



**TO:** CHAIRMAN JEFFREY EIGEL AND MEMBERS  
OF THE ARCHITECTURAL COMMISSION

**FROM:** STEVE GUTIERREZ, COMMUNITY DEVELOPMENT DIRECTOR

**MEETING DATE:** SEPTEMBER 8, 2025

**SUBJECT:** PUD – CONDOMINIUM BUILDING – 405 CENTRAL AVENUE

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**PETITIONER**

The petitioner is BJM LLC, the contract purchaser of the property at 405 Central Avenue.

**REQUEST**

The petitioner is seeking approval of a planned unit development (PUD) in order to build a 5-story, 12-unit condominium at 405 Central Avenue. The units would range from 2,630 to 2,878 square feet and would all have three bedrooms. The gross floor area of the proposed building is 48,748. They intend to tear down the existing office building which has housed the Josselyn Center for many decades. The Josselyn Center has moved the majority of their operations and administrative offices to a new building in Northbrook.

The 13,200 square foot (.3 acre) subject property is zoned B-3 Commercial/Office/Multi-Family Residential District. The proposed multi-family residential use is a permitted use in the B-3 District; however, the petitioner is also seeking side yard, rear yard, height and loading berth variations for the proposed building which triggers the need for a PUD approval.

The Architectural Commission will review the architectural plans, building materials, landscape plan and lighting. On September 2, 2025 the Plan & Zoning Commission vetted the requested zoning variations, traffic, parking and storm water information and voted to recommend to the Village Board that it approve the proposed PUD and requested variations.

**STAFF COMMENTS:**

We had our landscape architect consultant with Gewalt Hamilton Associates (GHA) review the proposed landscape plan. Their initial and follow-up reports are attached. The petitioner indicates they are revising the landscape plan to respond to GHA’s latest comments and hopes to submit the revised plan by Friday morning. To provide the Architectural Commission an extra day to review the material, we are emailing this staff report and the application submission out today. If we receive the revised landscape plan by tomorrow morning, we will include it in the hard copies that will be distributed tomorrow afternoon.

There are four existing Crabapple trees in the Central Avenue parkway in front of the subject site.



One of the Crabapples is dead and two have dieback. They are ornamental trees without much height and limited canopy. GHA is recommending these be replaced with five shade trees which will grow taller and have larger canopies. The larger trees will do a better job of softening the visual perception of the scale of the proposed building.

The proposed development meets the Village Code's landscaping, lighting and tree requirements and standards, but the details of all these elements are still subject to review by the Architectural Commission. The proposed building materials appear to be of high quality. Staff recommends approval of the application with a condition that the petitioner adhere to GHA's recommendations and that they install the parkway trees at their expense.

**MOTION:**

At the conclusion of the discussion of this matter, if the Architectural Commission wishes to recommend approval of the proposed design elements, it may wish to consider the following motion:

*Motion to recommend to the Village Board: Approval of the proposed architectural, building materials, lighting and landscaping for multi-story condominium building at 405 Central Avenue, in accordance with the Petitioners Application and Supporting Materials, date stamped September 4, 2025, subject to the following conditions:*

- 1. The petitioner shall follow the landscape plan recommendations made by Gewalt Hamilton Associates in their peer review reports dated August 28, 2025 and September 4, 2025.*
- 2. The petitioner shall install the proposed parkway trees at their expense.*

***{ Insert further conditions, if any, desired by the Plan and Zoning Commission }***

**ATTACHMENTS:**

1. Aerial Photos of Site and Vicinity
2. GHA Landscape Plan Reviews dated August 28, 2025 and September 4, 2025
3. Petitioner's Application dated September 4, 2025



405

1778

MAPLE ST



436

400

ASH ST

423

420

1780

1776

415

CENTRAL AV

405

1779

1777

1775

1765

MAPLE ST

391

387

385

383

1780

EDENS EXPY

1801

1779

1679

1799

1681

1677

SOUTH HAMP P

WILLOW RD

ALNUT ST

August 28, 2025

Steven V. Gutierrez  
Village of Northfield  
361 Happ Road  
Northfield, IL 60093

Re: 405 Central Avenue  
Landscape Plan Review  
GHA Project No. 3509.099

Dear Steve:

This Landscape Plan Review is for the proposed five story residential development at 405 Central Avenue in Northfield.

