

MEMORANDUM

TO: Randy Recklaus, Village Manager

FROM: Charles Witherington-Perkins
Director of Planning and Community Development

DATE: December 14, 2023

SUBJECT: **Proposed "Red Flag" Resolution**

On December 4th during discussion of the 116-120 W Eastman redevelopment project, the Village Board directed staff to prepare a "Red Flag" Resolution for consideration at a future meeting directing the Plan Commission to hold a Public Hearing concerning properties fronting on St. James Street immediately adjacent to the proposed 116-120 W Eastman redevelopment site. Such a resolution would identify a further study and evaluation of possible zoning, rezoning, overlay zoning, and/or comprehensive plan changes may be considered for their properties.

The Board also directed staff to identify and evaluate other properties in the Village that are adjacent to B-5 zoning that could potentially face similar development dilemmas if development is proposed in the future. As part of this effort Staff evaluated the properties west, that were subject to a proposed development in 2017 and located at Northwest Hwy and Ridge/Walnut. A preliminary review is summarized below.

B-5 Properties adjacent to single family homes zoned R-3

1. **Village Bank & Trust - 234 W Northwest Hwy.**
Current Comprehensive Plan – Mixed Use
Current Zoning – B-5

Analysis: This is the only B-5 property in the entire Village that has not been redeveloped or has an approved redevelopment plan that is adjacent to single family homes that are zoned R-3. The only other B-5 zoned property that is adjacent to single family homes zoned R-3 is the Arlington 425 property which has been approved for a five-story building on Chestnut, a ten-story building on Campbell St., and five-story parking garage.

Recommendation: *Include this property in the proposed "Red Flag" resolution for further study.*

2. **AT & T Property fronting on St. James St.**
Current Comprehensive Plan – Mixed Use
Current Zoning – B-5

Analysis: While this property is not adjacent to the single-family R-3 district, it was subject to the Board's direction for further review and study. This property fronts on St. James Street, which is the west-east entrance to the southern portion of the HANA District.

Recommendation: *Include this property in the proposed "Red Flag" resolution for further study.*

Properties West of Chestnut/North of Northwest Hwy./South of West Park Place

3. **301-303 W. Park, 307, 309, & 315 W Park and 402-404 N. Chestnut**
Current Comprehensive Plan – High density multi-family
Current Zoning – R-7

Analysis: There are a number of properties currently fronting on West Park Place and Chestnut Avenue that are zoned R-7 for many years. These are smaller parcels that have developed over many years independently and consist of five separate properties totaling approximately 21 residential units.

Options include retaining its current R-7 designation, although if the five parcels were assembled it may permit mathematically up to 58 two-bedroom units under current zoning. Alternatively, the Comprehensive Plan could be amended to change these properties from high-density multi-family to moderate-density multi-family. The properties could either remain zoned R-7 or a Village initiated rezoning the properties to R-6 could be considered which may result in properties becoming non-conforming.

Recommendation: *Amend the Comprehensive Plan to change the designation from high-density multi-family to moderate-density multi-family, and evaluate the potential impacts of rezoning from R-7 to R-6.*

4. **400-424 and 308 W. Northwest Hwy. Northeast corner of Ridge/Walnut/Northwest Hwy.**
Current Comprehensive Plan – Commercial
Current Zoning – B-3

Analysis: The B-3 zoning is an auto related zoning district, from the days when Northwest Hwy had many car dealerships and auto repair facilities. The two properties 400-424 W Northwest Hwy and 380 W Northwest Hwy are currently used for auto repair businesses. In 2017 a developer submitted a preliminary request to rezone from B-3 to R-7 with numerous variations for a 50-unit development, 58 feet in height. The current B-3 and B-2 zoning districts currently permit low density residential above the first floor. Mathematically in a B-2 or B-3 district 13 two-bedroom units could be included in redevelopment of properties currently zoned under this classification. Changing to R-6 or R-7 mathematically could allow 18 to 50 residential units.

Options to consider would include maintaining the current comprehensive plan, either maintain as commercial or modify the back half of the property that fronts on W. Park Ave. and W. Fremont St. from commercial to moderate-density multi-family. For zoning, either keep as B-3 or rezone to B-2, in which case existing businesses would become non-conforming or rezone the back half of the property to R-6 multi-family in which case existing businesses would become non-conforming.

Recommendation: *Amend the Comprehensive Plan to change the back half of the property from commercial to moderate-density multi-family. Evaluate rezoning of the property from B-3 to B-2.*

5. **500-550 W. Northwest Hwy, Shopping Center located at the Northwest Corner of Northwest Hwy and Ridge & Walnut**
Current Comprehensive Plan – Moderate-density multi-family
Current Zoning – B-2

Analysis: This property was recently acquired and improved the strip shopping center. The B-2 zoning district would be the most appropriate for this parcel.

Recommendation: No change

6. **Village owned properties at Parking Lot S**
Current Comprehensive Plan – Single-Family Attached
Current Zoning – Public Lands

Analysis: There are two parcels of Village owned property that is utilized as Parking Lot S that remain designated on the comprehensive plan as moderate-density multi-family. These properties should be modified on the comprehensive plan to Government or Institutional.

Recommendation: *Modify the comprehensive plan from single family attached to Government or Institutional.*

7. **Properties located at the Southwest corner of Campbell St. and Chestnut**
Current Comprehensive Plan – High-density multi-family
Current Zoning – R-6

Analysis: These properties consist of a vacant parking lot and an existing home and duplex. The duplex on Chestnut is currently designated single-family attached, and the other properties are designated on the comprehensive plan as high-density multi-family, yet zoned as R-6 moderate-density multi-family. Alternatives include maintaining the current comprehensive plan high-density multi-family designation or changing to moderate-density multi-family to more accurately reflect the R-6 zoning.

Recommendation: *Modify the comprehensive plan from high-density multi-family to moderate-density multi-family.*

Due to the significant impact a proposed B-5 development could have on an adjacent single-family neighborhood it is recommended the "Red Flag" resolution proceed with the two parcels identified along W. St. James Street, and further study the options identified here can also occur. These recommendations may change upon further analysis and input from property owners and neighborhood input. While the passage of the "Red Flag" resolution can occur immediately, Staff suggests that this and the other changes be discussed at upcoming meetings.

- C. Hart Passman, Attorney
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CW-P:ksm