



*Downtown Redevelopment Ad Hoc Committee – Phase II*

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*Village of Mount Prospect  
100 S. Emerson Street  
Mount Prospect, Illinois 60056*

# Village of Mount Prospect

## Community Development Department



### MEMORANDUM

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**TO:** MICHAEL E. JANONIS, VILLAGE MANAGER

**FROM:** DOWNTOWN REDEVELOPMENT AD HOC COMMITTEE – PHASE II  
WILLIAM J. COONEY, DIRECTOR OF COMMUNITY DEVELOPMENT  
MICHAEL W. JACOBS, DEPUTY DIRECTOR OF COMMUNITY DEVELOPMENT

**DATE:** FEBRUARY 20, 2004

**SUBJECT:** DOWNTOWN REDEVELOPMENT AD HOC COMMITTEE – PHASE II  
RECOMMENDATIONS

#### ***INTRODUCTION***

As you are aware, the Village Board recently formed the Downtown Redevelopment Ad Hoc Committee – Phase II to review the remaining redevelopment opportunities within the Village’s downtown. The Board requested that the Committee review the Concept Plan and related recommendations included within the Village’s existing Downtown TIF District Strategic Plan (adopted in 1998) to determine if they are still appropriate. In addition, the Committee was also asked to look at other potential redevelopment opportunities that exist outside of the boundaries established by the existing Strategic Plan.

The Committee met on a weekly basis from the beginning of December 2003 through mid February 2004. In addition to the general Committee meetings, a public hearing was held on January 31<sup>st</sup> to allow for public review and comment on the Committee’s preliminary recommendations. This memorandum summarizes the various issues reviewed by the Committee as well as their final recommendations with regards to future redevelopment with downtown Mount Prospect.

#### ***CONFIRMATION OF ASSUMPTIONS***

Prior to focusing on specific design issues/elements within the Village’s downtown, the Committee first reviewed the key assumptions included within the existing Downtown TIF District Strategic Plan. The Committee wanted to determine if the assumptions included within the Strategic Plan are consistent with the recent redevelopment projects that have occurred in downtown Mount Prospect, as well as the vision of the newly created Downtown Redevelopment Ad Hoc Committee – Phase II.

Following their review the Committee recommended only a few minor changes to the assumptions and related issues within the existing Downtown Strategic Plan. The recommended modifications (~~deletions~~ and **additions**), and a brief explanation of each, are outlined below:

***Vision Statement*** - “Downtown Mount Prospect should be a vibrant social and visual focal point for the community. The downtown should be an active, pedestrian-friendly place, providing opportunities for living, dining, entertainment, shopping, and personal services. It should provide areas for hosting

*community events and be ~~the~~ a central location for cultural and civic facilities. It should be a source of pride for both residents and businesses in the community.”*

The Committee agreed that downtown Mount Prospect should be “a” central location for cultural and civic facilities; however, identifying downtown as “the” central location for cultural and civic facilities may be an overstatement. The Committee noted that the Village contains a number of cultural/civic facilities throughout the community and that their recommended change to the existing Vision Statement would reflect that.

***Land Use Priorities - Residences In Downtown Should Be ...***

- *Condominiums*
- *Rental Apartments*
- ~~*Townhomes*~~ ***Rowhomes***
- *Senior Housing*

The Committee recommended changing from “Townhomes” to “Rowhomes” to better identify the type of residential unit they would like to see constructed within the downtown. The Committee agreed that the term “Rowhome” was more characteristic of the desired brownstone type unit, which would limit garages and vehicle access to the rear of a building.

***Preferred Downtown Uses - The following list is a summary of the preferred uses for downtown Mount Prospect as identified by the 1997 Downtown Strategic Plan Ad Hoc Committee:***

*Preferred*

*Ice Cream*

*Theater*

*Book Store*

~~*Banquet Hall*~~

*Airline Ticket Office*

*Toy Store*

*Greeting Cards*

*Florist*

*Jeweler/Other Specialty: Bicycle & Furniture*

*Bagel and Sandwich Shops*

*Restaurants – Sit Down*

*Hardware Store*

*Bridal Shop/Tuxedo*

~~*Hotel*~~

*Outdoor Dining*

*Medical/Professional Services*

***Convenience/Grocery Store***

*Not Desired*

*Service (Gas) Stations*

*Liquor Store*

~~*More Video Rental*~~

*Warehouse/Industrial*

***Fast Food Drive-Throughs***

The Committee reviewed the above list of uses and has recommended the noted changes. Although this list does not guarantee or prohibit various uses, the Committee did believe that it was worth amending the existing list to reflect the uses that they would prefer to see within downtown Mount Prospect.

### ***DETAILED SUB-AREA REVIEW***

To help review this matter the Committee created a number of Sub-Areas within the downtown. By dividing the remaining sections of downtown Mount Prospect into smaller areas the Committee was able to focus on the varying issues that may impact the redevelopment of different parcels within the downtown. These six sub-areas are outlined below (and highlighted on the attached maps).

<b><u>Sub-Area:</u></b>	<b><u>Description:</u></b>
1	“The Triangle” bordered by Main Street (Route 83), Northwest Highway and the north and south sides of Busse Avenue. Existing uses include Ye Olde Town Inn, Submarine Express and the Old Carriage Restaurant.
2	South side of Busse Avenue, between Main Street (Route 83) and Emerson Street. Existing uses include Village Hall, Continental Bakery, Sakura Restaurant and Picket Fence Realty.
3	East side of Emerson Street, between Busse Avenue and Central Road. Existing uses include vacant lots (owned by the Village), Bank One’s annex parking lot and two single-family residences.
4	Block bordered by Emerson Street, Busse Avenue, Maple Street and Northwest Highway. Existing uses include Bank One, the Village’s Public Safety building, Michael’s Restaurant and Van Driel’s Medical Supply.
5	Existing commercial shopping center located at the northwest corner of Main Street (Route 83) and Central Road. The existing tenants include the House of Szechwan restaurant, Mount Prospect Package Liquors, and a hair salon.
6	Triangle shaped area bordered by Northwest Highway, Central Road and Pine Street. Existing uses include Capannari’s Ice Cream, Jake’s Pizza and Tri-State Electronics.

