

**52-O-20**

**AN ORDINANCE**

**Granting a Special Use Permit for a Planned Development  
Located at 1555 Ridge Avenue in the R6 General Residential District**

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

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

**WHEREAS**, Article VII, Section (6)a of the Illinois Constitution of 1970, 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**, Thomas Meador of GLPE, LLC, (the "Applicant") submits for a proposed development located at 1555 Ridge Avenue, Evanston, Illinois (the "Subject

Property”), legally described in Exhibit A, which is attached hereto and incorporated herein by reference, applied, pursuant to the provisions of the Zoning Ordinance, specifically, Section 6-3-6, “Planned Developments,” to permit the construction and operation of a Planned Development located at the Subject Property in the R6 General Residential District (“R6 District”); and

**WHEREAS**, the Applicant sought approval to construct a five (5) story, sixty-eight (68) dwelling unit multi-family residence with sixty-one (61) off-street 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 the north property line setback, landscaping, and loading zone requirements; 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 February 26, 2020, 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. 19PLND-0108, which was continued to its March 11, 2020 meeting at the request of a nearby property owner; and

**WHEREAS**, on March 11, 2020, 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. 19PLND-0108, 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 Planned Developments in the R6 General Residential Zoning District per Subsection 6-8-8-3 and 6-8-1-10 of the Zoning Ordinance; and

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

**WHEREAS**, on April 13, 2020, 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**, at its meetings of April 13, 2020 and April 27, 2020, 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 application, 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 (7<sup>th</sup> 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. 19PLND-0108, to allow construction and operation of the Planned Development described herein.

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

- (A) North Property Line Setback:** A Site Development Allowance is hereby granted for an approximately three (3) foot setback along the north property line where a fifteen (15) foot setback is required for dwelling units.
- (B) Landscaping:** A Site Development Allowance is hereby granted for a three (3) foot landscaping strip where a ten (10) foot transition landscaping strip is required along the north property line.
- (C) Loading Space:** A Site Development Allowance is hereby granted permitting a ten foot by 25 foot (10' X 25') loading space with one and one half (1.5) foot rear yard setback where a ten foot by thirty five foot (10' X 35') loading space with a three (3) foot rear yard setback is required.

**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 following: the terms of this ordinance; the Development and Landscape Plans in Exhibit B and C, attached hereto and incorporated herein by reference; all applicable City Code requirements; the Applicant's testimony and representations to the Design and Project Review Committee, the Plan Commission, the P&D Committee, and the City Council; and the approved documents on file in this case.

- B) **Building Design:** The applicant shall continue to work on the aesthetic design of the building additions;
- C) **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.
- D) **Landscaping:** Significant, high quality, landscaping along Ridge Avenue and Grove Street is to be installed and maintained in adherence with the Mayor's Monarch Pledge;
- E) **Outdoor Bicycle Parking:** Seven (7) exterior bicycle parking spaces on Grove open to the public or visitors to the site, at which the applicant will explore locating dock-less Lyft/DIVVY bikes;
- F) **Park Contribution:** Prior to issuance of the building permit the Applicant shall pay a one-time contribution of \$20,000 either to improve Alexander Park, or to support recreational programming at Evanston's public parks in general;
- G) **Curb Extension Improvement:** Addition of a "bumped-out" curb on Grove street at the corner of Ridge Avenue and Grove Street to discourage vehicles from standing at that corner and to encourage slower turns onto Ridge Avenue;
- H) **Alley Reconstruction:** Reconstruction of the full length of the alley between Grove Street and Davis Street next east of Ridge Avenue;
- I) **Street Crosswalk Improvements:** Addition of high visibility crosswalk striping on Grove Street at the intersection of Grove Street and Ridge Avenue.
- J) **Usage of Parking:** If 2 years after the issuance of Final Certificate of Occupancy Applicant is able to show that there is an underutilization of the

sixty-one (61) off street parking spaces by building residents, Applicant will be allowed to rent excess off street parking spaces to the public.

- K) **Building Resident Parking Permits:** Building residents shall not be eligible for residential on-street parking permits.
- L) **Relocation of Accessible Parking Space:** The Applicant shall relocate the existing ADA accessible parking space immediately south of the development site on Grove Street to a nearby location during construction of the building.
- M) **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.

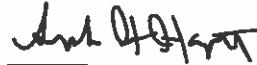
**SECTION 10:** The findings and recitals herein are hereby declared to be prima facie evidence of the law of the City and shall be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

Introduced: April 13, 2020, 2020

Adopted: April 27, 2020, 2020

Approved:

April 30, 2020



Stephen H. Hagerty, Mayor

Attest:

Eduardo Gomez

~~Devon Reid, City Clerk~~

Eduardo Gomez, Deputy City Clerk

Approved as to form:



Kelley A. Gandurski, Corporation Counsel

**EXHIBIT A**

**Legal Description**

THE SOUTH 25 FEET OF LOT 10 AND ALL OF LOTS 11 AND 12 IN BLOCK 61 IN EVANSTON IN THE SOUTHWEST ¼ OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

11-18-308-016-0000

**COMMONLY KNOWN As:** 1555 Ridge Avenue

**EXHIBIT B**

**Development Plans**



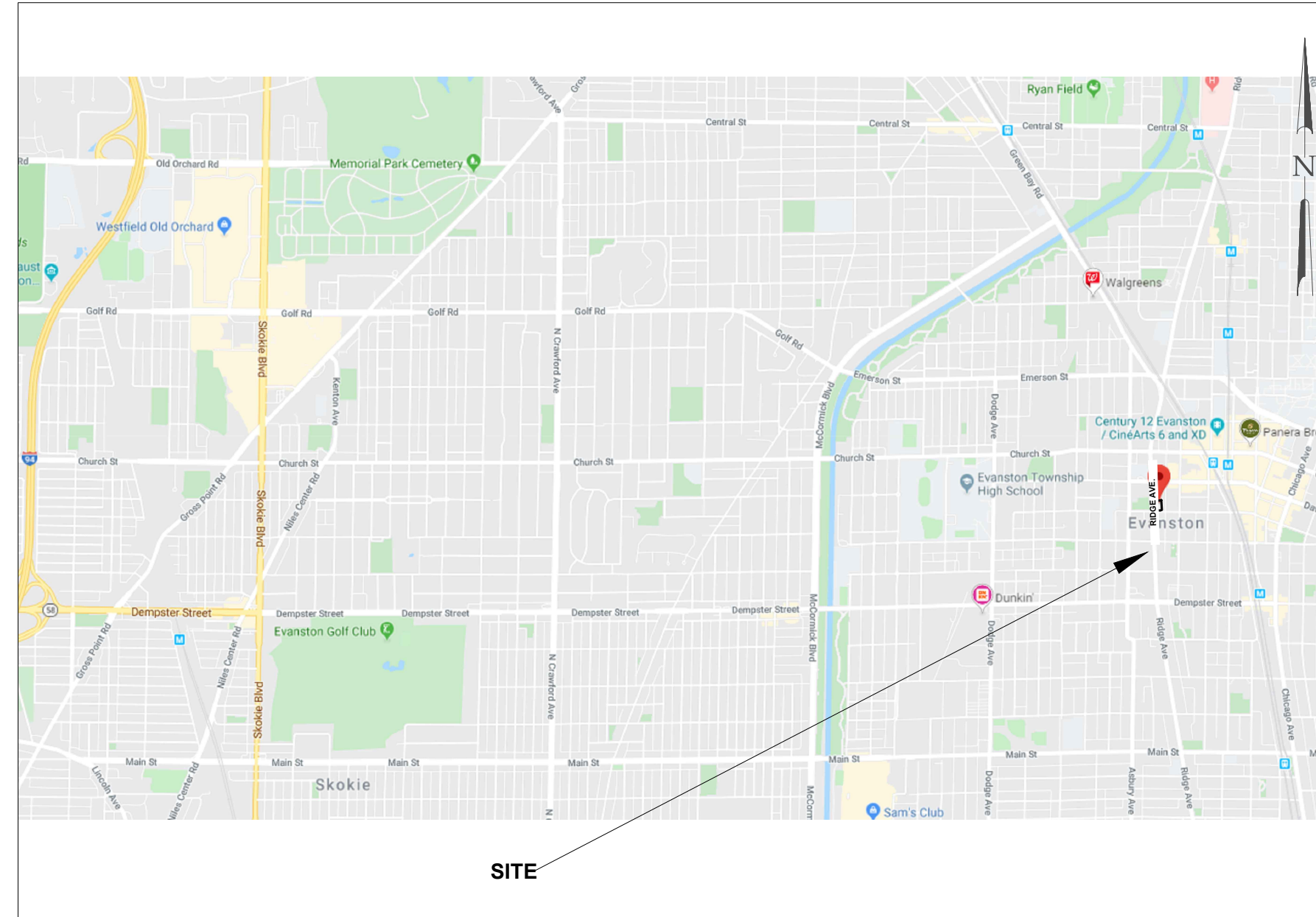
# MULTI-FAMILY RESIDENTIAL BUILDING SITE DEVELOPMENT PLAN 1555 RIDGE AVE., EVANSTON, COOK COUNTY, IL PRELIMINARY PLAN

