DESIGN AND PROJECT REVIEW COMMITTEE
(DAPR)

Wednesday, June 26, 2019
2:30 P.M.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2404

AGENDA

I. CALL TO ORDER/DECLARATION OF QUORUM, JOHANNA LEONARD, CHAIR

II. APPROVAL OF MINUTES: June 12, 2019, DAPR Committee meeting minutes to be reviewed at the July 3, 2019, meeting.

III. NEW BUSINESS

1. 1815 Oak Avenue Major Adjustment to a Planned Development
Michael McLean, applicant, submits for a major adjustment to a planned development originally approved by ordinance 47-O-16. The adjustment includes an increase in FAR to 4.47 (originally approved at 4.35 and subsequently reduced via a Minor Adjustment to 3.97 in 2017), an increase in parking spaces from 67 to 70 (including 2 compact spaces), an increased side yard setback (south) from 4 feet to 5 feet, and a reduction of dwelling units from 102 to 43 (for a reduced total of 160 units/rooms from 163), eliminating the site development allowance for maximum number of dwelling units. The property is located in the D4 Downtown Transition District.

IV. ADJOURNMENT

The next DAPR meeting is scheduled for Wednesday, July 3, 2019, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.
Design and Project Review (DAPR)

1815 Oak Ave.

Adjustment to a Planned Development
### Area Calculations

**Author:** 14021

**1815 OAK AVENUE - 19 JUNE 2019**

**Max FAR in D4 is 5.4**

<table>
<thead>
<tr>
<th>APARTMENTS</th>
<th>FAR USED</th>
<th>377.76</th>
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<tbody>
<tr>
<td>UPPER ROOF</td>
<td></td>
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<tr>
<td>EL.</td>
<td>IL +</td>
<td>115' - 6&quot;</td>
</tr>
<tr>
<td>FLR</td>
<td></td>
<td></td>
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</tbody>
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**NOTES:**
- **PARKING REQUIREMENTS FOR SENIOR LIVING:**
  1. Parking space per 4 employees: 100 = 20
  2. Parking space per 4 rooming units: 33 = 7
  3. Parking space per 3 dwelling units: 127 = 43

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**Parking/Lobby/Loading**

<table>
<thead>
<tr>
<th>#</th>
<th>IL + 0&quot; - 0&quot;</th>
<th>EL + 10&quot; - 0&quot;</th>
<th>FLR/FLR</th>
<th>650 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>13' - 10&quot;</td>
<td>19,353 SF</td>
<td>19,353 SF</td>
<td>160</td>
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<table>
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<tr>
<th>NOTES:</th>
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</thead>
<tbody>
<tr>
<td><strong>Zoning requirement for senior living:</strong></td>
</tr>
<tr>
<td>1 parking space per 4 employees: 100 = 20</td>
</tr>
<tr>
<td>1 parking space per 4 rooming units: 33 = 7</td>
</tr>
<tr>
<td>1 parking space per 3 dwelling units: 127 = 43</td>
</tr>
</tbody>
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**Availability**

- **SINGLE + 1 BA**
  - 420 SF
  - 422 SF
  - 546 SF
  - 408 SF
  - 739 SF
  - 704 SF
  - 568 SF

- **SOLERA SENIOR LIVING**
  - 19 JUNE 2019
  - 1815 OAK AVENUE
  - Evanston, Illinois

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**Floor Plan:**

- **PLANNING:**
  - 182,131 SF
  - 144,415 SF
  - 33,728 SF

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**Area Excluded**

<table>
<thead>
<tr>
<th>FLR</th>
<th>ELEVATION ABOVE LOBBY</th>
<th>FAR ALLOWED</th>
<th>5.40</th>
</tr>
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<tbody>
<tr>
<td></td>
<td></td>
<td>37,716 SF</td>
<td></td>
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</tbody>
</table>

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**Parking Spaces**

<table>
<thead>
<tr>
<th>FLR</th>
<th>PARKING SPACES</th>
<th>420 SF</th>
<th>422 SF</th>
<th>546 SF</th>
<th>408 SF</th>
<th>739 SF</th>
<th>704 SF</th>
<th>568 SF</th>
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<tbody>
<tr>
<td></td>
<td></td>
<td>160 SF</td>
<td>107 SF</td>
<td>197,244 SF</td>
<td>28,177 SF</td>
<td>11,666 SF</td>
<td>7,374 SF</td>
<td>35,917 SF</td>
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<td></td>
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<td>0.00%</td>
<td>0.00%</td>
<td>36.25%</td>
<td>36.25%</td>
<td>15.63%</td>
<td>11.88%</td>
<td>100.00%</td>
</tr>
</tbody>
</table>

