

99-O-23

AN ORDINANCE

Amending the Zoning Map to Rezone 504-514 South Boulevard From the R4 General Residential District to the R5 General Residential District and Granting A Special Use Permit For a New 60-Unit Residential Planned Development at 504-514 South Boulevard

WHEREAS, the City of Evanston is a home-rule municipality pursuant to Article VII of the Illinois Constitution of 1970; and

WHEREAS, as a home rule unit of government, the City has the authority to adopt ordinances and to promulgate rules and regulations that protect the public health, safety, and welfare of its residents; and

WHEREAS, Article VII, Section (6)a of the Illinois Constitution of 1970, which states that the “powers and functions of home rule units shall be construed liberally,” was written “with the intention that home rule units be given the broadest powers possible” (*Scadron v. City of Des Plaines*, 153 Ill.2d 164); and

WHEREAS, it is a well-established proposition under all applicable case law that the power to regulate land use through zoning regulations is a legitimate means of promoting the public health, safety, and welfare; and

WHEREAS, Division 13 of the Illinois Municipal Code (65 ILCS 5/11-13-1, *et seq.*) grants each municipality the power to establish zoning regulations; and

WHEREAS, pursuant to its home rule authority and the Illinois Municipal Code, the City has adopted a set of zoning regulations, set forth in Title 6 of the Evanston City Code of 2012, as amended, (“the Zoning Ordinance”); and

WHEREAS, Eugene Hu of PIRHL Developers, LLC (the “Applicant,”), for the property located at 504-14 South Boulevard, Evanston, Illinois (the “Subject Property”), legally described in Exhibit A, which is attached hereto and incorporated herein by reference, applied, pursuant to the provisions of the Zoning Ordinance, to amend the Zoning Map to move the Subject Property from the R4 General Residential District to the R5 General Residential District and to permit the construction of a 60-unit residential planned development located at the Subject Property; and

WHEREAS, Applicant has petitioned the City Council of Evanston for approval of the following (collectively, the “Zoning Approval:):

- A. An amendment to the Zoning Map to move the Subject Property from the R4 General Residential District to the R5 General Residential District.
- B. A Special Use Permit for a Planned Development on the Subject Property per Section 6-3-6 of the Zoning Ordinance.
- C. The following Site Development Allowances as permitted by Section 6-3-6 of the Zoning Ordinance:

- a. Street Side-Yard Setback: A street side-yard setback of five feet (5') where fifteen feet (15') is required pursuant to subsection 6-8-7-7-(A)(2).
- b. Interior Side-Yard Setback: An interior side-yard setback of six feet two inches (6' 2") where three feet (3') is required pursuant to subsection 6-8-7-7-(A)(3).
- c. Building Height: A building height of sixty-two feet (62') where Subsection 6-8-7-8 of the Zoning Ordinance allows the lesser of five (5) stories or fifty feet (50').
- d. Density: 60 dwelling units where not more than 48 dwelling units are allowed pursuant to City Code Section 6-8-7-4(D).
- e. Impervious Surface Ratio: An impervious surface ratio of 85% where 60% is the maximum permitted pursuant to Subsections 6-8-7-9.
- f. Off-Street Loading Berth: Zero (0) off-street loading berths where Table 16-E of Subsection 6-16-5 requires one (1) off-street loading berth

all to allow the construction and operation of a 60-unit mixed-income residential planned development with 65 surface parking spaces, 20 of which are proposed to be dedicated for public use, located at the Subject Property.

WHEREAS, pursuant to Subsection 6-3-6-5 of the Zoning Ordinance, the City Council may allow Site Development Allowances from the normal district regulations established in the Zoning Ordinance; and

WHEREAS, on September 13, 2023, in compliance with the provisions of the Illinois Open Meetings Act (5 ILCS 120/1 *et seq.*) and the Zoning Ordinance, the Land Use Commission held a public hearing, pursuant to proper notice, regarding case no. 23PLND-0027 to consider an amendment to the Zoning Map, cited in Section 6-7-2 of the Zoning Ordinance, to place 504-514 South Boulevard from the R4 General Residential District to the R5 General Residential District and to consider Applicant's application for a Special Use Permit for a Planned Development with Site Development Allowances on the Subject Property, heard testimony and public comment and made written minutes, findings, and recommendations; and

WHEREAS, after having considered the evidence presented, including the exhibits and materials submitted, and public testimony provided, the LUC made the following findings per Section 6-3-4-5 of the Zoning Ordinance:

1. Whether the proposed amendment is consistent with the goals, objectives and policies of the Comprehensive General Plan as adopted and amended from time to time by the City Council: The current Comprehensive General Plan considers affordable housing. Also, the current use as a parking lot is not the highest and best use for the property. The proposed amendment meets the standard.
2. Whether the proposed amendment is compatible with the overall character of existing development in the immediate vicinity of the subject property: The surrounding area is R5, and the building character is similar and so the standard is met.

3. Whether the proposed amendment will have an adverse effect on the value of adjacent properties: The similar surrounding neighborhood residential uses will not be impacted so the standard is met.
4. The adequacy of public facilities and services: New construction will require expansion of public services, which is believed to be able to be met as the project represents only an increase from the R4 District to the R5 District.

WHEREAS, after having considered the evidence presented, including the exhibits and materials submitted, and public testimony provided, the LUC made the following findings per Section 6-3-5-10 of the Zoning Ordinance:

1. Is one of the listed special uses for the zoning district in which the property lies: It is permitted under the R5 District so the standard is met.
2. Complies with the purposes and the policies of the Comprehensive General Plan and the Zoning ordinance as amended from time to time: The current Comprehensive General Plan considers affordable housing. Also, a parking lot is not the highest and best use for the property, so the standard is met.
3. Will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood and the effect of the proposed type of special use upon the City as a whole: Concerns about parking and construction traffic can be met through conditions offsetting a negative effect and thus meeting the standard.
4. Does not interfere with or diminish the value of property in the neighborhood: Placing a modern building in this location will increase surrounding property values and it will partially add tax revenue meeting the standard.
5. Is adequately served by public facilities and services: New construction will require expansion of public services, which is believed can be met as the project represents only an increase from the R4 District to the R5 District.
6. Does not cause undue traffic congestion: The TOD design and on-site parking should adequately address this standard.

7. Preserves significant historical and architectural resources: There are no significant resources in the area.
8. Preserves significant natural and environmental resources: Open space around the building will be improved along with a net zero design should lessen its environmental impact meeting the standard.
9. Complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the grant of a variation: The affordable housing organizations will be working with the Applicant to meet regulations. It is anticipated that the process will continue and meet the standard.

WHEREAS, after having considered the evidence presented, including the exhibits and materials submitted, and public testimony provided, the LUC made the following findings per Section 6-3-6-9 of the Zoning Ordinance:

1. The requested Site Development Allowance(s) will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties that is beyond a reasonable expectation given the scope of the applicable Site Development Allowance(s) of the Planned Development location: The public benefit of providing modern affordable housing demonstrates meeting this standard.
2. The proposed development is compatible with the overall character of existing development in the immediate vicinity of the subject property: There are similarly scaled buildings in the area, so the standard is met.
3. The development site circulation is designed in a safe and logical manner to mitigate potential hazards for pedestrians and vehicles at the site and in the immediate surrounding area: There are further improvements to be considered because of the traffic study which should be achievable, so the standard is met.
4. The proposed development aligns with the current and future climate and sustainability goals of the City: The building will have to comply with the City Green Building Ordinance and the LIHTC certification. Assuming compliance, the standard is met.

5. Public benefits that are appropriate to the surrounding neighborhood and the City as a whole will be derived from the approval of the requested Site Development Allowance(s): Public housing is a benefit, so the standard is met.

WHEREAS, the Land Use Commission recommended approval of the application for an amendment to the Zoning Map and of the application for a Special Use Permit for a Planned Development with Site Development Allowances for the Subject Property; and

WHEREAS, on October 9, 2023, the Planning and Development Committee of the City Council held a meeting, in compliance with the provisions of the Open Meetings Act and the Zoning Ordinance, received input from the public, carefully considered and reviewed the findings and recommendation of approval of the Land Use Commission in case no. 23PLND-0027, specifically determined that the Applicant's request for no off-street loading berth was appropriate, and recommended City Council approval thereof; and

WHEREAS, at its meetings of October 9, 2023 and October 23, 2023, held in compliance with the Open Meetings Act and the Zoning Ordinance, the City Council considered the recommendations of the Planning and Development Committee, made an amendment to eliminate the requirement of an off-street loading berth, received additional public comment, made certain findings, and adopted said recommendations; and

WHEREAS, it is well-settled law that the legislative judgment of the City Council must be considered presumptively valid (see *Glenview State Bank v. Village of Deerfield*, 213 Ill.App.3d 747) and is not subject to courtroom fact-finding (see *National Paint & Coating Ass'n v. City of Chicago*, 45 F.3d 1124),

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS, THAT:

SECTION 1: The foregoing recitals are found as fact and incorporated herein by reference.

SECTION 2: The City Council hereby amends the Zoning Map to remove those properties with the addresses and PINs listed in Exhibit B and identified in Exhibit C, both attached hereto and incorporated herein by reference, from the R4 General Residential District to the R5 General Residential District.

SECTION 3: Pursuant to the terms and conditions of this ordinance, the City Council hereby grants the Special Use Permit for a Planned Development applied for in case no. 23PLND-0027, to allow the construction of a new 60-unit mixed-income residential planned development located at the Subject Property.

SECTION 4: The City Council hereby grants the following Site Development Allowances:

(A) Street Side-Yard Setback: A Site Development Allowance is hereby granted for an east street side-yard setback of five feet (5') where fifteen feet (15') is required pursuant to subsection 6-8-7-7-(A)(2) of the Zoning Ordinance with Subsection 6-

8-1-10(C)(3) allowing for an additional street side-yard setback site development allowance to be requested from City Council.

- (B) **Interior Side-Yard Setback:** A Site Development Allowance is hereby granted for a west interior side-yard setback of six feet two inches (6' 2") where three feet (3') is required pursuant to subsection 6-8-7-7-(A)(3) of the Zoning Ordinance with Subsection 6-8-1-10(C)(3) allowing for an additional interior side-yard setback site development allowance to be requested from City Council.
- (C) **Building Height:** A Site Development Allowance is hereby granted for an approximately sixty-two foot (62') building height, whereas subsection 6-8-7-8 of the Zoning Ordinance allows the lesser of five (5) stories or fifty feet (50') with Subsection 6-8-1-10(C)(1) allowing for a height of an additional twelve feet (12') to be requested from City Council.
- (D) **Density:** A Site Development Allowance is hereby granted for sixty (60) units, whereas subsection 6-8-7-4(D) of the Zoning Ordinance allows for forty-eight (48) units with Subsection 6-8-1-10(C)(3) allowing for an additional twelve (12) units to be requested from City Council.
- (E) **Impervious Surface Ratio:** A Site Development Allowance is hereby granted for an impervious surface ratio of 85% where 60% is the maximum permitted pursuant to Subsection 6-8-7-9 and Subsection 6-8-13 allows for an additional 15% impervious surface coverage.

SECTION 5: The City Council hereby imposes the following conditions, violation of any of which shall constitute grounds for penalties or revocation thereof pursuant to Subsections 6-3-10-5 and 6-3-10-6 of the Zoning Code:

- A. **Compliance with Applicable Requirements:** The Applicant shall develop and operate the Planned Development authorized by the terms of this ordinance in substantial compliance with the following: the terms of this ordinance; the Development Plan in Exhibit D, attached hereto and incorporated herein by reference; all applicable City Code requirements; the Applicant's testimony and representations and documents to the Land Use Commission, the P&D Committee, and the City Council.
- B. **Construction Management Plan:** The Applicant shall sign and agree to a Construction Management Plan (CMP) with the City of Evanston prior to

issuance of the building permit. The CMP must include but is not limited to the following: vibration and settlement monitoring and a community communications plan prior to the issuance of a building permit.

- C. Green Building Ordinance: The Applicant agrees to comply with the City of Evanston Green Building Ordinance and will obtain a LEED Gold Certification Rating or equivalent (Net Zero Certification)
- D. Floor Height: The Applicant shall continue to work with staff on design details for the north and east building elevations as well as to explore the feasibility of reducing the proposed floor-to-floor heights.
- E. Compliance with General Conditions and Standards: The Applicant agrees to comply with the General Conditions and Standards for Planned Developments within Code Section 6-8-1-10.
- F. Recordation: Pursuant to Subsection 6-3-6-10 of the Zoning Ordinance, the Applicant shall, at its cost, record a certified copy of this ordinance, including all exhibits attached hereto, with the Cook County Recorder of Deeds, and provide proof of such recordation to the City, before the City may issue any permits pursuant to the Planned Development authorized by the terms of this ordinance.

SECTION 6: If any provision of this ordinance or application thereof to any person or circumstance is held unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this ordinance is severable.

SECTION 7: This ordinance shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.

SECTION 8: The findings and recitals contained herein are declared to be prima facie evidence of the law of the City and shall be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

Introduced: October 9, 2023

Adopted: October 23, 2023

Attest:



Stephanie Mendoza, City Clerk

Approved:

October 27, 2023



Daniel Biss, Mayor

Approved as to form:



Alexandra B. Ruggie, Interim Corporation Counsel

EXHIBIT A

LEGAL DESCRIPTION

Lots 1, 2, 3, and 4 in Block 10 in Keeney and Rinn's Addition to Evanston in Section 19, Township 41 North, Range 14 East of the Third Principal Meridian, In Cook County, Illinois.

PINs: 11-19-419-009-0000; and, 11-19-419-010-0000

Commonly Known As: 504-514 South Boulevard, Evanston, Illinois

EXHIBIT B

Addresses and PINs of Properties Removed from the R4 General Residential District and Placed Within R5 General Residential District

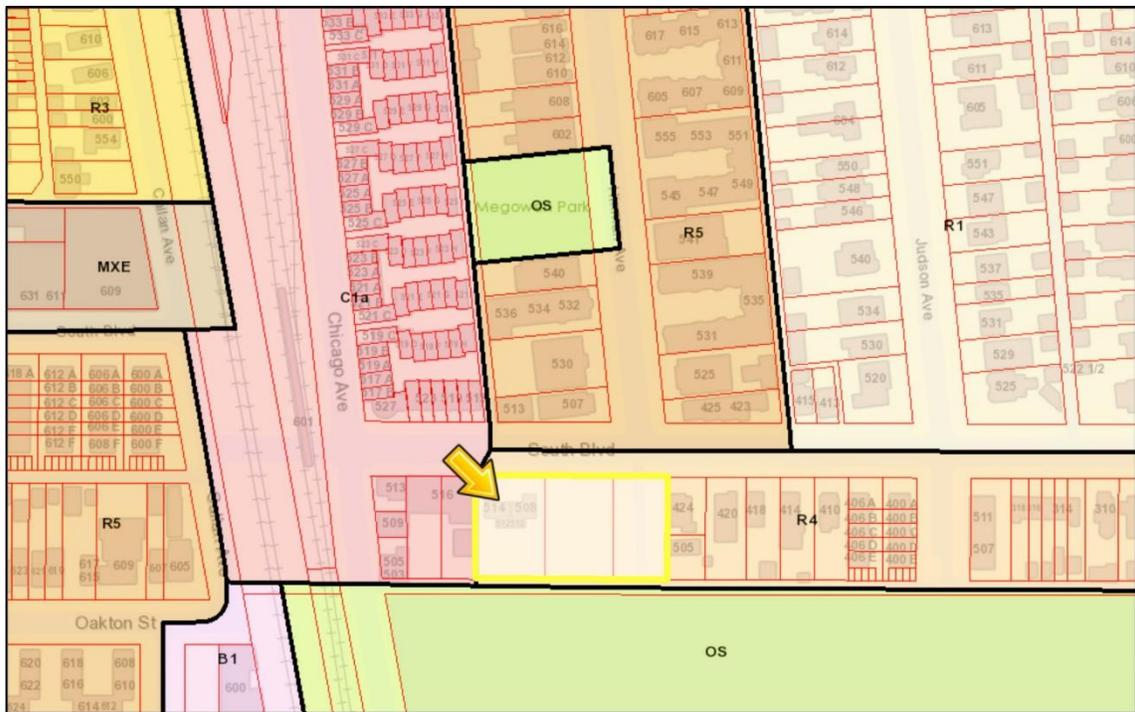
PINs: 11-19-419-009-0000; and, 11-19-419-010-0000

Commonly Known As: 504-514 South Boulevard, Evanston, Illinois

EXHIBIT C

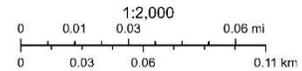
Map of Properties Removed from the R4 General Residential District and Placed Within R5 General Residential District

504-514 South Boulevard - Zoning Map



9/28/2023, 9:10:09 AM

- | | | | |
|------------------|----------------------------|---------------------------|--------------------------------|
| Zoning Districts | B3 - Business | C2 - Commercial | D3 - Downtown Core Development |
| B1 - Business | C1 - Commercial | D1 - Downtown Fringe | D4 - Downtown Transition |
| B1a - Business | C1a - Commercial Mixed-Use | D2 - Downtown Retail Core | I1 - Industrial / Office |
| B2 - Business | | | |



