

Table 1 – Commercial Property

Commercial/Retail Space

122,800	SF	Retail Space at Grade
57,000	SF	Office at 2 nd floor

Residential Units

125	apartments
31	townhouses
11	living work loft
167	total units

Parking Available

130	parking on grade
360	parking deck
490	total

Public Transportation / Connections

- Bus drop off on Irving Park
- Pedestrian link to south Residential Property
- Primary vehicular access to Irving Park
- Secondary vehicular access to Station Drive
- Pedestrian link to Bridge

Special Considerations

- Pedestrian common area
- Easy access at grade commercial parking
- Overflow parking deck

Table 2 – Commercial Property

Commercial/Retail Space

30,800	SF	Corner Anchor Buildings (Restaurant, Theater, Bookstore) (1 ½ - 2 story)
40,000	SF	Interior Retail / Business (2 story)

Residential Units

116	apartments/condos (4 stories, 1 & 2 bedroom)
24	townhouses (2 & 3 bedroom, 2 car)
14	duplex units (3 bedroom, 2 car)
154	total units

Parking Available

150	parking on grade
400	underground deck (100 for residential)
550	total
80	optional parking deck

Special Considerations

- Senior wing at condos
- Pedestrian friendly outdoor commons
- No interior traffic

Table 3 – Residential Property

Condominium Building (4 story with parking below)

12	800 SF (1 bedroom, 1 bath)
12	1,500 SF (2 bedroom, 1 bath)
36	1,500 SF (2 bedroom, 2 bath)
28	2,000 SF (2 bedroom, 2 bath)
88	total units

Single Family Attached Townhouses (2 story)

24	total units (attached and detached garages)
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112 total residential units on site

Parking Available

71	parking on grade
178	condominium parking (half a level below grade, open)
48	townhouse parking
297	total

Special Considerations

- Pedestrian link to north Shopping / Bus
- Pedestrian link to Bridge
- Design Condo building to meet Senior's needs
- Townhouses designed for starter families
- Multi-generational development

Table 4 – Residential Property

This scheme recognizes the need to provide a mix of housing options for Wood Dale's residents.

Housing Mix:

- 112 Apartment Units
 - Two 4-story buildings
 - East end of subject property
 - Nearest ComEd lines
- 48 Condominium Units
 - Two 3-story buildings
 - Create transition between rental and townhouses
- 14 Townhouses
 - 2-story buildings
 - Front load garage

- 174 total residential units on site

Parking Available:

- 168 Apartments (underground garage)
- 120 Condominiums (underground garage)
- 28 Townhouse on grade
- 28 Townhouse in garage
- 344 total

Public Transportation / Connections

- Pedestrian access to Georgetown Square
- Pedestrian access to bike path/bridge
- Provide safe pedestrian conditions by constructing parking below grade

Special Considerations

- 500 FT x 240 FT passive recreation space, landscaped appropriately to screen views between buildings (meandering paths)