SECTION: 18  
TOWNSHIP: 41N  
RANGE: 14E

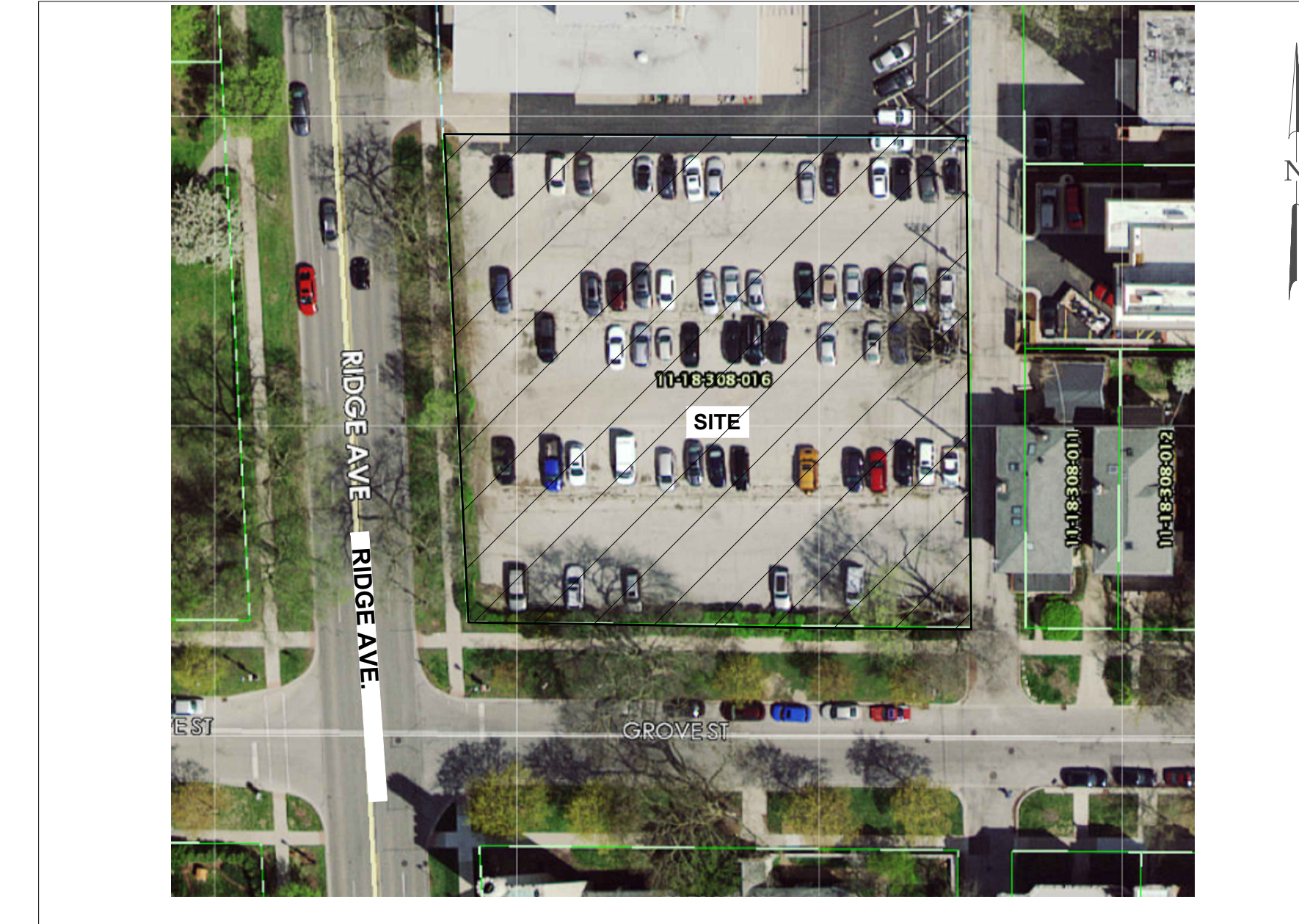
PIN: 11-18-308-016

**BENCHMARK INFO**  
SITE BENCHMARK IS CUT CROSS ON NORTH CURB OF GROVE STREET ADJACENT TO STREETLIGHT NEAR SOUTHEAST CORNER OF PROPERTY ELEV. 25.94, TRANSFERRED FROM EVANSTON BM 44 ELEV. 36.51 EVANSTON DATUM.

**SITE LOCATION MAP**



**AERIAL MAP**



**DRAWING INDEX:**

1. TITLE SHEET, LEGEND, SITE LOCATION, & AERIAL MAP
2. EXISTING TOPOGRAPHY, DEMOLITION, EROSION & SEDIMENTATION CONTROL PLAN –OVERALL SITE
3. PROPOSED GRADING & DRAINAGE PLAN – OVERALL SITE
4. PROPOSED UTILITIES PLAN – OVERALL SITE
5. GEOMETRIC PLAN – OVERALL SITE
6. CONSTRUCTION NOTES (NOT INCLUDED)
7. STANDARD DETAILS (NOT INCLUDED)

**PROJECT NARRATIVE**

**GENERAL:** PROPOSED MULTI-FAMILY RESIDENTIAL BUILDING IS PROPOSED ON A 0.724 AC. LOT WITH INTERIOR AND EXTERIOR PARKING LOT.

**AREA SUMMARY:**  
TOTAL CONTIGUOUS AREA OF SITE: 0.724 ACRES  
PROJECT LOT AREA: 0.724 ACRES  
DEVELOPED/DISTURBED AREA OF SITE: 0.724 ACRES

**SPECIAL PROTECTION AREAS:** NO FLOODPLAIN WITHIN 100' OF SITE. THERE ARE NO WETLANDS WITHIN 100' OF SITE.

**UPSTREAM TRIBUTARY:** THERE IS NO UPSTREAM TRIBUTARY AREA OF FOR THE SITE.

**COMBINED/SEPARATE SEWER AREA INFO:** PROPOSED PROJECT IS LOCATED IN A COMBINED SEWER AREA.

**RETENTION/VOLUME CONTROL FACILITY:** DETENTION (SITE AREA<3AC.) IS NOT REQUIREMENT PER MWRD, AND DETENTION IS REQUIRED BY PER LOCAL REQUIREMENTS. VOLUME CONTROL (SITE AREA>0.5AC.) IS REQUIRED PER MWRD REGULATIONS.

