Proposed

1900 Sherman Addition
The Housing Authority of Cook County

Presentation to the DAPR on August 5, 2020
Introductory Comments

Richard Monocchio,
Executive Director
Housing Authority of Cook County
LAND USE AND ZONING POLICY CONSIDERATIONS FOR THE EMERSON

• Conformance with City Planning Policy
• Existing Land Use Characteristics
• Evanston Zoning Policy
• Allowances for Planned Developments
CONFORMANCE WITH CITY PLANNING POLICY

• Key theme of the Evanston Comprehensive Plan: “allow growth to occur while enhancing the community’s special character”

• Address concerns about housing affordability

• North Downtown Planning recognizes the demand for higher density residential use in the area

• The Comprehensive Plan shows the 1900 Sherman site in residential land use.

• The 1900 Sherman site is located within a transit-oriented development district and the project’s design advances transit-oriented/multi-modal transportation
EXISTING LAND USE CHARACTERISTICS

LINK EVANSTON BUILDING; 10 STORIES, MIXED-USE
JANE PERMLAN BUILDING; 11 STORIES, RESIDENTIAL
MIXED RESIDENTIAL; 3-5 STORIES
SUBJECT SITE; PROPOSED 16 STORIES, RESIDENTIAL
SHERMAN GARDENS; 7 STORIES, RESIDENTIAL
NORTHWESTERN DORMITORIES; 5 STORY, RESIDENTIAL
EVANSTON ZONING POLICY

• Site is currently zoned R-6 Residential

• Restrictions on the degree of departure from district regulations on residential planned developments prevents the proposed project from being approved in the R-6 District.

• A request for a map amendment is needed from R-6 to C-1a is needed to accommodate the development.

• A special use is needed to allow residential use on the ground floor in the C-1a District.
ALLOWANCES FOR PLANNED DEVELOPMENTS

• All allowances for planned developments needed by The Emerson on within the limits established by the Ordinance.
• No supermajority votes will be needed for approval.
• The allowances required are:
  ✓ Allowance for 15 net parking spaces where 97 are required.
  ✓ Allowance for building height of 172.66’ where 67’ is permitted and 97’ allowed with a site development allowance.
  ✓ Allowance for density of 268 units where 128 units are allowed and 274 units are allowed with a site development allowance.
  ✓ Allowance for 1 loading berth where 2 are required and allowance for a smaller size of berth.
Massing diagram to show primary components of the proposal

- Screen for mechanical equipment and elevator override
- Rooftop amenity deck (refer to landscape plans for preliminary design)
- Adjacent Jane Perlman building
- Porte cochere / drop off
- Existing tree to remain
- Setback at lower floors (dashed)
- Semi-public landscaping at corner

Note: as this is a diagram to identify components of the project, most trees and landscaping are not shown in full
Context diagram to compare proposed project with other towers in the vicinity.
First Floor Plan

Floor Area (Gross) 8,622 sf
Areas Excluded:
Elevators 177 sf
Stairwells 310 sf
Loading 1,093 sf
Mechanical 1,241 sf
Parking Garage Entrance 716 sf
Total Excluded 3,537 sf
Floor Area (Net) 5,085 sf
Basement Garage Plan
Floors 2 & 3

Floor Area (Gross) 9,795 sf

Areas Excluded:
- Elevator Shaft 177 sf
- Stairwells 355 sf
- Trash Chute 26 sf
- Electrical/Mechanical 95 sf
Total Excluded 653 sf

Floor Area (Net) 9,142 sf
Floors 4-15

Floor Area (Gross) 10,109 sf
Areas Excluded:
Elevator Shaft 177 sf
Stairwells 355 sf
Trash Chute 26 sf
Electrical/Mechanical 95 sf
Total Excluded 653 sf
Floor Area (Net) 9,456 sf
16th Floor Plan

Floor Area (Gross) 7,498 sf
Areas Excluded:
  - Elevator Shaft 174 sf
  - Stairwells 350 sf
  - Trash Chute 25 sf
  - Electrical/Mechanical 2,196 sf
Total Excluded 2,745 sf
Floor Area (Net) 4,753 sf
Screen wall beyond at mechanical space to be approximately 15' to 20' above the roof deck (range is shown by two dashed horizontal lines)

(Maximum height approximately +192', currently shown at approximately +189'-6"

Brick piers, utility-side brick, custom blend - exact color to be determined - intent is to compliment the brick colors in the immediate neighborhood

Transition from masonry to window is expected to include a metal fin color matched to the window system so the masonry sits outboard of the windows by up to a few inches (detailing is not worked through at this stage)

