

GOVERNORS OFFICE PARK

VOLLMER ROAD & GOVERNORS HIGHWAY

203rd STREET METRA STATION

211th STREET METRA STATION

LINCOLN HIGHWAY & GOVERNORS HIGHWAY

WESTERN AVENUE & LINCOLN HIGHWAY



PROJECT LOCATION MAP

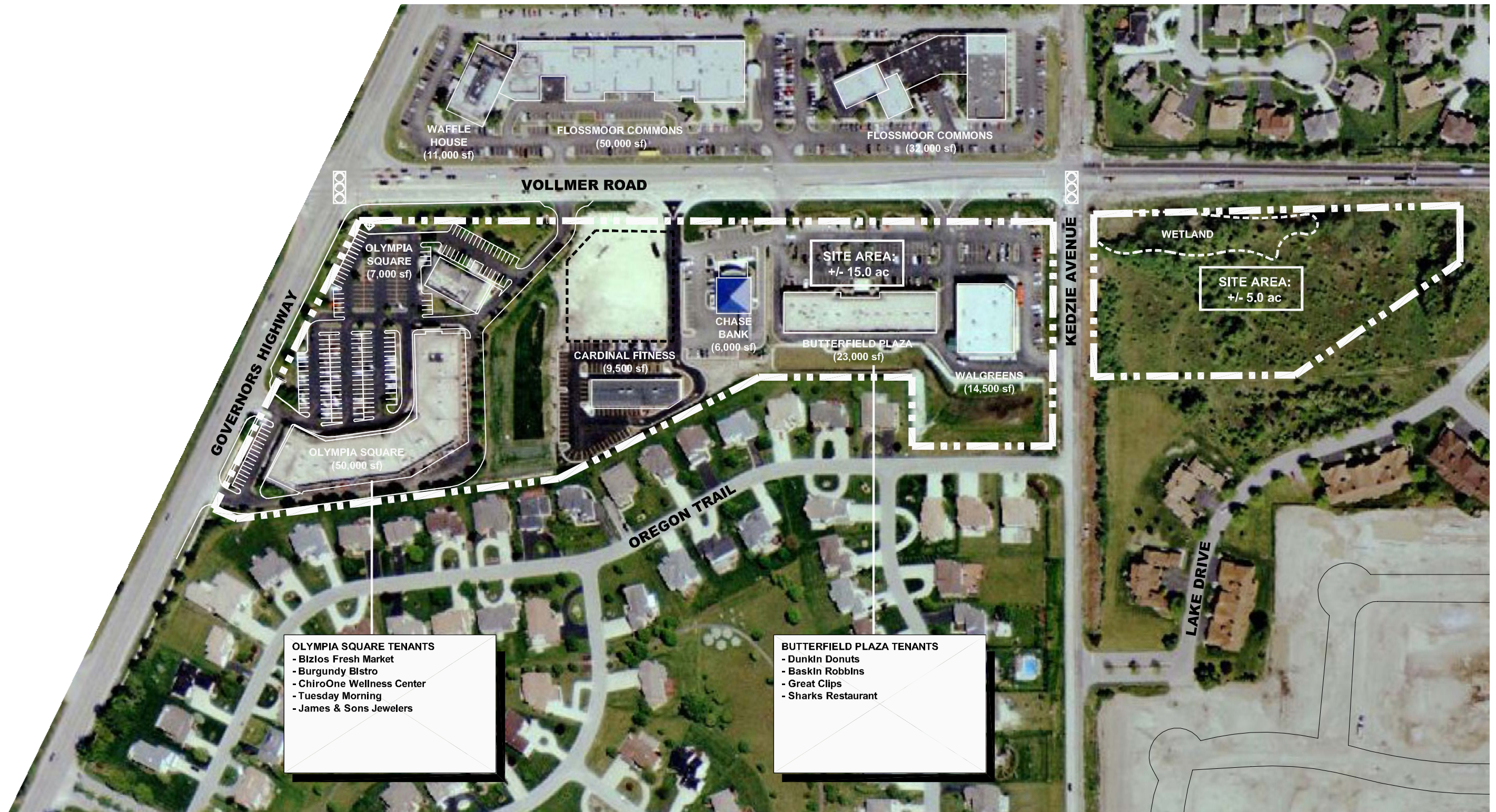


OLYMPIA FIELDS - RETAIL MARKETING STRATEGY & SITE DEVELOPMENT ACTION PLAN