**SANITARY SEWERS:** TWO 6" SANITARY SERVICES FROM THE BUILDING ARE PROPOSED TO CONNECT TO A NEW SANITARY MANHOLE ON THE SITE. FROM THE MANHOLE THE SANITARY SERVICE IS PROPOSED TO CONNECT TO THE SANITARY MAIN WITHIN RIDGE AVE R.O.W.

**SOILS/INFILTRATION RATE:** SILTY CLAYS

**GROUNDWATER ELEVATION:** N/A

1. I HEREBY CERTIFY THAT THE PROPOSED IMPROVEMENTS WILL NOT ADVERSELY IMPACT THE SUBJECT PROPERTY, THE SURROUNDING PROPERTIES OR THE PUBLIC RIGHT-OF-WAY WITH RESPECT TO STORMWATER DRAINAGE, AND THAT A SAFE OVERFLOW ROUTE HAS BEEN ESTABLISHED.
2. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PROPOSED IMPROVEMENT IS NOT LOCATED IN FLOOD PROTECTION AREAS BASED ON THE INFORMATION FROM THE FEMA MAPS.

*Abh. Veer*  
ENGINEER



04-16-2020  
DATE

**LEGEND:**

	EXISTING	PROPOSED
PROPERTY LINE	---	---
SANITARY SEWER LINE	—>—>	—>—>
WATER LINE	—v—v—	—v—v—
STORM SEWER LINE	—>—	—>—
STORM MANHOLE	○	●
SANITARY MANHOLE	○	■
COMBINED SEWER	—>—>	—>—>
COMBINED MANHOLE	○	■
CATCH BASIN	○	●
INLET	○	■
WATER VALVE VAULT	○	⊗
WATER VALVE	○	⊕
GRADE	---	---
DRAINAGE DIVIDE	---	---
CURB & GUTTER	---	---
CLEANOUT	○	○
DOWNSPOUT (ROOF DRAINS)	○	○
WATER B. BOX	○	○
TREE PROTECTION FENCE	---	---
CONSTRUCTION FENCE	---	---
INLET FILTER BASKET	○	○
TRAFFIC DIRECTION PAVEMENT MARKING	→	→
FIRE HYDRANT	⊗	⊗
RETAINING WALL WRAPPING	---	---
TOP OF CURB	TIC XXX.XX	TIC XXX.XX
BOTTOM OF CURB	B/C XXX.XX	B/C XXX.XX
TOP OF CURB	TIC XXX.XX	TIC XXX.XX
BOTTOM OF GUTTER	B/G XXX.XX	B/G XXX.XX
WALK	W XXX.XX	W XXX.XX
BOTTOM OF WALK	B/W XXX.XX	B/W XXX.XX
DEPRESSED CURB	D/C XXX.XX	D/C XXX.XX
BOTTOM OF GUTTER	B/G XXX.XX	B/G XXX.XX
MOUNTABLE CURB	M/C XXX.XX	M/C XXX.XX
	B/C XXX.XX	B/C XXX.XX

**NOTE**

The location of existing underground utilities, such as water mains, sewers, gas lines, etc., as shown on the plans, has been determined from the best available information and is given for the convenience of the Contractor. However, the Owner and the Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered, and that the actual location of those which are shown may be different from the location as shown on the plans.

Bono Consulting, Inc. is not responsible for the safety of any party at or on the construction site. Safety is the sole responsibility of the contractor and any other person or entity performing work or services. Neither the owner nor engineer assumes any responsibility for the job site safety of persons engaged in the work or the means or methods of construction.

Current Standard Specifications of the Judicial Authority shall apply to the construction on this project.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call:  
J.U.L.I.E. 1 (800) 892-0123

DATE	ISSUE	REVISIONS
11-15-2019	A	PRELIMINARY PLAN
01-27-2020	B	DATE REVISIONS
02-12-2020	C	DATE REVISIONS
02-12-2020	CI	ISSUED FOR PLAN COMMISSION
04-16-2020	D	ISSUED FOR CITY COUNCIL MEETING

**BCI**  
BONO CONSULTING, INC.  
CIVIL ENGINEERS  
1018 BUSSE HIGHWAY  
PARK RIDGE, IL 60068  
PH : (847) 823-3300  
FAX: (847) 823-3303  
bbono@bonoconsulting.com

**TITLE SHEET, LEGEND, SITE LOCATION MAP, & AERIAL MAP**  
MULTI FAMILY RESIDENTIAL BUILDING  
1555 RIDGE AVE., EVANSTON, ILLINOIS

NOT OF CONSTRUCTION

COPYRIGHT:  
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NUMBER: 19452  
START DATE: NOV. 05, 2019  
GRAPHIC SCALE: 0  
SCALE: NTS  
SHEET NUMBER: 1 OF 7



**LEGAL DESCRIPTION:**

**THE SOUTH 25 FEET OF LOT 10 AND ALL OF LOTS 11 AND 12 IN BLOCK 61 IN EVANSTON IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**COMMONLY KNOWN AS: 1555 RIDGE AVENUE, EVANSTON, ILLINOIS.**

SITE BENCHMARK IS CUT CROSS ON NORTH CURB OF GROVE STREET ADJACENT TO STREETLIGHT NEAR SOUTHEAST CORNER OF PROPERTY ELEV. 25.94, TRANSFERRED FROM EVANSTON BM 44 ELEV. 36.51 EVANSTON DATUM.

NOTE: EXISTING CONDITIONS ARE BASED UPON A TOPOGRAPHIC SURVEY. THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT BE USED AS A BASIS FOR CONSTRUCTION LAYOUT. PROPERTY LINE INFORMATION SHOWN IS BASED ON THE PLAT OF SURVEY RECEIVED FROM THE OWNER AND ANY IRON PIPES (AS INDICATED) FOUND BY BCI'S SURVEY CREW.

PROPERTY BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM OFFICIAL PLATS AND RECORDS.

LOCATION OF UNDERGROUND UTILITIES WERE NOT SUBSTANTIATED BY PHYSICAL EVIDENCE ARE TAKEN FROM RECORDS NORMALLY CONSIDERED RELIABLE. NO RESPONSIBILITY FOR THEIR ACCURACY IS ASSUMED BY THE SURVEYOR.

FOR LOCATION OF BURIED CABLE CALL U.U.L.I.E. @ 1-800-892-0123 BEFORE DIGGING

LOCATIONS OF EXISTING UTILITY SERVICES ARE BASED ON VISUAL OBSERVATIONS. CONTRACTOR MUST CONFIRM LOCATION AND CONDITION OF ALL UTILITY SERVICES TO REMAIN.

**BEST MANAGEMENT PRACTICES SEQUENCE**

NOTE: UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, MASON'S AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS. IN ADDITION, NOTE ANY OFF-SITE AREAS WHERE FILL IS IMPORTED FROM OR SOIL IS EXPORTED TO ON THE SITE MAPS.

- PHASE I
- INSTALL TREE PROTECTION FENCING AND EROSION CONTROL FENCE, INLET FILTER BASKETS, MAINTAIN THROUGHOUT PROJECT.
  - USE ALLEY FOR CONSTRUCTION ACCESS. USE DRIVEWAY FOR CONSTRUCTION. INSTALL STABILIZED CONSTRUCTION ENTRANCE. OBSERVE ALL APPROPRIATE MUTCD/BOAT TRAFFIC CONTROL MEASURES FOR CONSTRUCTION TRAFFIC ENTERING HIGHWAY. CONTRACTOR IS RESPONSIBLE FOR KEEPING ROADS FREE OF MUD AND DEBRIS.
  - PROTECT TREES THAT ARE SHOWN TO BE PROTECTED.
  - BROUSH SITE ACCORDING TO DEMOLITION PLAN.
  - CLEAR AND REMOVE BRUSH AND TREES.
  - CONSTRUCT DETENTION FACILITY WITHIN 30 DAYS OF TREE REMOVAL/BRUSH CLEARING.
  - NOT USED.

