

# EVANSTON ILLINOIS

1714-18 Chicago Avenue

Paul Zalmezak, Economic Development Division Manager

September 11, 2017

# 1714-18 RFP PROCESS

<b>Event/Activity</b>	<b>Date</b>
Release of Bid Requirements	Thursday, 8/25/2016
Deadline to Submit of Any Questions	Friday, 9/9/2016
City's Response to Questions (posted on City website)	Wednesday, 9/14/2016
Bid Proposal Due	Friday, 9/30/2016
Evaluation of Bids by City Staff	10/3/2016-10/19/2016
Economic Development Committee Review of Bids/Staff Recommendation	Wednesday, 10/26/2016
City Council Consideration	Monday, 11/14/2016
Staff / Developer negotiations	11/15/2016- until complete
Zoning Process	11/15/2016- until complete

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**8/25/2016 Bid Requirements Released**

**9/30/2016 Proposals Due**

**11/16/2016 - EDC Recommendation**

Economic Development Committee directed staff to work with development team through the planned development process by first attending the 1<sup>st</sup> Ward meeting to receive community feedback. The Conor Commercial development team was lead by Greg Stec, Bruce Larson and members of the McShane family who own Conor Commercial.

**11/28/2016 – Stec and Larson meet with Neighbors**

Stec and Larson meet with Frances Willard House Museum & Archives and The Woman's Club of Evanston

**12/2/2016- Stec and Larson tour Frances Willard House and the Woman's Club**

**12/6/2016 - Community Process Begins**

1<sup>st</sup> Ward Meeting Community expressed desire for shorter building and demands improved design.

**12/9/2016 – Stec and Larson meet with Woman's Club attorneys**

**January 2017 – Development/Design Team Organizational Change**

Based on feedback from 1<sup>st</sup> Ward meeting, Conor Commercial (McShane family) steps down from development role and agrees to be contractor. Greg Stec and Bruce Larson maintains lead developer role with single purpose LLC. Stec and Larson contracts with local architect Paul Janicki to better respond to community demand for lower height and contextual development.

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## **2/21/2017 Design meeting with Willard and Woman's Club**

Stec, Larson, and Janicki meet with Frances Willard House Museum & Archives and The Woman's Club of Evanston to begin to solicit feedback to alter the design to better fit the site and to determine

## **4/26/2017 Meeting with City Staff**

Internal meeting to review preliminary design (reflecting current proposal)

## **4/24/2017 City Council Votes Against Authorizing Negotiation of Sales Contract**

## **5/3/2017 Staff tours developer's senior housing developments**

## **5/8/2017 City Council Reverses Vote and agrees to Authorize Negotiation of Sales Contract**

City Council reverses decision and agrees to enter sales contract with development team lead by Stec.

## **May– July 2017 Ongoing meetings with 1739 Chicago Condo, Willard House and Woman's Club**

Developer holds numerous meetings with Frances Willard House & Museum, The Woman's Club of Evanston, to discuss design, context, and construction management plan. Team met with 1738 Chicago Avenue Condominium Association.

## **August 2017 Staff recommends executing sales contract totaling \$4 million**

To be introduced at City Council September 11, 2017 and considered for action September 25, 2017, subject to the city's Zoning / Planned Development process. Public Notices published in Evanston Review/Pioneer August 24<sup>th</sup>.

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