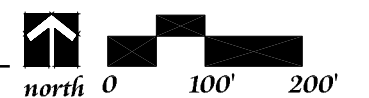
Village of Olympia Fields

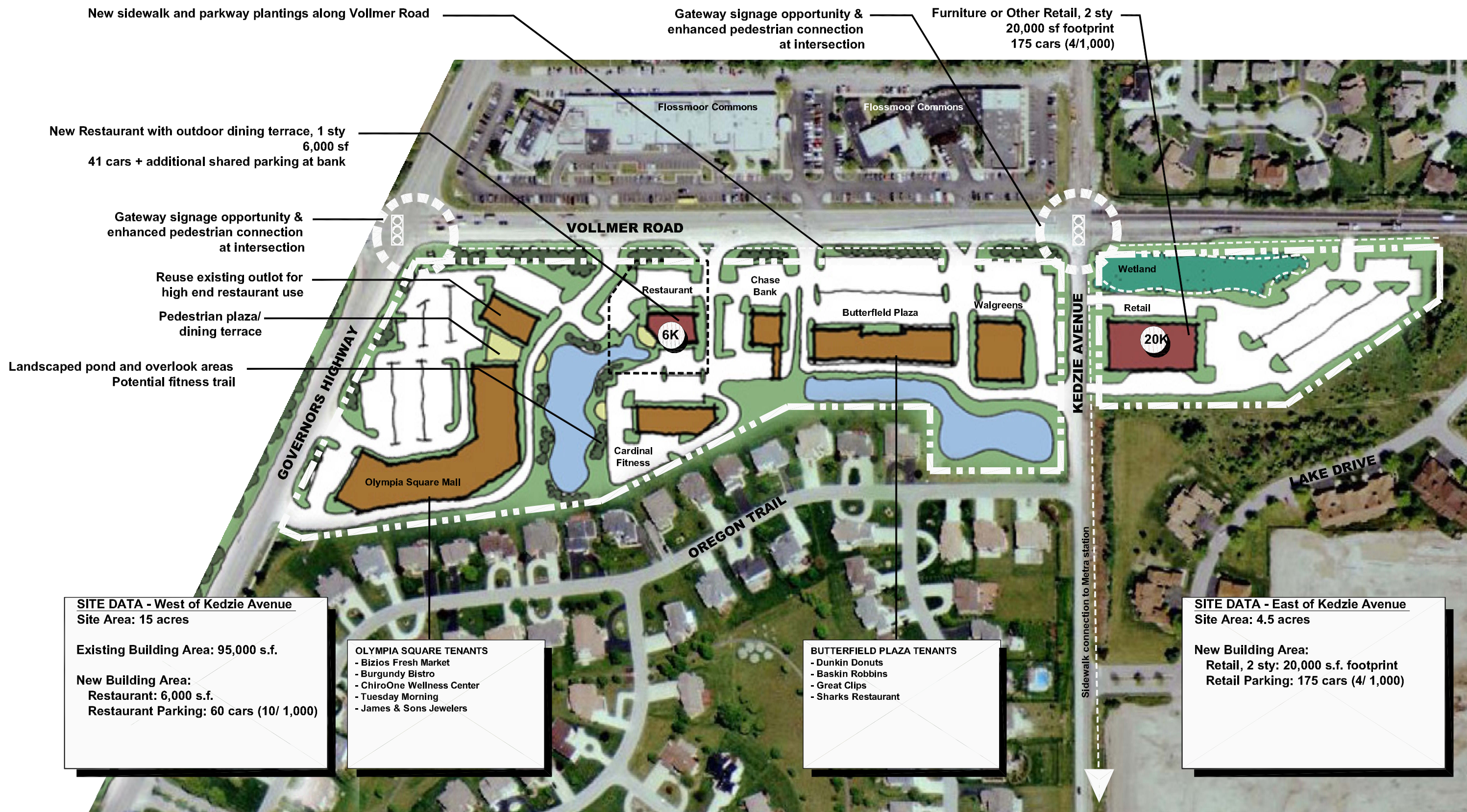
SHEET 1
15 January 2008



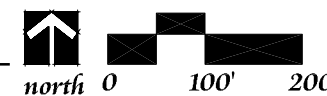


VOLLMER ROAD AT GOVERNORS HIGHWAY



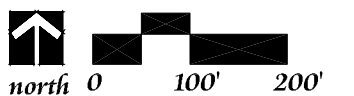


VOLLMER ROAD @ GOVERNORS HIGHWAY



