Evanston Active Living: P&D/City Council
May 14, 2018
<table>
<thead>
<tr>
<th>Site Development Allowance</th>
<th>Regulation</th>
<th>Proposing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit</td>
<td>Per zoning code section 6-11-4-4, 117 dwelling units allowed (300 SF lot per dwelling unit = 117 DUs).</td>
<td>169 units</td>
</tr>
<tr>
<td>Height</td>
<td>Per zoning code section 6-11-4-8, 85 FT building height allowed (excluding parking levels that meet 75% of gross floor area devoted to parking).</td>
<td>155 FT (excludes 10 + 11 = 21 FT of parking levels 2 and 3)</td>
</tr>
<tr>
<td>Front yard setback</td>
<td>Per zoning code section 6-11-4-7-A, 0 FT front yard setback allowed if +50% of block is at 0 FT (block is at 3 FT).</td>
<td>1 FT setback proposed on levels 2 and 3; 3 FT 6 IN setback proposed on level 1</td>
</tr>
<tr>
<td>Loading Berth</td>
<td>Per zoning code section 6-16-5-16-E, two short (10'x35') loading berths are required.</td>
<td>Proposing one short (10'x35') loading berth rather than the required two due to comments received at DAPR.</td>
</tr>
</tbody>
</table>

Note: parking stall dimensions are code compliant for the required parking stall count. We propose additional non-compliant parking stalls beyond what is required by code (compact stalls/tandem stalls).
WHAT IS ACTIVE LIVING?

The Concept:
• Senior apartments (market rate 55+ apartments) is an established asset class that is already serving an age cohort (72 to 75) on the edge of the wave of baby boomer demand (51 to 71).

• 55+ apartments can be significantly improved with thoughtful amenities, activities, a la carte services, socialization and prime micro locations adjacent to destination type retail and entertainment.

• Active Living when combined with light services acts as more affordable Independent Living attracting a younger senior than traditional senior housing.

The Rationale:
• Serves growing desire for “urban” lifestyle.

• Makes economic sense: affordable monthly payment and unlocks home equity.

• Rich social experience with maintenance-free lifestyle.

• Avalanche of demand coming over next five years with chronic shortage of adequate for-rent supply.
SENIOR LIVING RENTAL HOUSING OPTIONS

ACTIVE LIVING CONCEPT

Increasing Services & Staffing

Multi-Family or SF Home
Senior Apartments
Independent Living
Assisted Living
Nursing Care
<table>
<thead>
<tr>
<th>Service</th>
<th>Senior Apartments</th>
<th>Active Living</th>
<th>Independent Living</th>
<th>Assisted Living</th>
<th>Nursing Care</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Housekeeping</td>
<td></td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Transportation</td>
<td></td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Meals</td>
<td></td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Socialization</td>
<td></td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Nursing Care</td>
<td></td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Skilled Nursing</td>
<td></td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
</tbody>
</table>

Increasing Services & Staffing

May 14, 2018
## Amenity Case Study

<table>
<thead>
<tr>
<th>Amenity List</th>
<th>169 Evanston - Active Living</th>
<th>169 Typical - Market Rate</th>
<th>Delta</th>
</tr>
</thead>
<tbody>
<tr>
<td>Leasing/Management</td>
<td>785</td>
<td>485</td>
<td>300</td>
</tr>
<tr>
<td>Mail</td>
<td>225</td>
<td>270</td>
<td>(45)</td>
</tr>
<tr>
<td>Lobby/Lounge</td>
<td>1,479</td>
<td>585</td>
<td>894</td>
</tr>
<tr>
<td>Bar/Bistro</td>
<td>617</td>
<td>575</td>
<td>42</td>
</tr>
<tr>
<td>Spa/Salon/Massage</td>
<td>816</td>
<td>0</td>
<td>816</td>
</tr>
<tr>
<td>Business Center</td>
<td>180</td>
<td>204</td>
<td>(24)</td>
</tr>
<tr>
<td>Package Storage</td>
<td>207</td>
<td>96</td>
<td>111</td>
</tr>
<tr>
<td>Display Kitchen</td>
<td>597</td>
<td>0</td>
<td>597</td>
</tr>
<tr>
<td>Pet Spa</td>
<td>340</td>
<td>115</td>
<td>225</td>
</tr>
<tr>
<td>Outdoor Dog Run</td>
<td>974</td>
<td>710</td>
<td>264</td>
</tr>
<tr>
<td>Bike Storage</td>
<td>588</td>
<td>950</td>
<td>(362)</td>
</tr>
<tr>
<td>Guest Suite</td>
<td>569</td>
<td>0</td>
<td>569</td>
</tr>
<tr>
<td>Dining Room</td>
<td>1,221</td>
<td>0</td>
<td>1,221</td>
</tr>
<tr>
<td>Kitchen</td>
<td>930</td>
<td>0</td>
<td>930</td>
</tr>
<tr>
<td>Game Room/Club Room</td>
<td>2,174</td>
<td>1,330</td>
<td>844</td>
</tr>
<tr>
<td>Fitness Center/Locker Rooms</td>
<td>786</td>
<td>1,085</td>
<td>(299)</td>
</tr>
<tr>
<td>Wellness Room</td>
<td>829</td>
<td>270</td>
<td>559</td>
</tr>
<tr>
<td>Outdoor Amenity Terrace, Inc. Pool/Hot Tub</td>
<td>4,903</td>
<td>3,640</td>
<td>1,263</td>
</tr>
<tr>
<td><strong>Total Amenity Square Feet w/ Outdoor Terrace</strong></td>
<td><strong>18,220</strong></td>
<td><strong>10,315</strong></td>
<td><strong>7,905</strong></td>
</tr>
<tr>
<td><strong>Total Amenity Square Feet w/o Outdoor Terrace</strong></td>
<td><strong>13,317</strong></td>
<td><strong>6,675</strong></td>
<td><strong>6,642</strong></td>
</tr>
</tbody>
</table>

