PLAN COMMISSION
Wednesday, July 24, 2019
7:00 P.M.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, James C. Lytle City Council Chambers

AGENDA

1. CALL TO ORDER / DECLARATION OF QUORUM

2. APPROVAL OF MEETING MINUTES: July 10, 2019

3. NEW BUSINESS

   A. Major Adjustment to a Planned Development
      1815 Oak Avenue 19PLND-0039
      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 161 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.

4. PUBLIC COMMENT

5. ADJOURNMENT

The next regular meeting of the Plan Commission is scheduled for WEDNESDAY, AUGUST 7, 2019 at 7:00 P.M. in JAMES C. LYTLE CITY COUNCIL CHAMBERS of the Lorraine H. Morton Civic Center.

Order of agenda items is subject to change. Information about the Plan Commission is available online at: http://www.cityofevanston.org/plancommission. Questions can be directed to Meagan Jones, Neighborhood and Land Use Planner, at 847-448-8170 or via e-mail at mmjones@cityofevanston.org.

The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact the Community Development Department 48 hours in advance of the scheduled meeting so that accommodations can be made at 847-448-8683 (Voice) or 847-448-8064 (TYY).

La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las que no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847/866-2916 (voz) o 847/448-8052 (TDD).
MEETING MINUTES
PLAN COMMISSION
Wednesday, July 10, 2019
7:00 P.M.
Evanston Civic Center, 2100 Ridge Avenue, James C. Lytle Council Chambers

Members Present: Colby Lewis (Chair), Peter Isaac (Vice-Chair), Terri Dubin, Carol Goddard, Andrew Pigozzi, Jane Sloss

Members Absent: Jennifer Draper, George Halik

Staff Present: Scott Mangum, Planning and Zoning Manager
Meagan Jones, Neighborhood and Land Use Planner

Presiding Member: Chairman Lewis

1. CALL TO ORDER / DECLARATION OF QUORUM

Chair Lewis called the meeting to order at 7:00 P.M.

2. APPROVAL OF MEETING MINUTES: June 12, 2019

Chair Lewis suggested an edit to a statement he made regarding reviewing the minutes and video of the May 29, 2019 meeting. Commissioner Goddard made a motion to approve the minutes as amended, seconded by Commissioner Isaac. The Commission voted unanimously, 6-0, to approve the minutes of June 12, 2019 as amended.

3. NEW BUSINESS

A. Text Amendment
   Alcohol Production Facilities 19PLND-0066
   A Zoning Ordinance Text Amendment pursuant to City Code Title 6, Zoning, amending regulations relating to Craft Alcohol Production Facilities

Ms. Jones provided an overview of the proposed text amendment, emphasizing that it was brought about from recent changes to Title 3 Chapter 4 of the City Code. Those changes affect the current definition of Craft Alcohol Production Facilities which, therefore, needs revision to be in line with that section of the Code.
Chair Lewis opened the public hearing to questions from the Commission. Hearing none, he then confirmed the proposed changes proposed to the Zoning Ordinance. Ms. Jones confirmed that while additional changes were approved to Title 3 Chapter 4, the proposed text amendment addresses those changes that directly affect the Zoning Ordinance definition of the alcohol production facilities.

Chair Lewis then opened the hearing to questions, then testimony, from the public. Hearing none, he then asked for comments from the Commission.

Hearing none, the Commission then reviewed the standards for approval of text amendments and found that it met applicable standards.

Commissioner Isaac made a motion to recommend approval of the text amendment as presented by staff. Commissioner Dubin seconded the motion. A roll call vote was taken and the motion passed, 6-0.

Ayes: Dubin, Goddard, Isaac, Lewis, Pigozzi, Sloss

Nays:

B. Text Amendment
128-132 Chicago Ave (100 Chicago Ave) 19PLND-0064
Evanston Gateway, LLC, has applied for approval of a Major Adjustment to a Planned Development in order to add two dwelling units, for a total of 28 dwelling units, where office space currently exists in the proposed mixed-use building approved by Ordinance 61-O-18. No changes will be needed to the approved site development allowances.