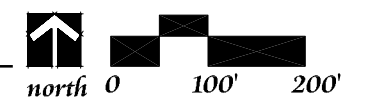


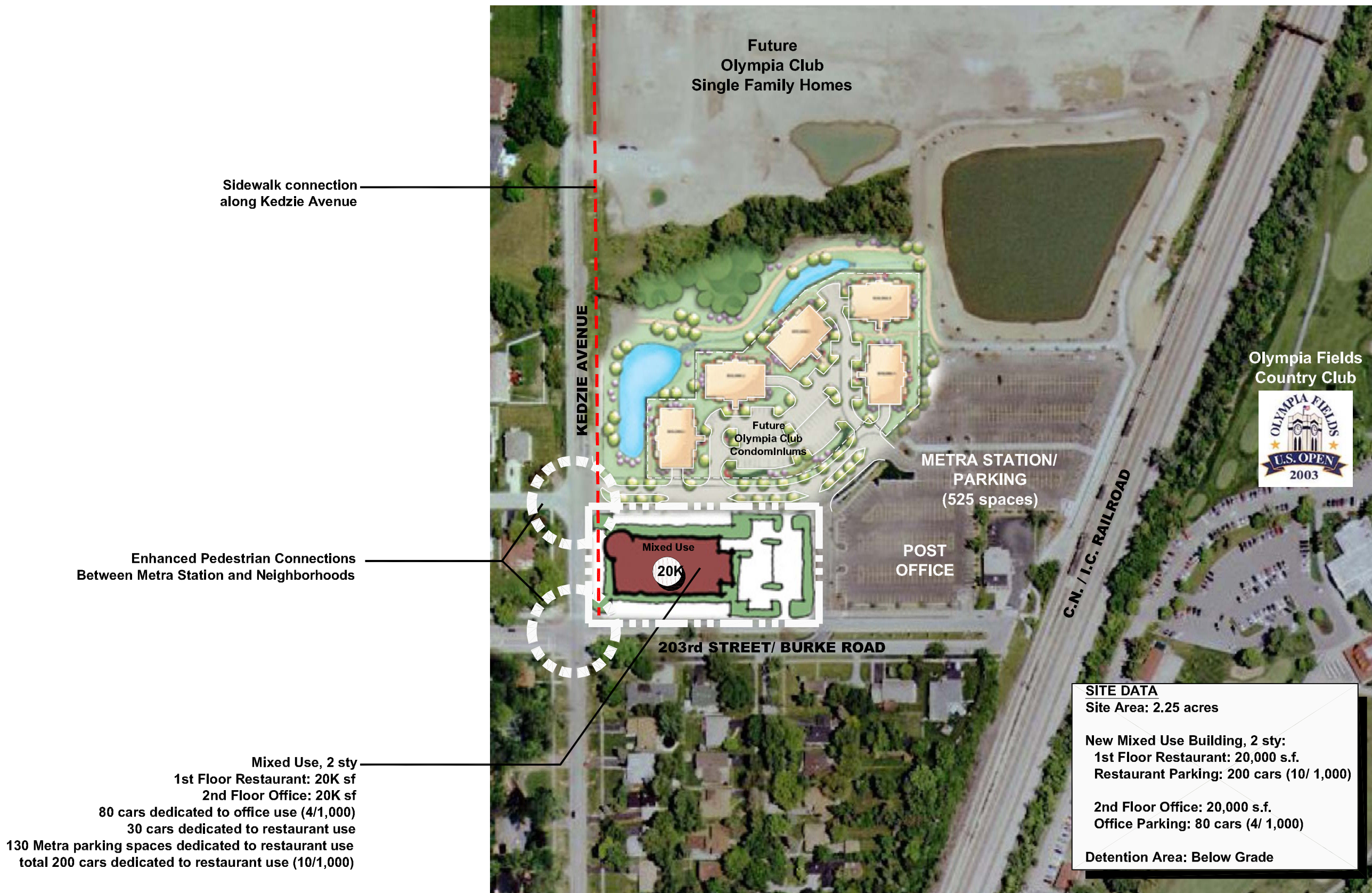
GOVERNORS OFFICE PARK



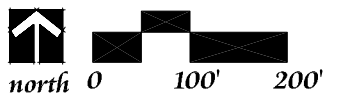


203rd STREET METRA STATION



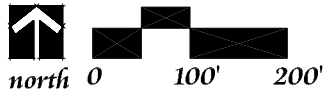


203rd STREET METRA STATION





211th STREET METRA STATION



