DESIGN AND PROJECT REVIEW COMMITTEE (DAPR)
Wednesday, March 1, 2017
2:30 P.M.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2404

AGENDA

I. CALL TO ORDER/DECLARATION OF QUORUM, MARK MUENZER, CHAIR

1. 1121 Sherman Avenue
   Recommendation to ZBA
   Matt Rodgers, zoning consultant, submits for major zoning relief for a second story addition with a 1.9’ north interior side yard setback where 5’ is required and a 9.4’ front yard setback where 13.2’ is required and 9.4’ currently exists, in the R3 Two-Family Residential District.

2. 831 Emerson Street
   Planned Development
   Tim Anderson, CA/Focus Evanston JV, LLC, has applied for a Planned Development with a rezoning from C1 Commercial and R5 General Residential to C1a Commercial Mixed Use and Special Use for a Convenience Store to construct a 9-story, 242-unit residential building with a 3,330 square foot ground floor commercial space and 175 parking spaces. The applicant seeks site development allowances for: number of dwelling units, building height (98.5 feet), floor area ratio (4.66), number of parking spaces, 0-foot rear and side yard setbacks for open parking along the north, east, and west property lines, no landscaping buffer along the rear (north) property line, a loading berth in the front yard which is open to the sky and within 30 feet of an intersection, and reduced setback and screening for generators and transformers located within 2 feet of a building.

II. APPROVAL OF MINUTES: February 22, 2017 DAPR Committee meeting

III. ADJOURNMENT

The next DAPR meeting is scheduled for Wednesday, March 8, 2017 at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Order & Agenda Items are subject to change. Information about the Design and Project Review (DAPR) Committee is available at: http://www.cityofevanston.org/government/boards-commissions/design-and-project-review-committee/index.php

Questions can be directed to Meagan Jones at 847.448.8170.

The City is committed to ensuring accessibility for all citizens; if an accommodation is needed to participate in this meeting, please contact this Department 48 hours in advance so that arrangements can be made for the accommodation if possible.

La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las quines no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847/866-2916 (voz) o 847/448-8052 (TDD).
Design and Project Review (DAPR)

1121 Sherman Ave.

Recommendation to ZBA
1121 Sherman Ave. aerial view

February 23, 2017

- User drawn points
- Tax Parcels

This map is not a plat of survey. This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapdisclaimers.html for more information.
1121 Sherman Ave
Evanston, Il 60201
<table>
<thead>
<tr>
<th>Case Number:</th>
<th>Case Status/Determination:</th>
</tr>
</thead>
<tbody>
<tr>
<td>17ZONA-0026</td>
<td>Non-Compliant</td>
</tr>
</tbody>
</table>

**Proposal:**

2nd story addition, new front stoop, new rear deck, remove concrete in rear yard

### Site Information:

<table>
<thead>
<tr>
<th>Property Address:</th>
<th>Zoning District:</th>
<th>Overlay District:</th>
<th>Preservation District:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1121 SHERMAN AVE</td>
<td>R3</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Applicant:** Mary Beth Berns

**Phone Number:**

**Signature**

**Date**

### Zoning Section

<table>
<thead>
<tr>
<th>Zoning Section</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>6-8-4-7-A-3</td>
<td>5’ interior side yard setback required for principal structure</td>
</tr>
<tr>
<td></td>
<td>Propose 1.9’ north interior side yard setback for 2nd story addition</td>
</tr>
<tr>
<td>6-4-1-9-A-5</td>
<td>Average front yard setback of houses N &amp; S is 13.2’</td>
</tr>
<tr>
<td></td>
<td>Propose 9.4’ front yard setback for 2nd story addition</td>
</tr>
</tbody>
</table>

**Recommendation(s):** Click on the link(s) below to access online application(s)
City of Evanston
ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: Closed/Non-compliant   February 23, 2017

RESULTS OF ANALYSIS: Non-Compliant

<table>
<thead>
<tr>
<th>Z.A. Number:</th>
<th>17ZONA-0026</th>
<th>Purpose:</th>
<th>Zoning Analysis without Bld Permit App</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>1121 SHERMAN AVE</td>
<td>District:</td>
<td>R3</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Mary Beth Berns</td>
<td>Overlay:</td>
<td>Preservation</td>
</tr>
<tr>
<td>Phone:</td>
<td></td>
<td>Reviewer:</td>
<td>Melissa Klotz</td>
</tr>
</tbody>
</table>

**THIS APPLICATION PROPOSES (select all that apply):**
- 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

**Proposed Description:**
2nd story addition, new front stoop, new rear deck, remove concrete in rear yard

**ANALYSIS BASED ON:**
- Plans Dated:
- Prepared By: Berns Architecture
- Survey Dated:
- Existing Improvements: SFD

**ZONING ANALYSIS**

**PRINCIPAL USE AND STRUCTURE**

<table>
<thead>
<tr>
<th>USE:</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling - SF Detached</td>
<td></td>
<td></td>
<td></td>
<td>Compliant</td>
</tr>
</tbody>
</table>

**Minimum Lot Width (LF):**

- USE: Single Family Detached
- Minimum Lot Width: 35 LF
- Minimum Lot Width: 30 LF
- Determination: Legal Non-Conforming

**Minimum Lot Area (SF):**

- USE: Single Family Detached
- Minimum Lot Area: 5,000 sqft
- Minimum Lot Area: 4112 sqf
- Determination: Legal Non-Conforming

**Dwelling Units:**

- 1
- Determination: Compliant

**Rooming Units:**

- 1
- Determination: Compliant

**Building Lot Coverage (SF):**

- (defined, including subtractions & additions):
- 45% 1802.5 1802.5  Compliant
- 43.8% 43.8%

**Impervious Surface Coverage (SF, %):**

- 60% 3644.1 2460.2  Compliant
- 88.6% 59.8%

**Accessory Structure Rear Yard Coverage:**

- 40% of rear yard
- Determination: Compliant

LF: Linear Feet   SF: Square Feet   FT: Feet
### Gross Floor Area (SF)

<table>
<thead>
<tr>
<th>Use</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Height (FT)

<table>
<thead>
<tr>
<th>Front Yard(1) (FT)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direction:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Street:  
Comments:  

<table>
<thead>
<tr>
<th>Front Yard(2) (FT)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direction:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Street:  
Comments:  

### Street Side Yard (FT)

<table>
<thead>
<tr>
<th>Street Side Yard (FT)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direction:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Street:  
Comments:  

### Interior Side Yard(1) (FT)

<table>
<thead>
<tr>
<th>Interior Side Yard(1) (FT)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direction: N</td>
<td></td>
<td>1.9</td>
<td>1.9</td>
<td>Non-Compliant</td>
</tr>
</tbody>
</table>

Comments:  

### Interior Side Yard(2) (FT)

<table>
<thead>
<tr>
<th>Interior Side Yard(2) (FT)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direction: S</td>
<td></td>
<td>5.3</td>
<td>5.3</td>
<td>Compliant</td>
</tr>
</tbody>
</table>

Comments:  

### Rear Yard (FT)

<table>
<thead>
<tr>
<th>Rear Yard (FT)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direction:</td>
<td></td>
<td>30</td>
<td>67.5</td>
<td>Compliant</td>
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</table>

Comments:  

#### ACCESSORY USE AND STRUCTURE

<table>
<thead>
<tr>
<th>Use (1)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
</table>

Permitted Districts:  
Garage (Det), Coachhouse or Carport  
Legal Non-Conforming  

Comments:  

Permitted Required Yard:  
Comments:  

Additional Standards:  
Comments:  

Height (FT)  
Flat or mansard roof 14.5', ot  

Comments:  

Distance from Principal Building:  
10.00'  

Comments:  

Front Yard(1A) (FT)  
Direction:  
Street:  
Comments:  

---

LF: Linear Feet  SF: Square Feet  FT: Feet

**Page 2**
<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard(1B) (FT)</td>
<td>Direction:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street Side Yard (FT)</td>
<td>Direction:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street:</td>
<td></td>
<td></td>
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<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Interior Side Yard(1A) (FT)</td>
<td>Direction: N</td>
<td></td>
<td></td>
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<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Interior Side Yard(1B) (FT)</td>
<td>Direction: S</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear Yard (FT)</td>
<td>Direction:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
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**ACCESSORY USE AND STRUCTURE 2**

<table>
<thead>
<tr>
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<th>Proposed</th>
<th>Determination</th>
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</thead>
<tbody>
<tr>
<td>Permitted Districts:</td>
<td></td>
<td>Deck or Patio (raised)</td>
<td></td>
<td>Compliant</td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Permitted Required Yard:</td>
<td></td>
<td>Rear Yard</td>
<td></td>
<td>Compliant</td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Additional Standards:</td>
<td>1' setback for landing/steps</td>
<td>2' (landing/steeps)</td>
<td></td>
<td>Compliant</td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Height (FT)</td>
<td>Flat or mansard roof 14.5', ot</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Distance from Principal Building:</td>
<td>10.00'</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Yard(2A) (FT)</td>
<td>Direction:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street:</td>
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</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Yard(2B) (FT)</td>
<td>Direction:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street:</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

**LEGEND**

- LF: Linear Feet
- SF: Square Feet
- FT: Feet
<table>
<thead>
<tr>
<th>Interior Side Yard(2A) (FT)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direction: N</td>
<td>3</td>
<td></td>
<td>+3</td>
<td>Compliant</td>
</tr>
</tbody>
</table>

Comments:

<table>
<thead>
<tr>
<th>Interior Side Yard(2B) (FT)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direction: S</td>
<td>5 &amp; 3</td>
<td></td>
<td>5.3</td>
<td>Compliant</td>
</tr>
</tbody>
</table>

Comments:

<table>
<thead>
<tr>
<th>Rear Yard (FT)</th>
<th>Standard</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direction:</td>
<td>3</td>
<td>+40</td>
<td>Compliant</td>
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</tbody>
</table>

Comments:

### PARKING REQUIREMENTS

<table>
<thead>
<tr>
<th>Use(1): Single-family Detached</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2 per dwelling unit (Table 16-B).</td>
<td>3</td>
<td>NC</td>
<td>Compliant</td>
</tr>
</tbody>
</table>

Comments:

Use(2):

Comments:

Use(3):

Comments:

<table>
<thead>
<tr>
<th>TOTAL REQUIRED:</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
</table>

Comments:

Handicap Parking Spaces: Sec. 6-16-2-6

Comments:

Access: Sec. 6-16-2-2

Comments:

Vertical Clearance (LF): 7'

Comments:

Surfacing: Sec. 6-16-2-8 (E)

Comments:

Location: Sec. 6-4-6-2

Comments:

Angle(1):

Comments:

Width(W) (FT) Comments:

Depth(D) (FT) Comments:

Aisle(A) (FT) Comments:

Module (FT) Comments:
<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
</table>

**Angle(2):**
- Comments:

**Width(W) (FT):**
- Comments:

**Depth(D) (FT):**
- Comments:

**Aisle(A) (FT):**
- Comments:

**Module (FT):**
- Comments:

Garage Setback from Alley Access (FT)
- Comments:

### LOADING REQUIREMENTS

<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
</table>

Loading Use:
- Comments:

**TOTAL (long):**

**TOTAL (short):**

**Long Berth Size (FT):** 12' wide x 50' deep
- Comments:

**Short Berth Size (FT):** 10' wide x 35' deep
- Comments:

**Vertical Clearance (FT):** 14'
- Comments:

**Location:** Sec. 6-16-4-1
- Comments:

### MISCELLANEOUS REQUIREMENTS

<table>
<thead>
<tr>
<th>Requirement (1):</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
</table>

Air Conditioner condenser

- Comments:

**Requirement (2):**
- Comments:

**Requirement (3):**
- Comments:

### COMMENTS AND/OR NOTES

Analysis Comments
RESULTS OF ANALYSIS

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

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

See attached comments and/or notes.

SIGNATURE

DATE
1. PROPERTY

Address: 1121 Sherman Ave

Permanent Identification Number(s):
PIN 1: 111191110100000 PIN 2: __________
(Note: An accurate plat of survey for all properties that are subject to this application must be submitted with the application.)

2. APPLICANT

Name: Matt Rodgers

Organization: 

Address: 133 Clyde Ave #2S

City, State, Zip: Evanston, IL 60202

Phone: Work: __________ Home: __________ Cell/Other: 773.848.8372

Fax: Work: __________ Home: __________

E-mail: mattrodgers67@comcast.net

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

- same
- builder/contractor
- architect
- attorney
- officer of board of directors
- contract purchaser
- lessee
- other: zoning consultant
- potential lessee
- real estate agent

3. PROPERTY OWNER (Required if different than applicant. All property owners must be listed and must sign below.)

Name(s) or Organization: BP Development LLC - A

Address: 2232 Central Park Ave

City, State, Zip: Evanston, IL 60201

Phone: Work: 847.857.0631 Home: __________ Cell/Other: 

Fax: __________

E-mail: buildpotential@gmail.com

"By signing below, I give my permission for the Applicant named above to act as my agent in all matters concerning this application. I understand that the Applicant will be the primary contact for information and decisions during the processing of this application, and I may not be contacted directly by the City of Evanston. I understand as well that I may change the Applicant for this application at any time by contacting the Zoning Office in writing."

M. Rodger's 02.14.17
Property Owner(s) Signature(s) -- REQUIRED 02.14.17
Date

4. 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

02.14.17

Date
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- [ ] Completed and Signed Application Form
- [ ] Plat of Survey Date of Survey: 08.01.2016
- [ ] Project Site Plan Date of Drawings: 02.14.17
- [ ] Plan or Graphic Drawings of Proposal (if needed, see notes)
- [ ] Non-Compliant Zoning Analysis
- [ ] Proof of Ownership Document Submitted: contract to purchase
- [ ] Application Fee (see zoning fees) Amount $ plus Deposit Fee $150

Note: Incomplete applications will not be accepted. Although some of these materials may be on file with another City application, individual City applications must be complete with their own required documents.

Plat of Survey
(1) One copy of plat of survey, drawn to scale, that accurately reflects current conditions.

Site Plan
(1) One copy of site plan, drawn to scale, showing all dimensions.

Plan or Graphic Drawings of Proposal
A Major Variance application requires graphic representations for any elevated proposal—garages, home additions, roofed porches, etc. Applications for a/c units, driveways, concrete walks do not need graphic drawings; their proposed locations on the submitted site plan will suffice.

Proof of Ownership
Accepted documents for Proof of Ownership include: a deed, mortgage, contract to purchase, closing documents (price may be blacked out on submitted documents).
- Tax bill will not be accepted as Proof of Ownership.

Non-Compliant Zoning Analysis
This document informed you that the proposed project is non-compliant with the Zoning Code and is eligible to apply for a major variance.

Application Fee
* IMPORTANT NOTE: Except for owner-occupied residents in districts R1, R2 & R3, a separate application fee will be assessed for each variation requested.

