

**Consideration of a Recommendation to
Approve a Preliminary Planned
Development and Design for the
Redevelopment of 1850 Green Bay Road**

City Council

January 28, 2019

City of Highland Park

Background

- 2017 - Karger property listed for sale
 - Albion-Jacobs selected as preferred developer
- Jan. 18, 2018 –
 - \$3.76M Purchase & Sale agreement approved
 - Sale contingent on zoning approvals
- Leases for existing tenants in Karger Center were extended to Sept. 1st

Project Summary

- **Building –**
 - 63' and five stories with 171-units & parking garage
- **Parking –**
 - 193 spaces located in parking garage underneath building
 - 47 surface parking spaces
 - 46 of which will be dedicated to Lake County Health Center during business hours and open to the public and the residents and guests of the Albion all other times.
 - Some of which will be located in part on the Water Tower property.
- **Access –**
 - To Green Bay Rd. through alignment with existing light
 - Proposed access to Central Ave. through abutting property

Design-Building Elevations (East Front / North)

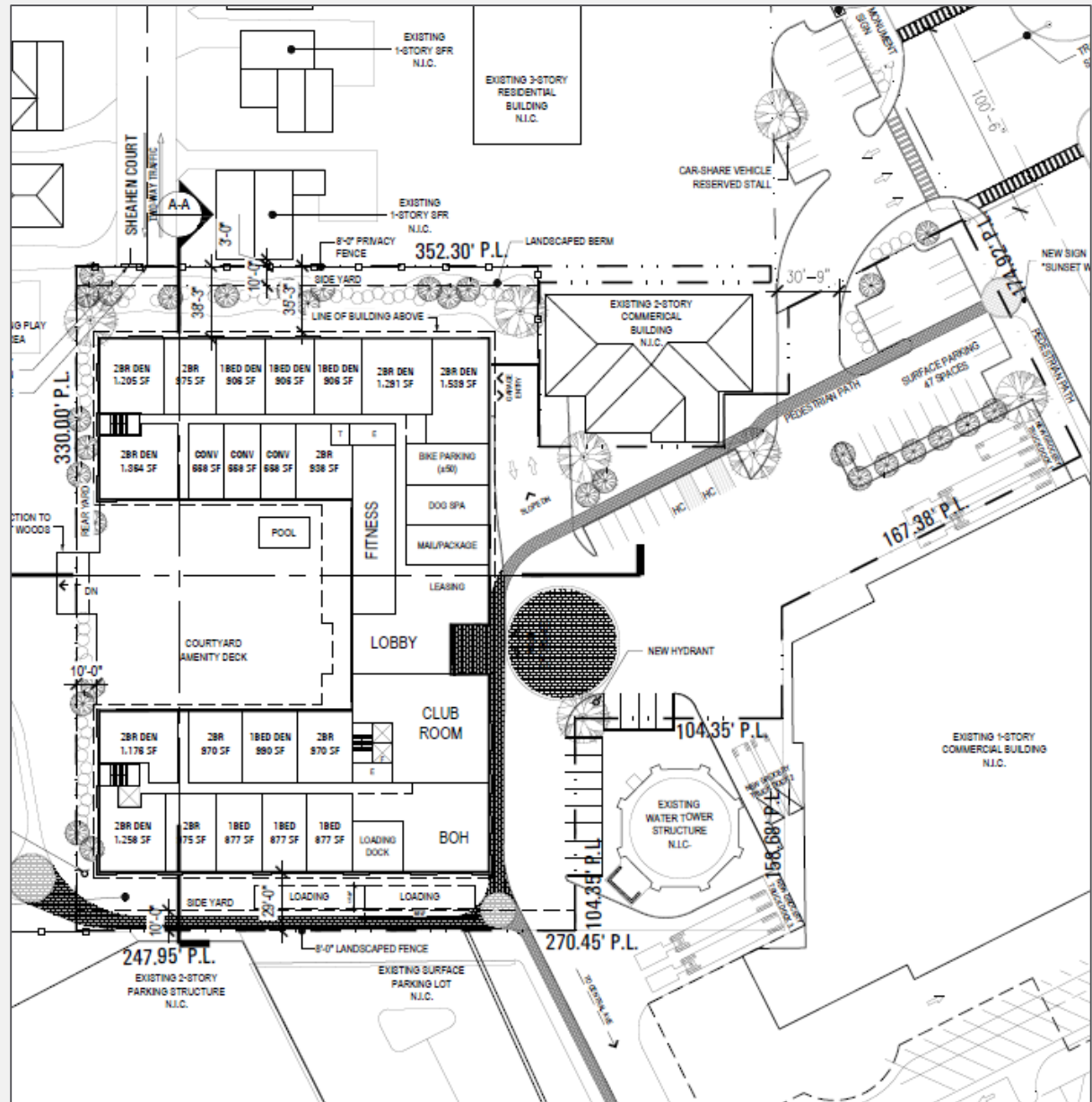


Design - Building Elevations (South & West)



