DESIGN AND PROJECT REVIEW COMMITTEE (DAPR)
Wednesday, April 25, 2018
2:30 P.M.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2404

AGENDA

I. CALL TO ORDER/DECLARATION OF QUORUM, ERIKA STORLIE, ACTING CHAIR

II. APPROVAL OF MINUTES: April 11, 2018, DAPR Committee meeting

III. NEW BUSINESS

1. 811 Emerson St. Preliminary and Final Review
   Tim Anderson, CA/Focus Evanston JV, LLC, submits for a building permit to construct a 9-story mixed-use building with 241 dwelling units and 3,300 sq. ft. of ground floor commercial space, as approved by ordinance 37-O-17, in the C1a Commercial Mixed-Use District.

IV. ADJOURNMENT

The next DAPR meeting is scheduled for Wednesday, May 2, 2018, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Order & Agenda Items are subject to change. Information about the Design and Project Review (DAPR) Committee is available at: https://www.cityofevanston.org/dapr Questions can be directed to Michael Griffith, Development Planner, at (847) 448-4311. The City is committed to ensuring accessibility for all citizens; If an accommodation is needed to participate in this meeting, please contact this Department 48 hours in advance so that arrangements can be made for the accommodation if possible.

La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las que no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847/866-2916 (voz) o 847/448-8052 (TDD).
DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
April 11, 2018


Staff Present: S. Flax, C. Plante, J. Velan

Others Present:

Presiding Member: E. Storlie

A quorum being present, Ms. Storlie called the meeting to order at 2:33 pm.

Approval of minutes

April 4, 2018, DAPR Committee meeting minutes.

Ms. Biggs made a motion to approve the minutes from April 4, 2018, seconded by Mr. Nelson.

The Committee voted, 10-0, to approve the minutes of April 4, 2018.

New Business

1. 2035 Dodge Avenue

Junior Anderson, property owner, submits to construct a 2-family residence and detached garage with major zoning relief for a lot size of 5,943 sq. ft. where a minimum 7,000 sq. ft. is required for 2-family residences in the R3 Two-Family District.

APPLICATION PRESENTED BY: Junior Anderson, property owner

DISCUSSION:

- Architect for project unavailable so full revisions were not completed.
- Intend to install canopy over front entry, shutters on the front windows and lighting near entry.
- One unit will be provided at 80% AMI for 10 years. Agreement to be drafted by time of permits. Written verification of agreement needed before ZBA meeting.
- 5 inch vinyl siding to be used on the building likely in dark beige color, windows to be white. Windows to be flat.
- Landscaping to be provided in front and fence to be installed around the property.
- Ms. Biggs encouraged Mr. Anderson to break-up the monotony on the front facade.

Ms. Biggs made a motion to recommend approval of the project with the conditions that written verification of an Inclusionary Housing agreement is provided prior to ZBA and that modification to the front elevation is provided to enhance its appearance. Seconded by Mr. Nelson.
The Committee voted, 10-0, to recommend approval of the project with the stated conditions.

Adjournment

Ms. Biggs moved to adjourn, seconded by Mr. Mangum. The Committee voted unanimously, 10-0, to adjourn. Meeting adjourned at 2:44 pm.

The next DAPR meeting is scheduled for Wednesday, April 18, 2018, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Meagan Jones
Design and Project Review
(DAPR)

811 Emerson Street

Preliminary/Final Review
811 EMERSON
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
19 APRIL 2018
SETBACK DIAGRAM

- Property Size: 42,331.40
- Tower Footprint: 192' - 5" x 27' - 2"
- REVISED SETBACK: 172' - 8" x 27' - 2"
- BUILDING SETBACK: 194' - 11" x 27' - 2"
- PARKING SETBACK: 17' - 0" x 27' - 2"

KEY:
- BUILDING SETBACK
- PARKING SETBACK
- PROPERTY LINE
- PROPERTY SIZE 42,331.40

- EMERSON STREET (2-WAY PRIMARY STREET)
- ELGIN ROAD
- BENSON AVE.
- SHERMAN AVE.

- SETBACK 15' - 0"
- SETBACK 8' - 0"
- SETBACK 3' - 6"

- UNCOVERED PARKING
- CTA EASEMENT
- TWO WAY GARAGE ACCESS
- MAIN ENTRANCE
- RETAIL ENTRANCE
- TOTAL AREA: 25,210 SF
### Building Matrix

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<tr>
<th>LEVEL</th>
<th>USE</th>
<th>FTF HEIGHT</th>
<th>HEIGHT</th>
<th>ENCLOSED GROSS AREA</th>
<th>FAR AREA</th>
<th>RENTABLE RESIDENTIAL</th>
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**TOTALS**
- 277,611
- 197,225
- 169,723
- 8,690

**Site Area:** 42,331.40 sf

**CHECK BY:** RA

**RA FAR:** 4.66

**MB FAR:** 4.66

**INCLUDES 2 CAR SHARE (21 COMPACT STALLS)**

**BED COUNT**

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<th>241</th>
<th>71</th>
<th>39</th>
<th>92</th>
<th>39</th>
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<tr>
<td>% of Mix</td>
<td>29%</td>
<td>16%</td>
<td>38%</td>
<td>16%</td>
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**Last Updated:** 04/12/2018
PERENNIALS, ORNAMENTAL GRASSES, AND GROUND COVER

SPOROBOLUS HETEROLEPSIS (PRAIRIE DROPSEED)  NEPETA X FAASSENII (CATMIT)  LIRIOPE SPICAT (CREEPING LILYTURF)  HAKONECHLOA MACRA ‘AUREOLA’ (JAPANESE FOREST GRASS)  EUONYMUS FORTUNEI ‘COLORATUS’ (PURPLELEAF WINTERCREEPER)  SESLERIA AUTUMNALIS (AUTUMN MOOR GRASS)
# Plant Palette

**Plant List**

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<th>Code</th>
<th>Mix Name</th>
<th>Botanical Name</th>
<th>Common Name</th>
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<th>Remarks</th>
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<td><em>Pinus taeda</em></td>
<td>Longleaf Pine</td>
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<td>03</td>
<td>C</td>
<td><em>Quercus rubra</em></td>
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<td>E</td>
<td><em>Taxus baccata</em></td>
<td>European Yew</td>
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**Planting Depth Module (Garden Bed Trays)**

