

9/22/2011

80-O-11

AN ORDINANCE

**Granting Major Adjustments to the Approved Planned Development
Located at 1700-1722 Central Street**

WHEREAS, the City of Evanston, Cook County, Illinois, (the "City") is a home rule unit of government under the Illinois Constitution of 1970; and

WHEREAS, Article VII, Section 6a of the Illinois Constitution of 1970 confers certain powers upon home rule units, among which are the powers to regulate for the protection of the public health, safety, and welfare; and

WHEREAS, it is a well-established proposition under all applicable case law that the power to regulate land use through zoning regulations is a legitimate means of promoting the public health, safety, and welfare; and

WHEREAS, the City has adopted a set of zoning regulations, set forth in Title 6 of the Evanston City Code, 1979, as amended, ("the Zoning Ordinance"); and

WHEREAS, on March 5, 2007, the City enacted Ordinance 7-O-07, attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, pursuant to the provisions of the Zoning Ordinance, Ordinance 7-O-07 granted a Special Use Permit for a Planned Development in the B2 Business Zoning District for the property located at 1700-1722 Central Street, Evanston, Illinois (the "Subject Property"), which is legally described in Exhibit B, attached hereto and incorporated herein by reference; and

WHEREAS, due to economic forces not attributable to any act or omission by the City, the Planned Development has yet to be constructed; and

WHEREAS, Eastwood of Evanston, LLC (“the Applicant”), owner of the Subject Property, submitted a proposed site plan (the “Revised Site Plan”), attached hereto as Exhibit C and incorporated herein by reference, which would govern the construction and operation of said Planned Development; and

WHEREAS, in order to construct the Planned Development in accord with the Revised Site Plan, the Applicant requests Major Adjustments to the Planned Development authorized by Ordinance 7-O-07; and

WHEREAS, Ordinance 7-O-07 is a piece of legislation enacted by the City Council of the City of Evanston, subject to revision only by said City Council; and

WHEREAS, on June 7, 2011, Jane Grover, Alderman of the Seventh Ward of the City of Evanston, wherein the Subject Property is located, held a public meeting to discuss the Revised Site Plan with neighborhood and City residents; and

WHEREAS, on September 26, 2011, the Planning and Development Committee (“P&D Committee”) of the City Council held a meeting, in compliance with the provisions of the Illinois Open Meetings Act (5 ILCS 120/1 *et seq.*) and before which the City mailed a notice, a copy of which is attached hereto as Exhibit D and incorporated herein by reference, to all owners of real property located within one thousand feet (1,000’) of the Subject Property, during which it considered the Revised Site Plan; and

WHEREAS, during said meeting, the P&D Committee received exhaustive input from the public, carefully deliberated on the Revised Site Plan, and found that the Revised Site Plan is in substantial conformity with the original development plan with respect to building dimensions, floor area ratio, off-street loading, and rear yard setback; and

WHEREAS, the P&D Committee ultimately recommended approval of the Revised Site Plan by the City Council; and

WHEREAS, at its meetings of September 26, 2011 and October 10, 2011, the City Council considered the recommendation of the P&D Committee, received additional public comment on the matter, made certain findings, and adopted said recommendation; and

WHEREAS, it is well-settled law in Illinois that the legislative judgment of the City Council must be considered presumptively valid (see *Glenview State Bank v. Village of Deerfield*, 213 Ill.App.3d 747),

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS:

SECTION 1: That the foregoing recitals are found as fact and incorporated herein by reference.

SECTION 2: That the City Council hereby accepts the Revised Site Plan in order to allow the construction and operation of a Planned Development on the Subject Property pursuant to Ordinance 7-O-07, as revised by this Ordinance 80-O-11.

SECTION 3: That, pursuant to Subsection 6-3-6-12-(C) of the Zoning Ordinance, the City Council hereby grants the following Major Adjustments to the Planned Development approved by Ordinance 7-O-07:

- (A) The maximum number of dwelling units is increased from not more than fifty-one (51) to not more than eighty (80).
- (B) The number of open off-street parking spaces is reduced from nineteen (19) to one (1), with said space reserved for a vehicle from a car-sharing organization (e.g., I-GO, ZipCar). The Applicant shall construct eighty (80) enclosed off-street parking spaces for residential uses.

- (C) The Site Development Allowance allowing the nineteen (19) open off-street parking spaces to be located within two feet (2') of the southern edge of the Subject Property, set forth in Section 5(E) of Ordinance 7-O-07, is hereby deleted in its entirety due to the elimination of said spaces.
- (D) The rear yard setback from the alley along the southern edge of the Subject Property is increased from one and one-half feet (1.5') to five feet (5').
- (E) The minimum area of the retail/commercial space is decreased from approximately eleven thousand one hundred thirty square feet (11,130 ft²) to approximately ten thousand five hundred square feet (10,500 ft²). The maximum area for the retail/commercial space shall remain eleven thousand two hundred fifty square feet (11,250 ft²).

SECTION 4: That, in return for the Applicant agreeing to donate no less than sixty-six thousand, three hundred dollars (\$66,300.00) to the City's Affordable Housing Fund, the City Council hereby releases the Applicant from the affordable housing condition set forth in Subsection 6(B) of Ordinance 7-O-07. The Applicant shall make said donation before it may apply for a temporary certificate of occupancy ("TCO") for any residential space in the Planned Development to be constructed on the Subject Property pursuant to the terms of Ordinance 7-O-07, as amended by this Ordinance 80-O-11.

SECTION 5: That the City Council hereby revises Subsection 6(D) of Ordinance 7-O-07 to read as follows:

The Applicant agrees and commits to bind the Applicant's successors in title to the Subject Property to removing snow from the Alley from Eastwood Avenue to the west property line of the Subject Property, whenever there is a snowfall of at least four inches (4"). Such commitment shall be contained in any future Declaration of Condominium for the Subject Property and shall not be subject to amendment or termination without the consent of the City.

SECTION 6: That, pursuant to Subsection 6-3-5-12 of the Zoning Ordinance, the City Council hereby imposes the following conditions on the Applicant's Special Use Permit for a Planned Development, violation of any of which shall constitute grounds for revocation thereof pursuant to Subsection 6-3-10-6 of the Zoning Ordinance:

- (A) **Compliance with Requirements:** The Applicant shall develop and use the Subject Property in substantial compliance with the terms of this ordinance, all applicable legislation, with the testimony and representations of the Applicant to the Site Plan and Appearance Review Committee, the P&D Committee, and the City Council, and the approved plans and documents on file in this case.
- (B) **Recordation:** The Applicant shall, at its cost, record a certified copy of this ordinance, including all Exhibits attached hereto, with the Cook County Recorder of Deeds, and provide a copy thereof to the City, before it may apply to the City for any permits related to the Special Use Permit for a Planned Development authorized by Ordinance 7-O-07, as amended by this Ordinance 80-O-11.

SECTION 7: That, any other deadline set forth in the Zoning Ordinance not withstanding, the Applicant shall commence construction of the Planned Development no later than twelve (12) months after the effective date of this Ordinance 80-O-11, and shall complete said construction no later than eighteen (18) months after said commencement.

SECTION 8: That, except as otherwise provided for in this Ordinance 80-O-11, all applicable regulations of Ordinance 7-O-07, the Zoning Ordinance, and the entire City Code shall apply to the Subject Property and remain in full force and effect with respect to the use and development of the same. To the extent that the terms and/or provisions of any of said documents conflict with any of the terms herein, this Ordinance 80-O-11 shall govern and control.

SECTION 9: That, when necessary to effectuate the terms, conditions, and purposes of this ordinance, "Applicant" shall be read as "Applicant's agents, assigns, and successors in interest."

SECTION 10: That the findings and recitals herein are declared to be prima facie evidence of the law of the City and shall be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

SECTION 11: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 12: That this Ordinance 80-O-11 shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

Introduced: September 26, 2011

Approved:

Adopted: October 10, 2011

October 12, 2011

Elizabeth B Tisdahl
Elizabeth B. Tisdahl, Mayor

Attest:

Approved as to form:

Rodney Greene | @
Rodney Greene, City Clerk

W. Grant Farrar
W. Grant Farrar, Corporation Counsel

EXHIBIT A

Ordinance 7-O-07

2/15/2007
2/5/2007
1/11/2007

7-0-07

AN ORDINANCE

**Granting a Special Use for a Mixed-Use
Residential and Retail Planned Development
at 1700-1722 Central Street
In the B2 Business Zoning District**

WHEREAS, Evanston Central I, LLC (the "Applicant"), with permission from One Seven Zero Zero Central LLC and from Lauren I. Kaplan as Trustee of the Julius R. Kaplan Trust, owners of the property located at 1700-1720 and 1722 Central Street, respectively (the "Subject Property"), submitted an application on May 16, 2006, pursuant to the Zoning Ordinance (the "Ordinance") provisions of Section 6-3-5, "Special Uses;" Section 6-3-6, "Planned Developments;" Section 6-9-3-3, "Special Uses in the Business District;" Section 6-9-1-9 (D), "Mandatory Planned Development Minimum Thresholds;" Section 6-9-3-6, "Floor Area Ratio;" Section 6-9-3-7, "Yard Requirements;" Section 6-9-3-8, "Building Height;" Section 6-16-2, "General Off-Street Parking Requirements;" and Section 6-16-4, "General Off-Street Loading Requirements;" for a special uses to permit construction and operation of a mixed-use residential and retail planned development at the Subject Property, that has a single use in excess of twenty thousand square feet (20,000 sq. ft.) located in the B2 Business Zoning District ("B2 Business District"); and