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**Notes:**

- Zoning height = 105' - 0"
### 1815 Oak Comparison Chart

<table>
<thead>
<tr>
<th>Requirements</th>
<th>Approved PD</th>
<th>2017 Minor Adjustment</th>
<th>Proposed Update</th>
</tr>
</thead>
<tbody>
<tr>
<td># of Units</td>
<td>84</td>
<td>102 d.u. (163 total units: 33 Independent Living, 69 Assisted Living, 61 Memory Care &amp; Assisted Living w/ CI)</td>
<td>102 d.u. (163 total units: 41 Independent Living, 60 Assisted Living, 62 Memory Care &amp; Assisted Living w/ CI)</td>
</tr>
<tr>
<td>Zoning Height</td>
<td>105 ft. (145 w/ s.d.a.)</td>
<td>105 ft. (10 stories)</td>
<td>105 ft. (10 stories)</td>
</tr>
<tr>
<td>FAR</td>
<td>5.4 (6.0 w/ s.d.a.)</td>
<td>4.35</td>
<td>3.96</td>
</tr>
<tr>
<td># of Parking Spaces</td>
<td>64</td>
<td>67</td>
<td>67</td>
</tr>
<tr>
<td>Setbacks</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>East (rear)</td>
<td>0</td>
<td>0'</td>
<td>0'</td>
</tr>
<tr>
<td>West (front)</td>
<td>0</td>
<td>0'</td>
<td>0'</td>
</tr>
<tr>
<td>South (side)</td>
<td>0</td>
<td>4'</td>
<td>4'</td>
</tr>
<tr>
<td>Loading Berths</td>
<td>1 short</td>
<td>2 short</td>
<td>2 short</td>
</tr>
</tbody>
</table>

s.d.a. = Site Development Allowance
1815 Ridge Avenue, LLC
C/o Condor Partners
225 West Hubbard, Suite 600
Chicago, IL 60654

July 30, 2018

Mt. Zion Missionary Baptist Church
1113 Clark Street
Evanston, IL 60201

Re: Mt. Zion Missionary Baptist Church ("Church")
1113 Clark Street, Evanston, IL (the "Church Property")

Gentlemen & Ladies:

As you know, 1815 Ridge Avenue, LLC ("Ridge") is the owner of the property located at 1815 Ridge Avenue, Evanston, Illinois (the "Ridge Property"). Ridge has agreed, at its sole cost and expense, to perform the work outlined in Exhibit A ("Ridge Work") on the Church Property and the Church has agreed to allow Ridge access to the Church Property in order to perform the Ridge Work. In return for performing the Ridge Work on the Church Property, the Church has agreed to allow Ridge to build a sidewalk on part of the Church Property.

Ridge, at its cost, shall prepare plans, drawings, and specifications for the Ridge Work (the "Working Drawings") and shall submit the Working Drawings to the Church for approval, which approval shall not be unreasonably conditioned, withheld, or delayed. The Church may request modifications to the Working Drawings within thirty (30) days following its receipt thereof. If the Church does not request any modifications within the foregoing thirty (30) day period, the Working Drawings, as provided to Church, shall be deemed approved. Once the Working Drawings have been approved, or deemed approved, by the Church, Ridge shall, at its cost, seek to obtain the necessary permits and licenses from the City of Evanston to perform the Ridge Work. The constructability of the Working Drawings will be subject to review and approval by the City of Evanston as well as potential restrictions from environmental and existing site conditions. Ridge will endeavor to enhance the landscape of the upper parking lot to the intent of the Working Drawings, but Church recognizes potential environmental risks which may prevent Ridge from performing some of the work intended. In the event that
some of the work can not be completed, Ridge and Church shall work together to find a mutually agreeable alternative.

The Ridge Work will be completed in conjunction with the development of the assisted living center on the Ridge Property, which Ridge Work is contemplated to be performed between August 2018 and December 2020. Ridge agrees to complete any work that is started from the Ridge Work scope and not leave work that has begun construction unfinished.

The person executing this letter agreement on behalf of the Church represents that (i) he/she has the full right, power and authority to sign this letter agreement on behalf of the Church, (ii) he/she has obtained any consent and/or approval from the Church necessary or required for this letter agreement to be binding on the Church, and (iii) this letter agreement does not violate any agreement or instrument to which the Church is a party or any law, regulation, order or decree governing the Church.

This letter agreement shall be governed by the laws of the State of Illinois. Each party may rely upon a facsimile or PDF counterpart of this letter agreement executed and delivered by the other party as if such counterpart were an original.

If the terms of this letter agreement are acceptable to the Church, please execute a copy of this letter agreement and return it to the undersigned.

Sincerely,
1815 Ridge Avenue, LLC

By: ____________________________
Name: Michael Melros
Title: Agent

Accepted and agreed this 12th day of November, 2018.

Mt. Zion Missionary Baptist Church

By: ____________________________
Name: Rev. Dr. Taurus K. Scarlock
Title: Senior Pastor
1. PROPERTY

Address(es)/Location(s)

1815 Oak Avenue/1815 Ridge Avenue

Brief Narrative Summary of Proposal:

Applicant seeks to amend the existing planned development ordinance 47-O-16 in order to construct a 9 story Independent, Assisted Living and Memory Care facility for individuals 55 years or older. The facility will have 43 Independent living units, 84 assisted living units and 33 Memory Care units with 70 on-site parking spaces.

The proposal has been altered with respect to the unit mix approved by ordinance 47-O-16, although the total number of units has not changed

The affected PINs include: 11-18-116-018, -019, -020, -021, -022, -023

2. APPLICANT

Name: 1815 Ridge Avenue, LLC/Michael McLean Organization: ____________________________

Address: 225 W. Hubbard Street, 4th Floor City, State, Zip: Chicago, Illinois 60654

Phone: Work: 312-789-5959 Home: _______________ Cell/Other: _______________

Fax: Work: _______________ Home: _______________

E-mail: mmclean@condorpartners.net

What is the relationship of the applicant to the property owner?