- Planting depth module is 30" x 30" x 6" (750mm x 750mm x 150mm)
- Plants are pre-planted in the module
- Module is placed on the ground
- Soil is added on top of the module
- Module is removed after planting

**Ornamental Grasses/Perennials Detail**

- *Bermudagrass* (Cynodon dactylon)
- *Fescue* (Festuca spp.)
- *Perennial wildflowers* (mixed species)

**Shrub Installation Detail**

- *Bush honeysuckle* (Lonicera fragrantissima)
- *Heather* (Calluna vulgaris)
- *Ninebark* (Physocarpus opulifolius)

**Parkway Planter and Tree Planting Detail**

- *Landscape fabric* (600mm x 600mm)
- *Mulch* (60mm)
- *Tree guards* (24" x 24")

**PLANT PALETTE**

**811 EMERSON**

**PROJECT NO. 15012**

04.19.2018
Building Materials:

1. Brick
   Copper Canyon Velour Norman

2. Spandrel Glass

3. Vision Glass

4. Fritted Storefront / Fritted Spandrel Glass
   Storefront

5. Architectural Metal Panel
   Eclipse Gray
37-O-17

AN ORDINANCE

Granting Special Use Approval for a Planned Development and Special Use Approval for a Convenience Store Located at 831 Emerson Street and Amending the Zoning Map to Re-Zone Certain Properties from the C1 Commercial Zoning District and R5 General Residential Zoning District to the C1a Commercial Mixed Use District

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, 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, 174-75 (‘92)); 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, CA/Focus Evanston JV, LLC ("Applicant"), the Applicant for the proposed development located at 831 Emerson Street, 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, specifically Section 6-7-2, "Zoning Map," 6-3-5, "Special Uses," Section 6-3-6, "Planned Developments," and Subsection 6-10-1-9, "Planned Developments" in Commercial Zoning Districts, to place certain properties within the C1a Commercial Mixed Use Zoning District ("C1a District") and permit the construction and operation of a Planned Development with a Convenience Store and accessory parking located at the Subject Property in the C1a District; and

WHEREAS, the Applicant sought approval to re-zone the Subject Property from the current C1 Commercial and R5 General Residential Zoning Districts to the proposed C1a Commercial Mixed-Use Zoning District; and

WHEREAS, the Applicant sought approval to construct a new nine (9) - story one hundred three (103) foot tall mixed-use building consisting of up to two hundred forty-two (242) dwelling units, with a floor area ratio of approximately 4.66, approximately three thousand, three hundred (3,300) gross square feet of commercial space, one hundred seventy-four (174) open on-site parking spaces, zero (0) foot rear yard setback for open parking along the north property line, zero (0) foot side yard setback for open parking along the east property line, zero (0) foot side yard setback for
open parking along the west property line, zero (0) foot landscape buffer along the rear (north) property line, an uncovered loading berth in the front yard and within thirty (30) feet of an intersection, and reduced setback and screening for transformers located within two (2) feet of a building; and

WHEREAS, construction of the Planned Development, as proposed in the application, requires exception from the strict application of the Zoning Ordinance with regards to the number of dwelling units, building height, floor area ratio, number of parking spaces, rear yard setback from the north property line for open parking, side yard setback for the east property line for open parking, side yard setback from the west property line for open parking, landscape buffer along the north property line, location and configuration of the loading berth and transformer location requirements; and

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

WHEREAS, on March 8, 2017 and March 22, 2017, in compliance with the provisions of the Illinois Open Meetings Act (5 ILCS 120/1 et seq.) and the Zoning Ordinance, the Plan Commission held a public hearing on the application for Special Use Approval for a Planned Development with a Convenience Store and Rezoning from C1 and R5 Zoning Districts to C1a Zoning District, case no. 17PLND-0011, heard extensive testimony and public comment, received other evidence, and made written minutes, findings, and recommendations; and

WHEREAS, the Plan Commission’s written findings state that the application meets applicable standards set forth for Special Uses in Subsection
6-3-5-10 of the Zoning Ordinance and Planned Developments in the C1a Commercial Mixed-Use District per Subsection 6-10-1-9 of the Zoning Ordinance and Map Amendments per Subsection 6-3-4-5 of the Zoning Ordinance; and

WHEREAS, on March 22, 2017, the Plan Commission recommended the City Council approve the application with conditions; and

WHEREAS, on April 17, 2017, the Planning and Development ("P&D") 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 adopted the findings and recommendations of the Plan Commission, and recommended approval thereof by the City Council; and

WHEREAS, at its meetings on April 17, 2017 and April 24, 2017, held in compliance with the Open Meetings Act and the Zoning Ordinance, the City Council considered the recommendation of the P&D Committee, received additional public comment, made certain findings, and adopted said recommendation; 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 hereby found as facts 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 C1 Commercial and the R5 General Residential Districts and place them within the C1a Commercial Mixed-Use District.

SECTION 2: Pursuant to the terms and conditions of this ordinance, the City Council hereby grants the Special Use Approval applied for in case no. 17PLND-0011, to allow construction and operation of the Planned Development with a Convenience Store for a nine (9) -story one hundred three (103) foot tall mixed-use building consisting of up to two hundred forty-two (242) dwelling units, with a floor area ratio of approximately 4.66, approximately three thousand, three hundred (3,300) gross square footage of commercial space, one hundred seventy-four (174) open on-site parking spaces, zero (0) foot rear yard setback for open parking along the north property line, zero (0) foot side yard setback for open parking along the east property line, zero (0) foot side yard setback for open parking along the west property line, zero (0) foot landscape buffer along the rear (north) property line, an unenclosed loading berth in the front yard and within thirty (30) feet of an intersection, and reduced setback and screening for transformers located within two (2) feet of a building.

SECTION 3: The City Council hereby grants the following Site Development Allowances:

(A) **Number of Dwelling Units:** A Site Development Allowance is hereby granted for two hundred forty-two (242) residential dwelling units, whereas subsection 6-10-3-4(B) of the Zoning Ordinance allows for a maximum of one hundred twenty-one (121) residential dwelling units in the C1a District.
(B) **Height:** A Site Development Allowance is hereby granted for a building height of one hundred three (103) feet, whereas subsection 6-10-3-9 of the Zoning Ordinance allows for a maximum building height of sixty-seven (67) feet in the C1a District.

