1620 CENTRAL
EVANSTON, IL
CENTRAL STREET BLDG. MASS COMPARISON
PLANNED DEVELOPMENT APPLICATION

1620 CENTRAL
EVANSTON, IL

PROPOSED BUILDING
APPROX. 47’-6” HIG H

EXISTING BUILDING
APPROX. 43’-1” HIG H
**PROPOSED DEVELOPMENT SUMMARY**

<table>
<thead>
<tr>
<th><strong>ZONING DISTRICT</strong></th>
<th>O1</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>OVERLAY DISTRICT</strong></td>
<td>oCSC</td>
</tr>
<tr>
<td><strong>PROPOSED USE</strong></td>
<td>MULTI-FAMILY DWELLING</td>
</tr>
<tr>
<td><strong>EXISTING USE</strong></td>
<td>VACANT</td>
</tr>
</tbody>
</table>

| **LOT AREA** | 31,994 SF |
| **PROPOSED FLOOR AREA** | 61,831 SF |
| **PROPOSED FAR** | APPROX. 1.93 |
| **MAXIMUM FAR ALLOWED WITH BONUSES** | 1.99 |

| **PROPOSED DWELLING UNITS** | 47 UNITS |
| **MAXIMUM DWELLING UNITS** | 67 UNITS |

<table>
<thead>
<tr>
<th><strong>UNIT TYPES</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1-BR</td>
<td>11 UNITS</td>
</tr>
<tr>
<td>2-BR</td>
<td>28 UNITS</td>
</tr>
<tr>
<td>3-BR</td>
<td>8 UNITS</td>
</tr>
</tbody>
</table>

| **PROPOSED BUILDING HEIGHT** | 4 STORIES/ APPROX. 47'-6” |
| **MAXIMUM ALLOWED HEIGHT** | 5 STORIES/ 52’ |

| **PROPOSED PARKING SPACES** | 54 SPACES (1.15 SPACES/UNIT) |
| **REQUIRED PARKING SPACES** | 72 SPACES (1.53 SPACES/UNIT) |

| **PROPOSED BIKE PARKING SPACES** | 32 SPACES |
| **REQUIRED BIKE PARKING SPACES** | 31 SPACES |
PROJECT PUBLIC BENEFITS:

• GRANTING A 15’ WIDE ACCESS EASEMENT WITH A 10’ CONCRETE PAVED DRIVE TO SINGLE FAMILY HOMEOWNERS

• PROVIDING 2 ON-SITE AFFORDABLE HOUSING UNITS

• PRESERVATION OF ELM TREE ON SOUTHEAST CORNER OF SITE

• BURYING OVERHEAD UTILITY LINES, IF POSSIBLE

• PROVIDE A DIVVY BIKE SHARE MEMBERSHIP FOR EVERY UNIT IN THE BUILDING FOR 3 YEARS

• PROVIDE 1 YEAR OF FREE CTA PASSES FOR EVERY UNIT IN THE BUILDING

• STREETScape IMPROVEMENTS ALONG CENTRAL STREET

• REPLACEMENT OF THE EXISTING WOOD FENCE ALONG THE WEST PROPERTY LINE BELONGING TO THE TOWNHOME ASSOCIATION

• ARRANGEMENT OF 2 CAR SHARING SPACES ALONG CENTRAL STREET IN CLOSE PROXIMITY TO THE SITE

• INSTALLATION OF 2 FREE ON-SITE ELECTRIC VEHICLE CHARGING STATIONS

• INSTALLATION OF AN APPROX. 5,500 SF GREEN ROOF COVERING THE UNDERGROUND PARKING GARAGE

• LEED SILVER CERTIFICATION
1620 CENTRAL
EVANSTON, IL
PLANNED DEVELOPMENT APPLICATION

20' PUBLIC ALLEY

EXISTING SCHOOL

PROPOSED 4-STOREY BUILDING

PARKING ACCESS RAMP

LOADING DOCK

EXISTING SINGLE FAMILY HOME

EXISTING SINGLE FAMILY HOME

EXISTING TOWNHOMES

EXISTING APARTMENTS

OVERHEAD SERVING EXISTING BLDG

OVERHEAD SERVING TOWNHOMES

UNDERGROUND SERVING NEW BUILDING

RELOCATE OVERHEAD SERVING ADDITIONAL POLES

RELOCATE UNDERGROUND SERVING SCHOOL

RELOCATE OVERHEAD TRANSFORMERS

REMOVE POLE TO AVOID TRENCHING THROUGH TREE ROOTS

KEEP OVERHEAD UNDERGROUND SERVING EXISTING TOWNHOMES

TRANSFORMER ON PAD

NEW POLE

UNDERGROUND SERVICE

OVERHEAD SERVICE

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EVANSTON, IL

1:30'-0"