☒ same ☐ builder/contractor ☐ potential purchaser ☐ potential lessee
☐ architect ☐ attorney ☐ lessee ☐ real estate agent
☐ officer of board of directors ☐ other: ____________________________

3. SIGNATURE

“I certify that all of the above information and all statements, information and exhibits that I am submitting in conjunction with this application are true and accurate to the best of my knowledge.”

Applicant Signature – REQUIRED 4/22/19
4. PRE-SUBMISSION REQUIREMENTS

Prior to actually submitting an application for Planned Development, you must:

A. Complete a Zoning Analysis of the Development Plan
   The Zoning Office staff must review the development plan and publish a written determination of the plan’s level of compliance with the zoning district regulations. Apply at the Zoning Office.

B. Present the planned development at a pre-application conference
   Contact the Zoning Office to schedule a conference with the Site Plan and Appearance Review Committee, the alderman of the ward and the chairman of the Plan Commission.

5. REQUIRED SUBMISSION DOCUMENTS AND MATERIALS

- (This) Completed Application Form
- Application Fee, including postage for required mailing
- Two (2) Copies of Application Binder

Your application must be in the form of a binder with removable pages for copying. You must submit two application binders for initial review. The Application Binder must include:

- Certificate of Disclosure of Ownership Interest Form
- Plan drawing illustrating development boundary and individual parcels and PINs
- Plat of Survey of Entire Development Site
- Zoning Analysis Results Sheet
- Preliminary Plat of Subdivision.
- Pre-application Conference Materials.
- Development Plan
- Landscape Plan
- Statement addressing how the planned developments approval will further public benefits
- Statement describing the relationship with the Comprehensive Plan and other City land use plans
- Statement describing the development's compliance with any other pertinent city planning and development policies.
- Statement addressing the site controls and standards for planned developments
- Statement of proposed developments compatibility with the surrounding neighborhood
- Statement of the propose developments compatibility with the design guidelines for planned developments
- Statements describing provisions for care and maintenance of open space and recreational facilities and proposed articles of incorporation and bylaws.
- Restrictive Covenants
- Schedule of Development
- Market Feasibility Statement
- Traffic Circulation Impact Study
- Statement addressing development allowances for planned developments

Notes:
- Plats of survey must be drawn to scale and must accurately and completely reflect the current conditions of the property.
- Building plans must be drawn to scale and must include interior floor plans and exterior elevations.
- Application Fees may be paid by cash, check, or credit card.
### 6. OTHER PROFESSIONAL REPRESENTATIVE INFORMATION

#### Attorney

Name: Bernard I. Citron  
Organization: Thompson Coburn LLP

Address: 55 East Monroe, 37th Floor  
City, State, Zip: Chicago, Illinois 60603

Phone: 312-580-2209  
Fax:  
Email: bcitron@thompsoncoburn.com

#### Architect

Name: Howard Hirsch  
Organization: Hirsch Associates

Address: 225 West Hubbard Street  
City, State, Zip: Chicago, Illinois 60654

Phone: 312-836-0011  
Fax: 312-836-0599  
Email: hhirsch@hirschassociates.com

#### Surveyor

Name: Raymond R. Hansen  
Organization: B.H. Suhr and Company

Address: 840 Custer Avenue  
City, State, Zip: Evanston, Illinois

Phone: 847-864-6315  
Fax:  
Email: surveyor@bhsurh.com

#### Civil Engineer

Name:  
Organization:  

Address:  
City, State, Zip:  

Phone:  
Fax:  
Email:  

#### Traffic Engineer

Name:  
Organization:  

Address:  
City, State, Zip:  

Phone:  
Fax:  
Email:  

#### Other Consultant

Name:  
Organization:  

Address:  
City, State, Zip:  

Phone:  
Fax:  
Email:  

Use this page if the petition is on behalf of many property owners.

“I understand that the regulations governing the use of my property may change as a result of this petition. By signing below, I give my permission for the named petitioner on page 1 of this form to act as my agent in matters concerning this petition. I understand that 1) the named petitioner will be the City of Evanston’s primary contact during the processing of this petition, 2) I may not be contacted directly by City of Evanston staff with information regarding the petition while it is being processed, 3) I may inquire the status of this petition and other information by contacting the Zoning Office, and 4) the property owners listed below may change the named petitioner at any time by delivering to the Zoning Office a written statement signed by all property owners and identifying a substitute petitioner.”

<table>
<thead>
<tr>
<th>NAME and CONTACT INFORMATION (telephone or e-mail)</th>
<th>ADDRESS (es) or PIN(s) of PROPERTY OWNED</th>
<th>SIGNATURE</th>
</tr>
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</table>

Copy this form if necessary for a complete listing.
Submittal Requirements

1) Planned Development Application Form.

2) Certificate of Disclosure of Ownership Interest Form listing each individual lot contained within the proposed development identified by parcel identification number and each owner having legal or equitable interest in each individual parcel. Connection to the ownership interest in the property must be documented in the form of a title insurance policy, deed, lease or contract to lease or purchase.

3) Exhibit illustrating the boundaries of each individual parcel contained within the property(ies) proposed for development with coincide parcel identification numbers.

4) Plat of Survey, drawn to scale, showing dimensions and areas of the parcel(s), lot(s), block(s), or portions thereof, according to the recorded plat of the subject property(ies).

5) Preliminary Plat of Subdivision, if necessary, showing the development consists of, and is coterminous with, a single lot legally described in a recorded plat of subdivision or proposed subdivision or consolidation.

