

9/21/2017
10/5/2017
10/19/2017
11/9/2017

103-O-17

AN ORDINANCE

**Granting a Special Use Permit for a Planned Development
Located at 1450-1508 Sherman Avenue in the D4 Downtown
Transition District
("Albion")**

WHEREAS, the City of Evanston is a home-rule municipality pursuant to Article VII of the Illinois Constitution of 1970; and

WHEREAS, as a home rule unit of government, the City has the authority to adopt ordinances and to promulgate rules and regulations that protect the public health, safety, and welfare of its residents; and

WHEREAS, Article VII, Section (6)a of the Illinois Constitution of 1970, which states that the "powers and functions of home rule units shall be construed liberally," was written "with the intention that home rule units be given the broadest powers possible" (*Scadron v. City of Des Plaines*, 153 Ill.2d 164); and

WHEREAS, it is a well-established proposition under all applicable case law that the power to regulate land use through zoning regulations is a legitimate means of promoting the public health, safety, and welfare; and

WHEREAS, Division 13 of the Illinois Municipal Code (65 ILCS 5/11-13-1, *et seq.*) grants each municipality the power to establish zoning regulations; and

WHEREAS, pursuant to its home rule authority and the Illinois Municipal Code, the City has adopted a set of zoning regulations, set forth in Title 6 of the Evanston City Code of 1979, as amended, (“the Zoning Ordinance”); and

WHEREAS, Albion at Evanston LLC (the “Applicant,” substituted for Albion Residential LLC, the Original Applicant), purchaser of the property located at 1450-1508 Sherman Avenue, Evanston, Illinois (the “Subject Property”), legally described in Exhibit A, which is attached hereto and incorporated herein by reference, applied, pursuant to the provisions of the Zoning Ordinance, specifically Section 6-3-5, “Special Uses”, Section 6-3-6, “Planned Developments”, and Subsection 6-11-1-10, “Planned Developments” in Downtown Zoning Districts, to permit the construction and operation of a Planned Development with accessory parking located at the Subject Property in the D4 Downtown Transition Zoning District (“D4 District”); and

WHEREAS, the Applicant sought approval to construct a new sixteen (16) story one hundred seventy eight (178) foot tall mixed use commercial and residential building consisting of two hundred eighty six (286) dwelling units, approximately 9,321 gross square feet of ground floor commercial space, with one hundred eighty-six (186) parking spaces; and

WHEREAS, construction of the Planned Development, as proposed in the application, requires exception from the strict application of the Zoning Ordinance with regards to number of dwelling units per lot size, floor area ratio (FAR), building height, number of parking spaces, ziggurat setbacks, and drive aisle width; and

WHEREAS, pursuant to Subsection 6-3-6-5 of the Zoning Ordinance, the City Council may grant Site Development Allowances to the normal district regulations established in the Zoning Ordinance; and

WHEREAS, on August 9, 2017 and September 13, 2017, in compliance with the provisions of the Illinois Open Meetings Act (5 ILCS 120/1 *et seq.*) and the Zoning Ordinance, the Plan Commission held a public hearing on the application for a Special Use Permit for a Planned Development, case no. 17PLND-0052, heard extensive testimony and public comment, received other evidence, and made written minutes, findings, and recommendations; and

WHEREAS, the Plan Commission's written findings state that the application for the proposed Planned Development meets applicable standards set forth for Special Uses in Subsection 6-3-5-10 of the Zoning Ordinance and Planned Developments in the D4 Zoning District per Subsection 6-11-1-10 of the Zoning Ordinance; and

WHEREAS, the Plan Commission recommended the City Council approve the application with conditions; and

WHEREAS, on October 9, 2017, the Planning and Development ("P&D") Committee of the City Council held a meeting, in compliance with the provisions of the Open Meetings Act and the Zoning Ordinance, received input from the public, carefully considered and adopted the findings and recommendations of the Plan Commission, and recommended approval thereof by the City Council; and

WHEREAS, on October 19, 2017, the Applicant submitted revised plans seeking approval for the following: approval to construct a new fifteen (15) story one

hundred sixty six (166) foot and four (4) inch tall mixed use commercial and residential building consisting of two hundred seventy three (273) dwelling units, with a floor area ratio of approximately 5.99, approximately 6,800 gross square feet of ground floor commercial space, with two hundred (200) parking spaces; and

WHEREAS, construction of the Planned Development, as presented in the submitted revised plans dated October 19, 2017, requires exception from the strict application of the Zoning Ordinance with regards to number of dwelling units per lot size, floor area ratio (FAR), building height, and ziggurat setbacks; and

WHEREAS, at its meetings of October 9, 2017, October 23, 2017, November 13, 2017, held in compliance with the Open Meetings Act and the Zoning Ordinance, the City Council considered the recommendation of the P&D Committee, the Applicant's amended application dated October 19, 2017, received additional public comment, made certain findings, and adopted said recommendation; and

WHEREAS, it is well-settled law that the legislative judgment of the City Council must be considered presumptively valid (see *Glenview State Bank v. Village of Deerfield*, 213 Ill.App.3d 747 (1991)) and is not subject to courtroom fact-finding (see *National Paint & Coating Ass'n v. City of Chicago*, 45 F.3d 1124 (7th Cir. 1995)),

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS, THAT:

SECTION 1: The foregoing recitals are hereby found as facts and incorporated herein by reference.

SECTION 2: Pursuant to the terms and conditions of this ordinance, the City Council hereby grants the Special Use Permit applied for in case no. 17PLND-

0052, to allow construction and operation of the Planned Development described herein.

SECTION 3: The City Council hereby grants the following Site Development Allowances:

- (A) **Number of Dwelling Units Per Lot Size:** A Site Development Allowance is hereby granted for two hundred seventy-three (273) dwelling units, whereas subsection 6-11-5-4-(B) of the Zoning Ordinance allows a maximum of ninety-three (93) dwelling units for a lot sized at 37,279 sq. ft. in the D4 District.
- (B) **Floor Area Ratio (FAR):** A Site Development Allowance is hereby granted for a 5.99 floor to area ratio, whereas subsection 6-11-5-6 of the Zoning Ordinance requires a maximum floor area ratio of 5.4 in the D4 District, with Subsection 6-11-1-10(C)(2) allowing for an additional development allowance of 0.6 FAR.
- (C) **Building Height:** A Site Development Allowance is hereby granted for an approximately one hundred forty-five (145) foot maximum building height, excluding the height of parking levels two and three per subsection 6-11-5-8, whereas subsection 6-11-5-8 of the Zoning Ordinance requires a maximum allowed building height of one hundred five (105) feet in the D4 District, with Subsection 6-11-1-10(C)(1) allowing for an additional forty (40) feet of height in the D4 District.
- (D) **Ziggurat Setback:** A Site Development Allowance is hereby granted permitting a ziggurat setback of five (5) feet from the Subject Property line at a building height of forty-two (42) feet, whereas subsection 6-11-1-4 of the Zoning Ordinance requires a minimum of a forty (40) foot ziggurat setback from the Subject Property line above the building height of forty-two (42) feet for this particular mixed use building along the Sherman Avenue street front in the D4 District.

SECTION 4: Pursuant to Subsection 6-3-5-12 of the Zoning Ordinance, the City Council imposes the following conditions on the Special Use Permit granted hereby, which may be amended by future ordinance(s), and violation of any of which shall constitute grounds for penalties or revocation of said Special Use Permit pursuant to Subsections 6-3-10-5 and 6-3-10-6 of the Zoning Ordinance:

- (A) **Compliance with Applicable Requirements:** The Applicant shall develop and operate the Planned Development authorized by the terms of this ordinance in substantial compliance with: the terms of this ordinance; the Site and Landscape

Plans in Exhibits B and C, attached hereto and incorporated herein by reference; all applicable legislation; the Applicant's testimony and representations to the Design and Project Review Committee, the Plan Commission, the P&D Committee, and the City Council; and the approved documents on file in this case.