ArcGIS Web AppBuilder

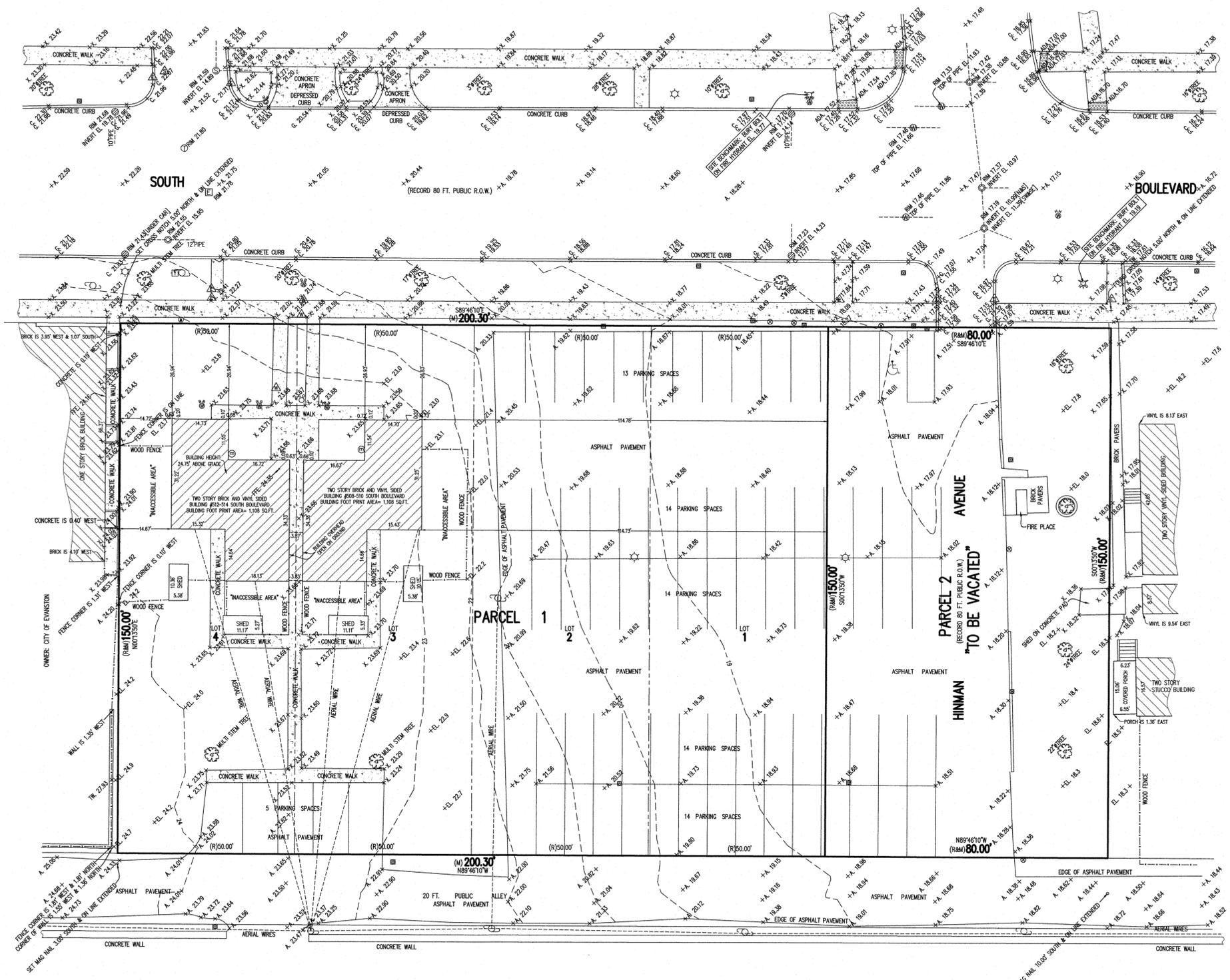
EXHIBIT D
Development Plan

LEGEND

- ☉ Storm CB
- ☉ San MH
- ☉ San Clean Out
- ☉ Water MH
- ☉ Water Buffalo Box
- ☉ Water Hand Hole
- ☉ Water Fire Hydrant
- ☉ Telephone MH
- ☉ Telephone Pedestal
- ☉ Utility Pole
- ☉ Guy Anchor
- ☉ Electric Vault
- ☉ Electric Light Pole
- ☉ Gas Hand Hole
- ☉ Gas Meter
- ☉ Tree - Deciduous
- ☉ Sign Post
- ☉ Bumper Post
- ☉ Unclassified Manhole
- ☉ Cut Cross
- ☉ JULIE Mark - Electric
- ☉ JULIE Mark - Water

A.=ASPHALT ELEVATION
 GR.=GRAVEL ELEVATION
 FFE.=FINISHED FLOOR ELEVATION
 W.=WALK ELEVATION
 X.=CONCRETE ELEVATION
 TOE.=TOP OF SLOPE ELEVATION
 TOB.=TOP OF BANK ELEVATION
 C.=CURB ELEVATION
 G.=GUTTER ELEVATION
 EL.=ELEVATION
 TW.=TOP OF WALL ELEVATION
 BK.=BRICK ELEVATION

GRAPHIC SCALE



GREMLEY & BIEDERMANN
 A DIVISION OF
PLCS Corporation
 LICENSE NO. 184-005332
 PROFESSIONAL LAND SURVEYORS
 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
 TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

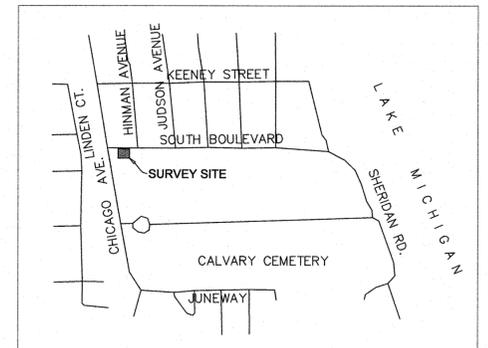
ALTA / NSPS Land Title Survey

PARCEL 1:
 LOTS 1, 2, 3 AND 4 IN BLOCK 10 IN KEENEY AND RINN'S ADDITION TO EVANSTON IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING 30,045 SQUARE FEET OR 0.689 ACRES MORE OR LESS.

PARCEL 2:
 ALL THAT PART OF HINMAN AVENUE LYING EAST OF AND ADJOINING LOT 1 IN BLOCK 10 IN KEENEY AND RINN'S ADDITION TO EVANSTON IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING 12,000 SQUARE FEET OR 0.275 ACRES MORE OR LESS.



VICINITY MAP (NOT TO SCALE)

ADDED PARCEL 2 FEBRUARY 10, 2023 FOR PIRHL INC PER ORDER #2023-30946 [RL]

ORDERED BY: PIRHL INC	CHECKED: MD	DRAWN: RL
ADDRESS: 504-514 SOUTH BOULEVARD		
GREMLEY & BIEDERMANN		
A DIVISION OF PLCS CORPORATION LICENSE NO. 184-005332 PROFESSIONAL LAND SURVEYORS		
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM		
ORDER NO. 2022-30173-001	DATE JUNE 7, 2022	PAGE NO. 1 OF 1
SCALE: 1 INCH = 16 FEET		

SURVEY NOTES:
 SURVEYOR'S LICENSE EXPIRES November 30, 2024
 Note (R&M) denotes Record and Measured distances respectively.
 Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.
 For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.
 NO dimensions shall be assumed by scale measurement upon this plat.
 Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.
 COPYRIGHT GREMLEY & BIEDERMANN, INC. 2023 "All Rights Reserved"

SURVEY NOTE:
 CITY OF EVANSTON BENCHMARK #45
 ELEVATION= 24.58 FEET
 MONUMENT TYPE: ROD WITH CAP
 LOCATION: NW QUADRANT: GREENLEAF STREET AND CHICAGO AVENUE.
 1.2' WEST OF SIDEWALK AND 14' NW OF TRAFFIC SIGNAL, UNDER BUSHES.

UTILITY WARNING
 The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes NO guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
 Call DIGGER - (312) 744-7000 within the City of Chicago.
 Outside of the City of Chicago call J.U.L.I.E. (800) 892-0123 prior to construction or excavation.

SURVEY NOTE:
 THIS SURVEY WAS PREPARED BASED ON GREATER ILLINOIS TITLE COMPANY TITLE COMMITMENT FILE NUMBER: 41071316
 COMMITMENT DATE: MAY 06, 2022 AS TO MATTERS OF RECORD.
 PROPERTY APPEARS IN "OTHER AREAS" ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP COOK COUNTY, ILLINOIS, MAP NO. 17031C0289K.
 EFFECTIVE DATE SEPTEMBER 10, 2021.
 REGARDING TABLE A ITEM 16 THERE IS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
 REGARDING TABLE A ITEM 17 WE HAVE NO INFORMATION ABOUT PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 REGARDING TABLE A ITEM 18 THERE ARE NO OFF-SITE EASEMENTS INDICATED IN PROVIDED TITLE COMMITMENT.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 7(B)(1), 7(C), 8, 9, 11(A), 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF.
 THE FIELD WORK WAS COMPLETED ON JUNE 7, 2022.
 DATE OF PLAT FEBRUARY 13, 2022.
 BY: *[Signature]*
 ROBERT G. BIEDERMANN
 PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802



FINAL PLAT OF SUBDIVISION
OF

SOUTH BOULEVARD SHORES SUBDIVISION

OF LOTS 1, 2, 3 AND 4 IN BLOCK 10 IN KEENEY AND RINN'S ADDITION TO EVANSTON IN SECTION 19, TOWNSHIP 41 NORTH,
RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

OWNER/CLIENT

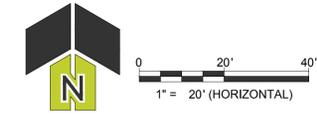
PIRHL DEVELOPERS, LLC
800 W. ST. CLAIR AVENUE, 4TH FLOOR
CLEVELAND, OHIO

CURRENT P.I.N.:

11-19-419-009
11-19-419-010

PREPARED BY/
RETURN TO:

CAGE ENGINEERING
2200 CABOT DRIVE, STE. 325
LISLE, IL 60532



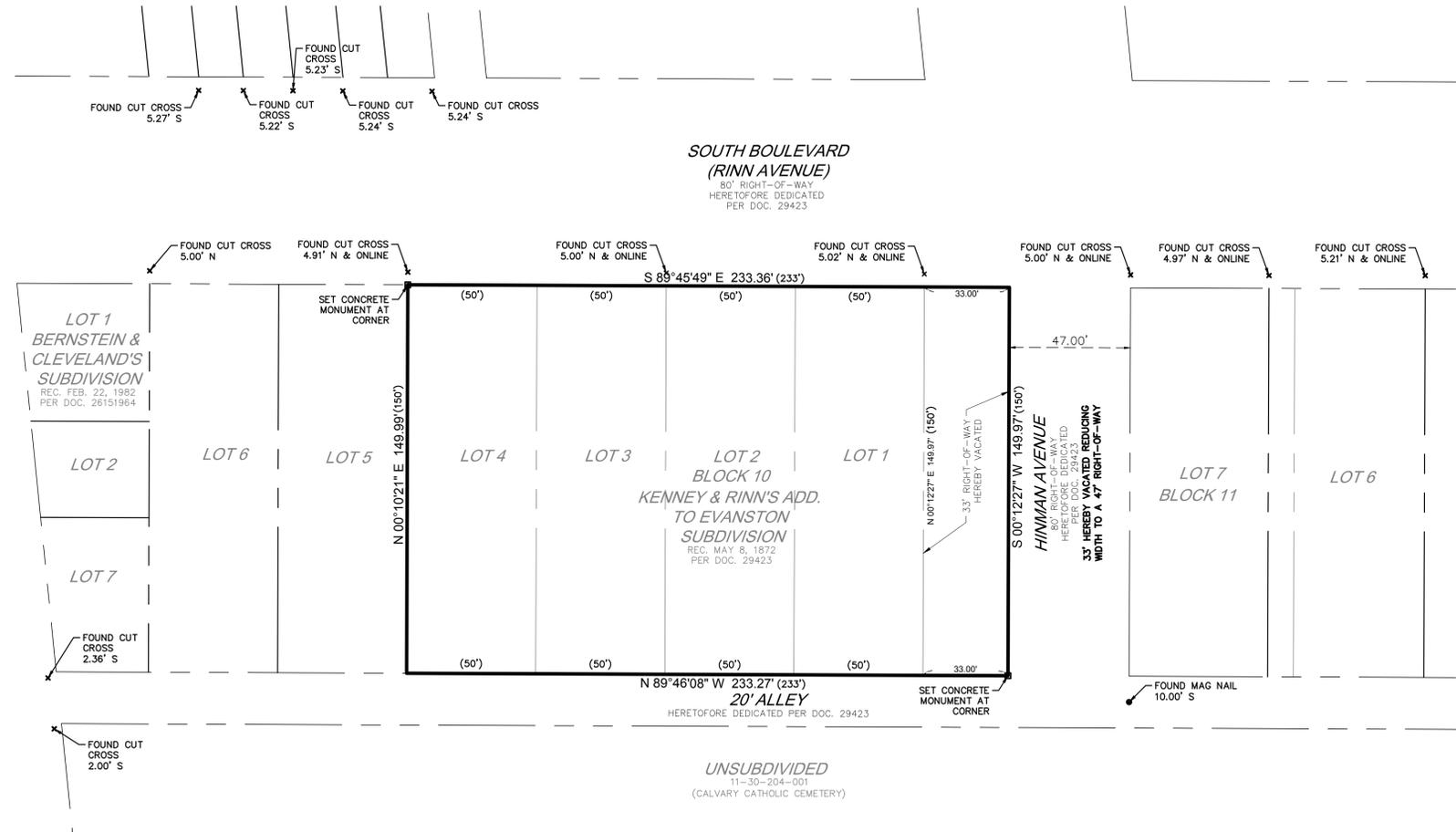
COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OBSERVATIONS. UNITS ARE IN INTERNATIONAL FEET.

AREA TABLE

34,993 SQUARE FEET (0.803 AC±)

LEGEND

- = EX. BOUNDARY LINE
- = EX. LOT LINE
- - - = EX. EASEMENT LINE
- = EX. RIGHT OF WAY LINE
- XXX.XX = MEASURED INFORMATION
- (XXX.XX) = RECORD INFORMATION
- ✕ = FOUND IRON CUT CROSS
- = FOUND MAG NAIL



SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. MEASUREMENTS SHOWN IN PARENTHESIS (XXX) ARE RECORD VALUES.
2. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS (L), RADII (R) AND CHORD BEARING AND LENGTH (CH).
3. NO MEASUREMENT SHALL BE ASSUMED BY SCALE MEASUREMENT
4. EASEMENTS AND SETBACKS AS SHOWN ON THE PLATTED SUBDIVISION ARE HEREBY GRANTED TO THE CITY OF EVANSTON.
5. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENT OF RECORD AND MAY NOT BE SHOWN OR PLOTTABLE.
6. IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1, 5/8" X 24" IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE, UNLESS SHOWN OTHERWISE. CONTACT SURVEYOR OF RECORD WITH DISCREPANCIES FOUND IN THE FIELD.
7. ■ DENOTES SET CONCRETE MONUMENTS.