Partially recessed balconies with glass and aluminum guardrails

Floor to ceiling window wall with color coordinated slab edges (exposed smooth with paint or with slab edge covers)

Brick piers, utility-side brick, custom blend - exact color to be determined - intent is to compliment the brick colors in the immediate neighborhood

Dark color aluminum storefront system on a curb with granite or similar high-durability, quality finish material

Glass screen wall at the rooftop amenity deck

Floor to ceiling window wall system with color coordinated slab edge covers - system segments at each vertical at the curves

Partially recessed balconies with glass and aluminum guardrails

Painted angled columns

Alternate color brick at floors 1-3 in recessed areas - slightly darker and utility or norman size bricks this area only
Glass screen wall at the rooftop amenity deck

Brick at upper level walls and parapets to match wall below

Floor to ceiling window wall with color coordinated slab edges (exposed smooth with paint or with slab edge covers)

Partially recessed balconies with glass and aluminum guardrails

Existing Jane Perlman building to north to remain

Floor to ceiling window wall system with color coordinated slab edge covers - system segments at each vertical at the curves

Brick piers, utility-side brick, custom blend - exact color to be determined - intent is to compliment the brick colors in the immediate neighborhood

Transition from masonry to window is expected to include a metal fin color matched to the window system so the masonry sits outboard of the windows by up to a few inches (detailing is not worked through at this stage)

Painted angled columns

Alternate color brick at floors 1-3 in recessed areas - slightly darker and utility or norman size bricks this area only

Dark color aluminum storefront system on a curb with granite or similar high-durability, quality finish material
Brick or alternate complimentary material above roof of adjacent building only

Floor to ceiling window wall with color coordinated slab edges (exposed smooth with paint or with slab edge covers)

Partially recessed balconies with glass and aluminum guardrails

CMU at portion concealed by the tower next door (brick is not possible due to proximity and wall will not be visible below the roofline of the building next door)

Painted angled columns

Alternate color brick at floors 1-3 in recessed areas - slightly darker and utility or norman size bricks this area only

Screen wall at mechanical space to be at the amenity level and approximately 15' to 20' above the roof deck

Screen to be high quality corrugated anodized aluminum panels. Dark grey color to complement window and other metal detailing. Perforation in some areas if required by equipment for air flow

Floor to ceiling window wall with color coordinated slab edges (exposed smooth with paint or with slab edge covers)

Existing Jane Perlman building to north to remain (shown with a heavy dash)

Brick pier, utility-side brick, custom blend - exact color to be determined - intent is to compliment the brick colors in the immediate neighborhood

Partially recessed balconies with glass and aluminum guardrails

1900 Sherman Ave Evanston IL 60201
North Elevation
Screen wall at mechanical space to be at the amenity level and approximately 15' to 20' above the roof deck.

Screen to be high quality corrugated anodized aluminum panels. Dark grey color to complement window and other metal detailing. Perforation in some areas if required by equipment for air flow.

(Maximum height approximately +192', currently shown at approximately +189'-6")

Floor to ceiling window wall with color coordinated slab edges (exposed smooth with paint or with slab edge covers)

Partially recessed balconies with glass and aluminum guardrails

Partially recessed balconies with glass and aluminum guardrails

Existing Jane Perlman building to north to remain

Brick piers, utility-side brick, custom blend - exact color to be determined - intent is to complement the brick colors in the immediate neighborhood

Aluminum coiling loading dock door, dark anodized grey to compliment brick and metal detailing - brick returns at jambs with color coordinated trims as needed - coiling to be concealed (at the interior)
Proposed signage location 1 - refer to the next page for a more detailed elevation and notes.

Proposed signage location 2 - refer to the next page for a more detailed elevation and notes.

Proposed signage location 3 - set at angle in plan, see note below.

Note: Refer to following page for additional information for each signage location.
Brick piers, utility-side brick, custom blend - exact color to be determined - intent is to compliment the brick colors in the immediate neighborhood

Transition from masonry to window is expected to include a metal fin color matched to the window system so the masonry sits outboard of the windows by up to a few inches (detailing is not worked through at this stage)

Partially recessed balconies with glass and aluminum guardrails

Floor to ceiling window wall with color coordinated slab edge covers (exposed smooth with paint or with slab edge covers)

Dark color aluminum storefront system on a curb with granite or similar high-durability, quality finish material

Glass screen wall at the rooftop amenity deck

Floor to ceiling window wall system with color coordinated slab edge covers - system segments at each vertical at the curves

Partially recessed balconies with glass and aluminum guardrails

Alternate color brick at floors 1-3 in recessed areas - slightly darker and utility or norman size bricks this area only

Painted angled columns
Brick piers, utility-side brick, custom blend - exact color to be determined - intent is to compliment the brick colors in the immediate neighborhood

Partially recessed balconies with glass and aluminum guardrails

Floor to ceiling window wall with color coordinated slab edges (exposed smooth with paint or with slab edge covers)

Painted angled columns

Alternate color brick at floors 1-3 in recessed areas - slightly darker and utility or norman size bricks this area only
Brick facades utility-size, custom blend - exact color to be determined - intent is to compliment the brick colors in the immediate neighborhood.

