DESIGN AND PROJECT REVIEW COMMITTEE
(DAPR)

Wednesday, January 22, 2020
2:30 p.m.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2404

AGENDA

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

II. MINUTES: January 8, 2020, meeting minutes

III. OLD BUSINESS

1. 1555 Ridge Avenue Planned Development
   Thomas Meador, applicant, submits for Special Use for a Planned Development to
   construct a 5-story, 68 dwelling unit multi-family residence with 59 off-street parking
   spaces in the R6 General Residential District. The applicant seeks site development
   allowances for: 1) A 3 ft. setback along the north property line where 15 ft. is required
   for dwelling units (text amendment pending), 2) No landscaping where a 10 ft.
   transition landscaped strip is required along the north property line, 3) A 2 ft. street
   side yard setback for open loading where a 15 ft. setback is required.

IV. ADJOURNMENT

The next DAPR meeting is scheduled for Wednesday, January 29, 2020, at 2:30 p.m. in Room
2404 of the Lorraine H. Morton Civic Center.
DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
January 8, 2020

Voting Members Present:  I. Eckersberg, E. Cano, D. Cueva, M. Tristan, J. Leonard,
S. Mangum, J. Hyink, C. Sterling, M. Griffith, M. Jones

Staff Present:  M. Rivera

Others Present:

Presiding Member:  J. Leonard

A quorum being present, J. Leonard called the meeting to order at 2:32 p.m.

Approval of Minutes

1. December 18, 2019, DAPR Committee meeting minutes.

S. Mangum made a motion to approve the meeting minutes, seconded by E. Cano.

The Committee voted, 10-0, to approve the meeting minutes

New Business

1. 1555 Ridge Avenue Planned Development

Thomas Meador, applicant, submits for Special Use for a Planned Development to construct a 5-story, 68 dwelling unit multi-family residence with 47 off-street parking spaces in the R6 General Residential District. The applicant seeks site development allowances for: 1) Building lot coverage of 65.2% where 65% is permitted with Inclusionary Housing Ordinance (IHO) bonus, 2) To eliminate the required 10-foot wide transition landscape strip along the north property line, and 3) To reduce the required number of handicapped accessible off-street parking spaces from 3 to 2.

APPLICATION PRESENTED BY:  Jay Keller, architect for applicant

DISCUSSION:

- J. Keller presented renderings of past projects by the applicant. Proposed exterior building materials to include face brick, limestone, and metal balcony railings, traditional materials and architectural design. Proposed materials are consistent with the materials found in the neighborhood.
- J. Keller stated the applicant will meet the Mayor’s Monarch Pledge.
- J. Keller stated one of the requested site development allowances concerns the required setback at the north property line.
- J. Keller stated parking is mostly inside on the 1st floor. Parking is accessible from the alley. The first floor also includes a lobby, gym, package room, bike room, composting, and the manager’s office. Every dwelling until will have an outdoor space.
- J. Keller stated the site development allowance request to reduce the setback at the north property line keeps the building height lower, the zoning code allows for a taller building.
J. Hyink asked how the bike room is accessed, how many bike spaces will be provided.
J. Keller stated the bike room is accessible from a hallway off the lobby, from the side entrance on Ridge Avenue, and through the garage. He stated bike spaces are in the bike room and several wall mounted bike racks in the garage.
I. Eckersberg noted that the wall mounted bike racks at the northwest corner of the garage are not accessible if a vehicle is in the adjacent parking space.
J. Keller stated they will review the garage bike rack locations.
J. Leonard asked about the architectural details, questioning whether the proposed architecture fits into the neighborhood.
J. Keller stated they are attempting to mimic the turn of the century architecture found in the neighborhood.
J. Leonard stated the 1st floor does not encourage pedestrian activity, the 1st floor should have living space to increase the residential character at street level.
J. Keller stated the number of parking spaces will be reduced if there are ground floor units.
S. Mangum asked whether louvers will be installed at the garage level, noting a previous response to comments stated there would be louvers.
J. Keller stated louvers would be located on the north and alley side for air circulation.
S. Mangum asked about the exterior brick size.
J. Keller stated the proposed bricks are 4” x 12”.
S. Mangum stated a brick with less height is preferred.
M. Jones stated a text amendment is currently pending before the City Council to allow a reduction in the required 15-foot setback at the north property line as a site development allowance.
M. Jones noted the revised plan includes 3 handicapped accessible parking spaces as required and is compliant with the impervious surface requirement.
E. Cano asked about the refuse pick-up location.
J. Keller stated refuse pick-up will be from inside the building.
E. Cano stated refuse pick-up is required to be by the City’s franchise hauler, refuse containers should be placed outside next to the alley for pick-up.
M. Rivera asked if visitor parking will be provided.
J. Keller stated visitor parking is not provided.
J. Leonard stated move-ins should be via the alley and the loading zone, on-street loading activity should be prohibited.
S. Mangum asked about exterior lighting.
J. Keller stated the balconies will have an exterior light, sconces will be at the exterior doors, no uplighting is proposed.
M. Jones if the garage door width is adequate.
J. Keller stated the garage door is 16’ wide and should be adequate.
M. Griffith noted the drive aisle width adjacent to the loading zone does not appear to meet the requirement.
J. Leonard stated a Construction Management Plan is required prior to a building permit being issued. She stated LEED Silver is required.
I. Eckersberg stated the 8-foot tall wall at the loading zone and alley intersection creates a sight visibility issue.
E. Cano stated there are concerns with the landscape plan.
J. Leonard stated the applicant should come back to DAPR to address building design comments and to provide a list of public benefits, benefits for the community not just residents of the building.
J. Leonard stated the applicant needs to discuss at Plan Commission where the vehicles currently being parked on the property will go.
Item held in Committee to give the applicant time to provide list of public benefits and to address architectural design comments.