HALT ALL ACTIVITIES AND CONTACT THE VILLAGE TO PERFORM INSPECTION AND CERTIFICATION OF BMP'S. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT THE STORMWATER PRE-CONSTRUCTION MEETING WITH THE CONSTRUCTION MANAGER, AGENCIES AND GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

ALL EXCEPTIONS NOTED ON THE BMP CERTIFICATION FORM MUST BE ADDED TO THE FIRST DAILY REPORT AS A DEFICIENCY OR DEFICIENCIES AND RESOLVED WITHIN 24-HOURS. BMP'S CAN NOT BE CERTIFIED IF ANY EXCEPTION REQUIRES GREATER THAN 24-HOURS TO RESOLVE.

DAILY INSPECTIONS AND REPORTING USING THE SWPPP MANAGEMENT TOOL MUST START THE DAY OF OR IMMEDIATELY AFTER BMP CERTIFICATION.

- CONSTRUCT AND STABILIZE SEDIMENT BASK(S) AND SEDIMENT TRAP(S) WITH APPROPRIATE OUTFALL STRUCTURES (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL BASINS AND TRAPS).
- INSTALL AND STABILIZE HYDRAULIC CONTROL STRUCTURES (DIKES, SWALES, CHECK DAMS, ETC.).
- BEGIN CLEARING AND GRUBBING THE SITE.
- BEGIN GRADING THE SITE.

- PHASE II
- TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE. IF ACTIVITY WILL RESUME WITHIN 14 DAYS, TEMPORARY SEEDING IS NOT REQUIRED.
  - INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND CUTTERS.
  - INSTALL RIP RAP AROUND OUTLET STRUCTURES AS EACH OUTLET STRUCTURE IS INSTALLED.
  - PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
  - PREPARE SITE FOR PAWING.
  - PAVE SITE.
  - INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
  - COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
  - CONTINUE DAILY INSPECTION REPORTS UNTIL THE FINAL DAILY INSPECTION REPORT, MARKED "READY TO TERMINATE PERMIT", IS SIGNED BY THE CONSTRUCTION MANAGER AND SUBMITTED VIA THE SWPPP MANAGEMENT TOOL.
  - STABILIZE SITE AND INSTALL ALL FENCES CONCURRENTLY.

NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY ONLY IF ALL PRECEDING BMP'S HAVE BEEN COMPLETELY INSTALLED.

**EARTHWORK / EROSION & SEDIMENTATION CONTROL**

- All construction activities that involve earthwork shall meet the National Pollutant Discharge Elimination System Phase I requirements:
  - Submit a Notice of Intent (NOI) to EPA.
  - Possession of a completed and signed Stormwater Pollution Prevention Plan (SWPPP) and a graphic Erosion and Sediment Control (ESC) plan.
  - Implementation of the SWPPP.
  - Submittal of an incidence of Noncompliance (ION) if an event occurs.
  - Weekly reports after 1/2" rainfall or 5" snowfall.
  - Documentation of changes to ESC plan.
  - Submit a Notice of Termination (NOT) when final stabilization is achieved.
- Any wetland mitigation shall begin prior to any grading work and shall be in accordance with the approved mitigation permit plan and requirements.
- In order to protect against flooding, all top of foundations shall be set a minimum of one (1) foot above the high water level of adjacent stormwater management facilities such as retention/detention ponds.
- The contractor shall maintain existing positive drainage from off-site at all times during construction.
- Within the limits of proposed grading the soil shall be compacted to not less than the following percentages of modified proctor dry density in accordance with ASTM D 1557-78:
  - Under structures: Buildings slabs, steps and pavements. Compact six (6") inch maximum lifts of subgrade. Backfill or fill material at 95% modified proctor dry density.
  - Under walkways: Compact six (6") inch maximum lifts of dry subgrade, backfill, or fill material at 95% modified proctor dry density.
  - Under lawn or unpaved areas: Compact six (6") inch maximum lifts of subgrade, backfill, or fill material at 85% modified proctor dry density.
- All erosion control work shall comply with "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control".
- Stripping of vegetation, grading or other soil disturbance, especially in designated wetland areas, shall be done in a manner which will minimize soil erosion, and shall be in accordance with the approved drawings, mitigation and permit requirements.
- The contractor shall take precautionary measures to minimize earthwork in areas where trees are to be saved as shown on the plans or determined in the field.
- The extent of the area which is exposed and is free of vegetation and the duration of its exposure shall be kept within practical limits as directed by the Village Engineer.
- Sedimentation shall be retained on site. Sediment fence shall be installed along the perimeter of all graded areas or as required to prevent sediment from entering and/or leaving the site.
- Dust produced from the site shall be kept to a minimum during dry periods by spraying water as required to the Village Engineer's satisfaction and is to be considered incidental.
- All mud shall be removed from all tires before leaving the site and the roads shall be kept clean and clear of mud and debris at all times.
- Culverts and drainage ditches shall be kept clean and clear of obstructions during the construction period.
- Silt fences shall be inspected frequently and maintained or replaced as required 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.
- Water courses and drainage swales adjacent to construction activities shall be monitored as necessary, for evidence of silt intrusion and other adverse environmental impacts. Any problems or deficiencies shall be corrected immediately upon their discovery.
- Sod all unpaved areas of parkways, right-of-ways and front yards to rear wall of the building. Any and all other site seeding may be used, in some instance particularly for the back yard, only with approval by the Village Engineer.
- The contractor shall install all erosion control items prior to commencement of any work.
- The contractor shall install temporary orange fence around all trees to remain and wetland areas to be mitigated.

**DEMOLITION NOTES**

- Install temporary tree protection fencing prior to any demolition work.
- Install temporary 6' high chain link fence around the proposed work area as shown on the drawing. Contractor to call julle at 1-800-892-0123, minimum of 48 hours prior to initiating any excavation or demolition.
- Contractor shall verify the exact elevation and location of all existing utilities and appurtenances prior to construction, to avoid interferences.
- Appropriate precautions shall be taken to avoid damage to and to protect existing utilities and appurtenances in the vicinity of work. Contractor shall be responsible for the protection of all underground or overhead utilities even though they may not be shown on the plans. Any utility that is damaged during construction shall be repaired to the satisfaction of the Village and the owner, or replaced.
- Any open excavations, or potentially dangerous areas shall be fenced or guarded in an acceptable manner at the end of each day for the protection of the contractor's employees and general public safety.
- Bono Consulting Inc is not liable for any construction site safety. Contractor to take all OSHA regulated and applicable local safety regulations to safe guard all potentially hazardous sites/work.
- Contractor is responsible for keeping roads free of excessive debris at all times.
- Any soil, mud or debris that is washed, tracked, or deposited onto the street shall be removed before the end of each day.
- Topographic survey by Bono Consulting Inc.
- All excavation shall be tapered, or, shored and maintained pumped dry.
- Do not create dust or other nuisance to neighboring properties during construction.
- No trespassing signs shall be mounted on the fencing in conspicuous locations until construction is completed and approved.
- Any gate in the perimeter fence shall be adequately hinged to prevent entry, except to allow ingress and egress to and from site, such gate must be locked at all times, other than permitted hours of construction.

CONSTRUCTION/SILT FENCE AROUND SITE AS SHOWN, EXACT AT STABILIZED CONSTRUCTION ENTRANCE.

RELOCATE EXISTING UTILITY POLES. COORDINATE WITH COMED

STABILIZED CONSTRUCTION ENTRANCE (TYP.). MIN. 6" BASE COURSE (GRAVEL OR CA-6 STONE) AND 2" CLASS 1 BITUMINOUS CONCRETE.

REMOVE ASPHALT PAVEMENT. DISCONNECT EXISTING ELECTRIC SERVICES AT MAIN & PROVIDE TEMP. SERVICE.