SHEET INDEX

SHEET 1 OF 3: EXISTING BOUNDARY, RIGHT OF WAY & LOT DETAILS
SHEET 2 OF 3: PROPOSED BOUNDARY, EASEMENT & LOT DETAILS
SHEET 3 OF 3: CERTIFICATES, LEGAL DESCRIPTION AND EASEMENT PROVISIONS

2200 CABOT DRIVE, STE. 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM



REVISIONS

SOUTH BOULEVARD SHORES SUBDIVISION
EVANSTON, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ NO. 220196
PM: SJP
DATE: 07/14/23
SCALE: 1"=30'

SHEET NUMBER
1 OF **3**

OWNER/CLIENT

PIRHL DEVELOPERS, LLC
800 W. ST. CLAIR AVENUE, 4TH FLOOR
CLEVELAND, OHIO

CURRENT P.I.N.:

11-19-419-009
11-19-419-010

**PREPARED BY/
RETURN TO:**

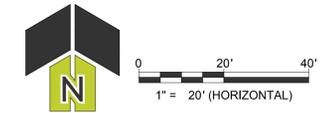
CAGE ENGINEERING
2200 CABOT DRIVE, STE. 325
LISLE, IL 60532

FINAL PLAT OF SUBDIVISION

OF

SOUTH BOULEVARD SHORES SUBDIVISION

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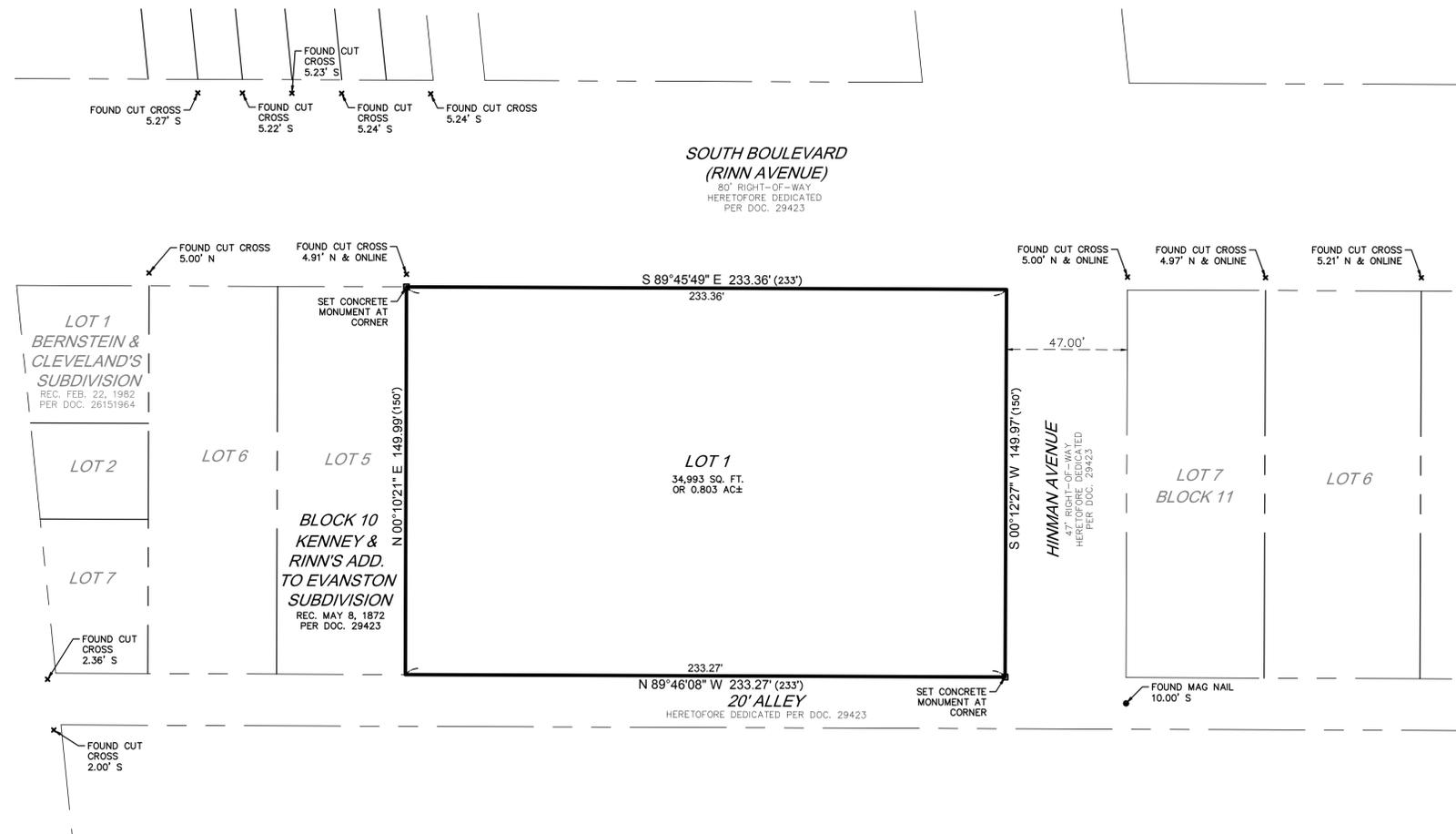
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AREA TABLE

LOT 1: 34,993 SQUARE FEET (0.803 AC±)

LEGEND

- = EX. BOUNDARY LINE
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SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. MEASUREMENTS SHOWN IN PARENTHESIS (XXX) ARE RECORD VALUES.
2. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS (L), RADII (R) AND CHORD BEARING AND LENGTH (CH).
3. NO MEASUREMENT SHALL BE ASSUMED BY SCALE MEASUREMENT
4. EASEMENTS AND SETBACKS AS SHOWN ON THE PLATTED SUBDIVISION ARE HEREBY GRANTED TO THE CITY OF EVANSTON.
5. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENT OF RECORD AND MAY NOT BE SHOWN OR PLOTTABLE.
6. IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1, 5/8" X 24" IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE, UNLESS SHOWN OTHERWISE. CONTACT SURVEYOR OF RECORD WITH DISCREPANCIES FOUND IN THE FIELD.
7. ■ DENOTES SET CONCRETE MONUMENTS.

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REVISIONS

NO.	DATE	DESCRIPTION

SOUTH BOULEVARD SHORES SUBDIVISION
EVANSTON, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ NO: 220196
PM: SJP
DATE: 07/14/23
SCALE: 1"=30'

SHEET NUMBER

2 OF 3

FINAL PLAT OF SUBDIVISION OF SOUTH BOULEVARD SHORES SUBDIVISION

OF LOTS 1, 2, 3 AND 4 IN BLOCK 10 IN KEENEY AND RINN'S ADDITION TO EVANSTON IN SECTION 19, TOWNSHIP 41 NORTH,
RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE HOLDER OF THE LEGAL TITLE OF ALL OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREIN DRAWN.

THIS IS ALSO TO CERTIFY THAT _____ AS OWNER OF THE PROPERTY DESCRIBED AS SOUTH BOULEVARD SHORES SUBDIVISION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAS DETERMINED TO THE BEST OF ITS KNOWLEDGE THAT THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIES IS AS FOLLOWS:

<p>LOT NUMBER(S) ALL ALL ALL</p>	<p>SCHOOL DISTRICT EVANSTON/SKOKIE SCHOOL DISTRICT 65 EVANSTON TOWNSHIP HIGH SCHOOL DISTRICT 202 COMMUNITY COLLEGE DISTRICT 535</p>
--	---

DATED THIS ____ DAY OF _____ A.D., 20____

OWNER _____

PRINTED NAME & TITLE: _____
ADDRESS: _____

NOTARY CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

I, _____ A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ OF _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ____ DAY OF _____ A.D., 20____

NOTARY PUBLIC SIGNATURE _____

CITY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED BY THE COUNCIL OF THE CITY OF EVANSTON, ILLINOIS, AT A MEETING HELD ON THE ____ DAY OF _____ A.D., 20____, IN WITNESS WHEREOF, I SET MY HAND AND AFFIX THE CORPORATE SEAL OF SAID CITY, THIS ____ DAY OF _____ A.D., 20____

MAYOR _____

CITY CLERK _____

CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____ CITY COLLECTOR OF THE CITY OF EVANSTON, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS THEREON THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT OF SUBDIVISION.
DATED THIS ____ DAY OF _____ A.D., 20____

CITY COLLECTOR _____

ZONING ADMINISTRATOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED THIS ____ DAY OF _____ A.D., 20____

ZONING ADMINISTRATOR _____

DIRECTOR OF PUBLIC WORKS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED THIS ____ DAY OF _____ A.D., 20____

DIRECTOR OF PUBLIC WORKS _____

CORPORATE COUNSEL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED THIS ____ DAY OF _____ A.D., 20____

CORPORATE COUNSEL _____

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS ____ DAY OF _____ A.D., 20____

BRADLEY P. HOVANEC
ILLINOIS REGISTERED PROFESSIONAL ENGINEER
ILLINOIS REGISTRATION NO. 062072247
LICENSE EXPIRES NOVEMBER 30, 2023

OWNER _____ OR ATTORNEY _____

PERMISSION TO RECORD

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, SAMUEL J. PHILLIPPE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO A MEMBER OF THE CITY OF EVANSTON'S CLERK'S OFFICE TO RECORD THIS PLAT WITH THE COOK COUNTY RECORDER'S OFFICE. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.
DATED THIS ____ DAY OF _____ A.D., 20____

BY: SAMUEL J. PHILLIPPE
SPHILLIPPE@CAGECIVIL.COM
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699
LICENSE EXPIRES NOVEMBER 30, 2024



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY I, SAMUEL J. PHILLIPPE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1, 2, 3 AND 4 AND THE WEST 33 FEET OF HINMAN AVENUE IN BLOCK 10 IN KEENEY AND RINN'S ADDITION TO EVANSTON IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 0.803 ACRES MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT CAPPED 5/8" X 24" IRON RODS HAVE BEEN SET OR WILL BE SET UPON COMPLETION OF CONSTRUCTION, AT ALL CORNERS, POINTS OF CURVATURE AND TANGENTS AND CONCRETE MONUMENTS WILL BE PLACED AS INDICATED HEREON.

I FURTHER CERTIFY THAT, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 1703100268K WITH AN EFFECTIVE DATE OF SEPTEMBER 10, 2021, THE LAND SHOWN ON THIS PLAT IS LOCATED WITHIN ZONE X. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF EVANSTON, ILLINOIS, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY THE STATE OF ILLINOIS IN ACCORDANCE WITH 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

GIVEN UNDER MY HAND AND SEAL AT LISLE, ILLINOIS,
THIS ____ DAY OF _____ A.D., 20____

BY: **FOR REVIEW**
SAMUEL J. PHILLIPPE
SPHILLIPPE@CAGECIVIL.COM
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699
LICENSE EXPIRES NOVEMBER 30, 2024



DESIGN FIRM PROFESSIONAL LICENSE NO. 184007577
LICENSE EXPIRES APRIL 30, 2025.

DATE OF FIELD SURVEY: JANUARY 17, 2023

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY

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REVISIONS

SOUTH BOULEVARD SHORES SUBDIVISION
EVANSTON, ILLINOIS
FINAL PLAT OF SUBDIVISION

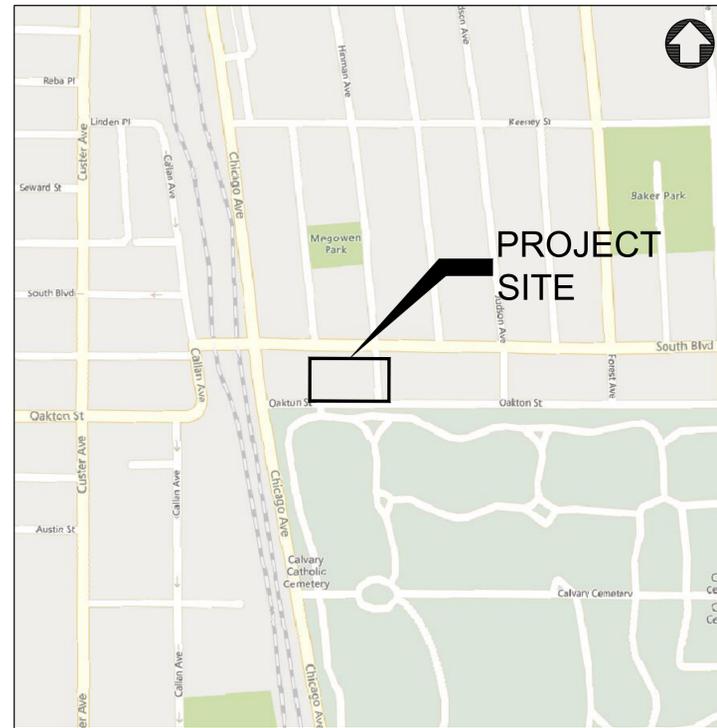
PROJ NO 220196
PM: SJP
DATE: 07/14/23
SCALE: N/A

SHEET NUMBER
3 OF **3**

PRELIMINARY ENGINEERING FOR SOUTH BOULEVARD SHORES

504-514 SOUTH BOULEVARD, EVANSTON, IL

LOCATION MAP



SECTION 19, TOWNSHIP 41N, RANGE 14E

INDEX OF SHEETS

- C0.0 - SITE LOCATION MAP & CIVIL LEGEND
- C0.1 - EXISTING CONDITIONS PLAN
- C1.0 - SITE LAYOUT PLAN
- C2.0 - GRADING & SWM PLAN
- C3.0 - UTILITY PLAN
- C4.0 - CONSTRUCTION DETAILS

EXISTING LEGEND	PROPOSED LEGEND
EXISTING TREE	CURB & GUTTER
CURB & GUTTER	REVERSE PITCH CURB & GUTTER
EXISTING BUILDING	DEPRESSED CURB & GUTTER
PCC SIDEWALK	PROPOSED BUILDING
GAS SERVICE	PCC SIDEWALK
ELECTRIC SERVICE	STANDARD DUTY ASPHALT
STORM SEWER	GAS SERVICE
SANITARY SEWER	ELECTRIC SERVICE
WATER MAIN	STORM SEWER
CABLE LINE	SANITARY SEWER
OVERHEAD UTILITY LINE	WATER MAIN
COMMUNICATION LINE	FENCE
FIBER OPTIC LINE	STORM STRUCTURE
FENCE	DOWNSPOUT CONNECTION
STORM STRUCTURE	SANITARY MANHOLE
SANITARY MANHOLE	CLEANOUT
CLEANOUT	WATER METER
WATER METER	VALVE VAULT
VALVE VAULT	VALVE BOX
VALVE BOX	HYDRANT
HYDRANT	GAS METER
GAS METER	ELECTRIC METER
ELECTRIC METER	PARKING LOT LIGHT
PARKING LOT LIGHT	FLOW ARROW
UTILITY POLE	OVERLAND FLOOD ROUTE
GUY WIRE	TOP OF SIDEWALK GRADE
TRANSFORMER	TOP OF CURB GRADE
FIBER OPTIC BOX	PAVEMENT GRADE
FIBER OPTIC PEDESTAL	GROUND GRADE
CABLE PEDESTAL	MAJOR CONTOUR
PHONE PEDESTAL	MINOR CONTOUR
ELECTRIC PEDESTAL	
MAJOR CONTOUR	
MINOR CONTOUR	

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REVISIONS

PRELIMINARY ENGINEERING FOR
SOUTH BOULEVARD SHORES
510 SOUTH BLVD
EVANSTON, ILLINOIS

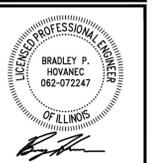
PROJ NO: 220196
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SHEET TITLE
**SITE LOCATION
MAP & CIVIL
LEGEND**

SHEET NUMBER
C0.0
1 OF 6



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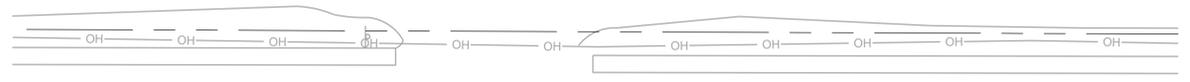
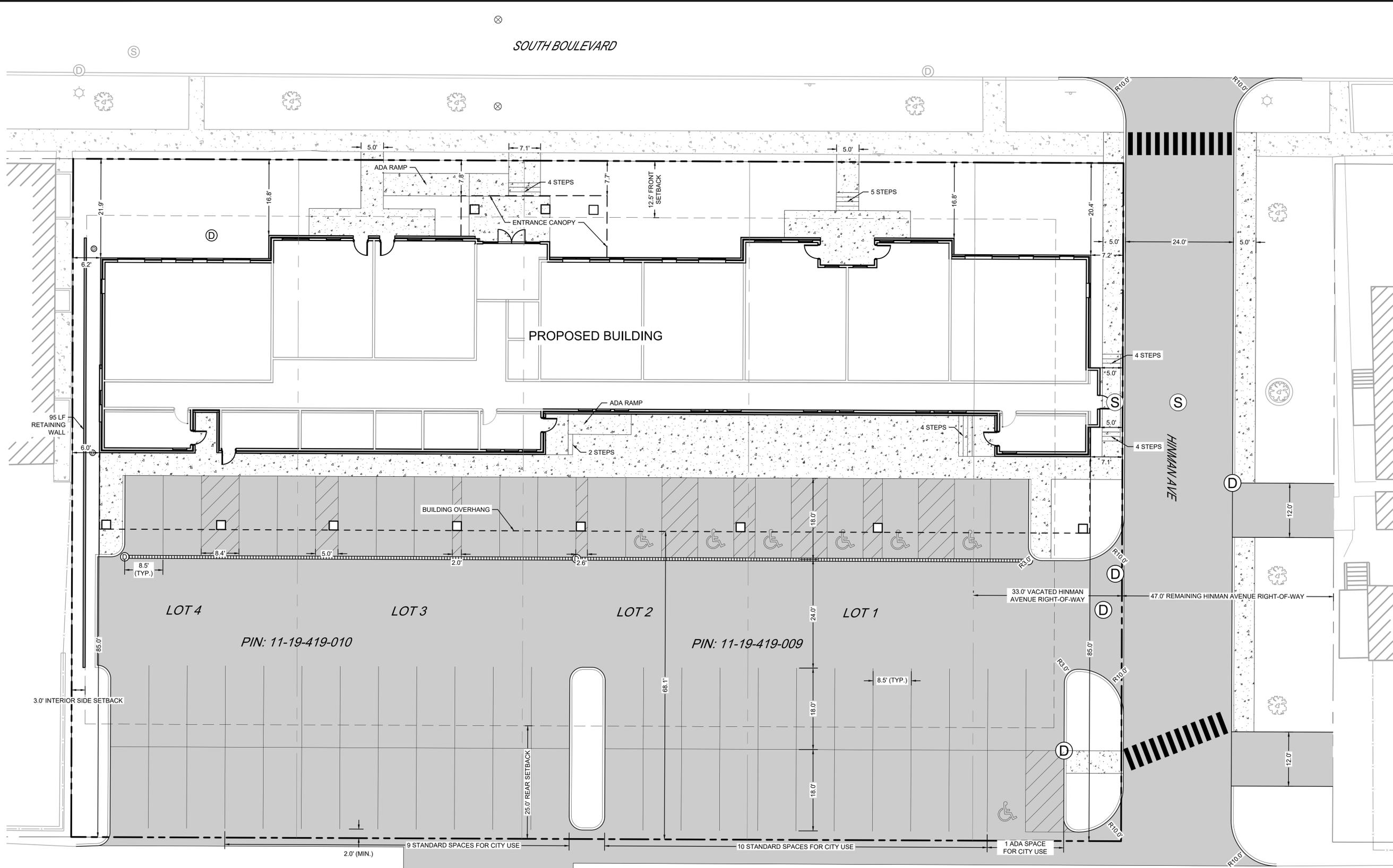
NO.	DATE	DESCRIPTION
08.10.2023	CITY REVISIONS	
05.22.2023	CITY REVISIONS	