Mr. Mangum provided an overview of the existing planned development and the proposed adjustment to add two dwelling units, one 1-bedroom and one 2-bedroom, in place of the office and event space in the originally approved development.

Chair Lewis opened the hearing up to questions from the Commission. Hearing none, he then asked if the applicant would like to speak.

Ms. Katie Janke Dale, DLA Piper and legal representative for the applicant stated that the presentation provided the necessary detail and that the proposed change allows the project to move forward. She then stated that she was available for questions.

Commissioner Pigozzi inquired as to whether or not the project was funded. Ms. Janke Dale replied that funding for the project is still being worked on, however, that is getting close to be complete.

Commissioner Isaac stated that originally office and event space was reviewed on
the 2nd floor. Where will the office space go? Ms. Janke Dale stated that those uses will likely be accommodated on the ground floor. The commercial tenant does not think they will need additional space and the change removes the initial security concerns of having residential and commercial space mix.

Chair Lewis asked if the gardening education will still exist. Ms. Janke Dale responded that it will still be a part of the ethos of the project it just won’t be on the second floor. Chair Lewis stated that the change does take care of the concern of commercial customers having access to residential floors.

Chair Lewis opened the hearing to public testimony.

Matt Rodgers stated that he was still excited for the project and it was a great move to remove the event space given the event space that will be opening down the street. Additional residences are a plus.

Alderman Rainey stated that the event space mentioned will be at the former Sherwin Williams space.

Chair Lewis opened the hearing to comments from the Commission. Commissioner Isaac stated that he sees the proposed change as a positive. Chair Lewis agreed, stating the additional residential is a plus.

Commissioner Isaac asked for clarification on what causes the need for special use standards. Mr. Mangum explained that the planned development itself is considered a special use within the zoning district. Chair Lewis added that the Commission is looking at specifically at the proposed change not the overall previously approved development.

The Commission then reviewed the standards for approval and found that the proposed adjustment meets the intent of the City’s various plans, will not have a negative effect on surrounding properties previously met standards with the original planned development’s approval.

Commissioner Isaac asked for a breakdown of how the reduced required parking was calculated. Mr. Mangum stated that 2,000 square feet of the least intensive parking use can be removed from the calculation, which is now subtracted from retail use. This created a reduction in the number of required spaces to 8. The change in dwelling units creates a need of 24 spaces. The office use was removed as were the required parking associated with it.

Commissioner Sloss made a motion to recommend approval of the major adjustment to 100 Chicago with 2 additional dwelling units. Seconded by Commissioner Goddard. A roll call vote was taken and the motion passed, 6-0.
Ayes: Dubin, Goddard, Isaac, Lewis, Pigozzi, Sloss
Nays:

4. PUBLIC COMMENT

There was no public comment.

5. ADJOURNMENT

Commissioner Dubin made a motion to adjourn the meeting. Commissioner Isaac seconded the motion.

A voice vote was taken and the motion was approved by voice vote 6-0. The meeting was adjourned at 7:39 pm.

Respectfully Submitted,
Meagan Jones
Neighborhood and Land Use Planner
Community Development Department
Plan Commission

Major Adjustment to a Planned Development

1815 Oak Ave.
19PLND-0039
To: Chair and Members of the Plan Commission

From: Johanna Leonard, Director of Community Development
Scott Mangum, Planning and Zoning Manager
Meagan Jones, Neighborhood and Land Use Planner

Subject: Major Adjustment to a Planned Development
1815 Oak Avenue, 19PLND-0039

Date: July 18, 2019

Request
The applicant is requesting approval of 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 161 units/rooms from 163), eliminating the site development allowance for maximum number of dwelling units.

Notice
The Application has been filed in conformance with applicable procedural and public notice requirements. Newspaper notice was published in the Evanston Review on July 4, 2019.