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**Adjournment**
S. Mangum made a motion to adjourn, seconded by J. Hyink. The Committee voted, 10-0, to adjourn. The Committee adjourned at 3:09 p.m.

The next DAPR meeting is scheduled for Wednesday, January 15, 2020, at 2:30 p.m. in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Michael Griffith
Design and Project Review (DAPR)

1555 Ridge Avenue

Planned Development
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.
Zoning Map - 1555 Ridge Avenue

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.
1. The contractor shall install all erosion control items prior to commencement of any work.

2. Install temporary tree protection fencing prior to any demolition work.

3. Sod all unpaved areas of parkways, right-of-ways and front yards to rear wall of the building.

4. Any gate in the perimeter fence shall be adequately hinged to prevent entry, except to allow ingress.

5. Topographic survey by Bono Consulting Inc. authorized in writing by the engineer.

6. Underground or overhead utilities even though they may not be shown on the plans. Any utility that may interfere with existing utilities and appurtenances in the vicinity of work. Contractor shall be responsible for the protection of all utilities and appurtenances.

7. Culverts and drainage ditches shall be kept clean and clear of obstructions during the construction period.

8. Erosion and sediment control practices shall be designed to minimize soil erosion and sediment movement by controlling stormwater runoff. This includes minimizing the amount of exposed earth, maintaining surface cover, using temporary erosion control measures, and on-site construction materials. The extent of the area which is exposed and free of vegetation and the duration of its exposure shall be saved as shown on the plans or determined in the field. Contractor shall be responsible for the installation and maintenance of temporary erosion control measures. The information shall be provided to the engineer prior to construction.

9. Documentation of changes to ESC plan mandatory. Approval required as part of the change order. Contractor to notify the engineer of any changes to the erosion and sediment control plan. Mitigation and permit requirements.

10. Contractor to seed all disturbed area.

11. Site seeding information. Contractor to contact Julie at 1-800-892-0123, minimum of 48 hours prior to initiating any excavation or demolition work. Site seeding is necessary to maintain both their effectiveness and integrity. The underside of bales shall be kept in close contact with the earth below at all times to prevent water from washing beneath them.

12. Filter fabric: Bag fabricated from 4 oz./ sq.yd. non-woven polypropylene from 1 to 2 inches thick.


14. Do not create dust or other nuisance to neighboring properties during construction.

15. Filter fabric: Bag fabricated from 4 oz./ sq.yd. non-woven polypropylene from 1 to 2 inches thick.


17. Silt fence: Ground filter fabric: 60 mil bonded geotextile (100% polypropylene).

18. Existing utility poles coordinate with comed.

19. Stabilized construction entrance (typ.). Min. 6" base course (gravel or CA-6 stone) and 2" class 1 bituminous concrete.