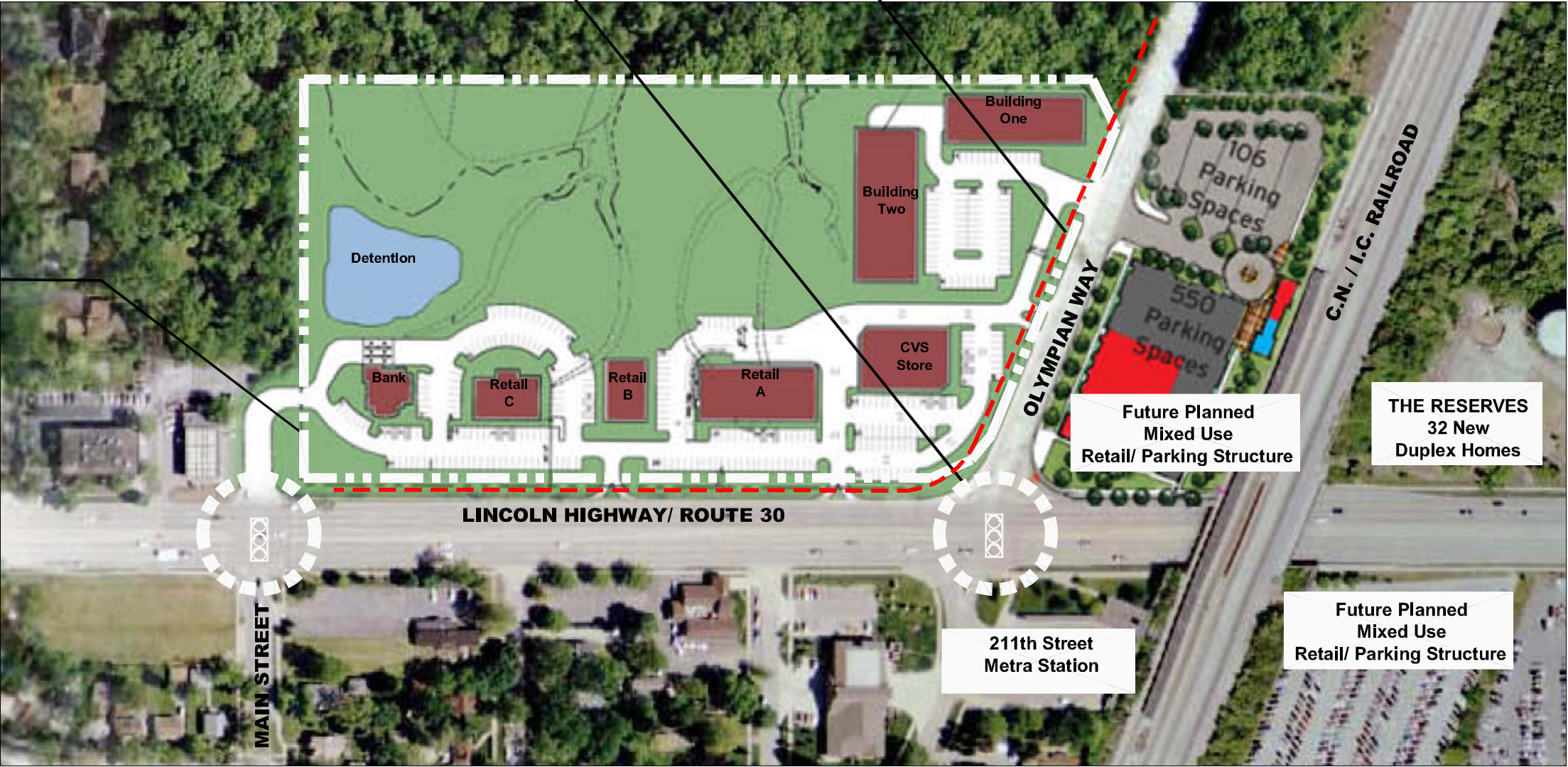
SITE DATA
 Site Area: 14.4 acres

 New Building Area: 42,380 s.f.
 New Automobile Storage Area: 253 cars
 Ratio: 6 cars/ 1,000 s.f.

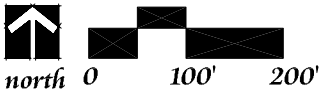
Interconnected sidewalk and parkway plantings along Lincoln Highway and Olympian Way

