

Islands of Waterside Resort

Marissa, Illinois

There is a place with a rare natural beauty in southwestern Illinois, and it is an area where an abandoned strip mine was reinvented as a residential retreat consisting of natural wooded hillsides, water features, and wildlife. It is called the "Waterside Resort."

Peabody Energy, one of the largest land owners in the United States, retained PGAV to assist in forging a plan to reclaim this 2,050 acre tract located in the small community of Marissa, Illinois. The property consists of over 800 acres of premier freshwater lakes, with miles of forested shorelines.

PGAV was brought in during the development planning stage of this weekend resort to assist with the establishment of a Tax Increment Financing (TIF) program under the State's TIF Act. The TIF provided for nearly \$49 million in financing to assist with site preparation and infrastructure costs.

PGAV assisted in the creation of an overall design concept for a resort, which was designed as a centerpiece surrounded by a body of water and forested shorelines. A haven for fishermen and nature lovers, Waterside Resort is a destination for the entire family. Developing the ideal blend of privacy and proximity to all of the positive features of the area, this community offers four distinctive types of residential homes: golf cottages, lake and golf villas, lake homes, and lakefront estates.

Many amenities were incorporated into the site, such as a signature championship golf course and clubhouse, a full service marina, and a swimming beach. In addition, residents enjoy other outstanding amenities, such as a swimming pool, tennis courts, horseback riding, and miles of hiking and biking trails.

The resulting design for this unique property provided for a mixed-use residential community within less than a one hour drive from St. Louis. Waterside Resort offers the best of both worlds – a vacation retreat to relax and unwind, without the long commute.



site planning

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