20. Paving and in-place. Commonly known as: 20' min. 11" primary, 5:1 slope.

21. Silt fence: Top of foundations shall be set a minimum of one 175.33' above the high water level of adjacent stormwater management facilities such as lagoon, pond, etc.
CONTEXTUAL LANDSCAPE PLAN

NOTE:
- REFER TO L1.02 FOR PLANTING SCHEDULE
- SEE SHEET #3 OF CIVIL PLANS FOR TOPOGRAPHICAL INFORMATION.
- ALL TREES SHOULD BE 10'-0" MINIMUM FROM UTILITIES

PROTECT PARKWAY TREES DURING CONSTRUCTION - TYP.

RESTORE SOD @ PARKWAY SITE

SITE COMPOSTING AREA

INGRESS
EGRESS

10' X 35' LOADING BERTH

BW - 36" HIGH MAX.

BUILDING IS FULLY SPRINKLED

PROPOSED TREES TO BE REMOVED DURING CONSTRUCTION AND REPLACED 1@ 10" CAL AND 2@ 8" CAL.

GROVE ST.

PROJECT ADDRESS:
1555 RIDGE AVE., EVANSTON, IL 60192

PROJECT NAME:
1249 N. TALAN AVENUE
CHICAGO, IL 60614

PROJECT NO:
XXX.TQBDFBSDIQMBO.DPN

CERTIFICATION:
ARCHITECTS + PLANNERS

PROJECT TEAM:

SHEET TITLE:
CONTEXTUAL LANDSCAPE PLAN

3/32" = 1'-0"

GROVE ST.
DECIDUOUS TREE INSTALLATION DETAIL

SHRUB INSTALLATION DETAIL

ORNAMENTAL GRASS, PERENNIAL AND GROUNDCOVER INSTALLATION DETAIL

TREE PROTECTION DIAGRAM

NOTE:
3/32" = 1'-0"
PLANTING NOTES

1. LANDSCAPING CONTRACTOR (Contractor) shall visit the site, inspect existing conditions and review proposed planting and related work. In case of discrepancy between plan and plant list, plan shall govern quantities.

2. Contractor shall verify location of all on-site utilities prior to beginning construction on his phase of work. Electric, gas, telephone, and cable television may be located by calling J.U.L.I.E. at (1-800-892-0123), and Badger pipeline may be located by calling Digger’s Hotline at (1-800-242-8511). Any damage or interruption of services shall be the responsibility of the Contractor. Contractor shall coordinate all related activities with other trades on the job and shall report any unacceptable job conditions to Owners Representative prior to commencing work.

3. Contractor responsible for application and cost of necessary building permits and code verifications. Submit copies of all documents to Owner and the Architect.

4. All shrub bed and trees shall be mulched with a 3" continuous layer of shredded bark. All ground cover and perennial beds shall be mulched with a 1" layer of shredded bark. All deciduous trees shall be mulched with a 3 ft. diameter circle mulch. All evergreen trees shall be mulched to the drip line.

5. Perennial and ground cover beds shall be amended with a 2" layer of mushroom compost, tilled to a depth of 6", raked smooth, fertilized with commercial 10-6-4 fertilizer at a rate of 25 lbs. per 1000 S.F. planted, covered with 1" layer of shredded bark mulch and watered.

6. Edging to be EDG-KING brand plastic edging or approved equal. EDG-KING to be installed with horizontal steel stakes at 36" spacing. Install per manufacturer’s specifications in all areas indicated on plan. Provide manufactured joints and 90° degree fittings at all corners.

7. The topsoil condition for this project site is as follows:
   Contractor will be required to place and finish grade topsoil supplied by others at specified depths in planting and lawn areas. (Planting areas [12 inches], Lawn areas [6 inches]).

8. Guarantee of plants for one (1) year shall begin after acceptance by the Architect and/or Owner. The Owner shall assume maintenance responsibilities of all plant material, including watering, cultivating, weeding, mulching, and spraying as necessary to keep plants free of insects and in a healthy, vigorous condition. The Contractor shall guarantee all plants to be in a healthy, vigorous condition for a period of one (1) year following acceptance. Contractor shall replace without cost to the Owner, any dead or unacceptable plants, as determined by the Architect during and at the end of the Guaranteed Period. Subsequent replacement of plant material shall be borne jointly by Contractor and Owner. Owner will pay wholesale cost of plant material, plus reasonable charge for delivery, and Contractor will bear cost of labor for installation per specifications.