The fee application fee depends on your zoning district (see zoning fees). Acceptable forms of payment are: Cash, Check, or Credit Card.
6. PROPOSED PROJECT

A. Briefly describe the proposed project:
   Add second floor addition to existing home and build a new deck.

B. Have you applied for a Building Permit for this project?  [ ] NO  [ ] YES
   (Date Applied: ____________________  Building Permit Application #: ________________)

REQUESTED VARIATIONS

What specific variations are you requesting?  For each variation, indicate (A) the specific section of the Zoning Ordinance that identifies the requirement, (B) the requirement (minimum or maximum) from which you seek relief, and (C) the amount of the exception to this requirement you request the City to grant.
(See the Zoning Analysis Summary Sheet for your project's information)

<table>
<thead>
<tr>
<th>(A) Section</th>
<th>(B) Requirement to be Varied</th>
<th>(C) Requested Variation</th>
</tr>
</thead>
<tbody>
<tr>
<td>(ex. &quot;6-8-3-4&quot;)</td>
<td>(ex. &quot;requires a minimum front yard setback of 27 feet&quot;)</td>
<td>(ex. &quot;a front yard setback of 25.25 feet&quot;)</td>
</tr>
</tbody>
</table>

1. 6-8-4-7-(3)  requires a minimum 5' side yard setback  1.97' side yard setback

2. 6-4-1-9-A-5  Average front yard setback is 13.2'  9.4' front yard setback

3. 

* For multiple variations, see "IMPORTANT NOTE" under "Application Fee & Transcript Deposit" on Page 2.
B. A variation's purpose is to provide relief from specified provisions of the zoning ordinance that may unduly impact property due to the property's particular peculiarity and special characteristics. What characteristics of your property prevent compliance with the Zoning Ordinance requirements?

Please see attached

1. The requested variation will not have a substantial adverse impact on the use, enjoyment, or property values of adjoining (touching or joining at any point, line, or boundary) properties.

Please see attached

2. The property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out.

Please see attached

3. Either...

(a) the purpose of the variation is not based exclusively upon a desire to extract income from the property, or
(b) while the granting of the variation will result in additional income to the applicant and while the applicant for the variation may not have demonstrated that the application is not based exclusively upon a desire to extract additional income from the property, the Zoning Board of Appeals or the City Council, depending upon final jurisdiction under §6-3-8-2, has found that public benefits to the surrounding neighborhood and the City as a whole will be derived from approval of the variation, that include, but are not limited to any of the standards of §6-3-6-3.

Please see attached

4. The alleged difficulty or hardship has not been self-created, if so, please explain.

Please see attached
5. Have other alternatives been considered, and if so, why would they not work?

Please see attached

City of Evanston
DISCLOSURE STATEMENT FOR ZONING HEARINGS
(This form is required for all Major Variances and Special Use Applications)

The Evanston City Code, Title 1, Chapter 18, requires any persons or entities who request the City Council to grant zoning amendments, variations, or special uses, including planned developments, to make the following disclosures of information. The applicant is responsible for keeping the disclosure information current until the City Council has taken action on the application. For all hearings, this information is used to avoid conflicts of interest on the part of decision-makers.

1. If applicant is an agent or designee, list the name, address, phone, fax, and any other contact information of the proposed user of the land for which this application for zoning relief is made:
   Does not apply.
   
   BP Development LLC - A
   Mary Beth Berns
   2232 Central Park Ave
   Evanston, IL 60201
   847.857.0631

2. If a person or organization owns or controls the proposed land user, list the name, address, phone, fax, and any other contact information of person or entity having constructive control of the proposed land user. Same as number _____ above, or indicated below. (An example of this situation is if the land user is a division or subsidiary of another person or organization.)

   same as above

3. List the name, address, phone, fax, and any other contact information of person or entity holding title to the subject property. Same as number _____ above, or indicated below.

   same as above
4. List the name, address, phone, fax, and any other contact information of person or entity having constructive control of the subject property. Same as number _____ above, or indicated below.

same as above

If Applicant or Proposed Land User is a Corporation

Any corporation required by law to file a statement with any other governmental agency providing substantially the information required below may submit a copy of this statement in lieu of completing a and b below.

a. Names and addresses of all officers and directors.

Mary Beth Berns
2232 Central Park Ave
Evanston, IL 60201

b. Names, addresses, and percentage of interest of all shareholders. If there are fewer than 33 shareholders, or shareholders holding 3% or more of the ownership interest in the corporation or if there are more than 33 shareholders.

Mary Beth Berns 100%

If Applicant or Proposed Land User is not a Corporation

Name, address, percentage of interest, and relationship to applicant, of each partner, associate, person holding a beneficial interest, or other person having an interest in the entity applying, or in whose interest one is applying, for the zoning relief.
1121 Sherman Avenue  
Major Variance Zoning Standards

B. Characteristics of property that prevent compliance with the Zoning Ordinance requirements.

At 4,110 SF and 30' wide, the lot is a substandard size for the single family house that is on it (minimum 5,000 SF and 35' in the R-3 District). As a result, the location of the house on the lot prevents compliance with the zoning ordinance.

1. The requested variation will have no adverse impact on the use, enjoyment or property values of the adjoining properties.

   The side yard setback variations are a continuation of the current exterior walls of the home. As such, there is no difference between what is there now and what is proposed.

2. The property owner will suffer a practical difficulty if the strict letter of the regulations were to be carried out.

   As there is no available lot coverage capacity for a building addition, the only, and most efficient, means of improving the functionality of the property is to conserve the existing structure and add a second story. Without the side yard setback variance, it would be both a structural impossibility, an extensive on-going maintenance problem, and aesthetically repugnant to build a narrower structure offset from the existing frame of the house.

3. The purpose of the variation will result in public benefit.

   This existing home has not been maintained adequately for decades and requires a tremendous amount of work to be brought up to current standards. The home has lead and asbestos hazards and myriad structural problems associated with 100-year-old homes. Furthermore, the house has not been lived in for the last several years and a vacant property is not good for the neighborhood and is an attractive nuisance for children or criminal activity. A development proposition is the only way the tremendous deficits of this property could have been addressed.

   In addition, rather than asking for further variances, the proposed plan calls for removal of a substantial amount of existing concrete walks and patios that will bring the impervious surfaces into code compliance.

   The rejuvenation of this property will increase the property values in the neighborhood, and add a well-designed home with modern massing to the neighborhood with a younger demographic. Allowing the variances also allows for the home to be brought into compliance with new electrical, plumbing, mechanical and life/safety codes.

4. The practical difficulty has not been self-created.

   The location of the house on the lot, and the lot size, were determined long before current zoning rules.
5. Other alternative have been considered, but they are structurally onerous, prohibitive to maintain, and aesthetically undesirable.

The only alternate solution is to build a second story that is offset 3.03' on one side, from the first floor. With the second floor walls not aligning with the first floor walls, it is a structural impracticality to carry the roof load and the second floor load in this manner. In addition, the resulting design would be a significant maintenance risk as well as aesthetically incompatible with the neighborhood and character of Evanston.

Granting the variations would be in harmony with the Zoning Code as it will continue to protect the character of existing residential areas, encourage and enhance the preservation of natural resources, aesthetic amenities and natural features, and continue to promote the health, safety and general welfare of the City.
Design and Project Review (DAPR)

831 Emerson St.

Planned Development (Part I)
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Project Narrative

The Applicant, CA/Focus Evanston JV, LLC is a 50/50 partnership between affiliates of CA ventures and Focus Development (“CA”). The partnership is based in Chicago, Illinois. CA is a leader in student living developments as well as residential, office, hospitality, and senior living. Focus is a well-regarded multi-family, mixed-use real estate development company based in the Chicagoland area. Habitat Co. will also join the CA Ventures/Focus Development team to manage the 831 Emerson project once completed. Habitat Co. has recently partnered with CA Ventures to co-develop projects and manage many of CA Ventures’ multi-family residential communities, including high-end and luxury developments in Chicago, Milwaukee, St. Louis and Minneapolis areas. Habitat Co. will be involved in this project’s programming, design and operational plans to conform with Habitat Co.’s high-end rental products.

The subject site is approximately one acre and located east of the CTA tracks at 831 Emerson Street. The site is currently home to a 2-story, partially vacant commercial building and contains no trees or meaningful shrubbery. The site is surrounded by multi-family residential buildings and is within walking distance to downtown, and several public transportation hubs; the Project is a transit-oriented development. Based on this and other site studies, the Applicant has determined that the site is the ideal location for a multi-family residential building targeted towards young professionals seeking an urban setting with ample opportunity to use public transportation.

Proposed Development

The proposed development is a 9-story, 242-unit multi-family residential building with a 3,300-sf retail space on the ground floor. Moving west to east along Emerson, the height of the building steps down from 9-stories to just one, and then back to 9 at the east end of the property. By providing a large courtyard area, the first floors of the building can relate better to the street-scale of the surrounding area, which consists of residential buildings ranging between 16 stories and 10 stories. In addition, the building’s step down along Emerson Street offers a more dynamic street experience.

4 retail and 171 residential parking spaces will be provided on-site.

The courtyard in the building’s front yard along Emerson Street will reactivate the pedestrian experience. The building’s architecture style and color scheme will draw references from the surrounding context in Evanston.

Upon stabilization, the Project will create approximately 5 or 6 management jobs for the residential portion of the building and approximately 4 jobs for the retail space. In addition, the Project is projected to generate $1 million in real estate property taxes. Additionally, the Project will comply with the Inclusionary Housing Ordinance.

Parking and Traffic
The Project will not have any negative impacts on the availability of on-street parking or traffic. The Project’s proposed parking ratio of approximately 0.71 spaces per unit is sufficient for the building’s proposed use due to its proximity to downtown Evanston and several public transportation nodes. Residents are within walking distance of two CTA “L” stops, one Metra stop, and several bus stops. The residents of the proposed development will not be permitted to purchase street-parking permits. Thus, on-street parking will be reserved for other residents of the neighborhood, and the proposed development will primarily attract residents with no cars.

Requested Zoning Approvals

The site is currently zoned C1. The proposed development requires a zoning change to C1a and Special Use approval of a planned development and multi-family dwelling and convenience store uses. Development allowances are required to allow the number of dwelling units, height, parking ratio, location and uncovered nature of the proposed loading space and setback relief for the parking spaces located on the east side, west side and rear setbacks.

The Project is in substantial compliance with the Comprehensive General Plan, Design Guidelines for Planned Development, Evanston Zoning Ordinance, the proposed North Downtown Plan and other pertinent city planning and development policies, as set forth in the enclosed application materials. The Applicant looks forward to bringing this exciting project to Evanston.
2A. 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 geological features, and historic and natural resources;*

   **Answer:** There are no meaningful site characteristics, open space, topographic and geological features, and historic and natural resources to be preserved. The existing site is relatively flat and almost entirely covered with pavement with no natural landscape, no trees, and minimal shrubbery.

b) Use of design, landscape, and architectural features to create a pleasing environment;

   **Answer:** The Project utilizes high-quality and interesting architecture. Further, the proposed development will add street trees on Emerson Street and widen the pedestrian sidewalk for a safer and more pleasant pedestrian experience.

c) *Provide a variety of housing types in accordance with the City’s housing goal;*

   **Answer:** The proposed development will replace a commercial building that is currently underutilized and partially vacant. Because of its proximity to transit and the downtown area, the development is a multi-family building targeted toward young professionals who desire a transit-friendly, urban living environment. The Project will add variety to the housing types in Evanston as it will be among the City’s first developments that will offer the option of small studio or micro-units in a transit oriented development zone. This option, coupled with the elimination of unnecessary residential parking spaces will relieve potential residents from additional costs related to parking spaces they are unlikely to use or need.

   Further, the Project will be one of the City’s first developments with an option for smaller studio units. The smaller unit sizes support the City’s goal of being more sustainable and environmentally friendly; they contribute to the Project’s space and resource-efficiency and attract residents without cars. Larger unit-types are also mixed into the Project to offer a variety of housing types to potential residents and to promote diversity of resident mix – combining family units with units that will be occupied by one resident.

d) *Eliminate blighted structures or incompatible uses through redevelopment or rehabilitation;*
The Project will redevelop a site on which a commercial building, that is currently blighted and partially vacant, sits. The second story of the building has been vacated and, while vacating their space, the previous tenant exposed asbestos. The development process includes a demolition phase that will safely remove the asbestos.

The site includes some contaminated soils which will be remediated as part of the site demolition in preparation for the development.

e) Business, commercial, and manufacturing development to enhance the local economy and strengthen the tax base;

Answer: The proposed development is in a predominately residential neighborhood; therefore, extensive business/commercial or manufacturing uses would not be appropriate. However, the Project intends to retain the current convenience store use on-site. Upon developing the Project, the business will benefit and profit incrementally from the proximity of the residents of the 242-units directly above the convenience store and from a newly constructed space, which will be built to new-store standards. This increase in profit will, in turn, enhance the local economy and increase the tax base. Further, the proposed 242-units are estimated to increase the current property taxes generated by the property to around $1 million.

f) Efficiently use land resulting in more economic networks of utilities, streets, schools, public grounds, and other facilities; and

Answer: The site is currently occupied by a two-story commercial building that is mostly vacant and is not being used for its highest-and-best use. The Project will put the property to productive use and take advantage of its ideal location for a housing development geared towards young professionals.

Further, the proposed small studio or micro-units, designed with less square-footage and a more efficient unit layout, are a more resourceful use of land and natural resources. Coupled with the larger units, the project will provide multiple housing types in one development, allowing the available housing product to appeal to a diverse market.

The Project’s density around transportation, specifically its proximity to the CTA, Metra, and bus stops, lessens the reliance on personal automobiles. This promotes a more economic network of utilities, streets, schools, public grounds, and other facilities.

g) Incorporate recognized sustainable design practices and building materials to promote energy conservation and improve environmental quality.
Answer: The Project will achieve, at a minimum, a LEED Silver rating. The development team will include a LEED consultant to ensure that all parties will maximize opportunities for sustainable design and building materials usage.

The project will save resources and promote environmental friendly development methods by leasing existing parking as opposed to building new parking.
Statement of Relationship to Comprehensive General Plan and Other City Land-Use Plans

2B. Statement describing the relationship between the proposed development and the Comprehensive General Plan and other City land use plans.

Answer: The Project is in compliance with the “2000 Evanston Comprehensive General Plan,” adopted May 8th, 2000 (“Comprehensive Plan”) by the City Council as set forth below.

A. Promoting Use of Mass Transit and Pedestrian-Friendly Development

The Comprehensive Plan states the following:

“Promote higher-density residential and mixed-use development in close proximity to transit nodes (e.g., train stations) in order to support non-automobile dependent lifestyles.” (Comprehensive Plan, page 108).

- The Project is located within walking distance of two “L” stops and one Metra stop. Therefore, higher-density residential is appropriate on this site. Further, by providing ample bicycle parking and an on-site car sharing space, the Project is designed to support non-automobile dependent lifestyles.

  “New developments should be integrated with existing neighborhoods to promote walking and the use of mass transit.” (Comprehensive Plan, page 8).

- The Project is located within a five-minute walk (1320-ft radius) from various retail stores and restaurants. As such, the proposed development promotes walkability within the neighborhood.