- (B) **Construction Management Plan:** The Applicant shall sign and agree to a Construction Management Plan (CMP) with the City of Evanston prior to issuance of the Building Permit. The CMP shall include but is not limited to the following: construction phasing/staging plans; construction hours; site access including traffic and pedestrian safety plans; contractor parking; damage control and vibration monitoring; construction exhibits; project communication and signage.
- (C) **Capital Improvement Contribution:** The Applicant shall pay a one-time contribution of fifty thousand dollars (\$50,000.00) to the City for capital improvements for park revitalization within one half (1/2) mile of the site. The contribution will be made prior to issuance of the Final Certificate of Occupancy (FCO).
- (D) **Harper Park Maintenance Program:** The Applicant shall implement a maintenance program for Harper Park. The Applicant shall be responsible for ongoing and regular maintenance of this park which will include, but is not limited to cutting grass, removal of weeds, removal of pests, removal and clean-up of litter, emptying of garbage and recycling receptacles, planting and watering of annuals, and trimming hedges or other shrubbery.
- (E) **On-Site Public Park:** Applicant agrees to create a publicly accessible pocket park on the South end of the Subject Property, as depicted in Exhibit B. This park shall be maintained by Applicant as a "four-seasons" public space. No less than seventy-five percent (75%) of the pocket park's square footage shall be utilized for public use.
- (F) **Public Art and Light Program Contribution:** The Applicant shall pay a one-time contribution of fifty thousand dollars (\$50,000.00) to the City's Public Art Fund for installation of a piece of public art and a light program to benefit the immediate neighborhood. The contribution will be made prior to issuance of the FCO.
- (G) **Metra Viaduct Restoration:** Applicant must restore the Union Pacific/Metra viaduct located over Lake Street for one lifecycles of the life of the restored paint in the form of painting and lighting upgrades, unless the City Manager or his/her designee requests an in lieu one-time payment of no more than fifty thousand dollars (\$50,000.00) to be applied to a viaduct restoration fund. Restoration includes the removal of paint and rust and the painting of the viaduct.
- (H) **Urban Vegetable Garden Contribution:** The Applicant shall pay a one-time contribution in the amount of sixty thousand dollars (\$60,000.00) for the purchase

of a shipping container for self-contained vegetable growth near the Subject Property. The contribution will be made prior to the issuance of the FCO.

- (I) **Car Sharing and Car Club Service:** The Applicant agrees to provide and place a minimum of two (2) car share vehicles on the first level of the enclosed parking structure prior to obtaining the Final Certificate of Occupancy. Access for the public use of these car sharing must be maintained at all times.
- (J) **Divvy or Similar Car Share Memberships:** The Applicant shall provide one (1) free Divvy or similar car share membership for each unit who is not on record as having paid the Evanston wheel tax for any vehicles registered out of state. Selected membership will be based on each unit lessee's preference of either Divvy or similar car share for the duration of their residence in the building.
- (K) **Evanston Township High School Entrepreneurship/Apprentice Program:** The Applicant shall pay a one-time contribution in the amount of fifty thousand dollars (\$50,000.00) to the Evanston Township High School Entrepreneurship/Apprentice Program for the on-site teaching of students. The Applicant shall create an eighteen (18) month training workshop in construction for Evanston Township High School students on-site and in class.
- (L) **Sherman Avenue Resurfacing:** The Applicant shall resurface Sherman Avenue full street width, curb to curb, from Lake Street to Grove Street post construction and restore the alley west adjacent to the Subject Property.
- (M) **Streetscaping on Lake Street and Sherman Avenue:** Applicant must install and maintain the streetscaping improvements including lighting, a new sidewalk, and landscaping along Lake Street and Sherman Avenue, as depicted in Exhibit C.
- (N) **Harm Mitigation for Migratory Birds:** The Applicant will be in full compliance with LEED 55 for Zone I of the building which consists of the first thirty six (36) feet above grade as well as twelve (12) feet above any green roof. For Zone II of the building which includes the balance of the façade, the Applicant will implement the following strategies to improve and monitor the effect on bird flight patterns:
 - a. Maintain average glass area of sixty percent (60%);
 - b. Use of fritted glass at Level 16;
 - c. Solid building corners;
 - d. Varied wall surface to eliminate extended expanses of uninterrupted glass and continuous glass planes;
 - e. Low reflectivity glass in all Zone II areas;
 - f. Control of lighting in Zone II including extinguishing of all non-safety related exterior light between midnight and 6:00 AM and during migration season and holding interior lighting off the façade; and

- g. Implementation of a three (3) year post-construction monitoring plan to adjust for site specific conditions.
- (O) **Signage:** The Applicant shall install wayfinding signage pointing to transit services at the Davis Street Metra, the Chicago Transit Authority, Pace, and Divvy stations. Signage shall also be installed directing safe pedestrian routes to the Dempster Street Chicago Transit Authority station.
- (P) **CTA Transit Tracker:** The Applicant agrees to install a CTA Transit Tracker Display Board or like system as information/technology changes within the building's lobby area in perpetuity.
- (Q) **Move-In Fees:** The Applicant agrees to waive any tenant leasing application, move-in, or similar rental fees to be paid in advance of leasing space for employees employed by any of Evanston's ten (10) largest employers. This list is generated annually and is documented in the annual City of Evanston audit. A list of the ten (10) largest employers is Exhibit D.
- (R) **LEED Silver Certification:** The Applicant agrees to comply with the City of Evanston Green Building Ordinance and will obtain a LEED Silver Certification Rating, but will actively seek to obtain a LEED Gold Certification Rating or higher for the Planned Development on the Subject Property.
- (S) **Pedestrian Countdown Timers:** The Applicant agrees to contribute fifteen thousand dollars (\$15,000.00) to the City of Evanston to be utilized when the City conducts its traffic light update.
- (T) **Property Utility Lines:** The Applicant shall bury property utility lines, including poles currently on Applicant property, in conjunction with the required underground placement of utility lines required for the development project.
- (U) **On-Street Parking Permit Restriction:** Building residents shall not be eligible for residential on-street parking permits in the area.
- (V) **Traffic Study:** Within one year of the issuance of the Final Certificate of Occupancy for the building, the Applicant must submit a traffic study analyzing the turning movements and parking utilization within the garage accessed off of the alley immediately west of the site including analysis of any traffic incidents adjacent to the site. Based on the analysis of the traffic study, the City reserves the right to require additional traffic calming measures.
- (W) **Remedial Action Plan Approval:** Prior to issuance of the Final Certificate of Occupancy, the Applicant must provide evidence that a Remedial Action Plan has been approved by the Illinois Environmental Protection Agency and completed by the Applicant.

- (X) **Deliveries:** Deliveries performed in the alley are prohibited during the hours of 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM on any given Monday through Friday. Deliveries on private property may occur at any time.
- (Y) **Landscape Design:** The Applicant shall install and maintain landscaping as depicted in Exhibit C.
- (Z) **Employees:** The Applicant will have, as a primary goal, the employment of ten (10) Evanston residents, with a required minimum amount of five (5) Evanston resident employees during construction. Said residents, without regard to sex, race or ethnicity, can be sub-contractors or vendors to the development. The Applicant will hire as many competent minority and/or women Evanston subcontractors, workers, and residents as possible for the construction project.
- (AA) **Affordable Housing Units:** The Applicant shall provide fifteen (15) units of on-site affordable housing for the following twenty-five (25) years. Required unit sizes and affordability restrictions are as follows:

Unit Type	Number of Units		
	50% Area Median Income	60% Area Median Income	80% Area Median Income
Studio	1	4	3
One Bedroom	1	1	2
Two Bedroom	1	1	1
Totals	3	6	6

All other restrictions contained in the Evanston Inclusionary Housing Ordinance (City Code Sections 5-7-2, *et seq.*) apply.

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

SECTION 5: When necessary to effectuate the terms, conditions, and purposes of this ordinance, "Applicant" shall be read as "Applicant's tenants, agents, assigns, and successors in interest."

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

SECTION 7: Except as otherwise provided for in this ordinance, all applicable regulations of the Zoning Ordinance and the entire City Code shall apply to

the Subject Property and remain in full force and effect with respect to the use and development of the same. To the extent that the terms and provisions of any of said documents conflict with the terms herein, this ordinance shall govern and control.

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

SECTION 9: If any provision of this ordinance or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this ordinance is severable.