WHEREAS, the Applicant sought approval for: (i) a special use to permit a single use in the B2 Business Zoning District that exceeds twenty thousand square feet (20,000 sq. ft.); (ii) a special use for a planned development; and (iii) a maximum defined building height of fifty-seven feet (57'), approximately fifty-five (55) dwelling units, approximately nine thousand, two hundred twenty square feet (9,220 sq. ft.) of retail/commercial space, a defined gross floor area (excluding parking, loading, storage, mechanicals, and uses accessory to the building) of approximately ninety-nine thousand, nine hundred fifty-seven square feet (99,957 sq. ft.), resulting in a floor area ratio of approximately two and twenty-seven hundredths (2.27), approximately ninety-nine (99) enclosed off-street parking spaces, and one (1) off-street loading berth; and

WHEREAS, after the Plan Commission hearings of July 12, 2006, August 9, 2006, and September 13, 2006, the Applicant amended its application, with the following major changes: a reduction in maximum defined building height of fifty-seven feet (57') to forty-eight feet (48'); a reduction in dwelling units from approximately fifty-five (55) to forty-eight (48) dwelling units; an increase in retail/commercial space from approximately nine thousand, two hundred twenty square feet (9,220 sq. ft.) to eleven thousand, two hundred fifty square feet (11,250 sq. ft.); a reduction in defined gross floor area (excluding parking loading, storage, mechanicals, and uses accessory to the building) from approximately ninety-nine thousand, nine hundred fifty-seven square feet (99,957 sq. ft.), to ninety-nine thousand seven hundred fifty-five square feet (99,755 sq. ft.),

resulting in a floor area ratio of approximately two and twenty-seven hundredths (2.27); and an increase from approximately ninety-nine (99) to one hundred (100) enclosed off-street parking spaces; and

WHEREAS, the Plan Commission held public hearings on the application, case no. ZPC 06-06 PD, pursuant to proper notice on July 12, 2006, August 9, 2006, September 13, 2006, and on the amended application on October 11, 2006, November 8, 2006, and November 29, 2006, heard testimony and received other evidence, made *verbatim* transcripts and written findings, and recommended that the City Council deny the application, as amended; and

WHEREAS, construction of the Planned Development, as proposed in the application, as amended, requires exceptions from the strict application of the Ordinance pertaining to floor area ratio, maximum building height, rear yard setbacks, and loading berths; and

WHEREAS, pursuant to Sections 6-3-6-4, 6-3-6-5, and 6-3-6-6 of the Zoning Ordinance, a planned development may provide for development allowances and modifications to site development allowances that depart from the floor area ratio, maximum building height, rear yard setbacks, loading berths, and other regulations established in the Zoning Ordinance, subject to approval of the City Council; and

WHEREAS, the Planning and Development Committee of the City Council considered the record and recommendation of the Plan Commission on the amended application at its December 11, 2006 and January 8, 2007 meetings; and

WHEREAS, the Planning and Development Committee of the City Council voted to reject the Plan Commission's recommendation to deny the amended application at its January 8, 2007 meeting; and

WHEREAS, after the Planning and Development Committee hearing of January 8, 2007, the Applicant amended its application, with the following major changes: an increase in dwelling units from forty-eight (48) to fifty-one (51); a change from one hundred (100) enclosed off-street parking spaces to eighty-one (81) enclosed off-street parking spaces and nineteen (19) open off-street parking spaces; a reduction in retail/commercial space from approximately eleven thousand, two hundred fifty square feet (11,250 sq. ft.) to approximately eleven thousand, one hundred thirty square feet (11,130 sq. ft.); and a shift of approximately fifty-five percent (55%) of the south elevation of the building approximately twenty-one and one-half feet (21.5') to the north creating a larger rear yard setback; and

WHEREAS, the Planning and Development Committee considered the amended application at its January 22, 2007 and February 12, 2007 meetings, made amendments thereto, and voted to recommend City Council approval of Ordinance 7-O-07; and

WHEREAS, the City Council considered the record of the Plan Commission and the record and recommendation of the Planning and Development Committee, and adopted the same at its February 12, 2007 meeting;

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL
OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS:**

SECTION 1: That the foregoing recitals are found as facts and made a part hereof.

SECTION 2: That the City Council hereby finds that the special use to permit a single use in the B2 Business Zoning District in excess of twenty thousand square feet (20,000 sq. ft.) and a special use for a planned development for a mixed-use retail and multi-family residential development in the B2 Business District applied for in case no. ZPC 06-06 PD, as amended and approved, meets the standards for special uses in Section 6-3-5-10 and the standards for planned developments in the Business District in Section 6-9-1-9(A) in that, among other reasons:

- (A) Planned developments and single-uses in excess of twenty thousand square feet (20,000 sq. ft.) are listed special uses in the B2 Business District; and
- (B) The requested special uses are in keeping with purposes and polices of the Comprehensive General Plan ("CGP") and the Zoning Ordinance in that the CGP Plan classifies this location as a retail & mixed use area; and
- (C) They will not cause a negative cumulative effect on various special uses of all types in the immediate neighborhood and the City as a whole in that it will enhance the tax base and replace a movie theater and a house that have been vacant, respectively, for seven (7) years and two (2) years, is an appropriate location for mixed residential and retail uses and has adequate capacity for off-street parking and loading; and
- (D) They will not interfere with or diminish the value of property in the neighborhood in that it will develop two vacant sites and support existing businesses along the Central Street commercial corridor; and
- (E) They can be adequately served by public facilities and services; and
- (F) They will not cause undue traffic congestion to the extent that the Applicant proposes to widen the adjacent east-west alley.

- (G) They will comply with all other applicable requirements, except as modified by this Ordinance 7-O-07, in that this Ordinance is conditioned upon construction and operation of the subject planned development in accordance with all applicable requirements.

SECTION 3: That the City Council hereby grants the application in case no. ZPC 06-06 PD, as amended, for a single use in the B2 Business Zoning District in excess of twenty thousand square feet (20,000 sq. ft.) and a special use for planned development to allow construction and operation of a mixed-use retail and multi-family residential planned development with accessory parking at 1700-1722 Central Street, legally described in Exhibit A, attached hereto and made a part hereof, with a defined maximum building height of forty-eight feet (48'), a maximum of fifty-one (51) dwelling units, not less than eleven thousand, one hundred thirty square feet (11,130 sq. ft.) and not more than eleven thousand, two hundred and fifty square feet (11,250 sq. ft.) of retail/commercial space, a defined gross floor area (excluding parking, loading, storage, mechanicals, and uses accessory to the building) of approximately ninety-nine thousand seven hundred fifty-five square feet (99,755 sq. ft.), resulting in a floor area ratio of approximately two and twenty-seven hundredths (2.27), and eighty-one (81) enclosed off-street parking spaces and nineteen (19) open off-street parking spaces.

SECTION 4: That the Council hereby finds that the planned development will achieve one or more of the public benefits set forth in Section 6-3-6-3 in that it will eliminate blighted structures on the Subject Property that have been vacant for years, the addition of fifty-one (51) dwelling units and not less than eleven thousand, one hundred thirty square feet (11,130 sq. ft.) and not

more than eleven thousand, two hundred and fifty square feet (11,250 sq. ft.) of retail/commercial space to the Central Street corridor will further enhance the tax base and the local economy, and the Applicant's donation to the Affordable Housing Tax Fund, will, in accord with the policy of the CGP, elicit a proposal "from the private sector that will maintain the supply of moderately-priced housing, both rental and owner-occupied."

SECTION 5: Pursuant to the terms and conditions of this Ordinance, the following site development allowances are hereby granted:

- (A) To allow a floor area ratio of approximately two and twenty-seven hundredths (2.27). Section 6-9-3-6 establishes a maximum permitted floor area ratio in the B2 Business District of two and zero hundredths (2.0). Section 6-9-1-9 (C) 4 allows a maximum increase in floor area ratio of one and zero hundredths (1.0) to a total of three and zero hundredths (3.0).
- (B) To allow a rear yard setback of one and one-half feet (1.5'). Section 6-9-3-7 requires a rear yard setback of ten feet (10') for a building when not abutting a Residential Zoning District building and a rear yard setback of five feet (5') for open parking.
- (C) To allow a defined maximum building height of forty-eight feet (48'). Section 6-9-3-8 establishes a maximum height in the B2 Business District of forty-five feet (45'). The site development allowance in Section 6-9-1-9(C)1 allows a maximum height increase of twelve feet (12') to a total of fifty-seven feet (57').
- (D) To allow for only one (1) off-street loading berth. Section 6-16-5 requires three (3) off-street loading berths, one (1) for the multi-family residential use and two (2) for the retail/commercial uses.
- (E) To allow for the nineteen (19) open off-street parking spaces to be located less than two feet (2') from the south property line of the Subject Property. Section 6-16-2-7 requires that non-parallel parking stalls for which an abutting alley serves as a portion of an aisle need only be located with a minimum aisle (which may be partially comprised of driveways or public alleys) of thirteen feet (13'), provided that the application of said minimum aisle width shall not result in a minimum parking stall setback from the alley lot line across which access to the stall is obtained, of less than two feet (2').