To assist in your review of the Committee’s recommendations this memo contains the following information: 1) summary of the existing conditions/uses within each sub-area; 2) summary of the existing Concept Plan for each area currently included within the Village’s Downtown Strategic Plan; and 3) an outline of the Committee’s specific recommendations for each sub-area.

Staff would like to review these various sub-areas and the Committee’s specific recommendations during the Committee of the Whole meeting on February 24, 2004.

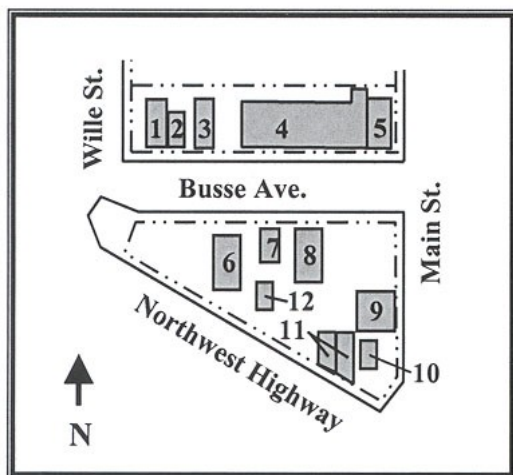
## **SUB-AREA 1**

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### ***SUMMARY OF EXISTING CONDITIONS***

The various properties located within Sub-Area 1 are outlined below.

#### **Existing Conditions:**



#### **Location & Existing Use:**

- 1) 32 W. Busse – Law Offices
- 2) 30 W. Busse – Hair Salon
- 3) 22 W. Busse – Dugout Militaria Ltd.
- 4) 18 – 6 W. Busse – Ye Olde Town Inn, etc.
- 5) 2 W. Busse – Rufini’s Restaurant
- 6) 20 W. Northwest Hwy. – Old Carriage Restaurant
- 7) 19 W. Busse – Barber Shop
- 8) 15 W. Busse – Hobby/Toy Store
- 9) 108 S. Main St. – Hair Salon & Infinite Wireless
- 10) 2 W. Northwest Hwy. – Submarine Express
- 11) 6 & 12 W. Northwest Hwy. – Vacant
- 12) 16 W. Northwest Hwy. – Law Offices

In addition to the buildings outlined above, Sub-Area 1 also contains a private parking lot at the northeast corner of Busse Avenue & Wille Street. It should be noted that the Village of Mount Prospect currently owns several parcels within Sub-Area 1. These parcels include the vacant property located on the north side of Busse Avenue (between Ye Olde Town Inn and the Military Shop), the two vacant commercial buildings located at 6 & 12 W. Northwest Highway (directly west of Submarine Express), and the parking lot located at the southwest corner of Busse Avenue and Main Street.

### ***SUMMARY OF CONCEPT PLAN***

It should be noted that the Downtown Strategic Plan identified this area as “Phase 1”, which included all of the properties bounded by Wille Street, Central Road, Main Street and Northwest Highway. Seeing that the northern portion of the “Phase 1” Concept Plan has been addressed by the nearly complete Residences at Village Centre project, the Ad Hoc Committee focused only on those properties included within the newly created Sub-Area 1.

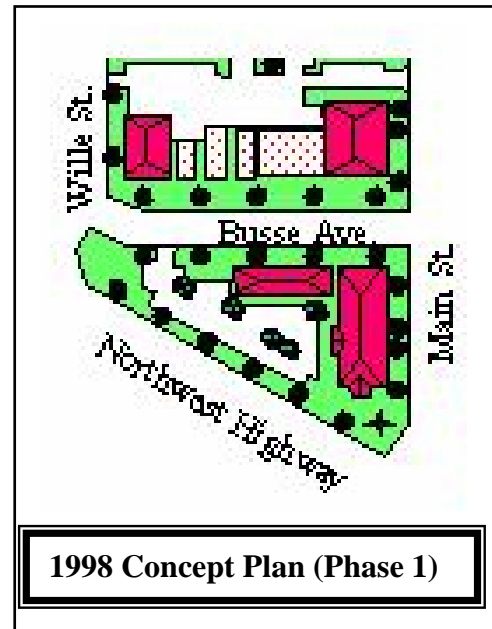
The following is an excerpt from the Village’s 1998 Downtown Strategic Plan as it relates to the properties included within Sub-Area 1.

***Development Issues – Busse Avenue Businesses***

The buildings and businesses on the north side of Busse Avenue combine to create an area that enhances the downtown, and supports the vision of this plan. Its pedestrian scale, historic character, and unique businesses should be maintained. However, many of the buildings do not meet building code standards. They will require significant façade and interior improvements to keep them viable in the long term. The buildings have been included in this larger development site so that their improvement can be considered as part of the larger development, and so that surrounding development can be designed to protect and support the properties.

***Development Details*** – The development depicted for Phase 1 included:

- 12,500 sq. ft. of existing retail space along Busse
- 13,500 sq. ft. of commercial space in new 2-story building along Busse
- Approximately 7,500 sq. ft. of commercial space between Northwest Highway and Busse, with sufficient parking.



As outlined above, the Concept Plan for this portion of the downtown included a combination of preservation and redevelopment. The Concept Plan recommended the entire redevelopment of the “Triangle” area (with 2-story commercial/office uses) and combination of new and existing buildings along the north side of Busse Avenue

***DEVELOPMENT ISSUES TO CONSIDER***

In reviewing Sub-Area 1 there are several issues and questions that must be addressed. In doing so the Committee considered the following issues:

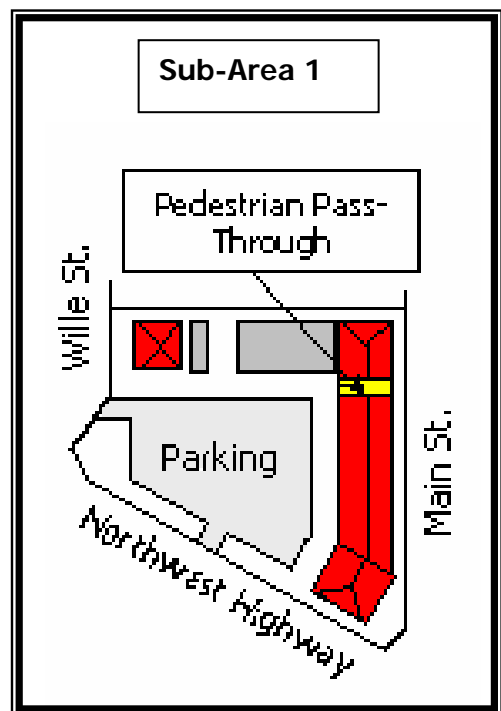
- ✓ **Multiple Owners** – Although the total area of Sub-Area 1 is generally small, it is made up of several parcels under separate ownership. The Village; however, is in a strong position given its current ownership of three parcels within the “Triangle”, the existing vacant lot on the north side of Busse Avenue, as well as the Busse Avenue right-of-way. To pursue a larger redevelopment project within Sub-Area 1 a prospective developer would be required to complete several property acquisitions.
- ✓ **Physical Limitations** – As noted previously, the total land area of Sub-Area 1 is fairly small (approximately 2 acres including the Busse Avenue right-of-way), thus redevelopment opportunities are limited. This area also has an odd triangular shape and is bisected by Busse Avenue. In addition, the area’s frontage on two major streets (Northwest Highway and Route 83) and its close proximity to both the railroad tracks and the Northwest Highway/Route 83 signalized intersection make vehicular site access difficult.
- ✓ **Existing Buildings** - As identified in the Village’s Downtown Strategic Plan, the majority of the existing buildings within Sub-Area 1 do not meet today’s building regulations and would require significant improvements/updates to make them viable. In addition, the size and configuration of the existing buildings also limit their potential reuse by new commercial uses/tenants.

- ✓ Pedestrian Access - Another issue to consider is the need to improve pedestrian access to Sub-Area 1 from the uses on the east side of Main Street (including the library, Village Hall, parking deck and existing businesses). The heavy traffic on Main Street often limits the amount of pedestrian movements across Main Street.
- ✓ Fiscal Issues – Although the total land area of Sub-Area 1 is somewhat small, the cost of acquiring the various parcels could be potentially high. Given the high cost of property acquisition it is likely that a developer would pursue a fairly dense development of the site.

### ***RECOMMENDED DEVELOPMENT DETAILS***

The recommended development for Sub-Area 1 includes:

- A complete unified redevelopment of the existing parcels located within “The Triangle”.
- Vacate the existing Busse Avenue right-of-way (between Route 83 and Wille Street) to provide a greater area for redevelopment while also creating a more pedestrian friendly environment.
- A new 3-story mixed use building running north/south along Route 83, with approximately 10,000 square feet of retail space on the first floor with two floors of residential units above. The building should include a pedestrian pass through to maintain the existing connection between the uses within Sub-Area 1 and those on the east side of Route 83.
- Conversion of the remaining area within “The Triangle” to surface parking that will serve both the new building along Route 83 and the existing businesses located on the north side of Busse Avenue. The new parking area should include landscape design features while also providing increased visibility for the existing buildings on the north side of Busse Road.
- Redevelopment of the existing parking lot, law office and hair salon properties located at the northeast corner of Busse Avenue and Wille Street as a two or three-story mixed use building.
- Architecture for all new buildings should maintain the pedestrian scale and historic character of the existing buildings within Sub-Area 1, while also providing a transitional area to the adjacent commercial and residential uses.

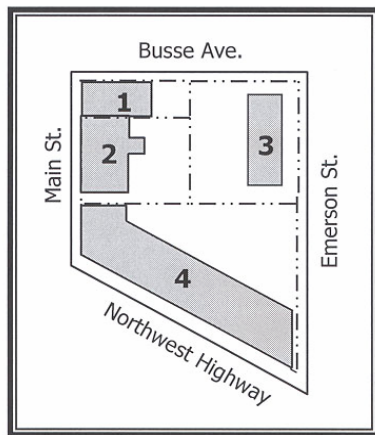


## **SUB-AREA 2**

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### ***SUMMARY OF EXISTING CONDITIONS***

Sub-Area 2 is bordered by Main Street (Route 83), Northwest Highway, Emerson Street and Busse Avenue. This area contains a variety of existing uses including the Village Hall, Continental Bakery, Sakura Restaurant, Picket Fence Realty and the recently constructed Lofts & Shops mixed-use development. The various properties located within Sub-Area 2 are outlined on the following page.



#### **Location & Existing Uses:**

- 1) 101 S. Main Street - Bakery
- 2) 105–111 S. Main Street – Restaurant/Office/Retail
- 3) 100 S. Emerson – Village Hall
- 4) 2-92 E. Northwest Highway – Retail & Condos

In addition to the buildings outlined above, Sub-Area 2 also contains a surface parking lot within the center of the block. This parking lot provides access to all properties/uses within the sub-area, and has access to both Emerson Street and Busse Avenue. In addition, there is a private parking garage located under the Lofts & Shops building that provides parking for its residential units. This parking garage was designed to potentially tie into the redevelopment of the existing Village Hall site (following the Village's relocation to the new Village Hall currently under construction).

### ***SUMMARY OF CONCEPT PLAN***

It should be noted that the Downtown Strategic Plan identified this area as “Phase III”, which included all of the properties bounded by Main Street, Central Road, Emerson Street and Northwest Highway. Seeing that the northern portion of the “Phase III” Concept Plan has been addressed by the Library's expansion project and the construction of the new Village Hall/Parking Deck, the Ad Hoc Committee focused only on those properties included within the newly created Sub-Area 2.

The following is a summary of the Concept Plan included in the 1998 Downtown Strategic Plan for the properties included within the newly created Sub-Area 2.