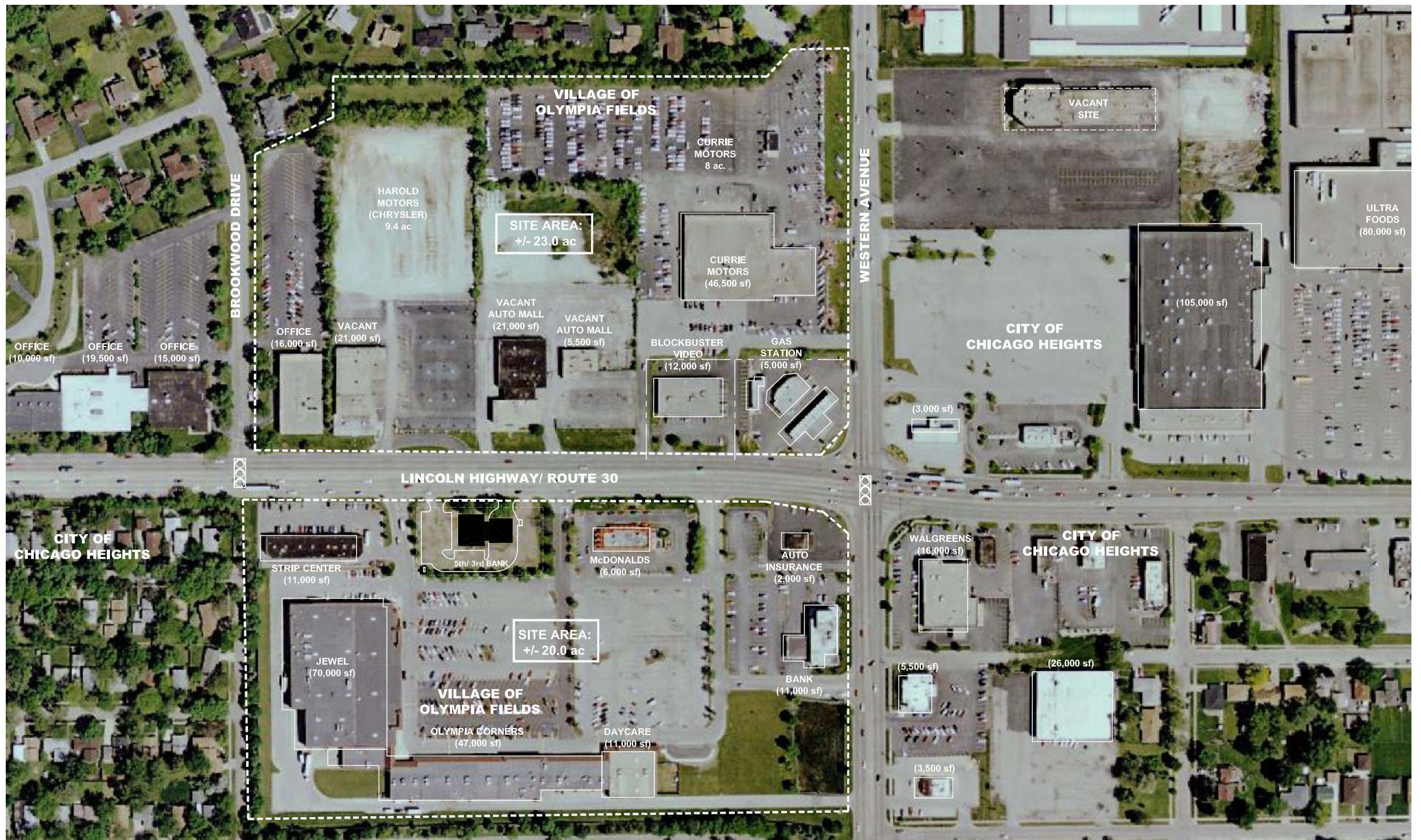
Gateway Signage Opportunity & Enhanced Pedestrian Connection and Crosswalk to Metra Station