PRELIMINARY ENGINEERING FOR
SOUTH BOULEVARD SHORES
 510 SOUTH BLVD
 EVANSTON, ILLINOIS

PROJ NO: 220196
 ENG: BPH/CAR/AMG
 DATE: 02/15/2023

SHEET TITLE
SITE LAYOUT PLAN

SHEET NUMBER
C1.0
 3 OF 6



SHEET NOTES

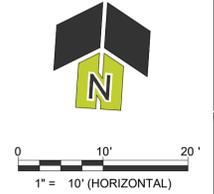
- LOTS 1-4 AND ASSOCIATED PINS SHOWN ON SITE PLAN ARE FOR REFERENCE ONLY. LOTS ARE PROPOSED TO BE CONSOLIDATED INTO 1 LOT AS PART OF THE SOUTH BOULEVARD SHORES SUBDIVISION, WHICH ALSO PROPOSES TO PARTIALLY VACATE THE HINMAN AVENUE RIGHT-OF-WAY

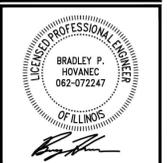
SITE DATA TABLE

PROPOSED ZONING CLASS	R-5
SITE AREA	0.803 AC
PROPOSED PARKING SPACES	
STANDARD SPACES (FOR PRIVATE USE)	39
STANDARD SPACES (FOR CITY USE)	19
ADA SPACES (FOR PRIVATE USE)	6
ADA SPACES (FOR CITY USE)	1
TOTAL	65
IMPERVIOUS SURFACE COVERAGE	
IMPERVIOUS AREA = 0.683 AC = 85%	

PAVING LEGEND

	STANDARD DUTY ASPHALT
	PCC SIDEWALK





REVISIONS

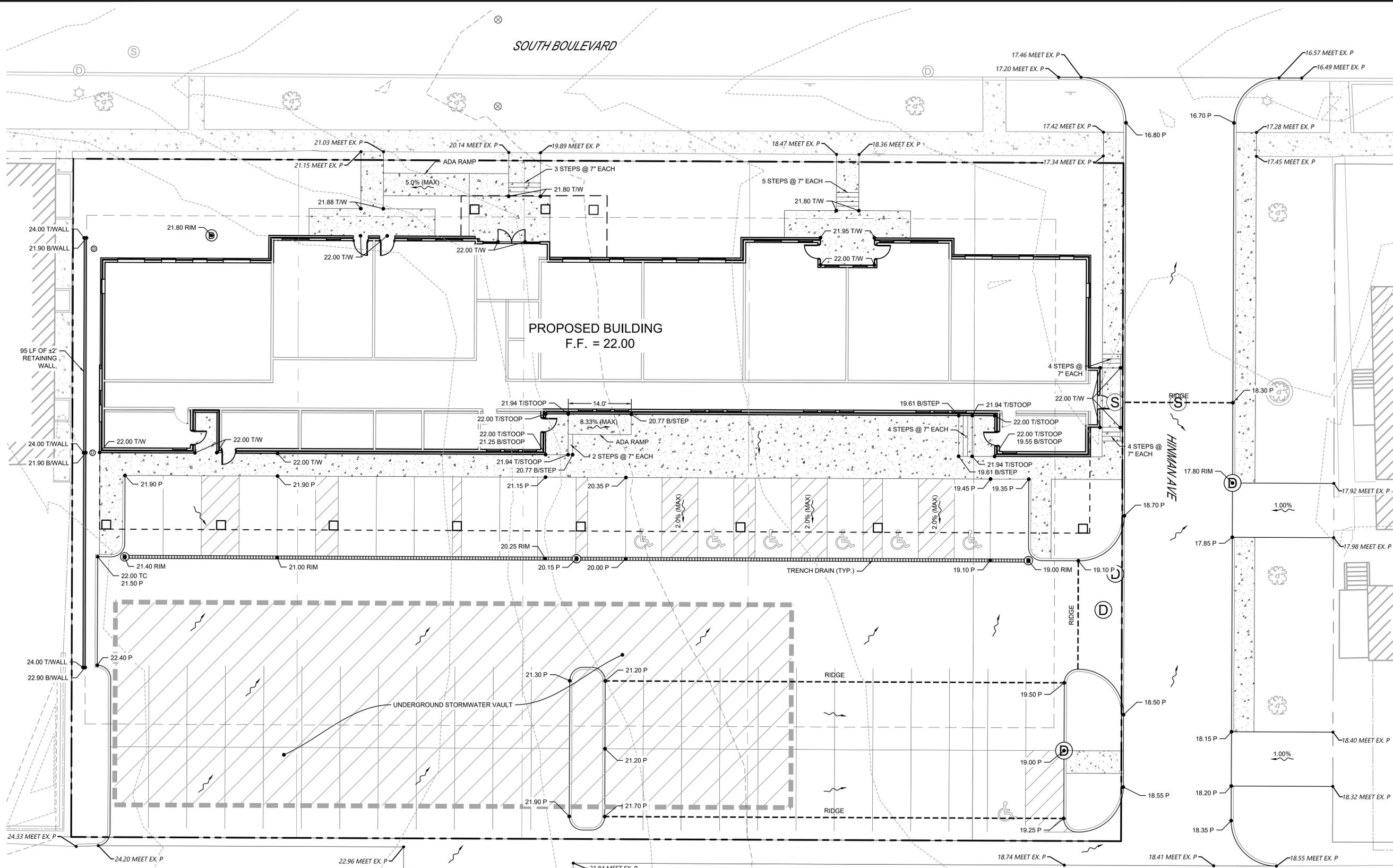
NO.	DATE	DESCRIPTION
1	08.10.2023	CITY REVISIONS
2	05.22.2023	CITY REVISIONS

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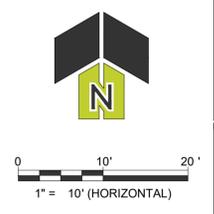
PRELIMINARY ENGINEERING FOR
SOUTH BOULEVARD SHORES
 510 SOUTH BLVD
 EVANSTON, ILLINOIS

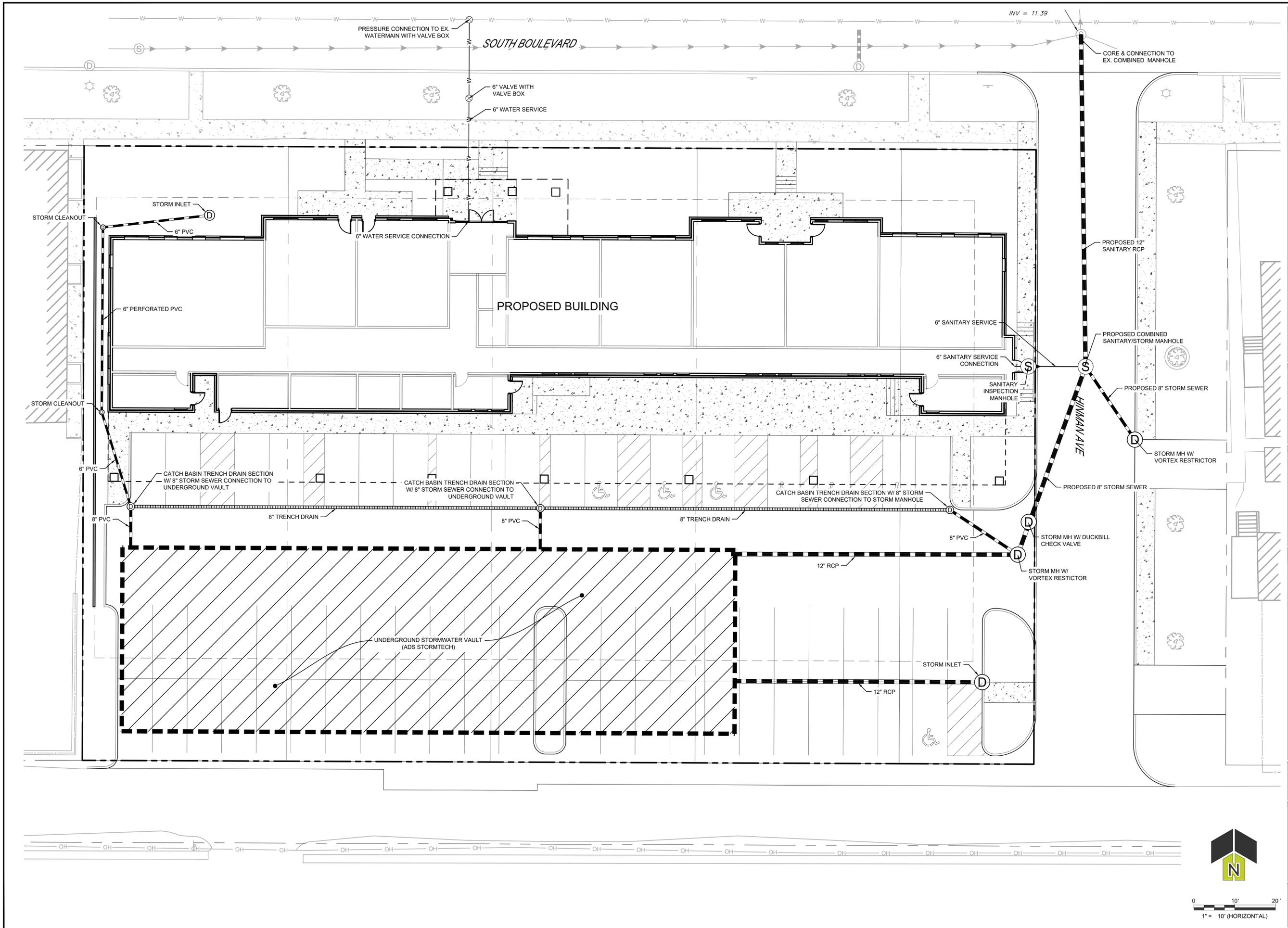
PROJ NO: 220196
 ENG: BPH/CAR/AMG
 DATE: 02/15/2023

SHEET TITLE
GRADING & SWM PLAN
 SHEET NUMBER
C2.0
 4 OF 6



STORMWATER MANAGEMENT SUMMARY	
TOTAL SITE AREA	0.80 AC
IMPERVIOUS AREA	0.68 AC (90 RUNOFF COEFF.)
PERVIOUS AREA	0.12 AC (30 RUNOFF COEFF.)
RUNOFF COEFFICIENT	0.81
MWRD REQUIREMENTS	
REQ. VOLUME CONTROL	IMPERVIOUS AREA / 12 0.68 AC / 12 0.057 AC-FT
PROV. VOLUME CONTROL (WITHIN STORMTECH SYSTEM)	0.057 AC-FT
<i>MWRD DETENTION REQUIREMENTS ARE NOT REQUIRED FOR PROPERTY HOLDINGS < 3.0 AC</i>	
CITY OF EVANSTON REQUIREMENTS	
REQ. RELEASE RATE	0.15 CFS
ANTICIPATED INFILTRATION RATE	1.63 IN/HR
PROVIDED INFILTRATION RATE (STORMTECH OPEN BOTTOM)	0.19 CFS
PROVIDED RELEASE RATE (THROUGH VORTEX RESTRICTOR)	0.15 CFS
TOTAL PROVIDED RELEASE RATE (INFILTRATION + VORTEX)	0.34 CFS
REQUIRED VOLUME (PER MRM BULLETIN 75)	0.210 AC-FT
PROVIDED VOLUME	0.234 AC-FT





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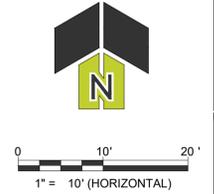
REVISIONS
08.10.2023 CITY REVISIONS
05.22.2023 CITY REVISIONS

PRELIMINARY ENGINEERING FOR
SOUTH BOULEVARD SHORES
 510 SOUTH BLVD
 EVANSTON, ILLINOIS

PROJ NO: 220196
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 DATE: 02/15/2023

SHEET TITLE
UTILITY PLAN

SHEET NUMBER
C3.0
 5 OF 6



PROPOSED LAYOUT		PROPOSED ELEVATIONS		*INVERT ABOVE BASE OF CHAMBER				
				PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT	MAX FLOW
132	STORMTECH SC-740 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	26.50					
14	STORMTECH SC-740 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	20.50					
6	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	20.00	PREFABRICATED EZ END CAP	A	24" BOTTOM PREFABRICATED EZ END CAP, PART#: SC740ECEZ / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	0.10"	
6	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	20.00	PREFABRICATED END CAP	B	18" TOP PREFABRICATED END CAP, PART#: SC740EPE18T / TYP OF ALL 18" TOP CONNECTIONS	5.00"	
36	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	20.00	FLAMP	C	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: SC74024RAMP		
10208	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	19.00	MANIFOLD	D	18" x 18" TOP MANIFOLD, ADS N-12	5.00"	
		TOP OF SC-740 CHAMBER:	18.50					
		18" x 18" TOP MANIFOLD INVERT:	16.42	NYLOPLAST (INLET W/ ISO PLUS ROW)	E	30" DIAMETER (24.00" SUMP MIN)		14.4 CFS IN
		12" BOTTOM CONNECTION INVERT:	16.10					
5021	SYSTEM AREA (SF)	24" ISOLATOR ROW PLUS INVERT:	16.01	NYLOPLAST (OUTLET)	F	30" DIAMETER (DESIGN BY ENGINEER)		2.0 CFS OUT
356.9	SYSTEM PERIMETER (ft)	BOTTOM OF SC-740 CHAMBER:	16.00	UNDERDRAIN	G	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		
		UNDERDRAIN INVERT:	15.50					
		BOTTOM OF STONE:	15.50					



ISOLATOR ROW PLUS
(SEE DETAIL)

PLACE MINIMUM 12.50' OF ADSPLUS125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

SOUTH BLVD SHORES

EVANSTON, IL, USA

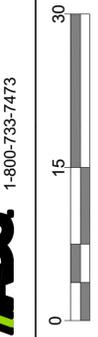
DATE: DRAWN: BH

PROJECT #: CHECKED: N/A

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SHEET
2 OF 6

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

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REVISIONS

NO.	DATE	DESCRIPTION
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PRELIMINARY ENGINEERING FOR
SOUTH BOULEVARD SHORES
510 SOUTH BLVD
EVANSTON, ILLINOIS

PROJ NO: 220196
ENG: BPH/CAR/AMG
DATE: 02/15/2023

SHEET TITLE
**CONSTRUCTION
DETAILS**

SHEET NUMBER
C4.0
6 OF 6

PROJECT MATRIX / AREAS

	1 BR-1	1 BR-2 TYPE A/ ADAPTABLE	2 BR-1	2 BR-2 TYPE A/ ADAPTABLE	3 BR-1	3 BR-2	3 BR-3	3 BR-4 TYPE A/ ADAPTABLE	3 BR-5 2 STORY TOWNHOUSE	TOTAL	RESIDENTIAL	GROSS AREA
FIRST FLOOR	2	1	0	1	1	0	0	0	2	7	6,409 SF	8,872 SF
SECOND FLOOR	6	1	2	1	1	2	0	0	0	13	9,939 SF	13,895 SF
THIRD FLOOR	6	1	3	0	0	2	1	1	0	14	11,158 SF	13,610 SF
FOURTH FLOOR	5	2	2	1	0	2	1	1	0	14	11,158 SF	13,610 SF
FIFTH FLOOR	5	1	2	0	0	2	1	1	0	12	9,694 SF	12,758 SF
TOTAL	24	6	9	3	2	8	3	3	2	60	48,358 SF	62,745 SF
	30 - TOTAL 1 BR		12 - TOTAL 2 BR		18 - TOTAL 3 BR							



FIRST FLOOR PLAN
1/8" = 1'-0"

PROJECT MATRIX / AREAS

	1 BR-1	1 BR-2 TYPE A/ ADAPTABLE	2 BR-1	2 BR-2 TYPE A/ ADAPTABLE	3 BR-1	3 BR-2	3 BR-3	3 BR-4 TYPE A/ ADAPTABLE	3 BR-5 2 STORY TOWNHOUSE	TOTAL	RESIDENTIAL	GROSS AREA
FIRST FLOOR	2	1	0	1	1	0	0	0	2	7	6,409 SF	8,872 SF
SECOND FLOOR	6	1	2	1	1	2	0	0	0	13	9,939 SF	13,895 SF
THIRD FLOOR	6	1	3	0	0	2	1	1	0	14	11,158 SF	13,610 SF
FOURTH FLOOR	5	2	2	1	0	2	1	1	0	14	11,158 SF	13,610 SF
FIFTH FLOOR	5	1	2	0	0	2	1	1	0	12	9,694 SF	12,758 SF
TOTAL	24	6	9	3	2	8	3	3	2	60	48,358 SF	62,745 SF
	30 - TOTAL 1 BR		12 - TOTAL 2 BR		18 - TOTAL 3 BR							



SECOND FLOOR PLAN

1/8" = 1'-0"