6) Pre-application Conference Materials:
   a) Conceptual site plan, showing parking and bicycle facilities where appropriate;
   b) Plat of survey showing location of utilities;
   c) Elevations;
   d) Photographs of the subject and surrounding properties;
   e) Description of adjacent land uses and neighborhood characteristics; and
   f) Description of critical historical structures, details or characteristics.

7) Zoning Analysis Results Sheet, if available.

8) Development Plan showing:
   a) Location, dimensions and total area of site;
   b) Location, dimensions, floor area, construction type and use of each structure;
   c) Number, type and size of dwelling units, and the overall dwelling unit density;
   d) Number and location of parking spaces and loading docks, with means of ingress and egress;
   e) Traffic circulation pattern, location and description of public improvements, streets and access easements to be installed or created;
f) All existing and proposed dedications and easements;
g) Drainage plan;
h) Locations, dimensions and uses of adjacent properties, rights of way, easements and utilities serving the site;
i) Significant topographical or physical features, including trees;
j) Soil or subsurface conditions; and
k) Historical structures or features.

9) Landscape Plan, including:
a) Location, dimensions and total area of site;
b) Locations, dimensions and uses of adjacent properties, rights of way, easements and utilities serving the site;
c) Landscaping location and treatment, plant material types, size and quantity, open spaces, and exterior surfaces of all structures with sketches of proposed landscaping;
d) Topographic and physical site features including soils and existing trees and vegetation;
e) Location, type and size of trees to be removed, and preservation plan for existing trees to remain through construction; and
f) Location, type, height and material of all fences and walls.

10) Statement addressing how the planned development's approval will further public benefits including:
a) Preservation and enhancement of desirable site characteristics, open space, topographic and geologic features, and historic and natural resources;
b) Use of design, landscape, and architectural features to create a pleasing environment;
c) Provide a variety of housing types in accordance with the City's housing goals;
d) Eliminate blighted structures or incompatible uses through redevelopment or rehabilitation;
e) Business, commercial, and manufacturing development to enhance the local economy and strengthen the tax base;
f) Efficiently use land resulting in more economic networks of utilities, streets, schools, public grounds, and other facilities; and

g) Incorporate recognized sustainable design practices and building materials to promote energy conservation and improve environmental quality.

11) Statement describing the relationship between the proposed development and the Comprehensive General Plan and other City land use plans.

12) Statement describing the developments compliance with the Zoning Ordinance and any other pertinent city planning and development policies.

13) Statement addressing the site controls and standards for planned developments in the subject property's zoning district regarding the following:
a) Minimum area
b) Tree preservation
c) Landscaped strip
d) Open space
e) Walkways
f) Parking and loading
g) Utilities
h) Stormwater treatment

14) Statement of proposed developments compatibility with the surrounding neighborhood.

15) Statement of proposed developments compatibility with the design guidelines for planned developments.

16) Statement describing provisions for care and maintenance of open space and recreational facilities and, if owned by an entity other than a government authority, proposed articles of incorporation and bylaws.

17) Restrictive Covenants to be recorded against proposed development.

18) Schedule of Development phases or stages stating beginning and completion time for each phase.

19) Market Feasibility Statement indicating the consumer market areas for all proposed uses in the development, the population potential of the area to be served by the proposed uses and other pertinent information concerning the demand for such uses of land.

20) Traffic Circulation Impact Study showing the effect of the development upon adjacent roadways, anticipated vehicular trips and traffic flow, and what road improvements and traffic control upgrading might be necessary.
21) Statement addressing the development allowances for planned developments in the subject property's zoning district regarding the following:
   a) Height increases
   b) Density increases
   c) The location and placement of buildings varying from that otherwise permitted in the district
   d) Floor area ratio increases

Standing

The applicant must own, lease, or have legal or equitable interest in the subject property. The Zoning Division requires the applicant to demonstrate his or her connection to the ownership interest in the property. Documentation can be in the form
Application Procedure

(A) Pre-Application Conference: Prior to application submittal, an applicant shall meet with the Zoning Administrator, the Plan Commission chair and the Alderman of the ward in which the proposed planned development is located, and the Site Plan and Appearance Review Committee (SPAARC). Where applicable, a representative of the Preservation Commission shall be present. The purpose of the conference is to present the concept of the proposed plan and discuss procedures and standards for approval. No representation made by the Zoning Administrator, SPAARC member or the representative of the Preservation Commission or Plan Commission during such conference or at any other time shall be binding upon the City with respect to the application subsequently submitted. The pre-application conference with SPAARC shall be scheduled within 15 calendar days after receiving the applicant's request.

(B) Information Needed for Pre-Application Conference: The applicant shall include the following information at the time of request for the meeting:

1. Narrative summary of proposal.
2. Conceptual site plan.
3. Plat of survey (including the location of utilities).
4. Proposed elevations.
5. Photographs of the subject and surrounding properties
6. Description of adjacent land uses and neighborhood characteristics.
7. Description of critical historical structures, details or characteristics (if applicable).

(C) Zoning Analysis Application: Prior to review of the project, the applicant must submit the project for "zoning analysis." The Zoning Division's response to this application is a Zoning Analysis Review Sheet addressing specific regulatory areas, and indicating compliance or deficiency.