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1620 CENTRAL
EVANSTON, IL
C E N T R A L  S T R E E T I

EXISTING TOWNHOMES

EXISTING TOWNHOMES

EXISTING TOWNHOMES

EXISTING TOWNHOMES

20' PUBLIC ALLEY

EXISTING GARA

EXISTING GARA

EXISTING GARA

EXISTING GARA

EXISTING GARA

EXISTING SINGLE FAMILY HOME

EXISTING SINGLE FAMILY HOME

EXISTING SINGLE FAMILY HOME

EXISTING SINGLE FAMILY HOME


EXISTING SCHOOL

1620 C E N T R A L
E V A N S T O N, I L

1" = 30'-0"
PLANNED DEVELOPMENT APPLICATION

CENTRAL STREET I

EXISTING TOWNHOMES

20' PUBLIC ALLEY

EXISTING TOWNHOMES

EXISTING SINGLE FAMILY HOME

EXISTING SINGLE FAMILY HOME

EXISTING SINGLE FAMILY HOME

EXISTING GARAGE

EXISTING GARAGE

EXISTING SCHOOL

REMOVE ALLEY PARKING

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SITE DEVELOPMENT - PROCESS
PLANNED DEVELOPMENT APPLICATION
CENTRAL STREET

REVISED BUILDING FOOTPRINT

EXISTING TOWNHOMES

EXISTING TOWNHOMES

EXISTING TOWNHOMES

EXISTING SINGLE FAMILY HOME

EXISTING SINGLE FAMILY HOME

EXISTING SINGLE FAMILY HOME

EXISTING GARAGE

RELOCATE PARKING RAMP

20’ PUBLIC ALLEY

EXISTING SCHOOL

1620 CENTRAL
Evanston, IL
BIKE STORAGE ROOM - 32 SPACES

ON-SITE ELECTRIC CHARGING STATIONS - 2 SPACES

ONE-WAY CLOCKWISE TRAFFIC FLOW

TRAFFIC MIRROR
1620 CENTRAL
EVANSTON, IL
- Elevation is broken into 3 larger volumes.
- Larger portions of mass broken into smaller portions.
- Balconies are integral to the design of the building.
- Facade recessed 5' to break the building mass into different planes.
ARCHITECTURAL ALUMINUM CLADDING
FACE BRICK CLADDING
ARCHITECTURAL ALUMINUM CLADDING
LOW-E WINDOWS
PAINTED METAL RAILING

ELEVATOR OVERRUN +54'-9"
MAX. ZONING ENVELOPE PER oGSC

52’ - MAXIMUM HEIGHT ALLOWED IN O1 DISTRICT

35’ - MAXIMUM HEIGHT ALLOWED IN R1 DISTRICT

O1 ZONING

R1 ZONING

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EVANSTON, IL

TRANSITIONAL HEIGHT PLANE ANALYSIS
PLANNED DEVELOPMENT APPLICATION
PLANNED DEVELOPMENT APPLICATION

UNIT 3
1-BR UNIT
779 SF

UNITS 4-6, 9-10
2-BR UNITS
1167 SF - 1206 SF

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DWELLING UNITS
PLANNED DEVELOPMENT APPLICATION

1/8" = 1'-0"
DERO ULTRA SPACE SAVER VERTICAL MOUNT BIKE RACK

BIKE STORAGE ROOM
32 BIKE PARKING SPACES

ULTRA SPACE SAVER
Specifications and Space Use

Product
Dero Ultra Space Saver
As manufactured by Dero Bike Racks

Capacity
Modular construction
1 Bike per arm

Materials
Hanger: 1" diameter tube with ½" steel rod and retaining disk at each end.
Upright: 2" square tube.
Feet: 601 C x 4.1 galvanized steel channel.
Crossbars: 1.25" sched. 40 galvanized pipe (1.660" OD)
Spacers: 2.375" OD plastic tubes with .218" wall thickness.

Black powder coat
Cross bars: hot dipped galvanized
Hanger rods: rubber coated
Spacers: plastic

Installation Methods
Floor mounted: Ultra Space Savers have steel channel feet (30" for single sided and 56" for double sided units) which must be anchored to the floor. A wall mounted unit which contains special brackets is also available.