We are reviewing the plan for it's compliance to the overarching purpose of the Village's Landscape Plan Review Municipal Code within Article 10-19, and also for its adherence to requirements within Article 10-21, Plant Material Specifications and Article 10-22. A. Parkway Landscaping.

We look forward to assisting the Village through this process, and also the development's successful enhancement to the existing community. If you have any questions, please contact me at 847-821-6228.

Sincerely,



Janet Cherbak, PLA  
Gewalt Hamilton Associates, Inc.

August 28, 2025

## **Village of Northfield**

### LANDSCAPE PLAN REVIEW REPORT

Condominium Development

405 Central Avenue

Northfield, Illinois 60093

1. Existing four crabapple trees along the right of way will not be a sufficient buffer along Central Avenue, to soften the effect of the proposed height of new building. Replace these existing ornamental trees with suitable, locally available shade trees.

Please revise plans to include five shade trees, approximately 28' on center, within this right of way that are appropriately located considering light poles and intersections. Proposed trees' mature height and canopy shall be taken into consideration.

2. Replace proposed groupings of ornamental grasses and Salvia at building's foundation with woody shrubs, incorporating evergreen or broadleaf selections for a more affective planting buffer.
3. Replace columnar Liquidambar cultivars with hardier, locally grown, columnar shade trees.
4. Minimize use of perennials in general, for a more permanent, sustainable landscape. Those perennials chosen shall be salt and drought tolerant selections.

September 4, 2025

**Village of Northfield**

LANDSCAPE PLAN REVIEW REPORT

Steven V. Gutierrez

Village of Northfield

361 Happ Road

Northfield, IL 60093

Re: 405 Central Avenue  
Landscape Plan Review  
GHA Project No. 3509.099

Dear Steve:

This Landscape Plan Review is for the proposed five story residential development at 405 Central Avenue in Northfield, and recent updates to the Landscape Plan submitted by the Nathan Wright, the Landscape Architect this morning.

Again, the landscape plans are being reviewed for compliance to the overarching purpose of the Village's Landscape Plan Review Municipal Code within Article 10-19, and also for its adherence to requirements within Article 10-21, Plant Material Specifications and Article 10-22. A. Parkway Landscaping.

We look forward to this development's successful enhancement to the existing Northfield community. If you have any questions, please contact me at 847-821-6228.

Sincerely,



Janet Cherbak, PLA  
Gewalt Hamilton Associates, Inc.

September 4, 2025

## **Village of Northfield**

### LANDSCAPE PLAN SECONDARY REVIEW REPORT

Condominium Development

405 Central Avenue

Northfield, Illinois 60093

1. The eight proposed shade trees along the right of way should consist of 2 or 3 genera; please choose a more vase-shaped and narrower cultivar of Honeylocust along Central Avenue, starting at the south corner, perhaps *Gleditsia triocanthos* 'Northern Acclaim', or 'Draves' /Street Keeper? The fifth, northernmost tree should be a different urban tolerant genus; the right of way is wider here and so the tree can have a wider canopy.
2. Please choose an even narrower cultivar of columnar Oak for the south foundation planting – *Quercus robur* x *bicolor* "Nadler" may be the best, at only 6-10' wide at maturity, rather than the Regal Prince, at a mature width of 18', that may ruin the views out of the building, eventually.
3. We like your choices of woody plants for the foundation plantings. One change, please use a form of the Green Mountain Buxus (more salt tolerant) at the northwest corner, and add back in a grouping of your *Calamagrostis* (in place of the yews there, since so close to the alley/salt spray).
4. Please take *Carex albicans* out of your Perennial Mix 1; even though it is drought tolerant, it prefers part to full shade. Also remove *Stachys Hummelo*; not salt tolerant and not a particularly "tough" plant, that would fade over time.
5. Please choose perennials/groundcover that have some winter interest as well as salt tolerance. We don't have much room, so we need the best performers!
6. Please let us know if you are planning to install an irrigation system for the landscape or not, since this impacts the plant choices and tolerances.