Screen wall at mechanical space. Screen to be high quality corrugated anodized aluminum panels. Dark grey color to compliment window and other metal detailing. Perforation in some areas if required by equipment for air flow.

Floor to ceiling window wall with color coordinated slab edges (exposed smooth with paint or with slab edge covers).

Existing Jane Perlman building to north to remain.
### EXISTING TREE SCHEDULE

<table>
<thead>
<tr>
<th>TAG</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>SIZE</th>
<th>COND.</th>
<th>FORM</th>
<th>REMOVE</th>
<th>ROOT PRUNE</th>
<th>REMARKS</th>
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<tbody>
<tr>
<td>1</td>
<td>Aloe polyphylla</td>
<td>Aloe</td>
<td>18&quot; cal</td>
<td>4</td>
<td>4</td>
<td>X</td>
<td>X</td>
<td>Side note 1</td>
</tr>
<tr>
<td>2</td>
<td>Malus ssp.</td>
<td>Crabapple</td>
<td>24&quot; cal</td>
<td>2</td>
<td>2</td>
<td>X</td>
<td>minor deadwood</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Malus ssp.</td>
<td>Crabapple</td>
<td>22&quot; cal</td>
<td>2</td>
<td>2</td>
<td>X</td>
<td>minor deadwood</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Acer saccharinum</td>
<td>Silver Maple</td>
<td>5x4&quot; cal</td>
<td>3</td>
<td>4</td>
<td>X</td>
<td>grading note, poor pruning, some deadwood in upper canopy</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Crataegus ssp.</td>
<td>Hawthorn</td>
<td>2 x 8&quot; cal</td>
<td>2</td>
<td>2</td>
<td>X</td>
<td>thinned</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Crataegus ssp.</td>
<td>Hawthorn</td>
<td>1 x 6&quot;, 1 x 7&quot; cal</td>
<td>2</td>
<td>2</td>
<td>X</td>
<td>thinned</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Crataegus ssp.</td>
<td>Hawthorn</td>
<td>2 x 7&quot;, 2 x 8&quot; cal</td>
<td>2</td>
<td>2</td>
<td>X</td>
<td>thinned</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Aesculus hippocastanum</td>
<td>Horse Chestnut</td>
<td>26&quot; cal</td>
<td>2</td>
<td>2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Aesculus hippocastanum</td>
<td>Horse Chestnut</td>
<td>28&quot; cal</td>
<td>2</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Aesculus hippocastanum</td>
<td>Horse Chestnut</td>
<td>24&quot; cal</td>
<td>2</td>
<td>3</td>
<td></td>
<td></td>
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<tr>
<td>11</td>
<td>Acer tataricum subsp. ginnala</td>
<td>Amur Maple</td>
<td>1 x 12&quot;, 2 x 8&quot; cal</td>
<td>2</td>
<td>2</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>Cornus spp.</td>
<td>Dogwood</td>
<td>7&quot; cal</td>
<td>3</td>
<td>4</td>
<td>X</td>
<td>poor pruning</td>
<td></td>
</tr>
</tbody>
</table>

**NOTES:**

1. Certified Arborist Report forthcoming. It is suspected that the Colorado Blue Spruce is in decline. The prevalent type of disease on Colorado Blue Spruce has intensified in recent years and the trees are declining rapidly throughout the Chicago area. The key symptom is branch decline, which progresses over 2-4 years and renders both poor appearance and poor health. This tree exhibits substantial branch decline, particularly on its backside. This is often related to one or more diseases or pests, needledust, tip blight, canker disease, or spruce spider mites.