(D) Results of Pre-Application Conference and Zoning Analysis: Following the pre-application conference, the Zoning Administrator and SPAARC shall be available to suggest modifications to the site plan as discussed during the pre-application conference. Within 7 calendar days, minutes of the pre-application conference shall be sent to the applicant and Plan Commission and shall be available upon request to interested parties by the Zoning Administrator.

Review Procedure - Decision

(A) Review Procedure: Upon the review of an application for a planned development the Zoning Administrator shall notify the developer of any deficiencies or modifications necessary to perfect the planned development application.

(B) Public Hearing: After determining that the application is complete, the Zoning Administrator shall schedule a public hearing to be held by the Plan Commission at which time a formal presentation of the planned development application will be presented. The public hearing shall be held not less than 15 calendar days and no more than 30 calendar days from the date of receipt of the complete application. In addition, a sign shall be posted on the property for a minimum of 10 working days prior to the public hearing indicating the place, time and date of the hearing.

(C) Mailed Notices Required: Notice shall also be given by first class mail to all owners of property within a 1,000-foot radius of the subject property as provided by the applicant. The failure of delivery of such notice, however, shall not invalidate any such hearing. The City, through its Geographic Information System, can supply the names and addresses of the owners of property within the 1,000-foot radius. The applicant is responsible for the accuracy of the list provided to the City. The City mails notice of the hearing to the neighboring property owners and publishes a notice of the hearing in a locally circulating newspaper, generally the Evanston Review, no less than 15 days nor more than 30 days prior to hearing.

(D) Recommendation: The Plan Commission holds a public hearing and makes a recommendation, based on findings of fact, to the City Council within 60 days of the close of the public hearing. The Planning and Development Committee of the City Council considers the Plan Commission's recommendation and forwards it to the full Council with or without a recommendation. The City Council considers the Plan Commission's recommendation and may introduce an ordinance granting the planned development. The City Council may adopt an ordinance granting the planned development at the following or any subsequent City Council meeting. The developer shall record the ordinance granting the planned development and the development plan with the Cook County Recorder.

Standing

The applicant must own, lease, or have legal or equitable interest in the subject property. The Zoning Division requires the applicant to demonstrate his or her connection to the ownership interest in the property. Documentation can be in the form of a title insurance policy or a deed, and a lease or contract to lease or purchase.
Zoning Analysis
Summary

Case Number: 19ZONA-0057
Case Status/Determination: Compliant

Proposal:
Major adjustment to a planned development originally approved by ordinance 47-O-16. The adjustment includes an increase in FAR to 4.47 (originally approved at 4.35 and subsequently reduced via a Minor Adjustment to 3.97 in 2017), an increase in parking spaces from 67 to 70 (including 2 compact spaces), an increased side yard setback (south) from 4 feet to 5 feet, and a reduction of dwelling units from 102 to 43 (for a reduced total of 160 units/rooms from 163), eliminating the site development allowance for maximum number of dwelling units.

Zoning Section: Comments:

<table>
<thead>
<tr>
<th>Zoning Section</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>6-11-5-6 &amp; 6-11-1-10-C</td>
<td>Max FAR 5.4 + .6 PD = 6.0 Propose 4.47 FAR</td>
</tr>
<tr>
<td>6-11-5-8 &amp; 6-11-1-10-C</td>
<td>Maximum height up to 145’ (excluding up to 40’ parking floors) Propose 104’10” building height (parking below grade)</td>
</tr>
<tr>
<td>6-11-5-4</td>
<td>Maximum number of dwelling units is 84 (with kitchens) Propose 43 dwelling units (with kitchens) and 117 rooming units (160 total units) Removes previous site development allowance for 102 dwelling units</td>
</tr>
<tr>
<td>6-16-3-5-Table16B</td>
<td>64 parking spaces required Propose 68 compliant parking spaces with 2 additional compact spaces (70 total)</td>
</tr>
</tbody>
</table>
City of Evanston
ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: Closed/Compliant  June 21, 2019
RESULTS OF ANALYSIS: Compliant

Z.A. Number: 19ZONA-0057
Address: 1815 Ridge AVE
Applicant: 1815 Ridge Ave LLC
Phone: 

Purpose: Zoning Analysis without Bid Permit App
District: D4
Overlay: Preservation
Review: Meagan Jones
Preservation District:

THIS APPLICATION PROPOSES (select all that apply):
X New Principal Structure
New Accessory Structure
Addition to Structure
Alteration to Structure
Retention of Structure

Change of Use
Retention of Use
Plat of Resubdiv/Consol.
Business License
Home Occupation

Analysis Based On:
Plans Dated: 6.19.19
Prepared By: Hirsch Associates LLC
Survey Dated: 

Existing Vacant
Improvements:

Proposal Description:

ZONING ANALYSIS

PLANNED DEVELOPMENT THRESHOLDS

Does not apply to I1, I2, I3, OS, U3, or Excluded T1 & T2 Properties. See Section 6-8-1-10(D) for P's; Section 6-9-1-9(D) for B's; Section 6-10-1-9(D) for C's; Section 6-11-1-10(D) for D's; Section 6-12-1-7(D) for R's; Section 6-13-1-10(D) for MU & MUE; Section 6-15-1-9 for O1, O's, U's, EF, ERF, & ERF.