May 14, 2018
<table>
<thead>
<tr>
<th>SUNDAY</th>
<th>MONDAY</th>
<th>TUESDAY</th>
<th>WEDNESDAY</th>
<th>THURSDAY</th>
<th>FRIDAY</th>
<th>SATURDAY</th>
</tr>
</thead>
</table>
| **SUN PROGRAM KEY**<br>Health & Wellness<br>Fun & Recreation<br>Safety & Security<br>Finance, Legal & Administrative<br>Community & Friendship<br>Education & Lifelong Learning | August is National Marigold Month!<br>9:30 Coffee & Conversation<br>10:00 Mah Jong<br>11:30-3:00 Shopping & Lunch @ the School House in Old Town Arvada<br>4:00 Book Club | 9:30 Coffee & Conversation<br>10:00 Mah Jong<br>11:00 Wings Over the Rockies Museum— daVinci Machines Exhibit & Lunch | 10:00 Yoga with Heather<br>4:30 Guest Speaker in the Great Room<br>5:00—6:00 WINE DOWN! | 2:00 Bridge Club<br>5:30 “Dinner is Served”<br>7:00 MoJoBlu Concert Summer Series on the Green: RL | 9:00 Workout Wonders Fitness Class<br>11:30 National Park Pass Purchase at Rocky Mountain Arsenal & Lunch Out<br>7:00 MoJoBlu Concert Summer Series on the Green: RL | 10:00 Yoga with Heather<br>8:00-1:00 “The Art of Aging Expo” @ Arapahoe Community College—RL | **FLYERS**<br>**EXAMPLE MONTHLY CALENDAR**<br>**EVANSTON ACTIVE LIVING APARTMENTS**

**NOTE:**
- **MONDAY**
  - 9:00 Workout Wonders Fitness Class
  - 4:30 Active Minds—RL Library
  - 6:00 Yoga with Heather
- **TUESDAY**
  - 9:30 Coffee & Conversation<br>10:00 Mah Jong<br>11:00 Wings Over the Rockies Museum— daVinci Machines Exhibit & Lunch
  - 10:00 Yoga with Heather<br>4:30 Resident Guest Speaker in the Great Room<br>5:00—6:00 WINE DOWN!
- **WEDNESDAY**
  - 2:00 Bridge Club<br>3:00 Resident/Calendar Meeting with the Grove Staff<br>5:30 Movie Night<br>2:00 Ladies Club Meeting<br>6:45 Active Minds—RL Library
  - 10:00 Yoga with Heather
- **THURSDAY**
  - 9:00 Workout Wonders Fitness Class<br>11:30 National Park Pass Purchase at Rocky Mountain Arsenal & Lunch Out<br>5:30 Movie Night<br>4:30 Movie Night<br>7:00 Yoga with Heather<br>5:30 Yoga with Heather<br>5:00—6:00 Pot Luck #<br>5:00—6:00 WINE DOWN!
- **FRIDAY**
  - 9:00 Workout Wonders Fitness Class<br>4:30 Music Appreciation Class<br>6:45 Active Minds—RL Library
  - 11:00 Yoga with Heather<br>5:30 “Dinner is Served”<br>7:00 Shakespeare on the Green—Comedy of Errors—RL
  - 2:00 Bridge Club<br>7:00 Shakespeare on the Green—Comedy of Errors — RL
  - 5:30 Yoga with Heather<br>5:30 Yoga with Heather<br>5:30 Yoga with Heather
- **SATURDAY**
  - 10:00 Yoga with Heather<br>8:00-1:00 “The Art of Aging Expo” @ Arapahoe Community College—RL
ORIGINAL CONCEPT

REVISED METAL PANEL
## METRICS

<table>
<thead>
<tr>
<th>Unit Type</th>
<th># of Units</th>
<th>% of Total Units</th>
<th>SF or Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio/Alcove</td>
<td>26</td>
<td>15%</td>
<td>569</td>
</tr>
<tr>
<td>1-Bedroom</td>
<td>91</td>
<td>54%</td>
<td>614-778</td>
</tr>
<tr>
<td>2-Bedroom</td>
<td>52</td>
<td>31%</td>
<td>1000-1245</td>
</tr>
<tr>
<td><strong>Average:</strong></td>
<td></td>
<td></td>
<td><strong>818</strong></td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td></td>
<td></td>
<td><strong>169</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parking</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Level 1</td>
<td>23</td>
</tr>
<tr>
<td>Level 2</td>
<td>58</td>
</tr>
<tr>
<td>Level 3</td>
<td>55</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td><strong>136</strong></td>
</tr>
</tbody>
</table>
• Provide IHP units on-site vs. fee in lieu – When including the IHP units on-site, as proposed, vs. fee in lieu, there is a negative impact on the proforma, equating to less profit ($3,500,000).

  Approximate cost to public benefit: **$3,500,000**

• The subject property is currently used for surface parking. The Applicant’s consultants estimate a net fiscal benefit to the City ranging from $46,156 to $71,615 per year, which yields a Net Present Value of between $700,790 and $1,100,990 to the City of Evanston over 20 years (average of the range over 20 years).

  Approximate cost to public benefit: **$900,890**

• Provide public dog park at the north end of the property.

  Approximate cost to public benefit: **$250,000** (initial improvements – stone surface, perimeter fence, miscellaneous landscaping, trash receptacle and security camera) + $500,000 (on-going maintenance over 20 years - $2,500/year) = **$750,000**

• Provide wayfinding signage on the property for the City walking fitness route (3 sign locations at $500/sign)

  Approximate cost to public benefit: **$1,500**

• Provide public bike stalls (5 bike stalls at $500/stall) on north end of the site adjacent to the public dog park at the north end of the property.

  Approximate cost to public benefit: **$2,500**

• Repaint the bicycle lanes on Church Street (Oak to Maple: 300 ft. at $16/ft.)

  Approximate cost to public benefit: **$5,000**

• Increasing Oak Avenue parking stall count by 4 (cost to move fire hydrant)

  Approximate cost to public benefit: **$10,000**

• Transit Tracker in the building (TV and software)

  Approximate cost to public benefit: **$5,000**

• Provide 6 additional canopy trees along Oak Avenue (6 trees at $500/tree)

  Approximate cost to public benefit: **$3,000**

• Covering the cost for a pedestrian countdown ticker at the intersection of Ridge Avenue and Church Street.

  Approximate cost to public benefit: **$15,000**

• Covering the cost for on-street parking pay boxes (x 2).

  Approximate cost to public benefit: **$17,000**

• Improving Oak Avenue crosswalk improvements.

  Approximate cost to public benefit: **$50,000**

**Approximate Cost of Public Benefit: $4,584,890**
• Provide IHP units on-site vs. fee in lieu – When including the IHP units on-site, as proposed, vs. fee in lieu, there is a negative impact on the proforma, equating to less profit ($3,500,000).

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• Provide public dog park at the north end of the property.