SECTION 10: The findings and recitals herein are hereby declared to be prima facie evidence of the law of the City and shall be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

Introduced: OCTOBER 23, 2017

Approved:

Adopted: NOVEMBER 13, 2017

November 22, 2017

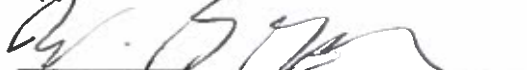
Stephen H. Hagerty
Stephen H. Hagerty, Mayor

Attest:



Devon Reid, City Clerk

Approved as to form:



W. Grant Farrar, Corporation Counsel

D.C.
Eduardo Gomez

EXHIBIT A**Legal Description**

PARCEL 1: LOT 3 IN O. HUSE'S AND OTHERS RESUBDIVISION OF BLOCK 52 IN ORIGINAL VILLAGE (NOW CITY) OF EVANSTON IN TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 4 IN O. HUSE AND OTHER SUBDIVISION OF BLOCK 52 IN EVANSTON EXCEPT FROM SAID LOT THAT PART THEREOF CONVEYED TO THE CHICAGO, MILWAUKEE AND ST. PAUL RAILWAY COMPANY BY WARRANTY DEED DATED NOVEMBER 12, 1908 AND RECORDED NOVEMBER 16, 1908 AS DOCUMENT 4289805 IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF LOTS 5 AND 6 IN O. HUSE AND OTHERS SUBDIVISION OF BLOCK 52 IN ORIGINAL VILLAGE OF EVANSTON IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH LIES EAST OF A LINE DRAWN FROM A POINT IN THE NORTH LINE OF SAID LOT 5, 18 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT IN THE SOUTH LINE OF SAID LOT 6, 37 FEET EAST OF THE SOUTHWEST CORNER THEREOF AND NORTH OF A LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID LOT 6, 0.18 OF A FOOT SOUTH OF THE NORTH EAST CORNER THEREOF TO A POINT ON THE WEST LINE OF SAID LOT 6, 0.58 OF A FOOT SOUTH OF THE NORTHWEST CORNER THEREOF.

PARCEL 4: THAT PART OF THE NORTH 40 FEET OF THE SOUTH 178 FEET OF BLOCK 52 IN EVANSTON LYING EASTERLY OF THE EASTERLY LINE OF PREMISES CONVEYED TO THE CHICAGO, EVANSTON AND LAKE SUPERIOR RAILWAY COMPANY (NOW CHICAGO, MILWAUKEE AND ST. PAUL RAILWAY COMPANY) BY DEED RECORDED APRIL 27, 1886 AS DOCUMENT 711139 IN BOOK 1753 PAGE 383, IN THE SOUTH WEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 31 RODS) IN COOK COUNTY, ILLINOIS

PARCEL 5: THAT PART OF LOT 6 IN O. HUSE AND OTHERS' SUBDIVISION OF BLOCK 52 IN THE ORIGINAL VILLAGE OF EVANSTON, WHICH LIES EAST OF A LINE DRAWN FROM A POINT IN THE NORTH LINE OF LOT 5 ADJOINING TO THE NORTH, AND 18 FEET EAST OF THE NORTH WEST CORNER OF SAID LOT 5, TO A POINT IN THE SOUTH LINE OF LOT 6, 37 FEET EAST OF THE SOUTH WEST CORNER (EXCEPT THAT PART OF LOT 6 LYING NORTH OF A LINE DRAWN FROM A POINT IN THE EAST LINE OF SAID LOT 6, .18 FEET SOUTH OF THE NORTH EAST CORNER THEREOF TO A POINT ON THE WEST LINE OF SAID LOT 6, .58 FEET SOUTH OF THE NORTH WEST CORNER THEREOF) IN COOK COUNTY, ILLINOIS.

PARCEL 6: LOT 1 IN THE PLAT OF CONSOLIDATION RECORDED SEPTEMBER 19, 1988 AS DOCUMENT 88426763 OF LOTS 8, 9, 10 (EXCEPT THE WESTERLY 40.0 FEET THEREOF) IN BLOCK 52 IN EVANSTON, IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS.

PINs: 11-18-317-010-0000
11-18-317-011-0000
11-18-317-012-0000
11-18-317-013-0000
11-18-317-014-0000
11-18-317-021-0000
11-18-317-022-0000
11-18-317-023-0000

COMMONLY KNOWN As: 1450 Sherman Avenue, Evanston, IL (approx. 37,279 sq. ft.)

EXHIBIT B
Development Plans



ZONING DATA

All zoning should be reviewed by Owner's Counsel

project	1454 Sherman
issued date	10.18.17
description	New Construction - Rental Mixed Use

Site Building Data	Existing	Proposed	Comments
Existing Zone	D4	D4	Downtown Transition District
Use	Retail	Residential/Retail	
Site Area	37,279	37,279	
MLA per Dwelling Unit	400	137	5000 sf minimum lot size
Dwelling Units (per MLA)	93	273	400 sf/unit vs. 130 provided (67.5% red.)
Maximum F.A.R.	6.00	5.99	5.4 + .8 developer allowance (11.5%)
Area (F.A.R.)	223,674	223,426	
Area (Gross)	NA	333,284	
Building Height	145'	145'-0"	105' + 40' developers allowance. Parking floors (>75% parking) not included in height calc. - actual building height = 178' (7.5%)
Number of stories		15	
Front Yard	0	1'-40"	40' setback above 42' at Sherman (ziggurat setback)
Side Yard	0	25'-4"	25'-4" at tower; 39'-10" at base
Rear Yard	0	0	
Total Parking Spaces		200	379 req. per current code, 175 req. per proposed TOD ordinance plus 25 restaurant/retail/staff spaces (385 / 200 total respectively)
Handicapped Spaces		6	
Loading Spaces		3	
Special Districts			

* Note:
Proposed area calculations are approximate and subject to change upon design finalization.

MLA Calculator:	
MLA Base	
% allowed efficiency	
MLA efficiency	
Project MLA	



DEVELOPMENT DATA

All zoning should be reviewed by Owner's Counsel

project	1454 Sherman
issued date	10.18.17
description	New Construction - Rental Mixed Use

area totals (s.f.)		
use	area (gross)	area (n.e.r.)
Parking	73,921	0
Lobby	2,500	2,500
Retail	6,800	6,800
BOH	12,193	0
Vertical Circulation	14,646	0
Indoor Amenity	4,808	4,808
Public Outdoor Amenity	4,600	0
Covered Public Outdoor Amenity	0	0
Apartment	194,925	194,925
Common Area	14,393	14,393
Private Outdoor Amenity	4,498	0
Building Total:	333,264	223,426

parking count					
floor	spaces per floor	total Spaces	hc spaces per floor	Total HC spaces	designated use
Exterior Loading Spaces	3	3	0	0	Loading
First Floor	33	33	2	2	Resl/Retail
Second Floor	83	83	2	2	Residential
Third Floor	84	84	2	2	Residential
Total Parking Spaces:		200		6	

residential unit count													
floor	Studio A	Studio B	Convertible	1-Bed	1-Bed / Den	2-Bed / 2-Bath A	2-Bed / 2-Bath B	3-Bed / 3-Bath	unit count per floor	total unit count	saleable area per floor	total saleable area	average unit size (s.f.)
Fourth Floor	1	0	4	4	5	2	1	0	17	17	13,793	13,793	811
Typical Floor - 10 Floors Total	5	4	5	3	4	2	2	0	25	250	17,573	175,730	703
Penthouse Floor	0	0	2	0	2	1	1	0	6	6	5,402	5,402	900
Total Residential Units:	51	40	56	34	47	23	22	0		273		194,925	
Unit Mix by type:	19%	15%	21%	12%	17%	8%	8%	0%					



DEVELOPMENT DATA

All zoning should be reviewed by Owner's Counsel

project	1454 Sherman
issued date	10.18.17
description	New Construction - Rental Mixed Use

area calculations			
floor	use	area (gross)	area (f.s.r.)
First Floor	Lobby	2,500	2,500
	Retail	4,800	4,800
	Retail	2,000	2,000
	Vertical Circulation	1,272	0
	BOH	7,300	0
	Parking	11,887	0
	Floor Total:	29,759	9,300

Second - Third Floors	Vertical Circulation	948	0
	BOH	702	0
	Parking	31,017	0
	Floor Total:	32,667	0

Fourth Floor	Indoor Amenity	3,204	3,204
	Vertical Circulation	948	0
	Common Area	1,095	1,095
	Apartment	13,793	13,793
	BOH	131	0
	Floor Total:	19,171	18,092