SECTION 6: That, pursuant to Section 6-3-5-12 of the Zoning Ordinance, the City Council hereby imposes the following conditions on the grant of the requested special use for a planned development:

- (A) Construction of the planned development approved hereby shall be in substantial conformance with the terms and conditions of this Ordinance, the development plans attached hereto and made a part hereof as Exhibit B (the "Plans"), all other applicable legislation and requirements, and in accordance with representations of the Applicant to the Site Plan and Appearance Committee, Plan Commission, Planning and Development Committee, and City Council. The exteriors of the building improvements shall substantially conform to the specifications identified on the Plans.
- (B) That the Applicant shall, by agreement, donate one thousand, three hundred dollars and zero cents (\$1,300.00) per dwelling unit built to the Affordable Housing Tax Fund, consistent with the policy of the Comprehensive General Plan to "encourage proposals from the private sector that will maintain the supply of moderately-priced housing, both rental and owner-occupied."
- (C) Lighting in the portion of the public alley identified on Exhibit C attached hereto (the "Alley") shall be of a type and design so as to prevent spillage of light off the Subject Property onto surrounding private property.
- (D) The Applicant agrees and commits to bind the Applicant's successors in title to the Subject Property to removing snow from the Alley from Eastwood Avenue to the west property line of the Subject Property, whenever there is a snowfall of at least four inches (4"). Such commitment shall be contained in the Declaration of Condominium for the Subject Property and shall not be subject to amendment or termination without the consent of the City.
- (E) The Applicant shall construct and/or install any streetscape, sidewalk, and/or landscaping in conformance with the Plans.
- (F) The nineteen (19) open off-street parking spaces shall be designated for the exclusive use of employees of the retail establishments located on the Subject Property. The Applicant and the proprietors of the retail establishments shall promulgate said designation with clear signage and shall enforce the same by retaining the services of an auto towing company for the removal of unauthorized vehicles.

- (G) Subject to the terms of this Section 6(G), the Applicant, at its sole cost and expense, shall install new wooden fencing (the "Fencing") along those portions of north property lines not improved with a garage, of the houses located at 1703, 1705, 1711, 1713, 1717 and 1721 Harrison Street (individually a "Residence" and, collectively, the "Residences") to help screen the Residences from the Alley and the Subject Property. The Applicant shall only be required to construct the Fencing at a Residence if the owner of the Residence desires that such Fencing be constructed. Within one (1) year of the effective date of this Ordinance, the Applicant shall coordinate with each owner to determine if the Fencing is desired. In the event an owner elects to have the Fencing constructed, such Fencing shall be installed prior to the issuance of a temporary certificate of occupancy for the Subject Property.

The Fencing shall comply with all applicable regulations of the Zoning Code and shall not require the Applicant to obtain any relief from the City in connection with the installation of such Fencing. The Applicant and the owner of the Residence shall reasonably cooperate with one another to determine the exact location of the Fencing and the timing of the installation of the same.

- (H) The Applicant, at its sole cost and expense, shall: (i) bury the existing overhead utility lines which serve the Subject Property and which are located in that portion of the Alley; and (ii) prior to the issuance of a temporary certificate of occupancy for the Subject Property, bury the overhead utility service lines serving each Residence which run from the Alley to the Residences (the "Utility Burial Work"). In connection with the Utility Burial Work, the Applicant shall restore any landscaping disrupted by such work to its condition prior to commencement of such work and the Applicant and the owner of the Residences shall reasonably cooperate with one another regarding the foregoing work.
- (I) The operation of any restaurants on the Subject Property shall comply with all applicable City requirements.
- (J) Any vehicle that shall use the loading berth identified in Exhibit B may not exceed thirty-five feet (35') in total length.

SECTION 7: When necessary to effectuate the terms, conditions and purposes of this Ordinance, "Applicant" shall read as "Applicant's agents, assign and successors in interest."

SECTION 8: That the Applicant is required to record a certified copy of this Ordinance, at its cost, including all Exhibits attached hereto, with the Cook County Recorder of Deeds, before any City permits may be obtained.

SECTION 9: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 10: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

Introduced: January 22, 2007

Approved:

Adopted: February 12, 2007

March 5, 2007

Lorraine H. Morton
Lorraine H. Morton, Mayor

Attest:

Mary P. Morris
Mary P. Morris, City Clerk

Approved as to form:

Herbert D. Hill
Herbert D. Hill
First Assistant Corporation Counsel

7-O-07

EXHIBIT A

LEGAL DESCRIPTION OF 1700-1722 CENTRAL STREET

PARCEL 1:

LOT 5 IN BLOCK 9 IN NORTH EVANSTON IN SECTION 12, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

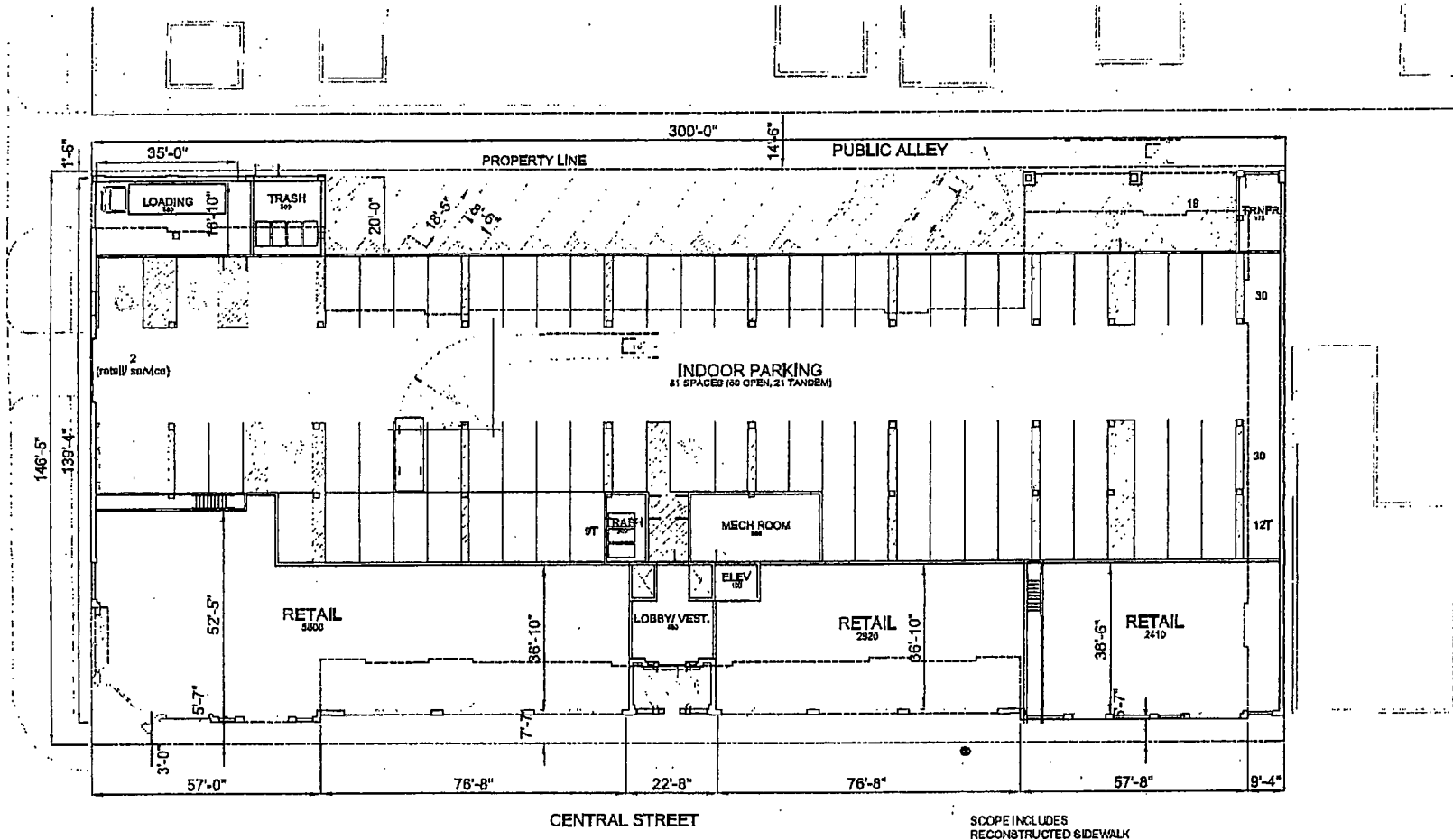
PARCEL 2:

LOTS 6, 7, 8, 9 AND 10 IN BLOCK 9 IN NORTH EVANSTON, BEING A SUBDIVISION IN SECTION 12, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