  Approximate cost to public benefit: $25,000 (initial improvements – stone surface, perimeter fence, miscellaneous landscaping, trash receptacle and security camera) + $50,000 (on-going maintenance over 20 years - $2,500/year) = $75,000

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The table below illustrates the financial benefits to the City of Evanston from the Evanston Active Living Apartments. The City will receive annual net benefits between approximately $46,000 and $71,000 with a Net Present Value (NPV) between $700,000 and $1.1 million.

### TABLE 19: TOTAL CITY OF EVANSTON REVENUES AND EXPENSES

<table>
<thead>
<tr>
<th>Comparable Development Projected Population</th>
<th>ISCS Population Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>NUMBER OF RESIDENTS</strong></td>
<td>207</td>
</tr>
<tr>
<td><strong>ANNUAL REVENUE TO CITY</strong></td>
<td></td>
</tr>
<tr>
<td>Property Tax</td>
<td>$125,403</td>
</tr>
<tr>
<td>State Income Tax</td>
<td>$20,078</td>
</tr>
<tr>
<td>Motor Fuel Tax</td>
<td>$2,053</td>
</tr>
<tr>
<td>Sales Tax</td>
<td>$978</td>
</tr>
<tr>
<td>Wheel Tax</td>
<td>$16,159</td>
</tr>
<tr>
<td>Utility Taxes</td>
<td>$19,439</td>
</tr>
<tr>
<td>Total Revenue</td>
<td>$184,111</td>
</tr>
<tr>
<td><strong>ANNUAL EXPENSES TO CITY</strong></td>
<td>$112,495</td>
</tr>
<tr>
<td>Operating Expenses</td>
<td>$152,878</td>
</tr>
<tr>
<td><strong>CITY OF EVANSTON</strong></td>
<td></td>
</tr>
<tr>
<td>Revenue – Expenses</td>
<td>$71,615</td>
</tr>
<tr>
<td>Total Net Revenue Over 20 Years</td>
<td>$1,678,091</td>
</tr>
<tr>
<td>Net Present Value @ 4% Discount Factor Over 20 Years</td>
<td>$1,100,990</td>
</tr>
</tbody>
</table>
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  Approximate cost to public benefit: **$17,000**

  • Improving Oak Avenue crosswalk improvements.

  Approximate cost to public benefit: **$50,000**

Approximate Cost of Public Benefit: **$4,584,890**

May 14, 2018
Dog Park:
- Pergola — steel and treated wood
- Fence — steel

PERGOLA: 12'-0"
FENCE: 5'-0"
• Provide IHP units on-site vs. fee in lieu – When including the IHP units on-site, as proposed, vs. fee in lieu, there is a negative impact on the proforma, equating to less profit ($3,500,000).
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  Approximate cost to public benefit: $17,000

• Improving Oak Avenue crosswalk improvements.

  Approximate cost to public benefit: $50,000

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  Approximate cost to public benefit $25,000 (initial improvements – stone surface, perimeter fence, miscellaneous landscaping, trash receptacle and security camera) + $50,000 (on-going maintenance over 20 years - $2,500/year) = $75,000

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**Approximate Cost of Public Benefit: $4,584,890**
OAK AVENUE
MID-BLOCK CROSSWALK
PROPOSED CONDITIONS

PROPOSED BUILDING
FF = 24.90

SCALE: 1" = 20'

ADVANCED PEDESTRIAN SIGNAGE

STATE LAW

ENHANCED PEDESTRIAN SIGNAGE

ENHANCED PEDESTRIAN SIGNAGE

ADVANCED PEDESTRIAN SIGNAGE

STATE LAW

32.4'

May 14, 2018
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PUBLIC CONCERNS
### Exhibit A

**FEE IN LIEU VS. ON-SITE - AFFORDABLE**

<table>
<thead>
<tr>
<th>AMI</th>
<th>Rent Type</th>
<th>Units</th>
<th>Average (1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>50%</td>
<td>Gross Affordable Rents</td>
<td>4</td>
<td>$716</td>
</tr>
<tr>
<td>60%</td>
<td>Gross Affordable Rents</td>
<td>5</td>
<td>$859</td>
</tr>
<tr>
<td>80%</td>
<td>Gross Affordable Rents</td>
<td>8</td>
<td>$1,146</td>
</tr>
<tr>
<td>Gross Average Affordable Rents</td>
<td>17</td>
<td>$880</td>
<td></td>
</tr>
</tbody>
</table>

**Average Utility Allowance (2)**

- $135

**Average Net of Utilities Affordable Rents**

- $825

**Average Market Rate Rents**

- $2,425

**Market Rate Premium Over Affordable (%)**

- 194%

**Market Rate Premium Over Affordable ($)**

- $1,500

---

**Note (1) Average Gross Affordable Rent:**

<table>
<thead>
<tr>
<th>AMI</th>
<th>Studio</th>
<th>1-Bed</th>
<th>Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>50%</td>
<td>$691</td>
<td>$740</td>
<td>$716</td>
</tr>
<tr>
<td>60%</td>
<td>$820</td>
<td>$888</td>
<td>$859</td>
</tr>
<tr>
<td>80%</td>
<td>$1,108</td>
<td>$1,185</td>
<td>$1,146</td>
</tr>
</tbody>
</table>

**Note (2) Average Utility Allowance:**

<table>
<thead>
<tr>
<th>Utility Allowance Per City Standard</th>
<th>Studio</th>
<th>1-Bed</th>
<th>Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heat</td>
<td>$23</td>
<td>$25</td>
<td>$24</td>
</tr>
<tr>
<td>Cooking</td>
<td>$18</td>
<td>$16</td>
<td>$18</td>
</tr>
<tr>
<td>Electric</td>
<td>$34</td>
<td>$46</td>
<td>$40</td>
</tr>
<tr>
<td>Water Heat</td>
<td>$4</td>
<td>$6</td>
<td>$5</td>
</tr>
<tr>
<td>Water</td>
<td>$12</td>
<td>$17</td>
<td>$15</td>
</tr>
<tr>
<td>Sewer</td>
<td>$5</td>
<td>$7</td>
<td>$6</td>
</tr>
<tr>
<td>Trash</td>
<td>$20</td>
<td>$20</td>
<td>$20</td>
</tr>
<tr>
<td>Micro</td>
<td>$3</td>
<td>$3</td>
<td>$3</td>
</tr>
<tr>
<td>Refrigerator</td>
<td>$4</td>
<td>$4</td>
<td>$4</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>$123</td>
<td>$146</td>
<td>$135</td>
</tr>
</tbody>
</table>