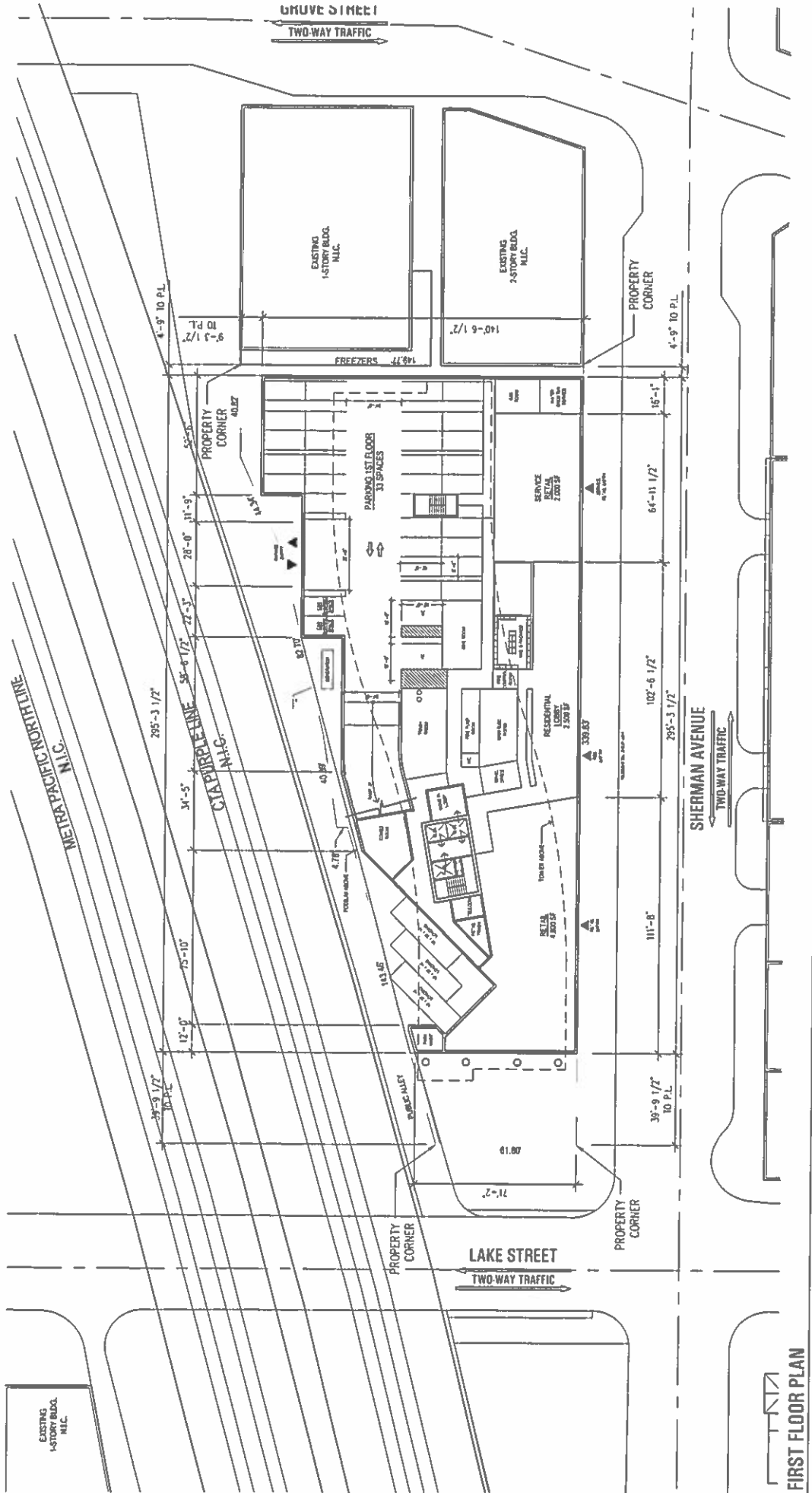
Typical Floor - 10 Floors Total	Apartment	17,573	17,573
	Common Area	1,228	1,228
	Vertical Circulation	948	0
	BOH	131	0
	Floor Total:	19,880	18,801

Penthouse Floor	Apartment	5,402	5,402
	Common Area	1,018	1,018
	Vertical Circulation	1,050	0
	BOH	2,048	0
	Private Outdoor Amenity	1,658	0
	Indoor Amenity	1,604	1,604
	Floor Total:	12,780	8,024

Fourth Floor	Public Outdoor Amenity	2,500	0
	Private Outdoor Amenity	2,840	0
	Floor Total:	5,340	0

Penthouse	Public Outdoor Amenity	2,100	0
	Floor Total:	2,100	0

TOTAL (ALL FLOORS)	333,284	223,426
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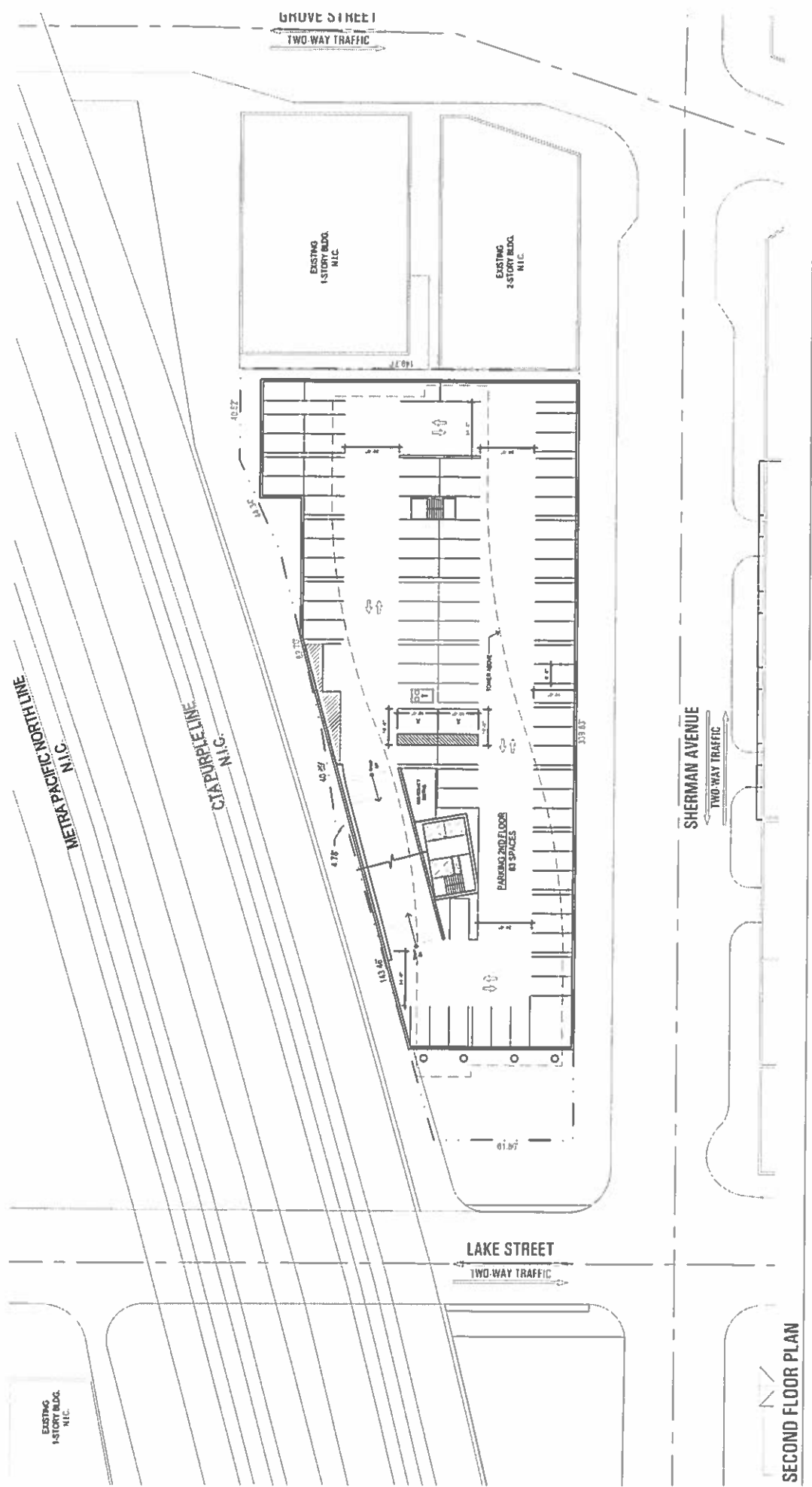
FIRST FLOOR PLAN

HPA ALBION 1454 Sherman Ave.