General Information

Applicant/Owner: 1815 Ridge Avenue, LLC
Michael McLean
225 W. Hubbard Street, 4th Floor
Chicago, IL 60654

Existing Zoning: D4 Downtown Transition District

Existing Land Use: Vacant

Property Size: 33,666 sq. ft. (0.97 acres)

PINs: 11-18-116-018-0000, -019-0000, -020-0000, -021-0000, -022-0000, -023-0000
### Surrounding Zoning and Land Uses

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<tr>
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<th>Zoning</th>
<th>Land Use</th>
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<tr>
<td>North</td>
<td>RP, Research Park and C2, Commercial</td>
<td>Vacant land and Metra Railroad ROW</td>
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<tr>
<td>South</td>
<td>C2, Commercial</td>
<td>Mt. Zion Church</td>
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<tr>
<td>East</td>
<td>RP, Research Park</td>
<td>Metra Railroad ROW</td>
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<tr>
<td>West</td>
<td>O1, Office and R5 General Residential</td>
<td>Multi-family Residential and Office Use</td>
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### Analysis

#### Project History

On July 25, 2016, the City Council adopted Ordinance 47-O-16 which granted approval of the Planned Development for construction of a 10-story senior living facility with 102 dwelling units (independent living and assisted living), 31 assisted living with cognitive impairment units, 30 memory care units and 67 parking spaces on site. The development included one site development allowance for the 102 dwelling units. Per Ordinance 47-O-16, the applicant had eighteen months, until January 25, 2018, to obtain a building permit and start the construction of the project and two years to complete the project from the time of building permit issuance. Extensions were granted by City Council on January 8, 2018 and December 10, 2018.

On March 15, 2017, a minor adjustment to the planned development to increase upper level building setbacks from 0 to 26 feet 6 inches at a height of 44 feet, add a 4th floor terrace, and relocate stairway and mechanical equipment on the north end of the building was administratively approved by the Zoning Administrator with the review and recommendation of the Design and Project Review (DAPR) Committee.

#### Proposed Adjustment Description

The applicant is requesting a Major Adjustment to the Planned Development in order to construct a 9-story senior living facility building with a mix of 43 dwelling units (Independent Living), 84 assisted living units, and 34 memory care units (revised from an initial 33 units on the submitted adjustment application). The proposed changes lead to an increase in FAR, an increase in parking spaces, an increased side yard setback (south), and a reduction of dwelling units.

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Rendering of originally approved development (left) and the proposed amendment (right)
As stated above, the approved planned development was granted a site development allowance for 102 dwelling units where a maximum of 84 was otherwise allowed. The total number of units in the building will decrease from 163 to 161. With the change in unit mix within the building, including the additional memory care unit on the 3rd floor, there are now only a total of 43 dwelling units (with kitchens) proposed which would eliminate the need for the previous site development allowance.

The project does not fall under the current Inclusionary Housing Ordinance requirements but still intends to pay a one-time contribution of $400,000 to the City’s Affordable Housing Fund and provide two on-site affordable units at 80% Area Median Income (AMI) per conditions of the original approval.

There is a slightly reduced amount of required parking, from 65 to 64. The applicant will increase the provided parking spaces slightly from 67 to 70 spaces (68 compliant, 2 compact). The majority of this parking will now be below grade, which leads to the reduction building height from 10 stories to 9 stories. The zoning height will remain unchanged because above-grade floors that are dedicated to parking are not included in the building height calculation in downtown zoning districts.

Though there is a reduction in the number of stories of the building, the FAR will increase from the original approval of 4.35 to 4.47. With the reconfiguration of several floors within the building, there is additional floor area that is being used on the upper levels that counts towards FAR calculations.

A full comparison chart of the bulk requirements is attached.

The applicant also intends to make improvements to the Mt. Zion Baptist Church property to the south of the site including reconfiguring and resurfacing the parking lot.
and adding a sidewalk on the west side of Oak Avenue. The applicant will also be revising the intersection at Clark Street and Oak Avenue to aid in pedestrian safety and moving vehicle traffic to and from the site.

All other conditions as stated in ordinance 47-O-16 will still apply should the Major Adjustment be approved.

DAPR Committee Review
The Design and Project Review Committee reviewed the proposed Major Adjustment to the Planned Development on June 26, 2019. The Committee unanimously recommended approval of the proposed development at the June 26, 2019, meeting subject to addressing the emergency access off of Ridge Avenue and clarifying changes to the Clark Street/Oak Avenue intersection.