* at least 50% of the affordable units rent will be set at or below 60% AMI (4 units at 50% and 5 units at 60%) and the remainder at 80% AMI (6 units)

** Studio and 1-bed affordable units are interchangeable by Owner (requirement allows for a mix of studio units and 1-bed units, all studio units, or all 1-bed units) - this will vary at any given time
City of Evanston
Bureau of Capital Planning and Engineering

Oak Avenue: Church Street to Clark Street
Vehicle Speed Data: March 30, 2018 – April 5, 2018

<table>
<thead>
<tr>
<th>Location</th>
<th>Date</th>
<th>Average Speed</th>
<th>*85th Percentile Speed</th>
<th>High End Speed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Oak (North-Bound) Church – Clark</td>
<td>03/30 – 04/05</td>
<td><strong>13.8 mph</strong></td>
<td><strong>21.0 mph</strong></td>
<td>31 to 32 mph</td>
</tr>
<tr>
<td>Oak (South-Bound) Clark – Church</td>
<td>03/30 – 04/05</td>
<td><strong>14.1 mph</strong></td>
<td><strong>21.0 mph</strong></td>
<td>31 to 32 mph</td>
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</tbody>
</table>

*Speed at which 85% of the drivers are driving at or under.

Data recorded by speed feedback signs placed on street light poles at the following locations:
- North-bound: light pole on the east side, south of Clark Street curve
- South-bound: light pole by the alley, south of the crosswalk

High End Speeds - Date & Time

<table>
<thead>
<tr>
<th>NORTH-BOUND</th>
<th>SOUTH-BOUND</th>
</tr>
</thead>
<tbody>
<tr>
<td>DATE &amp; TIME</td>
<td>SPEED</td>
</tr>
<tr>
<td>3/30/2018 17:53</td>
<td>32</td>
</tr>
<tr>
<td>4/2/2018 11:55</td>
<td>32</td>
</tr>
<tr>
<td>3/31/2018 8:08</td>
<td>31</td>
</tr>
<tr>
<td>4/5/2018 18:18</td>
<td>31</td>
</tr>
</tbody>
</table>

May 14, 2018
Figure 1: Daily Two-Way Trip Generation Comparison
Figure 2: Peak Hour Trip Generation Comparison
OAK AVENUE LOADING - SAFETY

TRAFFIC & LOADING

1:20 SCALE

STREET LEVEL

May 14, 2018
OAK AVENUE PARKING LOSS

PARKING SUMMARY

OAK STREET PARKING SPACES
EXISTING METER PARKING

45 SPACES

1007 CHURCH STREET PARKING
EXISTING STANDARD STALLS
EXISTING ADA STALLS

41 SPACES
3 SPACES

May 14, 2018

APPROX. 1:40 SCALE

EXISTING CONDITIONS
Existing Conditions

45 metered stalls along Oak Avenue (no ADA stalls existing)

Current Proposal

49 stalls
  - 2 of the 49 metered stalls are proposed as ADA
## PARKING

### Code Compliant

<table>
<thead>
<tr>
<th>Requirement/Standard</th>
<th>Stalls</th>
<th>Stalls above</th>
</tr>
</thead>
<tbody>
<tr>
<td>Evanston Code</td>
<td>122</td>
<td>14</td>
</tr>
<tr>
<td>ITE</td>
<td>100</td>
<td>36</td>
</tr>
<tr>
<td>ITE (85th Percentile)</td>
<td>112</td>
<td>24</td>
</tr>
<tr>
<td><strong>Average</strong></td>
<td><strong>111</strong></td>
<td><strong>25</strong></td>
</tr>
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</table>
BIRD COLLISION DETERRENCE

- ROOF TERRACE
- GREEN ROOF
- PORTION OF LEVEL 5
- TOP OF LEVEL 4
- INCLUDES 12' OF HEIGHT ABOVE GREEN ROOF
- FACADE ZONE 1
- BOTTOM OF LEVEL 1
- 36'

(to be most visible to birds)
Balconies will incorporate interruptions between glass sheets (to be metal framed)

Glazing at building corners will incorporate metal mullions

Green roof not to contain taller trees nor shrubs which correlate with more bird collisions (credit: ABC Bird-Friendly Building Design)

5th-level balconies: glass will include fritting pattern similar to above image

Metal screening at parking levels will not have shiny finish (to be matte finish)
FAIR HOUSING

Age Restriction (55+) – Standard Lease Addendum Rules and Regulations (Example purposes only)

Residents to acknowledge in a lease addendum that the property is designated, operated and intended to qualify as housing for persons 55+ under fair housing Amendments Act of 1988, as amended by the Housing for Older Persons Act of 1995. In brief, this law states that it is legal for communities to market themselves as “55+” or “age-restricted” provided the units are occupied by at least one person who is 55+. All such rules and restrictions will be subject to, and comply with, applicable laws, including without limitation, all applicable anti-discriminatory laws.

- Law allows for a lease-qualifying age restriction of 55, meaning at least one occupant in each unit must be 55 years of age or older
- Law provides that qualifying, designated projects must have a minimum of 80% of its units occupied by at least one individual 55 years of age or older
- Owner has the right to require that 100% of its units be occupied by at least one individual 55 years of age or older
- Law allows, and owner will establish a rule, for a secondary occupant age restriction prohibiting occupants younger than 45 (age subject to change at owner’s discretion)
- Owner will restrict frequent babysitting or childcare on-site (grandparents will be required to babysit their grandkids at their homes)
- Owner will restrict school-aged children from living in a residence for any extended period of time
- Visitor hours will be very limited, and guests must be accompanied by a resident at all times
- Guests under the age of 18 years of age will only have use the common area amenities during specific hours set by management, (generally 3PM to 5PM)
- Guests under the age of 55 may not stay overnight more than 7 nights in any consecutive 30-day period nor more than 30 days in any consecutive 12-month period
- Any guest staying longer than a 3-consecutive day period must register with building management
ACCESSIBILITY STRATEGIES

Exterior: Parking /Accessible Route/Traffic calming design strategies:

- Increasing number of public parking spaces and adding two (2) public accessible spaces
- Adding compliant curb ramps at driveway between proposed residential and south property
- Adding compliant curb ramp on east side of Oak Ave
- Restriping and shortening length of crosswalk and adding appropriate signage

Interior: Entrance/Accessible Route/Amenities:

- Power operated door opener at main entrance
- All elevators sized to accommodate a stretcher
- Indoor accessible bike parking locations available that include larger clear floor spaces
- Extra-wide corridors designed for future installation of handrail if needed
- Interior to building move-in loading area
- Non-sloped rooftop pool terrace
- Low-depth pool with lift

