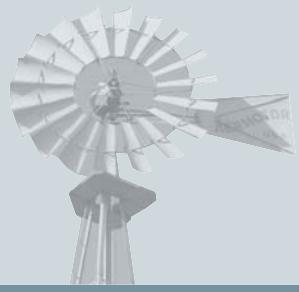
- Perros Brothers Gyros
- Walgreens
- GFS Marketplace
- Davis Staffing

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For more information . . .

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phone: (708) 503-8000 -or- email: [dmekarski@olympia-fields.com](mailto:dmekarski@olympia-fields.com)





Existing Conditions



**Village Gateway Sign**

- Recommended landscape enhancements

**Davis Staffing, Inc.**

**First Muffler & Brakes**

- Recommended facade/signage enhancement

**Recommended Parking Area Enhancements**

- Provide pole mounted sign enhancement

- Provide landscaping

- Consolidate curb cuts

- Define parking area with curb & gutter

- Incorporate landscaped islands

- Incorporate landscaped perimeter

**Perros Brothers Gyros & Sport Cuts**

- Facade/signage enhancements

- Recommended decorative barrier wall/rail at steep slope