- The Project is located directly to the east of the CTA rail line, one block from the Foster “L” stop, three blocks from the Davis “L” stop, and three blocks from the Evanston Metra stop. In addition, the 93 CTA bus stops on the corner of Maple Avenue and Emerson Street, one block from the site. As such, the proposed development promotes the use of mass transit.

  “New land development can take advantage of renewed interest in pedestrian and transit orientation. For example, slightly higher density residential and residential/commercial mixed-use buildings can be desirable additions along major corridors already very accessible to mass transit.” (Comprehensive Plan, page 8).
The Project is located on a site with convenient accessibility to the CTA purple “L” line and is two blocks away from the Green Bay Road corridor, along which the Metra line runs. Further, the property is in a pedestrian-friendly location, in a transit oriented development area desirable to residents who prefer to walk to campus or downtown. Therefore, the proposed development will take advantage of the renewed interest in pedestrian and transit orientation and promote public transportation versus vehicular traffic.

The Project is also retaining the convenience store use, continuing to provide pedestrian-accessible convenience retail for the surrounding residents.

“Promote biking to enhance the character of the community, retail viability, and health of citizens.” (Comprehensive Plan, page 109).

The Project currently provides ample room to store residents’ bicycles in a well-lit and inviting bicycle storage room with a bike repair station, encouraging biking as a means of transportation. The number of bicycle parking spaces provided will meet the requirements of the City of Evanston code and LEED Silver guidelines.

“Young professionals working in Chicago and commuting from Evanston via CTA and Metra are also seen as a strong market for multi-family housing. Developments that fit this demand are therefore viewed general as a healthy addition to Evanston’s housing stock.” (Comprehensive Plan, page 39).

The Project’s proximity to the CTA and Metra line as well as its diverse unit mix and amenities makes the development attractive to young professionals who work in Chicago and its surrounding areas. The proposed rental building will feature ample amenities such as lounge areas and outdoor gathering spaces that will also appeal to that target market.

B. Strengthening the Evanston Economy and Tax Base

The Comprehensive Plan states the following:

“The guiding Principles ... continues to be, encouraging new development that improves the economy, convenience, and attractiveness of Evanston while simultaneously working to maintain a high quality of life within the community.” (Comprehensive Plan, page 9).

The Project is a new development that will take a vacant commercial building and convert it to an attractive multi-family residential building, hence increasing the tax base of the property from approximately $134,000 to an estimated $1 million and improving the economy of Evanston.

C. Utilizing High-Quality Design

The Comprehensive Plan states the following:

- The Project will provide street trees in front of the Project site on Emerson Street. Currently, the portion of Emerson Street fronting the site is devoid of street trees. Adding these trees will assist in complementing existing street and sidewalk patterns.

- Further, the Project will provide a sidewalk along the east alley to promote a safe pedestrian access to the Sherman Gardens development’s remote parking lot, enhancing sidewalk patterns in the area.

“Colors should be harmonious within a project design as well as with respect to adjoining buildings or developments.” (Comprehensive Plan, page 123).

- The Project designer has selected a color scheme that originates from the surrounding context of the neighborhood and the existing landmarks. Thus, the proposed development will seamlessly blend into the Evanston streetscape.

“The height and mass of each building should be compatible with its particular site. The building site should be planned to accomplish a desirable transition between street, site, and building using setbacks and yards that take into consideration adjacent buildings and pedestrian zones.” (Comprehensive Plan, page 123).

- The Project’s building massing is proposed to have a front facade that steps back significantly to feature a 2nd floor courtyard area. This allows the building to better relate to the adjacent buildings. It’s proposed height of nine stories is also compatible to its residential neighbor to the east. In addition, landscaping in the front-yard, creates continuity with the residential building to the east and contributes to a more pedestrian-friendly zone.

“Sensitivity to environmental concerns should be reflected in building design, site planning, and landscaping.” (Comprehensive Plan, page 143).

- The Project will achieve a minimum of LEED NC Silver rating. In doing so, the Project will address the City of Evanston’s environmental concerns by actively promoting sustainable design, sustainable materials, and sustainable construction methods. Sustainability will be integrated into the design and building process beginning in the early, schematic stages of the development and will continue throughout the life of the building.

D. Enhance Evanston Neighborhoods

The Comprehensive Plan states the following:
“In order to proceed successfully into the twenty-first century, Evanston should recognize and capitalize on its relative assets, which include but are not limited to the presence of Northwestern University as an educated, diverse population.” (Daniel Burnham’s Vision Statement, Comprehensive Plan, page 6).

- The proposed development is a multi-family residential building targeting young professionals who will utilize Evanston’s existing assets and infrastructure to commute to work or to visit surrounding areas. The location of the proposed site is also suited for families who may each commute to different locations, but desire to remain in a central, urban environment. Thus the Project directly recognizes and capitalizes one of Evanston’s excellent assets.

“Encourage both new housing construction and the conversion of underutilized non-residential buildings to housing in order to increase housing variety and to enhance the property tax base.” (Comprehensive Plan, page 32).

- The Project features a mix of unit types including small studios or micro-units, as well as one, two and three bedroom units and targets busy and commuting young professionals. These aspects make the proposed development one of the first in the City of Evanston, increasing Evanston’s housing variety.

- The proposed development will replace a commercial building that is currently in disrepair and partially vacant. The Project proposes to replace the underutilized commercial building with a multi-family residential building, which increases diversity in available housing types. The Project is estimated to increase the tax base of the property from approximately $134,000 to approximately $1 million.

“Encourage collaboration among neighborhood stakeholders (e.g., property owners, residents, businesses, and institutions) and City staff to improve housing conditions that are negatively impacting surrounding property values.” (Comprehensive Plan, page 32).

- The Project will improve housing conditions in the area and positively impact surrounding property values. The desirability of living near Evanston’s downtown is reflected in the price of housing in the area. The Project’s proposed studio and smaller one-bedroom units make this desirable location accessible to a larger segment of the population and will help to attract young professionals into Evanston’s downtown. The larger units will also attract young families who wish to live in an urban setting with all the amenities Evanston’s downtown offers.

“Develop strategies where feasible for addressing parking and circulation concerns of merchants and surrounding residents in areas of neighborhood business activity.” (Comprehensive Plan, page 42).

- One key area of focus for this site is the alley to the east of the property. The proposed development will respect the required setbacks along the alley to support pedestrian-
friendly access for neighbors and will ensure that access to the alley is available at all times.

- The Project is also designed so that the retail and its loading dock are located on the western portion of the site; this will discourage trucks from entering the site using the eastern alley. In addition, residents’ moving trucks will access their loading dock from the western alley.

- By not building excessive amounts of parking, residents of the building are discouraged from owning cars. The Developer has conducted a parking study to support the proposed parking ratio. In addition, one of the developer partners is a national leader in developing smaller residential units and can corroborate the provided statistics in regards to parking demand for the proposed housing type.

- The Project will not allow the residents to obtain on-street parking permits. This will further prevent traffic on the streets as well as prevent diverting available on-street spaces away from neighboring residents.

E.  Compatibility with Evanston’s North Downtown Plan

- The proposed North Downtown Plan identifies the subject site as part of a downtown expansion and places it in a Transit Oriented Development zone targeting mixed use developments with heights of 6-12 stories, or 66 to 130 feet tall. As such the proposal at 9 stories is consistent with this planning document while remaining compatible with the current uses and structures in the surrounding neighborhood. The proposal stays within the contemplated bulk of the north downtown plan and proposes density suited to downtown, or near downtown transit oriented developments.
Statement of Compliance with Zoning Ordinance

2C. Statement describing the developments compliance with the Zoning Ordinance and any other pertinent city planning and development policies.

Answer: The Project in substantial compliance with The Zoning Ordinance of Evanston, also known as Title 6 of the Evanston City Code.

Please refer to Sections 02b and 02h.
Statement of Site Controls and Standards for Planned Developments

2D. Statement addressing the site controls and standards for planned developments in the subject property’s zoning district regarding the following:

a) Minimum area;
   Answer: The proposed 242 dwelling units is permitted, subject to approval of a development allowance by two-thirds of the City Council.

b) Tree Preservation;
   Answer: As illustrated in the provided survey, there are no existing trees on the site.

c) Landscaped Strip;
   Answer: The Project will provide a landscaped strip in the front-yard setback of the building in addition to street trees along the sidewalk. The east side yard setback also features significant landscaping between the proposed building and the adjacent residences. Parking spaces in the rear of the building will also be lined with landscaping.

d) Open Space;
   Answer: The Project will provide feature a row of street trees along the front yard setback and the proposed development will exceed the minimum front-yard setback of zero feet for a C1a zoning district. This will create screened open space at the front of the proposed building and it will contribute to the pedestrian experience along Emerson.

   For residents, a large roof deck with a pool and ample landscaping will provide a recreational area and the green elements of the courtyard will also bring green elements into the building’s negative space, which is designed to integrate the building with landscaping and open space along the front setback

e) Walkways;
   Answer: The Project will repair the existing sidewalk on Emerson Street. In addition, the proposed development will add street trees to Emerson Street, upgrading the existing street into a more pleasant and shaded pedestrian experience.

f) Parking and loading;
The location, construction, and operation of parking, loading areas, and service areas within the Project have been designed to avoid adverse effects on residential uses within or adjoining the development.

Parking is located within the confines of the property. The parking spaces can be accessed from both the west and east sides of the site, resulting in less traffic than a situation in which there is only one access point. In addition, parking for the retail is located along the west alley; this will direct all retail traffic away from the adjacent residential building to the east.

The loading docks for the Project are also located off of the west alley, directing traffic away from the adjacent residential building to the east and ensuring that the east alley will always remain available.

g) **Utilities**;

Answer: The proposed development will provide underground installation of utilities where possible.

The mechanical/utility room will be located so that it is accessed via the east alley, where it can be easily connected to existing utility lines and accessed for maintenance.

h) **Stormwater Treatment**.

Answer: Provisions will be made for acceptable design and construction of storm water facilities including grading, gutter, piping, treatment of turf, and maintenance of facilities.
Statement of Compatibility with Surrounding Neighborhood

2E. Statement of proposed development’s compatibility with the surrounding neighborhood.

Answer: The Project is compatible with the surrounding neighborhood in terms of architecture design, height, and use.

The Project Team has designed the proposed development in accordance with the “Design Guidelines for Planned Developments.” In addition, the Project is designed using high-quality architecture consistent with Evanston standards. The façade colors will be drawn from surrounding buildings and reflect the history of Evanston.

Along its front façade on Emerson Street, the building steps back significantly, featuring a large courtyard above the first floor. Also, negative space along the front property line allows green space and lush landscape on Emerson Street. Furthermore, the height of the building is designed for compatibility with the neighboring residential building to the east of the Property and landscaping is designed to enhance the continuity streetscape and walkability along Emerson.

The Project’s proposed use is a multi-family residential building targeted towards young professionals. Given the close proximity of the site to many public transit options, contributing to the project’s designation as a transit oriented development, this is an appropriate land use for this location.
Statement of Compatibility with Design Guidelines for Planned Developments

2F. Statement of proposed development’s compatibility with the design guidelines for planned developments.

Answer: The Project is in substantial compliance with the “Design Guidelines for Planned Developments” (Design Guidelines), adopted 2006.

The Project Team has designed the proposed development in accordance with the Design Guidelines, particularly by adding to the City’s “design excellence in a variety of architectural expressions” (Design Guidelines, page 5). The Project is attractive and of high-quality design that will fit well into the City of Evanston. Below are specific examples of compliance with the Design Guidelines:

The Design Guidelines state the following:

“The mass of the building should respect surrounding buildings. This may be accomplished by 1) breaking up the building’s mass to read in different planes, 2) pulling apart portions of the building’s mass and introducing negative space, and 3) dividing larger portions of the building’s mass into smaller portions.” (Design Guidelines, page 9).

- The building’s 9-story height is designed specifically with respect to the neighboring residential building. Along its front façade on Emerson Street, the building steps back significantly, featuring a large courtyard above the first floor. Also, negative space along the front property line allows green space and lush landscape on Emerson Street.

“The building’s scale and context should: 1) be appropriate to the site...and 2) complement surrounding building.” (Design Guidelines, page 9).

- The Project complements the scale of the surrounding buildings with its proposed 9 stories and 98.2 feet of height. The site’s adjacent and surrounding buildings are taller, residential buildings. Thus the Project’s proposed height of 9 stories suits the surrounding context and contributes to a cohesive neighborhood.
“a) Materials should be appropriate to the architectural style of the building. b) Materials should be of a durable quality that requires minimal maintenance.” (Design Guidelines, page 9).

- The Project relates to other buildings’ architectural features; exhibiting a punched expression which is sympathetic to other masonry buildings in the surrounding context.

- The building materials will be of a durable quality that withstands time and requires minimal maintenance.

“a) Roof shape should be compatible with the desired architectural style of the building. b) Roof materials should be selected based upon their appearance and durability, especially when such materials would be visible from the public way and/or an adjacent building. c) The roofline of the building should enhance the skyline of the area. d) Views of the roof from the public way and from adjacent taller buildings should be considered, and mechanical equipment should be screen per the guidelines in section III(A)(8) below.” (Design Guidelines, page 13).

- The Project’s proposed building will have a flat roof, compatible with the building’s contemporary style.

- The roofline of the building will be well-detailed and add to what is otherwise a void in the streetscape and skyline.

- All mechanical equipment will be properly screened and set back so as not to be visible from the street.

“Loading docks and refuse collection areas: 1) Must comply with the City’s zoning ordinance requirements. 2) Should be screened to limit visibility from the public way.” (Design Guidelines, page 15).

- The Project’s loading docks will be properly screened and will not be clearly visible. In addition, residential parking will not be seen from the street, as parking is located behind the building. The retail parking is located on the side of the building and will have limited visibility.

“Meters and mechanical equipment for utilities should not be placed on the front of a building or in its front yard. Such equipment should be placed inside the building, on the roof, or at the rear of the building.” (Design Guidelines, page 15).
• Mechanical equipment is placed in the rear and on the roof of the building. No mechanical equipment will be located in the front of a building.

“Pedestrian-Oriented Storefronts. The primary entrance should be oriented to the street...Clear glass windows should be provided at the pedestrian level to allow for visibility into the ground floor use...and for visibility outside of the use. New and renovated storefronts should relate to the building’s architectural style and materials and complement other existing storefronts. Landscaping should be provided.” (Design Guidelines, page 19).

• The primary entrance to the retail is oriented towards Emerson Street. The ground-level façade will be of clear glass windows to allow visibility. The style will be contemporary to match that of the building.

• Elements of landscaping will be provided in the front yard of the building on a streetscape which currently lacks any landscaping.


• The Project will be certified as a LEED Silver development.

“The location of a building on a site should consider impacts to surrounding properties...Where tall buildings exist across the street from a site, reducing the proposed building’s mass and providing landscaping are encouraged to prevent a ‘canyonization’ feel at the pedestrian level.” (Design Guidelines, page 29)

• The Project takes into consideration the adjacent residential buildings. Its height matches the height of its neighboring residential building to the east. In addition the landscaped areas along Emerson Street vary in depth such that they match the front yard of the residential building to the east as well.