Dwelling Units:

- Swinging patio doors at balconies with low, surmountable thresholds for all dwelling units
- Operable controls of exterior windows set at a readily reachable height
- Built-in seats in showers
- In addition to required blocking for grab bars at all bathroom fixtures – grab bars provided in all showers

General:

- Accessibility consultant included as part of the development team for quality assurance throughout all phases of project

May 14, 2018
HEIGHT

NOTE: SURROUNDING AREA BUILDING HEIGHTS MEASURED FROM GOOGLE EARTH PRO

*TO TOP OF ROOF OF 17TH STORY
NOTE: SURROUNDING AREA BUILDING HEIGHTS MEASURED FROM GOOGLE EARTH PRO

189’ (to top of stair roof)
176’ (to top of level 17 roof)
90’
88’
(SHADOW STUDY)
QUESTIONS?
OVERVIEW

- Founded in 1948 in Dallas, TX
- Offices in 16 US cities
- Develop, invest in, and operate all commercial property types
- The Company has developed or acquired 2,700 buildings valued at nearly $65 billion and over 590 million square feet
- As of December 31, 2017, TCC had $6.8 billion of projects in process and $3.8 billion in its pipeline
- Established risk mitigation measures compliant with institutional requirements

OUR VISION IS TO:

- Deliver superior outcomes for occupiers, residents and the communities in which we build
- Deliver market-leading financial returns to our investment partners
- Attract and retain top talent by upholding an entrepreneurial and rewarding work environment

VALUES

RESPECT: Treat everyone with dignity, value their contributions, and help one another succeed.

INTEGRITY: Uphold the highest ethical standards in our business practices

SERVICE: Dedicate ourselves to making a meaningful impact with our clients and in our communities.

EXCELLENCE: Aspire to be the best in everything we do and drive for continuous improvement.

RECOGNITION

2017 DEVELOPER OF THE YEAR
NAIOP
2016 INDUSTRIAL PROJECT OF THE YEAR, CROSSROADS COMMERCE PARK, DENVER

2017 LANDMARK AWARD, BEST MIXED-USE, TechnipFMC CAMPUS AT GENERATION PARK, PHASE I, HOUSTON

TRAMMELL CROW COMPANY
2100 MCKINNEY AVE, SUITE 800 | DALLAS, TX 75201 | WWW.TRAMMELLCROW.COM

CONTACT US

Member of the U.S. Green Building Council with experienced LEED® accredited professionals and nearly 45 MSF of projects throughout North America under development or in the pipeline that are LEED certified, seeking LEED certification or have sustainable elements.
ESG is a national leader in the planning, design and development of award-winning residences and communities throughout the US. Our architects and designers, thought leaders who collaborate with clients and stakeholders, base their work on timeless design principles. These principles include the integration of pedestrian-friendly streetscapes and landscaping, proximity to mass transit, generating density, and the incorporation of sustainable-design strategies and mixed-use commercial enterprises. Our team also blends sensitivity to site, context and existing historical structures into its work.

Much of our work comes from cultivating long and fruitful relationships with real-estate developers, city planners, government officials and community groups. Our expertise in sensitive land-use issues, and reputation for mediation and consensus building between stakeholders, results in projects that balance complex and often contradictory needs. At the same time, our projects create new and exciting places to live, work and play in the 21st century city.

We create residences with singular personalities, narratives and brands that consumers seek out in a competitive marketplace. Every client benefits from ESG’s integrated practice model. The cross-pollination between our residential and hospitality groups, and our commitment to sustainable design, quality assurance and superior construction management, results in projects that cultivate civic pride. With ESG, clients are assured a singular design, and a complete integration of multiple uses that control costs, maximize profits and create vibrant neighborhoods.
## Lookup Detail View

### Contact Information

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<thead>
<tr>
<th>Name</th>
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### License Information

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Generated on: 4/10/2018 9:29:09 AM
Illinois Department of Financial and Professional Regulation
Division of Professional Regulation

Bruce Rauner
Governor

Bryan A. Schneider
Secretary

Jessica Baer
Director
Division of Professional Regulation

April 19, 2018

ELNESS SWENSON GRAHAM ARCHITECTS INC
500 Washington Ave S Ste 1080
Minneapolis, MN 55415-1153

TO WHOM IT MAY CONCERN:

Information regarding all licensees is now available on our website at www.idfpr.com. Simply click on the License Look-Up icon the next time you need to verify a license.

This is to advise you that ELNESS SWENSON GRAHAM ARCHITECTS INC holds a DESIGN FIRM - ARCHITECT license in the State of Illinois, No. 184.001638-0001. This license is active until 04/30/2019.

If the Division of Professional Regulation can be of further service to you, do not hesitate to contact the IDFPR Call Center at 1-800-560-6420.

Very truly yours,

Jessica Baer
Director, Division of Professional Regulation

JB:MB

www.facebook.com/IDFPR
Letter of Good Standing.rtf
www.idfpr.com
http://twitter.com/IDFPR
Midtown Square is a transit oriented Class A multifamily community within walking distance to Glenview Metra train Station. Midtown Square is a 215,000 square foot building, featuring 138 luxury apartment units and 9,000 square feet of first floor retail space, including a drive-thru. Midtown Square offers one bedroom and two-bedroom units. Community Amenities include covered heated garage parking, club room, 24 hour fitness center, business center, wine room, pool table, Wi-Fi coffee lounge, secured bicycle storage and access control with telephone intercom. Midtown Square is pet friendly and features a dog washing station. Apartments feature quartz kitchen counter tops, gas ranges, stainless steel appliances, in-home washers and dryers, spacious bathrooms with double sinks, large walk-in closets. Balconies and patios are available.

**COMPLETED NOVEMBER 2014**
138 UNIT RESIDENTIAL/MIXED-USE DEVELOPMENT
215,000 SF
9,000 SF RETAIL

**AWARDS**
- "Best Block" Charter Award by Illinois Chapter of the Congress for the New Urbanism - 2013
- Top 5 Developments for 2014-2015 at the 27th Annual CRE Awards Dinner hosted by Greater Chicago Food Depository
- 2015 ULI Chicago Vision Awards Finalist
PARK 205
PARK RIDGE, ILLINOIS

Park 205 is a 3-story Class “A” 115-unit apartment development in Park Ridge, Illinois. The apartment complex includes one bedroom, one bedroom plus den, two bedroom, two bedroom plus den and three bedroom units. Amenities include pool and sun deck, club room overlooking pool, fitness center, business center, dog spa, bicycle storage, and covered/heated parking.