PROJECT MATRIX / AREAS

	1 BR-1	1 BR-2 TYPE A/ ADAPTABLE	2 BR-1	2 BR-2 TYPE A/ ADAPTABLE	3 BR-1	3 BR-2	3 BR-3	3 BR-4 TYPE A/ ADAPTABLE	3 BR-5 2 STORY TOWNHOUSE	TOTAL	RESIDENTIAL	GROSS AREA
FIRST FLOOR	2	1	0	1	1	0	0	0	2	7	6,409 SF	8,872 SF
SECOND FLOOR	6	1	2	1	1	2	0	0	0	13	9,939 SF	13,895 SF
THIRD FLOOR	6	1	3	0	0	2	1	1	0	14	11,158 SF	13,610 SF
FOURTH FLOOR	5	2	2	1	0	2	1	1	0	14	11,158 SF	13,610 SF
FIFTH FLOOR	5	1	2	0	0	2	1	1	0	12	9,694 SF	12,758 SF
TOTAL	24	6	9	3	2	8	3	3	2	60	48,358 SF	62,745 SF
	30 - TOTAL 1 BR		12 - TOTAL 2 BR		18 - TOTAL 3 BR							



THIRD FLOOR PLAN

1/8" = 1'-0"

PROJECT MATRIX / AREAS

	1 BR-1	1 BR-2 TYPE A/ ADAPTABLE	2 BR-1	2 BR-2 TYPE A/ ADAPTABLE	3 BR-1	3 BR-2	3 BR-3	3 BR-4 TYPE A/ ADAPTABLE	3 BR-5 2 STORY TOWNHOUSE	TOTAL	RESIDENTIAL	GROSS AREA
FIRST FLOOR	2	1	0	1	1	0	0	0	2	7	6,409 SF	8,872 SF
SECOND FLOOR	6	1	2	1	1	2	0	0	0	13	9,939 SF	13,895 SF
THIRD FLOOR	6	1	3	0	0	2	1	1	0	14	11,158 SF	13,610 SF
FOURTH FLOOR	5	2	2	1	0	2	1	1	0	14	11,158 SF	13,610 SF
FIFTH FLOOR	5	1	2	0	0	2	1	1	0	12	9,694 SF	12,758 SF
TOTAL	24	6	9	3	2	8	3	3	2	60	48,358 SF	62,745 SF
	30 - TOTAL 1 BR		12 - TOTAL 2 BR		18 - TOTAL 3 BR							




FOURTH FLOOR PLAN
 1/8" = 1'-0"

PROJECT MATRIX / AREAS

	1 BR-1	1 BR-2 TYPE A/ ADAPTABLE	2 BR-1	2 BR-2 TYPE A/ ADAPTABLE	3 BR-1	3 BR-2	3 BR-3	3 BR-4 TYPE A/ ADAPTABLE	3 BR-5 2 STORY TOWNHOUSE	TOTAL	RESIDENTIAL	GROSS AREA
FIRST FLOOR	2	1	0	1	1	0	0	0	2	7	6,409 SF	8,872 SF
SECOND FLOOR	6	1	2	1	1	2	0	0	0	13	9,939 SF	13,895 SF
THIRD FLOOR	6	1	3	0	0	2	1	1	0	14	11,158 SF	13,610 SF
FOURTH FLOOR	5	2	2	1	0	2	1	1	0	14	11,158 SF	13,610 SF
FIFTH FLOOR	5	1	2	0	0	2	1	1	0	12	9,694 SF	12,758 SF
TOTAL	24	6	9	3	2	8	3	3	2	60	48,358 SF	62,745 SF
	30 - TOTAL 1 BR		12 - TOTAL 2 BR		18 - TOTAL 3 BR							



 **FIFTH FLOOR PLAN**
1/8" = 1'-0"



TYPICAL TWO BR UNIT - 2BR-2 - TYPE A / ADAPT.

1/4" = 1'-0"

805 SF NET / 855 SF GROSS



TYPICAL ONE BR UNIT - 1BR-2 - TYPE A / ADAPT.

1/4" = 1'-0"

568 SF NET / 609 SF GROSS

PROPOSED UNIT FINISHES:

FLOORING:
LVT FOR FLOORING THROUGHOUT UNIT
4" VINYL BASE

WALLS & CEILINGS TO BE PAINTED GYP BD

KITCHEN / VANITY CABINETS TO BE WOOD / PLYWOOD

KITCHEN COUNTERTOPS TO BE PLASTIC LAMINATE

BATHROOM COUNTERTOPS TO BE CULTURED MARBLE
WITH INTEGRAL SINKS



TYPICAL TWO BR UNIT - 2BR-1

1/4" = 1'-0"

805 SF NET / 855 SF GROSS



TYPICAL ONE BR UNIT - 1BR-1

1/4" = 1'-0"

568 SF NET / 609 SF GROSS



THREE BEDROOM UNIT - 3BR-4 - TYPE A / ADAPT

1/4" = 1'-0"

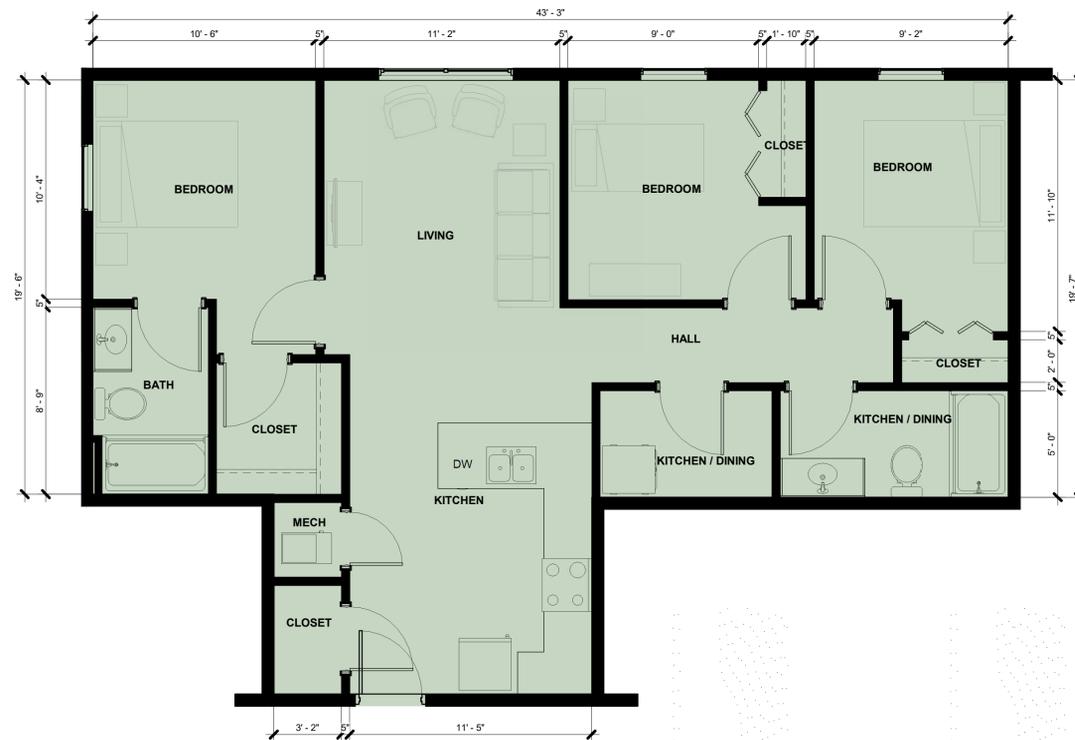
1052 SF NET / 1115 SF GROSS



THREE BEDROOM UNIT - 3BR-3

1/4" = 1'-0"

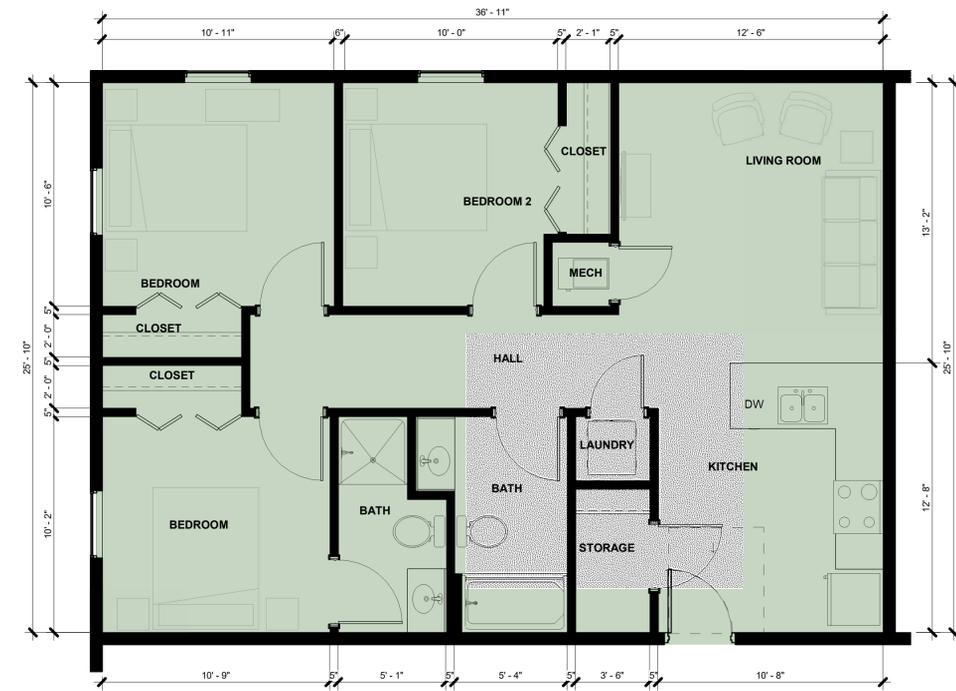
1052 SF NET / 1115 SF GROSS



THREE BEDROOM UNIT - 3 BR-2

1/4" = 1'-0"

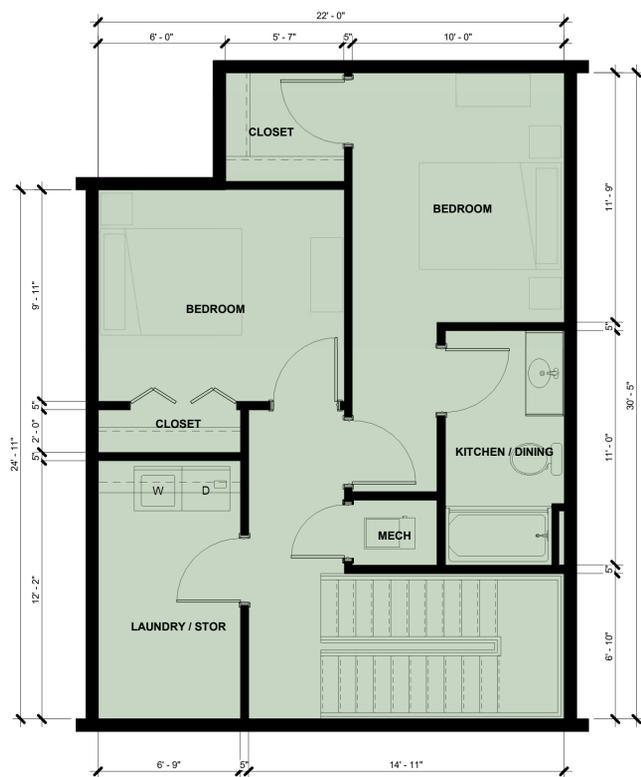
984 SF NET / 1050 SF GROSS



THREE BEDROOM UNIT - 3BR-1

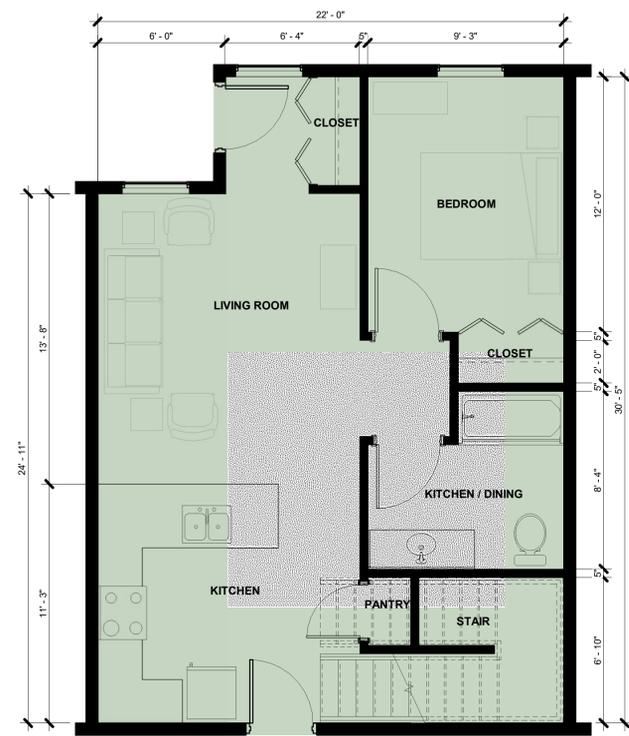
1/4" = 1'-0"

952 SF NET / 1011 SF GROSS



SECOND FLOOR - 3 BR TOWNHOUSE UNIT - 3BR-5

1/4" = 1'-0"



FIRST FLOOR - 3 BR TOWNHOUSE UNIT - 3BR-5

1/4" = 1'-0"

1270 SF NET / 1358 SF GROSS





3 SOUTH ELEVATION
PR-4.2 3/32" = 1'-0"



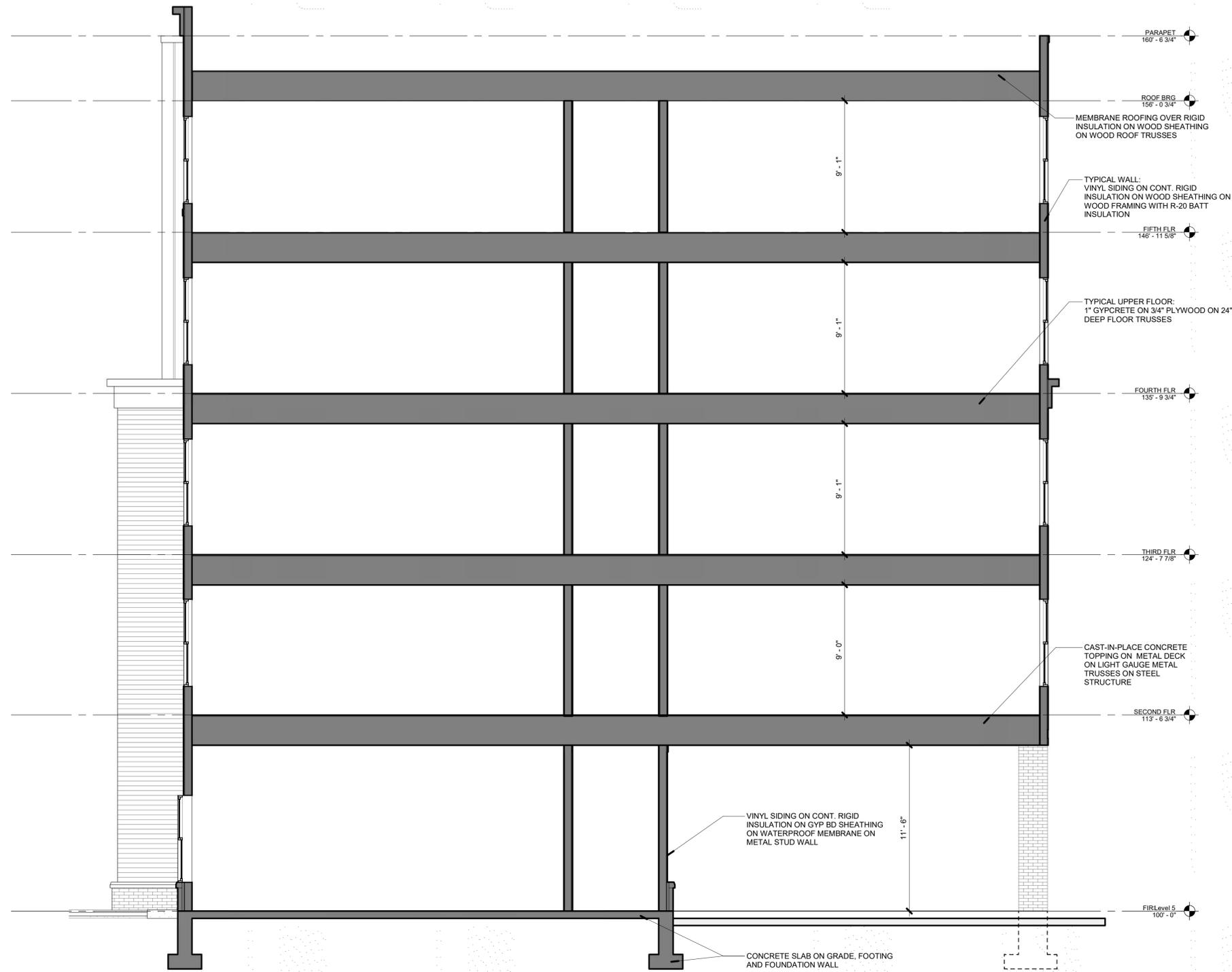
4 WEST ELEVATION
PR-4.2 3/32" = 1'-0"