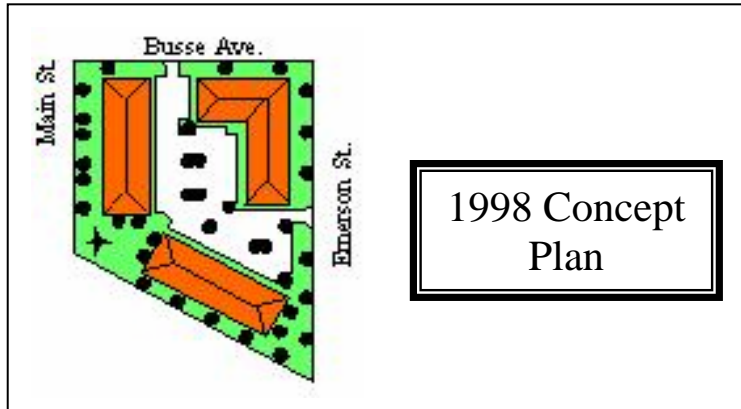
#### ***Description***

*This scenario envisions a mix of retail, residential, and public uses on the area bounded by Central Road, Emerson Street, Northwest Highway, and Main Street. The area would include a parking structure designed to serve the Village Hall, Senior Center, Library, First Chicago Bank and bank-building employees, and Metra commuters. The parking structure also could be designed to accommodate retail or office uses on the first level, and should be designed expanding upon the library's existing below grade parking lot.*



**Existing Businesses**

*This area includes three of the downtown’s most active and viable retailers: Fannie May Candy, The Sakura Restaurant, and Central Bakery. In addition, the medical facility located just west of the Senior Center would be relocated to a new site. It is the intent of this plan that these businesses remain in the downtown. The businesses could be relocated into new structures in the downtown.*



**Development Details:**

- *The development depicted for Phase III includes:*
- *Three residential buildings with 120 new residential units. The required 180 parking spaces would be located in below grade parking. These buildings should be four to five stories high (30-65 feet).*
- *A common parking court located in the center of the buildings, visible at grade level from Main Street and Northwest Highway, to accommodate visitors and parking for commercial uses.*
- *Between 15,000 and 45,000 square feet of new flexible commercial/office space on the ground floor of the residential buildings. It is anticipated that this space would be clustered near gaps in the three buildings in order to keep it close to visible and accessible parking.*

As outlined above, the Concept Plan for the properties included within Sub-Area 2 consisted of relocating the Village Hall and redeveloping the entire block bounded by Main Street, Busse Avenue, Emerson Street and Northwest Highway. With the development of the Lofts & Shops building a portion of the concept plan has been completed; however, the Village Hall, Sakura and Central Bakery sites still remain.

**DEVELOPMENT ISSUES TO CONSIDER**

In reviewing Sub-Area 2 there are several issues and questions that must be addressed. In doing so the Committee considered the following redevelopment issues:

- ✓ **Multiple Owners** – Sub-Area 2 consists of several parcels under separate ownership. Disregarding the recently constructed Lofts & Shops project, Sub-Area 2 consists of three primary property owners (including the Village). To complete a unified redevelopment of the remaining parcels a prospective developer would be required to complete multiple property acquisitions.
- ✓ **Physical Limitations** – Although the total land area of Sub-Area 2 is approximately 2.5 acres, approximately 1/3 of the block has been occupied by the recent Lofts & Shops development. Due to the configuration of the

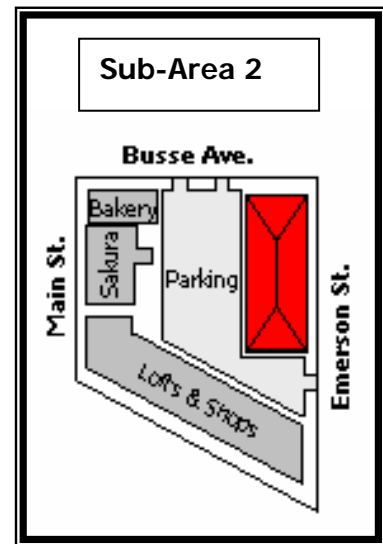
Lofts & Shops building (including access to the under ground parking garage), redevelopment of the remaining parcels would need to compliment and accommodate the existing Lofts & Shops building.

- ✓ Existing Buildings - As noted previously, Sub-Area 2 contains several existing buildings. The newly constructed Lofts & Shops building is 3-stories high (containing ground level retail & two stories of condos). The Village Hall building (formerly a bank) is slated for demolition once relocation to the new Village Hall building is complete. The remaining buildings (Sakura and Central Bakery) are located very close to the Main Street right-of-way. In addition, the size, condition and configuration of these two existing buildings limit their potential reuse by new commercial uses/tenants.
- ✓ Pedestrian Access – As with Sub-Area 1, the amount of traffic on Main Street creates a difficult challenge. Pedestrian access from both the existing and future uses on the west side of Main Street needs to be improved. In addition, issues with pedestrian access across Northwest Highway (including access to the train station and uses located on the south side of the railroad tracks) should be reviewed.
- ✓ Fiscal Issues – Although the remaining land area within Sub-Area 2 is somewhat small, the cost of acquiring the various parcels could be high. The Village; however, is in a strong negotiating position given its ownership of the existing Village Hall site.
- ✓ Existing Businesses – As noted in the Downtown Strategic Plan, Sub-Area 2 contains several viable businesses (Central Bakery, Sakura Restaurant and Picket Fence Realty). All of these businesses have remained successful and continue to draw residents/consumers to the downtown area. Redevelopment of this area must also address the issue of maintaining/relocating these businesses.

**RECOMMENDED DEVELOPMENT DETAILS**

The recommended development for Sub-Area 2 includes:

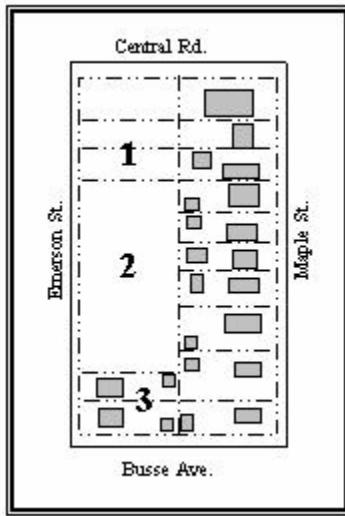
- Following the opening of the new Village Hall, the existing Village Hall site should be redeveloped with a mixed-use building containing ground level retail and residential units above. The building should comply with the height limits within the B5C District (maximum of 80 feet) and should include a pitched roof rather than a faux façade design.
- The redevelopment of the existing Village Hall site should include underground parking that could be extended to the west if future redevelopment of the Sakura Restaurant and Continental Bakery parcels were to occur.