7-0-07

EXHIBIT B
DEVELOPMENT PLANS

7-O-07



○ GROUND FLOOR PLAN

EXHIBIT B
CENTRAL PLACE RESIDENCES

EVANSTON CENTRAL I, LLC

EVANSTON, ILLINOIS

SCOPE INCLUDES
RECONSTRUCTED SIDEWALK

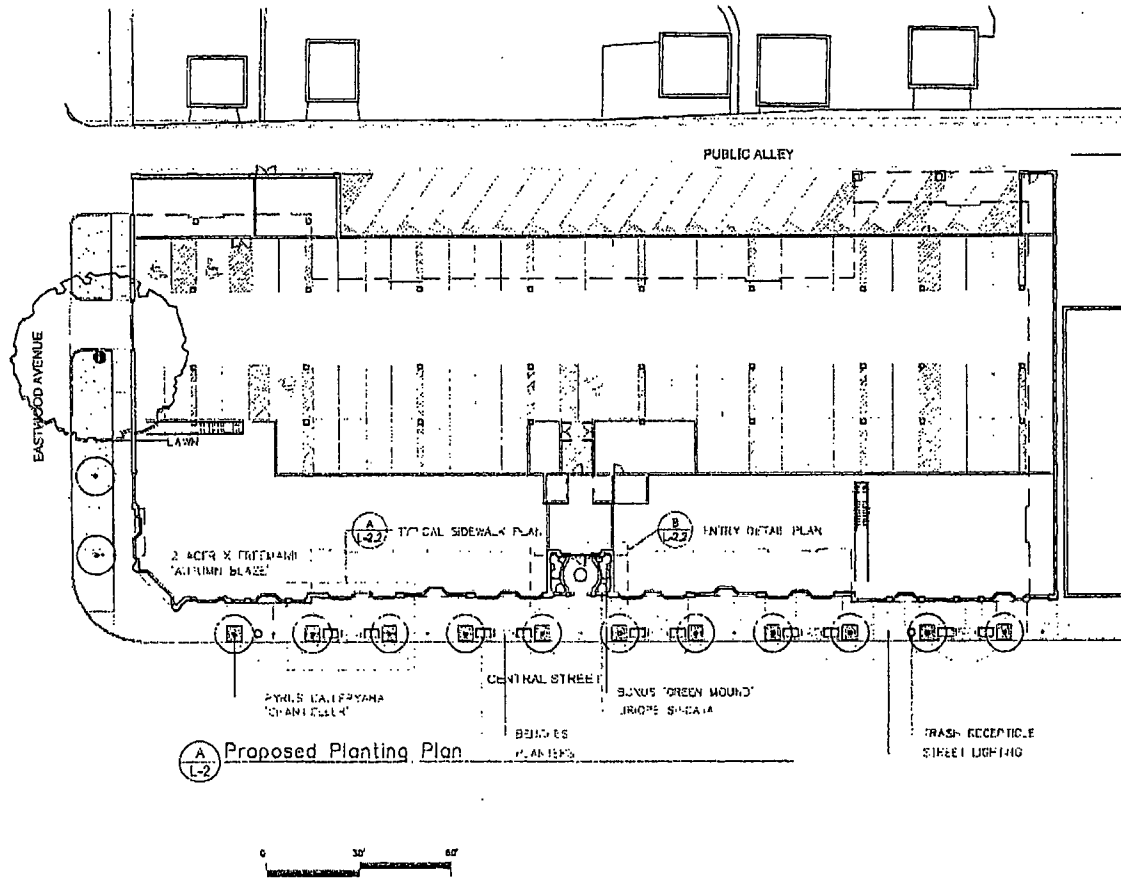
OKW Architects

DATE: JANUARY 11, 2011

PROJECT NUMBER: 0042

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7-0-07

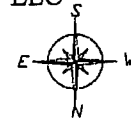


EVANSTON
CENTRAL I, LLC

1700 - 1722 Central Street
Evanston, Illinois 60202

L - 2.1

Proposed Planting Plan



PLANT LIST

QTY.	SCIENTIFIC NAME	CULTIVAR NAME	SIZE
SHADE TREE			
11	<i>Prunella virginiana</i>	Cambridge Pear	3"
7	<i>Acer buergeri</i>	Red Blooded Japanese Birch	3"
EVERGREEN SHRUBS			
8	<i>Manisotera</i>	Manisotera	18"
ORCHIDOCROPS & VINES			
68	<i>Liriodendron</i>	Crossing Walnut	1.0

NOTES

- INDICATE ALL TURF & PLANTING AREAS TO RECEIVE AN AUTOMATIC SPRINKLER SYSTEM INCLUDING A DRAIN LINE TO STREET ALONG NORTH PROPERTY LINE.
- ALL PRIVATE BALCONIES & TERRACES TO BE PLANTED & MAINTAINED BY INDIVIDUAL CONDOMINIUM OWNERS.
- ALL PARKWAY COLTHERS AND ALLEY PLANTINGS TO BE PLANTED AND MAINTAINED BY THE ASSOCIATION.



EXHIBIT B
CENTRAL PLACE RESIDENCES
EVANSTON, ILLINOIS

EVANSTON CENTRAL I, LLC



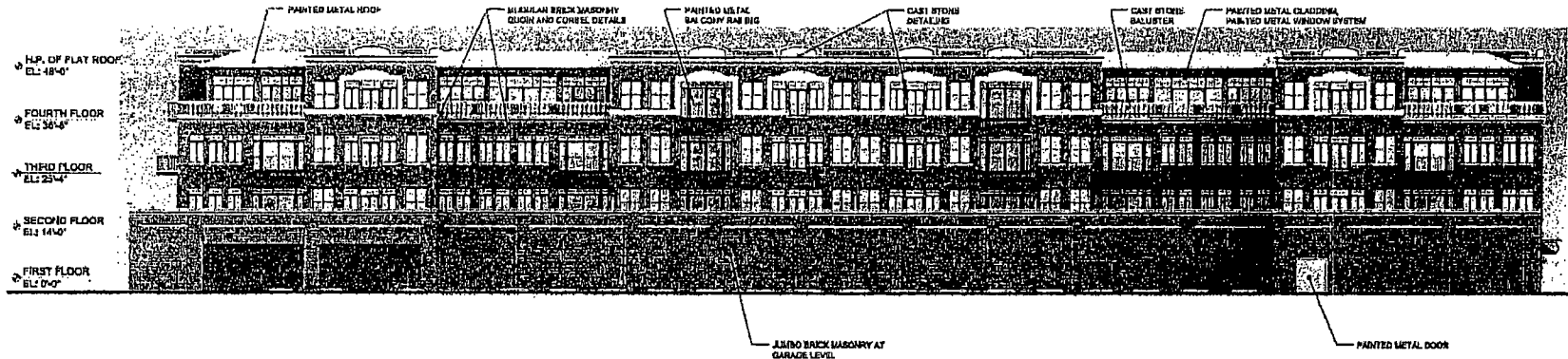
OKW Architects

DATE: FEBRUARY 8, 2007

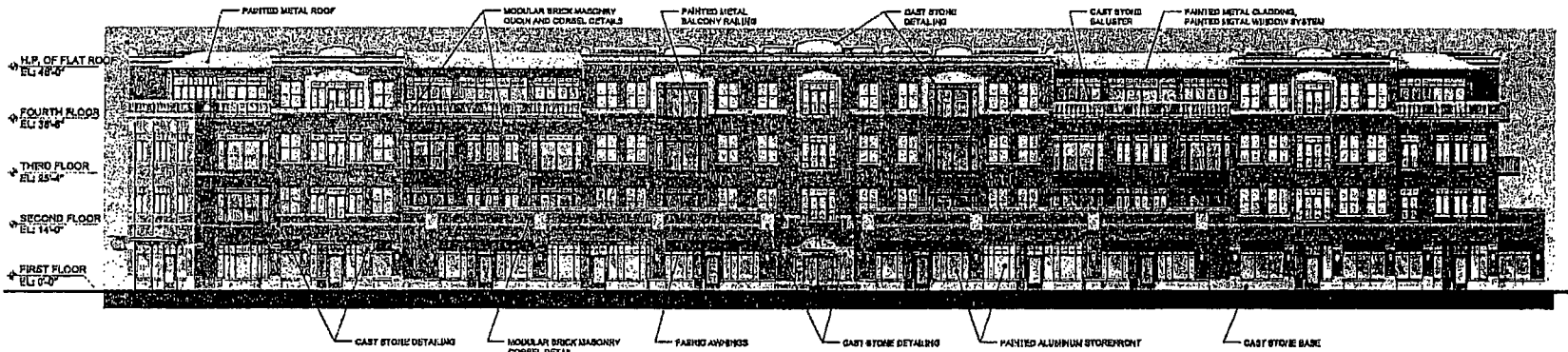
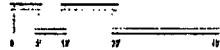
PROJECT NUMBER: 0422

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7-0-07



SOUTH ELEVATION (ALLEY)



NORTH ELEVATION (CENTRAL STREET)