It is for the reasons listed above, the Project is in substantial compliance with the “Design Guidelines for Planned Developments.”
Statement of Provisions for Care and Maintenance of Open Space and Recreational Facilities

2G. 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.

Answer: The Project’s trees, grass and landscape will be properly maintained by the building owner/operator
Statement of Development Allowances for Planned Developments

2H. Statement addressing the development allowances for planned developments in the subject property’s zoning district regarding the following:

a) **Height increases:** The proposed building height is 98.2 feet at its tallest point. The maximum permitted height of a building in the C1a District is 67 feet with a site development allowance of up to 97 feet. The Project Team understands that a building height taller than 97 feet requires the approval of two-thirds of the City Council.

b) **Density increases:** The proposed number of dwelling units is 242. The maximum number of permitted dwelling units based on the lot size of 42,331 square feet is 121 units with a maximum site development increase of 40%, or up to 169 units. The Project Team understands that a proposal with over 169 dwelling units requires the approval of two-thirds of the City Council.

c) **The location and placement of buildings varying from that otherwise permitted in the district:** The following yards do not comply with the requirements of the zoning ordinance

   West side yard: Parking spaces along the west property line encroach into the required 5 foot side yard setback, requiring a site development allowance to permit a 0 foot west side yard setback.

   East side yard: the east yard has an encroachment into the 10 foot required yard for the reserved car-share parking space, which is required to be visible from Emerson Street.

   Rear yard: The proposed rear yard parking setback is two feet while the minimum required rear yard parking setback in the C1a District is 10 feet when abutting a residential district. Though the abutting property is in a residential district, it is currently used as a residential parking lot with parking spaces directly adjacent to the Project’s property line; as such, the proposed rear yard parking setback is consistent with and would not have any adverse impact on the adjacent residential-zoned property.

d) **Floor area ratio increases:** The proposed FAR is 4.66. The maximum permitted FAR in the C1a District is 4.00 with a maximum site development allowance of 5.50 FAR.

e) **Parking and Loading:**

   The proposed development would require 359 parking spaces under the Evanston Zoning Ordinance. The Applicant is proposing to provide 4 retail spaces, as required and 171 residential parking spaces (including two car-share vehicles) on-site.

   The location of the proposed uncovered loading space in the required front yard of the property will require a development allowance, as loading berths are not permitted in required yards. Applicant will provide screening for the loading berth.
# PLANNED DEVELOPMENT APPLICATION

**Case Number:**

**Address(es)/Location(s)**

831 Emerson Street, Evanston, Illinois 60201

**Brief Narrative Summary of Proposal:**

Please see the enclosed Project Narrative.

<table>
<thead>
<tr>
<th>What is the relationship of the applicant to the property owner?</th>
</tr>
</thead>
</table>
| D same
| D builder/contractor
| D contract purchaser
| D potential lessee
| D architect
| D attorney
| D lessee
| D officer of board of directors
| D real estate agent
| D other: ____________________________ |

**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:** ____________________________

**Date:** 2/4/2017
### Attorney
Name: Katriina S. McGuire  
Address: 55 East Monroe, 37th floor  
City, State, Zip: 60603  
Phone: (312) 580-2326  
Fax: (312) 782-1826  
Email: kmcguire@thompsoncoburn.com

### Architect
Name: Thomas Kerwin, FAIA  
Address: 225 North Columbus Drive  
City, State, Zip: Chicago, Illinois 60601  
Phone: (312) 881-5999  
Fax: (312) 469-8131  
Email: tkerwin@bklarch.com

### Surveyor
Name:  
Address: 7100 N. Tripp  
City, State, Zip: Lincolnwood, Illinois 60712  
Phone: 847-675-3000  
Fax: 847-675-2167  
Email: pa@professionalsassociated.com

### Civil Engineer
Name: Jim K. Kapustiak, PE, PLS  
Address: 9575 W. Higgins Road, Suite 700  
City, State, Zip: Rosemont, Illinois 60018  
Phone: (847) 696-4060  
Fax: (847) 696-4065  
Email: jckapustiak@spacecoinc.com

### Traffic Engineer
Name: Luay Aboona, PE  
Address: 9575 Higgins Road, Suite 400  
City, State, Zip: Rosemont, Illinois 60018  
Phone: (847) 518-9990  
Fax: (847) 518-9987  
Email: laboona@kloainc.com

### Other Consultant / Marketing Consultant
Name: Matthew Otto  
Address: 300 South Wacker Drive, Suite 630  
City, State, Zip: Chicago, Illinois 60606  
Phone: (847) 956-8589 x 3205  
Fax:  
Email: motto@apexcos.com
5. PRE-SUBMISSION REQUIREMENTS

Prior to 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.

6. 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
☑ Plan drawing illustrating development boundary and individual parcels and PINs
☑ Plat of Survey of Entire Development Site

N/A ☐ Preliminary Plat of Subdivision.
☑ Pre-application Conference Materials.
☑ Zoning Analysis Results Sheet.
☑ Development Plan.
☑ Landscape Plan.
☑ Statement addressing how the planned development's approval will further public benefits
☑ Statement describing the relationship with the Comprehensive General 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 proposed developments compatibility with the design guidelines for planned developments.
☑ Statement describing provisions for care and maintenance of open space and recreational facilities and
   proposed articles of incorporation and bylaws.

N/A ☐ 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.
**8. 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."

<table>
<thead>
<tr>
<th>NAME and CONTACT INFORMATION</th>
<th>ADDRESS(es) or PIN(s) of PROPERTY OWNED</th>
<th>SIGNATURE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ron Ipijan, <a href="mailto:ripjian@yahoo.com">ripjian@yahoo.com</a></td>
<td>831 Emerson Street, Evanston, IL 60201</td>
<td></td>
</tr>
</tbody>
</table>

Copy this form if necessary for a complete listing.
1. PROPERTY

Address: 831 Emerson St., Evanston, IL 60201
Permanent Identification Number(s):
PIN 1: Please see Zoning Map Amendment Application
(Note: An accurate plat of survey for all properties that are subject to this application must be submitted with the application.)
PIN 2: ____________________________________________

2. APPLICANT

Name: Timothy Anderson
Organization: CA/Focus Evanston JV, LLC
Address: 130 E Randolph St, Suite 2100
City, State, Zip: Chicago, IL 60601
Phone: Work: (224) 255-6433 Home: ____________ Cell/Other: (808) 228-8836
Fax: Work: ____________ Home: ____________
E-mail: VickyL@focusrealestate.com

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

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

3. PROPERTY OWNER (Required if different than applicant. All property owners must be listed and must sign below.)

Name(s) or Organization: Perfecto Corners, LLC / Ron Ipjian
Address: 821 Emerson St.
City, State, Zip: Evanston, IL 60201
Phone: Work: (312) 307-9784 Home: ____________ Cell/Other: ____________
Fax: Work: ____________ Home: ____________
E-mail: ripjian@yahoo.com

"By signing below, I give my permission for the Applicant named above to act as my agent in all matters concerning this application. I understand that the Applicant will be the primary contact for information and decisions during the processing of this application, and I may not be contacted directly by the City of Evanston. I understand as well that I may change the Applicant for this application at any time by contacting the Zoning Office in writing."

Property Owner(s)/Signature(s) -- REQUIRED

Date: __________________

4. 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

Date: __________________
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

☑ (This) Completed and Signed Application Form
☑ Plat of Survey                  Date of Survey:        April 27, 2015
☑ Project Site Plan              Date of Drawings:      February 6, 2017
☑ Plan or Graphic Drawings of Proposal (If needed, see notes)
☑ Non-Compliant Zoning Analysis
☑ Proof of Ownership             Document Submitted:   Redacted PSA
☑ Application Fee                Amount $5,600.00 (for PD, Zoning Map, and Special Use App.)

Notes: Incomplete applications will not be accepted. Although some of these materials may be on file with another City application, individual City applications must be complete with their own required documents.

**Plat of Survey**

(1) One copy of plat of survey, drawn to scale, that accurately reflects current conditions.

**Site Plan**

(1) One copy of site plan or floor plans, drawn to scale, showing all dimensions.

**Plan or Graphic Drawings of Proposal**

A Special Use application requires graphic representations for any elevated proposal—garages, home additions, roofed porches, etc. Applications for a/c units, driveways, concrete walks do not need graphic drawings; their proposed locations on the submitted site plan will suffice.

**Proof of Ownership**

Accepted documents for Proof of Ownership include: a deed, mortgage, contract to purchase, closing documents (price may be blacked out on submitted documents).

- Tax bill will not be accepted as Proof of Ownership.

**Non-Compliant Zoning Analysis**

This document informed you that the proposed change of use is non-compliant with the Zoning Code and requires a variance.

**Application Fee**

The application fee depends on your zoning district (see zoning fees). Acceptable forms of payment are: Cash, Check, or Credit Card.
A. Briefly describe the proposed Special Use:

The requested special uses are a planned development, multi-unit residential and a convenience store in the C1a district.

APPLICANT QUESTIONS

a) Is the requested special use one of the special uses specifically listed in the Zoning Ordinance? What section of the Zoning Ordinance lists your proposed use as an allowed special use in the zoning district in which the subject property lies? (See Zoning Analysis Review Sheet)

The requested special use is one of the special uses specifically listed in the Zoning Ordinance. Section 6-10-3-3 of the Zoning Ordinance lists Dwelling - Multiple-family, Planned Development and Convenience Stores as special uses in the C1a District.

b) Will the requested special use interfere with or diminish the value of property in the neighborhood? Will it cause a negative cumulative effect on the neighborhood?

Please refer to Tab 02, b - Statement of Relationship to Comprehensive General Plan.

c) Will the requested special use be adequately served by public facilities and services?

The existing public combined sewer and water main, gas mains and storm water discharge will not be negatively impacted by the addition of the proposed units. The existing ComEd services will be extended to accommodate the addition of the proposed units. This can be achieved with minimal impact. The existing Nicor gas mains are sufficient "to serve the projected load of this project at .25 or 2 psi."

Please see the attached official utility memos that confirm the above-mentioned capacities.
d) Will the requested special use cause undue traffic congestion?

Please refer to Tab 02, b - Statement of Relationship to Comprehensive General Plan.


e) Will the requested special use preserve significant historical and architectural resources?

N/A; The existing commercial building and site is not significant historically and architecturally.


f) Will the requested special use preserve significant natural and environmental features?

N/A; The existing site does not consist of significant natural and environmental features and there are not trees on site. The Project will improve the environmental conditions on the property by performing remediation and adding landscaping to the site.


g) Will the requested special use comply with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the grant of a variation?

The requested Special Use will comply with all applicable regulations of the district, subject to approval of the development allowances set forth in the Planned Development Application materials.
The Evanston City Code, Title 1, Chapter 18, requires any persons or entities who request the City Council to grant zoning amendments, variations, or special uses, including planned developments, to make the following disclosures of information. The applicant is responsible for keeping the disclosure information current until the City Council has taken action on the application. For all hearings, this information is used to avoid conflicts of interest on the part of decision-makers.

1. If applicant is an agent or designee, list the name, address, phone, fax, and any other contact information of the proposed user of the land for which this application for zoning relief is made: Does not apply.

2. If a person or organization owns or controls the proposed land user, list the name, address, phone, fax, and any other contact information of person or entity having constructive control of the proposed land user. Same as number above, or indicated below. (An example of this situation is if the land user is a division or subsidiary of another person or organization.)

   CA/Focus Evanston JV, LLC
   Tim Anderson/Thomas Scott (Representative "Managers")
   130 East Randolph St., Suite 2100
   Chicago, IL 60601
   VickyL@focusrealestate.com
   (224) 255-6431

3. List the name, address, phone, fax, and any other contact information of person or entity holding title to the subject property. Same as number above, or indicated below.

   Perfecto Corners, LLC / Ron Ipjian
   821 Emerson St.
   Evanston, IL 60201
   (312) 307-9784
   ripjian@yahoo.com

4. List the name, address, phone, fax, and any other contact information of person or entity having constructive control of the subject property. Same as number above, or indicated below.
If Applicant or Proposed Land User is a Corporation

Any corporation required by law to file a statement with any other governmental agency providing substantially the information required below may submit a copy of this statement in lieu of completing a and b below.

a. Names and addresses of all officers and directors.

b. Names, addresses, and percentage of interest of all shareholders. If there are fewer than 33 shareholders, or shareholders holding 3% or more of the ownership interest in the corporation or if there are more than 33 shareholders.

If Applicant or Proposed Land User is not a Corporation

Name, address, percentage of interest, and relationship to applicant, of each partner, associate, person holding a beneficial interest, or other person having an interest in the entity applying, or in whose interest one is applying, for the zoning relief.

The applicant is a 50/50 Joint Venture partnership between CA Student Living Evanston, LLC and Focus Emerson Partners, LLC.

1) Thomas Scott, on behalf of CA Student Living Evanston, LLC.
   130 E Randolph St., Ste 2100
   Chicago, IL 60601
   50% interest, partner in CA/Focus Evanston JV, LLC (the applicant)

2) Timothy Anderson, on behalf of Focus Emerson Partners, LLC.
   191 Waukegan Rd., Ste. 202
   Northfield, IL 60093
   50% interest, partner in CA/Focus Evanston JV, LLC (the applicant)
A. GENERAL INFORMATION

1. What projects are eligible for a Special Use Permit?
Projects are eligible per zoning District. Please check the Zoning District to see if your proposed project is listed as a permitted Special Use per zoning District. The Allowed Uses by Zoning District handout is also another way to access information to see if your project is eligible to apply.

2. Who can submit an application?
The applicant must either own, lease, or have legal or equitable interest in the subject property, or must be the representative of such a person. All persons or parties which have an ownership interest in the affected properties must be identified and must sign the application. The Property Owner(s) may, at their discretion, designate another person as Applicant to act on their behalf in processing this application. In that case, the designated Applicant will be considered the primary contact, until the application is closed or the Property Owner changes the designated Applicant by contacting the Zoning Office in writing. Standing (§6-3-8-4):

3. How do I submit an application?
Applications must be submitted in person to the Zoning Office, City of Evanston, Civic Center Room 3700, 2100 Ridge Avenue. Our office hours are Monday through Friday (excluding Holidays) from 8:30 am until 5:00 pm. Applications must be complete, including all required documentation and fee. Applications are not accepted by mail or e-mail. Application materials cannot be returned.

4. What forms of payment are accepted?
Cash, Credit Card, Check.

5. Can I withdraw my application?
Yes, an application may be withdrawn any time prior to a vote.

6. Who has access to my application materials?
The application is a public document, and as such, may be reviewed by the general public upon request.