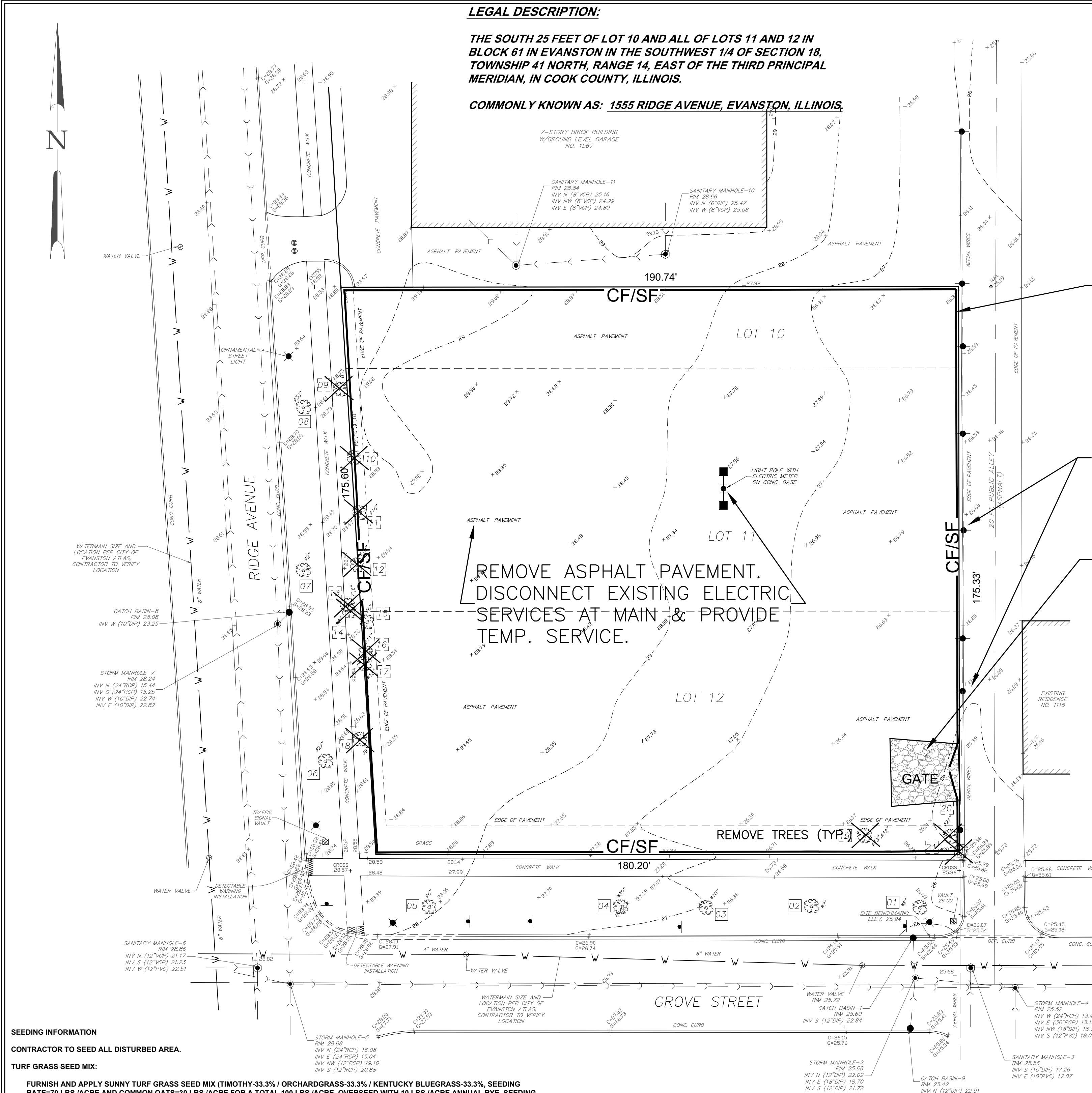
REMOVE TREES (TYP.)

Tag	Common Name	Scientific Name	Size	Cond.	Form	Remove	Root Prune	Notes
1	Norway Maple	<i>Acer platanoides</i>	8	3	3			
2	Norway Maple	<i>Acer platanoides</i>	7	2	2			
3	Norway Maple	<i>Acer platanoides</i>	10	2	2			Girdling roots.
4	American Elm	<i>Ulmus americana</i>	39	3	2			
5	Norway Maple	<i>Acer platanoides</i>	6	3	2			Trunk scars.
6	American Elm	<i>Ulmus americana</i>	27	3	2			
7	Buckeye	<i>Aesculus glabra</i>	2	1	2			
8	American Elm	<i>Ulmus americana</i>	30	5	3			Trunk decay, dieback.
9	Hackberry	<i>Celtis occidentalis</i>	8	1	3	X		Overtopped.
10	Hackberry	<i>Celtis occidentalis</i>	9,10,9	10	1	3	X	Included bark.
11	Mulberry	<i>Morus alba</i>	16	4	3	X		Dieback.
12	American Elm	<i>Ulmus americana</i>	10	3	3	X		
13	Siberian Elm	<i>Ulmus pumila</i>	7,6	4	4	X		
14	Siberian Elm	<i>Ulmus pumila</i>	8	4	4	X		
15	American Elm	<i>Ulmus americana</i>	6	4	4	X		
16	American Elm	<i>Ulmus americana</i>	11	3	4	X		
17	Tree of Heaven	<i>Ailanthus altissima</i>	13	2	3	X		
18	Green Ash	<i>Fraxinus pennsylvanica</i>	9	5	5	X		Nearly dead.
19	Green Ash	<i>Fraxinus pennsylvanica</i>	13,12	5	5	X		Nearly dead.
20	Siberian Elm	<i>Ulmus pumila</i>	21	4	4	X		Pruned for utilities.
21	Honeylocust	<i>Gleditsia triacanthos</i>	20	4	4	X		Dieback, decay, pruned for utilities.

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

- Excellent
- Very Good
- Good
- Below Average
- Poor
- Dead

Prepared by: David Coulter, Osage Inc. ISA Certified Arborist #IL-0094 (Exp. 12/31/22)



**SEEDING INFORMATION**  
CONTRACTOR TO SEED ALL DISTURBED AREA.  
**TURF GRASS SEED MIX:**  
FURNISH AND APPLY SUNNY TURF GRASS SEED MIX (TIMOTHY-33.3% / ORCHARDGRASS-33.3% / KENTUCKY BLUEGRASS-33.3%, SEEDING RATE-70 LBS./ACRE AND COMMON OATS-30 LBS./ACRE FOR A TOTAL 100 LBS./ACRE ANNUAL RYE. SEEDING MUST COMMENCE WITHIN 1 WEEK OF THE COMPLETION OF FINAL GRADING.