1. Is the request for construction of substantially new structures or a substantial rehabilitation or substantial addition as defined by increasing floor area of principal structure by 35% or more? If not, skip to 2 & 4 below.
Yes

2. Does the zoning lot area exceed 30,000 sqft?
Yes

3. Does the proposal entail more than 24 new residential, commercial, business, retail or office units in any combination?
Yes

4. Does the proposal entail the new construction of more than 20,000 sqft of true gross floor area at or above grade including areas otherwise excluded from defined gross floor area?
Yes

RESIDENTIAL DISTRICT CALCULATIONS

The following three sections apply to building lot coverage and impervious surface calculations in Residential Districts.

Front Porch Exception (Subtract 50%)
Total Eligible
Front Porch
Regulatory Area

Pavers/Pervious Paver Exception (Subtract)
Total Paver Area
Paver Regulatory Area

Open Parking Debit (Add 200sqft/open space)
# Open Required Spaces
Addtn. to Bldg Lot Cov.

PRINCIPAL USE AND STRUCTURE

Standard Existing Proposed Determination

USE:

Indep Living Facility Compliant

Comments:

Minimum Lot Width (LF)

No Requirement Compliant

USE: Other

Comments:

Minimum Lot Area (SF)

33,728 33,728 Compliant

USE: Multi Family

Comments:

Dwelling Units: 33,728/400=s4 43 (w/ kitchens) Compliant

Comments:

LF: Linear Foot  SF: Square Feet  FT: Foot
<table>
<thead>
<tr>
<th>Rooming Units:</th>
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<tbody>
<tr>
<td>Comments:</td>
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<table>
<thead>
<tr>
<th>Building Lot Coverage (SF) (defined, including subtractions &amp; additions):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
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<table>
<thead>
<tr>
<th>Impervious Surface Coverage (SF, %)</th>
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<tbody>
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<thead>
<tr>
<th>Accessory Structure</th>
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<tr>
<td>Rear Yard Coverage:</td>
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<th>Height (FT)</th>
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<th>Front Yard(1) (FT)</th>
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<tbody>
<tr>
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<thead>
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<thead>
<tr>
<th>Interior Side Yard(1) (FT)</th>
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<tr>
<th>Rear Yard (FT)</th>
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<tr>
<th>PARKING REQUIREMENTS</th>
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<table>
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<tr>
<th>Use(1): Nursing/Retirement Home or sim.</th>
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<tbody>
<tr>
<td>Standard</td>
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<tr>
<td>1 per 4 employees, 1 per 6 infirmary or nursing home beds, 1 per 4 rooming units.</td>
</tr>
<tr>
<td>Use(2):</td>
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<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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<tr>
<th>Access:</th>
<th>Sec. 6-15-2-2</th>
<th>Oak Ave &amp; alley</th>
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<th>Location:</th>
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<td>Comments:</td>
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<tr>
<td>Aisle(A) (FT)</td>
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<td>Comments:</td>
<td></td>
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<tr>
<td>Module (FT)</td>
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<th>LOADING REQUIREMENTS</th>
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<th>Proposed</th>
<th>Determination</th>
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<tr>
<td>Load Use: Institutional Living</td>
<td>1 short 10K to 200K, 1 short each addtl. 100K</td>
<td>2 short</td>
<td>Compliant</td>
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<td>Comments:</td>
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<p>| LF: Linear Feet | SF: Square Feet | FT: Feet |</p>
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<tr>
<th>Requirement (1):</th>
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<th>Requirement (2):</th>
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<th>Requirement (3):</th>
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<td>Comments:</td>
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### COMMENTS AND/OR NOTES

Analysis Comments

---

**RESULTS OF ANALYSIS**

Results of Analysis: This Application is **Compliant**

Site Plan & Appearance Review Committee approval is: **Required**

See attached comments and/or notes.

![Signature](image_url)  6/21/19

SIGNATURE  DATE
47-O-16

AN ORDINANCE

Granting Special Use Approval for a Planned Development and Special Use Approval for an Independent and Assisted Living Facility Located at 1815-1823 Ridge Avenue and Amending the Zoning Map to Re-Zone Certain Properties from the C2 Commercial Zoning District to the D4 Downtown Transition Zoning 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 (1992)); 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, Michael McLean ("Applicant"), the Applicant for the proposed development located at 1815-1823 Ridge Avenue, 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 Section 6-11-1-10, "Planned Developments," to place certain properties within the D4 Downtown Transition Zoning District ("D4 District") and permit the construction and operation of a Planned Development with an Independent and Assisted Living Facility located at the Subject Property in the D4 District; and

WHEREAS, the Applicant sought approval to re-zone the Subject Property from the current C2 Commercial Zoning Districts to the proposed D4 Downtown Transition Zoning District; and

WHEREAS, the Applicant sought approval to construct a new eleven (11) -story one hundred five (105) foot tall independent and assisted living facility consisting of up to one hundred forty (140) dwelling units and twenty-five (25) memory care rooms, with a floor area ratio of approximately 5.4, approximately one hundred forty-six thousand, six hundred forty-three (146,643) square feet of residential space, seventy (70) open on-site parking spaces, zero (0) foot front setback along the west property line, four (4) foot side setback along the south property line, zero (0) foot rear setback along the east property line, and two (2) short loading docks; 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; 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 9, 2016 and April 6, 2016, 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 an Independent and Assisted Living Facility and Rezoning from the C2 Zoning Districts to the D4 Zoning District, case no. 15PLND-0112, 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 D4 Downtown Transition District per Subsection 6-11-1-10 of the Zoning Ordinance and Map Amendments per Subsection 6-3-4-5 of the Zoning Ordinance; and

