1727 Oak Avenue
18PLND-0005

Facts Supporting Neighborhood Opposition to Planned Development
- Neighborhood
- Street Parking
- Traffic/Safety
Disabled Community at Sienna Directly Across the Street from 1727 Oak Ave

- 20 physically and developmentally disabled adults own units in both 1720 and 1740 Oak Ave.
- Formed in mid 2000’s with encouragement of the City
- Require support from families, caregivers, and service providers
- Adequate street parking critical to maintain their support networks

Sienna (1720 and 1740 Oak) from corner of Oak Ave and Clark St

Overhead view of 1740 and 1720 Oak Ave
The 1727 Oak Neighborhood
1815 Ridge is a part of this neighborhood.
<table>
<thead>
<tr>
<th></th>
<th>1815 Ridge</th>
<th>1727 Oak</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size</td>
<td>0.79 acres</td>
<td>0.81 acres</td>
<td></td>
</tr>
<tr>
<td>Height</td>
<td>10 stories</td>
<td>17 stories</td>
<td></td>
</tr>
<tr>
<td>Units</td>
<td>163</td>
<td>169</td>
<td>332</td>
</tr>
<tr>
<td>Staff</td>
<td>100</td>
<td>6</td>
<td>30-75 (daytime)</td>
</tr>
<tr>
<td>Parking</td>
<td>67</td>
<td>139</td>
<td>206</td>
</tr>
</tbody>
</table>

The two new projects in the neighborhood, within a few steps of each other, substantially increase neighborhood density.
### Neighborhood Building Heights

<table>
<thead>
<tr>
<th>West of UP Tracks</th>
<th>East of UP Tracks</th>
</tr>
</thead>
<tbody>
<tr>
<td>1717 Ridge</td>
<td>Optima Towers</td>
</tr>
<tr>
<td>1815 Ridge</td>
<td>259’</td>
</tr>
<tr>
<td>1111 Church</td>
<td>Century Theaters</td>
</tr>
<tr>
<td>1100 Church</td>
<td>60’</td>
</tr>
<tr>
<td>1720 Oak</td>
<td>909 Davis</td>
</tr>
<tr>
<td>1740 Oak</td>
<td>104’</td>
</tr>
<tr>
<td>1620 Maple</td>
<td>1801 Maple</td>
</tr>
<tr>
<td>1007 Church</td>
<td>113’</td>
</tr>
<tr>
<td></td>
<td>Average:</td>
</tr>
<tr>
<td>Average:</td>
<td>134’</td>
</tr>
<tr>
<td></td>
<td>Average of east and west sides = 111.3’</td>
</tr>
<tr>
<td>1727 Oak (176’)</td>
<td>1727 Oak is 58% taller than average of height of ALL surrounding neighborhood buildings</td>
</tr>
</tbody>
</table>

1727 Oak (176’) is 75.3% taller than average height of buildings west of the train tracks
Height, Bulk, and Scale of 1727 Oak

- Tallest building west of UP Railroad tracks
- Twice the height of each Sienna building (1720 & 1740 Oak) immediately across the street
- Overwhelms architecturally significant Helmut Jahn building (1007 Church St immediately to the south) by 70 feet
- 75.3% taller than the average of 8 buildings west of tracks
- 58% taller than the average of all buildings in the neighborhood

In proportion to its surroundings, the massing and height of 1727 Oak is totally out of context and does not maintain the human scale of the neighborhood.
Street Parking
Adequate street parking is critical for support networks of Sienna disabled community.
- Existing street parking is already overburdened.
- Trammell Crow’s proposal of net 2 street parking spaces is insignificant in the face of substantial increased demand.
- Trammell Crow unwilling to provide any below grade parking.
Street Parking Summary

- Adequate street parking is critical for caregivers and services providers to Sienna disabled community
- Existing demand exceeds supply during daytime hours
- 2 additional spaces are insignificant given substantial increase in demand from
  - 1815 Ridge
  - 1727 Oak
  - New use of commercial space in 1744 Oak
- No commitment from Trammell Crow to reserve sufficient number of spaces on-site at 1727
  - Caregivers
  - Visitors
  - Employees
- Trammell Crow unwilling to consider below-grade parking
Traffic / Safety
Increase traffic load on Oak and Clark from 1727 Oak and 1815 Ridge
Major Truck Route Traffic:

- Both properties situated on main truck route
- Sienna Condos have no loading dock, delivery trucks must park on the street
- ALL vehicle access to/from 1815 Ridge via Clark St / Oak Ave intersection to a dead end
- ALL vehicle access to/from 1727 Oak via single driveway, feet away from pedestrian cross walk
KLOA Traffic Study limited to peak hours. Photos reflect typical mid-day conditions.
Current Parking Conditions on Oak Avenue

4 Parallel 9 Angled 2 Angled 14 Angled Total = 29 spaces

Proposed parking configuration on Oak Ave

19 Angled 2 Disabled 10 Angled

Red: Fire hydrant*
Green: Pick up / Drop off
* At this time, no specific hydrant location indicated