(C) **Floor Area Ratio ("FAR"):** A Site Development Allowance is hereby granted for an FAR of 4.66, whereas subsection 6-10-3-7 of the Zoning Ordinance requires a maximum FAR of 4 in the C1a District.

(D) **Number of Parking Spaces:** A Site Development Allowance is hereby granted for a total of one hundred seventy-four (174) parking spaces, whereas subsection 6-16-3-3 of the Zoning Ordinance requires a minimum of three hundred fifty-eight (358) parking spaces for the proposed Planned Development in the C1a District.

(E) **Rear Yard Setback for Open Parking Along the North Property Line:** A Site Development Allowance is hereby granted for a rear (north) yard setback of zero (0) feet, whereas subsection 6-10-3-8(D) of the Zoning Ordinance requires a rear yard setback of ten (10) feet when abutting a residential district.

(F) **Side Yard Setback for Open Parking Along the East Property Line:** A Site Development Allowance is hereby granted for a side yard setback of zero (0) feet, whereas subsection 6-10-3-8(C) of the Zoning Ordinance requires a side yard setback of ten (10) feet when abutting a residential district.

(G) **Side Yard Setback for Open Parking Along West Property Line:** A Site Development Allowance is hereby granted for a side yard setback of zero (0) feet, whereas subsection 6-10-3-8(E) of the Zoning Ordinance requires a side yard setback of five (5) feet when abutting a residential district.

(H) **Landscape Buffer Along the North Property Line:** A Site Development Allowance is hereby granted for a landscape buffer along the north property line zero (0) feet wide, whereas subsection 6-10-1-6 of the Zoning Ordinance requires a landscape buffer ten (10) feet wide when abutting a residential district.

(I) **Loading Berth Location and Screening:** A Site Development Allowance is hereby granted for an unenclosed loading berth to be located within the front yard setback within thirty (30) feet of an intersection, whereas subsection 6-16-4-1(B) requires that a loading berth may be in the rear yard when open to sky and may not be located within thirty (30) feet of street intersections.

(J) **Transformer Location:** A Site Development Allowance is hereby granted for reduced setback and screening of transformers, whereas subsection 6-4-6-9 of the Zoning Ordinance requires a four-foot setback when located within two (2) feet of the principal structure and obscured from view by screening methods such as landscaping.
SECTION 4: Pursuant to Subsection 6-3-5-12 of the Zoning Ordinance, the City Council imposes the following conditions on the Special Use Approval granted hereby, which may be amended by future ordinance(s), and violation of any of which shall constitute grounds for penalties or revocation of said Special Use Permit pursuant to Subsections 6-3-10-5 and 6-3-10-6 of the Zoning Ordinance:

(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 Site and Landscape Plans in Exhibit D and E, attached hereto and incorporated herein by reference; all applicable City Code requirements; the Applicant's testimony and representations to the Design and Project Review Committee, the Plan Commission, the P&D Committee, and the City Council; and the approved documents on file in this case.

(B) **Change in Use:** Any change in use of the property, except change in occupancy of the commercial space by one or more uses permitted in the C1a Commercial Mixed-Use District, must be approved as an amendment to the Planned Development.

(C) **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 shall include but is not limited to the following: construction staging plan, on-street and on-site construction parking restrictions, hours of operation, a plan including cross sections showing pedestrian access around the site with the use of curb ramps, signage and/or striping, if necessary, foundation survey of surrounding structures including weekly reporting of seismographs for the duration of construction, submittal of environmental testing report prior to construction, visibility diagram for all construction site access points, proposed schedule for street opening for utility connections with cross section details, and project updates via monthly newsletter and project website.

(D) **Building Resident Parking Permits:** Building residents shall not be eligible for residential on-street parking permits.

(E) **Landscaping on Emerson Street:** Applicant must install and maintain the landscaping materials on the Subject Property along Emerson Street, adjacent to the loading area and along the alley off of Emerson Street, as depicted in Exhibit E.

(F) **Traffic Study:** The Applicant shall submit a traffic study within one year after issuance of the final Certificate of Occupancy for the building, analyzing the
turning movements at the western access drive, including analysis of any traffic incidents adjacent to the Subject Property. Upon review of the Applicant’s submitted traffic study, the City reserves the right to restrict movement in or out of the proposed western access drive.

(G) **Environmental Clean-Up of Any Contaminations:** The Applicant shall remove and remedy any contaminations located on the Subject Property in accordance with the Illinois Environmental Protection Agency.

(H) **Illinois Environmental Protection Agency Approval:** The Applicant shall submit an approval letter from the Illinois Environmental Protection Agency prior to the issuance of the Final Certificate of Occupancy. Said letter must explicitly state that any and all environmental contamination on the Subject Property has been remedied and/or removed.

(I) **Delivery Hours for the On-Site Commercial Use:** Delivery hours for the on-site commercial use is prohibited between the hours of 7:00 a.m. to 9:00 a.m. and between the hours between 4:00 p.m. and 6:00 p.m. on any given Monday through Friday.

(J) **CTA Access Agreement:** The Applicant shall provide an executed copy of the access agreement between the CTA and the Applicant for the use of the CTA property adjacent to the railroad tracks prior to the issuance of the building permit.

(K) **Affordable Housing Contribution:** The Applicant shall pay a one-time contribution of two million four hundred thousand dollars ($2,400,000.00) to the City’s Affordable Housing Fund. The contribution will be made prior to the issuance of a Temporary Certificate of Occupancy (TCO).

(L) **Alley Resurfacing:** The Applicant shall resurface the alley to the east adjacent to the Subject Property per City Engineering standards and install a sidewalk to aid in access to the car-share spaces and the parking lot immediately north on the Subject Property.

(M) **On-Site Car Share Spaces:** Two on-site car share spaces must be available through an arrangement with a common third party commercial car-share company.

(N) **On-Site Electric Charging Stations:** One on-site electric charging stations must be installed.

(O) **City of Evanston Employment:** The Applicant agrees to employ at least five (5) Evanston residents during construction.

(P) **LEED Silver Certification:** The Applicant agrees to comply with the City of Evanston Green Building Ordinance and obtain a LEED Silver Certification Rating or higher for the Planned Development on the Subject Property.
(Q) Streetscape Improvements: The Applicant shall construct the streetscape improvements inclusive of new street trees along Emerson Street per proposed development plans and landscape plans in Exhibit D and Exhibit E.