B. INFORMATION ABOUT SPECIAL USES

What is a Special Use Permit?
For each zoning district, the Zoning Ordinance identifies permitted uses (also called "by right" uses) and special uses which may be allowed depending upon the circumstances. In order to legally operate a special use, a property owner must apply for a Special Use Permit from the Zoning Office. The application is reviewed at a public hearing by the Zoning Board of Appeals (ZBA), which makes a recommendation to the City Council. The ZBA can also recommend conditions on a granted special use. The City Council is the deciding body for all Special Uses in the City of Evanston.
The Special Use Application Process

- The City reviews the project through a Zoning Analysis (applied for separately) and determines it is eligible to apply for a special use.
- The Applicant files a Special Use Application.
- The City publishes a notice of the hearing in the Evanston Review, between 15 and 30 days prior to hearing.
- The City posts a sign describing the public hearing on the property no less than 10 working days before the hearing.
- The City must mail notification of the public hearing to all properties that are within 500 feet of any point on the subject property. (The applicant is responsible for the accuracy of the list used by the City for mailing this notice. The applicant can either rely on a list the City produces through its Geographic Information System or produce his or her own list of the names and addresses of property owners within 500 feet of the subject property. The Zoning Office will send to the applicant its generated mailing list. The applicant should inform the Zoning Office if any names and addresses are missing.
- The City encourages all applicants to discuss their proposal with their neighbors prior to the public hearing.
- The Zoning Division will schedule the applicant to meet with the Site Plan & Appearance Review Committee; (SPAARC) which provides a recommendation to the Zoning Board of Appeals.
- The ZBA recommends denial, approval, or approval with conditions of the application to City Council;
- The Planning and Development Committee of the City Council considers the ZBA recommendation and forwards it to the full City Council with or without a recommendation;
- City Council considers the ZBA recommendation and may introduce an ordinance granting the requested zoning relief;
- City Council may adopt an ordinance granting the requested zoning relief at the following or any subsequent City Council meeting.

The approximate time from when the Zoning Office receives a complete application to a decision is three to four months.

To recommend approval for a special use, the ZBA must find that the proposed special use meets all of the following criteria:

a) is one of the listed special uses for the zoning district in which the property lies;
b) complies with the purposes and policies of the Comprehensive General Plan and the Zoning Ordinance;
c) does not cause a negative cumulative effect in combination with existing special uses or as a category of land use;
d) does not interfere with or diminish the value of property in the neighborhood;
e) is adequately served by public facilities and services;
f) does not cause undue traffic congestion;
g) preserves significant historical and architectural resources;
h) preserves significant natural and environmental resources; and
i) complies with all other applicable regulations.

Expiration

Within one year of obtaining a special use permit, the recipient must either obtain a building permit and commence construction, or obtain a certificate of occupancy and commence the use. City Council may extend this one-year limitation upon request.

CONTACT INFORMATION

Community Development Department – Planning and Zoning Division
2100 Ridge Avenue, Room 3202 Evanston, Illinois 60201
P: 847-448-4311    F: 847-448-8126    E: zoning@cityofevanston.org
www.cityofevanston.org/zoning
1. PROPERTY

Address: 831 Emerson St., Evanston, IL 60201

Permanent Identification Number(s):

PIN 1: [Redacted] Please see Page 3. PIN 2: [Redacted]

Plats of survey for all properties that are subject to this petition must be included. Surveys must be accurate as of the current date.

2. APPLICANT

Name: Timothy Anderson

Organization: CA/Focus Evanston JV, LLC

Address: 130 E. Randolph St., Suite 2100 City, State, Zip: Chicago, IL 60601

City, State, Zip:

Phone: (224) 255-6431 Cell: (808) 228-8836

E-mail: VickyL@focusrealestate.com

Please circle the primary means of contact.

3. PROPERTY OWNER (if different than applicant)

Name: Perfecto Corners, LLC / Ron Ipjian

Address: 821 Emerson St. City, State, Zip: Evanston, IL 60201

Phone: (312) 307-9764 Cell: __________________________

E-mail: ripjian@yahoo.com

Please circle the primary means of contact.

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

☐ same  ☐ builder/contractor  ☑ contract purchaser  ☐ potential lessee  ☐ architect  ☐ attorney  ☐ lessee  ☐ real estate agent  ☐ officer of board of directors  ☐ other: __________________________

"By signing below, I give my permission for the Applicant named above to act as my agent in all matters concerning this petition. I understand that the Petitioner will be the primary contact for information and decisions during the processing of this petition, and I may not be contacted directly by the City of Evanston. I understand as well that I may change the named Petitioner at any time by contacting the Zoning Office in writing."

Property Owner(s) Signature(s) -- REQUIRED

Date

4. SIGNATURE OF APPLICANT

"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

Date
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this petition:

- (This) Completed and Signed Form
- Legal descriptions of all properties as shown on Plat of Survey
- Plat(s) of Survey
  - Date(s) of Survey(s): April 27, 2015

Plats of survey must be completed by a licensed surveyor and must be current so that it displays every structure, patio, deck, walkway, etc., that is currently on the property. Copies must be legible for all dimensions and details.

- Proof of Ownership
  - Document(s) Submitted: Redacted PSA

Accepted for proof of ownership includes: deed, mortgage, contract to purchase, closing documents, (price may be blacked out on submitted documents). A tax bill cannot be accepted as proof of ownership.

- Application & Mailing Fee
  - Amount $5,600.00 (for PD, Zoning Map, and Special Use App.)

Application & Mailing Fees may be paid by cash, check, or credit card. Please contact Community Development for number of required mailings and mailing fee.

- Additional Documentation

Any other documents as may be required by the Community Development Director. Please contact the Community Development Department for any additional requirements.

Zoning Map Amendment Applications take approximately 10 business days for initial review. Alterations or modifications that require re-review may take longer. Please contact the Zoning Office at 847.448.4311 with any questions. Complete applications may be submitted in person or by mail to:

City of Evanston
Zoning Office, Room 3202
2100 Ridge Avenue
Evanston, IL 60201
### 6. PROPERTY - MULTIPLE PARCELS

Use this page if the petition applies to more than one parcel.

**ALL property subject to this petition must be listed.** Properties without addresses should be listed with their PIN.

**Plats of survey for all properties must be included.** See requirements for plats of survey on Page 2.

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>PIN</th>
</tr>
</thead>
<tbody>
<tr>
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<td></td>
<td>11118-1090430000</td>
</tr>
</tbody>
</table>

Copy this form if necessary for a complete listing.
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."

<table>
<thead>
<tr>
<th>NAME and ADDRESS(es) or PIN(s) of PROPERTY OWNED</th>
<th>CONTACT INFORMATION (telephone or e-mail)</th>
<th>SIGNATURE</th>
</tr>
</thead>
<tbody>
<tr>
<td>The property is owned by one owner, listed in No. 3 on page 1.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Copy this form if necessary for a complete listing.
8. PETITIONED AMENDMENT

Current Zoning District

Zoning Districts of Properties Subject to this Application: C1

Current Overlay District(s) (if any):__________________________________________________

Proposed New Zoning District:

Proposed Zoning Districts of Properties Subject to this Application: C1a

Proposed New Overlay District(s) (if any):__________________________________________________

9. LAND USE

Describe the current land use of the properties subject to this petition.

Please refer to Section 01, Project Narrative.
10. JUSTIFICATION

Describe the development, proposal, or other reason(s) for this amendment.

Please refer to Tab 1, Project Narrative.
11. STANDARDS

The amendment process is not intended to relieve particular hardships nor to confer special privileges or rights upon any person, but only to make adjustments necessary in light of changed conditions or changes in public policy (§6-3-4-1 of City Code). The Zoning Ordinance establishes standards that “the City Council should ... consider, among other factors.” (§6-3-4-5)

Explain how the petitioned amendment relates to or satisfies each of the following standards.

(A) How is the proposed amendment consistent with the goals, objectives, and policies of the Comprehensive General Plan\(^1\), as adopted and amended from time to time by the City Council?

Please refer to Tab 02, b - Statement of Relationship to Comprehensive General Plan and Other City Land-Use Plans.

(B) In what ways is the proposed amendment compatible with the overall character of existing development in the immediate vicinity of the subject property?

Please refer to Tab 02, b - Statement of Compatibility with Surrounding Neighborhood.

\(^1\) Available from the Planning and Zoning Division.
(C) Will the proposed amendment have an adverse affect on the values of adjacent properties and why?

Please refer to Tab 02, a - Statement of Public Benefits

(D) What change to existing public facilities and services, if any, will be required to serve the effects of the proposed amendment?

Please refer to Special Use Application.

I certify that all of the above statements and all statements, information and exhibits that I am submitting in conjunction with this application for relief from the requirements of the Zoning Ordinance or for an appeal from the Zoning Administrator's decision are true to the best of my knowledge.

[Signature]

Applicant's signature

Date 2/6/2017

Applicant's signature

Date
City of Evanston
DISCLOSURE STATEMENT

(This form is required for all Major Variances and Special Use Applications)

The Evanston City Code, Title 1, Chapter 18, requires any persons or entities who request the City Council to grant zoning amendments, variations, or special uses, including planned developments, to make the following disclosures of information. The applicant is responsible for keeping the disclosure information current until the City Council has taken action on the application. For all hearings, this information is used to avoid conflicts of interest on the part of decision-makers.

1. If applicant is an agent or designee, list the name, address, phone, fax, and any other contact information of the proposed user of the land for which this application for zoning relief is made: Does not apply.

The proposed user of the land is CA/Focus Evanston JV, LLC, a limited liability company formed by the joint venture of Focus Emerson Partners, LLC. and CA Student Living Evanston, LLC.
The contact information for Focus Emerson Partners, LLC. is the following: 1) Vicky Lee, Development Manager; 2) Address: 191 Waukegan Rd., Ste. 202, Northfield, IL 60093; 3) Phone: 847-441-0474; and 4) Fax: 847-441-0475.
The contact information for CA Student Living Evanston, LLC. is the following: 1) John Diedrich, SVP of Investments; 2) Address: 161 N. Clark St., Ste 4900, Chicago, IL 60601; 3) Phone: 312-994-1884.

2. If a person or organization owns or controls the proposed land user, list the name, address, phone, fax, and any other contact information of person or entity having constructive control of the proposed land user. Same as number 1 above, or indicated below. (An example of this situation is if the land user is a division or subsidiary of another person or organization.)

3. List the name, address, phone, fax, and any other contact information of person or entity holding title to the subject property. Same as number above, or indicated below.

Owner: Ron Ijiian
Address: 821 Emerson St.
Evanson, IL 60201
Phone: (312) 307-9784
Email: rjiiejian@yahoo.com

4. List the name, address, phone, fax, and any other contact information of person or entity having constructive control of the subject property. Same as number above, or indicated below.
If Applicant or Proposed Land User is a Corporation

Any corporation required by law to file a statement with any other governmental agency providing substantially the information required below may submit a copy of this statement in lieu of completing a and b below.

a. Names and addresses of all officers and directors.

b. Names, addresses, and percentage of interest of all shareholders. If there are fewer than 33 shareholders, or shareholders holding 3% or more of the ownership interest in the corporation or if there are more than 33 shareholders.

If Applicant or Proposed Land User is not a Corporation

Name, address, percentage of interest, and relationship to applicant, of each partner, associate, person holding a beneficial interest, or other person having an interest in the entity applying, or in whose interest one is applying, for the zoning relief.

1) Thomas Scott, on behalf of CA Student Living Evanston, LLC.
   161 N. Clark St., Ste 2050
   Chicago, IL 60601
   50% interest, partner in CA/Focus Evanston JV, LLC (the applicant)

2) Timothy Anderson, on behalf of Focus Emerson Partners, LLC.
   191 Waukegan Rd., Ste. 202
   Northfield, IL 60093
   50% interest, partner in CA/Focus Evanston JV, LLC (the applicant)
AGREEMENT OF SALE AND PURCHASE

THIS AGREEMENT OF SALE AND PURCHASE ("Agreement") is made and entered into as of April 13, 2015 (the "Effective Date"), by and between PERFECTO CORNERS, LLC, an Illinois limited liability company ("Seller"), and FOCUS ACQUISITION COMPANY LLC, an Illinois limited liability company, or its Permitted Assignee (defined below) ("Buyer"). In consideration of the mutual agreements contained in this Agreement and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller agrees to sell, and Buyer desires to purchase, the Property (defined below), for the Purchase Price and upon the terms and conditions set forth in this Agreement.

ARTICLE 1

CERTAIN DEFINITIONS AND FUNDAMENTAL PROVISIONS

This Article 1 sets forth certain definitions and fundamental provisions for purposes of this Agreement.

1.1 "Buyer's Address" means:

Focus Acquisition Company LLC
c/o Focus Development, Inc.
191 Waukegan Road, Suite 202
Northfield, Illinois 60093
Attention: Timothy Anderson
Telephone No.: 847-441-0474
Email: tima@focusrealestate.com

With copies to:

Much Shelist, P.C.
2 Park Plaza, Suite 1075
Irvine, California 92614
Attention: Glenn D. Taxman
Telephone No.: (949) 385-5350
Email: gtaxman@muchshelist.com

1.2 "Closing Date" means the 30th day following Buyer's delivery of the Approval Notice (defined below). Notwithstanding the foregoing to the contrary, Buyer may elect to close at any such earlier date by providing no less than 15 days' prior written notice to Seller.

1.3 "Deposit" means the amount of [redacted] Dollars, and all interest accrued thereon.

1.4 "Environmental Laws" includes, but is not limited to, the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act (42 U.S.C. §§6901 et seq.), the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (42 U.S.C. §§ 9601 et seq.), the Emergency Planning and Community Right to Know Act (42 U.S.C. §§11001 et seq.), the
EXHIBIT A

LEGAL DESCRIPTION FOR THE PROPERTY

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

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

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

PARCEL 4A:
THAT PART OF THE NORTH 24.70 FEET OF LOT 14 IN HUSE AND POWER'S ADDITION TO EVANSTON IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH 24.70 FEET OF LOT 14 OF HUSE AND POWER'S ADDITION; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 14, 30.09 FEET TO THE EAST LINE OF LOT 12 IN PAUL PRATT'S ADDITION; THENCE SOUTH 0.77 FEET TO THE SOUTH EAST CORNER OF SAID LOT 12 IN PAUL PRATT'S ADDITION; THENCE WEST ON THE SOUTH LINE OF LOTS 12 AND 13 OF PAUL PRATT'S ADDITION TO A POINT 15.0 FEET EAST OF THE SOUTHWEST CORNER OF LOT 13; THENCE NORTHWESTERLY 19.12 FEET TO A POINT 13.34 FEET EAST OF THE WEST LINE OF SAID LOT 13 AND 19.05 FEET NORTH OF THE SOUTH LINE OF SAID LOT 13; THENCE EASTERLY IN A STRAIGHT LINE TO A POINT ON THE EAST LINE OF LOT 14 IN HUSE AND POWER'S ADDITION, WHICH POINT IS 19.04 FEET NORTH OF THE SOUTH NORTH OF THE NORTH 24.70 FEET OF LOT 14 OF SAID HUSE AND POWER'S ADDITION; THENCE SOUTH ON THE EAST LINE OF SAID LOT 14 OF HUSE AND POWER'S ADDITION, 19.04 FEET TO THE PLACE OF BEGINNING.

