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## VILLAGE OF RICHFIELD MEMO

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**DATE:** 06/25/2018

**TO:** VILLAGE PROPERTY OWNERS IN PROXIMITY TO FLYNN'S PUB AND PLAT SCHOOL

**FROM:** JIM HEALY, VILLAGE ADMINISTRATOR

**RE:** NEIGHBORHOOD WORKSHOP NOTICE

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Over the last several months, the Village of Richfield has been discussing with the Richfield School District, a separate taxing entity, the potential redevelopment options for Plat School (hereinafter "Plat"). The school itself is approximately 100 years old, but has had updates and additions to it over the course of the last few years. Any redevelopment of a unique and special site like Plat will require an equally unique development proposal. While the property was 'up for sale' by the School District, we received numerous calls from area developers regarding the site and what could be placed there. We heard requests for apartments, senior living facilities, a hotel, and a 365 day a year Haunted House among other things.

After some time, an offer was submitted and the School District conditionally approved the sale of the property to Mr. and Mrs. John Loosen, who live next door to Plat School on Plat Road. If that name sounds familiar to you, that is because approximately one year ago the Loosen family purchased the former site of Donna's Tap and renamed it "Flynn's Pub". They have also redeveloped several single-family homes along Plat Road and Monches Road over the last few years. Now, Mr. and Mrs. Loosen are proposing to turn Flynn's Pub back into a single-family residential development and then redevelop Plat into the new home of Flynn's Pub as well as create a small business incubator district utilizing the classrooms and the gymnasium.

The change on the Future Land Use Map for Plat School is to reclassify it from "Institutional" to "Commercial" and for Flynn's, it is proposed to be reclassified from "Commercial" to "Single Family". This approval, if granted, would likely be contingent on a number of factors and future action by the Village. For example, Mr. and Mrs. Loosen would then be required to come back and petition for a rezoning of the property. This will require a second public hearing. Based on their business proposal, they will also require a Conditional Use Permit, which will require a third public hearing. A Conditional Use Permit is a "use" that is conditioned on many approvals. They would also need to come before the Village Board and Plan Commission with a prepared Certified Survey Map to readjust the property boundary lines and add acreage to their own residential property and take away land from Plat School. In addition to the listed public hearings that are required by law, any time any element of an approval is on a Village Board agenda, the opportunity exists to speak with the Board at that time, too. If you would like to speak with them in advance of any meeting, their numbers are also publicly available on our website.

**At the direction of the Village Board and to obtain feedback from the community, Village Staff will be hosting a public meeting at Plat School on July 9<sup>th</sup> at 7PM.** We chose to conduct the meeting at Plat School rather than Village Hall to maximize the convenience of those who live in the area. The first of potentially three (3) Public Hearing has also been scheduled for the Village Board on Thursday, July 19<sup>th</sup>

at 7PM. Any written testimony provided to us at the community workshop will be provided to the Village Board for their consideration in their packet which is published online the week prior. Thank you in advance for considering to attend.