WHEREAS, on April 6, 2016, the Plan Commission recommended the City Council approve the application with conditions; and

WHEREAS, on June 15, 2016, the Applicant submitted revised plans seeking approval for the following: approval to construct a ten (10) -story one hundred five (105) foot tall independent and assisted living facility consisting of up to one
hundred two (102) dwelling units, thirty-one (31) assisted living with cognitive impairments units, and thirty (30) memory care rooms, with a floor area ratio of approximately 4.35, approximately one hundred forty-six thousand, six hundred forty-three (146,643) square feet of residential space, sixty-seven (67) on-site parking spaces; and

WHEREAS, on July 11, 2016, 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 the Plan Commission's record and findings, the Applicant's amended application dated June 15, 2016, and recommended the City Council accept and approve the amended application; and

WHEREAS, at its meetings on July 11, 2016 and July 25, 2016, 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 C2 Commercial Districts and place them within the D4 Downtown Transition District.

SECTION 3: Pursuant to the terms and conditions of this ordinance, the City Council hereby grants the Special Use Approval applied for in case no. 15PLND-0112, to allow construction and operation of the Planned Development for a ten (10) -story one hundred five (105) foot tall independent and assisted living facility consisting of up to one hundred two (102) dwelling units, thirty-one (31) assisted living with cognitive impairments units, and thirty (30) memory care rooms, with a floor area ratio of approximately 4.35, approximately one hundred forty-six thousand, six hundred forty-three (146,643) square feet of residential space, sixty-seven (67) open on-site parking spaces.

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

(A) **Number of Dwelling Units:** A Site Development Allowance is hereby granted for one hundred forty (102) residential dwelling units, whereas subsection 6-11-2-4(B) of the Zoning Ordinance allows for a maximum of eighty-four (84) residential dwelling units in the D4 District.

SECTION 5: 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) **Affordable Housing Contribution:** The Applicant shall pay a one-time contribution of four hundred thousand dollars ($400,000) to the City’s Affordable Housing Fund. The contribution will be made in two (2) equal installments. The first installment shall be made within ten (10) business days of the issuance of the Temporary Certificate of Occupancy (TCO) and the second installment shall be made within one (1) year of the TCO issuance date.

(C) **Affordable Housing Units:** The Applicant shall have two (2) on site affordable housing units at eighty percent (80%) of the area median income ("AMI").

(D) **Alley Reconstruction:** The Applicant shall reconstruct the public alley to the south adjacent to the Subject Property.

(E) **Oak Avenue Streetscape Improvements:** The Applicant shall construct the streetscape improvements and roadway widening from the Subject Property to Clark Street and modify the island in the Clark Street and Oak Avenue intersection per proposed development plans and landscape plans in Exhibit B and Exhibit C.

(F) **Traffic Signal Improvements:** The Applicant shall upgrade existing traffic signals located at Church Street and Oak Avenue intersection to include pedestrian countdown timers.

(G) **Street Crosswalk Improvements:** The Applicant shall install the following crosswalks: (1) east side of the intersection at Ridge Avenue and Clark Street; (2) east side of the intersection at Clark Street and Oak Avenue; and (3) all sides of the intersection at Church Street and Oak Avenue.

(H) **Ridge Avenue Streetscape Improvements:** The Applicant must construct the streetscape improvements along Ridge Avenue, including the new eight (8) foot wide parkway, five (5) foot wide public sidewalk, increased landscaping and two (2) public seating areas with water feature or art installation per proposed development plans and landscape plans in Exhibit B and Exhibit C.

(I) **On-Site Bicycle Parking:** The Applicant must install twenty-eight (28) bicycle parking spaces for visitors located on the west and south portions of the development.
(J) **Bike Share Membership:** The Applicant must provide a ten thousand dollar ($10,000.00) sponsorship for the Divvy bike share program prior to the issuance of the building permit.

(K) **Public Art Contribution:** The Applicant must install an art installation within the pocket park north of the proposed building.

(L) **Landscape Maintenance:** The Applicant must submit a three (3) year maintenance agreement for all landscaped areas on site, inclusive of the gardens and green roof, prior to the issuance of the building permit.

(M) **City of Evanston Employment:** The Applicant agrees to employ at least ten (10) Evanston residents during construction. The Applicant also agrees to offer fifty percent (50%) of the permanent jobs to Evanston residents, subject to their qualifications for employment.

(N) **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.

(O) **No Further Remediation Letter:** The Applicant must submit a “No Further Remediation” letter prior to the issuance of the Certificate of Occupancy.

(P) **Changes in Use:** Any changes in use must be approved as an amendment to the Planned Development on the Subject Property.

(Q) **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.

(R) **Construction Schedule:** Pursuant to Subsection 6-11-1-10(A)(4) of the Zoning Ordinance, the Applicant shall obtain a building permit within eighteen (18) 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.

(S) **Recordation:** Pursuant to Subsection 6-3-6-10 of the Zoning Ordinance, the Applicant shall, at its cost, record a certified copy of this ordinance, including all exhibits attached hereto, with the Cook County Recorder of Deeds, and provide
proof of such recordation to the City, before the City may issue any permits pursuant to the Planned Development authorized by the terms of this ordinance.