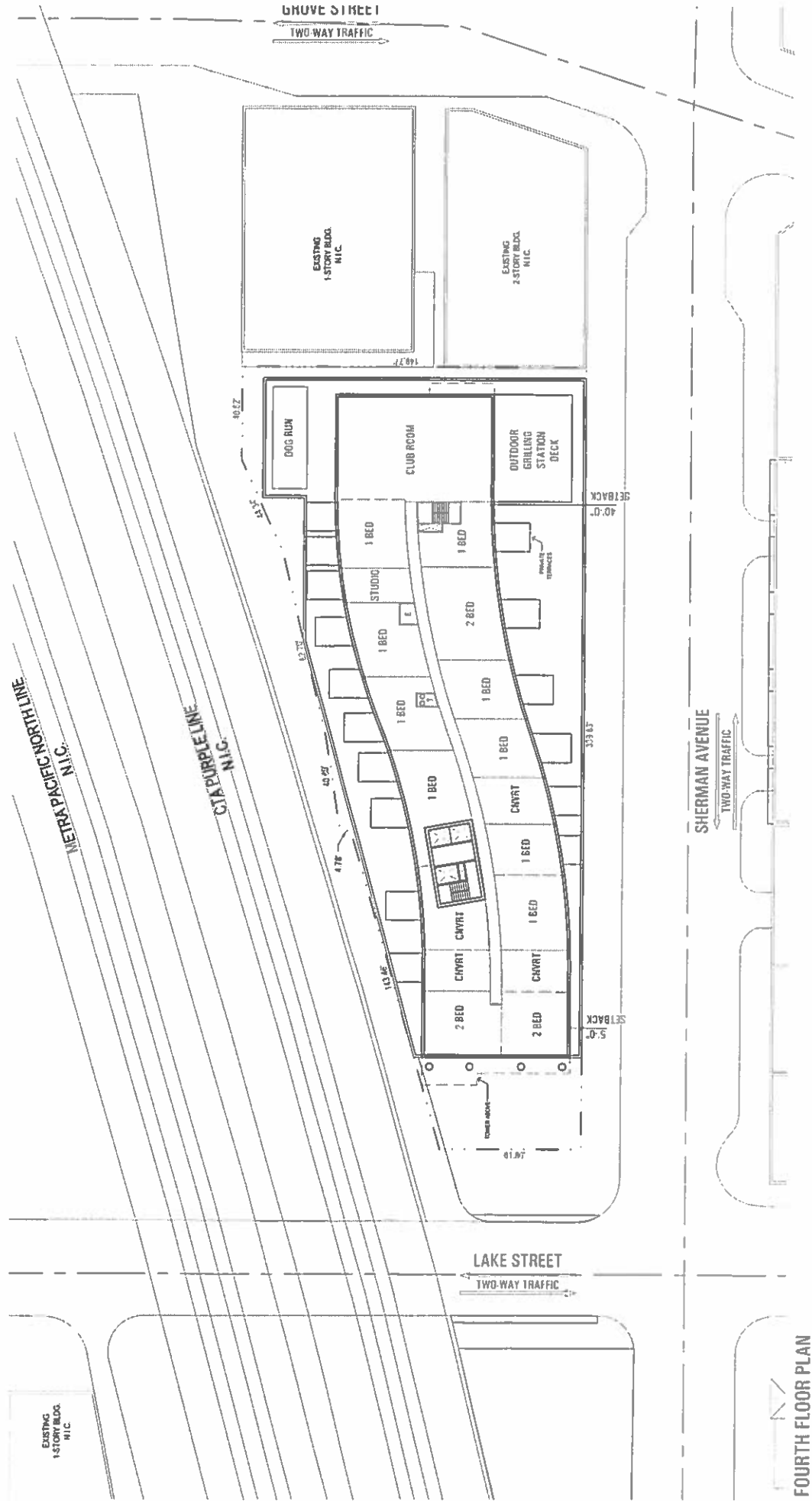
RESIDENTIAL Evanston, IL

SCALE: 1"=40'-0"
10-15-2017





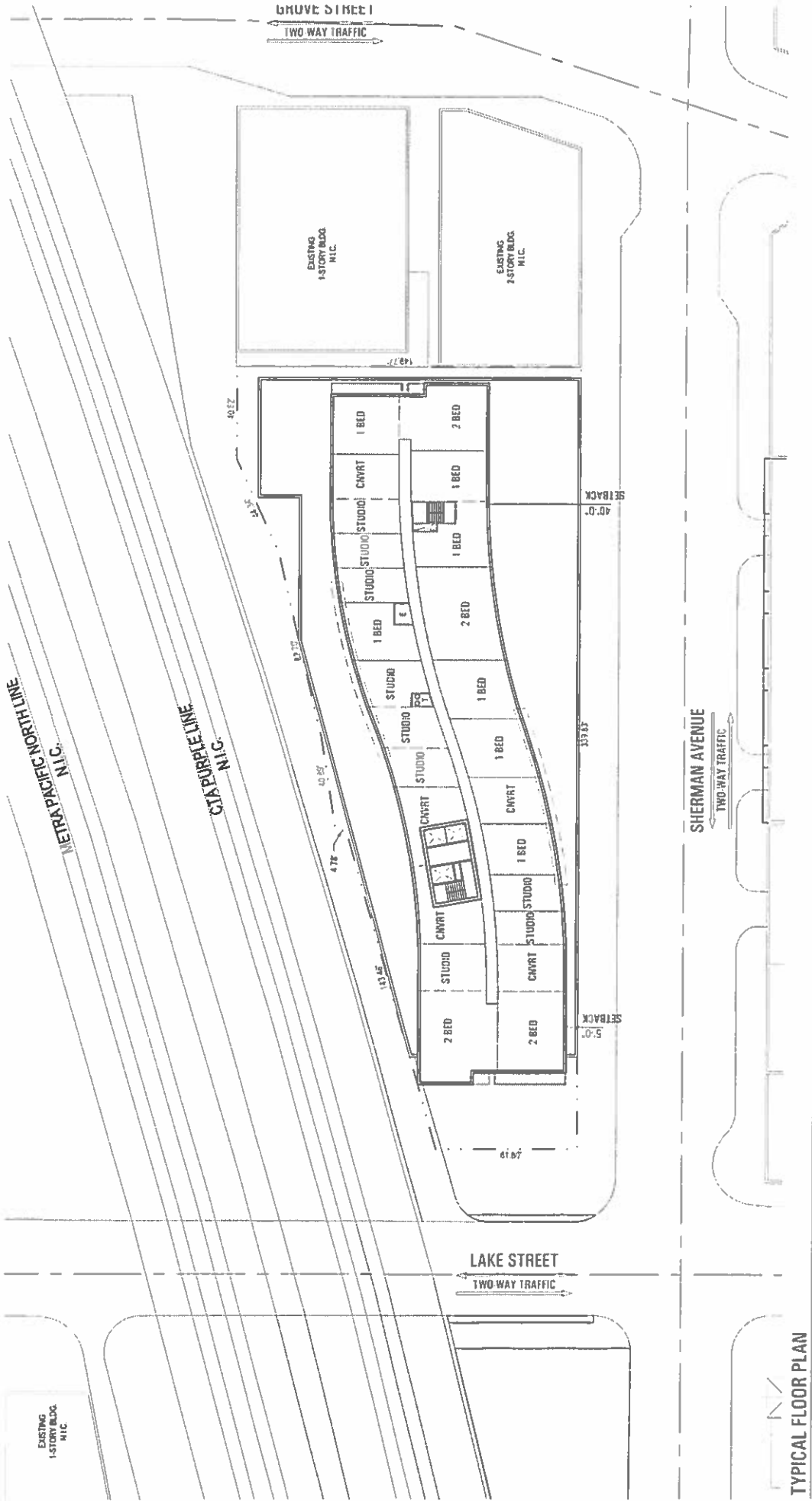
SECOND FLOOR PLAN



FOURTH FLOOR PLAN

SCALE: 1"=40'-0"
10-19-2017

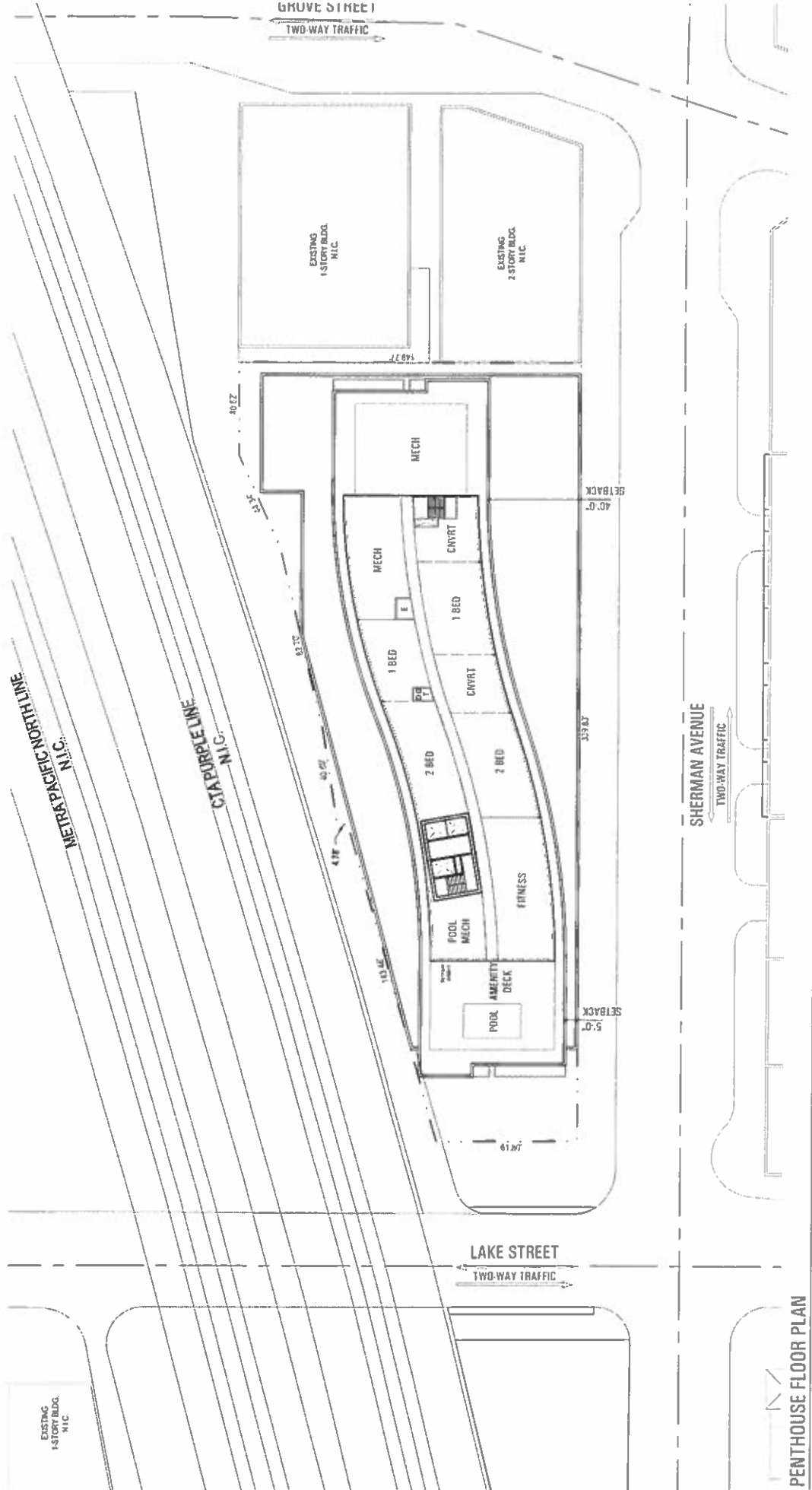
