



*Community Planning + Site Design + Development Economics + Landscape Architecture*

## **MEMORANDUM**

**TO:** Marty Scott  
**FROM:** Mike Hoffman  
**DATE:** May 25<sup>th</sup>, 2011  
**SUBJECT:** **Western Springs Downtown Plan Public Hearing**

Based on the discussion at the public hearing on the Downtown Plan, we offer the following information to provide some clarification on issues and concerns raised by the Commission and two residents.

### **How Will the Plan Be Used**

The proposed Western Springs Downtown Redevelopment Plan is a guide, not law. It will be used by Village staff to explain the Village's vision and promote redevelopment within the downtown. It will be used as a guide by both staff and the Village Board/Plan Commission when reviewing development applications for consistency with the Village's vision as defined in the plan. It will be used by the Village to guide future public improvements, including streetscape enhancements and future façade rehabilitation. It will be used by the development community to understand Village desires, and hopefully, to craft redevelopment projects consistent with those desires.

As noted below under relationship to existing zoning, several modifications will be required to fully implement the vision outlined in the downtown plan.

### **Relationship of 2011 Downtown Redevelopment Plan to Existing 2003 Comprehensive Plan**

The current proposal is to adopt the 2011 Western Springs Downtown Redevelopment Plan as an amendment to the existing 2003 plan. The plans are generally consistent. However, there are a few differences which are highlighted on the attached exhibit. In the case of a disagreement between the two plans, the newer Downtown Redevelopment Plan would be considered the appropriate guiding document. This is the common approach throughout the state when dealing with conflicting plans, and has generally been upheld in court decisions. It is recommended that a note be included on the web site, and perhaps the plan itself, noting that the 2003 plan has been amended to incorporate the 2011 Downtown Redevelopment Plan.

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**Teska Associates, Inc.**

## Relationship to Existing Zoning

Page 83 and 84 in the Downtown Redevelopment Plan detail a number of suggested changes to the existing Development Control regulations that would be needed to implement plan recommendations. In addition to these text modifications, several zoning map changes would be required. Any such zoning change would be done at the request of the property owner, and only after a public hearing and recommendation by the Plan Commission and approval by the Village Board. Specific map revisions that would be required to implement all aspects of the plan are noted in the table below (an additional column will be added to the Redevelopment Site Summary, Figure 4, to incorporate a "Proposed Zoning" category).

Site	Existing Zoning	Proposed Zoning	Existing Housing Units	Housing Units per 2003 Plan	Draft Downtown Plan Housing Units
1	C1, C2, R3	C1 with CU	2	0-2	0
2	C1, R3	C1 with CU	1	0-1	0
3	C1	C1	0	0	0
4	C1	C1 with CU	0	0	0
5	C1, R3	C1 with CU	1	0-1	26
6	R3	SFA	13	13	18
7	R3	SFA	14	14	22
8	R3	R4PUD	10	10	22 to 48
9	C1, R3	C1 with CU	0	0	26 to 36
10	C1	C1 with CU	0	0	58 to 78
11	LI	LI or LO	0	0	0
12	C1	C1	0	0	0

C1 = Village Center Commercial District  
 CU = Conditional Use Permit/Planned Development  
 LI = Limited Industrial  
 LO = Limited Office  
 R3 = Two-Family Residence  
 R4 = Multi-family Residence  
 SFA = Single family Attached Residence

## Community Involvement in the Plan

Development of the Downtown Redevelopment Plan including significant public input through an actively updated website where a blog and draft copies of the plan are available, a community on-line survey, 3 public workshops, multiple steering committee meetings, several review meetings with the Village Board, two multiple-day walk-in open houses on Friday's and Saturdays, and two evening open house sessions

prior to proceeding with the public hearing. The draft plan has been posted to the project web site since October, 2010.

**Action Plan**

Given other pressing planning projects, the public hearing for the Downtown Plan was delayed until April. As such, dates contained within the Implementation Plan need to be modified. A separate updated Action Plan (pages 88-91) will be provided to the Plan Commission in advance of the May 31<sup>st</sup>, 2011 continued public hearing.