2 EAST ELEVATION
PR-4.2 3/32" = 1'-0"

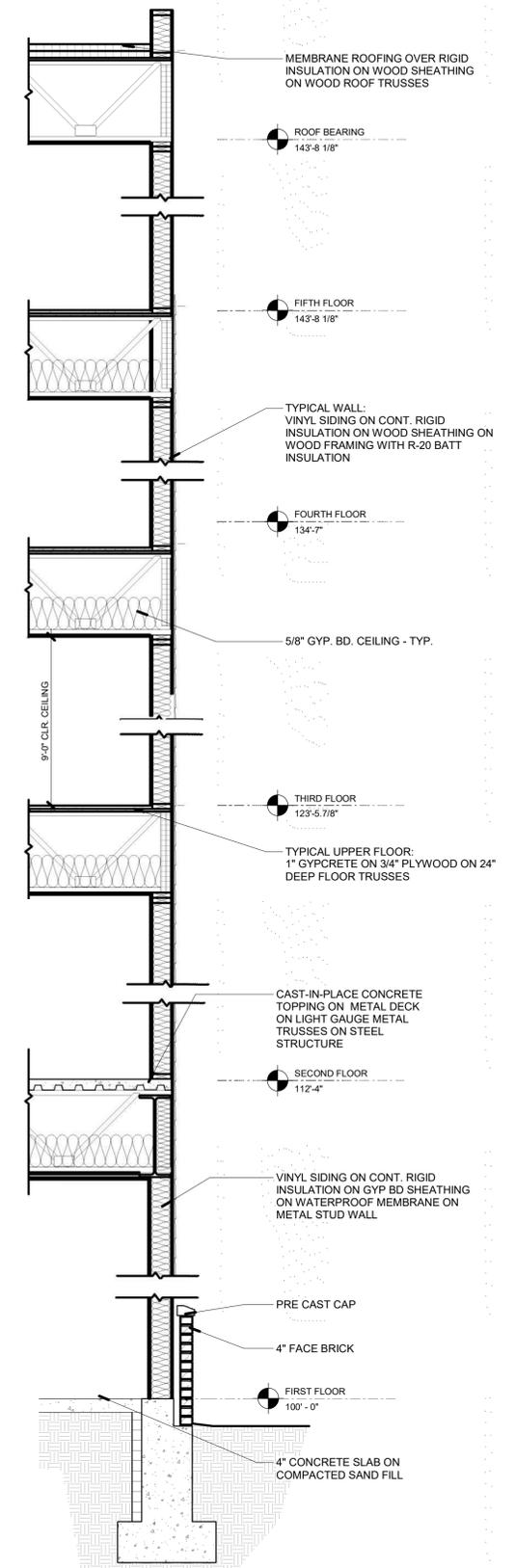


1 NORTH ELEVATION
PR-4.2 3/32" = 1'-0"



TYPICAL BUILDING SECTION

1/4" = 1'-0"



TYPICAL WALL SECTION

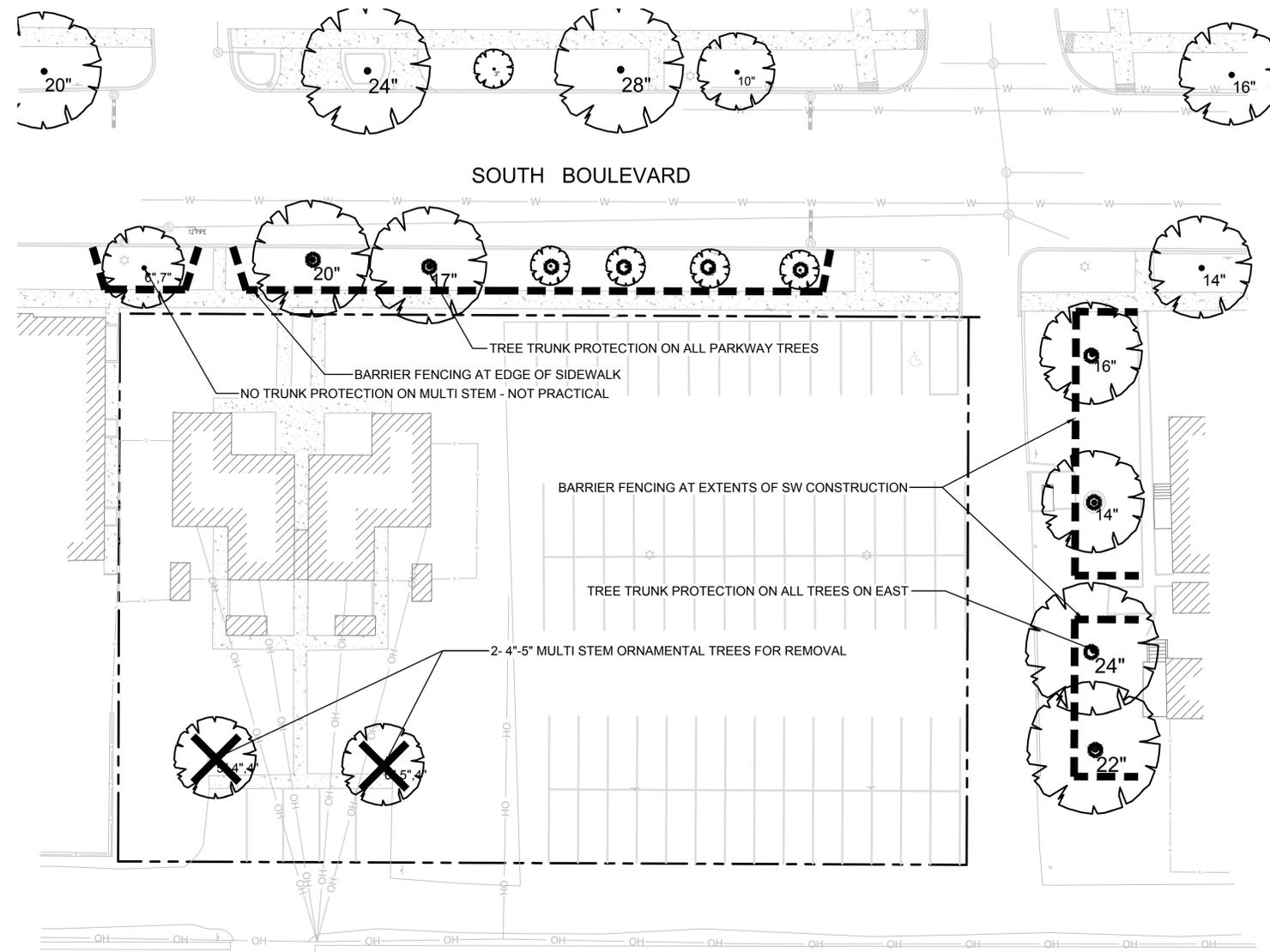
1/2" = 1'-0"

EXISTING VEGETATION DESCRIPTION

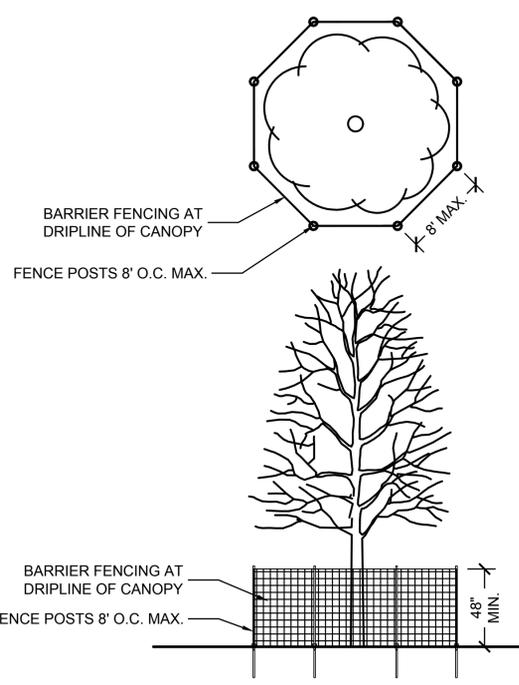
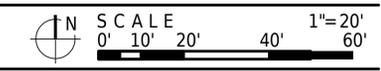
THE PROJECT SITE CONSIST OF AN EXISTING MULTI-FAMILY LOT AND PARKING LOT. THERE ARE SEVERAL LARGE MATURE STREET TREES, AND 4 NEWLY PLANTED 3" CAL. PARKWAY TREES ON-SITE WHICH WILL BE PRESERVED AND PROTECTED. 2 - ORNAMENTAL TREES (CORNUS FLORIDA) - WILL BE REMOVED FOR DEVELOPMENT.

TREE PROTECTION & REMOVAL NOTES

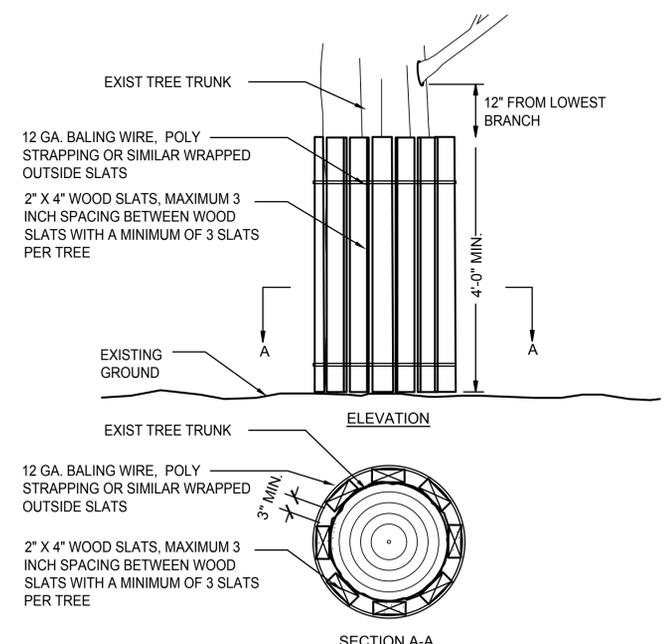
1. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS AND PERMISSIONS TO PRUNE, REMOVE, AND/OR TRANSPLANT ANY TREES ON SITE.
2. DEAD AND DYING MATERIAL ON THE SITE SHALL BE REMOVED OR PRUNED. MATERIALS NOT LABELED ON THE PROTECTION PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR REMEDIATION.
3. DURING CONSTRUCTION EXISTING TREES OVER FOUR INCHES IN CALIPER SHALL BE PROTECTED WITH BARRIER FENCING.
4. BARRIER SHALL BE CONSTRUCTED OF A MIN. 3' TALL SNOW FENCE OR SIMILAR AND SUPPORT POSTS MIN. 6" O.C. AND SHALL BE ERECTED ONE FOOT BEYOND THE DRIP LINE OFF ALL EXISTING TREES ON SITE AND ADJACENT SITES TO REMAIN.
5. BARRIER FENCING SHOWN ON THE PLAN IS APPROXIMATE. CONTRACTOR SHALL ADJUST LOCATION OF BARRIER TO POSITION OUTLINED IN COMMENT 4.
6. NO EXCESS SOIL OR ADDITIONAL FILL, BUILDING MATERIALS OR DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE BARRIER.
7. NO VEHICLES OR HEAVY MACHINERY SHALL BE ALLOWED TO WORK WITHIN THE BARRIER AREA.
8. NO ATTACHMENTS OR WIRES, OTHER THAN PROTECTIVE GUY WIRES, SHALL BE ATTACHED TO ANY OF THE TREES WHICH ARE WITHIN PROTECTIVE BARRIER.
9. STUMPS OR TREE REMAINS NOT TO BE FULLY EXCAVATED SHALL BE REMOVED. A STUMP GRINDER SHALL BE USED TO REMOVE ALL REMAINING ROOTS AND WOODY MATERIAL. WITHIN A 24" RADIUS OF THE TREE TRUNK TO MIN. 6" BELOW GRADE. DISTURBED AREA SHALL BE BACKFILLED WITH COMPACTED TOPSOIL TO MEET SURROUNDING GRADES.



1 TREE PROTECTION & REMOVAL PLAN



2 TREE PRESERVATION BARRIER FENCING DETAIL NOT TO SCALE



3 TREE TRUNK PRESERVATION DETAIL NOT TO SCALE

TREE PROTECTION & REMOVAL LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- BARRIER FENCING TO BE INSTALLED
- TREE TRUNK PROTECTION - NOT PRACTICAL ON MULTI-STEM.



PROJECT TEAM



PROJECT NAME

South Boulevard Shores

South Boulevard, Evanston, Illinois

NO.	TITLE	DATE
1.	Review	02/15/2023

SET TYPE
 PRELIMINARY LANDSCAPE PLANS

PROJECT NUMBER
 2302014

DATE
 02-14-2023
DRAWN BY: LCG **APPROVED BY:** LCG

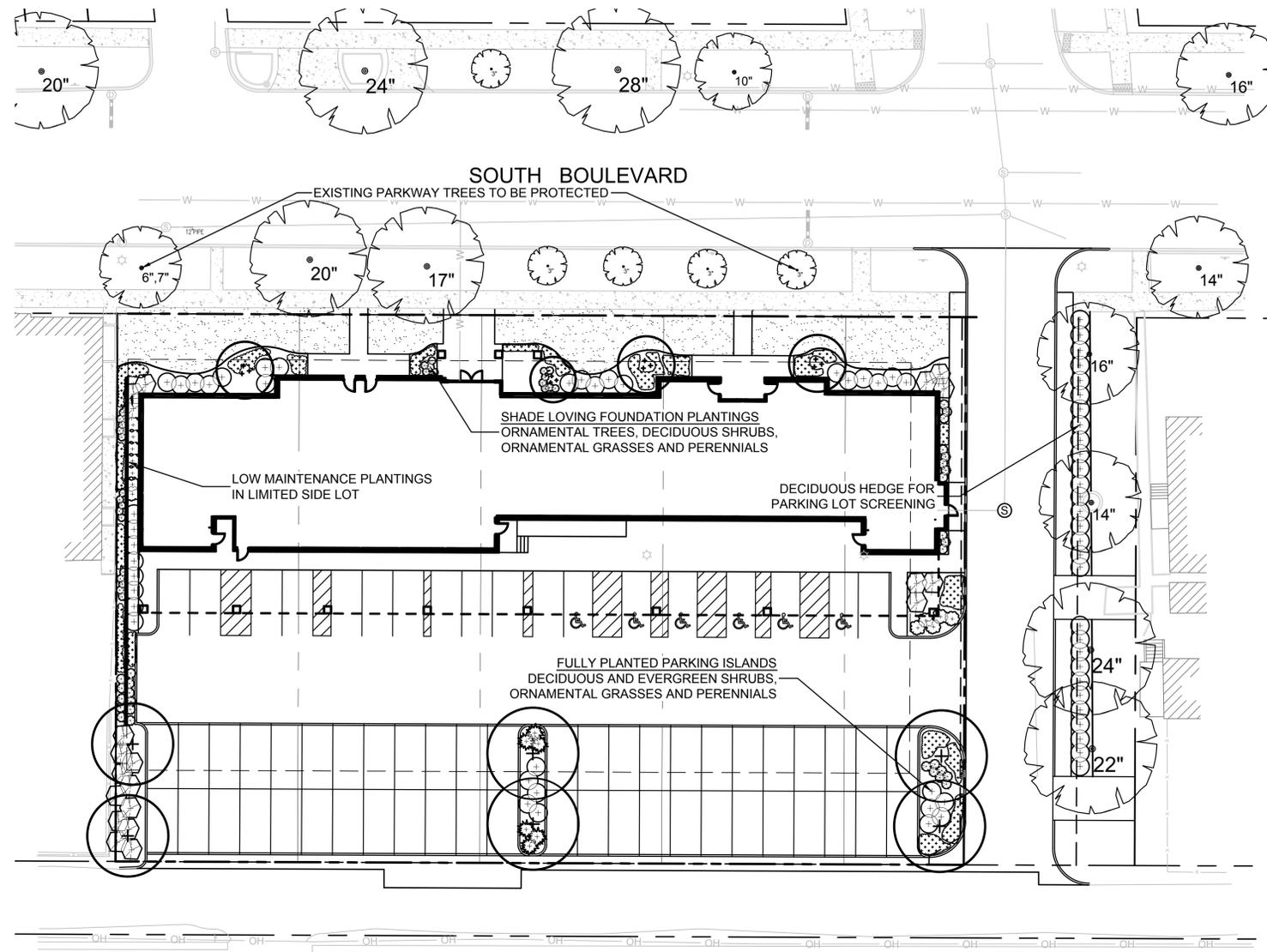
SHEET TITLE
 TREE PROTECTION & REMOVAL PLAN