HPA ALBION 1454 Sherman Ave.
RESIDENTIAL Evanston, IL



SCALE: 1"=40'-0"
10-19-2017

HPA ALBION 1454 Sherman Ave.
RESIDENTIAL Evanston, IL

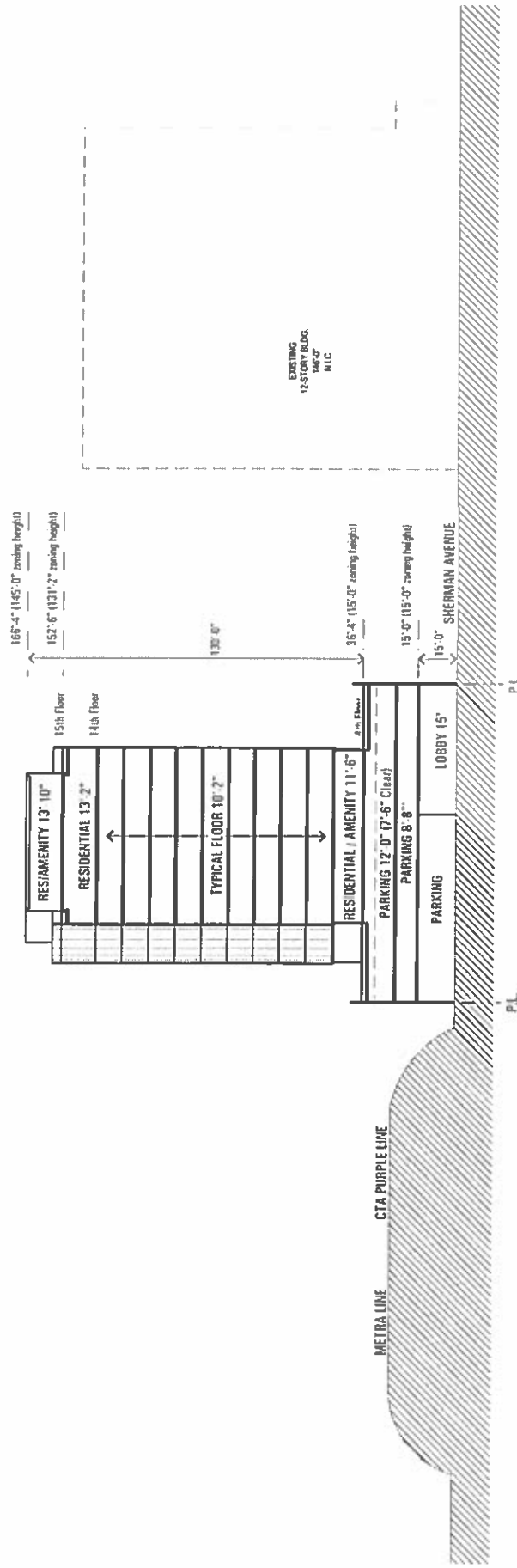




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 SCALE: 1"=40'-0"
 10-19-2017