SECTION 6: 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 7: This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

SECTION 8: 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 9: All ordinances or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

SECTION 10: 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 11: 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: July 11, 2016
Adopted: July 25, 2016

Approved: August 1, 2016
Elizabeth B. Tisdahl, Mayor

Attest:
Rodney Greene, City Clerk

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

Legal Description

TRACT 1:

Parcel 1: LOTS 4, 5, 6 AND 7 (EXCEPT THAT PART TAKEN FOR WIDENING RIDGE AVENUE ACCORDING TO DOCUMENT NO. 15800534Recorded December 28, 1953) IN THE RESUBDIVISION OF BLOCK 1 IN E. A. PRATT'S ADDITION TO EVANSTON, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 1875 AS DOCKET NO. 42276, ALL IN COOK COUNTY, ILLINOIS.

Parcel 2: THAT PART OF THE VACATED WEST RAILROAD AVENUE (VACATED BY PLAT OF VACATION RECORDED AS DOCUMENT 87518006) ADJACENT TO THE RESUBDIVISION OF BLOCK 1 IN E. A. PRATT'S ADDITION TO EVANSTON, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS ADDING: COMMENCING AT THE SOUTHEAST CORNER OF LOT 6 IN E. A. PRATT'S ADDITION, AFORESAID; THENCE EAST ON THE SOUTH LINE OF SAID LOT 6, EXTENDED EAST, 59.60 FEET TO A POINT IN THE EAST LINE OF SAID WEST RAILROAD AVENUE; THENCE NORTHWESTERLY ON THE EASTERLY LINE OF SAID WEST RAILROAD AVENUE, 302.45 FEET TO A POINT; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO SAID EASTERLY LINE OF RAILROAD AVENUE, 50.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID RAILROAD AVENUE; THENCE SOUTHEASTERLY ON THE WEST LINE OF SAID WEST RAILROAD AVENUE, 270.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN(s): 11-18-116-021-0000
11-18-116-022-0000
11-18-116-023-0000

COMMONLY KNOWN AS: 1815-1823 Ridge Avenue; Evanston, Illinois.
TRACT 2:

LOTS 1, 2 AND 3 (EXCEPT THAT PART TAKEN FOR WIDENING OF RIDGE AVENUE ACCORDING TO DOCUMENT NO. 15800534 RECORDED DECEMBER 28, 1953) IN THE RESUBDIVISION OF BLOCK 1 IN ELISA A. PRATT'S ADDITION TO EVANSTON, A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, LYING EAST OF RIDGE ROAD, AND WEST OF THE MILWAUKEE DIVISION OF THE CHICAGO AND NORTHWESTERN RAILROAD INN SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.

PIN(s): 11-18-116-018-0000
        11-18-116-019-0000
        11-18-116-020-0000

COMMONLY KNOWN AS: Ridge Avenue & Green Bay Road, Evanston, Illinois.
EXHIBIT B

Addresses and PINs of Properties Removed from the C2 Commercial District and Placed Within the D4 Downtown Transition District

Commonly Known As: 1815-1823 Ridge Avenue

PIN(s):
11-18-116-018-0000
11-18-116-019-0000
11-18-116-020-0000
11-18-116-021-0000
11-18-116-022-0000
11-18-116-023-0000
EXHIBIT C

Map of Properties Removed from the C2 Commercial District and Placed Within the D4 Downtown Transition District
EXHIBIT D

Development Plans
### DWELLING UNITS ALLOCATED

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<thead>
<tr>
<th>APARTMENTS</th>
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<tbody>
<tr>
<td>STUDIO + 1 BA</td>
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<tr>
<td>DOUBLE + 1 BA</td>
</tr>
<tr>
<td>180+180 SQF</td>
</tr>
<tr>
<td>225+225 SQF</td>
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<tr>
<td>270+270 SQF</td>
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<td>TOTAL</td>
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### APARTMENTS

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<tbody>
<tr>
<td>$33,138</td>
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### SITE AREA

- 33,728 SF
- 5.40
- 182,135 SF

### FAR ALLOWED

- 4.15
- 184,664 SF

### FAR USED

- 4.15
- 184,664 SF

### EFFICIENCY

<table>
<thead>
<tr>
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<tr>
<td>3</td>
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<td>10</td>
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<tr>
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<td>1</td>
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### UNIT SPACE

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<tr>
<td>STUDIO + 1 BA</td>
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<td>DOUBLE + 1 BA</td>
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<tr>
<td>180+180 SQF</td>
</tr>
<tr>
<td>225+225 SQF</td>
</tr>
<tr>
<td>270+270 SQF</td>
</tr>
</tbody>
</table>

### HEIGHT

- 327' - 4"

### ROOF

- 117' - 0"
- 30' - 4"

### GROSS LNC

- 100 SF

### PARKING

<table>
<thead>
<tr>
<th>PARKING</th>
</tr>
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<tbody>
<tr>
<td>EL+</td>
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</table>
| 17' - 0"
| 31' - 4"

### NOTES

- Height: 100' - 0"
- Level 2 not used in height calculations due to 75% parking

** PARKING REQUIREMENTS FOR SENIOR LIVING**

- 1 parking space per 4 employees: 100 x 25
- 1 parking space per 4 non-residents: 61 x 16
- 1 parking space per 4 dwelling units: 100 x 26

### Area DJH

<table>
<thead>
<tr>
<th>Centrum Partners LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>1815 OAK AVENUE</td>
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<td>Everett, Illinois</td>
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</tbody>
</table>

**Hirsch Associates LLC**

Architecture + Planning
EXHIBIT E

Landscape Plans