**Tree Condition:** A visual assessment and rating of the overall health and vigor of the tree, as follows:

1. Excellent
2. Very Good
3. Good
4. Below Average
5. Poor
6. Dead
CONNECTIVITY
**SHADE TREES**

- **FORT McNAIR RED HORSECHESTNUT**  
  *Aesculus x carnea ‘Fort McNair’*

- **EMPEROR JAPANESE MAPLE**  
  *Acer palmatum ‘Bloodgood Emperor’*

- **AUTUMN BRILLIANCE SERVICEBERRY**  
  *Amelanchier x grandiflora ‘Autumn Brilliance’*

- **EASTERN REDBUD**  
  *Cercis canadensis*

- **TANYOSHO JAPANESE RED PINE**  
  *Pinus densiflora ‘Umbraculifera’*

**ORNAMENTAL TREES**

- **DWARF TANYOSHO JAPANESE RED PINE**  
  *Pinus densiflora ‘Umbraculifera Nana’*

- **ARCTIC SUN DOGWOOD**  
  *Cornus sanguinea ‘Cat’*

- **DWARF BUSH HONEYSUCKLE**  
  *Diervilia lonicera*

- **LIMELIGHT PANICLE HYDRANGEA**  
  *Hydrangea paniculata ‘Limelight’*

- **GATSBY GAL OAKLEAF HYDRANGEA**  
  *Hydrangea quercifolia ‘Brenhill’*

**EVERGREEN TREES**

- **SHRUBS**

- **DWARF TANYOSHO JAPANESE RED PINE**  
  *Pinus densiflora ‘Umbraculifera Nana’*

- **ARCTIC SUN DOGWOOD**  
  *Cornus sanguinea ‘Cat’*

- **DWARF BUSH HONEYSUCKLE**  
  *Diervilia lonicera*

- **LIMELIGHT PANICLE HYDRANGEA**  
  *Hydrangea paniculata ‘Limelight’*

- **GATSBY GAL OAKLEAF HYDRANGEA**  
  *Hydrangea quercifolia ‘Brenhill’*
**Plants Listed**

**Ornamental Grasses, Perennials, and Groundcover**

- Little Henry Virginia Sweetspire (Itea virginica 'Sprich')
- Grow-Low Sumac (Rhaphiolepis 'GROW-LOW')
- Summer Beauty Allium ('SUMMER BEAUTY')
- Blue Fortune Anise Hyssop (Agastache 'BLUE FORTUNE')
- Narrow Leaf Blue Star (Amsonia 'HUBRICHITII')
- Meadow Anemone (Anemone canadensis)
- Common Milkweed (Asclepias syriaca)

**Evergreen Shrubs**

- Birchleaf Spirea (Spiraea betulifolia 'TOR')
- Cayuga Koreanspice Viburnum (Viburnum x carlcephalum 'CAYUGA')
- Everlow Yew (Taxus x media 'EVERLOW')

**Additional Information**

- 1900 Sherman Ave, Evanston, Illinois
- Landscape PD Package Project Number: 8639
- August 5, 2020
BUTTERFLY WEED
ASCLEPIAS TUBEROSA

TWILITE FALSE INDIGO
BAPTISIA X VARICOLOR 'TWILITE'

LESSER CALAMINT
CALAMINTHA NEPETA SSP. NEPETA

BLUE SEDGE
CAREX FLACCA

PRAIRIE SPLENDOR CONEFLOWER
ECHINACEA PURPUREA 'PRAIRIE SPLENDOR'

BEVAN'S BIGROOT GERANIUM
GERANIUM MACRORHIZUM 'BEVAN'S VARIETY'

KOBOLD BLAZING STAR
LIATRIS SPIRATA 'KOBOLD'

GOLDEN MONEYWORT
LYSIMACHIA NUMMULARIA 'AUREA'

EASTERN BEEBAM
MONARDA BRADBURIANA

AUTUMN MOOR GRASS
SESSELIA AUTUMNALIS
**Planting Palette**

1900 Sherman Ave Evanston IL 60201

**BULBS**

- **Purple Dome Aster**
  *Symphyotrichum Novae-Angliae ‘Purple Dome’*

- **Barren Strawberry**
  *Waldsteinia ternata*

- **Globemaster Allium**
  *Allium ‘Globemaster’*

- **Mount Everest Allium**
  *Allium ‘Mount Everest’*

- **Hokus Crocus Crocus Blend**
  *Crocus ‘Hokus Crocus’ Blend*

- **Snowdrop**
  *Galanthus Nivalis*

- **3D Blend Daffodil**
  *Narcissus ‘3D’ Blend*
AMENITY DECK

1900 SHERMAN AVE, EVANSTON, ILLINOIS
LANDSCAPE PD PACKAGE Project Number: 8639
August 5, 2020

HOUSING AUTHORITY OF COOK COUNTY

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www.site-design.com

#Layout Name
8/3/20
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1900 Sherman Ave Evanston IL 60201
Mood Board - Amenity Deck

8/5/2020