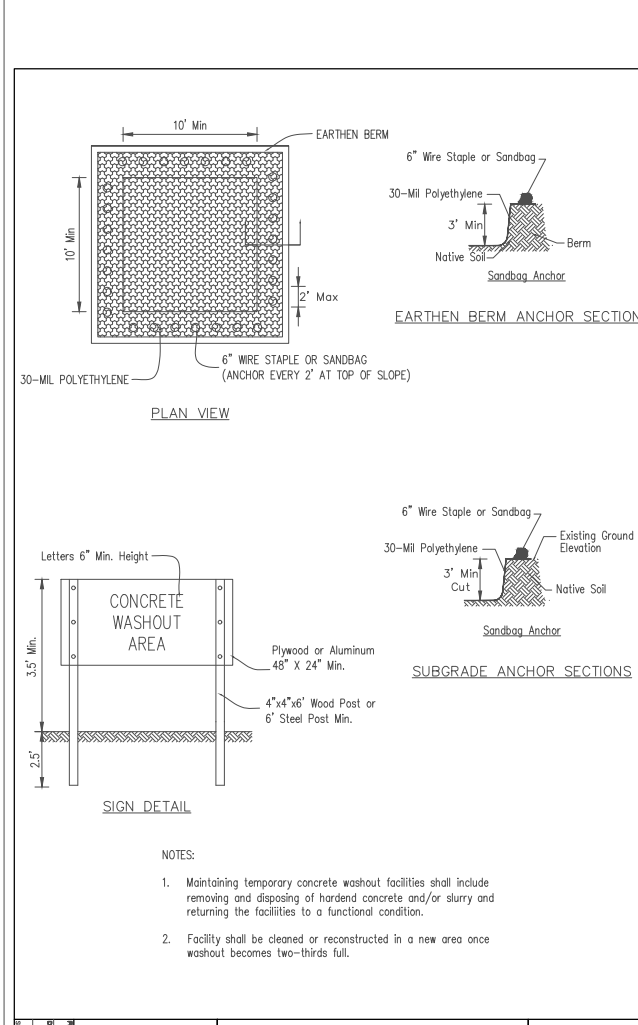
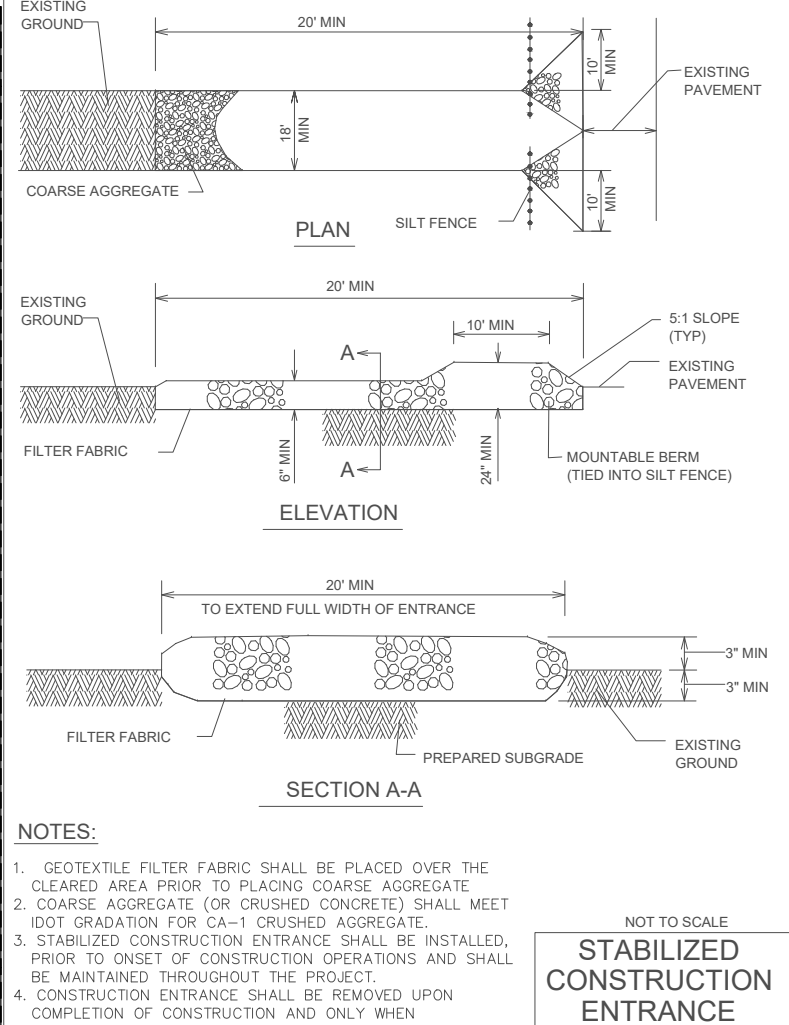
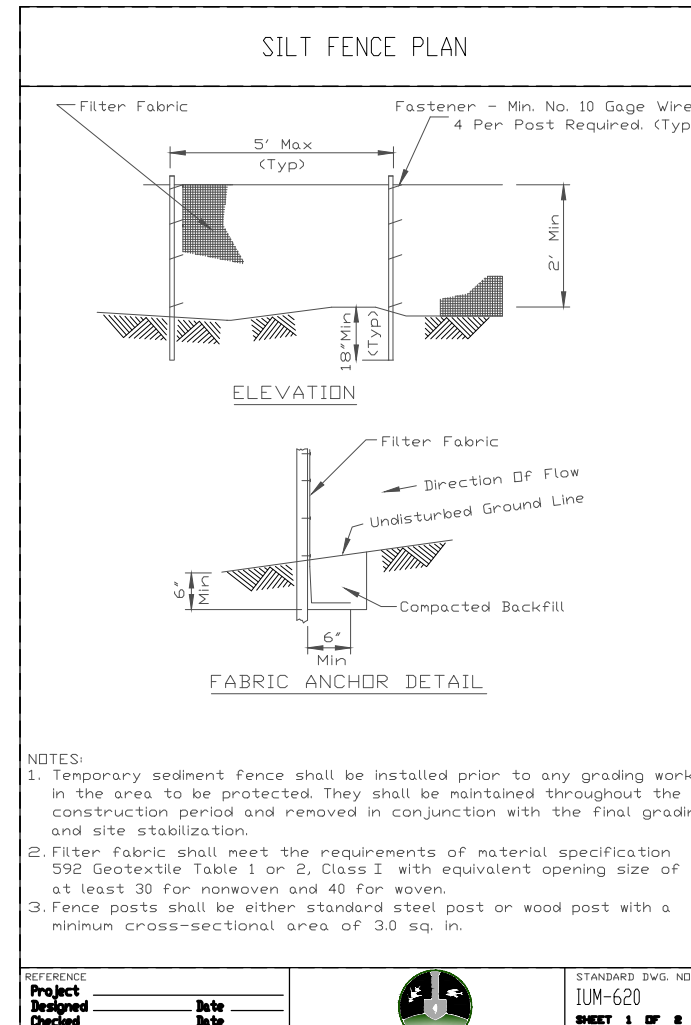
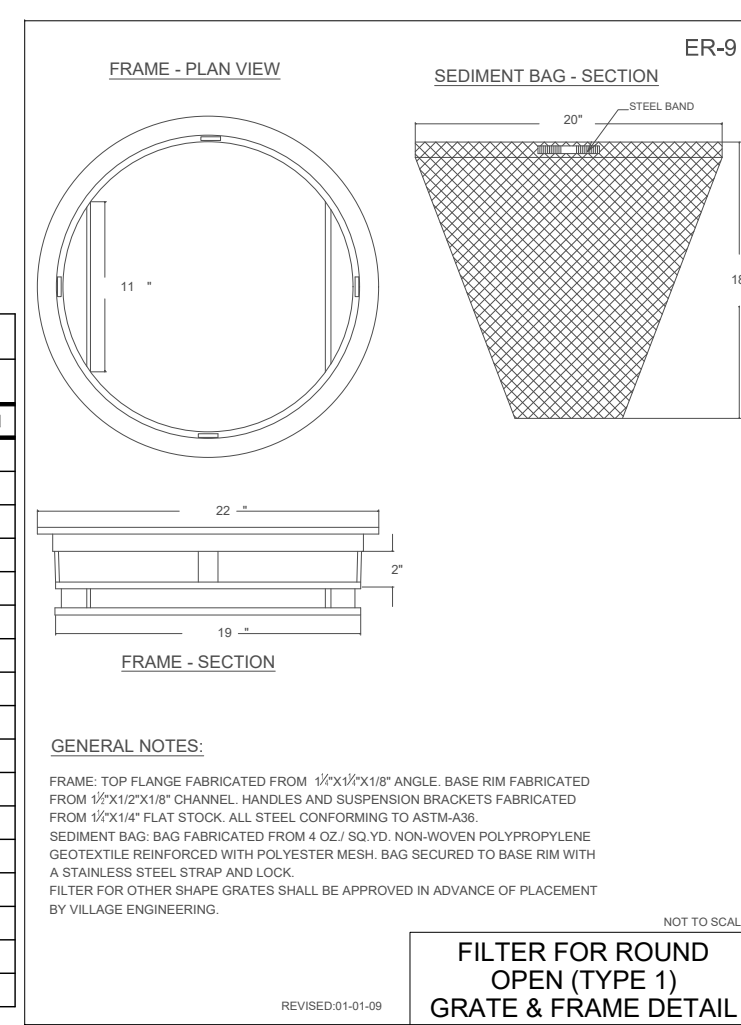
**Temporary Seeding, Species, Rates, & Dates**