Park 205 is the first LEED® Silver multifamily development in Park Ridge. The apartment community is located in prestigious Uptown Park Ridge, only 5 miles (10 minute drive) northeast from O’Hare International Airport, and within minutes from major federal expressways - Interstate 294, Interstate 94 and Interstate 90. The site is adjacent to a newly constructed Whole Foods market and within a four minute walk to the Park Ridge Metra station, connecting the site to the central business district within 30 minutes.

COMPLETED OCTOBER 2015
115 UNIT APARTMENT BUILDING
203,280 SF
High Street Residential and The Carlyle Group are developing Maple & Main, a 6-story class “A” mixed-use apartment building, comprised of 115 residential units and approximately 4,000 SF of ground floor retail space. It is situated on a .87 acre site located convenient to retail and entertainment, major expressways, and the Metra train station.

Downers Grove is one of the most efficient transportation locations in Metro Chicago. The site is located in prestigious Downers Grove, only 20 miles (30 minute drive) from both O’Hare International Airport and Midway International Airport, and within minutes from major federal expressways- Interstate 88, Interstate 294 and Interstate 355. The development is within walking distance to the Downers Grove Main Street Metra Station. The BNSF line servicing Downers Grove runs east-west from Aurora to Chicago and offers express service from Downers Grove to downtown Chicago Union Station in less than 30 minutes. Located in downtown Downers Grove, residents can easily access daily grocery needs, as well as numerous restaurants, cafés, shopping and entertainment, all only minutes away. Residents of Downers Grove have excellent accessibility to a variety of shopping options within and around the town.

**Team Experience**

**Maple & Main**

_Downer’s Grove, Illinois_

Under construction

115 unit multi-family development

200,113 sf

4,000 sf retail
JUNCTION FLATS
MINNEAPOLIS, MINNESOTA

Junction Flats exemplifies how ESG and TCC are addressing exciting new opportunities for creating transit-oriented, amenity-rich, mixed-use residences. The 6-story, 182-unit, 240,000 sf residence, located in the burgeoning North Loop neighborhood, fulfills the city’s need for creative, high-density residential/live-work and commercial buildings along and near transit corridors and hubs.

Junction Flats is located a short walk from a new multi-model transit center and adjacent to the Target Field baseball stadium and other entertainment options. The neighborhood is also home to numerous restaurants, cafes, micro-breweries and boutique retail, as well as bike paths, dog parks, and the Mississippi River and its recreation areas.

ESG boosted the attractiveness of the contemporary residences by incorporating 1 and 2-bedroom apartments, as well as innovative live/work units. Amenities include a pool deck with cabanas, fire pits and bar/grill; a rooftop lounge; first-level lounge, event area and bar area; conference room; business center; fitness center; bicycle storage; and dog run and dog wash station.

An infill project in the bustling North Loop, Junction Flats demonstrates ESG’s expertise in innovating contemporary, amenity rich residences that compete for today’s discerning resident.

COMPLETED AUGUST 2014
182 UNIT MULTI-FAMILY DEVELOPMENT
240,000 SF
TEAM EXPERIENCE

ARCATA
GOLDEN VALLEY, MINNESOTA

Arcata is a luxury apartment building in Golden Valley, a first-ring suburb of Minneapolis, Minnesota. The site is situated among a collection of distinctive modern and post-modern period office buildings and a major project goal was to harmonize and enrich this unique neighborhood context.

The new building’s architectural design responds to, and dialogues with, the adjacent properties. The six story building is broken into several related building blocks that are organized in a manner that creates an internal courtyard, which becomes an oasis for residents, providing an abundance of amenities as well as privacy from the surrounding office buildings.

Arcata offers spacious studio, one bedroom, one bedroom plus den and two bedroom apartment homes with floor plans ranging in size from 526 to 1,156 square feet. Amenities include a lobby bar, club room and lounge, a giant pool deck with bar/grill area and gas fire pit, a 24 hour fitness center, a resort-style pool and bocce ball court.

Arcata is the perfect location for those who love easy access to the big city, but are seeking the charm of a quieter tight-knit neighborhood community. It is the best of both worlds: modern suburban living, with the city at your fingertips.

COMPLETED DECEMBER 2014
165 UNIT MULTI-FAMILY DEVELOPMENT
260,000 SF

May 14, 2018
THE ISLAND RESIDENCES AT CARLSON CENTER
MINNETONKA, MINNESOTA

The Island Residences at Carlson Center is a Class A residential development located in the heart of Carlson Center, a corporate office campus nestled within a secluded natural oasis of green space and bounded by water on all sides. The Island includes studio, one bedroom, one bedroom plus den, two bedroom, two bedroom plus den and three bedroom units. The site provides direct access to outdoor amenities and includes waterfront views from all sides of the building. The site is located off of Carlson Parkway with direct access to I-394 and I-494. The building is positioned within a steep slope and thick trees to preserve the natural ambiance. Apartment dwellers will enjoy the trails and trees, heated underground parking, lap length pool and the surrounding lake - living in the natural setting will offer a breathtaking indoor-outdoor relationship. Amenities include clubhouse, guest suite, Wi-Fi coffee lounge and fitness center.

COMPLETED NOVEMBER 2015
174 UNIT MULTI-FAMILY DEVELOPMENT
284,000 SF

Awarded Multi-Family Development of The Year from NAIOP Minnesota Chapter in 2016

TEAM EXPERIENCE
FOUNDRY LAKE STREET
MINNEAPOLIS, MINNESOTA

Foundry Lake Street is a 1.89-acre site with a 164-unit, 6-story, Class A+ residential-mixed-use building with a gateway location to the Lake Calhoun District in Minneapolis. The site is located in the Uptown-Lakes area and is 2.5 miles from downtown Minneapolis and next to the Minneapolis Greenway which offers residents the opportunity to walk or bike to and from various destinations. The project will offer spectacular views of Lake Calhoun, Lake of the Isles and downtown Minneapolis. Access to the nearby upscale restaurants, entertainment and shopping provides abundant options for an active lifestyle.

Foundry Lake Street is contemporary with studio, alcove, one-bedroom, two-bedroom, two-bedroom-plus-den and three-bedroom apartments. The unit mix includes a number of premium bedrooms with spectacular views of the surrounding lake and Minneapolis skyline. The commercial portion of the development consists of 5,000 square feet of indoor restaurant space and an outdoor patio.