(R) Street Crosswalk Improvements: The Applicant shall install a raised crosswalk at the Emerson Street entrance to the alley and restripe the following crosswalks to high-visibility: (1) all sides of the intersection of Elgin Road and Benson Avenue; (2) all sides of the intersection of Sherman Avenue and Emerson Street; (3) all sides of the intersection of Maple Avenue and Emerson Street; and (4) the west side of the intersection of Emerson Street and public alley located immediately adjacent to and east of the subject property.

(S) Pedestrian Countdown Timers: The Applicant shall make a twenty thousand dollar ($20,000.00) contribution to the City of Evanston prior to issuance of the Final Certificate of Occupancy (FCO) as a contribution towards the installation of pedestrian countdown timers for nearby traffic signals.

(T) Migratory Bird Consideration: The Applicant shall install utilization measures to mitigate harm to migratory birds, including use of fritted glass on the amenity deck railing.

(U) Bicycle Parking: The Applicant shall install bicycle parking for visitors and customers along Emerson Street for approximately eighteen (18) bicycles.

(V) Front Yard Building Setback: The Applicant shall provide a three and a half foot (3’6”) front yard building setback.

(W) Notice to Sherman Gardens for Remediation: The Applicant shall provide adequate notice to the residents of Sherman Gardens prior to demolition of the existing building and remediation of the site.

(X) Construction Schedule: Pursuant to Subsection 6-11-1-10(A)4 of the Zoning Ordinance, the Applicant shall obtain a building permit within twelve (12) months of the passing of this Ordinance. Additionally, the Applicant must complete the construction of this Planned Development within twenty-four (24) months from the date the Applicant receives its building permit.

(Y) 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 5: When necessary to effectuate the terms, conditions, and purposes of this ordinance, “Applicant” shall be read as “Applicant’s tenants, agents, assigns, and successors in interest.”
SECTION 6: This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

SECTION 7: Except as otherwise provided for in this ordinance, all applicable regulations of the Zoning Ordinance and the entire City Code shall apply to the Subject Property and remain in full force and effect with respect to the use and development of the same. To the extent that the terms and provisions of any of said documents conflict with the terms herein, this ordinance shall govern and control.

SECTION 8: All ordinances or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

SECTION 9: If any provision of this ordinance or application thereof to any person or circumstance is ruled 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 10: The findings and recitals herein are hereby 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: April 17, 2017
Adopted: June 12, 2017

Attest: Devon Reid, City Clerk

Approved: July 11, 2017
Stephen H. Haggerty, Mayor

Approved as to form: W. Grant Farrar, Corporation Counsel
EXHIBIT A

Legal Description

Parcel 1:
LOT 11 IN PAUL PRATT'S ADDITION TO EVANSTON, SAID ADDITION BEING A SUBDIVISION OF THE SOUTHWEST 8 1/2 ACRES OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 2:
LOT 10 (EXCEPT THE WEST 40.0 FEET THEREOF) IN PAUL PRATT'S ADDITION TO EVANSTON, BEING A SUBDIVISION OF THE SOUTHWEST 8 1/2 ACRES OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 3:
THE SOUTH 25.30 FEET OF LOT 14 IN HUSE AND POWER'S ADDITION TO EVANSTON IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 4A:
THAT PART OF THE NORTH 24.70 FEET OF LOT 14 IN HUSE AND POWER'S ADDITION TO EVANSTON IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH 24.70 FEET OF LOT 14 OF HUSE AND POWER'S ADDITION; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 14, 30.09 FEET TO THE EAST LINE OF LOT 12 IN PAUL PRATT'S ADDITION; THENCE SOUTH 0.77 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12 IN PAUL PRATT'S ADDITION; THENCE WEST ON THE SOUTH LINE OF LOTS 12 AND 13 OF PAUL PRATT'S ADDITION TO A POINT 15.0 FEET EAST OF THE SOUTHWEST CORNER OF LOT 13; THENCE NORTHWESTERLY 19.12 FEET TO A POINT 13.34 FEET EAST OF THE WEST LINE OF SAID LOT 13 AND 19.05 FEET NORTH OF THE SOUTH LINE OF SAID LOT 13; THENCE EASTERLY IN A STRAIGHT LINE TO A POINT ON THE EAST LINE OF LOT 14 IN HUSE AND POWER'S ADDITION, WHICH POINT IS 19.04 FEET NORTH OF THE SOUTH LINE OF THE NORTH 24.70 FEET OF LOT 14 OF SAID HUSE AND POWER'S ADDITION; THENCE SOUTH ON THE EAST LINE OF SAID LOT 14 OF HUSE AND POWER'S ADDITION, 19.04 FEET TO THE PLACE OF BEGINNING.

Parcel 4B:
THAT PART OF LOTS 12 AND 13 IN PAUL PRATT'S ADDITION TO EVANSTON, A
SUBDIVISION OF THE SOUTHWEST 8 1/2 ACRES OF THE SOUTH 1/2 OF THE
NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 41
NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS
FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH 24.70
FEET OF LOT 14 OF HUSE AND POWER'S ADDITION; THENCE WEST PARALLEL
WITH THE NORTH LINE OF SAID LOT 14, 30.9 FEET TO THE EAST LINE OF LOT
12 IN PAUL PRATT'S ADDITION; THENCE SOUTH 0.77 FEET TO THE SOUTHEAST
CORNER OF SAID LOT 12 IN PAUL PRATT'S ADDITION; THENCE WEST ON THE
SOUTH LINE OF LOTS 12 AND 13 OF PAUL PRATT'S ADDITION TO A POINT 15.0
FEET EAST OF THE SOUTHWEST CORNER OF LOT 13; THENCE
NORTHWESTERLY 19.12 FEET TO A POINT 13.34 FEET EAST OF THE WEST LINE
OF SAID LOT 13 AND 19.05 FEET NORTH OF THE SOUTH LINE OF SAID LOT 13;
THENCE EASTERLY IN A STRAIGHT LINE TO A POINT ON THE EAST LINE OF LOT
14 OF HUSE AND POWER'S ADDITION WHICH POINT IS 19.04 FEET NORTH OF
THE SOUTH LINE OF THE NORTH 24.70 FEET OF LOT 14 OF SAID HUSE AND
POWER'S ADDITION; THENCE SOUTH ON THE EAST LINE OF SAID LOT 14 OF
HUSE AND POWER'S ADDITION, 19.04 FEET TO THE PLACE OF BEGINNING.