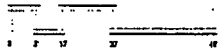


EXHIBIT B
CENTRAL PLACE RESIDENCES
EVANSTON, ILLINOIS

EVANSTON CENTRAL I, LLC

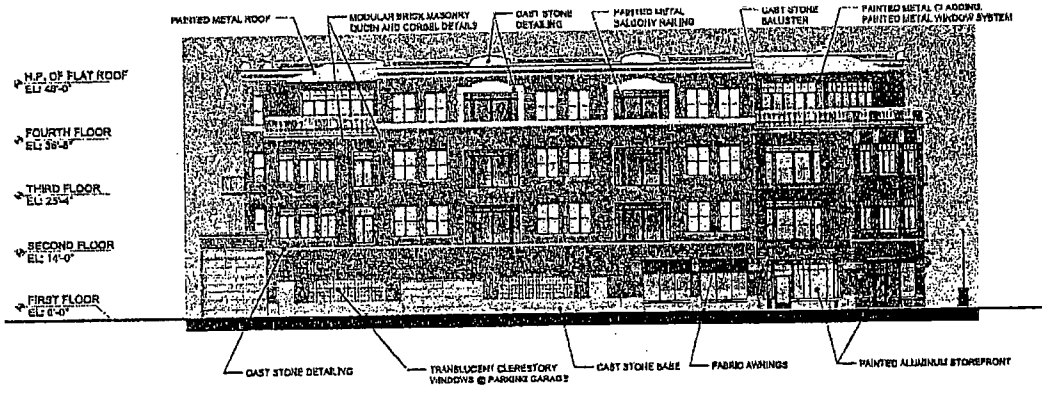


OKW Architects

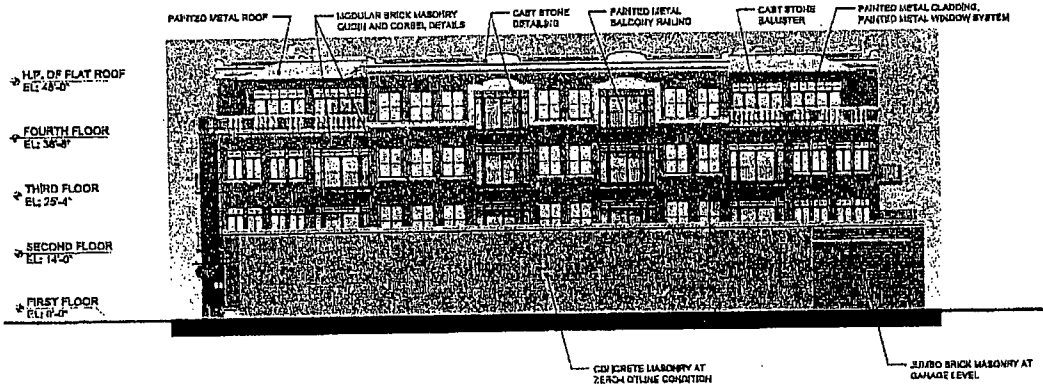
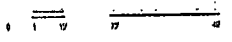
DATE: FEBRUARY 8, 2017

PROJECT NUMBER: 15031

7-0-07



EAST ELEVATION (EASTWOOD AVENUE)