PARCEL 4B:
THAT PART OF LOTS 12 AND 13 IN PAUL PRATT'S ADDITION TO EVANSTON, A SUBDIVISION OF THE SOUTHWEST 8 1/2 ACRES OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH 24.70 FEET OF LOT 14 OF HUSE AND POWER’S ADDITION; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 14, 30.09 FEET TO THE EAST LINE OF LOT 12 IN PAUL PRATT’S ADDITION; THENCE SOUTH 0.77 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12 IN PAUL PRATT’S ADDITION; THENCE WEST ON THE SOUTH LINE OF LOTS 12 AND 13 OF PAUL PRATT’S ADDITION TO A POINT 15.0 FEET EAST OF THE SOUTHWEST CORNER OF LOT 13; THENCE NORTHWESTERLY 19.12 FEET TO A POINT 13.34 FEET EAST OF THE WEST LINE OF SAID LOT 13 AND 19.05 FEET NORTH OF THE SOUTH LINE OF SAID LOT 13; THENCE EASTERLY IN A STRAIGHT LINE TO A POINT ON THE EAST LINE OF LOT 14 OF HUSE AND POWER’S ADDITION WHICH POINT IS 19.04 FEET NORTH OF THE SOUTH LINE OF THE NORTH 24.70 FEET OF LOT 14 OF SAID HUSE AND POWER’S ADDITION; THENCE SOUTH ON THE EAST LINE OF SAID LOT 14 OF HUSE AND POWER’S ADDITION, 19.04 FEET TO THE PLACE OF BEGINNING.

PARCEL 5:

THE EAST 50.0 FEET OF LOT 11 IN PAUL PRATT’S ADDITION TO EVANSTON, SAID ADDITION BEING A SUBDIVISION OF THE SOUTHWEST 8 1/2 ACRES OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

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

PIN(S):

11-18-109-018-0000
11-18-109-019-0000
11-18-109-020-0000
11-18-109-043-0000
11-18-109-052-0000
11-18-109-053-0000
11-18-109-062-0000
11-18-109-064-0000
IN WITNESS WHEREOF, the parties hereto have executed this AGREEMENT OF SALE AND PURCHASE as of the dates set forth below their respective signatures.

SELLER:

PERFECTO CORNERS, LLC,
an Illinois limited liability company

By: Perfecto Clark Corners, LLC,
an Illinois limited liability company,
its manager

By: [Signature]
Name: Carol Ippian
Title: Manager

BUYER:

FOCUS ACQUISITION COMPANY LLC,
an Illinois limited liability company

By: [Signature]
Name: Timothy Anderson
Title: Manager
FIRST AMENDMENT TO AGREEMENT OF SALE AND PURCHASE

This First Amendment to Agreement of Sale and Purchase ("Amendment") is made and entered into as of January 15, 2016 (the "Amendment Date") by and between PERFECTO CORNERS, LLC, an Illinois limited liability company ("Seller"), and CA/FOCUS EVANSTON JV, LLC, a Delaware limited liability company ("Buyer").

RECITALS:

A. Buyer (as assignee of Focus Acquisition Company LLC, an Illinois limited liability company) and Seller entered into that certain Agreement of Sale and Purchase having an Effective Date of April 13, 2015 (the "Agreement"), which Agreement provides for the purchase and sale of the Property; and

B. Seller and Buyer desire to amend the Agreement as set forth herein.

NOW, THEREFORE, in consideration of the covenants and agreements set forth herein, Seller and Buyer hereby agree as follows:

1. Defined Terms. All capitalized terms not otherwise defined in this Amendment shall have the same meanings assigned to them in the Agreement.

2. Termination of Dry Cleaner Lease. In connection with that certain Commercial Space Lease dated July 1, 2004, as amended by Rider dated July 1, 2004 (collectively, the "Cleaner Lease"), between Seller, as lessor (or successor lessor), and Lake City Cleaners (Evanston), LLC ("Cleaner Tenant"), as lessee, for certain premises commonly known as 831 Emerson Street, Evanston, Illinois ("Premises"), which also includes certain space on the second floor of the building at the Property which

   a. not later than January 18, 2016, Seller will deliver to Cleaner Tenant a landlord's ten (10) day notice of default ("Cleaner Tenant Default Notice") with respect to certain amounts of unpaid rent due to Seller by Cleaner Tenant under the Cleaner Lease. Within one (1) business day following the date Seller delivers the Cleaner Tenant Default Notice to Cleaner Tenant, Seller will provide to Buyer evidence of such timely delivery, which the parties acknowledge can be in the form of an email from Seller to Buyer confirming such delivery, along with a copy of the document(s) delivered to Cleaner Tenant;

   b. Buyer hereby consents to (i) Seller's delivery of such Cleaner Tenant Default Notice to Cleaner Tenant, (ii) in connection with subsection (i) above, the subsequent termination by Seller of Cleaner Tenant's right of possession of the Premises in the event Cleaner Tenant fails to pay all amounts then due under the Cleaner Lease, and (iii) in connection with subsections (i) and (ii) above, the subsequent termination by Seller of the Cleaner Lease by Seller (if applicable);

   c. not later than January 18, 2016, Seller will deliver to Cleaner Tenant a draft of a lease termination agreement between Cleaner Tenant and Seller (the "Termination Agreement"), in form and substance reasonably acceptable to each of Seller and Buyer, which Termination Agreement will provide, among other things, that (i) the Cleaner Lease shall terminate effective on the date that that
Cleaner Tenant fully vacates the Premises and the satisfaction of certain other conditions set forth in the Termination Agreement, and (ii) Cleaner Tenant is required to fully vacate the Premises on or before February 15, 2016 (the "Outside Vacation Date"). Within one (1) business day following the date Seller delivers the draft Termination Agreement to Cleaner Tenant, Seller will provide to Buyer evidence of such timely delivery, which the parties acknowledge can be in the form of an email from Seller to Buyer confirming such delivery, along with a copy of the document(s) delivered to Cleaner Tenant. Seller agrees to use commercially reasonable efforts to cause the Termination Agreement to be fully executed by Seller and Cleaner Tenant in a form reasonably acceptable to Seller, Buyer and Cleaner Tenant;

d. if the Termination Agreement has not been fully executed by Seller and Cleaner Tenant by January 26, 2016, then on or before January 29, 2016 Seller will deliver to Cleaner Tenant a 30-day lease termination notice ("Cleaner Lease Termination Notice") which notice shall provide that the Cleaner Lease is terminated by Seller as of March 1, 2016. Within one (1) business day following the date Seller delivers the Cleaner Lease Termination Notice to Cleaner Tenant, Seller will provide to Buyer evidence of such timely delivery, which the parties acknowledge can be in the form of an email from Seller to Buyer confirming such delivery, along with a copy of the document(s) delivered to Cleaner Tenant. Buyer hereby consents to Seller's delivery of such Cleaner Lease Termination Notice to Cleaner Tenant; and

e. commencing on the later to occur of (i) March 1, 2016, or (ii) the date Cleaner Tenant vacates the Premises (the "Start Date"), Buyer will make monthly payments to Seller in an amount equal to [(the "Cleaner Termination Payments") as consideration for Seller obtaining the Termination Agreement (if the same actually occurs), terminating Cleaner Tenant's right of possession of the Premises and causing Cleaner Tenant to vacate the Premises, and terminating the

3. Ratification. Except as set forth in this Amendment, all of the terms, covenants, and conditions of the Agreement, as amended, and all the rights and obligations of Seller and Buyer thereunder, shall remain in full force and effect, and are not otherwise altered, amended, revised, or changed. This Amendment shall form a part of the Agreement and all references to the Agreement shall mean that document as hereby modified.

4. Counterparts. This Amendment shall be executed in one or more counterparts, each of which shall constitute an original. Any such counterpart, to the extent delivered by means of a facsimile machine or by .pdf, .tif, .gif, .jpeg or similar attachment to an electronic mail message (any such delivery, an "Electronic Delivery"), shall be treated in all manner and respects as an original executed counterpart and shall be considered to have the same binding legal effect as if it were the original signed version of this Amendment, delivered in person. No party shall raise the use of Electronic Delivery to deliver a
signature or the fact that any signature or agreement or instrument was transmitted or communicated through the use of Electronic Delivery as a defense to the formation of a contract, and each party forever waives any such defense, except to the extent such defense relates to lack of authenticity.

5. **Miscellaneous.** In the event of any conflict between the terms and provisions of this Amendment and the terms and provisions of the Agreement, the terms and provisions of this Amendment shall control in all events. This Amendment shall be governed by and construed in accordance with Illinois law.

[No Further Text; Signatures Appear on Following Page.]
The parties have executed this Amendment as of the Amendment Date.

SELLER:

PERFECTO CORNERS, LLC,
an Illinois limited liability company

By: Perfecto Clark Corners, LLC,
an Illinois limited liability company,
its manager

By: Carol Ipjian
Name: Carol Ipjian
Title: Manager

BUYER:

CA/FOCUS EVANSTON JV, LLC,
a Delaware limited liability company

By: Focus Emerson Partners LLC,
an Illinois limited liability company,
its manager

By: Timothy J. Anderson, Manager
REINSTATEMENT AND
SECOND AMENDMENT TO AGREEMENT OF SALE AND PURCHASE

This Reinstatement and Second Amendment to Agreement of Sale and Purchase ("Amendment") is made and entered into as of November 8, 2016 (the "Amendment Date") by and between PERFECTO CORNERS, LLC, an Illinois limited liability company ("Seller"), and CA/FOCUS EVANSTON JV, LLC, a Delaware limited liability company ("Buyer").

RECITALS:

A. Buyer (as assignee of Focus Acquisition Company LLC, an Illinois limited liability company) and Seller entered into that certain Agreement of Sale and Purchase having an Effective Date of April 13, 2015, as amended by First Amendment to Agreement of Sale and Purchase, dated as of January 15, 2016 (collectively, the "Agreement"), which Agreement provides for the purchase and sale of the Property; and

B. The Agreement terminated by its terms; and

C. Seller and Buyer desire to (i) reinstate the Agreement, and (ii) amend the Agreement, all as set forth herein.

NOW, THEREFORE, in consideration of the covenants and agreements set forth herein, Seller and Buyer hereby agree as follows:

1. Reinstatement. Seller and Buyer hereby reinstate the Agreement as of the Amendment Date, and agree that the Agreement is in full force and effect as amended by this Amendment.

2. Defined Terms. All capitalized terms not otherwise defined in this Amendment shall have the same meanings assigned to them in the Agreement.

3. Closing Date. Section 1.2 of the Agreement is deleted in its entirety and replaced instead with the following:

"1.2 "Closing Date" means the earlier of: (i) July 31, 2017; or (ii) the ninetieth (90th) day following Buyer’s receipt of written approval of the Entitlements for the Project (defined below) by the City (defined below); provided that pursuant to Section 3.6 of this Agreement, in no event will any of the Entitlements be recorded against or otherwise bind the Property or Seller prior to Closing without Seller’s prior written consent with may be withheld in Seller’s sole and absolute discretion."

4. Inspection Period. Section 1.7 of the Agreement is deleted in its entirety and replaced instead with the following:

"1.7 "Inspection Period" means the period ending on at 5:00 p.m., Chicago time, on April 30, 2017."
5. **Purchase Price.** Section 1.9 of the Agreement is deleted in its entirety and replaced instead with the following:

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6. **Adjustment to Purchase Price.** Section 2.2 of the Agreement is deleted in its entirety and replaced instead with the following:

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7. **Deposit.**

via wire transfer pursuant to wire instructions provided by Seller to Escrow Holder. The Deposit shall be deemed fully earned by Seller upon receipt, and notwithstanding anything set forth in the Agreement (as amended hereby) to the contrary, the Deposit shall be fully non-refundable to Buyer regardless of whether the Closing occurs or not, it being the intention of the parties that pursuant to the terms of this Amendment, once the Deposit has been delivered to Seller, Buyer shall have no right to ever receive a return of the Deposit under the terms of the Agreement or otherwise (for clarification purposes, any provision in the Agreement that otherwise provides that Buyer is or would be entitled to a return of the Deposit in the event of a termination of the Agreement for any reason [including under Section 3.1.4 of the Agreement, or following a Seller default, or the failure of a condition precedent in favor of Buyer] shall no longer apply and instead the terms of this Section 7 shall govern, and in any such event Buyer shall not be entitled to receive a return of any portion of the Deposit); provided, however that, in the event the parties consummate the Closing of the sale of the Property by Seller to Buyer pursuant to the terms of the Agreement (as amended hereby) then at Closing, the Deposit shall be applied to the Purchase Price at Closing. By executing this Amendment, Seller and Buyer hereby direct Escrow Holder to deliver the Deposit to Seller with no further action required by either party.

8. **Cleaner Termination Payments.**

9. **Buyer Broker.**
10. **Ratification.** Except as set forth in this Amendment, all of the terms, covenants, and conditions of the Agreement, as amended, and all the rights and obligations of Seller and Buyer thereunder, shall remain in full force and effect, and are not otherwise altered, amended, revised, or changed. This Amendment shall form a part of the Agreement and all references to the Agreement shall mean that document as hereby modified.

11. **Countertparts.** This Amendment shall be executed in one or more counterparts, each of which shall constitute an original. Any such counterpart, to the extent delivered by means of a facsimile machine or by .pdf, .tif, .gif, .jpeg or similar attachment to an electronic mail message (any such delivery, an “Electronic Delivery”), shall be treated in all manner and respects as an original executed counterpart and shall be considered to have the same binding legal effect as if it were the original signed version of this Amendment, delivered in person. No party shall raise the use of Electronic Delivery to deliver a signature or the fact that any signature or agreement or instrument was transmitted or communicated through the use of Electronic Delivery as a defense to the formation of a contract, and each party forever waives any such defense, except to the extent such defense relates to lack of authenticity.

12. **Miscellaneous.** In the event of any conflict between the terms and provisions of this Amendment and the terms and provisions of the Agreement, the terms and provisions of this Amendment shall control in all events. This Amendment shall be governed by and construed in accordance with Illinois law.

[No Further Text; Signatures Appear on Following Page.]
The parties have executed this Amendment as of the Amendment Date.

<table>
<thead>
<tr>
<th>SELLER:</th>
<th>BUYER:</th>
</tr>
</thead>
<tbody>
<tr>
<td>PERFECTO CORNERS, LLC, an Illinois limited liability company</td>
<td>CA/FOCUS EVANSTON JV, LLC, a Delaware limited liability company</td>
</tr>
<tr>
<td>By: Perfecto Clark Corners, LLC, an Illinois limited liability company, its manager</td>
<td>By: Focus Emerson Partners LLC, an Illinois limited liability company, its manager</td>
</tr>
<tr>
<td>By: [Signature]</td>
<td>By: [Signature]</td>
</tr>
<tr>
<td>Name: Carol Ipjian</td>
<td>Timothy J. Anderson, Manager</td>
</tr>
<tr>
<td>Title: Manager</td>
<td></td>
</tr>
</tbody>
</table>

LP 11458896.4 \ 46628-99923
Legal Descriptions of All Properties as Shown on Plat of Survey

5B. Legal descriptions of all properties as shown on plat of survey.

Answer: Below are the legal descriptions of all the parcels as shown on the plat of survey.