Parcel 5:
LOT 13 IN HUSE AND POWER'S ADDITION TO EVANSTON, A SUBDIVISION OF
LOT 7 OF ASSESSOR'S DIVISION OF SECTION 18, TOWNSHIP 41 NORTH, RANGE
14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS: 11-18-109-062-0000
      11-18-109-064-0000
      11-18-109-053-0000
      11-18-109-052-0000
      11-18-109-020-0000
      11-18-109-019-0000
      11-18-109-018-0000
      11-18-109-043-0000

COMMONLY KNOWN AS: 815 - 821 Emerson Street, Evanston, IL 60201
EXHIBIT B

Addresses and PINs of Properties Removed from the C1 Commercial and R5 General Residential Districts and Placed Within the C1a Commercial Mixed-Use District

Commonly Known As: 815 - 821 Emerson Street

PINs:
11-18-109-062-0000
11-18-109-064-0000
11-18-109-053-0000
11-18-109-052-0000
11-18-109-020-0000
11-18-109-019-0000
11-18-109-018-0000
11-18-109-043-0000
EXHIBIT C

Map of Properties Removed from the C1 Commercial and R5 General Residential Districts and Placed Within the C1a Commercial Mixed-Use District
EXHIBIT D

Development Plans
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| 44        | 57               |               |
| 4         | 69               |               |

242        | 71               | 40            | 93            | 38               |

% of Mix: 25% 17% 38% 10%

INCREASES 2
CAR SHARE

CITY OF EVANSTON PLANNED DEVELOPMENT ZONING MAP - SPECIAL USE APPLICATION

FOCUS

PROGRAM MATRIX
1. Brick
   Medium Ironspot 46
2. Architectural Metal Panel
   Silver Storm
3. Architectural Metal Panel
   Fawn Metallic
4. Glazed Window Wall / Spandrel Glass
EXHIBIT E

Landscape Plans
CONTENTS

CONSTRUCTION SITE MANAGEMENT PLAN

STAGING PLAN

TRUCK ROUTES MAP
CONSTRUCTION SITE MANAGEMENT PLAN

This Construction Site Management Plan has been prepared by Focus Construction and outlines the construction procedures that will be used during the construction of 811 Emerson Street Mix Use Building located at 811 Emerson Street in Evanston, Illinois.

Staging and Logistics
The attached Exhibits are the construction site logistics/staging plan that will be used during the project. The project will primarily be completed in 4 major phases.

Phase I – Demolition of existing buildings Mobilization and to Caisson Installation.
Approximate Duration 2 Months. Exhibit A

Phase I - During Phase I, the encroachments on public right way property will be limited to 1 day closures as shown on Exhibit A when demolition of the 7-11 building tight to the alley occurs and demolition of the 2-story cleaners building occurs on Emerson. During these days, the fence line will be pulled out and two rows of cones will be added outside the fence line, spanning between the apron for Gate 1 and the apron for Gate 2, spread 5 feet apart, creating an unobstructed pedestrian pathway with flagmen directing pedestrians as needed. The fence line will be pulled out 8 feet, which is one fourth - one half the distance of the height of the building being demolished. Therefore, a covered walkway will not be required per IBC Table 3306.1. Otherwise the enclosure and demolition operation will be within the property line.

General - Periodic temporary closures of sidewalk or alley during truck access and exiting will occur during Phase I. Certified flagmen will be present during these times to ensure the safety of public and vehicular traffic.

Project Schedule
Demolition | January 2018

Construction Work Hours
Work hours for the project will be per the City of Evanston requirements:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Monday - Friday:</td>
<td>7:00 AM - 7:00 PM</td>
</tr>
<tr>
<td>Saturday:</td>
<td>8:00 AM - 5:00 PM</td>
</tr>
<tr>
<td>Sunday:</td>
<td>Work not allowed unless special permission is granted from the City.</td>
</tr>
</tbody>
</table>
Contractor Parking
During Phase I, the demolition vendors will park within the site enclosure. No public on-street parking will be required.

Delivery Routes and Staging
We have reviewed the various streets entering and exiting Evanston and have developed a site access plan that is in strict accordance with the City of Evanston Truck Routes as published on the City of Evanston website as well as attached to this plan as Exhibit H. Emerson Street is the best option for trucks entering and leaving the site. Trucks will all be directed to follow the established routes.

Work Site Communication with Neighborhood and Residences
The project team will update the property owners or management companies of the neighboring buildings east of the site and north of the side of scheduled activities and milestones.

The initial letter will be delivered to referenced properties by US Mail.

All public way closure notifications will be provided (1) week prior to commencement. Emergency phone numbers of contractor’s key employees will be posted on the construction gates.
Exhibit A

811 Emerson - Phase I
Demolition of Exisiting Buildings

- Duration +/- 3 weeks
  - 1 day closure @ alley
  - 1 day closure @ Emerson sidewalk

Notes

- **Exisiting Fence**
- **Temporary Fence**
  - 8' with screen on interior side & weighted stands
  - 80'x4' of alley to be closed (320SF)

**Sidewalk Closure**
- One day (7:00-4:30) sidewalk closure for demolition of cleaner wall
- 1600 SF of closure
- Pedestrians directed through two lanes of cones via signage & flagman

**Alley Closure**
- One day (7:00-4:30) alley closure required to demolish 7/11 wall
- Alley to be re-opened by 4:30

**Signage to indicate temporary sidewalk closure**

Fence 3'-4' Off Property Line
12' Clear
Open for Traffic

Gate 1
Gate 2

Fence on property line

+/- 130 LF of walk
5' between cones and sidewalk closure

8' Screened with weighted stands
Fence on property line

12'
48'
18'
130'
8'
103'
16'
24'
3'
103'
City of Evanston Truck Routes

Exhibit H - Truck Routes

811 Emerson Construction Site

Bridges
- Posted Height (2" less than actual)
- Actual Height
- IDOT Posted Height

Truck Routes
- Truck Route
- Truck Prohibited
- Temporary Truck Route
- IDOT Street
- Street (8,000 Pound Limit)
- Railroad
- Water
- City of Evanston

This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapdisclaimers.html for more information.
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<table>
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<tr>
<th>Exhibit/Section</th>
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<td>Construction Site Management Plan</td>
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<tr>
<td>Exhibit B - Phase 2 Caissons &amp; Sheeting</td>
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<td>Exhibit C - Phase 3 Vertical Construction</td>
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<td>Exhibit D - Facade &amp; Sitework</td>
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<td>Exhibit G - Parking Map</td>
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<td>Exhibit H - Truck Routes</td>
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<td>Exhibit I - Damage Control Survey</td>
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</table>
CONSTRUCTION SITE MANAGEMENT PLAN

This Construction Site Management Plan has been prepared by Focus Construction and outlines the construction procedures that will be used during the construction of 811 Emerson Street Mix Use Building located at 811 Emerson Street in Evanston, Illinois.