Recommendation
Based on the analysis above and the DAPR Committee recommendation, staff recommends the Plan Commission make a positive recommendation for approval of the Major Adjustment to the 1815 Oak Avenue Planned Development.

Attachments
1815 Oak Avenue Major Adjustment Application
Plat of Survey
Approved and Proposed Plans
Comparison Chart of Bulk Requirements
Ordinance 47-O-16
Minutes from the June 26, 2019, DAPR meeting
PLANNED DEVELOPMENT
APPLICATION

Case Number: __________________________

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: ________________________________ Organization: ________________________________

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

Phone: Work: ___________________________ 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.”

_________________________________________ 4/22/19
Applicant Signature – REQUIRED Date
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: bctron@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:
7. MULTIPLE PROPERTY OWNERS  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.”

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<tr>
<th>NAME and ADDRESS (es) or PIN(s)</th>
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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.
PLAT of SURVEY

TRACT 1:
PARCEL B: Lots 4, 5, 6 and 7 (except that part taken for widening Ridge Avenue according to Document No. 15800534 recorded December 29, 1953) is the Resubdivision of Block 1 in E. A. Pratt's Addition to Elavanston, a Subdivision of part of the Northwest Quarter of the Southwest Quarter of Section 16, Township 47 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded August 3, 1875 as Docket No. 42275, in Cook County, Illinois.

Permit: That part of the vacated West Railroad Avenue (vacated by Plat of Vacation recorded as Document No. 6751609) adjacent to the Resubdivision of Block 1 in E. A. Pratt's Addition to Elavanston, a Subdivision of part of the Northwest Quarter of the Southwest Quarter of Section 16, Township 47 North, Range 14 East of the Third Principal Meridian, described as follows:

Commencing at the Southeast corner of Lot 6 in E. A. Pratt's Addition, thence East on the South line of said Lot 6, thence North on the East line of said West Railroad Avenue to a point in the East line of said West Railroad Avenue, thence Northwesterly on the East line of said West Railroad Avenue, 300.45 feet to a point thence Southerly at right angles to said East line of said Railroad Avenue, 50.00 feet to a point on the West line of said Railroad Avenue, thence Southeastwesterly on the West line of said West Railroad Avenue, 270.26 feet to the point of beginning, in Cook County, Illinois.

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 29, 1953) is the Resubdivision of Block 1 in E. A. Pratt's Addition to Evanston, a Subdivision of the Southwest quarter of the Northwest quarter, being East of Ridge Road, and West of the Milwaukee Division of the Chicago and Northwestern Railroad in Section 16, Township 47 North, Range 14 East of the Third Principal Meridian.

Commonly known as: Ridge Avenue & Green Bay Road, Evanston, Illinois.

STUDY NOTES
Area of Tract 1 = 50,500 sq. ft.
Area of Tract 2 = 3,997 sq. ft.
Total area = 54,497 sq. ft.

GENERAL NOTES:
All information provided to this surveyor is above or noted herein.

The description on this plat was provided to us by the client, and does not guarantee accuracy, and should be compared to your deed, abstract, title report, and local ordinances, no responsibility is assumed by Surveyor.

Compare all points before filing by name and report any discrepancy or error.

Dimensions are shown in feet and decimals parts thereof, no dimensions is to be assumed by scaling.

B.H. SUHR & COMPANY, INC.

J. H. BURFORD

EVANSTON, ILLINOIS 60202

TOLL Free: 1-800-365-5585

E-Mail: SUHRAV@SUHRAV.COM

FAX: 708-944-5214

(708) 944-5200

RIDGE AVE. & GREEN BAY RD. PARKING

NOVEMBER 2, 1951

Owner # 15-88-C

Gerber, T. & Stewart

Continental Partners LLC

FILED AND ADOPTED BY THE CITY COUNCIL NOVEMBER 3, 1951

REVISED DATE: NOVEMBER 3, 1951

This drawing was made to establish Lots 18-270 and 23-300 with property not reviewed.

By

Dwight R. Gerber

Real Estate Dept.

15-88-C

1951

Incorporated: June 27, 1951

From a plat made by Hiram T. Gerber, surveyor.