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

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

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

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

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

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

LAND TOTAL AREA: 42,331.40 SQ. FT. = 0.972 ACRE.

EXTERIOR FOOT PRINT AREA OF BUILDING: 20,747.50 SQ. FT.

COMMONLY KNOWN AS: 815-831 EMERSON STREET, EVANSTON, ILLINOIS.

Proposal:

construct 242 unit multifamily residential with convenience store (planned development)

Site Information:

<table>
<thead>
<tr>
<th>Property Address:</th>
<th>831 EMERSON ST</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning District:</td>
<td>C1a</td>
</tr>
<tr>
<td>Overlay District:</td>
<td></td>
</tr>
<tr>
<td>Preservation District:</td>
<td></td>
</tr>
</tbody>
</table>

Applicant: Timothy Anderson

Phone Number: 2242556431

Zoning Section

<table>
<thead>
<tr>
<th>Map Amendment</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rezone C1 &amp; R5 District to C1a Commercial Mixed Use District</td>
<td></td>
</tr>
</tbody>
</table>

| Special Use for a Planned Development required |
| Special Use for a Convenience Store required |
| Maximum number of dwelling units per lot size is 1/350 + 40% = 169 units |
| 242 DUs proposed - requires supermajority City Council vote |
| Maximum FAR 4.0 + 1.5 = 5.5 |
| 4.66 FAR proposed |
| Maximum building height 67’ + 30’ = 97’ |
| 98.5’ proposed - requires supermajority City Council vote |
| 358 parking spaces required |
| 175 parking spaces proposed (.72 total parking ratio) |
| Parking spaces (8.5’ x 18’), ADA spaces (16’ x 18’) and drive aisle must be clear |
| of encroachments (columns) - appears columns are located within drive aisles and |
| parking spaces - confirm (especially basement space 10 and mezz space 39) |
| 10’ rear setback required for open parking abutting residential district |
| 0’ rear setback proposed for open parking |
| 5’ W interior side yard setback required for open parking abutting nonresidential district |
| 0’ W interior side yard setback proposed for open parking |
| 10’ E interior side yard setback required for open parking abutting residential |
| 0’ E interior side yard setback proposed for open parking (carshare spaces) |
| 10’ wide landscaping barrier required at rear where immediately abutting residential |
| No landscaping barrier proposed |
| Landscape screening of loading berth areas required |
Proposal:

construct 242 unit multifamily residential with convenience store (planned development)

Site Information:

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Zoning District</th>
<th>Overlay District</th>
<th>Preservation District</th>
</tr>
</thead>
<tbody>
<tr>
<td>831 EMERSON ST</td>
<td>C1a</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Applicant: Timothy Anderson

Phone Number: 2242556431

No landscape screening proposed

6-16-4-1-B Loading berth areas may only be open to the sky when located in the required rear yard
and loading berth areas may not be located within 30’ of street intersections
Loading berth area is open to the sky in front yard/building envelope and within 30’ of street intersections

6-4-6-9 Generators and transformers must either have 8’ E interior side yard setback or
4’ setback if within 2’ of building and obscured from view by landscaping/screening
Setbacks not met/no screening

6-16-2-2 Easement required for parking spaces and loading berth area on private property to W
City of Evanston  
ZONING ANALYSIS REVIEW SHEET  

APPLICATION STATUS: January 12, 2017  
RESULTS OF ANALYSIS: Non-Compliant

<table>
<thead>
<tr>
<th>Z.A. Number:</th>
<th>17ZONA-0006</th>
<th>Purpose: Zoning Analysis without Bld Permit App</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>831 EMERSON ST</td>
<td>District: C1a</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Timothy Anderson</td>
<td>Overlay: Preservation</td>
</tr>
<tr>
<td>Phone:</td>
<td>2242556431</td>
<td>Reviewer: Melissa Klotz</td>
</tr>
</tbody>
</table>

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  
- [ ] Sidewalk Cafe

Proposal Description:  
construct 242 unit multifamily residential with convenience store (planned development)

ZONING ANALYSIS

### PRINCIPAL USE AND STRUCTURE

<table>
<thead>
<tr>
<th></th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>USE:</strong> Dwelling - MF</td>
<td>Compliant</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Minimum Lot Width (LF)**  
USE: Multi Family  
No Requirement  
218.5  
218.5  
Compliant

**Minimum Lot Area (SF)**  
USE: Multi Family  
350 sqft per dwelling unit  
42331.4  
42331.5  
Compliant

**Dwelling Units**:  
1/350 + 40% = 169  
242  
Non-Compliant

**Building Lot Coverage**  
(SF) (defined, including subtractions & additions):  
None

**Impervious Surface Coverage (SF, %)**

**Accessory Structure Rear Yard Coverage**:  
40% of rear yard

LF: Linear Feet  SF: Square Feet  FT: Feet
### Gross Floor Area (SF)
<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.00 + 1.5 = 5.5 PD max</td>
<td>197067</td>
<td>4.66</td>
<td>Non-Compliant</td>
</tr>
</tbody>
</table>

### Height (FT)
<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>67 + 30 = 97 PD max</td>
<td>98.5</td>
<td></td>
<td>Non-Compliant</td>
</tr>
</tbody>
</table>

### Front Yard(1) (FT)
- **Direction:** S
- **Street:** Emerson

### Front Yard(2) (FT)
- **Direction:**

### Street Side Yard (FT)
- **Direction:**

### Interior Side Yard(1) (FT)
- **Direction:** W

### Interior Side Yard(2) (FT)
- **Direction:** E

### Rear Yard (FT)
- **Direction:** N

### ACCESSORY USE AND STRUCTURE

<table>
<thead>
<tr>
<th>Use (1)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Districts:</td>
<td>Open Off-street Parking</td>
<td></td>
<td></td>
<td>Compliant</td>
</tr>
</tbody>
</table>

### Permitted Required Yard:

### Additional Standards:

### Height (FT)
- **Flat or mansard roof 14.5’, ot**

### Distance from Principal Building:
- 10.00’

### Front Yard(1A) (FT)
- **Direction:** S
- **Street:** Emerson

---

**LF:** Linear Feet  **SF:** Square Feet  **FT:** Feet
<table>
<thead>
<tr>
<th>Street Side Yard (FT)</th>
<th>Street:</th>
<th>Direction:</th>
<th>Comments:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Interior Side Yard(1A) (FT)</th>
<th>Direction: W</th>
<th>Comments:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Interior Side Yard(1B) (FT)</th>
<th>Direction: E</th>
<th>Comments:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Rear Yard (FT)</th>
<th>Direction: N</th>
<th>Comments:</th>
</tr>
</thead>
</table>

**PARKING REQUIREMENTS**

<table>
<thead>
<tr>
<th>Use(1): Multi-family (Nonres District)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>111 1BR; 93 2BR; 38 3BR = 354.25</td>
<td>171</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Use(2): Food Store</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 per 350 sqft gross floor area.</td>
<td>4</td>
<td></td>
<td></td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Use(3): (carshare)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>(2)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| TOTAL REQUIRED: | 138.75+139.5+76+3.71=358 | 175 | Non-Compliant |

<table>
<thead>
<tr>
<th>Handicap Parking Spaces:</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>6</td>
<td></td>
<td></td>
<td>Compliant</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Access: Sec. 6-16-2-2</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>easement required</td>
<td></td>
<td></td>
<td></td>
<td>Non-Compliant</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Vertical Clearance (LF)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>7'</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Surfacing: Sec. 6-16-2-8 (E)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>solid</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Location: 20' setback for enclosed</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>+20'</td>
<td></td>
<td></td>
<td></td>
<td>Compliant</td>
</tr>
<tr>
<td>Standard</td>
<td>Existing</td>
<td>Proposed</td>
<td>Determination</td>
<td></td>
</tr>
<tr>
<td>----------</td>
<td>----------</td>
<td>----------</td>
<td>---------------</td>
<td></td>
</tr>
<tr>
<td><strong>Angle(1): 90 Degree</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Width(W) (FT)</td>
<td>8.5</td>
<td>9</td>
<td>Compliant</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Depth(D) (FT)</td>
<td>18.0</td>
<td>18</td>
<td>Compliant</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Aisle(A) (FT)</td>
<td>24.0</td>
<td>24</td>
<td>Compliant</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Module (FT)</td>
<td>SL 42.0, DL 60.0</td>
<td>60</td>
<td>Compliant</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| **Angle(2):** | | | |
| Width(W) (FT) | | | |
| Comments: | | | |
| Depth(D) (FT) | | | |
| Comments: | | | |
| Aisle(A) (FT) | | | |
| Comments: | | | |
| Module (FT) | | | |
| Comments: | | | |

**Garage Setback from Alley Access (FT)**

**LOADING REQUIREMENTS**

<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Loading Use:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multi-family</td>
<td>1 short 30K to 100K, 1 short each addtl. 200K.</td>
<td>2 short</td>
<td>Compliant</td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL (long):</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL (short):</td>
<td>2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Long Berth Size (FT)</td>
<td>12' wide x 50' deep</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Short Berth Size (FT)</td>
<td>10' wide x 35' deep</td>
<td>10.1 x 35</td>
<td>Compliant</td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vertical Clearance (FT)</td>
<td>14'</td>
<td>open to sky</td>
<td>Compliant</td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Location:</td>
<td>Sec. 6-16-4-1</td>
<td>open to sky; not screened</td>
<td>Non-Compliant</td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**MISCELLANEOUS REQUIREMENTS**

<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Requirement (1): landscaping buffer abutting resident</td>
<td>6-10-1-9-B-1</td>
<td>no landscaping buffer proposed at rear</td>
<td>Non-Compliant</td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Requirement (2): map amendment &amp; special use</td>
<td>for C1a rezoning &amp; convenience store</td>
<td></td>
<td>Non-Compliant</td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Requirement (3): generator/transformer</td>
<td>8' setback or 4' screened</td>
<td>0' &amp; no screening</td>
<td>Non-Compliant</td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Standard</td>
<td>Existing</td>
<td>Proposed</td>
<td>Determination</td>
</tr>
<tr>
<td>----------</td>
<td>----------</td>
<td>----------</td>
<td>---------------</td>
</tr>
</tbody>
</table>

### COMMENTS AND/OR NOTES

#### Analysis Comments

### RESULTS OF ANALYSIS

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

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

See attached comments and/or notes.

<table>
<thead>
<tr>
<th>SIGNATURE</th>
<th>DATE</th>
</tr>
</thead>
</table>
**ORNAMENTAL TREE INSTALLATION DETAIL**

- **PLANTING MIXTURE BACKFILL**
  - Roughen edges of planting pit around base and under root ball to stabilize tree root ball on undisturbed soil.

- **MULCH IN CONTACT WITH TREE TRUNK**
  - 3" depth mulch layer, after settlement, to edge of planting bed. Do not place mulch in contact with shrub roots by landscape architect.

- **FINISH GRADE**
  - Crown of root ball flush with finish grade leaving trunk flare visible at the top of the root ball.

- **SHRUB INSTALLATION DETAIL**
  - Crown of root ball flush with finish grade leaving trunk flare visible at the top of the root ball.
  - Remove all twine, burlap, and plastic wrap from top half of root ball of plant is shipped with a wire basket around the root ball, cut wire in four places and fold down 8" into planting hole.

- **DECIDUOUS TREE IN GRADE DETAIL**
  - Crown of root ball flush with finish grade leaving trunk flare visible at the top of the root ball.
  - Do not prune, stake, or wrap trees unless directed to do so by the landscape architect.

- **ORNAMENTAL GRASSES**
  - Install same day tree is planted. Bag to remain on tree and kept full throughout the growing season during full warranty period.

- **ORNAMENTAL GRASES / PERENNIALS DETAIL**
  - Shade tree with strong central leader do not prune, stake, or wrap trees unless directed to do so by the landscape architect.
  - Tree watering bag (see specifications) should be placed in planting bed. Do not install same day tree is planted. Bag to remain on tree and kept full throughout the growing season during full warranty period.

- **PLANT LIST**
  - See plant list for proper spacing of plant material.
  - Scale: 1/4"=1'-0"
CITY OF EVANSTON PLANNED DEVELOPMENT ZONING MAP - SPECIAL USE APPLICATION

OUTLINE OF BLDG ABOVE

STAIR

WATER RETENTION TANK

PARKING

RAMP UP

CORE

RETENTION TANK

1/32" = 1'-0"
SECOND FLOOR PLAN

CITY OF EVANSTON PLANNED DEVELOPMENT ZONING MAP - SPECIAL USE APPLICATION

EMERSON ST.

1/32" = 1'-0"
CITY OF EVANSTON PLANNED DEVELOPMENT ZONING MAP - SPECIAL USE APPLICATION

TYPICAL RESIDENTIAL LEVEL

EMERSON ST.

BENSON AVE.

PURPLE LINE

AMENITY DECK BELOW

POOL AREA BELOW

STAIR

CORE

SETBACK

A

B

C

D

E

F

G

H

1/32" = 1'- 0"
CITY OF EVANSTON PLANNED DEVELOPMENT ZONING MAP - SPECIAL USE APPLICATION

EMERSON ST.
PURPLE LINE

1/32" = 1'-0"

EMERSON
PROJECT NO. 15012
02.06.2017
© 2017 bKL Architecture LLC
### Program Matrix

<table>
<thead>
<tr>
<th>LEVEL</th>
<th>USE</th>
<th>FTF HEIGHT</th>
<th>ENCLOSED GROSS AREA</th>
<th>FAR AREA</th>
<th>RENTABLE RESIDENTIAL</th>
<th>EFFICIENCY</th>
<th>OUTDOOR AMENITIES</th>
<th>RETAIL PARKING</th>
<th>RESIDENTIAL PARKING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof</td>
<td>MECH</td>
<td></td>
<td>2,500</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Typ. Residential</td>
<td>9.75</td>
<td>25,596</td>
<td>23,809</td>
<td>21,965</td>
<td>85.8%</td>
<td>31</td>
<td>9</td>
<td>5</td>
</tr>
<tr>
<td>8</td>
<td>Typ. Residential</td>
<td>9.75</td>
<td>25,596</td>
<td>23,809</td>
<td>21,965</td>
<td>85.8%</td>
<td>31</td>
<td>9</td>
<td>5</td>
</tr>
<tr>
<td>7</td>
<td>Typ. Residential</td>
<td>9.75</td>
<td>25,596</td>
<td>23,809</td>
<td>21,965</td>
<td>85.8%</td>
<td>31</td>
<td>9</td>
<td>5</td>
</tr>
<tr>
<td>6</td>
<td>Typ. Residential</td>
<td>9.75</td>
<td>25,596</td>
<td>23,809</td>
<td>21,965</td>
<td>85.8%</td>
<td>31</td>
<td>9</td>
<td>5</td>
</tr>
<tr>
<td>5</td>
<td>Typ. Residential</td>
<td>9.75</td>
<td>25,596</td>
<td>23,809</td>
<td>21,965</td>
<td>85.8%</td>
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<td>23,809</td>
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<td>85.8%</td>
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<td>25,596</td>
<td>23,809</td>
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<td></td>
<td>9,564</td>
<td>9,564</td>
<td>[890sf AVG]</td>
<td>[575sf AVG]</td>
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**TOTALS**

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<th>UNIT COUNT</th>
<th>STUDIO 390sf AVG</th>
<th>1BD 575sf AVG</th>
<th>2BD 815sf AVG</th>
<th>3 BD 1153sf AVG</th>
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<td>31</td>
<td>9 5 12 5</td>
<td>31 9 5 12 5</td>
<td>31 9 5 12 5</td>
<td>31 9 5 12 5</td>
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</tbody>
</table>

- Site Area: 42,331.40 sf
- % of Mix: 29% 17% 38% 16%
- Bed Count: 411 71 40 186 114
- Includes 2 Car Share

---

831 EMERSON

PROJECT NO. 11012

02.06.2017

Pp 13 of 19

CITY OF EVANSTON PLANNED DEVELOPMENT ZONING MAP - SPECIAL USE APPLICATION
1. Brick
   Medium Z

2. Brick
   Ash

3. Architectural Metal Panel
   Silver Storm

4. Architectural Metal Panel
   Fawn Metallic

5. Glazed Window Wall / Spandrel Glass

CITY OF EVANSTON PLANNED DEVELOPMENT ZONING MAP - SPECIAL USE APPLICATION
LOADING DIAGRAM

CITY OF EVANSTON PLANNED DEVELOPMENT ZONING MAP - SPECIAL USE APPLICATION
Preliminary Engineering Plans
PRELIMINARY SITE IMPROVEMENT PLANS
for
831 EMERSON STREET
Evanston, Illinois
PROJECT NO: 8679

INDEX

LOCATION MAP

KEY MAP

NOTE:
SPACECO INC IS TO BE NOTIFIED AT LEAST 48 HOURS BEFORE YOU DIG. EXCLUDING SAT, SUN & HOLIDAYS

REVISIONS
### Ornamental Tree Installation Detail

**SCALE:** 1/4" = 1'-0"

1. **Multi-stem Specimen Tree**
   - Do not prune, stake, or wrap trees unless directed by the landscape architect.