9. Seeded lawn to be a combination of bluegrass, perennial rye and rye fescue with following analysis by weight: 30% Rugby Kentucky Bluegrass, 20% Park Kentucky Bluegrass, 20% Creeping Red Fescue, 20% Scaldis Hard Fescue, 10% perennial Ryegrass. Seed to be applied at a rate of 4 lbs per 1,000 S.F.. All seeded lawn areas shall be fertilized at installation with 0-26-26 analysis, at a rate of 6 lbs per 1,000 S.F.. Second application of 15-40-5 to be applied at a rate of 6 lbs per 1,000 S.F. after first cutting. Acceptance and guarantee notes shall apply to all seeded areas.

10. Acceptance of grading and seeding shall be by the Architect and Owner. The Contractor shall assume maintenance responsibilities for a minimum of sixty (60) days or until second cutting, whichever is longer. Maintenance shall include watering, weeding, reseeding and other operations necessary to keep lawn in thriving condition. Upon final acceptance by the Architect and/or Owner, Owner shall assume all maintenance responsibilities. After lawn areas have germinated, areas which fail to show uniform stand of grass for any reason whatsoever shall be reseeded repeatedly until all areas are covered with a satisfactory stand of grass. Minimum acceptance of seeded lawn areas may include scattered bare spots, one of which are larger than 1 square foot and when combined do not exceed 2% of total seeded lawn area.
PROJECT NAME:
1555 RIDGE AVE.

PROJECT ADDRESS:
1555 RIDGE AVE., EVANSTON, IL 60201

SPACE
ARCHITECTS + PLANNERS

2149 N. TALMAN AVENUE
CHICAGO, IL 60647
312 829 6666
www.spacearchplan.com

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BUILDING IS
FULLY SPRINKLED

JAY KELLER
BRAEDY BULMAN
JO SPINDOLA
PATTI GORGI
NICHOLAS HORVATH

19.045

ISSUED FOR ZONING REVIEW - 8.29.19
ISSUED FOR P.D. REVIEW - 11.20.19
ISSUED FOR DAPR REVISIONS - 1.14.20

A2.1
January 14, 2020

Meagan Jones  
Community Development Dept. Planning & Zoning Division  
2100 Ridge Avenue  
Evanston, Illinois 60201  
T 847.448.4311  
TTY 847.448.8052  
www.cityofevanston.org

Dear Meagan:

Thank you and the DAPR committee for reviewing the proposed 68-unit Residential development at 1555 Ridge St. and providing your comments. We have reviewed the First round of comments and have attached our responses for your re-review as well as all associated drawings and supporting information so that we may move onto the 2nd (DAPR) Committee and the Plan Commission public hearing.

1. Per previous review letters, a Text Amendment to amend Section 6-8-1-10-C-3 of the Zoning Ordinance to make the required 15’ setback for all dwelling units from all development boundary lines an eligible site development allowance must be approved in order to move forward with the current building design.  
   **SA+P Response** – We understand, and the Text Amendment is in process.

2. The following Site Development Allowances are needed based on the site Zoning:  
   - 10 ft. transition landscaped strip consisting of vegetative screening, fencing, or decorative walls is required along the north property line.
   - 15 ft. setback required for dwelling units along the north property line (text amendment pending per item #1 above).  
   **SA+P Response** – We understand, and the Site Development Allowances are in process.

3. Applicant should relocate the loading area to the north end of the property (maintaining setbacks and drive aisle) to open the street side yard area and improve site lines for vehicles. Otherwise, a site development allowance would be required.  
   **SA+P Response** – We will seek a Site Development Allowance to keep the loading berth as is. Moving the Loading berth to the north would have an adverse impact on the parking ratio the Owner wishes to establish based on his research and anticipated demographic.

4. Ensure a minimum 24 ft. drive aisle is maintained for vehicles within the parking area.  
   **SA+P Response** – We will maintain a 24’-0” drive aisle and dimension it on the drawings as such.

5. Building entry for pedestrians should be more pronounced and ground floor should have larger windows for lobby the area. Consider ground floor dwelling unit(s).  
   **SA+P Response** – We have added a more prominent entry design at both Ridge and Grove entrances as well as lighting to give the entries a visual connection to the public way.
6. The public benefits list should be expanded to include items that are not code requirements, solely for resident use, or intrinsic results of the development.  
SA+P Response – The Developer is willing to expand the public benefits list for this project including any recommendations the City of Evanston can advise upon.

7. Building & Inspection Services Division comments were addressed in October 15, 2019 response letter. CMP requires greater detail. Once revised CMP is received, it will be sent to staff for review.  
SA+P Response – The CMP will be revised and submitted for review prior to full Permit submittal.