Staging and Logistics
The attached Exhibits are the construction site logistics/staging plan that will be used during the project. The project will primarily be completed in 4 major phases. (Phase 1 Previously submitted in Demolition an Site Prep Plan).

Approximate Duration 3 Months. Exhibit B

Phase 3 – Vertical Construction/ Structural Steel and Precast Plank Tower Operations. Approximate Duration 12 Months. Exhibit C

Phase 4 – Façade/ Interior build-Out/ Site concrete.
Approximate Duration 3 Months. Exhibit D

The field office for the site will be located with the northwest corner of the construction site.

Phase 2 – Caissons/ ERS/ and foundation operations will commence upon receipt of the caisson and foundation permit and the enclosure will be reconfigured per Exhibit B. During this phase, right of way encroachment is limited to approximately 2-3’ of the existing sidewalk along Emerson Street. A minimum of 6’ of pedestrian sidewalk will remain at all times except at existing obstructions per Illinois Accessibility Code a 3’ pathway will be maintained at obstructions. Required sidewalk width shall be maintained at walk obstructions such as a fire hydrant or street light. Access to existing fire hydrant will remain open to public, as shown on Exhibit B. The site will be secured with an 8’ high fence with screening and weights fence stands with wind bracing as required. At all times the excavation will be protected with 42” high cable rail per OSHA standards.

Phase 3 – Vertical Construction. During vertical construction, a tower crane with an approximate jib length of 140’ will be erected and loading of precast and steel will occur on the Emerson street side. For the protection of vehicles and pedestrians, the site fence shall be placed at the existing curb line, a truck unloading zone shall be created beyond the fence with traffic
barrels 13’ wide. Barrels shall be equipped with (2) bidirectional blinking lights for visibility. West bound traffic lane is reduced to 11’ wide. South half of the street and East bound traffic is not affected. The loading zone will be left in place 24 hours a day. Pedestrian traffic will be directed to walk on the south side of Emerson with posted signage from the east and west approaches. Accessible ramps and crosswalk stripping shall be added as required in accordance with Illinois Accessibility Code(s) and approved by City Traffic Engineer. The West temporary crosswalk shall be placed as far East as possible by angling it toward Elgin and a warning sign shall be placed West of the CTA tracks warning traffic of crosswalk ahead. The East temporary crosswalk shall be placed at a slight angle from North to South. The North side will be placed at the West side of the alley and the South side will angle to the West just enough to fall outside of the existing loading zone and just West of the stair access to the 1862 Sherman building. Parking spaces shall be adjusted to accommodate this new location. By shifting the (4) spots on the South side for the new crosswalk location, no parking is lost on the South side. (1) spot will need to be deleted on the North side for a buffer zone to crosswalk during this stage. A knox box lock with a key will be attached to the fence for the Fire Department to have access to existing fire hydrant. A clear zone with a 4’ minimum path to and around the fire hydrant shall remain at all times and the hydrant will be marked with a flag. No materials or laydowns will be allowed to take place in this clear zone, as shown on Exhibit C. A minimum of 15’ of alley will remain open for traffic and one lane each way will be maintained on Emerson. Multiple gates will service the site to get trucks into and out of the site. A man/material lift will be erected on the west elevation within the property line but will utilize with CTA easement for truck access. The Chicago Transit Authority has agreed to lease the property located along the East side of CTA Right of Way at 833 West Emerson Street, Evanston, Illinois, to CA/Focus Evanston Purple Line, LLC. The agreement includes allowance of parking of up to twelve (12) motor vehicles in designated parking spaces on the premises, and the right to use the Licensed Premises for ingress and egress for parking and maintenance purposes. Truck traffic will be directed to approach the site going down Elgin to Sherman, north to Emerson and then west to the site. Trucks exiting the site will either head straight west on Emerson if they can clear the 13’-3” CTA bridge or they will head south on Benson and loop around to approach the 14-3” CTA bridge on Elgin.

**Phase 4** – The fence line shown on Phase 4 on Emerson Street depicts the worst
case scenario during this phase. The fence line will slowly recede back to the curb line once the street and curb are fully repaired and restored to its original state. Full alley and Emerson Street drive lanes will be restored during this phase. The Emerson street sidewalk frontage will need to remain closed to pedestrian traffic until sidewalk finish surfaces are restored during this final phase timeline. Access to existing fire hydrant will remain via 8’ inset in fence line, as shown on Exhibit D. Required signage on the construction fence along Emerson Street shall include a rendering of the approved design, website address and emergency contact information. All other fence openings/gates shall have the required emergency contact information.

**General** – Periodic temporary closures during truck access and exiting, critical heavy lifts of large equipment, tower crane set up and removal, etc., will occur during any of the phases above and will be submitted separately for specific ROW permitting. Certified flagmen will be present to ensure the safety of public and vehicular traffic. Signage directing pedestrians to the relocated walkway will be in place and maintained throughout construction with accessible curb ramps with detectable warnings at all curb cuts in accordance with the Illinois Accessibility Code. Required signage will be determined by City Traffic Engineer.

Street light removal and storage will be coordinated with the Traffic Supervisor. Installation of temporary lighting will be per Traffic Supervisor’s instruction. Any sign removal will be coordinated with the Traffic Supervisor.

Scheduled work day ROW closures for portions of Emerson Street and the East Alley will be required for the connection of underground wet and dry utilities. This work will be scheduled with the City at the time needed and at least one drive lane at Emerson Street will be maintained during the work.

Fire department will have access to the site and proper arrangements will be made with the fire department for necessary safety orientation.

A full closure will be required for the alley resurfacing east of the construction site at the tail end of construction. The anticipated closure duration is approximately 2 days. A 2 week notice will be provided to the City and effected residents prior to closure. Closure contingent on schedule progress and weather.