SHEET NUMBER

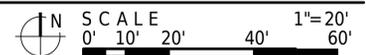
L1

PRELIMINARY PLANTLIST

SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	COMMENT
DECIDUOUS SHADE TREES					
AFA	2.5" cal.		Acer x freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple	B&B
ARF	2.5" cal.		Acer rubrum 'Frank Jr.'	Redpointe Red Maple	B&B
AMM	2.5" cal.		Acer miyabei 'Morton'	State Street Miyabe's maple	B&B
CEO	2.5" cal.		Celtis occidentalis	Common Hackberry	B&B
GDE	2.5" cal.		Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffeetree	B&B
GTS	2.5" cal.		Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	B&B
TAM	2.5" cal.		Tilia americana 'McKsentry'	American Sentry Linden	B&B
ORNAMENTAL TREES					
AGF	8' multi.		Acer ginnala 'Flame'	Flame Amur Maple	B&B
AGF	8' multi.		Amelanchier x grandiflora 'Forest Prince'	Forest Prince Serviceberry	B&B
COA	8' multi.		Cornus alternifolia	Pagoda Dogwood	B&B
COF	8' multi.		Cornus florida	White Flowering Dogwood	B&B
COM	8' multi.		Cornus mas	Cornellancherry Dogwood	B&B
VIP	8' multi.		Viburnum prunifolium	Blackhaw Viburnum	B&B
EVERGREEN TREES					
TON	6' ht.		Thuja occidentalis 'Nigra'	Dark Green Arborvitae	B&B
DECIDUOUS SHRUBS					
AAB	36" ht.		Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	B&B
AMA	24" ht.		Aronia melanocarpa 'Elata'	Elata Chokeberry	B&B
BUD	36" h.		Buddleia 'Grand Cascade'	Grand Cascade Butterfly Bush	B&B
CAE	36" ht.		Cornus alba 'Elegantissima'	Variiegated Dogwood	B&B
CEP	36" ht.		Cephalanthus occidentalis	Buttonbush	B&B
CSF	24" ht.		Cornus stolonifera 'Farrow'	Arctic Fire Redtwig Dogwood	B&B
CLR	36" ht.		Clethra alnifolia 'Ruby Spice'	Ruby Spice Clethra	B&B
CLH	24" ht.		Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet Clethra	B&B
IJM	36" ht.		Itea virginica 'Morton'	Scarlet Beauty Virginia Sweetspire	B&B
FVB	18" w.		Forsythia viridissima 'bronzensis'	Bronx Greenstem Forsythia	B&B
HYA	24" ht.		Hydrangea arbor. 'annabelle'	Annabelle Hydrangea	B&B
HYB	24" ht.		Hydrangea macrophylla 'PiliHM-II'	Bloomstruck Endless summer Hydrangea	B&B
HYP	36" ht.		Hydrangea paniculata 'Peegee Improved'	Peegee Improved Hydrangea	B&B
HYQ	36" ht.		Hydrangea quercifolia 'Alice'	Alice Oakleaf Hydrangea	B&B
KJG	24" ht.		Kerria japonica 'Golden Guinea'	Golden Guinea Japanese Kerria	B&B
RAG	18" w.		Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	B&B
SYM	24" ht.		Syringa patula 'Miss Kim'	Miss Kim Korean Lilac	B&B
VCC	24" ht.		Viburnum carlesii 'Compactum'	Koreanspice Viburnum	B&B
VTC	36" ht.		Viburnum trilobum 'Alfredo'	Alfredo American Cranberrybush	B&B
EVERGREEN SHRUBS					
JCK	24" w.		Juniperus chinensis 'Kallay's compacta'	Kallay's Compact Juniper	B&B
JCS	24" ht.		Juniperus chinensis 'Sea Green'	Sea Green Juniper	B&B
TMT	24" w.		Taxus x media 'Taunton'	Taunton's Yew	B&B
ORNAMENTAL GRASSES					
CAA	#3 cont.		Calamagrostis acutifolia 'Strictus'	Strictus Feather Reed Grass	
CMI	#1 cont.		Carex morrowii 'Ice Dance'	Ice Dance Sedge	
DES	#1 cont.		Deschampsia cespitosa	Tufted Hair Grass	
GROUND COVER / PERENNIALS					
ACH	#1 cont.		Achillea Millefolium 'Paprika'	Paprika Yarrow	18" O.C.
ALS	#1 cont.		Allium 'summer beauty'	Summer Beauty Wild Onion	18" O.C.
AQC	#1 cont.		Aquilegia canadensis	Canadian Columbine	18" O.C.
AAF	#1 cont.		Astilbe arendsii 'Fanal'	Fanal False Spirea	18" O.C.
BMJ	#1 cont.		Brunnera macrophylla 'Jack Frost'	Jack Frost Siberian Bugloss	18" O.C.
CVM	#1 cont.		Coreopsis verticillata 'Moonbeam'	Moonbeam Coreopsis	18" O.C.
DFL	#1 cont.		Dicentra formosa 'Luxuriant'	Luxuriant Bleeding Heart	18" O.C.
GEM	#1 cont.		Geranium sanguineum 'Max frei'	Max Frei Bloody Cranesbill	18" O.C.
HEC	#1 cont.		Hemerocallis x 'Chicago Apache'	Chicago Apache Daylily	24" O.C.
HEU	#1 cont.		Heuchera villosa 'Caramel'	Caramel Coral Bells	15" O.C.
HFF	#1 cont.		Hosta fortunei 'Francee'	Francee Plantain Lily	36" O.C.
LMB	#1 cont.		Liriope muscari 'Big Blue'	Big Blue Lilyturf	18" O.C.
LOS	#1 cont.		Lobelia siphilitica	Cardinal Flower	24" O.C.
PHD	#1 cont.		Phlox divaricata	Blue Phlox	15" O.C.
POR	#1 cont.		Polemonium reptans	Jacob's Ladder	18" O.C.
SAL	#1 cont.		Salvia nemerosa 'Caradonna'	Caradonna Sage	18" O.C.
SED	#1 cont.		Sedum x 'Autumn joy'	Autumn Joy Sedum	18" O.C.
SOD	sq. yd.		Sodded Lawn		



1 LANDSCAPE PLAN



LANDSCAPE LEGEND

- EXISTING TREE
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED LARGE SHRUB
- PROPOSED MEDIUM SHRUB
- PROPOSED EVERGREEN SHRUB
- PROPOSED LOW SHRUB
- PROPOSED ORNAMENTAL GRASS
- PROPOSED PERENNIAL PLANTING
- SODDED LAWN

LG Workshop, LLC
 Landscape Architecture
 Site Planning
 Illustration
 2324 W. Armitage Avenue
 Chicago, IL 60647
 ph. 773.697.4388
 www.LGWLA.com



PROJECT TEAM

CIVIL ENGINEER:
CAGE
 CIVIL ENGINEERING

PROJECT NAME

South Boulevard
 Shores

South Boulevard,
 Evanston, Illinois

DRAWING ISSUED
 NO. TITLE DATE
 1. Review 02/15/2023

SET TYPE
 PRELIMINARY LANDSCAPE
 PLANS

PROJECT NUMBER
 2302014

DATE
 02-14-2023
DRAWN BY: LCG **APPROVED BY:** LCG
SHEET TITLE

LANDSCAPE PLAN
SHEET NUMBER

L2

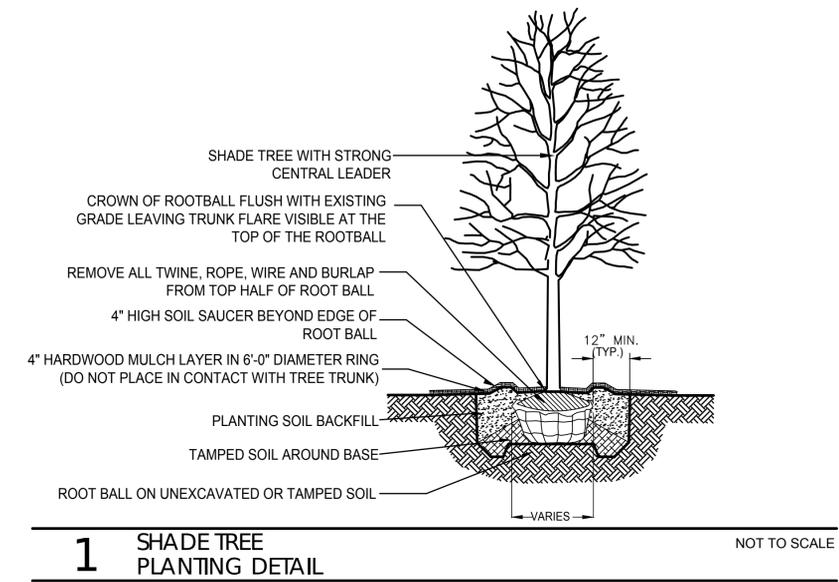
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EXPIRES 08/2023

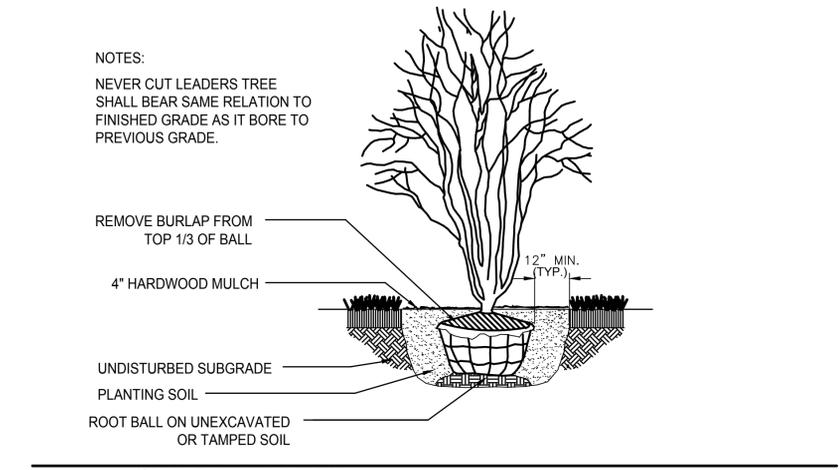
PROJECT TEAM

CIVIL ENGINEER:



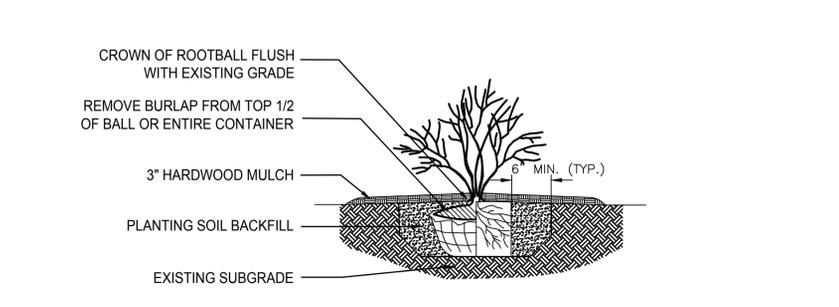
1 SHADE TREE PLANTING DETAIL

NOT TO SCALE



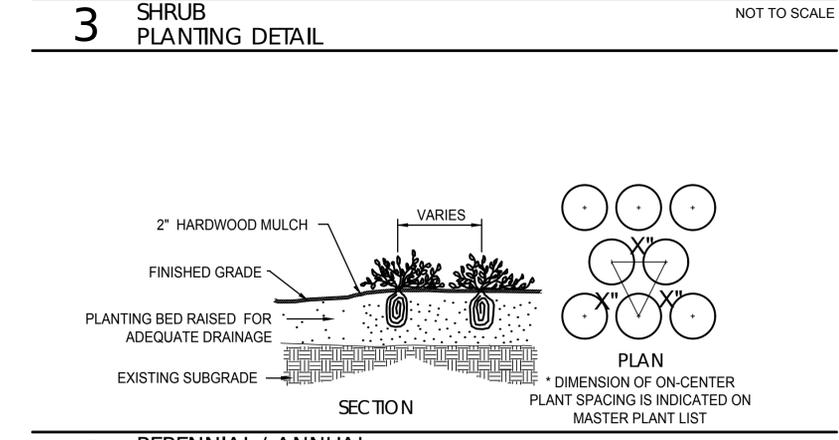
2 ORNAMENTAL TREE PLANTING DETAIL

NOT TO SCALE



3 SHRUB PLANTING DETAIL

NOT TO SCALE



4 PERENNIAL / ANNUAL PLANTING DETAIL

NOT TO SCALE

LANDSCAPE NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL PERMITS AND PERMISSIONS TO INSTALL THE PROPOSED IMPROVEMENTS
2. ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF EVANSTON LANDSCAPING CODES AND ZONING ORDINANCES.
3. PRIOR TO COMMENCING ANY WORK, CONTRACTOR SHALL HAVE DIGGERS HOTLINE LOCATE AND MARK ALL UNDERGROUND UTILITY FACILITIES AND LINES.
4. ALL PLANT MATERIALS (EXCEPT FOR GROUNDCOVER, ANNUALS, AND PERENNIALS) SHALL BE BALLED AND BURLAPPED STOCK AND MEET CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK (ANSI 260.1-1986) OR EQUAL. PLANT MATERIALS MUST BE SUPPLIED WITHIN A 150 MILE RADIUS OF PROJECT SITE WITHIN NORTHEAST ILLINOIS. CONTRACTOR MAY SUBSTITUTE CONTAINER STOCK FOR SHRUBS IF SIZES ARE EQUAL TO SPECIFIED B&B STOCK, WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT.
5. IF SPECIFIED PLANTS ARE NOT AVAILABLE AT THE TIME OF ORDERING, PLANTS WITH SIMILAR WHOLESAL VALUE AND LANDSCAPE CHARACTERISTICS MAY BE SUBSTITUTED UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT AND VILLAGE STAFF.
6. SOIL IN GROUNDCOVER BEDS SHALL BE AMENDED USING 2 INCHES OF MUSHROOM COMPOST INCORPORATED INTO THE TOP 4 INCHES OF SOIL.
7. DISTURBED AREAS TO RECEIVE SOD SHALL BE TILLED TO 6" DEPTH AND FINE GRADED TO PROVIDE SMOOTH BASE SURFACE. IF EXISTING SOIL IS A MAJORITY OF CLAY OR UNSUITABLE, 2" OF FINE GRADED TOPSOIL SHALL BE ADDED PRIOR TO TILLING. EXISTING SOD AREAS SHALL HAVE TURF REMOVED WITH AUTOMATED SODCUTTER OR HAND SPACE TO REMOVE ALL BLADES AND ROOTS. 1" OF FINE GRADED TOPSOIL SHALL BE TILLED AND GRADED.
8. TREE AND SHRUB BACKFILL MIXTURE SHALL BE 2 PARTS EXIST. NATIVE TOPSOIL AND 1 PART SPHAGNUM PEAT MOSS W/ DECOMPOSED MANURE.
9. ALL SHRUB BEDS AND INDIVIDUAL TREE PLANTINGS, UNLESS OTHERWISE NOTED, SHALL RECEIVE A 4 INCH LAYER OF SHREDDED HARDWOOD MULCH. ALL GROUNDCOVER, ANNUAL AND PERENNIAL BEDS SHALL RECEIVE A 2 INCH LAYER OF THE SAME MULCH MATERIAL. COSTS FOR MULCH SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF PLANTINGS.
10. NURSERY TAGS (SPECIES, SIZE) FOR ALL SHADE TREES SHALL REMAIN ATTACHED TO TREES UNTIL FINAL APPROVAL FROM MUNICIPALITY.
11. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER A BONDED WRITTEN ONE-YEAR WARRANTY AGREEMENT (BEGINNING ON THE OWNER'S POSSESSION DATE). THIS AGREEMENT SHALL COVER MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DEAD OR DAMAGED LANDSCAPING TO PRESERVE THE SAME QUANTITY AND QUALITY AS INITIALLY APPROVED.
12. CONTRACTOR SHALL PROVIDE A SEPARATE ESTIMATE FOR AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM FOR COMPLETE EFFECTIVE COVERAGE OF ALL LAWN AREAS AND SHRUB BEDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL AND APPLY FOR ALL NECESSARY PERMITS PRIOR TO COMMENCING WORK. IRRIGATION PLANS SHALL INCLUDE HUNTER PRO-C CONTROLLER W/WIRELESS SOLAR SYNC STATION AND HUNTER SPRAYHEADS AND NOZZLES. IRRIGATION WORK SHALL BE WARRANTY ALL LABOR AND MATERIALS FOR 1 FULL YEAR AFTER INSTALLATION AND TESTING.
13. TREES AND SHRUBS SHALL NOT BE LOCATED CLOSER THAN TEN (10) FEET TO FIRE HYDRANTS, TRANSFORMERS OR OTHER ABOVE GROUND UTILITIES. ANY DISCREPANCY ON THE PLAN RELATED TO THESE PROXIMATE UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.

PROJECT NAME

South Boulevard
Shores

South Boulevard,
Evanston, Illinois

DRAWING ISSUED

NO.	TITLE	DATE
1.	Review	02/15/2023

SET TYPE
PRELIMINARY LANDSCAPE
PLANS

PROJECT NUMBER
2302014

DATE
02-14-2023
DRAWN BY: LCG
APPROVED BY: LCG

SHEET TITLE
LANDSCAPE DETAILS &
NOTES

SHEET NUMBER

L3



MEETING MINUTES

LAND USE COMMISSION

Wednesday, September 13, 2023

7:00 PM

Lorraine H. Morton Civic Center, 2100 Ridge Avenue, James C. Lytle City Council Chambers

Members Present: George Halik, Kiril Mirintchev, Kristine Westerberg, Max Puchtel, Jeanne Lindwall, and Matt Rodgers

Members Absent: Myrna Arevalo, John Hewko and Brian Johnson

Staff Present: Assistant City Attorney Brian George, Neighborhood and Land Use Planner Meagan Jones, Planner Cade Sterling, Planning Manager Liz Williams, and Community Development Director Sarah Flax

Presiding Member: Matt Rodgers

Call to Order

Chair Rodgers opened the meeting at 7:06 PM. A roll call was then done and a quorum was determined to be present.

New Business

A. Public Hearing: Major Variations | 1404 Judson Avenue | 23ZMJV-0041

Errol Kirsch, architect and applicant on behalf of the property owner, requests the following Major Zoning Variations to expand a non-conforming structure as it relates to bulk (Code Section 6-6-5-2): 1) a rear-yard setback of 3.75' where 30' is required and the existing legally non-conforming condition is 2.75' (Code Section 6-8-2-8 (A) 4); and 2) building lot coverage of 33.25% where 30% is the maximum permitted and 31% is the existing legally non-conforming condition (Code Section 6-8-2-7). The Land Use Commission is the determining body for the proposed zoning relief in accordance with Code Section 2-19-4 (E). PIN: 11-18-415-020-0000.

Mr. Kirsch reviewed the site plan and his reasoning regarding meeting the standards for approval. Mr. Kirsch summarized the September 12, 2023 Preservation Commission certificate of appropriateness and negative recommendation votes. Mr. Sterling added that the negative recommendation to the Land Use Commission was based on zoning and their concern of increasing bulk to the building especially on the north elevation.