Total = 29 Angled + 2 Disabled (still requires street exit)
Proposed angled parking at Oak Ave and Clark St creates hazardous turn
Corner turn at Clark / Oak is extremely tight. Proposed parking configuration will make turn hazardous.
Traffic / Safety Considerations

• Increase traffic load on Oak and Clark from 1727 Oak and 1815 Ridge
• Clark/Oak is main Evanston truck route
• Angled parking on Oak creates substantial traffic hazard at corner of Clark/Oak
• KLOA Traffic Study downgrades Church/Ridge northbound AM peak traffic from C to D and southbound evening peak traffic from C to D
• No traffic analysis of Emerson/Ridge/Green Bay intersection
1727 Oak Avenue
18PLND-0005

- The massing and height is out of context and does not maintain the human scale of the neighborhood
- The unit density is not compatible with the surrounding residential neighborhood and land use intensity
- Will overwhelm the already saturated parking conditions in a neighborhood where adequate street parking is an essential accommodation for the disabled community at Sienna
- Increase hazardous traffic conditions for pedestrians, vehicles and cyclists
- Further degrade traffic on Church and Ridge, with unknown risk of effects on Ridge/Green Bay/Emerson intersection

These factors are dramatically magnified by the 1815 Ridge project just steps away on the extension of Oak Ave.
Hello! I live at 1740 Oak Ave in Evanston. Please consider that I'm totally against that idea. Many disturbances involved here (morning noise, dirt, traffic). I have health issues, need rest and clean air.

Sincerely

1740 Oak Ave resident

Sent from Yahoo Mail on Android
High Rise Catastrophe

Melodye Buskin <melodye_buskin@yahoo.com>  
To: "mmjones@cityofevanston.org" <mmjones@cityofevanston.org>

Please vote 'No' on the high rise proposal. There are too many high rise buildings already ruining the beauty of this town. Thank you.
To Whom It May Concern,

I am writing to express our concerns of the planned development at 1727 Oak Ave. My husband and I own a unit at 1740 Oak where our son who is physically disabled lives. Besides being a detriment to those with disabilities due to increased congestion on Oak and Clark, the building is not appropriate for the actual property proposed. Our issues with this development are below:

- The city has a development plan yet numerous variances are requested by the developer. To me multiple variances means that the proposed development does not fit with what was originally deemed to be appropriate. Why would the city even consider that so many variances would make this development appropriate?
- The building is too high, and the density too much. The building is twice as high as the Sienna buildings. It will dwarf all the buildings in the area and would be on a very small lot.
- Currently there is very limited street parking for visitors and caregivers to the area. From my understanding the parking provided for the new building is 139 spaces for 200 residents. There will not be enough street parking for the proposed new density.

We strongly oppose the proposal of the development at 1727 Oak Ave.

Sincerely,

Margaret and Thomas Doetsch
luxury tower

Angela Kustanovich <angie_k06@icloud.com>  Tue, Apr 10, 2018 at 3:45 PM
To: mmjones@cityofevanston.org

i protest DONT BUILD TOWERS!!!!! please

-1740 oak ave, residents

Sent from my iPhone
I oppose the planned development on Oak Avenue

Michael Landau <landau.mike@gmail.com>  Sat, Apr 7, 2018 at 1:13 PM
To: mmjones@cityofevanston.org
Cc: Stephen Speranza <steve@speranzabates.com>

Dear Ms. Jones,

I oppose the planned development at 1727 Oak Ave.

It's a 17 story tower squeezed into a small parking lot. It's out of scale with its surroundings, and requires huge variances in height, setback, and number of units. It's going to add a huge amount of congestion, and poses a significant safety hazard to pedestrians.

Yet another luxury high-rise that we don't need. We already have enough high-rises in downtown Evanston that out of reach of most people economically. We don't need another one.

I simply can't understand why the city Council keeps on trying to ram through these outrageous projects that have absolutely, positively no place in downtown Evanston! Why can't we have a sensible plan for downtown Evanston?

One more thing, I received an anonymous notification of the hearing that will take place on April 11th informing me that the city of Evanston will not be notifying me of this public hearing. Is this the case, and if so, why not? Aren't you legally required to notify the public of such hearings?

Sincerely yours,

Michael Landau
planned development at 1727 Oak Avenue

Liborka <liborka@yahoo.com>                             Fri, Apr 6, 2018 at 4:56 PM
To: "mmjones@cityofevanston.org" <mmjones@cityofevanston.org>

Dear Ms Jones,

I wanted to express my strong opposition to the new planned development at 1727 Oak Avenue. The development is not appropriate for many reasons, including:

- 17 story tower squeezed into less than 1 acre
- would require numerous variances
- would increase vehicle traffic in an already congested area posing a significant safety hazard to pedestrians and bicyclists on Oak Ave and Clark St
- would severely impact the availability of scarce street parking, especially as it would only provide 139 to over 200 residents while another new assisted living development recently approved 1/2 block away was allowed to only provide 100 parking spaces for its 163 units

This development would not be good for the community of Evanston, and many residents of Evanston oppose it. I hope there voices will be heard.