### SUB-AREA 3

#### SUMMARY OF EXISTING CONDITIONS

Sub-Area 3 is located on the east side of Emerson Street, between Central Road and Busse Avenue. This area consists of three vacant parcels owned by the Village, Bank One' auxiliary parking lot, and two single-family homes. The various properties located within Sub-Area 3 are outlined on the following page.



#### Location & Existing Uses:

- 1) 1-5 S. Emerson Street – Vacant Lots
- 2) 7-17 S. Emerson Street – Bank Parking Lot
- 3) 19 & 21 S. Emerson Street – Single-Family Residences

The properties included within this sub-area contain a variety of uses and zoning classifications. The 3 vacant parcels at the north end of the area and the Bank One parking lot are currently zoned B5 Central Commercial, while the two existing single-family homes located at the south end of the block are zoned R-1 Single Family Residence. It is also important to note that directly east of Sub-Area 3 is an existing single-family neighborhood zoned RA Single-Family Residence.

#### SUMMARY OF CONCEPT PLAN

In reviewing the properties included within the newly created Sub-Area 3, it is important to note that the area was referred to as “Phase II” within the Village’s existing Downtown Strategic Plan. The following is a summary of the Concept Plan included in the 1998 Downtown Strategic Plan for the properties included within the newly created Sub-Area 3.

##### **Description**

*Having more people living downtown is important to increasing activity in the area. That issue is addressed in Phase I through development of condominium dwellings. As a way to diversify the type of living options in the downtown, and add to its overall character, this area (the eastern face of Emerson Street between Busse and Central) would be enhanced by the addition of high quality row homes.*

##### **Bank Parking**

*The largest single use of this block currently is parking for the First Chicago Bank (now Bank One) building. The parking serves employees of the bank and tenants of the building. From a redevelopment standpoint, the parking being located in the center of the block makes redevelopment of other parts of the block impractical. To facilitate redevelopment on the block, the parking is recommended to be relocated to another site in the downtown on either a temporary or permanent basis. Several locations have been*

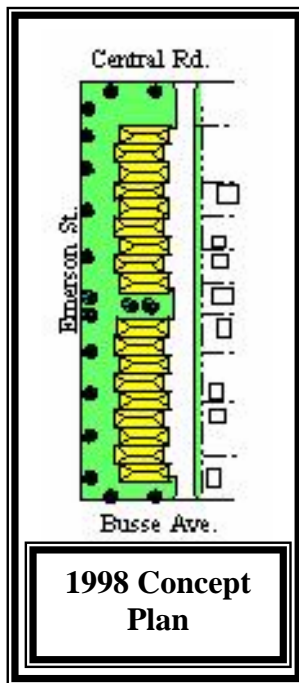
*considered for the temporary placement of the First Chicago Bank parking lot. Options for a permanent parking location are described in Phase III.*

**Existing Residential**

*The two homes at the corner of Busse and Emerson would need to be removed to accommodate the proposed redevelopment. It is recommended that if a prospective developer or the Village is unable to reach an agreement to purchase the properties, that a right of first refusal is negotiated. This would provide the developer (or Village) with the option to buy the properties when the residents wish to sell.*

**Residential to the East**

*The impact on adjacent residential properties will be a primary concern of redevelopment on this site. Careful attention should be given to adequately screening the adjacent homes from the site. This would be best accomplished through a combination of fencing and landscaping.*



**Development Details**

*The development depicted for Phase II includes:*

- *Eighteen new row homes with alley access from Central Road and Busse Avenue.*
- *The site currently is zoned B-5 and R-1. Development of the row homes should be done with R-2 (Attached Single Family Residences) as the base-zoning district.*
- *Buildings should be oriented to the street with garages orientated to the rear.*
- *Building materials and architectural design should reflect the high quality character and image envisioned for the downtown.*
- *A small open space to break up the mass of the row home buildings.*

**Action Steps**

- *Prepare RFP to solicit interest from residential/townhome developers.*
- *Begin negotiations with property owners to acquire land in Phase II area.*
- *Select and negotiate with developer to initiate development process.*

As outlined above, the Concept Plan for the properties included within Sub-Area 3 consisted of redeveloping the entire block. This redevelopment was to consist of high quality “rowhomes” with all garages/driveways to be located on the rear (east) side of the buildings. The Concept Plan also recognized the importance of sufficient screening/landscaping along the east side of the properties, thus providing a sufficient transition to the adjoining single-family residential neighborhood.

**DEVELOPMENT ISSUES TO CONSIDER**

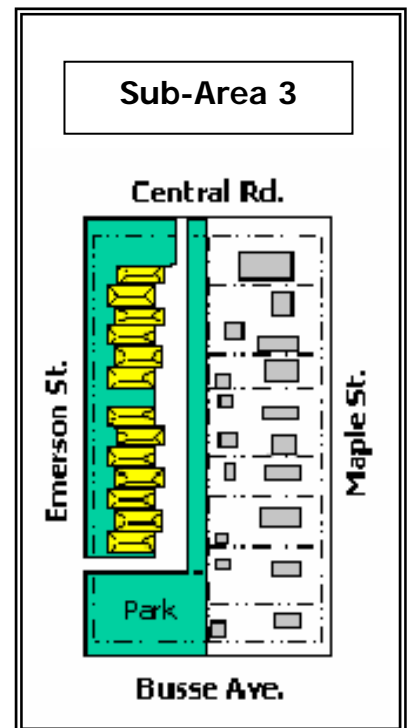
In reviewing Sub-Area 3 there are several issues and questions that must be addressed. In doing so the Committee considered the following redevelopment issues:

- ✓ **Multiple Owners** – Sub-Area 3 consists of three primary property owners (including the Village). From a redevelopment standpoint, the location and size of Bank One’s parking lot makes the standalone development of the other portions of the block impractical. As suggested in the Concept Plan, a prospective developer (or the Village) may wish to pursue the purchase of the two existing residences (or negotiate a right of first refusal with the owner) to allow for the inclusion of these properties in a future development project.
- ✓ **Physical Limitations** – Although the total land area of Sub-Area 3 is approximately 2 acres, each of the parcels have a lot depth of only 157 feet. This depth has a direct impact on the type of redevelopment that could occur. In addition, the potential impacts on the adjoining single-family residences must also be considered when determining what type of redevelopment would be appropriate within this area.
- ✓ **Existing Buildings** - As noted in the summary of existing conditions, Sub-Area 3 contains only two existing building (both single-family homes owned by the same person). In addition to the two existing homes, Sub-Area 3 also contains an auxiliary parking lot for Bank One. Although this parking lot is generally underutilized, it is needed for Bank One to meet the Village’s parking requirements for the existing bank/office building.
- ✓ **Pedestrian Access** – Unlike Sub-Areas 1 and 2, the proposed Concept Plan for this area includes only residential uses. With this in mind, the issue of pedestrian access is somewhat limited. However, the pending opening of the Library and Village Hall will generate a much greater amount of pedestrian and vehicular traffic within the area. Any type of redevelopment in this area must properly address the anticipated pedestrian/traffic movements along Central Road, Emerson Street and Busse Avenue.
- ✓ **Fiscal Issues** – Although the remaining land area within Sub-Area 3 is somewhat small, the cost of acquiring the various parcels could be high (particularly given the tie between the parking lot and the bank building). However, the Village is in a strong negotiating position given its ownership of the 3 vacant lots at the north end of the block.

**RECOMMENDED DEVELOPMENT DETAILS**

The recommended redevelopment of Sub-Area 3 would include:

- The existing properties owned by the Village and the adjacent Bank One parking lot should be redeveloped as a “rowhome” residential development, with the buildings oriented to the street and the garages and vehicle access oriented to the rear.
- The rowhomes should consist of architecture that compliments recent redevelopment projects within the downtown area while also providing a transition to the neighboring single-family homes to the east.
- The Village should reserve an area along Central Road, not exceeding fifty feet from the Central Road right-of-way, to serve as a public open space. The open space area should be designed to accommodate a vehicular driveway at the east end (providing access for the rowhome development to/from Central Road).
- The two existing homes at the south end of the block should be converted into a small park. This would provide some additional open space within the downtown area while also complimenting the open spaces incorporated into the new Village Hall/parking deck development.



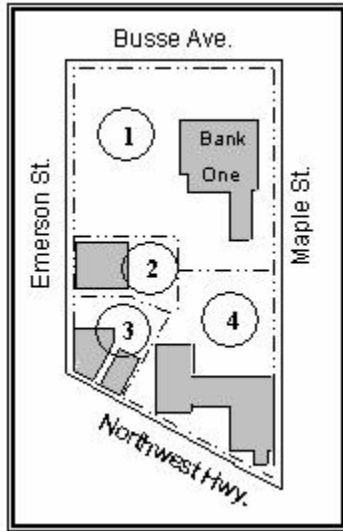
## SUB-AREA 4

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### **SUMMARY OF EXISTING CONDITIONS**

The various properties located within Sub-Area 4 are outlined below.

#### **Existing Conditions:**



#### **Location & Existing Uses:**

- 1) 111 E. Busse Avenue – Bank One & Office Building
- 2) 112 – 119 S. Emerson Street – Michael’s Restaurant & Other Commercial Uses
- 3) 104 E. Northwest Highway – Van Driel’s Medical Supply
- 4) 112 E. Northwest Highway – Public Safety Building (Police & Fire)

The total land area of Sub-Area 4 is approximately 2.85 acres (excluding the Village’s Public Safety Building). Of the 2.85 acres, the Bank One site consists of approximately 2.15 acres, with the Michael’s Restaurant and Van Driel’s sites occupying the remaining 0.7 acres. It should be noted that the Bank One building is the largest existing non-residential building within downtown Mount Prospect (measuring approximately 92 feet in height and containing approximately 70,000 square feet).

As noted in the section of this report regarding Sub Area 3, the Bank One building utilizes the existing “annex” parking lot located on Emerson Street (across from the Library and new parking deck). Any potential redevelopment of the Bank One site within Sub-Area 4 will also impact the future use of the “annex” parking lot.

All of the properties located within Sub-Area 4 are zoned B5C Central Commercial Core. The sub-area is bordered by existing single-family neighborhoods both to the north and east, while to the west it is bordered by commercial properties and to the south it is bordered by Northwest Highway and the railroad tracks. The B5C District allows a maximum residential density of thirty (30) units per acre and a maximum height of 80 feet. The B5C District does not require any specific setbacks; however, transitional setbacks are required for any development that abuts a single-family residential zoning district.

### **DEVELOPMENT ISSUES TO CONSIDER**

In reviewing Sub-Area 4 there are several issues and questions that must be addressed. In doing so the Ad Hoc Committee considered the following redevelopment issues:

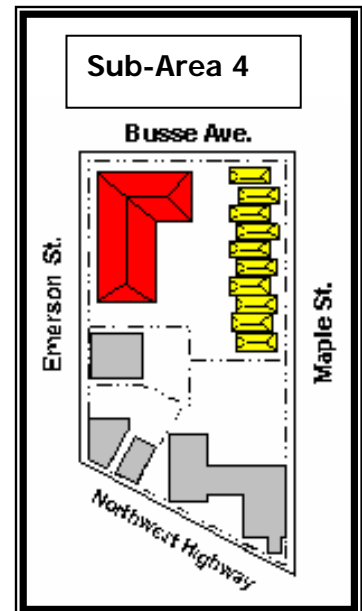
- ✓ Multiple Owners – As with the other sub-areas, Sub-Area 4 consists of several parcels. However, unlike the other sub-areas, Sub-Area 4 contains one large parcel (currently for sale) and 3 smaller parcels. Given these circumstances, the opportunity exists to either redevelop all of the sites as one large project or allow for different redevelopment approaches on each of the parcels.