Site Plan

- Ped connection to Green Bay Rd.
- 47 surface parking spaces
- Water tower
 - Off-street parking
- Building setback 38'3" (35'3" at bump outs) from the North and 29' from the South and 10' from the West.
- City & Sunset-owned properties along Green Bay Rd



Zoning Modifications

1. Upper Story Building Step Back

- Section 150.520K applies to multi-story buildings developed as PUD's
- Only if buildings are taller than four stories
- Upper story step back along the front property line of 15' required
- Intended to “reduce the apparent overall bulk of the building”
- No building step-back provided

Zoning Modifications

2. Building Setbacks

Setback Table			
	Required	Proposed	Relief Requested
Front Yard	Build To Zone: 5' - 25'	294'	269'
North Yard	25' (front yard of abutting district)	38'3"	None
South Yard	0' (not adjacent to residential zone)	29'	None
Rear Yard	30'	10'	20'
Open Air Parking Lot	30'	8'	22'

Zoning Modifications

3. Inclusionary Housing

Number of affordable units proposed to be required: 29

- # on-site: 17
 - # via payment in lieu: 12
 - Market rate bonus units: 26
 - A variation is required b/c Code currently does not allow the benefit of unit bonuses with this arrangement.
- Note: This zoning relief does not constitute a Section 150.2108 finding regarding the cash payment as an alt. means of compliance, which will be considered after a recommendation from the Housing Commission as part of the Inc. Housing Plan.

Zoning Modifications

4. Article 23 – Downtown Form & Design

- Build-To Zone
 - Relief needed
- Building Transparency & Blank Wall Area
 - Final architectural drawings will indicate if relief needed
- Street-facing Building Entrances
 - No relief needed – front entrance faces Green Bay Rd.
- Parking Setback (open air surface parking)
 - Relief needed for parking near Green Bay

Public Benefit Summary

1. Pedestrian timers at the intersection over Green Bay Rd. leading to Renaissance Place to improve pedestrian safety.
2. Publicly accessible pedestrian path between Green Bay Rd. and Sunset Woods Park w/wayfinding signs and lighting.
3. Green building certification, including bird strike prevention glass in the building's atrium and a green roof
4. Wayfinding signs directing residents towards the Central Business District
5. Public art along the pedestrian pathway
6. \$20K donation for the restoration and maintenance of the exterior of the Water Tower.

Commission Consideration

- PDC opened the public hearing on November 6, 2018.
- Continued to subsequent meetings
 - November 20
 - December 4
 - December 18
- Findings of Fact recommending approval approved at the December 18 meeting by a vote of (5-0) with two conditions:
 1. Rooftop mechanical equipment facing Sheahen Court be moved back as far as possible & screened
 2. Provide additional information concerning the access to Central Avenue through Sunset Foods' property

Public Testimony

- The public provided testimony at each of the four public hearings
- Points of objection to the proposal included:
 - Building is too tall and should be reduced in bulk
 - Top floor facing north (Sheahen Ct. side) should be stepped back
 - Building will negatively impact Sunset Woods Park & abutting homeowners on Sheahen Ct.
 - Width of the lot was measured incorrectly
 - Stormwater runoff will negatively impact Sunset Woods Park
 - Safety concerns

Recommendation


- PDC recommends approval of a Preliminary Development Plan for the Albion/Jacobs Redevelopment
- Staff recommends the City Council direct Corporation Counsel to draft the appropriate documents as necessary.
- If approved, staff recommend the Council make part of its motion the conditions on the next two slides.

Recommended Conditions

- Approval by the City Council of a final plan for affordable housing pursuant to the process set forth in Article 21.
- Compliance with Purchase & Sale Agrmt. for Karger Center Property.
- Acquisition by the applicant of title (or securing appropriate easements) to the affected land currently owned by the City and by Sunset Foods, prior to consideration of a final development plan.
- Negotiation, and approval by the City Council at the time of approval of the final development plan, a license agreement for parking around the water tower.

Recommended Conditions

- That a post development optimization traffic study regarding 4 signals in relatively close proximity be completed Central/Renaissance/Elm Place/Park Ave W
- Rooftop mechanical equipment facing Sheahen Court be moved back as far as possible & screened
- Signs stating that vehicles in loading docks shall be attended at all times.
- That two fire hydrants be included on-site
- Related to Access from Sheahen Ct.
 - For emergency personnel only – no vehicles
 - 6’ access gate in fence, if installed, & 6’ opening in landscaping
 - Sheahen Ct. Sign “No Parking – Emergency Vehicles Only”
- The plans be revised in accordance with staff’s comments.



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