Liborka Kos
1800 Ridge Ave
Evanston
Hello! I'm an owner of one of units at 1740 Oak Ave in Evanston. News about new building have totally ruined my mood since I'm suffering from Metra noise for 3 years since I'm here, have sleeping issues, can't leave opened window for summer nights because of that terrible noise AND DEFINITELY won't be able to tolerate ANOTHER NOISE AND DUST on top of Metra issues. Was even thinking to move if constructions start. That involve changing school again for my kid, expenses of another remodeling etc. Huge inconvenience over all. Please consider my voice.
Sincerely, one of Sienna residents
Hello Meagan,

I'm a resident of Evanston and am opposed to the planned building of 1727 Oak Ave. It's going to create more traffic and limit parking spaces available. I don't think downtown Evanston has room for another high rise.

Sincerely,

Pamela Rovello
We are here on Oak avenue, do not need new project. We are asking to say NO. It will add a traffic problem to park cars, and 169 unit house will be too tall for Oak avenue. Roman a good friend for City of Evanston.
Concerns regarding 1727 Oak Ave Case #18PLD-0005 & ELHG. PLEASE READ

Paula Tumas <ptd70@sbcglobal.net>  Mon, Apr 9, 2018 at 11:30 AM
To: shagerty@cityofevanston.org, arainey@cityofevanston.org, rsimmons@cityofevanston.org, mwynne@cityofevanston.org, dwilson@cityofevanston.org, pbraithwaite@cityofevanston.org
Cc: evanstonlakehouse@gmail.com, mmjones@cityofevanston.org

Dear Mayor, Plan Committee and City Council:

1727 Oak Ave
I am writing this with the sincere hope that you understand that you are not listening to your constituents regarding the over development of the downtown area. Let me bring to your attention the article written by Chicago Magazine that recognizes Evanston and Oak Park have “topped out.” For example, the City of Evanston is squeezing towers into small lots obscuring architecturally significant buildings like the Helmet Jahn. In addition,

*1...Congestion via foot traffic and vehicle traffic will be horrendous; and
* 2...Parking will be even more scarce.

These aforementioned items are just a few concerns residents face regarding the apparent disregard you seem to have for Evanstonians and the long term impact that over development will have on the community itself.

Evanston Lakehouse and Gardens (ELHG)
Raising the requirement from $2 million to $5 million is not how this town and our elected officials should work. The ELHG group is not asking the City for funds. ELHG wants to secure the lease because the Harley Clarke house will be restored and repurposed for environmental education.

Fight the fight for the people of Evanston not against the people.
That’s why we elected you and that’s why we live here.
Stop fighting for Big Business and stop disrespecting the culture and community many generations of Evanstonians have built.
Stop the nonsense.

Paula Tumas
Resident of Evanston for 15 years
Meagan, please add the following email from Metra to the information that will go before the Plan Commission tomorrow. I don’t recall seeing anything from Trammell Crow in its submission regarding this matter of public safety.

Debbie

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Deborah Long
Education for Real Estate Professionals
Email: DebbieTheTeacher@gmail.com
Website: www.ncrealestatecourses.com
Phone: 919.968.3742

------- Forwarded Message -------
Subject: RE: 1727 Oak, Evanston
Date: Mon, 9 Apr 2018 16:54:22 +0000
From: Metra Board <metraboard@METRARR.COM>
To: 'Deborah Long' <debietheteacher@gmail.com>

Dear Ms. Long:

Thank you for sharing your concern about the construction project proposed for downtown Evanston. However, Metra and Union Pacific Railroad, which is the owner of the railroad adjacent to this property and operates commuter service for Metra under a purchase of service agreement, do not as general policy take public positions for or against such proposals, instead relying on a local community to determine the scope of developments within its borders.

UP, as stated above, is the owner of the property and tracks adjacent to this site. If this project moves forward, any impact on rail service during construction or any need to access UP property during construction must be reviewed and approved by the UP. The developer would also be responsible for absorbing the costs of any safety measures that may be required by the UP during the construction.

Again, thank you for sharing this information and your concerns with us.

Sincerely,

Metra Board

-----Original Message-----
From: Deborah Long [mailto:debietheteacher@gmail.com]
Sent: Wednesday, March 28, 2018 8:36 AM
To: Metra Board
Subject: 1727 Oak, Evanston

Dear Board,

I wanted to make sure that you are aware of a proposed 17-story building that will directly adjoin your property near the Davis Street Station.
See http://1727oak.civicomment.org/
I have significant concerns about the possible two-year construction period that will likely affect train and pedestrian safety as well as cast a significant shadow over the train line during the afternoons.

There are scheduled hearings about the proposed building— the next one being April 11.

I would like to hear from you.

A concerned citizen and property owner,

Debbie

---------------------------------------------------------------
Deborah Long
Email: DebbieTheTeacher@gmail.com
Website: http://www.ncrealestatecourses.com
Phone: 919.968.3742

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