Space Use and Setbacks

<table>
<thead>
<tr>
<th>Product</th>
<th>Single Sided</th>
<th>Double Sided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capacity</td>
<td>56&quot;</td>
<td>84&quot;</td>
</tr>
<tr>
<td>Materials</td>
<td>30&quot;</td>
<td>84&quot;</td>
</tr>
<tr>
<td>Finishes</td>
<td>Single Sided</td>
<td>Double Sided</td>
</tr>
<tr>
<td></td>
<td>Black powder coat</td>
<td>Black powder coat</td>
</tr>
<tr>
<td></td>
<td>Cross bars: hot dipped galvanized</td>
<td>Cross bars: hot dipped galvanized</td>
</tr>
<tr>
<td></td>
<td>Hanger rods: rubber coated</td>
<td>Hanger rods: rubber coated</td>
</tr>
<tr>
<td></td>
<td>Spacers: plastic</td>
<td>Spacers: plastic</td>
</tr>
</tbody>
</table>

Floor mounted: Ultra Space Savers have steel channel feet (30" for single sided and 56" for double sided units) which must be anchored to the floor. A wall mounted unit which contains special brackets is also available.

Estimating Your Bike Capacity

Estimating the maximum number of bikes you can park using an Ultra Space Saver in a typical rectangular space is usually fairly straightforward.

The Ultra Space Saver parks one bike every 16" with a typical bike extending out 40" from the wall. Leave a 36" aisle between rows. Add an 8" buffer on each end of a run to allow enough space for handlebars.

As a general rule of thumb, this space can fit approximately 60 bicycles.

Let us Help! As a free service, Dero will provide a complete CAD layout of your space. Just send us the dimensions of your room, being sure to note the location of doors, columns, etc. and let us maximize your bike storage capacity.

DERO BIKE RACKS
www.dero.com 1.888.337.6729

BIKE STORAGE PLAN
PLANNED DEVELOPMENT APPLICATION

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Real Capital Solutions
A Family of Real Estate Initiatives

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Evanston, IL
**LANDSCAPE PLANT LIST**

<table>
<thead>
<tr>
<th>TREES</th>
<th>BOTANICAL NAME / COMMON NAME</th>
<th>CONT</th>
<th>QTY</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Gleditsia triacanthos inermis ‘Skyline’ / Skyline Honey Locust</td>
<td>3&quot;</td>
<td>4</td>
</tr>
<tr>
<td></td>
<td>Tsuga canadensis / Canadian Hemlock</td>
<td>10’ ht</td>
<td>6</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ORNAMENTAL</th>
<th>BOTANICAL NAME / COMMON NAME</th>
<th>CONT</th>
<th>QTY</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Amelanchier x grandiflora ‘Autumn Brilliance’ / ‘Autumn Brilliance’ Serviceberry</td>
<td>10’ ht</td>
<td>4</td>
</tr>
<tr>
<td></td>
<td>Betula platyphylla japonica ‘Whitespire’ / Whitespire Birch</td>
<td>10’, 12’ &amp; 14’ ht</td>
<td>10</td>
</tr>
<tr>
<td></td>
<td>*ALT-1: Amelanchier x grandiflora ‘Autumn Brilliance’ (Autumn Brilliance Serviceberry)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>*ALT-2: Ainsa glutinosa (European Alder)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Cedrus canadensis / Eastern Redbud</td>
<td>8’ ht.</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>Hamamelis vernalis / Spring Blooming Witchhazel</td>
<td>36’ B&amp;B</td>
<td>15</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SHRUB AREAS</th>
<th>BOTANICAL NAME / COMMON NAME</th>
<th>CONT</th>
<th>SPACING</th>
<th>QTY</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Buxus microphylla ‘Wintergreen’ / Wintergreen Boxwood</td>
<td>24’h</td>
<td></td>
<td>47</td>
</tr>
<tr>
<td></td>
<td>Buxus x ‘Green Mountain’ / Green Mountain Boxwood</td>
<td>24’h</td>
<td></td>
<td>8</td>
</tr>
<tr>
<td></td>
<td>Taxus x media ‘Evertow’ / Evertow Yew</td>
<td>36’W</td>
<td></td>
<td>142</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>GROUND COVERS</th>
<th>BOTANICAL NAME / COMMON NAME</th>
<th>CONT</th>
<th>SPACING</th>
<th>QTY</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Euonymus fortunei ‘Colorata’ / Purple-leaf Winter Creeper</td>
<td>2.25’ pot</td>
<td>8” o.c.</td>
<td>1,783</td>
</tr>
<tr>
<td></td>
<td>Miscanthus sinensis ‘Adagio’ / Adagio Eulalia Grass</td>
<td>#1 cont</td>
<td>24” o.c.</td>
<td>77</td>
</tr>
<tr>
<td></td>
<td>Pachysandra terminalis ‘Green Carpet’ / Japanese Spurge</td>
<td>2.25’ pot</td>
<td>10” o.c.</td>
<td>644</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ORNAMENTAL GRASS</th>
<th>BOTANICAL NAME / COMMON NAME</th>
<th>CONT</th>
<th>SPACING</th>
<th>QTY</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Carex pensylvanica / Pennsylvania Sedge</td>
<td>#1 cont</td>
<td>12” o.c.</td>
<td>3,014</td>
</tr>
<tr>
<td></td>
<td>Seleria autumnalis / Autumn Moor Grass</td>
<td>1 gal</td>
<td>18” o.c.</td>
<td>689</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SOD/SEED</th>
<th>BOTANICAL NAME / COMMON NAME</th>
<th>CONT</th>
<th>SPACING</th>
<th>QTY</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Turf Sod / Sod</td>
<td>sod</td>
<td></td>
<td>3,188 sf</td>
</tr>
</tbody>
</table>