HPA ALBION RESIDENTIAL
 1454 Sherman Ave.
 Evanston, IL

PENTHOUSE FLOOR PLAN



SECTION

HPA ALBION RESIDENTIAL 1454 Sherman Ave. Evanston, IL

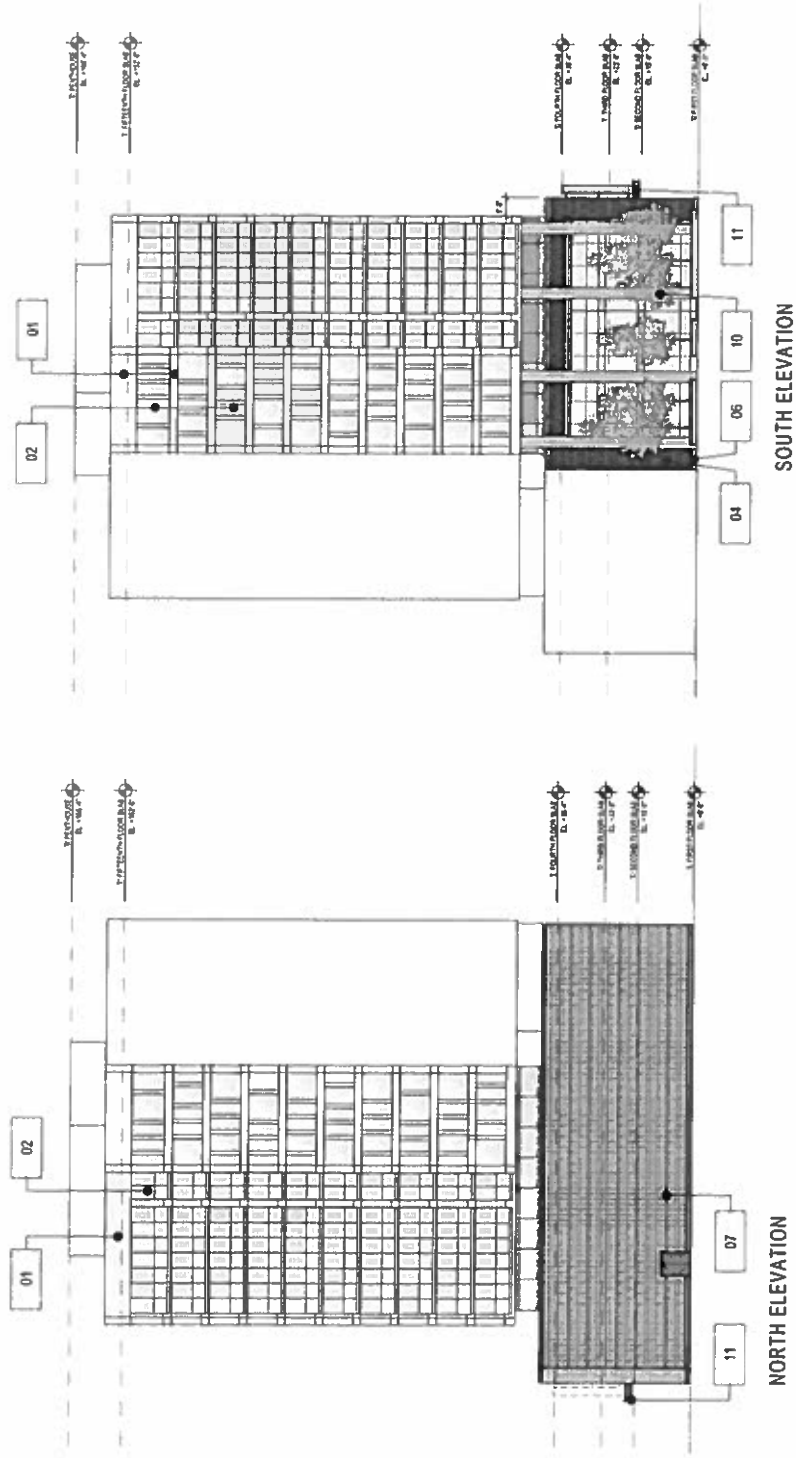
SCALE: 1"=40'-0"
10-19-2017



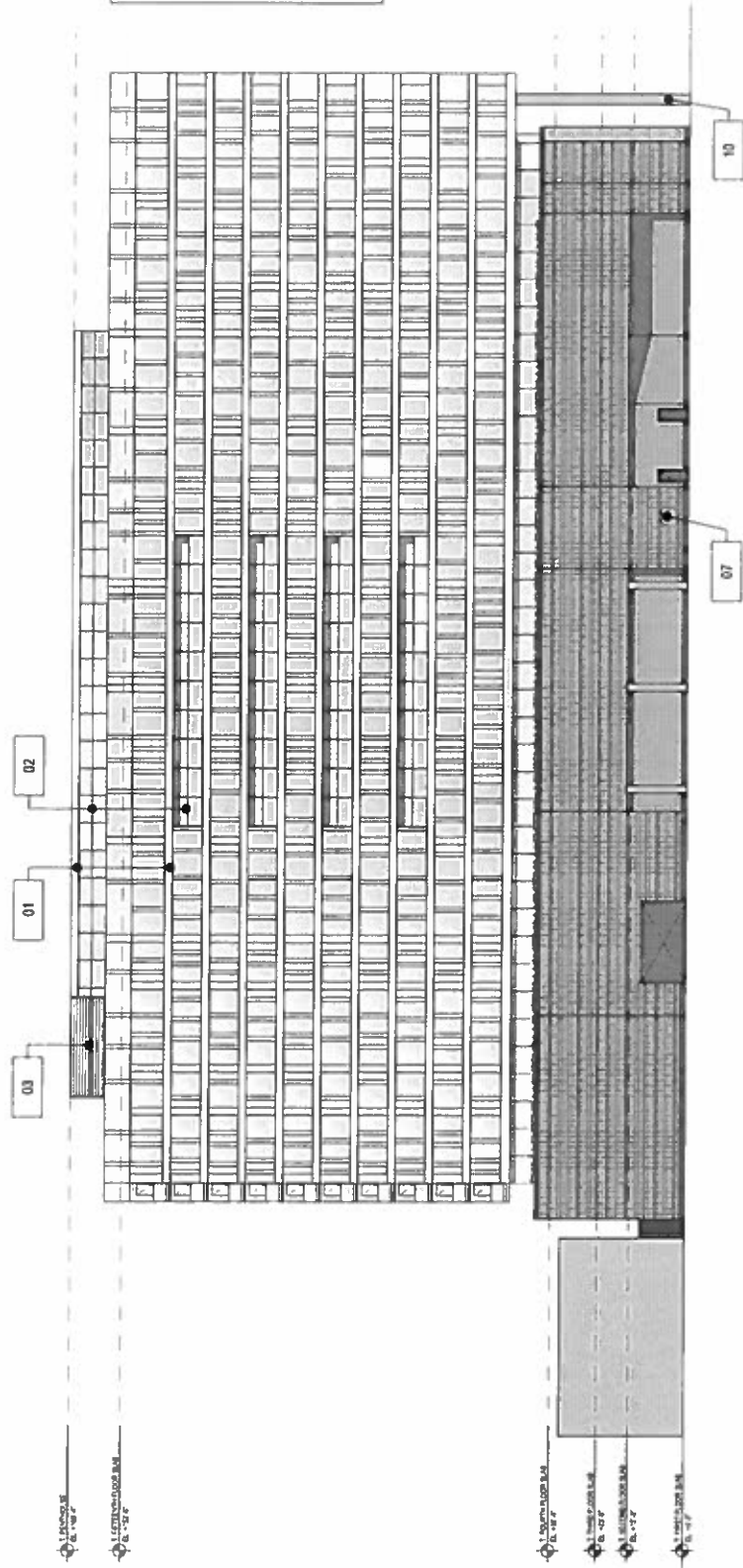
- LEGEND:
- 01-WHITE METAL PANEL
 - 02-INSULATED VISION GLASS
 - 03-PERFORATED METAL PANEL
 - 04-BRICK VENEER - TEXTURED
 - 05-BRICK VENEER - SMOOTH
 - 06-ACCENT BRICK
 - 07-CONCRETE MASONRY
 - 08-PORCELAIN TILE
 - 09-WOOD SLAT
 - 10- METAL CLAD COLUMN
 - 11- STEEL CANOPY
 - 12- TRANSLUCENT GLASS



HPA ALBION 1454 Sherman Ave. EAST ELEVATION
 RESIDENTIAL EVANSTON, IL
 SCALE: 1/32" = 1'-0"
 10-18-2017



- LEGEND:**
- 01-WHITE METAL PANEL
 - 02-INSULATED VISION GLASS
 - 03-PERFORATED METAL PANEL
 - 04-BRICK VENEER - TEXTURED
 - 05-BRICK VENEER - SMOOTH
 - 06-ACCENT BRICK
 - 07-CONCRETE MASONRY
 - 08-PORCELAIN TILE
 - 09-WOOD SLAT
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- LEGEND:**
- 01- WHITE METAL PANEL
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 - 10- METAL CLAD COLUMN
 - 11- STEEL CANOPY
 - 12- TRANSLUCENT GLASS