- ✓ Physical Limitations – As noted above, Sub-Area 4 consists of approximately 2.85 acres (excluding the Village’s Public Safety Building). Of the properties within Sub-Area 4, the Bank One site contains the vast majority of the Sub-Area’s land area (consisting of approximately 2.15 acres). Given the size and configuration of the Bank One parcel, there is a tremendous opportunity for redevelopment within the Sub-Area without requiring multiple property acquisitions. It should be noted that Bank One has indicated a desire to maintain a bank and drive-thru facility on their current site; however, the location and configuration of the bank facility could be modified.
- ✓ Existing Buildings - Sub-Area 4 contains several buildings. As noted previously, the Bank One building is approximately 92 feet in height (6 stories) and contains approximately 70,000 square feet (including the drive-thru bank facility with 6 drive-thru lanes). The building that contains Michael’s restaurant is a combination 1 & 2-story building, while the Van Driel’s building is 2-stories. All of the Sub-Area’s existing buildings are viable and have the potential to be occupied by new commercial uses/tenants.
- ✓ Pedestrian Access – Seeing that the majority of Sub-Area 4 does not abut a major roadway, pedestrian access to the area from both the adjoining single-family residential neighborhood as well as the existing/future commercial uses to the west of the Sub-Area are both excellent. It is anticipated; however, that the opening of the Library, parking deck and Village Hall will result in increased traffic on both Emerson Street and Busse Avenue.
- ✓ Fiscal Issues – Although the size of the Bank One parcel provides for a number of redevelopment opportunities, the projected cost of acquiring the property and the related demolition costs will require a fairly dense development to make the numbers work. In addition to development costs, careful consideration must also be given to comparing the property taxes currently generated to those that would be created as a result of a new development.

**RECOMMENDED DEVELOPMENT DETAILS**

The recommended redevelopment of Sub-Area 4 would include:

- If the existing Bank One site were to be redeveloped the new development should be designed to provide a transition in building height from downtown to the existing single-family neighborhood to the east.
- The area with frontage on Emerson Street should be redeveloped as a mixed-use project with retail on the first floor and residential units above. The building should comply with the height limits within the B5C District (maximum of 80 feet).
- The portion of the Bank One site that fronts onto Maple Street should be developed as rowhomes, with the buildings oriented to the street and the garages and vehicle access oriented to the rear, to compliment the existing single-family homes on the east side of the street.



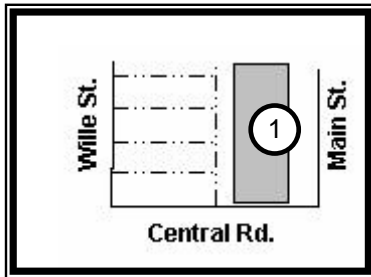
## SUB-AREA 5

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### ***SUMMARY OF EXISTING CONDITIONS***

The various uses located within Sub-Area 5 are outlined below.

#### **Existing Conditions:**



#### **Location & Existing Uses:**

- 1) 2 thru 40 N. Main Street - Mount Prospect Package Liquors, the House of Szechwan Restaurant, and a Cleaners.

The total land area of Sub-Area 5 is approximately 1.29 acres (excluding the Mount Prospect National Bank property). The existing commercial building contains approximately 25,000 square feet of retail space.

Sub-Area 5 contains only one parcel, which is currently zoned B5 Central Commercial. The sub-area is bordered by existing single-family homes to the west, the Mount Prospect National Bank to the north, and multi-family residential to the east and south. The B5 District allows a maximum residential density of sixteen (16) units per acre and a maximum building height of 30 feet. The B5 District does not require any specific setbacks; however, transitional setbacks are required for any development that abuts a single-family residential zoning district (setbacks must equal height of building).

### ***DEVELOPMENT ISSUES TO CONSIDER***

In reviewing Sub-Area 5 there are several issues and questions that must be addressed. In doing so the Committee considered the following redevelopment issues:

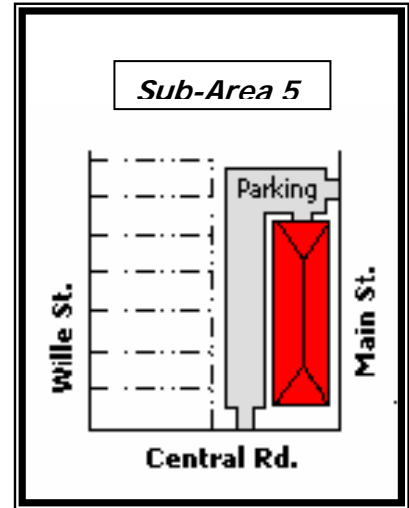
- ✓ **Single Owner** - Unlike the other sub-areas, Sub-Area 5 consists of only one parcel. Given this situation, a greater opportunity exists to completely redevelop the entire area as one large project.
- ✓ **Physical Limitations** - As noted above, Sub-Area 5 consists of approximately 1.29 acres (excluding the Mount Prospect National Bank site). Given the small size of the property there are limits with regards to what could be developed on the site. In addition, the Sub-Area's close proximity to the adjoining single-family neighborhood and the signalized intersection of Main Street & Central Road create several challenges.
- ✓ **Existing Building** - As noted previously, Sub-Area 5 contains the Central Plaza Shopping Center (a single-story, 25,000 square foot commercial building). The size of the existing building, as well as the configuration of the site's parking and vehicular access, limits the ability to attract new uses/tenants.
- ✓ **Pedestrian Access** - Despite the site's close proximity to the Central Road/Main Street intersection, pedestrian access to Sub-Area 5 is generally good. It is anticipated; however, that the opening of the Library, parking deck and Village Hall will result in increased traffic on both Central Road and Main Street. In reviewing any future redevelopment plans, careful consideration should be given to enhancing the pedestrians crossing on both Main Street and Central Road.