Planned Multi-Use Development



211th STREET METRA STATION

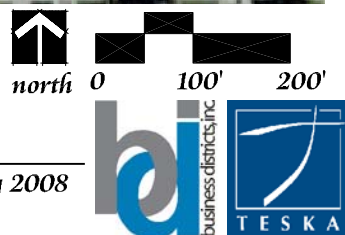




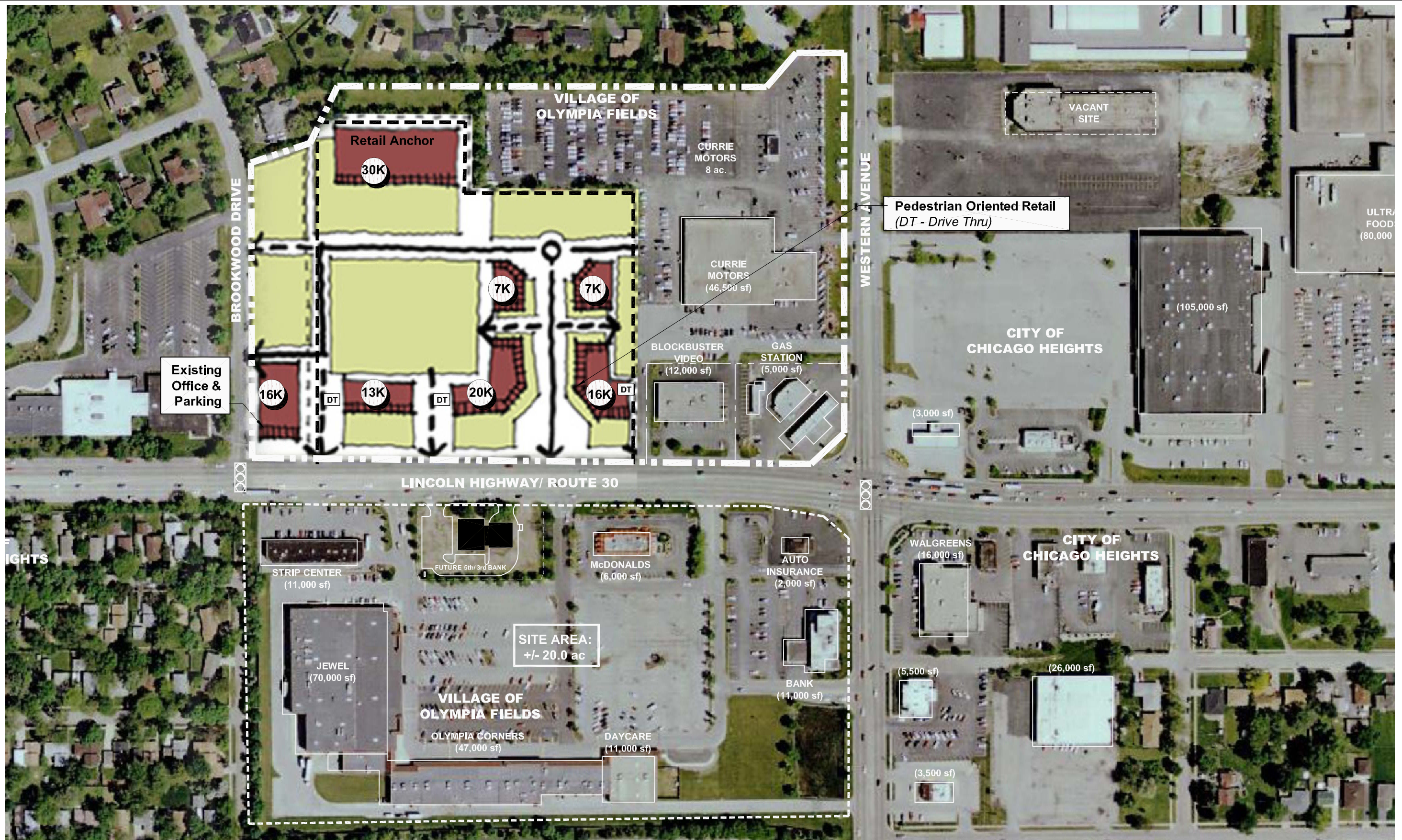
WESTERN AVENUE & LINCOLN HIGHWAY

OLYMPIA FIELDS - RETAIL MARKETING STRATEGY & SITE DEVELOPMENT ACTION PLAN

Village of Olympia Fields



15 January 2008

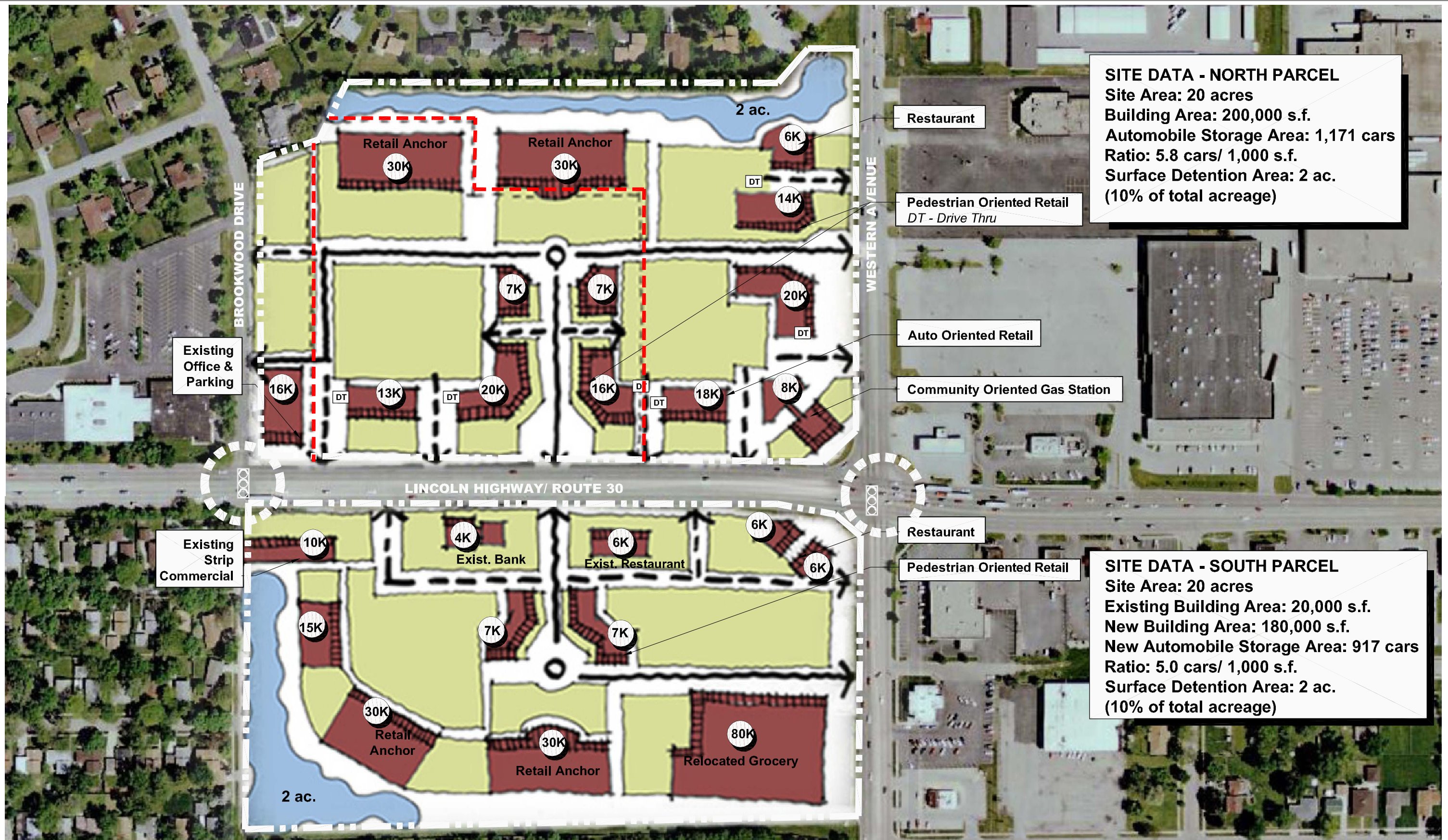


WESTERN AVENUE & LINCOLN HIGHWAY - PHASE 1

OLYMPIA FIELDS - RETAIL MARKETING STRATEGY & SITE DEVELOPMENT ACTION PLAN

Village of Olympia Fields

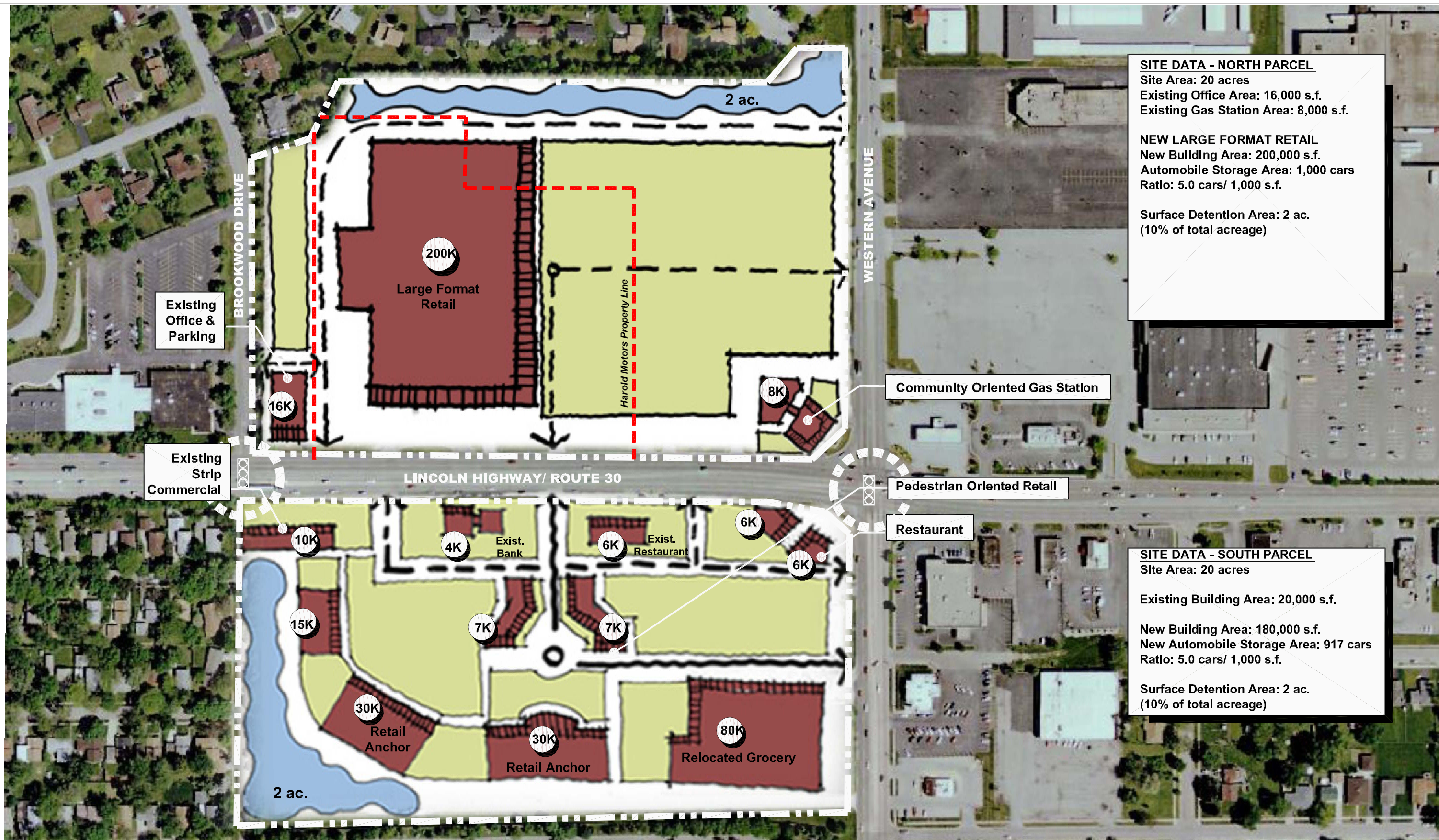
15 January 2008



WESTERN AVENUE & LINCOLN HIGHWAY - ALTERNATIVE 1

OLYMPIA FIELDS - RETAIL MARKETING STRATEGY & SITE DEVELOPMENT ACTION PLAN

Village of Olympia Fields



SITE DATA - NORTH PARCEL