All temporary facilities such as fencing, barricades, and trailers will be removed from the site upon completion of the project. Required signage with contact information shall be present during all stages of construction.
**Project Schedule**

<table>
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<td>Demolition</td>
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<td>Earth Retention/Caissons/Foundation</td>
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<tr>
<td>Building Structure</td>
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<tr>
<td>Facade/Windows/Roof</td>
<td>April 2019 - June 2019</td>
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<td>Interiors</td>
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**Construction Work Hours**

Work hours for the project will be per the City of Evanston requirements:

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<td>8:00 AM - 5:00 PM</td>
</tr>
<tr>
<td>Sunday</td>
<td>Work not allowed unless special permission is granted from the City.</td>
</tr>
</tbody>
</table>

Construction hours are also noise limitation hours. There will be no deliveries, no daily construction preparations, etc., outside these hours. Building temporary lighting near the perimeter shall be switched separately to allow for these lights to be shut off after hours.

**Contractor Parking**

There will be no onsite parking for contractors with the exception of the project superintendent and for contractor loading and unloading of tools or equipment only.

Contractors and construction personnel will be required to park at 1800 Maple self park or Sherman Plaza self park. A map of public parking off-street facilities and lots is included as – Exhibit G.

Subcontractors will not be allowed to park on residential city streets. Any contractors who park on residential city streets will be removed from the jobsite.

Parking restrictions will be incorporated into all subcontract agreements and communicated weekly to all on site personnel.

**Delivery Routes and Staging**

We have reviewed the various streets entering and exiting Evanston and have developed a site access plan that is in strict accordance with the City of Evanston Truck Routes as published on the City of Evanston website as well as attached to this plan as Exhibit H. As noted above in Phase 3, Emerson Street is the best option for trucks entering and leaving the site. Trucks will all be directed to follow the established routes.

Staging of trucks on local residential streets will not be permitted. No Staging/idling
Any Contractor or Subcontractor whose personnel do not adhere to the foregoing contractual terms will be required to utilize other drivers for their subsequent deliveries.

**Vibration Monitoring**
Prior to commencement of construction activities, seismographs to monitor vibrations will be installed to monitor select buildings surrounding the project site to ensure that damaging levels of vibration are not transmitted to surrounding structures.

Seismographs will be used and installed in accordance with manufacturer’s and consultant’s recommendations. We anticipate (2) units will be installed: one unit located in the lowest level of the existing building to the east of the property (Jane R. Perlman Apartments at 1900 Sherman Ave.), one unit located in the lowest level of the existing building to the south of the property (Sherman Garden Apartments at 1862 Sherman Ave.) Monitors will be placed at walls closest to the 811 Emerson site. In addition a vibration monitor shall be placed on the 30” water main.

All units will be confirmed in the “on” status prior to commencement of work. Initial ambient/baseline readings will be recorded prior to below-grade construction to serve as a reference or comparison point to vibrations potentially caused by below-grade activities. Monitoring shall be continuous during caisson and sheeting install.

Our consultant will utilize US Bureau of Mines Criteria for Building Damage as an acceptable threshold for the project and will program seismographs equipped with cellular modems to e-mail project team members immediately if levels are greater than acceptable levels.

Resulting documentation of the vibration monitoring will be sent to the City of Evanston upon request. Written documentation of the final results from the monitoring equipment will be available 7 days after completion of the below grade construction operations for review and documentation.

**Building/Foundation Survey**
Prior to commencement of construction activities, a building survey (with photos) of the building facades closest to the project site will be performed to document the existing exterior conditions at the following properties:

- 1900 Sherman Avenue
1862 Sherman Avenue

Settlement Monitoring
Survey points will be placed on site for monitoring and documentation in accordance with the damage control survey plan prepared by Certified Construction Services dated 2/7/18 and included within this CMP as Exhibit I:
1. Settlement/Lateral survey points on all surface utility structures within 40’ of site property lines on Emerson, and in the Public Alley
2. Settlement/Lateral survey points on the CTA bridge to the west of the property line and the CTA easement.
3. Settlement/lateral survey points on 20 foot intervals along east curb line of Emerson Street and on 200 foot intervals at the center line of Emerson Street.
4. Settlement/lateral survey points on 20 foot intervals at the center line of the public alley east of the project site.
5. Settlement/lateral survey reports will be forwarded to the city of Evanston upon request.

Work Site Communication with Neighborhood and Residences
The project team will update the property owners or management companies of the neighboring buildings east of the site and South of the site of scheduled activities and milestones.
The initial letter will be delivered to referenced properties by US Mail. A website will also be set up and maintained for weekly construction updates - www.811emerson.com

All public way closure notifications will be provided (1) week prior to commencement. Emergency phone numbers of contractor’s key employees will be posted on the construction gates, and posted on the project website - www.811emerson.com. A copy of this CMP plan will also be posted on the project website.
811 Emerson - Phase 2 Caissons & Sheeting

- Duration approx. 3 mo: 2/1/18 - 5/1/18
- No closure of ROW Required

Existing fire hydrant access remains

Per Illinois Accessibility Code - 36° clear pathway past obstructions such as fire hydrant or street light shall be maintained at all times.

6" pedestrian sidewalk width shall be maintained at all times except at obstructions

All swing gates to have position pins to prevent outward swing into ROW

Access to drive aisle after structure is up - small trucks and cars only

Fence at property line

Parking garage access for 1900 Sherman Ave.