MILWAUKEE DIVISION OF THE CHICAGO & NORTHWESTERN RAILROAD
The following areas shall be excluded from calculations for "floor area": elevator shafts, area.

Floor Area (Gross Floor Area): The sum of the gross horizontal areas of the several floors of a building, except a cellar floor, measured from the exterior faces of the exterior walls or from the center line of walls separating two (2) buildings. The "floor area" of a building shall also be the sum of the areas of all rooms and halls in a building, including rooms used as storage, sleeping, or office spaces, but excluding stairways, halls, porches or porches covered by a roof suitable for covering a habitable room. Any space in a building, except a cellar floor, measured from the exterior faces of the exterior walls or from the center line of walls separating two (2) buildings. The "floor area" of a building shall also be the sum of the areas of all rooms and halls in a building, including rooms used as storage, sleeping, or office spaces, but excluding stairways, halls, porches or porches covered by a roof suitable for covering a habitable room. Any space

FAR EXEMPT AREAS

TOTAL AREA (FAR EXEMPT) 45648 SF

NOT FOR CONSTRUCTION
IN PROGRESS - FOR INFORMATION ONLY
Level 4 Floor plan - Assisted Living

CONDOR PARTNERS, LLC
SOLERA SENIOR LIVING
1815 OAK AVENUE
Evanston, Illinois

June 19, 2019
14021

Hirsch Associates LLC
Architecture + Planning
**Available APARTMENTS**

<table>
<thead>
<tr>
<th>FLR/FLR</th>
<th># OF UNITS</th>
<th>GROSS</th>
<th>PARKING</th>
<th>EL.</th>
<th>ABOVE LOBBY</th>
<th>FAR ALLOWED</th>
<th>FAR USED</th>
<th>AREA EXCLUDED</th>
<th>FAR GSF</th>
<th>PARKING SPACES</th>
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<tr>
<td>500 SF</td>
<td>500 SF</td>
<td></td>
<td>33</td>
<td>18,303 SF</td>
<td>70' - 10&quot;</td>
<td>60' - 10&quot;</td>
<td>650 SF</td>
<td>1,054 SF</td>
<td>115' - 6&quot;</td>
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<td>400 SF</td>
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<td>33</td>
<td>18,303 SF</td>
<td>70' - 10&quot;</td>
<td>60' - 10&quot;</td>
<td>650 SF</td>
<td>1,054 SF</td>
<td>115' - 6&quot;</td>
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<td>300 SF</td>
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<td>33</td>
<td>18,303 SF</td>
<td>70' - 10&quot;</td>
<td>60' - 10&quot;</td>
<td>650 SF</td>
<td>1,054 SF</td>
<td>115' - 6&quot;</td>
<td>0 SF</td>
</tr>
</tbody>
</table>

**NOTES:**

**Parking Requirements for Senior Living:**
- 1 parking space per 4 employees: 100 = 20
- 1 parking space per 4 rooming units: 33 = 7
- 1 parking space per 3 dwelling units: 127 = 43

**Zoning height = 105'-0"**

**Area Calculations**

**1815 OAK AVENUE - 19 JUNE 2019**

Hirsch Associates

© HIRSCH ASSOCIATES, LLC 2017

Author

14021

1815 OAK AVENUE

Evanston, Illinois

03 APRIL, 2019

Max FAR in D4 is 5.4

IL = Independent Living, (AL) = Assisted Living, (ALCI) = Assisted Living Cognitive Impairment, (MC) = Memory Care

Available

SITE AREA: 33,728 SF

FAR ALLOWED: 5.40

182,131 SF

03 APRIL, 2019

14021

1815 OAK AVENUE - 19 JUNE 2019

HIRSCH ASSOCIATES

(SOLERA SENIOR LIVING)

Area Calculations

**Notes:**

**Parking Requirements for Senior Living:**
- 1 parking space per 4 employees: 100 = 20
- 1 parking space per 4 rooming units: 33 = 7
- 1 parking space per 3 dwelling units: 127 = 43