WEST ELEVATION

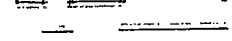


EXHIBIT B
CENTRAL PLACE RESIDENCES
EVANSTON, ILLINOIS

EVANSTON CENTRAL I, LLC



OKW Architects

DATE: FEBRUARY 6, 2007

PROJECT NUMBER: 0203

~16~

EXHIBIT C

ALLEY PLAN

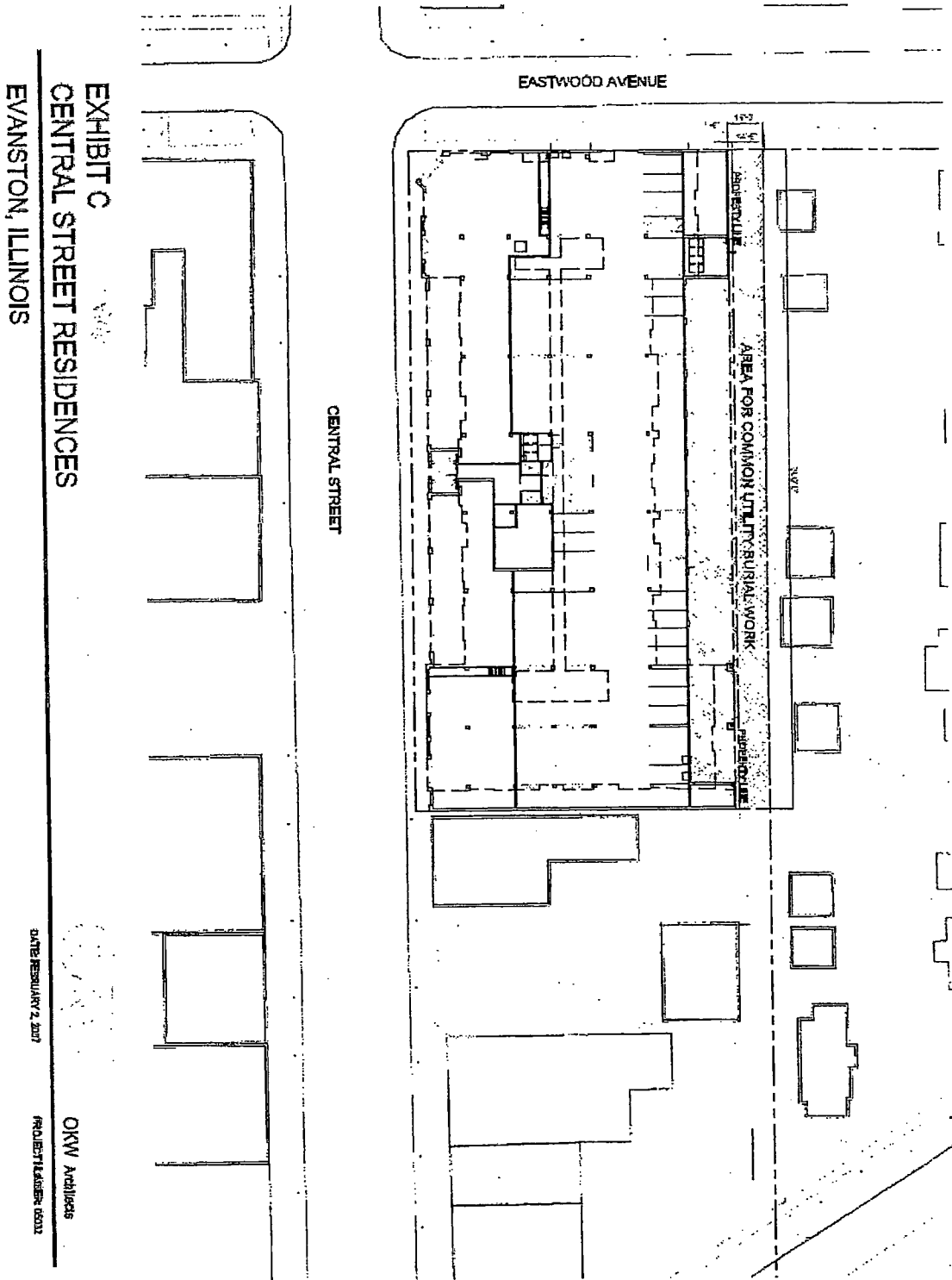


EXHIBIT C
CENTRAL STREET RESIDENCES
EVANSTON, ILLINOIS

DATE: FEBRUARY 2, 2007

OKW Architects
PROJECT: F. FABER 16011

EXHIBIT B**Legal Description****PARCEL 1:**

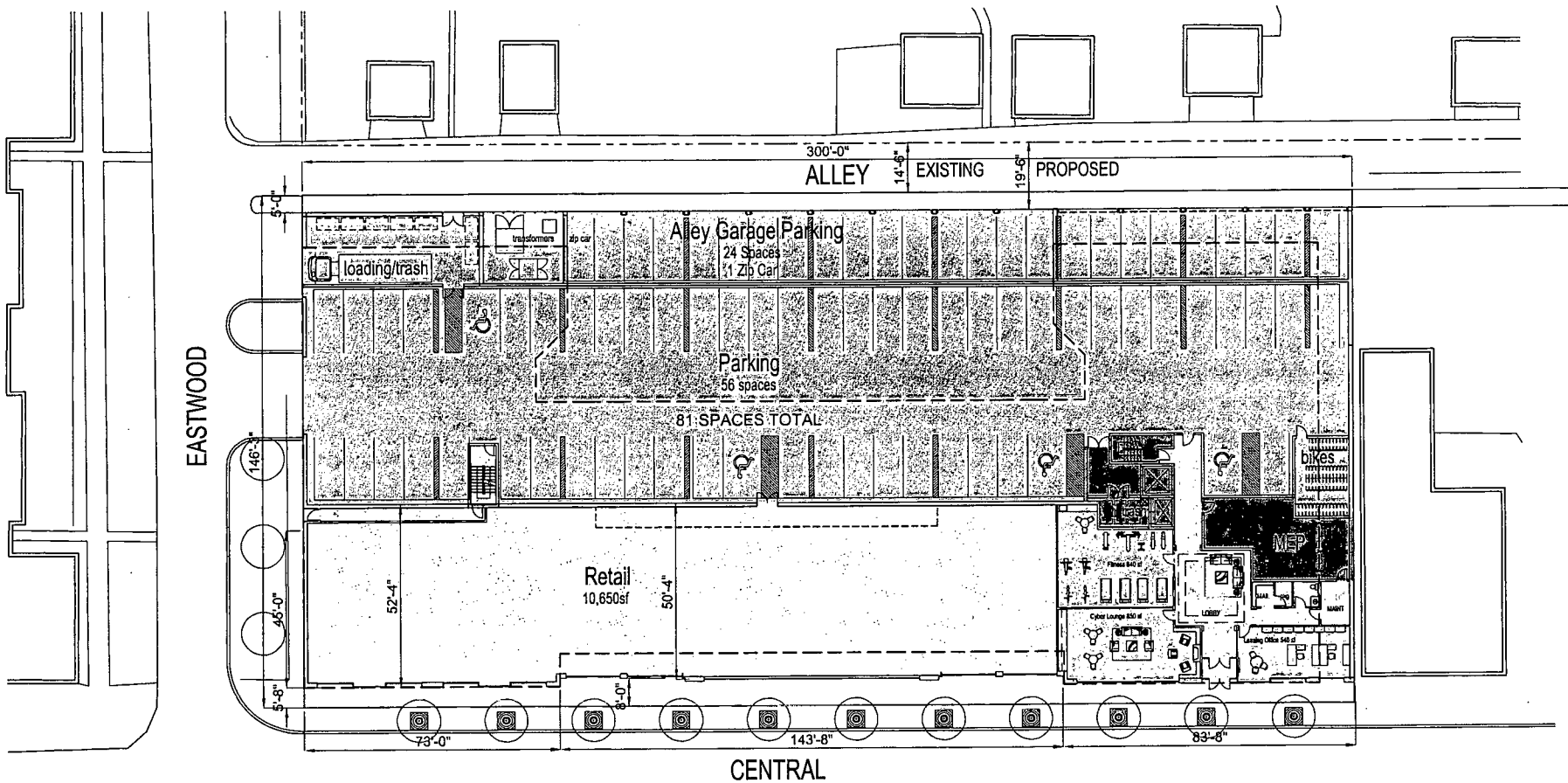
LOTS 6, 7, 8, 9 AND 10 IN BLOCK 9 IN NORTH EVANSTON, BEING A SUBDIVISION OF LOTS 11, 12, 13, 14, 15, 16 AND THE WEST 4.3 ACRES OF LOT 17 IN GEORGE SMITH'S SUBDIVISION OF THE SOUTH PART OF THE ARCHANGE QUILMETTE RESERVATION RECORDED IN BOOK 29, PAGE 58 OF MAPS AND ALSO OF LOTS 1, 3 AND THAT PART OF LOT 2, LYING BETWEEN THE CHICAGO AND MILWAUKEE RAILWAY AND THE WEST LINE OF LOT 3 PRODUCED TO THE NORTH LINE OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, OF ASSESSOR'S PLAT OF EVANSTON, RECORDED IN BOOK 143, PAGE 45 OF MAPS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

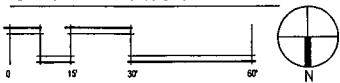
LOT 5 IN BLOCK 9 IN NORTH EVANSTON, BEING A SUBDIVISION OF LOTS 11, 12, 13, 14, 15, 16 AND THE WEST 4.3 ACRES OF LOT 17 IN GEORGE SMITH'S SUBDIVISION OF THE SOUTH PART OF THE ARCHANGE QUILMETTE RESERVATION RECORDED IN BOOK 29, PAGE 58 OF MAPS AND ALSO OF LOTS 1, 3 AND THAT PART OF LOT 2, LYING BETWEEN THE CHICAGO AND MILWAUKEE RAILWAY AND THE WEST LINE OF LOT 3 PRODUCED TO THE NORTH LINE OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, OF ASSESSOR'S PLAT OF EVANSTON, RECORDED IN BOOK 143, PAGE 45 OF MAPS, ALL IN COOK COUNTY, ILLINOIS.

EXHIBIT C

Revised Site Plan



GROUND FLOOR PLAN



THE EASTWOOD
EVANSTON, IL

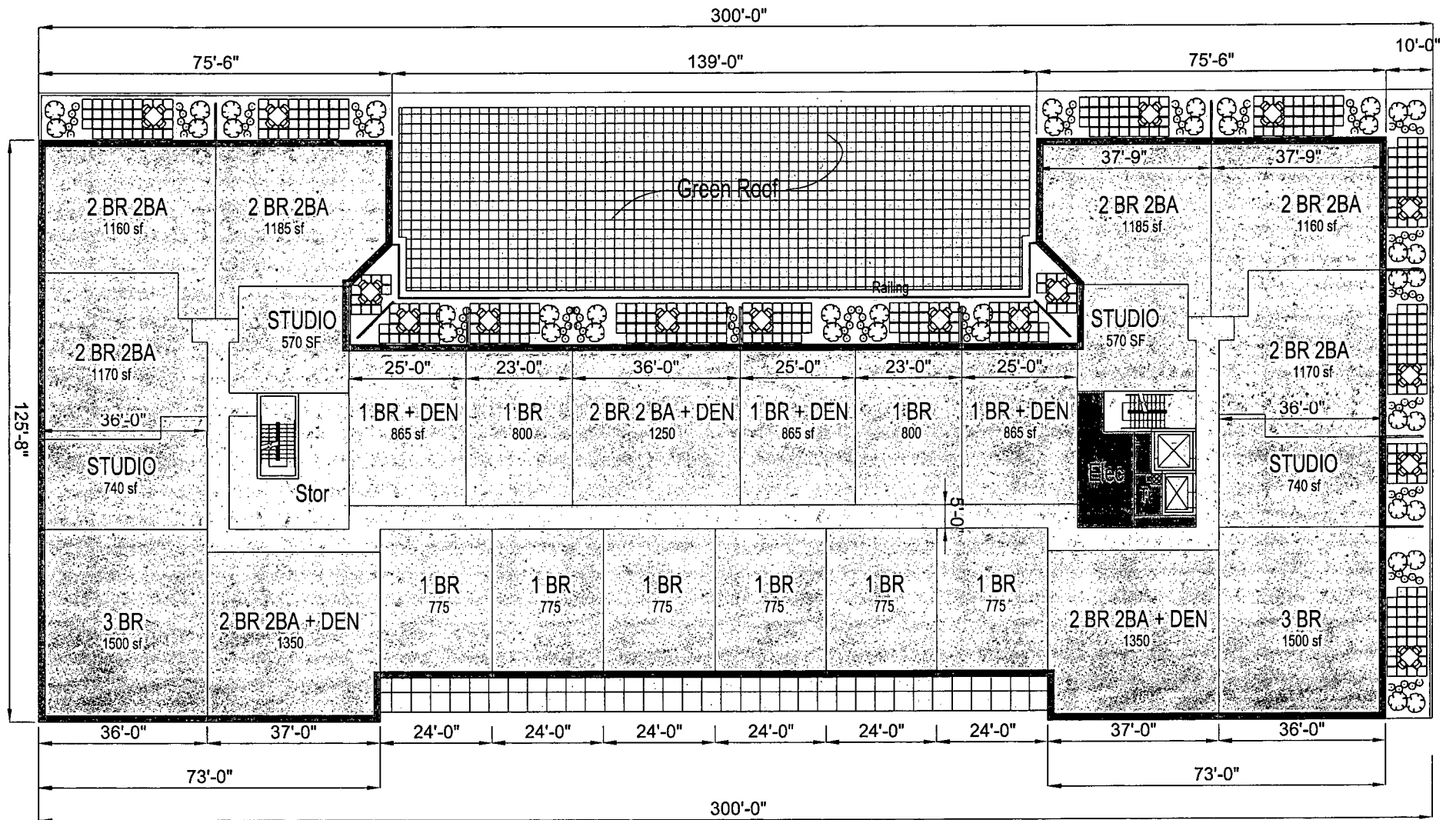
EVANSTON CENTRAL 1, LLC



OKW Architects

DATE: SEPTEMBER 15, 2011

PROJECT NUMBER: 11031



⊕ SECOND FLOOR
SCALE: 1"=20'