2. **Tree Watering Bag**
   - Use specifications for watering bags.
   - Install same day tree is planted. Bag to remain on tree and kept full throughout the growing season.
   - Bag for adequate drainage.

3. **Rootball**
   - Roughen edges of planting pit.
   - Unexcavated or existing soil.
   - Tape planting mixture around base and under root ball to stabilize tree root ball on unexcavated or tamped soil.

4. **Excavate tree pit**
   - To be 3 times wider than root ball diameter.

### Ornamental Grasses / Perennials Detail

**SCALE:** Not to scale

1. **Finishing Grade**
   - Ornamental Grass / Perennials / Groundcover
   - 1” depth pulch layer, after settlement, for adequate drainage. Planting mixture.

2. **Excavate Shrub Bed**
   - To be 3 times wider than root ball diameter.

### Shrub Installation Detail

**SCALE:** Not to scale

1. **Shrub**
   - Do not prune, stake, or wrap trees unless directed by the landscape architect.
   - Crown of root ball flush with finish grade, leaving trunk flare visible at the top of the root ball.
   - Remove all twine, burlap, plastic, and wire from top half of root ball.
   - Plant if shipped with a wire basket around the root ball, cut wire in four places and fold down 8" into planting hole.

2. **Excavate Shrub Bed**
   - To be 3 times wider than root ball diameter.

---

<table>
<thead>
<tr>
<th>Species</th>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Qty</th>
<th>Cal</th>
<th>Ht</th>
<th>Sprd</th>
<th>Rootball</th>
<th>Remarks</th>
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<tbody>
<tr>
<td>BOS</td>
<td>GINKGO BILoba 'wINTER KING'</td>
<td>Winter King American Ginkgo</td>
<td>1</td>
<td>4'</td>
<td>2'-0&quot;</td>
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<tr>
<td>BOS</td>
<td>GINKGO BILoba 'AUTUMN GOLD'</td>
<td>Princeton Sentry Ginkgo</td>
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<td>4'</td>
<td>2'-0&quot;</td>
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### PLANTING PALLETTE

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<th>Common Name</th>
<th>Qty</th>
<th>Cal</th>
<th>Ht</th>
<th>Sprd</th>
<th>Rootball</th>
<th>Remarks</th>
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<tbody>
<tr>
<td>CVWK</td>
<td>B&amp;BCRATAEGUS VIRDIS 'WINTER KING'</td>
<td>Winter King Green Hawthorn</td>
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<tr>
<td>CGAG</td>
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<td>HSM</td>
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<tr>
<td>POS</td>
<td>PHYSOCARPUS OPULIFOLIUS 'SEWARD'</td>
<td>Summer Wine Ninebark</td>
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<td>2'</td>
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<tr>
<td>MSP</td>
<td>MISCANTHUS SINENSIS 'PURPURASCENS'</td>
<td>Purple Maiden Grass</td>
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<tr>
<td>RAEG</td>
<td>RIBES ALPINUM ALPINE CURRANT</td>
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<td>1'-0&quot;</td>
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<tr>
<td>EPM</td>
<td>ECHINACEA PURPUREA 'MAGNUS'</td>
<td>Magnus Purple Coneflower</td>
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<tr>
<td>EFC</td>
<td>EUONYMUS FORTUNEI 'COLORATUS'</td>
<td>Purpleleaf Wintercreeper</td>
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<tr>
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<td>Gro-low Sumac</td>
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<td>ROSA X 'PINK KNOCK OUT'</td>
<td>Pink Knockout Rose</td>
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Schedule of Development

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

Answer: Please see the table below for the Project’s approximate development schedule:

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<tr>
<th>Phase</th>
<th>Start</th>
<th>Finish</th>
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<td>July 2017</td>
</tr>
<tr>
<td>City of Evanston Zoning</td>
<td>January 2017</td>
<td>April 2017</td>
</tr>
<tr>
<td>Permits/Demolition</td>
<td>August 2017</td>
<td>November 2017</td>
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<tr>
<td>Construction</td>
<td>November 2017</td>
<td>July 2019</td>
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MARKET FEASIBILITY MEMORANDUM

MIXED USE MULTI-FAMILY DEVELOPMENT
831 EMERSON STREET
EVANSTON, ILLINOIS

February 2017
LOCATION OVERVIEW

The project site is located just north of downtown Evanston, making it an ideal location for a multifamily development. It is situated walking distance to Evanston’s restaurants, retail, library and nightlife and being one block from the CTA’s Foster Purple Line Station, will be a transit oriented development. As the site is in close proximity downtown Evanston and public transportation, CA/Focus’s development will be attractive to a multitude of residents, from young professionals to baby boomers looking to downsize from single family homes.

The development site also falls within the City of Evanston’s TOD zone due to the abundance of public transportation options surrounding the site. As shown below, residents will be a short walk to both the CTA stop at Foster as well as the Metra train stop in downtown Evanston at Davis Street. Both of these options provide cost effective and easy transportation for residents to the north side of Chicago and The Loop in downtown. This access to Chicago which will be extremely beneficial to young professionals and graduate students with jobs or internships in Chicago. Furthermore, residents will be a short train ride away from the various nightlife options in the north side of Chicago in addition to the wide variety of entertainment options offered in downtown Evanston.
The City of Evanston has a particularly strong economic demographic compared to the State of Illinois. This is shown throughout various economic indicators regarding the city’s population with particular reference to employment levels, income levels, and gross rent levels. According to the most recent US census data, the unemployment rate in the State of Illinois is about 6.0% while the unemployment rate in the City of Evanston is 4.7%. In addition, only 25.6% of households throughout the State of Illinois make over $100K per year, while about 36.4% of households in the City of Evanston make over $100K per year. Finally, the average occupancy rate for rental units in Evanston is at 4.7% vs. the statewide rate of 6.4%, showing the strong demand for rental units in Evanston.

<table>
<thead>
<tr>
<th>Employment Status</th>
<th>Illinois</th>
<th>Evanston city, Illinois</th>
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<tbody>
<tr>
<td>Subject</td>
<td>Estimate</td>
<td>Margin of Error</td>
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<td>Population 16 years and over</td>
<td>10,201,787 +/-2,599</td>
<td>10,201,787 (X)</td>
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<tr>
<td>In labor force</td>
<td>6,712,162 +/-10,380</td>
<td>65.80% +/-0.1</td>
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<tr>
<td>Civilian labor force</td>
<td>6,694,742 +/-10,482</td>
<td>65.60% +/-0.1</td>
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<tr>
<td>Employed</td>
<td>6,688,226 +/-11,241</td>
<td>59.70% +/-0.1</td>
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<tr>
<td>Unemployed</td>
<td>608,516 +/-5,896</td>
<td>6.00% +/-0.1</td>
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<tr>
<td>Armed Forces</td>
<td>17,420 +/-765</td>
<td>0.20% +/-0.1</td>
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<tr>
<td>Not in labor force</td>
<td>3,489,625 +/-10,294</td>
<td>34.20% +/-0.1</td>
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<table>
<thead>
<tr>
<th>Income and Benefits (in 2015 Inflation-Adjusted Dollars)</th>
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<td>Subject</td>
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<td>Total households</td>
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<tr>
<td>$50,000 to $74,999</td>
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<tr>
<td>$75,000 to $99,999</td>
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<tr>
<td>$100,000 to $149,999</td>
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<tr>
<td>$150,000 to $199,999</td>
</tr>
<tr>
<td>$200,000 or more</td>
</tr>
<tr>
<td>Median household income (dollars)</td>
</tr>
<tr>
<td>Mean household income (dollars)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Housing Occupancy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject</td>
</tr>
<tr>
<td>Total housing units</td>
</tr>
<tr>
<td>Occupied housing units</td>
</tr>
<tr>
<td>Vacant housing units</td>
</tr>
<tr>
<td>Homeowner vacancy rate</td>
</tr>
<tr>
<td>Median (dollars)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Gross Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject</td>
</tr>
<tr>
<td>Occupied units paying rent</td>
</tr>
<tr>
<td>Less than $500</td>
</tr>
<tr>
<td>$500 to $999</td>
</tr>
<tr>
<td>$1,000 to $1,499</td>
</tr>
<tr>
<td>$1,500 to $1,999</td>
</tr>
<tr>
<td>$2,000 to $2,499</td>
</tr>
<tr>
<td>$2,500 to $2,999</td>
</tr>
<tr>
<td>$3,000 or more</td>
</tr>
<tr>
<td>Median (dollars)</td>
</tr>
</tbody>
</table>
Evanston, Illinois

**LOCATION**

Evanston is located in the northern suburbs of Chicago approximately 13 miles north of downtown Chicago’s Loop.

It is a diverse and progressive city and one of the North Shore communities that adjoin Lake Michigan. Its location on the sandy beaches of the lake and access to downtown Chicago provides for a variety of outdoor recreational activities and a multitude of cultural outlets.

Evanston is home to approximately 74,500 residents and is the largest of the North Shore suburbs of Chicago. It has a diverse population of including more than 15,000 students at Northwestern University, young professionals, families and senior citizens, altogether contributing to the dynamic and progressive community.

**ECONOMY**

Downtown Evanston is centered around the Davis Street Metra and "L" stops and adjoins Northwestern University. There are over 300 businesses, several high-rise office and residential buildings, three traditional low-rise shopping areas, an 18-screen movie theatre, and over 85 restaurants. The city’s major employers include NorthShore University HealthSystem, Saint Francis Hospital and the City of Evanston and its schools. Northwestern University, the major landmark of Evanston, was actually founded before the city itself and is the main major economic anchor of the area providing more than 10,800 jobs.

Evanston also demonstrates strong economic demographics compared to the rest of Illinois. This is shown throughout varies economic indicators regarding the city’s population with particular reference to employment levels and income levels. According to the most recent US census data, the unemployment rate in state is about 6.00% while the unemployment rate in Evanston is approximately 4.70%. In addition, only 25% of households throughout the state make over $100K per year, while more than 36% of households in Evanston make this amount.

**NORTHWESTERN UNIVERSITY**

Northwestern University is a private, four-year research university based in Evanston, Illinois. It is composed of twelve schools and colleges with over 120 undergraduate and 140 graduate/professional degree programs.

NU is known as one of the most selective universities in the nation, with 91% of incoming freshmen ranking in the top 10% of their high school class. Northwestern is also known for its rankings as a university as a whole and as well as its individual programs. It is ranked 13th in National Universities, its graduate business school is ranked 6th and its graduate education school is ranked 7th, by US News and World Report.

Northwestern is also a leading research university that is home to over 90 research centers. In 2014, the school received over $550 million in research funding, largely supported by research breakthroughs in medical and biological sciences. In addition to NU’s academic excellence, it also was a charter member of the Big Ten Conference. It was, and continues to be, the only private institution in the conference and has 19 collegiate athletic teams, consisting of 8 men’s and 11 women’s Division I sports teams. Ryan Field, Northwestern’s football stadium in Evanston, seats in excess of 49,000 fans.
The following comparable properties were selected due to their proximity to 831 Emerson and downtown Evanston.

<table>
<thead>
<tr>
<th>Property</th>
<th>Year Built</th>
<th>Units</th>
<th>SF</th>
<th>Published Rate / Unit</th>
<th>Current Occupancy</th>
</tr>
</thead>
<tbody>
<tr>
<td>E2</td>
<td>2015</td>
<td>353</td>
<td>833</td>
<td>$2,122</td>
<td>94%</td>
</tr>
<tr>
<td>1717</td>
<td>2013</td>
<td>175</td>
<td>891</td>
<td>$2,369</td>
<td>94%</td>
</tr>
<tr>
<td>Evanston Place Apartments</td>
<td>1988</td>
<td>189</td>
<td>853</td>
<td>$2,229</td>
<td>93%</td>
</tr>
<tr>
<td>The Park Evanston</td>
<td>1997</td>
<td>285</td>
<td>922</td>
<td>$2,470</td>
<td>96%</td>
</tr>
<tr>
<td>Reserve at Evanston</td>
<td>2004</td>
<td>193</td>
<td>845</td>
<td>$2,121</td>
<td>91%</td>
</tr>
<tr>
<td>Total / Average</td>
<td>2004</td>
<td>1,195</td>
<td>868</td>
<td>$2,258</td>
<td>94%</td>
</tr>
</tbody>
</table>
EVANSTON HISTORICAL OCCUPANCY

The chart below is derived from data available on Axiometrics for the five comparable properties in the market as well as the Glenview/Evanston and Chicago MSA. Per below, average occupancy rates for the comparable set as well as the sub-market have consistently been over 90%, with the weighted average of the comparable properties being 92.7% vs. 93.2% for the Glenview/Evanston submarket. This number increases to over 95% for the comparable property set when you remove the occupancy dips during a new project’s lease-up (E2 in 2015 for example). Furthermore, Axiometrics is projecting occupancy in the market to increase to 96% by 2018.
MARKET FEASIBILITY MEMORANDUM

MIXED USE MULTI-FAMILY DEVELOPMENT
831 EMERSON STREET
EVANSTON, ILLINOIS