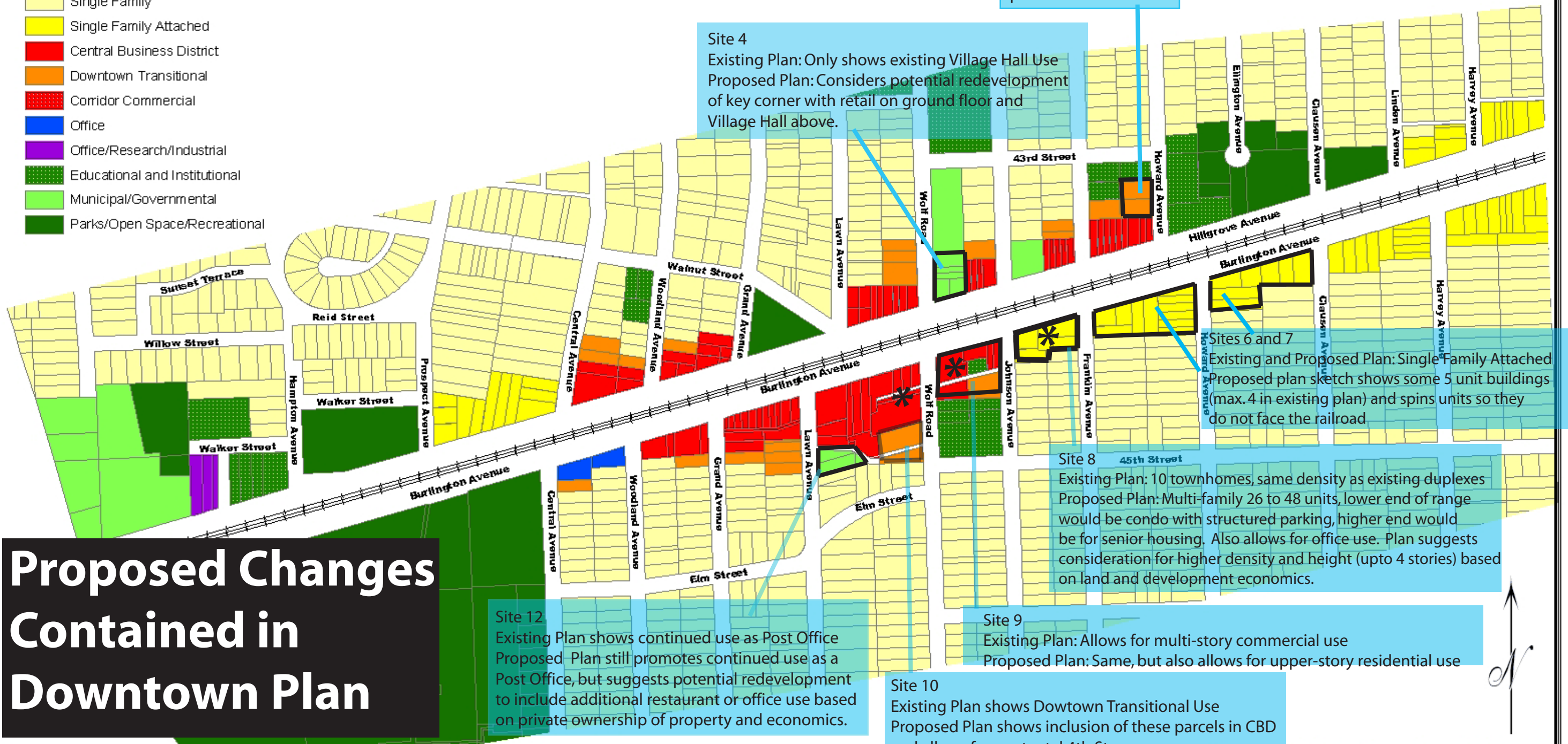
**Development Economics**

All redevelopment recommendations were tested by BDI to evaluate their conceptual feasibility. In some cases, it was clear that the only viable option was to keep the existing building and consider façade and interior renovations. On most sites, it was suggested that the property owner may have several choices, including remodeling or demolition and new construction. Some of the factors a property owner might consider in this decision are noted below. For purposes of this analysis, redevelopment assumes demolition of the existing structure and construction of a new building.

<b>Why Redevelop Rather Than Re-Tenant?</b>	<b>Why Re-Tenant Rather Than Redevelop?</b>
<ul style="list-style-type: none"> <li>• Existing building condition                             <ul style="list-style-type: none"> <li>– Vacant buildings needing significant life safety repairs that are an investment not likely to be recover from vintage space rents are often redeveloped.</li> </ul> </li> <li>• Demand for custom buildings is so great that the prices paid for those building covers the following costs:                             <ul style="list-style-type: none"> <li>– Tenant relocation</li> <li>– Demolition &amp; site prep</li> <li>– Tight site</li> <li>– Applicable remediation</li> </ul> </li> <li>• Enough additional density is allowed to cover additional redevelopment costs</li> <li>• The Village fills a gap with financial incentives</li> </ul>	<ul style="list-style-type: none"> <li>• Low investment lessens need for financing</li> <li>• Lower investment means less risk with associated lower return</li> <li>• No temporary loss of income during redevelopment</li> <li>• Better overall fit with owner objectives</li> </ul>

**Legend**

- Single Family
- Single Family Attached
- Central Business District
- Downtown Transitional
- Corridor Commercial
- Office
- Office/Research/Industrial
- Educational and Institutional
- Municipal/Governmental
- Parks/Open Space/Recreational



# Proposed Changes Contained in Downtown Plan

Comprehensive Land Use Plan  
February 24, 2003

**Site 4**  
Existing Plan: Only shows existing Village Hall Use  
Proposed Plan: Considers potential redevelopment of key corner with retail on ground floor and Village Hall above.

Proposed Plan notes potential music school

**Sites 6 and 7**  
Existing and Proposed Plan: Single Family Attached  
Proposed plan sketch shows some 5 unit buildings (max. 4 in existing plan) and spins units so they do not face the railroad

**Site 8**  
Existing Plan: 10 townhomes, same density as existing duplexes  
Proposed Plan: Multi-family 26 to 48 units, lower end of range would be condo with structured parking, higher end would be for senior housing. Also allows for office use. Plan suggests consideration for higher density and height (upto 4 stories) based on land and development economics.

**Site 9**  
Existing Plan: Allows for multi-story commercial use  
Proposed Plan: Same, but also allows for upper-story residential use

**Site 10**  
Existing Plan shows Downtown Transitional Use  
Proposed Plan shows inclusion of these parcels in CBD and allows for potential 4th Story due to economics if design guidelines are followed.

**Site 12**  
Existing Plan shows continued use as Post Office  
Proposed Plan still promotes continued use as a Post Office, but suggests potential redevelopment to include additional restaurant or office use based on private ownership of property and economics.

\* Location where additional height (upto 4-stories) may be considered through Special Use/Planned Development Process if Design Guidelines are followed. Additional height would not be permitted by-right.

**Figure 3: Future Land Use Downtown**  
Village of Western Springs