THE EASTWOOD
EVANSTON, IL

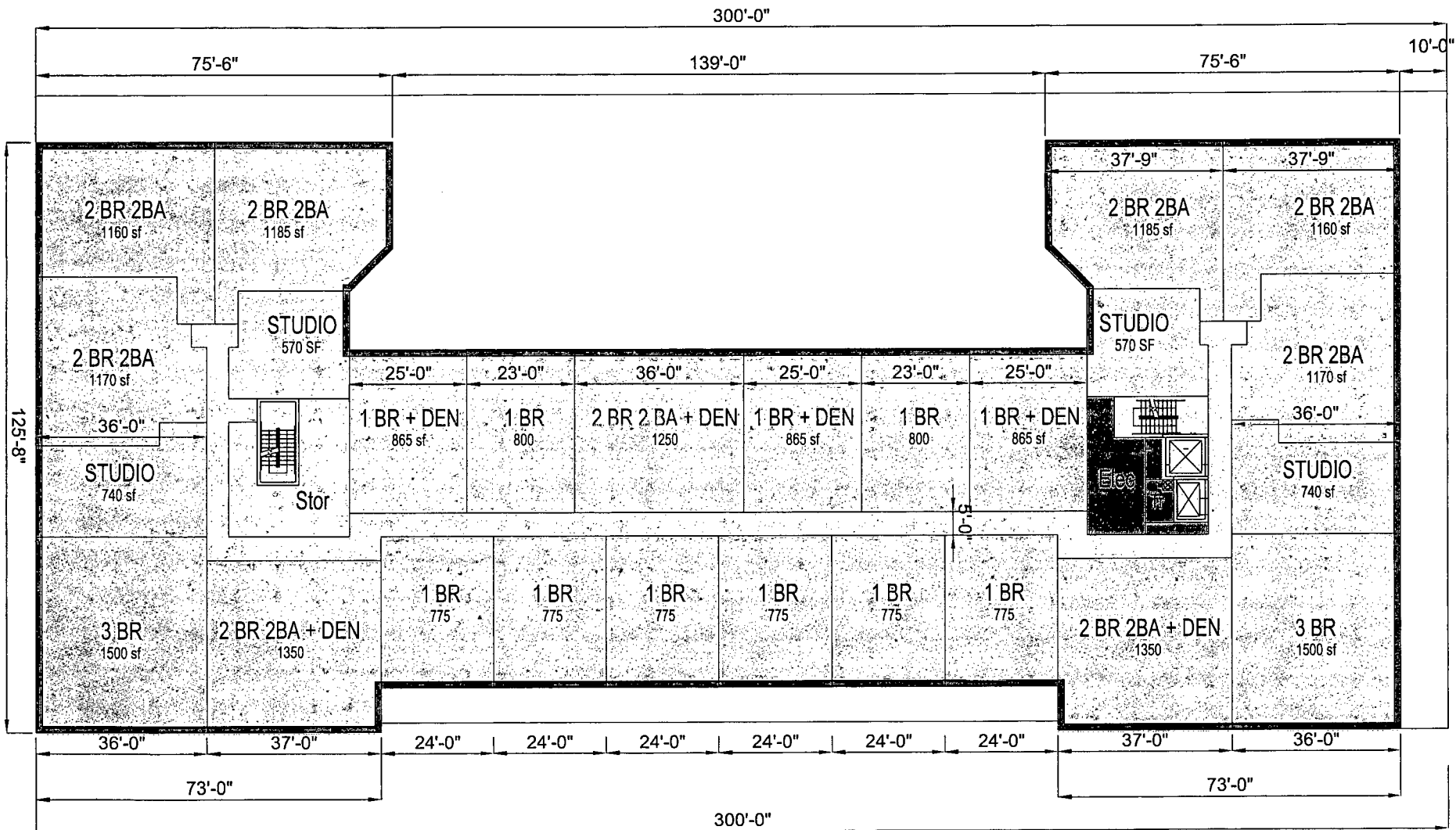
EASTWOOD OF EVANSTON, LLC



OKW Architects

DATE: AUGUST 11, 2011

PROJECT NUMBER: 11031



THIRD & FORTH FLOOR
SCALE: 1" = 20'