 Site Area: 20 acres
 Existing Office Area: 16,000 s.f.
 Existing Gas Station Area: 8,000 s.f.

NEW LARGE FORMAT RETAIL
 New Building Area: 200,000 s.f.
 Automobile Storage Area: 1,000 cars
 Ratio: 5.0 cars/ 1,000 s.f.

Surface Detention Area: 2 ac.
 (10% of total acreage)

SITE DATA - SOUTH PARCEL
 Site Area: 20 acres

Existing Building Area: 20,000 s.f.

New Building Area: 180,000 s.f.
 New Automobile Storage Area: 917 cars
 Ratio: 5.0 cars/ 1,000 s.f.

Surface Detention Area: 2 ac.
 (10% of total acreage)

WESTERN AVENUE & LINCOLN HIGHWAY - ALTERNATIVE 2

OLYMPIA FIELDS - RETAIL MARKETING STRATEGY & SITE DEVELOPMENT ACTION PLAN

Village of Olympia Fields

GFS Marketplace

Walgreens

Village Gateway Sign

- Recommended landscape enhancements

Davis Staffing, Inc.

First Muffler and Brakes

- Recommended facade/ signage enhancement

Recommended Parking Area Enhancements

- Pole mounted sign enhancement & landscaping

- Consolidate curb cuts

- Define parking area with curb & gutter

- Incorporate landscaped islands

- Incorporate landscaped perimeter

Perros Brothers Gyros

- Facade/ signage enhancements

Sport Cuts

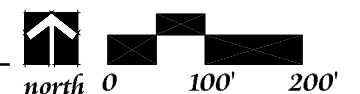
- Facade/ signage enhancements

Recommended decorative barrier wall/ rail at steep slope

LINCOLN HIGHWAY @ GOVERNORS HIGHWAY

OLYMPIA FIELDS - RETAIL MARKETING STRATEGY @ SITE DEVELOPMENT ACTION PLAN

Village of Olympia Fields



SHEET 7A

15 January 2008