Sidewalk/ramp to alley

Office Trailer Delivery - March 10th 10'x50'

Driveway access to surface parking lot

Temporary Fence

8'-0" Property line on the fence line

1. LOCALLY EXCAVATE TO EL. 16.35 ECD

2. PROPOSED SANITARY, STORM AND WATER SERVICES (BY OTHERS) TO BE REMOVED

3. EXCAVATIONS FOR TRIPLE BASIN,

5. 8" SEALANT TO CONTROL GROUND SAG (BY OTHERS) (TYP)

6. AFTER THE FIRST FLOOR SLAB HAS CURED, THE SAME WORKING DAY.

7. Office trailer delivery: March 10th 10'x50'

8. 2'-1" cut into walk

9. Access to drive aisle after structure is up - small trucks and cars only

10. Fence at property line

11. 6" pedestrian sidewalk width shall be maintained at all times except at obstructions

12. All swing gates to have position pins to prevent outward swing into ROW

13. Property line on the fence line

14. Existing parking stalls

15. Access to drive aisle after structure is up - small trucks and cars only

16. Fence at property line

17. 6" pedestrian sidewalk width shall be maintained at all times except at obstructions

18. All swing gates to have position pins to prevent outward swing into ROW
811 Emerson - Phase 3 Vertical Construction

Total duration: 12 mo (5/1/18 - 5/1/19)

- **Temporary fence**
- **Existing Fence**
- **Traffic Barrels**
  - All barrels to have (2) bidirectional blinking lights.
- **Office/Trailer**
- **Dumpster**
- **Hoist Dock**
- **Loading**
- **Storage**
- **Temporary Power/Existing Pole**

**Key**

- **Sidewalk signage reads: Sidewalk closed**
- **Use other side**
- **Crosswalk**
- **Warning sign for crosswalk ahead**
- **Temporary Walkway 5' wide**
- **Fire Hydrant**
- **Property Line**
- **Asphalt Ramp**
- **Gate 1: 24' Rolling Gate Corner gates to be open (no screening) for corner visibility**
- **Gate 2: 24' Rolling Gate**
- **Gate 3: 12' Rolling gate**
- **Temp Power/Lodg Dock**
- **Dumpster**
- **Office/Trailer**
- **Bidirectional blinking lights.**
- **All barrels to have (2)**
- **Temporary fence**
- **Fire Hydrant**
- **Access to drive aisle after structure is up - small trucks and cars only**
- **Parking garage access for 1900 Sherman Ave.**
- **Sidewalk/ramp to alley**
- **On property line**
- **Driveway access to surface parking lot**
- **Existing Parking Stalls**
- **Existing Parking Stalls**
- **Existing Parking**
- **No Parking: here to alley**
- **No Parking: Cross Walk**
- **24' Cross walk zone**
- **Temporary Walkway**
- **30' Loading Zone (E)**
- **24' Cross walk zone**
- **Temporary Walkway**
- **Existing Parking 76' (4) parking spaces**
- **Existing spot North side is removed for crosswalk buffer**
- **Trucks enter site from East, exit West on Emerson St. or South on Benson Ave.**
- **No Parking: to alley**
- **Asphalt Ramp**
- **Trucks enter site from Emerson St. or South**
- **Exhibit C // 10**

**Notes:**

1. Eastbound lanes remain
2. West bound lane reduced to 11' wide
3. Barrels remain in place 24hr/day
4. Truck loading zone within barrels 12' wide
5. (4) existing parking spots on South side shift position, but remain
6. Parking, crosswalk, loading zone signage to be relocated

Exhibit C
Exhibit G - Public Parking Locations
Off-Street Facilities and Lots

- **811 Emerson Construction Site**

**Parking Lots**
- **Free**
- **Meters**
- **Permit Parking**
- **Meters and Permit**
- **Extended Meter Area**

- **Main Road**
- **Local Street**
- **Railroad**
- **Water**
- **City Boundary**

1: South Blvd & Hinman, 66 spaces [P]
3: 1700 S Kirkland Ave (behind library), 74 spaces [M,P]
4: Central St. & Stewart, 66 spaces [M,P]
5: Ashland & Noyes, 42 spaces
8: 811 Main Street, 49 spaces [M,P]
10: 1701 Clifton Ave (under library), 53 spaces [M]
11: 800/900 Foster at "E" (gravel lot), 44 spaces
14: 1500 Sherman Ave (Best Western Lower Level), 98 spaces [M,P]
15: Rear of 716 Main - (behind Goods and Vogue), 33 spaces [M]
16: 800/900 Noyes - @ "L", 22 spaces [M]
18: Clyde & Drummer, 50 spaces [P]
19: 1700/1800 Benson (west side), 69 spaces [M]
20: 1600 Maple Ave, Self Park, 1400 spaces [P]\P]
21: Chandler Center - 1100 Central Street, 92 spaces [P]
22: Sheridan Rd, & South Blvd., 50 spaces [P]
23: NW Dempster & Elmwood, 38 spaces [M,P]
24: 727 Main St., 32 spaces [M]
25: 1614 Maple Ave., 8 spaces [P]
28: Church & Chicago Self Park, 600 spaces [M,P]
31: 1205 Sherman, 20 spaces [P]
32: 825 Hinman Avenue, 77 spaces [P]\P]
35: NW Main & Judson, 56 spaces [P]
36: 1090 Grove St - west side of YMCA, 39 spaces [P]
39: 711 Hinman Ave., 48 spaces [P]
42: 743 Hinman Ave., 24 spaces [P]
45: 830 Forest Avenue, 25 spaces [P]
46: Sherman Plaza Self Park - Davis & Benson, 1250 spaces [M,P]
48: 1315 Emerson St, 13 spaces [P]
51: 927 Noyes - Noyes Center Lot, 23 spaces [M,P]
52: James Park Lot, 240 spaces
53: 100 Chicago Avenue, 24 spaces [P]
54: Central Street Metra Station, 7/7 spaces [M]
56: Civic Center - 2100 Ridge Ave., 332 spaces
59: 1234 Chicago Avenue, 35 spaces [M]
64: Ryan Field West Lot, 100 spaces [P]

[M=Metered, P=Permit Parking]

This map is provided "as is" without warranty of any kind. See www.cityofevanston.org/maps/parking_trn for more information.

City of Evanston

1/23/2017

Off Street Parking Lots & Rates Card
All Utilities Within 40' of Property to be Monitored

Cut Cross on Curb Line Every 20'
Extends 60' Past Property

PK Nail CL of Public Alley Every 20'
Extends 60' Past Property

PK Nail on North PL Every 20'

Targets to be Placed on CTA Bridge Structure Only

Targets Monitoring Starting @ Building Corner Every 40'

Targets Monitoring Starting @ Building Corner Every 40'

831 Emerson St.
Existing Building

824 Emerson St.
Existing Building

1900 Sherman Ave
Existing Building

Property Line

Sidewalk

Emerson St.

Benson Ave.

Public Alley

Certified Construction Services, LLC.
6415 N. Caldwell Ave., Chicago, Illinois 60656

CAD@eventechicago.com
Phone: (773) 792-1377
Fax: (773) 792-0679

811 Emerson St.
Damage Control
Evanston, IL

Exhibit I // Damage Control Survey Points