**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><strong># of Units</strong></td>
<td>84</td>
<td>102 d.u. (163 total units: 33 Independent Living, 69 Assisted Living, 61 Memory Care &amp; Assisted Living w/ Cl)</td>
<td>102 d.u. (163 total units: 41 Independent Living, 60 Assisted Living, 62 Memory Care &amp; Assisted Living w/ Cl)</td>
</tr>
<tr>
<td><strong>Zoning Height</strong></td>
<td>105 ft. (145 w/ s.d.a.)</td>
<td>105 ft. (10 stories)</td>
<td>105 ft. (10 stories)</td>
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<tr>
<td><strong>FAR</strong></td>
<td>5.4 (6.0 w/ s.d.a.)</td>
<td>4.35</td>
<td>3.96</td>
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<tr>
<td><strong># of Parking Spaces</strong></td>
<td>64</td>
<td>67</td>
<td>67</td>
</tr>
<tr>
<td><strong>Setbacks</strong></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><strong>Loading Berths</strong></td>
<td>1 short</td>
<td>2 short</td>
<td>2 short</td>
</tr>
</tbody>
</table>

s.d.a. = Site Development Allowance
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. 15800534 RECORDED 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 FOLLOWS: 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
1815 OAK AVENUE - SENIOR HOUSING

E v a n s t o n , I l l i n o i s

Centrum Partners LLC
15 June, 2016

Hirsch Associates LLC
Architecture + Planning
EXHIBIT E

Landscape Plans
DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
June 26, 2019


Staff Present: M. Rivera

Others Present:

Presiding Member: J. Leonard

A quorum being present, J. Leonard called the meeting to order at 2:31 pm.

New Business

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.

APPLICATION PRESENTED BY: Michael McLean, applicant
Matthew Starmal, architect

DISCUSSION:

- M. Mclean stated there are programing changes, number of memory care units reduced, stating the market does not support the originally proposed 60 units. He stated the unit mix changed.
- M. Starmal stated the actual building bulk is less, but the FAR increased some.
- M. Mclean stated parking was on the 2nd floor which has now been moved underground. The zoning height remains the same, the actual height is lower.
- M. Starmal stated the exterior building materials have remained mostly the same.
- M. Mclean stated they reduced the number of different colors.
- S. Mangum stated removing the 4th floor balcony is an improvement.
- Discussion on how the exterior building materials and details break up the building massing.
- S. Mangum stated the dwelling unit reduction eliminates that site development allowance.
• Was noted that some kitchens were changed to kitchenettes which reduced the dwelling count.
• M. Jones stated the parking count is compliant, but there are two compact stalls, which do not count, could be eliminated since they are in odd locations.
• Signage to be installed stating no exit onto Ridge Avenue.
• M. Mclean stated they plan to have valet parking for days with increased visitation, such as Mother's Day.
• M. Mclean stated the landscape plan changed, they can't plant trees on the Church property as planned since the area is capped, environmental regulations prevent the tree planting.
• M. Mclean noted changes to the Oak Avenue and Clark Street configuration to direct through traffic from traveling north of the street curve.
• S. Mangum noted that input from traffic engineering may be necessary regarding the proposed change to the intersection.
• S. Mangum asked about regrading to join the parking areas on the Church property as it relates to environmental regulations.
• M. Mclean stated the grading is on top of the cap, complies with regulations.
• Discussion about emergency vehicle access from Ridge Avenue and Oak Avenue/Clark Street, potential signage, no bollards.
• J. Leonard stated they should plan to revisit this issue once the building is occupied.
• M. Mclean stated there is no change to the affordable dwelling count. They have a new partner to operate the building, Solaris Senior Living.

S. Mangum made a motion to recommend approval of the major adjustment to the approved planned development, subject to addressing concerns with emergency access off of Ridge Avenue and proposed change to the Oak Avenue/Clark Street intersection, seconded by J. Leonard.

The Committee voted, 7-0, to recommend approval of the major adjustment to the approved planned development subject to the condition noted above.

Adjournment

J. Leonard made a motion to adjourn, seconded by S. Mangum. The Committee voted, 7-0, to adjourn. The Committee adjourned at 3:05 pm.

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.

Respectfully submitted,
Michael Griffith