2044 Wesley Ave

John Cleary, TEMP Capital Inc.,
Evanston resident, lived on Wesley, and the owner of 2044 Wesley Ave, (1.24 acres).
Requests oWE (Overlay West Evanston) removal and to revert back
to underlying zoning of R4 for a townhouse development
2044 Wesley Ave

- 2.25 acres parcel
- Old railway line
- It's never developed
- It's contaminated
- Old railway retaining walls remain
- Dumping ground
- To north
  - Public Storage
  - Walgreens parking
- To South
  - Garden Center
  - Church
  - Foster St
Guiding principles of oWE and how we adhere to them

5 Guiding principles of oWE:

1. Reconnect the community:

2. Maintain the green character of community

3. Increase walkability of neighborhood

4. Provide a life cycle of housing choices

5. Provide feasible neighborhood scaled commercial space

How we will meet the principles:

1. We will connect area with a new pathway and a new roadway from Wesley to Jackson. We will also extend existing Jackson Ave to end of property, allowing it to be continued towards Simpson St. We will also remove the old railway retaining walls.

2. We will create a new green space at Green Bay Road, new trees and landscaping along new pathway and along Jackson.

3. We will create a new walkway and new connection from Greenbay Road to Wesley, and to Jackson. We will also extend the existing Jackson Ave to end of property, allowing it to be continued towards Simpson St.

4. We will provide 28 new home without demolishing any existing housing stock. 3 new affordable homes created. 25 moderately priced homes created for homeowners in the $475,000-$525,000 range.

5. Not applicable as we are not doing any commercial
Why we need oWE removed

• The overlay is very restrictive, it’s too specific, it’s make development uneconomical so it will requires public funding to complete any development. Since it was implemented no new private residential developments have occurred in any of the 5 oWE districts.

• This land has laid idle for years, with unpaid real estate taxes, badly maintained, it has been a dumping ground. It is now under new ownership who have maintained it and will put it to good economic use.

• Overlay assumes that one owner would control the area covered by the Public Storage site, the Walgreens Staff parking lot, the Garden Center lot and several other privately owned properties

• Overlay requires someone to build a new road connecting Wesley Ave and Jackson Ave

• Overlay requires someone to extend Jackson Ave to Simpson Street

• Overlay would require someone to keep area at Greenbay road as a green space

• Overlay would require someone to build Type II townhouses up to 42 feet in height

• As a right we are allowed to build 24 units on the R5 parcels on Jackson up to 5 stories, this type and style of building would not fit into the neighborhood. Townhouses and a smaller building will.

• No TIFF or city funding is being requested

• We would maintain and stick to the 5 Guiding principles of oWE
What we will do

Build a total of 28 units and 42 parking spaces

- 16 Townhouses between 3 to 3½ stories
- In the underlying R4 district out height is restricted to 35 feet or 3½ stories
- 12 Apartments in a 3½ story building in an R5 zoned area that’s not covered by oWE, which allows by right 24 units in a 50 foot tall structure
- 3 affordable homes will be provided
- 25 Moderately priced homes provided Price point is $475,000- $525,000 or approx. $2,000 per month mortgage with 10% down
- We will extend Jackson Avenue to the edge of the property we own allowing for it to be continued at a later stage to Simpson Street
- We would connect Green Bay Road, Wesley Ave & Jackson Ave with an open landscaped walkway and a private driveway
- We would remove the old railroad overpass and provide a new landscaped green area at Green Bay Road and a new pathway to Wesley and Jackson
- Remediate any contaminated soil on the site
- Meet all five of the guiding principles of the oWE