Commissioner Questions

In response to commissioner questions, Mr. Kirsch reviewed architectural consequences of a smaller ADU, historical restrictions for the office and ADU locations and the financial reason for the improvements. He described the controls during construction and noted that the proposed ADU is less than 1,000 square feet of the approximate 1,400 square foot basement.

Ms. Harper, 1404 Judson Avenue owner, stated that she is an administrative law judge for hearings regarding sensitive law matters and the need for office security requirements. She said that the woodworking shop is used for home improvements and added that the ADU will provide income to allow her to retire in the home.

Public Comment

Chair Rodgers called for public comment.

Ann Trompeter, 1422 Judson Avenue, spoke against the addition and in support of fitting the ADU within the basement mentioning the entry discussed at the 9.12.23 Preservation Commission Meeting.

Amanda Hartnett, 1412 Judson Avenue, objects to the addition due to density, parking, and construction impacts.

Daniel Hartnett, 1412 Judson Avenue, objects to the addition due to the potential to fit the ADU within the existing interior space, and his opinion of the lack of proven zoning hardship and public benefit.

Nancy Liskar, 1400 Judson Avenue, objects to the effect on the exterior of the building, potential to fit the project within the existing interior space, density, and parking.

Bruce Styler, 1400 Judson Avenue, expressed concern regarding the architectural impact on the landmark property and resulting density in the neighborhood.

Chair Rodgers closed public testimony.

Chair Rodgers asks for final statements.

Mr. Kirsch responded that the alternative rear entry results in alterations to the stairs, and a reduction in the kitchen and shop areas. The total occupancy of the home is maximized at six (6). Investment in the home is preferred by the owner over renting outside office space.

Deliberations

Commissioner Halik expressed concern about the space available on the north side for the addition. He stated that other solutions seem possible and hardship has not been proven.

Commissioner Westerberg commented that the design of the addition does not represent the least deviation to make the improvement.

Commissioner Lindwall asked staff to comment on the approval process for a small portico entryway. Mr. Sterling responded that it would be a Minor Variation approved through administrative review.

Commissioner Puchtel supported the ADU.

Commissioner Mirintchev agreed that configurations other than the addition are possible.

Chair Rodgers stated that the house is being over programmed with the ADU, office, shop and other rental spaces.

The Chair reviewed the seven Standards for Major Variations (Section 6-3-8-12.E).

1. The requested variation will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties: The plan does not encroach on the adjacent properties, so the standard is met.
2. The requested variation is in keeping with the intent of the zoning ordinance: The intent of the Zoning Ordinance is to adapt homes over time, so the standard is met.
3. The alleged hardship or practical difficulty is peculiar to the property: The surrounding area has changed and densified over time and home improvements to this property are difficult, thus the standard is met.
4. The property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out: The standard is not met as the home can accommodate most of the desires of the owner.
5. Either the purpose of the variation is not based exclusively upon a desire to extract additional income from the property, or, while the granting of the variation will result in additional income to the applicant and while the applicant for the variation may not have demonstrated that the application is not based exclusively upon a desire to extract additional income from the property, the Land Use Commission or the City Council, depending on final jurisdiction under Section 6-3-8-2 of this Chapter, has found that public benefits to the surrounding neighborhood and the City as a whole will be derived from approval of the variation, that include, but are not limited to, any of the standards of Section 6-3-6-3 of this Chapter: The homeowner is seeking income but that is not a public benefit so the standard is not met.
6. The alleged difficulty or hardship has not been created by any person having an interest in the property: The site plan issues were not created by the owner, but the hardship is being created by the number of uses trying to be met within the home and therefore the standard is not met.

7. The requested variation requires the least deviation from the applicable regulation among the feasible options identified before the Land Use Commission issues its decision or recommendation to the City Council regarding said variation: Adapting the space within the home seems possible and so the standard is not met.

Chair Rodgers asked for Commissioner comments on the standards. There were none.

Commissioner Lindwall made a motion to recommend approval of the Major Variations for the property located at 1404 Judson Avenue, zoning case number 23ZMJV-0041. Second by Commissioner Puchtel. A roll call vote was taken, and the motion failed, 1-5.

B. Public Hearing: Major Variations | 1041 Ridge Court | 23ZMJV-0055

Mark Demsky, architect and applicant on behalf of the property owner, requests the following Major Zoning Variations to construct a two-story addition to the homes northeast volume: 1) a rear-yard setback of 6' where 30' is required (Code Section 6-8-2- 8 (A) 4); and 2) building lot coverage of 34.5% where 30% is the maximum permitted (Code Section 6-8-2-7). The Land Use Commission is the determining body for the proposed zoning relief in accordance with Code Section 2-19-4 (E). PIN: 11-19-113- 018-0000.

Mr. Demsky reviewed the site plan, existing and proposed elevations and streetscape views. He noted that a second story addition was considered. Amina Dimarco, 1041 Ridge Court, reviewed her family situation and reason for the request.

Commissioner Questions

In response to commissioner questions, Mr. Demsky noted that the proposed windows match the existing design.

Public Comment

Chair Rodgers called for public comment. There were none.

Chair Rodgers asks for final statements. There were none.

Chair Rodgers closed public testimony.

Deliberations

Commissioner Halik and Puchtel both support the solution for the site. Commissioner Mirintchev also supports the solution and asked the architect to consider more window and roof details.

The Chair reviewed the seven Standards for Major Variations (Section 6-3-8-12.E).

1. The requested variation will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties: The solution does not create an adverse impact and so the standard is met.
2. The requested variation is in keeping with the intent of the zoning ordinance: The standard is met to improve the property for the needs of the homeowner who had looked at other housing alternatives.
3. The alleged hardship or practical difficulty is peculiar to the property: The angled shape of the property is challenging and so the standard is met.
4. The property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out: The house is already a non-conforming home, and no hardship occurs with the request, so the standard is met.
5. Either the purpose of the variation is not based exclusively upon a desire to extract additional income from the property, or, while the granting of the variation will result in additional income to the applicant and while the applicant for the variation may not have demonstrated that the application is not based exclusively upon a desire to extract additional income from the property, the Land Use Commission or the City Council, depending on final jurisdiction under Section 6-3-8-2 of this Chapter, has found that public benefits to the surrounding neighborhood and the City as a whole will be derived from approval of the variation, that include, but are not limited to, any of the standards of Section 6-3-6-3 of this Chapter: The growing family is the reason, not income and so the standard is met.
6. The alleged difficulty or hardship has not been created by any person having an interest in the property: The owner bought the home and property and did not create the hardship, so the standard is met.
7. The requested variation requires the least deviation from the applicable regulation among the feasible options identified before the Land Use Commission issues its decision or recommendation to the City Council regarding said variation: The applicant had considered options that had a greater impact and so the standard is met.

Chair Rodgers asked for Commissioner comments on the standards. There were none.

Commissioner Lindwall made a motion to recommend approval of the Major Variations for the property located at 1041 Ridge Court, zoning case number 23ZMJV-0055. Second by Commissioner Puchtel. A roll call vote was taken, and the motion carried, 6-0.

Chair Rodgers called for a short break at 9:09 PM. The meeting resumed at 9:15 PM.

C. Public Hearing: Special Use for a Planned Development in conjunction with a Zoning Map Amendment | 504-514 South Boulevard | 23PLND-0027

Eugene Hu, requests a Special Use for a Planned Development and concurrent Zoning Map Amendment on behalf of PIRHL Developers, LLC, to rezone from

the existing R4 - General Residential Zoning District to the R5 General Residential Zoning District, and construct a 60 unit mixed-income housing development. The applicant is requesting the following site development allowances: an east street side-yard setback of 5' where 15' is required; a west interior side-yard setback of 6'-2" where 15' is required; an impervious surface ratio of 85% where 75% is the maximum permitted; building height of 62' where the lesser of 5 stories or 50' is the maximum permitted; no dedicated off-street loading berth where one short loading berth is required; and, a 25% density increase or +12 for a total of 60 units. The Land Use Commission is the recommending body for this case in accordance with Section 6-3-5-8 of the Evanston Zoning Code and Ordinance 92-O-21. PINS: 11-19-419-009-0000; and 11-19-419-010-0000.

Johana Casanova, Pirhl Developers, 800 West St. Clair Avenue, Cleveland, OH, reviewed the South Boulevard Shores project team who had been competitively selected by the city through an RFP process. Tiffany Ackerman, Hooker DeJong Architects, 2120 East Muskegon, MI, reviewed the proposed walk-up and townhouse style 60-unit plan and its sustainable components. Ms. Casanova reviewed the affordable unit mix and the rental subsidy program received.

Commissioner Questions

In response to commissioner questions, staff reviewed that community meetings were held in 2017 regarding site concepts, neighborhood meetings were held starting in 2019 and later public meetings were held through the RFP selection process. Ms. Ackerman stated that there is no designated loading dock at the rear of the building, but it could be accommodated. There is no basement, and the extent of north exposure unit design was discussed. Brad Hovanec, Cage Civil Engineering, reviewed the proposed stormwater plan and stated that they could look at more open space, but it would be at a loss of parking. A construction monitoring plan will be developed and reviewed as part of the engineering phase. Also, property owners to the east will retain Hinman Avenue access.

Ms. Ackerman clarified that the property will be owned in partnership between the Housing Authority of Cook County (HACC), Pirhl, and a new investor and taxed accordingly. It will be managed by HACC and Pirhl who will hire a third-party operator. There will be a part-time leasing agent/property manager on site with a dedicated office. The Enterprise Green Plus program through the Low Income Housing Tax Credit Program (LIHTC) is the primary source for net zero certification, among potential other sources, as the equivalent to the city required LEED Gold certification level.

Public Comment

Chair Rodgers called for public comment.

Bonnie Wilson, a real estate agent, stated her support of the development and the need for affordable rental housing.

Toni Rey, 1020 Grove Street, read a statement written by Virginia Ayers of South Boulevard, who both stated their support of the development and the need for affordable rental housing.

Rosemary Armocida, 530 Michigan Avenue, expressed her concern about parking, construction traffic on South Boulevard and construction impact on adjacent properties.

Sue Loellbach, Connections for the Homeless, spoke in support of the project.

Fergal Hanks, 1500 Chicago Avenue, spoke in support of the project.

Larry Donoghue, 525 Chicago Avenue, spoke in support of the project and its affordable housing component.

Rhonda Present, 546 Michigan Avenue, spoke in support of the project and its affordable housing component and would like more consideration to be given to reducing the number of units due to the potential traffic impact on the surrounding area.

Abbie Rosensweig, 616 Hinman Avenue, spoke in support of the project.

Doree Stein, 505 Hinman Avenue, spoke about housing concerns in the neighborhood.

Rafael Castellanos, 413 South Boulevard, spoke in support of the project yet expressed concerns regarding construction, traffic, financing, tenant selection, and the variances.

Tom Wheeler, 515 South Boulevard, spoke in support of affordable housing, yet expressed concerns regarding project transparency, traffic, and the number of units.

Michael Ollinger, 591 Chicago Avenue, expressed concern regarding project density.

Chair Rodgers asked for final statements.

Ms. Casanova stated that they are still working through details and will provide documents as they become available. She added that they can work with height and the unit count is tied to the award of the tax credit.

Chair Rodgers closed public testimony.

Deliberations

Commissioner Halik spoke about the fortunate selection by the Housing Authority of Cook County.

Commissioner Lindwall believes the density for the location, the massing along the South Boulevard, and the buffering to the east is appropriate and supports the project. She agreed with the staff recommended condition to continue to work on the design details for the north and east end elevations due to the complexity of the building material palette and complexity of the massing with the goal to simplify those elements and added that it should be communicated to the neighbors.

Commissioner Puchtel supports the project and noted that the number of variances in this case is offset by the opportunity to achieve affordable housing. He would like to add a condition for an off-street loading berth and supported the condition for staff to continue to work with the applicant on the north and east building facades.

Commissioner Mirintchev expressed concern regarding building bulk, height, the façade on South Boulevard and open space. He would like to see some of the units have east and south windows to reduce the number of north exposures.

Commissioner Westerberg would like to see any height reduction, a loading dock, vibration monitoring as part of the construction management plan, and further investigation of the recommendations made by the traffic consultant.

Chair Rodgers clarified that the project is affordable housing versus low income, 20 of the parking spaces are public use, and that the rezoning fits within the character of the neighborhood.

The Chair reviewed the four Standards for Amendments (Section 6-3-4-5).

1. Whether the proposed amendment is consistent with the goals, objectives and policies of the Comprehensive General Plan as adopted and amended from time to time by the City Council: The current Comprehensive General Plan considers affordable housing. Also, a parking lot is not the highest and best use for the property, so the proposed amendment meets the standard.
2. Whether the proposed amendment is compatible with the overall character of existing development in the immediate vicinity of the subject property: The surrounding area is R5, and the building character is similar and so the standard is met.
3. Whether the proposed amendment will have an adverse effect on the value of adjacent properties: The similar surrounding neighborhood residential uses will not be impacted so the standard is met.
4. The adequacy of public facilities and services: New construction will require expansion of public services, which is believed to be able to be met as the project represents only an increase from R4 to R5.

Chair Rodgers asked for Commissioner comments on the standards. There were none.

Commissioner Puchtel made a motion to recommend approval of the Zoning Map Amendment for the property located at 504-514 South Boulevard, zoning case

number 23PLND-0027. Second by Commissioner Lindwall. A roll call vote was taken, and the motion carried, 6-0.

The Chair reviewed the Standards for a Special Use (Section 6-3-5-10).

1. Is one of the listed special uses for the zoning district in which the property lies: It is permitted under the R5 District so the standard is met.
2. Complies with the purposes and the policies of the Comprehensive General Plan and the Zoning ordinance as amended from time to time: The current Comprehensive General Plan considers affordable housing. Also, a parking lot is not the highest and best use for the property, so the standard is met.
3. Will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood and the effect of the proposed type of special use upon the City as a whole: Concerns about parking and construction traffic can be met through conditions offsetting a negative effect and thus meeting the standard.
4. Does not interfere with or diminish the value of property in the neighborhood: Placing a modern building in this location will increase surrounding property values and it will partially add tax revenue meeting the standard.
5. Is adequately served by public facilities and services: New construction will require expansion of public services, which is believed can be met as the project represents only an increase from R4 to R5.
5. Does not cause undue traffic congestion: The TOD design and on-site parking should adequately address this standard.
6. Preserves significant historical and architectural resources: There are no significant resources in the area.
7. Preserves significant natural and environmental resources: Open space around the building will be improved along with a net zero design should lessen its environmental impact meeting the standard.
8. Complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the grant of a variation: The affordable housing organizations will be working with the applicant to meet regulations. It is anticipated that process will continue and meet the standard.

Chair Rodgers asked for Commissioner comments on the standards. There were none.

The Chair reviewed the Standards for Special Use for Planned Developments (Section 6-3-6-9).

1. The requested Site Development Allowance(s) will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties that is beyond a reasonable expectation given the scope of the applicable Site Development Allowance(s) of the Planned Development location: The public benefit of providing modern affordable housing demonstrates meeting this standard.

2. The proposed development is compatible with the overall character of existing development in the immediate vicinity of the subject property: There are similarly scaled buildings in the area, so the standard is met.
3. The development site circulation is designed in a safe and logical manner to mitigate potential hazards for pedestrians and vehicles at the site and in the immediate surrounding area: There are further improvements to be considered because of the traffic study which should be achievable, so the standard is met.
4. The proposed development aligns with the current and future climate and sustainability goals of the City: The building will have to comply with the City Green Building Ordinance and the LIHTC certification. Assuming compliance, the standard is met.
5. Public benefits that are appropriate to the surrounding neighborhood and the City as a whole will be derived from the approval of the requested Site Development Allowance(s): Public housing is a benefit, so the standard is met.

Chair Rodgers asked for Commissioner comments on the standards. There were none.

Commissioner Puchtel made a motion to recommend approval of the Special Use for a Planned Development for the property located at 504-514 South Boulevard, zoning case number 23PLND-0027, with the following conditions:

- 1) The proposed development shall substantially comply with the documents and testimony on record.
- 2) The applicant shall agree to a Construction Management Plan (CMP) before issuance of the building permit.
- 3) The applicant sets up a vibration monitoring program as part of the CMP and regularly communicates construction activities with the neighbors.
- 4) The applicant agrees to comply with the City of Evanston Green Building Ordinance and will obtain a LEED Gold Certification Rating or equivalent (Net Zero Certification).
- 5) The applicant continues to work with staff on design details for the north and east building elevations as well as explore the feasibility of lowering the proposed floor to floor heights.
- 6) The applicant agrees to comply with the General Conditions and Standards for Planned Developments with Code Section 6-8-1-10.
- 7) The applicant shall provide one off-street loading berth.

Second by Commissioner Lindwall. A roll call vote was taken, and the motion carried, 5-1.

Communications

Ms. Williams noted that the final contract with HDR is in process and a preliminary work plan is in process.

Adjournment

Commissioner Lindwall motioned to adjourn, Commissioner Puchtel seconded, and the motion carried, 6-0.

Adjourned 11:05 PM.

The next meeting of the Evanston Land Use Commission is a Special Meeting to be held on **Wednesday, September 27, 2023, at 7:00 PM, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.**

Respectfully submitted,
Amy Ahner, AICP, Planning Consultant

Reviewed by,
Meagan Jones, AICP, Neighborhood and Land Use Planner