Species	lbs./Acre	Seeding Dates												
		Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	
Oats	90													
Cereal Rye	90													
Winter Wheat	90													
Winter Mulch	25													

**SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE**  
NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	
TEMPORARY CONSTRUCTION EXITS																									
TEMPORARY CONTROL MEASURES																									
SEDIMENT CONTROL BASINS																									
STRIP & STOCKPILE TOPSOIL																									
ROUGH GRADE																									
STORM FACILITIES																									
SITE CONSTRUCTION																									
PERMANENT CONTROL STRUCTURES																									
FOUNDATION / BUILDING CONSTRUCTION																									
FINISH GRADING																									
LANDSCAPING/SEED/FINAL STABILIZATION																									

- CONTRACTOR SHALL UPDATE THE TABLE BY DATING THE APPLICABLE ACTIVITIES AS PROJECT PROGRESSES.
- TIME SCHEDULE MUST COINCIDE WITH SEQUENCE OF CONSTRUCTION.



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PH: (847) 823-3300  
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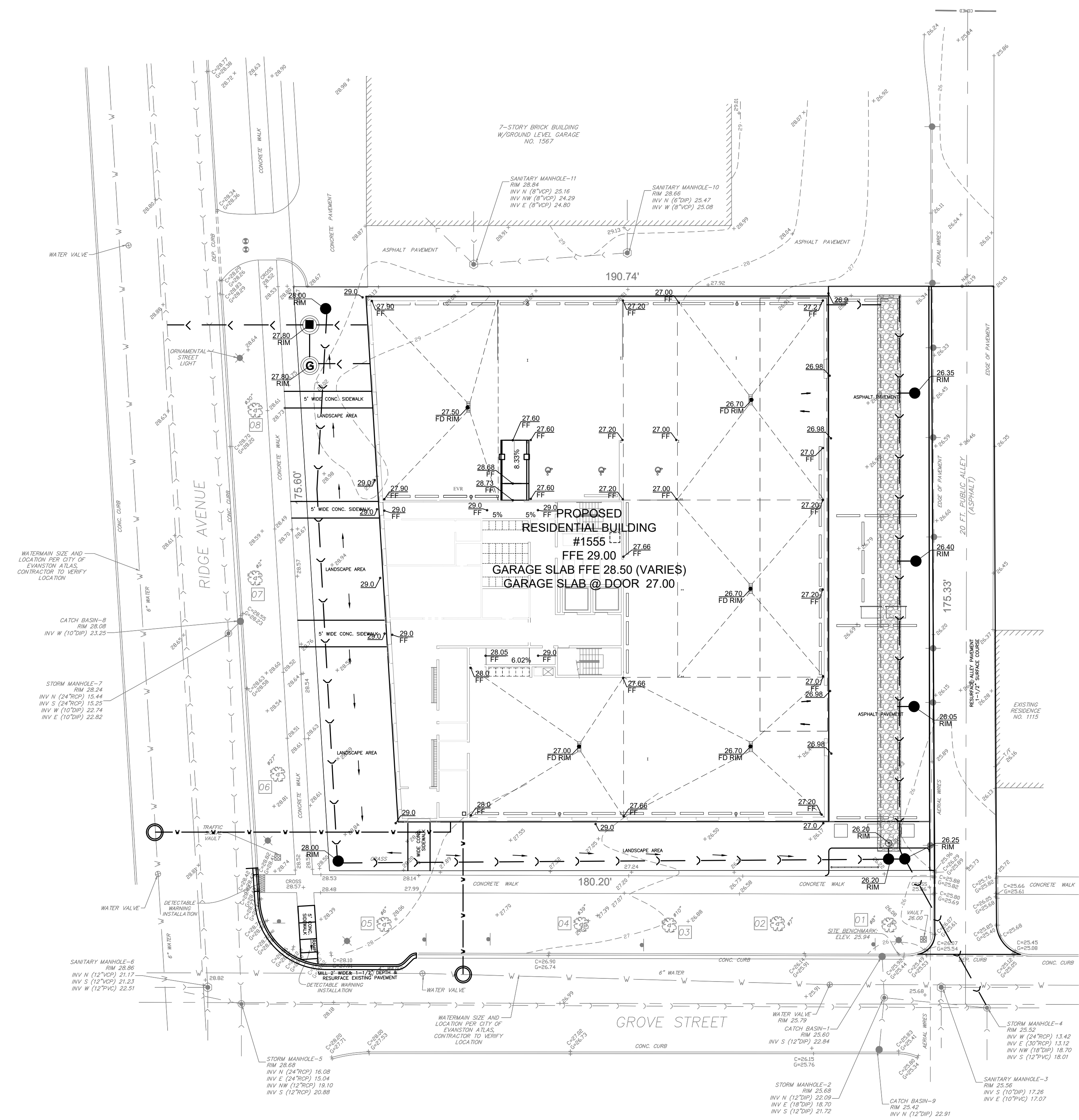
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PARK RIDGE, IL 60068

**EXISTING TOPOGRAPHY, DEMOLITION, EROSION AND SEDIMENTATION CONTROL PLAN - OVERALL SITE**  
MULTI FAMILY RESIDENTIAL BUILDING  
1555 RIDGE AVE., EVANSTON, ILLINOIS

NOT OF CONSTRUCTION

PROJECT NUMBER: 19452  
START DATE: NOV. 05, 2019  
GRAPHIC SCALE: 30 0 30  
SCALE: 1"=30'-0"  
SHEET NUMBER: 2 OF 7





ISSUE	PROJECT STAFF	REVISIONS	DATE
A	PRELIMINARY PLAN		11-10-2019
B	REVISED PLAN		01-20-2020
C	REVISED PLAN		02-02-2020
D	ISSUED FOR PLAN COMMISSION		02-19-2020
E	ISSUED FOR CITY COUNCIL MEETING		04-16-2020

**BCI**  
**BONO CONSULTING, INC.**  
 CIVIL ENGINEERS  
 1018 BUSSE HIGHWAY PH: (847) 823-3300  
 PARK RIDGE, IL 60068 FAX: (847) 823-3303  
 bbono@bonoconsulting.com

**PROPOSED GRADING & DRAINAGE PLAN**  
**OVERALL SITE**  
**MULTI FAMILY RESIDENTIAL BUILDING**  
**1555 RIDGE AVE., EVANSTON, ILLINOIS**

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 PROJECT NUMBER: 19452  
 START DATE: NOV. 05, 2019  
 GRAPHIC SCALE  
 SCALE: 1"=20'-0"  
 SHEET NUMBER  
**3** OF **7**



1555 Ridge Ave., Evanston

Date: 11.12.19

	Existing		Proposed	
Site Area	Sq. Ft.	Acres	Sq. Ft.	Acres
Building	0.00	0.000	21,235.49	0.487
Walks & Conc. Pads	0.00	0.000	466.11	0.011
Parking Lot	30,365.71	0.697	4,934.64	0.113
<b>Impervious Area</b>	<b>30,365.71</b>	<b>0.697</b>	<b>26,636.24</b>	<b>0.611</b>
<b>PerVIOUS Area</b>	<b>1,154.94</b>	<b>0.027</b>	<b>4,884.41</b>	<b>0.112</b>
Disturbed area	0.724	Ac.		
Increase in Impervious Area	-0.086			