WEST ELEVATION

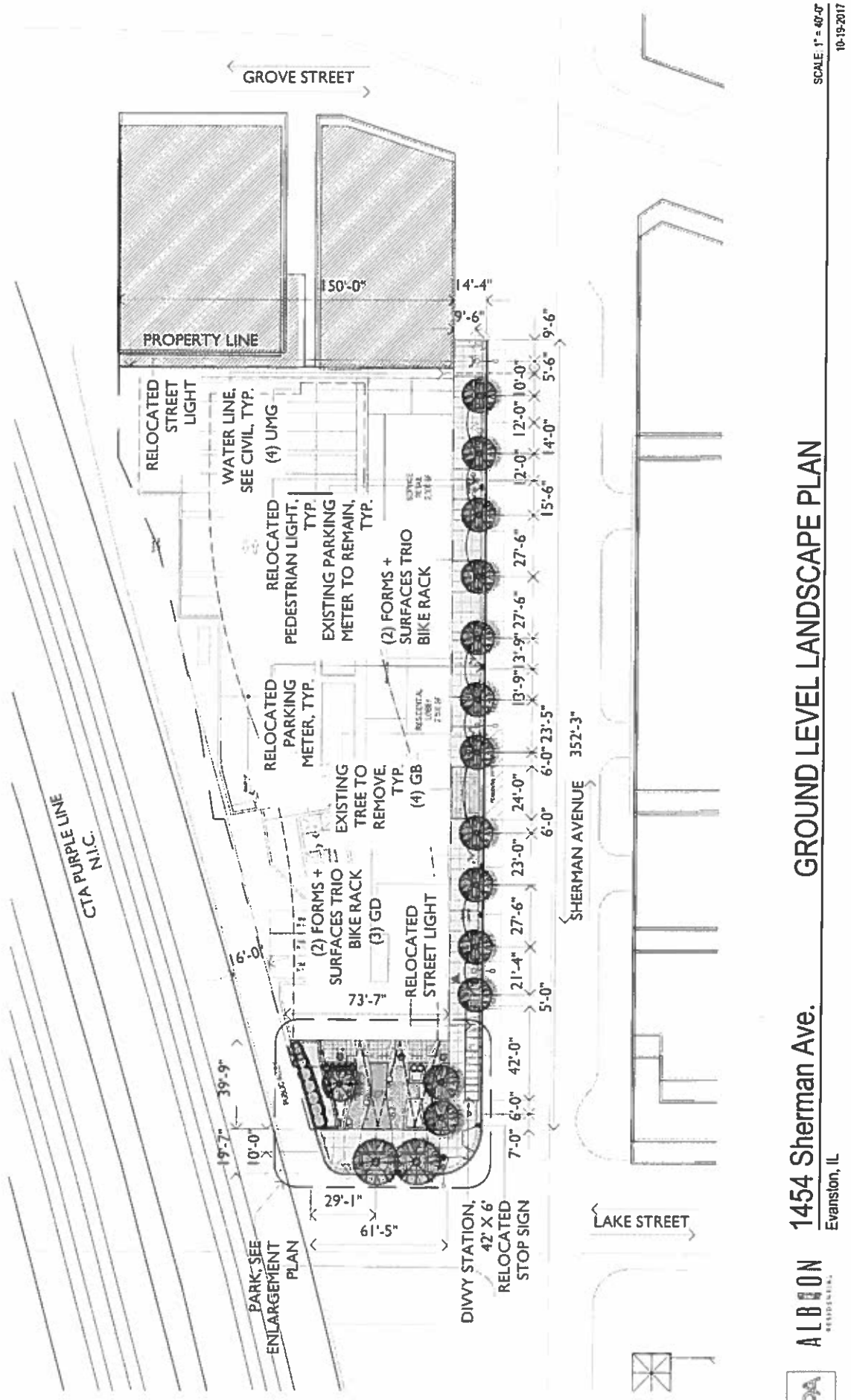
ALBION 1454 Sherman Ave.

RESIDENTIAL Evanston, IL

SCALE: 1/32" = 1'-0"
10-10-2017



EXHIBIT C
Landscape Plans



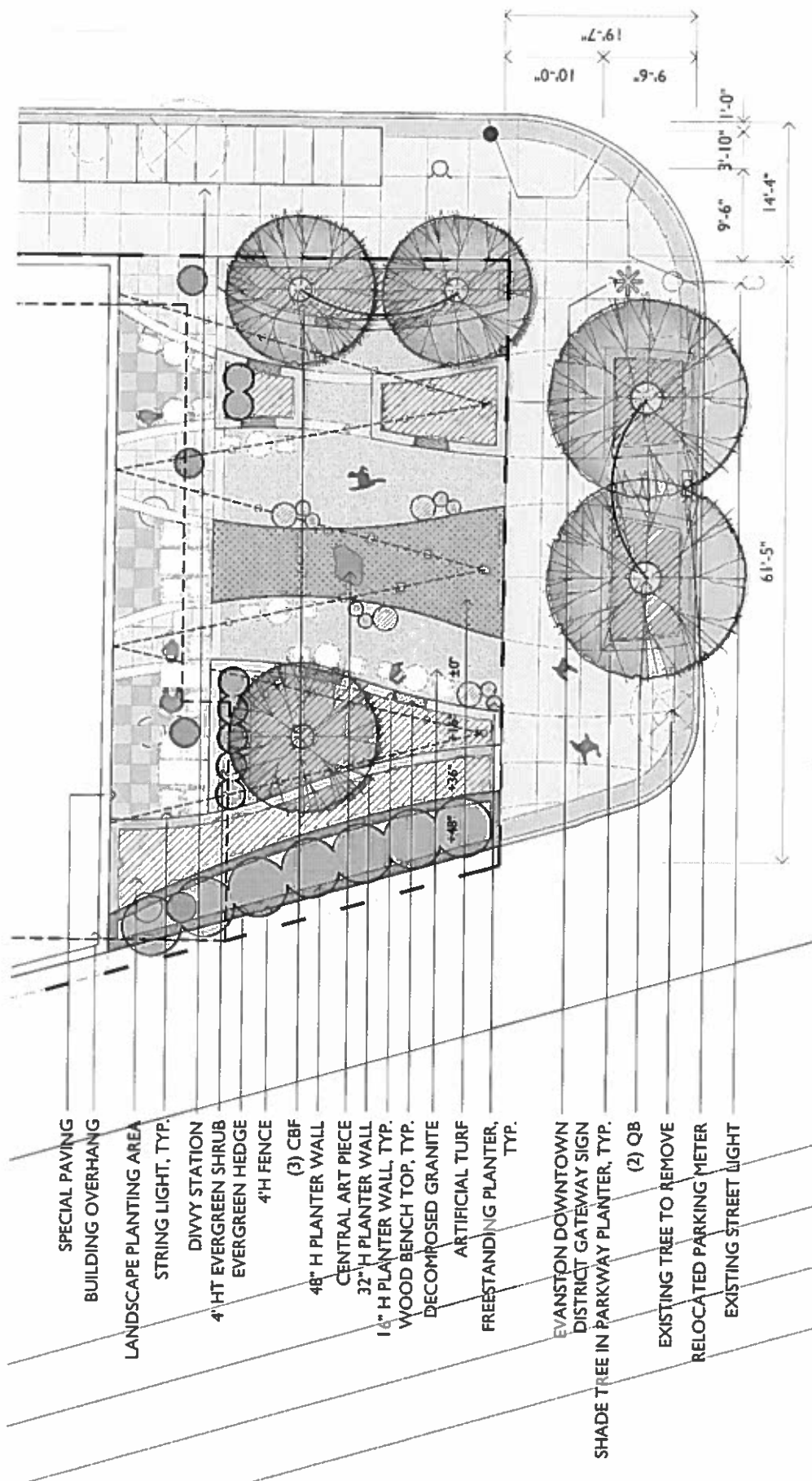
SCALE: 1" = 40'-0"
10-19-2017

GROUND LEVEL LANDSCAPE PLAN

1454 Sherman Ave.
Evanston, IL

ALBION
RESIDENTIAL





SPECIAL PAVING
BUILDING OVERHANG

LANDSCAPE PLANTING AREA
STRING LIGHT, TYP.

DIVVY STATION
4' HT EVERGREEN SHRUB
EVERGREEN HEDGE
4' H FENCE

(3) CBF
48" H PLANTER WALL

CENTRAL ART PIECE
32" H PLANTER WALL

16" H PLANTER WALL, TYP.
WOOD BENCH TOP, TYP.

DECOMPOSED GRANITE
ARTIFICIAL TURF
FREESTANDING PLANTER,
TYP.

EVANSTON DOWNTOWN
DISTRICT GATEWAY SIGN
SHADE TREE IN PARKWAY PLANTER, TYP.

(2) QB
EXISTING TREE TO REMOVE

RELOCATED PARKING METER
EXISTING STREET LIGHT



EXHIBIT D

Evanston's Ten Largest Employers

Evanston Top 10 Employers

Employer
Northwestern University
Northshore University Healthcare
Evanston School District 65
St. Francis Hospital
City of Evanston
Presbyterian Homes/McGaw Care
School District 202
Rotary International
Whole Foods
C.E. Neifhoff & Co.