8. Proposal meets IHO requirements with 5% of units affordable onsite (1 one-bed & 2 two-bed units) and payment of $535,000 fee in lieu for the remaining 5% requirement.  
SA+P Response – The fee has been noted as $525,000 per our Zoning Attorney.

9. Rents listed are current gross rents at 60% AMI, per the ordinance.  
SA+P Response – Noted.

10. Note that developer may designate the smallest units of each bedroom type as affordable. Developer may choose to have the same units affordable for the 30-year period or can have “floating” affordable units. (If a tenant’s income exceeds the limit for an affordable unit, the tenant may be retained in the current unit as a market rate unit and a comparable unit may be rented as affordable.)  
SA+P Response – Noted.

11. A multi-modal transportation study is required as the project is located within a designated Transit-Oriented Development (TOD) as per the Complete and Green Streets Policy.  
SA+P Response – A multi modal transportation study will be included as part of the revised parking report.

12. What is the capacity of the bike storage room?  
SA+P Response – The bike storage room has room for 28 bikes, the Garage has an additional 6 bike spaces and there are 7 exterior bike spaces proposed.

13. Consider addition of exterior bicycle parking facilities with dockless Divvy bike stalls to be geocoded by Lyft in their Lyft app and the Ventra app as a public benefit.  
SA+P Response – The Developer is willing to provide exterior bicycle parking facilities as part of the public benefits list for this project and work with any companies the City of Evanston prefers.

14. Please clarify the garage door opening widths. They do not look wide enough for two-way access.  
SA+P Response – The garage doors have been dimensioned and although they are wide enough for 2-way traffic we do not foresee such a small parking garage needing the room for 2 way traffic to a wide degree. We anticipate when the door is up one car will travel through at a time with the other one waiting in the drive aisle until it is clear.

15. How does the waste hauler pick up trash and recycling? If the trucks are entering the garage for pickup, then turning diagrams inside the garage need to be shown.  
SA+P Response – The building management company will move the dumpsters to the rear of the building on pick up day for the refuse or recycling hauler to pick up via the alley.

16. The loading dock seems awkward to access. It is also off of Grove. Is this the best location or can it be moved to the north end of the property? What types of trucks will be unloading?  
SA+P Response – We have looked at moving the loading berth to the north and we lose 2-3 parking spaces as well as making the entry to the interior garage more difficult. Moving the Loading berth to the north would have an adverse impact on the parking ratio the Owner wishes to establish based on his research and anticipated demographic. We anticipate trucks between 15’ and 25’ long based on what U-Haul recommends for dwelling units of this size.

17. What is the capacity of the bike parking? Is it accessed from the garage doors on the alley? Is it secure?  
SA+P Response – The bike storage room has room for 28 bikes, the Garage has an additional 6 bike spaces and there are 7 exterior bike spaces proposed. The Bike room is accessed off the Lobby, the Garage spaces are accessed off the alley doors and the exterior spaces are open to the environment. Both interior storage areas are secure with the enclosed Bike room being the most secure. The exterior spaces have a rack for locking bikes to.
18. Detail the FFEs where doors adjacent to designated handicapped parking spaces enter into the lobby area. There is a difference of 2’ between the garage and lobby floors which is not addressed.
*SA+P Response – The door directly into the elevator lobby has been removed. There are 2 sloped walkways from the garage which will transition up to the lobby FFE.*

19. The 8’ brick fence shown on the SE corner will be a sight obstruction for alley traffic.
*SA+P Response – The brick screening fence has been removed and replaced with low shrubs at the alley and taller evergreen shrubs further away to screen the composting and bike racks.*

20. In the southeast corner of the site, the landscape goes right up to the door access from the loading area. Why is the double door there? Should the landscape be pulled back?
*SA+P Response – The double door has been removed with the brick screen wall and the landscaping has been adjusted appropriately.*

21. There is >2’ drop at the SE corner from the building to the sidewalk. Detail this transition.
*SA+P Response – The Civil Engineering has lowered the grades at that location at the foundation walls which has been reflected on the sheet 3 the Grading plan.*

22. The site composting area may need to be rearranged or made smaller to accommodate the large truck parking.
*SA+P Response – We have reviewed the site composting area and have adjusted as required.*

23. There are overhead power lines on the east side of the site (west side of alley) that will need to be buried at the developer’s expense in order to execute the plans as shown.
*SA+P Response – The Developer will coordinate a power plan with ComEd including burying poles and any utility pole relocations deemed necessary.*