***RECOMMENDED DEVELOPMENT DETAILS***

The recommended redevelopment of Sub-Area 5 would include:

- Redevelopment of the site with a 3-story mixed-use development, containing retail on the first floor and office or residential units on the upper floors.
- Any redevelopment of the property shall include architecture and setbacks that provide an adequate transition between the downtown area and the adjacent single-family neighborhood to the west.
- If redevelopment is not possible then major modifications should be made to the existing shopping center, including improved parking and site access, as well as exterior building modifications.

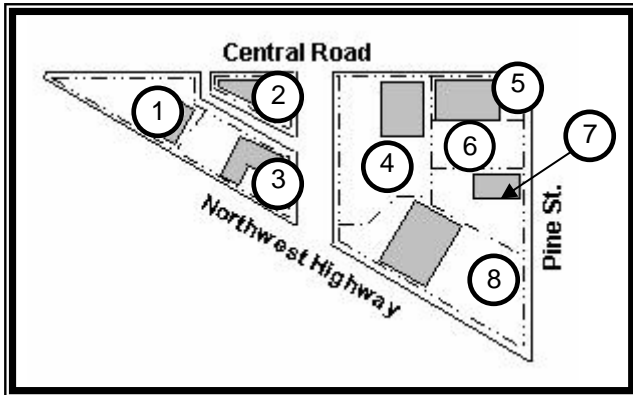


**SUB-AREA 6**

***SUMMARY OF EXISTING CONDITIONS***

The various uses located within Sub-Area 6 are outlined below.

**Existing Conditions:**



**Location & Existing Uses:**

- 1) 310 W. NW Hwy. – Marathon Gas Station
- 2) 301 W. Central Road – Office Building
- 3) 302 W. NW Hwy. – Jake’s Pizza
- 4) 299 W. Central Road – Little America Restaurant
- 5) 201 W. Central Road – Mobile Print
- 6) 4 S. Pine Street – Com Ed Utilities
- 7) 8 S. Pine Street – Capannari’s Ice Cream
- 8) 200 & 230 W. Northwest Hwy. – Carpet/Tri-State Electric

With a total land area of 3.86 acres (including the S. Elmhurst Avenue right-of-way between Central Road and Northwest Highway), Sub-Area 6 is the largest sub-area to be reviewed by the Ad Hoc Committee. It should be noted that the Village currently owns the existing building and property occupied by the Capannari’s Ice Cream shop as well as the adjoining Moehling Park site.

All of the properties located within Sub-Area 6 are zoned B5C Central Commercial Core. The sub-area is bordered by a combination of commercial and residential uses to the north, Northwest Highway and the railroad tracks to the south, and multi-family residential to the east. The B5C District allows a maximum residential density of 30 units per acre (80 units per acre allowed with a PUD) and a maximum building height of 80 feet. The B5C District does not require any specific setbacks; however, transitional setbacks are required for any development that abuts a single-family residential zoning district.

***DEVELOPMENT ISSUES TO CONSIDER***

In reviewing Sub-Area 6 there are several issues and questions that must be addressed. In doing so the Ad Hoc Committee considered the following redevelopment issues:

- ✓ Multiple Owners – As with the majority of the sub-areas reviewed, Sub-Area 6 contains several parcels under separate ownership. Seeing that each parcel is somewhat small, any type of large-scale redevelopment would require the acquisition of multiple parcels.
- ✓ Physical Limitations – As noted above, Sub-Area 6 consists of approximately 3.86 acres (including the S. Elmhurst Avenue right-of-way). The triangular shape of the area would create challenges for any type of large-scale redevelopment project; however, the total amount of land available provides for a variety of options. In addition, the vacation of the S. Elmhurst Avenue right-of-way could provide additional land area for a redevelopment project.

- ✓ Existing Buildings - Sub-Area 6 contains a number of existing buildings, all of which are viable for both existing and future tenants/uses.
- ✓ Pedestrian Access – Despite the area’s close proximity to the Central Road/Northwest Highway intersection, pedestrian access to Sub-Area 6 is generally good. The challenge for any type of redevelopment within this area will be to ensure that it is viewed as a continuation of the Village’s downtown, rather than the area that is “on the other side of the Clocktower development.”

***RECOMMENDATION***

The Ad Committee determined that the primary focus at this time should be on the properties located along the Route 83 corridor. With this in mind those properties included within Sub-Area 6 should be part of a future phase of the Village’s downtown redevelopment planning efforts.

### ***FINANCIAL CONSIDERATIONS***

In reviewing opportunities for additional redevelopment within downtown Mount Prospect the Ad Committee also discussed the various financial aspects related to each of the sub-areas. To ensure that the remaining areas can be redeveloped the Ad Hoc Committee recommends that the Village pursue extending the term of a portion of the existing TIF District for an additional 13 years.

The Committee's development recommendations included within this report are based on the six sub-areas that have been created (see the attached description and map of the sub-areas). The Ad Hoc Committee believes the current TIF District could support the developments proposed in Sub-Area 2 and Sub-Area 3 without the 13-year extension, however it does not have the capacity to fund the needed expenses to redevelop Sub-Area 1. The Committee also determined that Sub-Area 4 (Bank One building) should remain out of the TIF and that a separate analysis should be conducted to determine the feasibility of creating a separate TIF for Sub-Area 5 (Central Plaza). The Committee is not recommending any additional expenditure in Sub-Area 6.

If the Village Board supports the Committee's recommendation to pursue the 13-year extension of the TIF, the Village would need to obtain legislative approval from the State of Illinois. The Village would need the support of the two affected school districts (57 and 214) before the State would consider such an extension. As part of their proposal, the Committee is recommending that the Village limit the 13-year extension to the properties located within Sub-Areas 1, 2 & 3, thereby releasing over \$33 million in equalized assessed value to the various taxing districts when the TIF is due to expire in 2008. The properties within Sub-Areas 1, 2 & 3 would remain in the TIF through the year 2021.

### ***CONCLUSION***

As illustrated in the memo, the newly created Downtown Redevelopment Ad Hoc Committee – Phase II completed a tremendous amount of work within a short time frame. The Committee hopes the Village Board will give serious consideration to each of their recommendations. Please forward this memorandum and attachments to the Village Board for their review and consideration at their February 24<sup>th</sup> meeting. Staff will be present at that meeting to answer any questions related to this matter.