The residential common area amenities include a hotel-style lounge, conference room, fitness center and yoga room. The outdoor deck on the third level offers breathtaking views of Lake Calhoun and has a resort-style pool, fire pit, grilling lounge and access to the club room complete with an entertainment kitchen. The sixth-level sky lounge and viewing deck has an internal stairwell leading to the rooftop deck that features a fireplace and seating area.

COMPLETED MAY 2017
164 UNIT MULTI-FAMILY DEVELOPMENT
256,000 SF
FIRST-FLOOR RESTAURANT: 5,000 SF
Architectural Metal Panel (Parking Ramp Screening):
Preferred material includes vertical placement, perforation, corrugated shape, color gradation

Panel: zoomed-out view

Panel: zoomed-out view from below
Architectural Metal Panel (Parking Ramp Screening):
Preferred material includes vertical placement,
perforation, corrugated shape, color gradation
Frosted Glass Garage Door (at Parking & Loading entries):
PRE-FINISHED ALUMINUM WINDOW WALL SYSTEM

PRE-FINISHED COMPOSITE METAL PANEL

GLASS RAILING

PRE-FINISHED COMPOSITE METAL PANEL

PREFINISHED PERFORATED METAL PANEL IN CORRUGATED SHAPE

HIGH PRESSURE LAMINATED PANEL - WOOD GRAIN

TRANSPARENT GLASS

TRANSPARENT GLASS

TRANSPARENT GLASS

PREFINISHED ALUMINUM WINDOW WALL SYSTEM
**SITE DEVELOPMENT ALLOWANCE**

- 85 FT (BASE ZONING)
- +8.5 FT (10% IHO BONUS)
- +85 FT (PLANNED DEVELOPMENT SITE DEVELOPMENT ALLOWANCE)
- +40 FT (4 STORIES PARKING, 10 + 10 + 10 + 10)
- =85+8.5+85+40 =218.5 FT**

**HOWEVER, LOT IS MORE THAN 95 FT WIDE:**

- 220 FT MAX AS A SITE DEVELOPMENT ALLOWANCE
- =220+8.5+40 =268.5 FT**

**NOTE: SURROUNDING AREA BUILDING HEIGHTS MEASURED FROM GOOGLE EARTH PRO**

**2009 DOWNTOWN PLAN**

- WEST CORE SUB-AREA:
  - BASE HEIGHT CALLS FOR 15 STORIES OR 165 FT
- WEST CORE SUB-AREA:
  - BONUSES AVAILABLE FOR 18 STORIES OR 198 FT

**33 DISTRICT ZONE**

- 85 FT (PLUS 2 STORIES OF PARKING)
- 85 + (10 FT + 11 FT) = 106 FT
- COULD DO 85 FT (PLUS UP TO 4 STORIES OF PARKING)
- 85 + (4 X 10 FT) = 125 FT
- 85 FT (BASE ZONING)
- +21 FT (2 STORIES PARKING, 11 + 10)
- =85+21 =106 FT

**'IN EITHER SCENARIO, THE MAX HEIGHT MAY BE FURTHER EXCEEDED BY A SUPERMAJORITY VOTE OF THE CITY COUNCIL, WHICH HAS BEEN DONE IN THE PAST (708 CHURCH APPROVED AROUND 2009 BUT NEVER BUILT AND NOW EXPIRED; 601 DAVIS DENIED A FEW MONTHS BACK).’**

May 14, 2018
### Area Summary

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<th>M 1 BR</th>
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<th>1 BR DEN</th>
<th>SM 2 BR</th>
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<th>LG 2 BR</th>
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**Parcel Area:** 35,240 SF

**FAR:** (Total GSF excluding Off-street Parking/Loading, Hallways/Elves/Stairs, Mech/Accessory/Trash): 4.43

**Avg RSF per Unit:** 845 SF

*Outdoor terrace and green roof numbers not included in total GSF*
EXTENSIVE GREEN ROOF SYSTEM, TYP.

DECORATIVE STONE BALLAST EDGE, TYP.

2'-0" TYP

EXTENSIVE GREEN ROOF PLAN

NORTH

1-800-892-0123

Call Before You Dig

NTS1

EXTENSIVE GREENROOF SYSTEM

NTS2

DECORATIVE STONE BALLAST EDGE

EXTENSIVE GREEN ROOF SECTION TO MATCH DETAIL ABOVE (NOT A STORM WATER RETENTION SYSTEM AS ILLUSTRATED).

24" (DECORATIVE STONE BALLAST)

NOTE:

CONTRACTOR TO OBTAIN PRICING FOR HENRY COMPANY’S “VEGETATIVE ROOFING ASSEMBLY” SHOWN ON THIS SHEET’S DETAILS AND ALTERNATE “EQUAL PRODUCT” PRICING FOR AMERICAN HYDROTECH’S “EXTENSIVE GARDEN ROOF ASSEMBLY.”

HENRY COMPANY: 312-909-2704

WWW.HENRY.COM

AMERICAN HYDROTECH: 312-337-4998

WWW.HYDROTECHUSA.COM

ASSUME 4" GROWING MEDIA DEPTH FOR BOTH SYSTEM OPTIONS.

APPROX. 1:30 SCALE

4TH FLOOR ROOF

GREEN ROOF PLANS
FINAL PLAT
EVANSTON ACTIVE ADULT SUBDIVISION

LOT 1

LOT 2

FOR REVIEW PURPOSES ONLY

May 14, 2018
INCLUSIONARY HOUSING PROPOSAL

Submission Date: 03/07/18

Applicant Name: Johnny Carlson  Phone: 630-368-6253
Applicant Address: Trammell Crow Chicago Development, Inc./700 Commerce Dr., Suite 450/Oak Brook, IL 60523  Cell Phone: 630-368-6253
E-Mail: J Carlson@trammellcrow.com Website: www.trammellcrow.com

Property Owner Name: FDS 1007 Evanston, LLC  Phone: 213-900-4326
Property Owner Address: 11501 Wilshire Blvd., Suite 2460 / Los Angeles, CA 90025
E-Mail: C Williams@FDSonewater.com Website: www.fdsonewater.com

Project Name: Evanston Active Adult Apartments
Project Address: 1727 Oak Ave, Evanston IL 60201
Parcel Identification Number (PIN): 11-18-123-012-0000

Project Type: ☑ New Construction
☐ Conversion/Addition of Residential Units

Project Located in: ☑ TOD Area  Please list: Downtown  ☐ Non-TOD Area

Project Description: The proposed development is a luxury residential community with approximately 100 age-restricted, 55+, Active Adult rental apartment units, including approximately 110 parking stalls. The proposed development will offer a housing option that makes economic sense by offering affordable housing options, rental rates, and allowing for increased density on a choice property in the heart of the city. The proposed development will be a sustainable way to provide the urban environment. This residential community will offer various unit sizes for its diverse tenant profile, tailored to the active adult demographic. Itsearches for flexible living units. Unit sizes will range from Studio units to large 3 bedroom units. This variety in housing types will help to accommodate a variety of household formations, sizes and incomes. The average unit size ranges approximately 650 – 1,250 RSF.