24. What power pole relocation is contemplated? Has a plan been discussed with ComEd?
*SA+P Response – The Developer will coordinate a power plan with ComEd including burying poles and any utility pole relocations deemed necessary. The plan has not yet been discussed with ComEd.*

25. The developer will need to rehabilitate the alley following construction.
*SA+P Response – The Developer will rehabilitate the alley to City of Evanston standards following construction of the building. The Civil Engineer has indicated a resurface with a 1 ½” surface course on sheet 5 the Site and Geometric Plan.*

26. There is only a 6” water main on Grove and on Ridge. This is likely not adequate to meet fire flow requirements. The proposed connection is incorrectly shown.
*SA+P Response – The Civil Engineer has reviewed the Atlas maps which indicate 6” water mains on both streets. They have revised sheet 4 the Utility Plan to show (1) 4” connection to each street to distribute the demand to each street. They will also work with the City of Evanston Engineers and the Water Department to determine the best course of action.*

27. All stormwater will need to drain to the 24” relief sewer located on Grove. The connection shown must be moved to the manhole on the line. Sanitary sewage will need to flow to the 15” sewer main located on Ridge, as shown.
*SA+P Response – The storm sewer outfall has been revised to connect to the relief sewer on sheet 4 the Utility Plan.*

28. Water meter must be located within 5’ of where the service enters the building.
*SA+P Response – The water service will be located in the water room within 5’-0” of entering.*

29. Trees must be 10’ away from utilities.
*SA+P Response – The storm sewer has been moved to have 10’ on the west side of the building. New trees will be within 10’ of the new storm sewer south of the building within available 14.5’ lawn area. Additionally, a note for tree separation has been added to the landscape plan.*

30. Staff will need a tree inventory of all existing trees on the parcel prior to issuing any permits. The inventory should identify trees by species and condition and include the diameter of the trunk measured at 4.5 feet above grade.
*SA+P Response – The tree inventory has been added to sheet 2 the Existing Topography, Demolition, Erosion and Sedimentation Control plan.*
31. Please indicate the diameter of the new trees being proposed to replace the 3 existing parkway trees to be removed.
  
  **SA+P Response** – One of the trees is a 10” caliper and the other 2 are 8” caliper trees. The tree schedule has been updated to reflect this.

32. Provide a waste management plan for the building
  
  **SA+P Response** – A waste management plan form the Developer has been included.

33. Please see the preliminary Fire Department review letter dated September 18, 2019. Similar comments
  
  **SA+P Response** – We have reviewed the Fire Department comments and all of the comments will be incorporated into the permit set prior to submission.

Sincerely,

[Signature]

Jay Keller, AIA  NCARB  LEED AP BD+C
Principal – SPACE Architects + Planners
Public Benefits
1555 Ridge Avenue

The following list highlights the public benefits offered by the proposed project at 1555 Ridge.

1) Redevelopment of underutilized surface parking lot, in accordance with Evanston’s Zoning Ordinance and planning principles (Evanston 2004 Downtown Plan) which will add mostly larger rental units, resulting in more density to support nearby downtown commercial uses;

2) Increased property taxes of approximately $400,000;

3) Significant, high quality, landscaping along Ridge Avenue and Grove Street to improve the streetscape and to make Ridge and Grove more pedestrian friendly;

4) Landscaping will adhere to the Mayor’s Monarch Pledge;

5) Provision of three on-site affordable residential units, two of which are family sized, two-bedroom units, and a contribution of $525,000 into the City’s Inclusionary Housing Fund;

6) LEED Silver certification;

7) Seven exterior bicycle parking spaces on Grove, at which the Applicant will explore locating dock-less Lyft/DIVVY bikes;

8) Signage directing vehicles at the site for pick-up and drop-off into the alley/exterior loading area to keep such vehicles off of the street and out of on-street parking spaces;

9) The Applicant proposes a monetary contribution in the amount of $20,000 either to improve Alexander Park, or to support recreational programming at Evanston’s public parks in general.
RE: WASTE MANAGEMENT PLAN FOR 1555 Ridge, Evanston, Il

Our plan is to retain Groot or whomever the City directs us to use given the City’s master service provider arrangement for the collection of the building’s garbage and recycling. Based upon a complex of 68 units, we will schedule the pickups three times a week on Monday, Wednesday and Friday. On the scheduled pick up days, the garbage and recycling bins will be brought by onsite management to the outside loading areas.