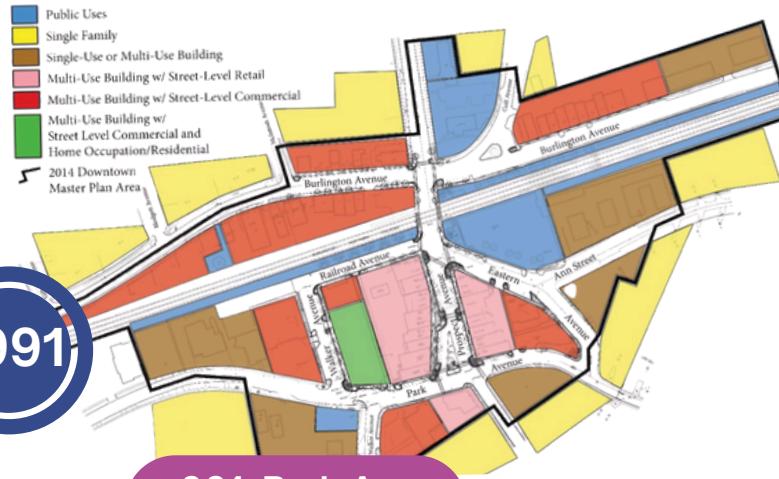


# 104 Walker Ave

## 34 years of planning



### Comprehensive Master Plan

1991

Designates the Central Business District and nearby areas for mixed uses, including offices, multi-family housing, and retail

### Downtown Master Plan

2006

Designates 104 Walker as a redeveloped building site with a pocket park

### Downtown Master Plan Updated (and amended)

2014-2016

Adoption of the Land Use Concepts Map. The map continues to designate the corner of Park and Walker Avenues for development opportunities and a pocket park

### Developer Interest

2021-2024

Four developers present concept plans for 45+ unit apartment buildings. None move forward

### Village demolishes remaining structure

2024

Safety concerns at the property push forward actions to clear the land

### 301 Park Ave Purchase

2000

The Village purchased this property adjacent to 104 Walker to secure the land “until the adjacent property becomes available”

### Downtown Overlay District

2007

Ordinance passes unanimously to designate “downtown” properties which are subject to the Downtown Design Review process

### Downtown TIF District created

2020

The Downtown TIF was created as part of a broader rejuvenation effort, including projects at 104 Walker and 301 Park

### 104 Walker Ave Purchase

2024

The Village purchased the 104 Walker property after several developers fail to complete the entitlement process

### Village Holds RFP Process

2025

Current Redwood proposal selected by the Village Board as it was preferred to have condominiums over apartments



# 104 Walker Ave

## 34 years of planning

**2021**-Pinegrove Developments single use 4-story, **45 units apartment building**. Failed to secure property rights.

**2023**-Campbel Coyle proposes a Concept Plan at Village Board meeting for **5-story, 45 unit apartment building** with a restaurant on the first floor. Failure to secure property rights.

**2024**-Holliday Group Developers proposed a Concept and Preliminary Plan at Village Board and Zoning Board of Appeals for a **5 story, 58 unit apartment building with a restaurant on the first floor**. Unable to move forward.



BEFORE: Vacant and littered 104 Walker Ave lot

### Past Developer Interest

- 15 Condo Units
- 12 Boutique Hotel Rooms
- Small retail space on ground floor
- Office co-working space on first floor
- A “high rise” means anything taller than 75 feet, this project is well under that.
- The building at 229 Park (just across the street) is the same height.
- From the south, the slope of the land makes the building look like three stories, similar to 88 Park Ave.
- Thanks to that slope, the requested height variance is small: just 7 feet over the 40-foot limit (for a total of 47.5 feet).

### and another thing..

- TIF funds go into TIF District projects which frees up funds in the Village budget. This provides more money for necessary operations and can reduce the Village’s annual property tax levy.
- The Village Fire and Police Departments have reviewed the project and have no safety concerns.
- **Estimated traffic volume generated by the mixed-use development is 19 trips in the morning and 32 trips generated in the afternoon by this type of mixed use.**



PROPOSED: Parkside Place

### Current Redwood Proposal