THE EASTWOOD
EVANSTON, IL

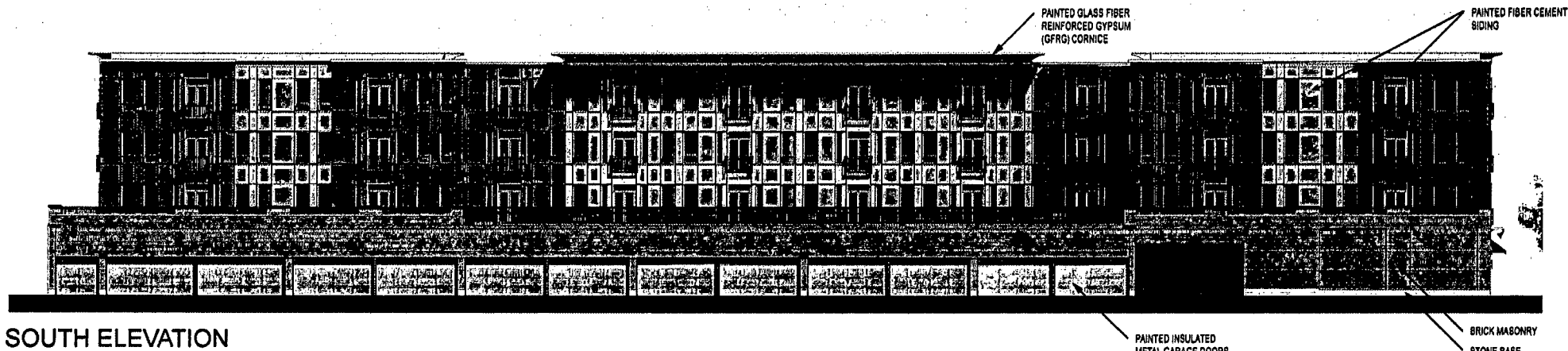
EASTWOOD OF EVANSTON, LLC



OKW Architects

DATE: AUGUST 11, 2011

PROJECT NUMBER: 11031



SOUTH ELEVATION



NORTH ELEVATION

THE EASTWOOD
EVANSTON, IL

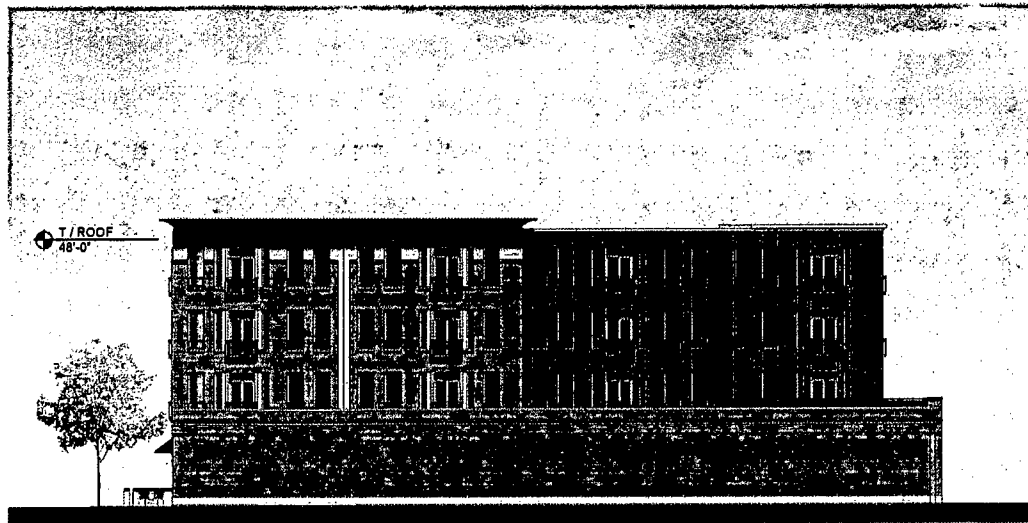
THE EASTWOOD OF EVANSTON, LLC



OKW Architects

DATE: SEPTEMBER 10, 2011

PROJECT NUMBER 11031



WEST ELEVATION



EAST ELEVATION

THE EASTWOOD
EVANSTON, IL

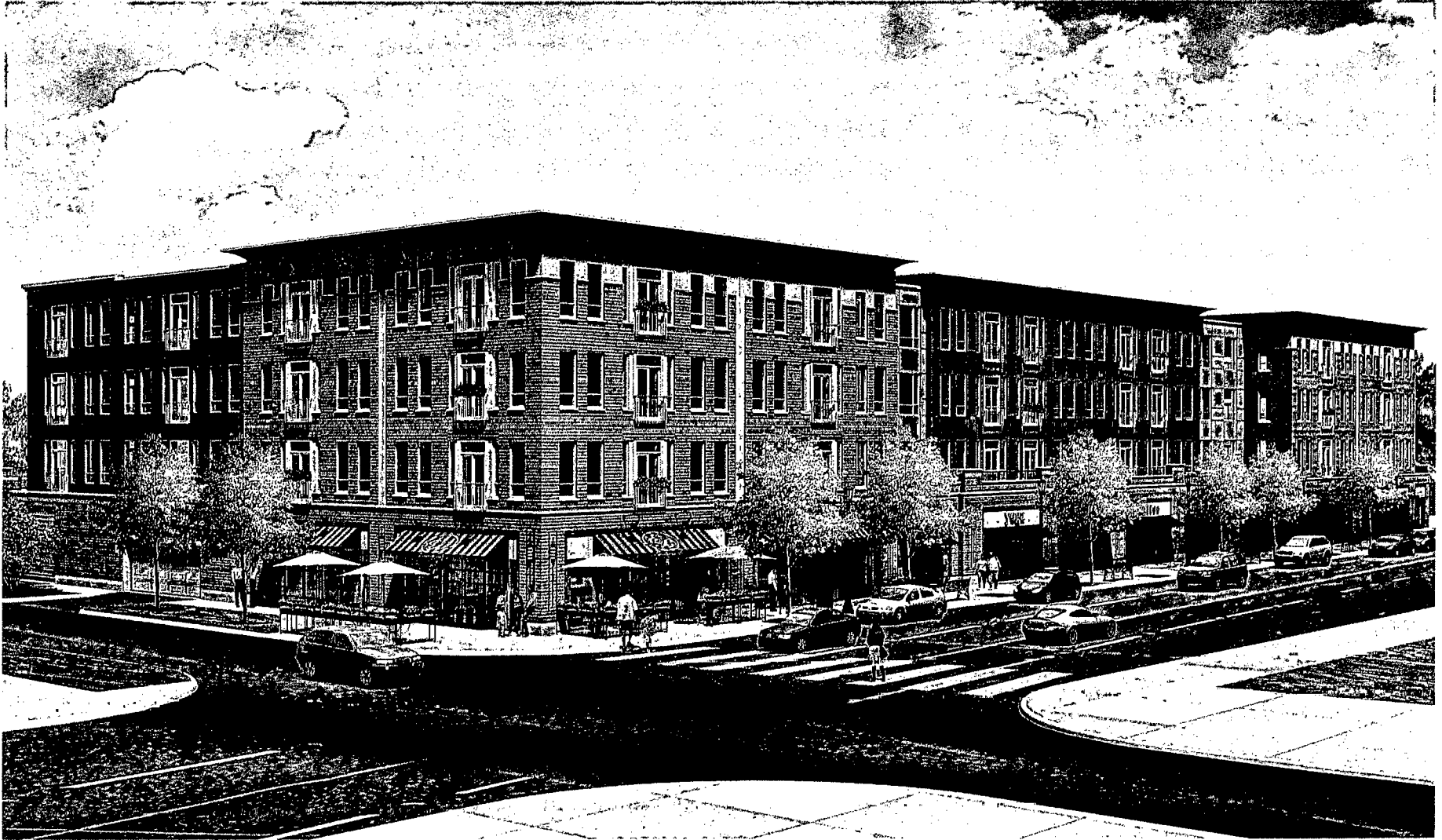
THE EASTWOOD OF EVANSTON, LLC



OKW Architects

DATE: AUGUST 11, 2011

PROJECT NUMBER 11031



VIEW FROM NORTHEAST

THE EASTWOOD
EVANSTON, IL

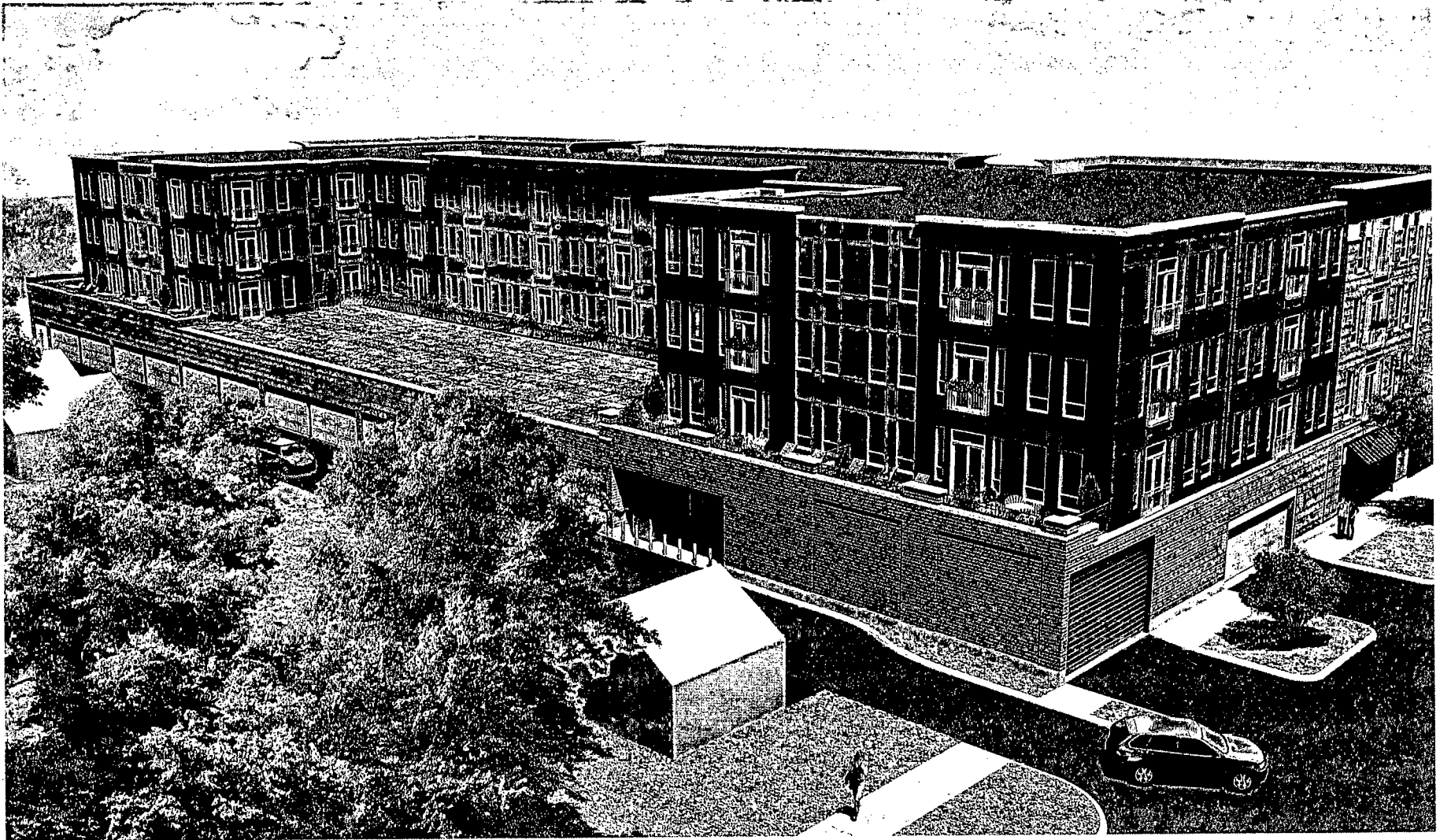
THE EASTWOOD OF EVANSTON, LLC



OKW Architects

DATE: AUGUST 11, 2011

PROJECT NUMBER 11031



VIEW FROM SOUTHEAST

THE EASTWOOD
EVANSTON, IL

THE EASTWOOD OF EVANSTON, LLC



OKW Architects

DATE: AUGUST 11, 2011

PROJECT NUMBER 11031

EXHIBIT D

**Mailed Notice of the September 26, 2011 Meeting
of the Planning and Development Committee**



PUBLIC NOTICE OF A MEETING

Planning and Development Committee

Monday, September 26, 2011

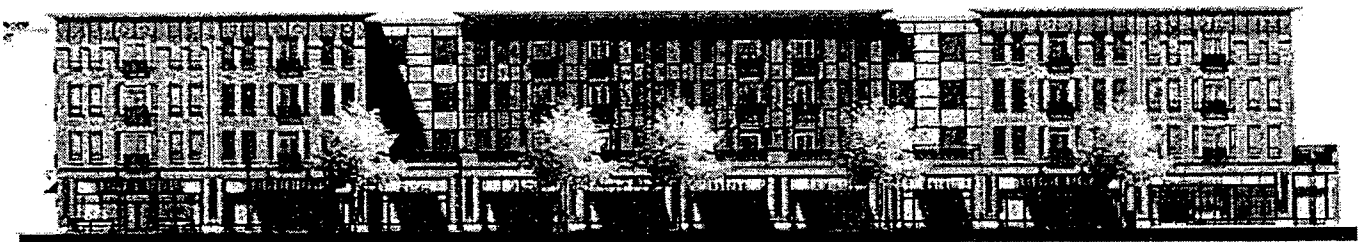
7:15 PM

Civic Center, 2100 Ridge Avenue, Council Chambers

Please be advised, the following case will be considered at the September 26, 2011 P&D hearing:

1700-1722 Central Street

Eastwood of Evanston, LLC (Eastwood of Evanston"), applies to amend Ordinance No. 7-O-07, (the "Ordinance"), that permitted the construction of a 4-story mixed-use development. The Ordinance governs the property bounded by Central Street to the north, Eastwood Avenue to the east, an improved alley to the south, and established development to the west (the "Property"). The Ordinance allows for the construction of 51 residential units; Eastwood of Evanston seeks to amend the Ordinance to permit the construction of up to 80 residential units. Eastwood of Evanston also proposes ordinance amendments to reduce the minimum square feet of the retail/commercial space from 11,130 square feet to 10,500 square feet and to decrease the number of required off-street parking spaces from 100 to 81. The City Council is the final determining body for this proposal.



NORTH ELEVATION

Order & Agenda Items are subject to change. Information about the P&D Committee is available at: www.cityofevanston.org/government/boards-commissions. Questions can be directed to Dominick Argumedo at 847-448-8153.

The city is committed to ensuring accessibility for all citizens; If an accommodation is needed to participate in this meeting, please contact this Department 48 hours in advance so that arrangements can be made for the accommodation if possible.