Inclusionary Housing Compliance: ☑ On-Site Units  ☐ Fee In Lieu

Page 1 of 4
For Development in TOD Areas

On-site Affordable Rental Units – Number at each Income Level and Estimated Rents

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<th>Units at 60% AMI*</th>
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On-site Affordable For-Sale Units – Number at each Income Level and Estimated Sale Price

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<tr>
<td>3 Bedroom</td>
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Fee in Lieu of On-site Units: $100,000 x (number of units) = $ ...

*At least 50% of the affordable units rent will be set at or below 80% AMI — see Exhibit A.
**Studio and 1-Bedroom units are interchangeable by Owner — see Exhibit A.

For Development in Non-TOD Areas

On-site Affordable Rental Units – Number at each Income Level and Estimated Rents

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<thead>
<tr>
<th>Units at 60% AMI</th>
<th>Units at 80% AMI</th>
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<tr>
<td>Studio</td>
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<tr>
<td>2 Bedroom</td>
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On-site Affordable For-Sale Units – Number at each Income Level and Estimated Sale Price

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<tr>
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<tr>
<td>Studio</td>
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<td>2 Bedroom</td>
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Fee in Lieu of On-site Units: $75,000 x (number of units) = $ ...

*If the project construction will be done in phases, provide a construction schedule for market rate and affordable units.
This project will not be completed in phases.

Page 3 of 4
Zoning Analysis

Review Date: March 2, 2018

Case Number: 17ZONA - 0289
Case Status/Determination: Non-Compliant

Proposal:
Subdivide property, construct 17 story active adult multifamily residence

Zoning Section: Comments:
Subdivision required to split property in two with new property line
Planned Development required

6-11-4-4
11" dwelling units allowed (300 sq ft size per dwelling unit = 117 DU's)
Propose 100 dwelling units
Eligible Site Development Allowance (no maximum)

6-11-4-8
82' building height allowed
Propose 100 building height (21' of parking floors excluded)
Eligible Site Development Allowance (maximum 170')

6-11-4-7-A
0' front yard setback allowed if 60% of block at 0' (block at 3')
Propose 3.5' front yard setback for first floor (compliant) and then 1' front yard setback for floors above (non-compliant)
Eligible Site Development Allowance

6-15-5
2 story building required
1 story building process
Eligible Site Development Allowance

For Existing 1007 Church Property:
Lot size decreases from 75,983.5 to 49,753.5 – Compliant

New north interior side yard setback – Compliant
Proposed wall/iron fence near north interior side yard property line shall be at least 3' back from the front facade of the 1007 Church building

28 parking spaces required (includes 1986 request and 49 required parking spaces for medical office use for a total of 346 spaces where 254 are required) –
Loss of 45 surface parking spaces on 1707 Oak property leaves 1007 Church with 306 spaces where 264 are required (a portion of the required parking is located off-site) – Compliant

1007 Church property was constructed as-of-right and will continue in compliance following the subdivision; therefore no additional process/approval is needed for the 1007 Church property.
### EVANSTON ACTIVE LIVING APARTMENTS

**CITY ZONING ANALYSIS**

---

### Building Lot Coverage (SF) (before including unencumbered outdoor spaces)

- **Existing**: None
- **Proposed**: None
- **Determination**: None

**Comments**: None

### Building Lot Coverage (SF) (after including unencumbered outdoor spaces)

- **Existing**: None
- **Proposed**: None
- **Determination**: None

**Comments**: None

### Story Floor Area (SF)

- **Use**: Residential
- **Existing**: 4,240 sf
- **Proposed**: 4,240 sf
- **Determination**: Compliant

**Comments**: None

### Roof Coverage

- **Existing**: 40% of roof
- **Proposed**: 40% of roof
- **Determination**: Compliant

**Comments**: None

### Gross Floor Area (SF)

- **Existing**: 4,200 sf
- **Proposed**: 4,200 sf
- **Determination**: Compliant

**Comments**: None

### Lot Size (SF)

- **Existing**: 8,000 sf
- **Proposed**: 8,000 sf
- **Determination**: Compliant

**Comments**: None

### Street Side Yard (FT)

- **Existing**: 21 ft
- **Proposed**: 21 ft
- **Determination**: Compliant

**Comments**: None

### Rear Yard (FT)

- **Existing**: 20 ft
- **Proposed**: 20 ft
- **Determination**: Compliant

**Comments**: None

### ADJACENCY USE AND STRUCTURE

<table>
<thead>
<tr>
<th>Use 122</th>
<th>Standard</th>
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<tr>
<td>故事</td>
<td>面积</td>
<td>面积</td>
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**Comments**: None

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<th>Uses Required Yard</th>
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**Comments**: None

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May 14, 2018
### CITY ZONING ANALYSIS

#### Zoning Table

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<th>Comment</th>
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<tbody>
<tr>
<td>Height:</td>
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<tr>
<td>Width:</td>
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</tr>
<tr>
<td>Depth:</td>
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#### Loading Requirements

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<tbody>
<tr>
<td>Location:</td>
<td>Sec. 6-15-1</td>
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#### Parking Requirements

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<td>Requirement 1:</td>
<td>2H total spaces required</td>
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<tr>
<td>Requirement 2:</td>
<td>1 vehicle/parking space</td>
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**May 14, 2018**
<table>
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<tr>
<th>Requirement (A)</th>
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<th>Proposed</th>
<th>Parking</th>
<th>Determination</th>
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<td>1001 Church new site yard</td>
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Notes:
- Comments and Notes:
- Analysis Comments:

Results of Analysis:
- The Application is Non-Compliant
- Site Plan & Appearance Review Committee approval is Required

See attached comments and/or notes.

K.L. 8/20/18

Date:
May 14, 2018

EVANSTON ACTIVE LIVING APARTMENTS

ANTICIPATED DEVELOPMENT SCHEDULE

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