**MAINTENANCE PLAN:**

1. A COMPREHENSIVE LANDSCAPE MAINTENANCE PLAN SHALL BE PROVIDED BY THE CONTRACTOR (TO THE OWNER) WITH SPECIFIC MAINTENANCE CRITERIA & INSTRUCTIONS FOR EACH INDIVIDUAL SITE LANDSCAPE AREA INSTALLED IN ADDITION TO EACH TYPE OF PLANT SPECIES INSTALLED. THIS MAINTENANCE PLAN SHALL BE PUT IN PLACE AS STANDARD PRACTICE FOR EXTERIOR BUILDING OPERATIONS AND MAINTENANCE PROCEDURES.

2. THE SITE LANDSCAPE AREAS ARE CATEGORIZED AS FOLLOWS:

   A. NORTH SIDE PARKWAY AND FACADE PLANTINGS
   B. EAST SIDE GREEN ROOF PLANTINGS (6’-18’ SOIL DEPTH)
   C. EAST SIDE PERIMETER PLANTINGS
   D. WEST SIDE GREEN ROOF PLANTINGS (6’-36’ SOIL DEPTH)
   E. WEST SIDE PERIMETER PLANTINGS

3. GREEN ROOFS NOTED ABOVE ARE CONSIDERED INTENSIVE AND WILL INCLUDE SOIL DEPTHS OVER 6” IN ADDITION TO PROPER DRAINAGE & WATERPROOFING SYSTEMS. PLANTINGS WILL CONSIST OF GROUNDCOVERS, PERENNIALS, SHRUBS AND SMALL ORNAMENTAL TREES. GREEN ROOFS SHALL BE CONSISTENTLY IRRIGATED WITH AN AUTOMATIC SPRAY IRRIGATION SYSTEM. ALL GREEN ROOFS ARE ACCESSIBLE FOR REGULAR MONITORING AND MAINTENANCE.

4. THE OWNER SHALL PROVIDE VIA THE CONTRACTOR AND/OR EXTERIOR MAINTENANCE COMPANY A BONDED, WRITTEN THREE-YEAR WARRANTY AGREEMENT BEGINNING ON THE FIRST DAY OF THE OWNER’S POSSESSION. THIS AGREEMENT SHALL PROVIDE FOR THE REPLACEMENT OF DEAD OR Dying PLANT MATERIAL WITHIN THE FIRST THREE YEARS OF INSTALLATION.

5. IRRIGATION FOR THE SITE LANDSCAPE SHALL INCLUDE A COMPLETE SPRAY HEAD, LINE AND VALVE LAYOUT FOR AN AUTOMATIC UNDERGROUND SYSTEM LOCATED AT ALL EXTERIOR PLANTING BEDS (INCLUDING PLANTED GREEN ROOF AREAS) WEATHER-BASED IRRIGATION CONTROLLER TO BE INCLUDED WITH IRRIGATION SYSTEM.
STORMWATER MANAGEMENT