MWRD (MOD.RATIONAL METHOD)  
BULLETIN 70 RAINFALL, 100 YEAR STORM

Project: 1555 Ridge Ave., Evanston, IL  
Date: 11.12.19  
Detention for Property  
Proposed Conditions

Project No:  
Computed By: AV

	Runoff Coefficient	Area (Sq Ft)	Area (Acres)	Percentage
Impervious (Bldgs/pavement)	0.95	26636	0.611	100.0%
Proposed Grass & Landscaping	0.50	4884	0.112	58.2%

Composite Characteristics: **0.88** **0.724** **158.2%**

Release Rate = 0.109  $Q=0.15x^A$

Storm Duration (Min)	Storm Duration (Hours)	Rainfall Intensity (Inch/Hour)	Inflow Rate (CFS)	Release Rate (CFS)	Storage Rate (CFS)
5	0.08	10.92	6.96	0.109	6.85
10	0.17	10.02	6.38	0.109	6.27
20	0.33	7.50	4.78	0.109	4.67
30	0.50	5.60	3.57	0.109	3.46
40	0.67	4.50	2.87	0.109	2.76
50	0.83	4.08	2.60	0.109	2.49
60	1.00	3.56	2.27	0.109	2.16
90	1.50	2.76	1.76	0.109	1.65
120	2.00	2.24	1.43	0.109	1.32
180	3.00	1.60	1.02	0.109	0.91
240	4.00	1.30	0.83	0.109	0.72
300	5.00	1.10	0.70	0.109	0.59
360	6.00	0.97	0.62	0.109	0.51
420	7.00	0.86	0.55	0.109	0.44
480	8.00	0.78	0.50	0.109	0.39
540	9.00	0.71	0.45	0.109	0.34
600	10.00	0.65	0.41	0.109	0.31
660	11.00	0.61	0.39	0.109	0.28
720	12.00	0.55	0.35	0.109	0.24
1080	18.00	0.39	0.25	0.109	0.14
1440	24.00	0.32	0.20	0.109	0.10

Required Detention Volume = 0.259 Acre-Feet  
Required Detention Volume = 11,276 ft<sup>3</sup>

BEST MANAGEMENT PRACTICES

Impervious Area (New) 26,636 s.f.

VOLUME CONTROL BEST MANAGEMENT PRACTICES	1"	Rainfall
Volume Control Requirements	2,220	Cu. Ft.
Volume Control Storage Required		

PROPOSED

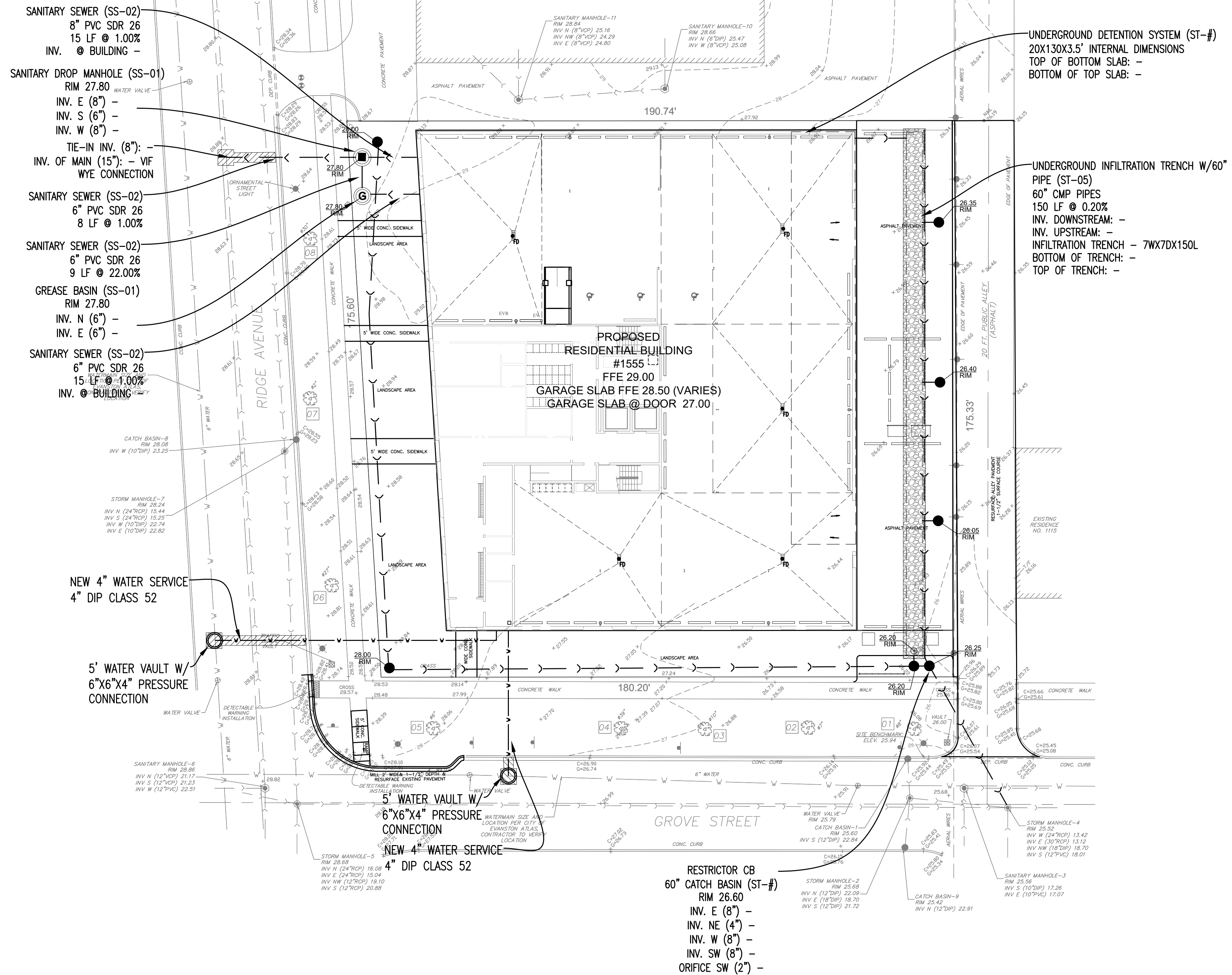
Size of Infiltration Trench, Vc = 7'185" x 34"	9913	Cu. Ft.
Volume of pipe 18" cu ft @ Vc =	2887	Cu. Ft.
(Gravel volume) Vc =	2026	Cu. Ft.
Vd = 7'185" x 1"	1050	Cu. Ft.

VOLUME TYPE	MWRD Infiltration Calculations	STORAGE VOLUME
In pipe (Below Invert)	0.50 V 2887	0.5 x V 1,493
Course Agg. (Above Invert)	0.36 VC 2026	0.5 x 0.36 x VC 365
Course Agg. (Below Invert)	0.36 VD 1050	0.36 x VD 378
<b>Total Volume Control Provided =</b>	<b>2,236</b>	<b>2,236</b> Cu. Ft.
	0.051	0.051 ac-ft

DETENTION VOLUME

1) Pipe Storage	Pipe Size (in.)	Length (ft.)	Unit Volume	Vol. (cu.ft.)
	6	298	0.345	104.02
<b>104</b>				
2) Vault Storage	Width (ft.)	Length (ft.)	Depth (ft.)	Vol. (cu.ft.)
	40	65	3.5	9,100.00
<b>9,100</b>				
3) Volume Control				Vol. (cu.ft.)
	Infiltration System			2,236.00
<b>2,236</b>				

TOTAL DETENTION PROVIDED 11,440  
TOTAL DETENTION REQUIRED (Adj. CN NOT USED) 11,276



DETENTION SUMMARY (LOCAL REQUIREMENTS - IN VAULT, PIPES & STONE VOIDS)  
TOTAL DETENTION REQUIRED = 11,276 CU. FT. (LOCAL REQ.)  
TOTAL VOLUME CONTROL REQUIRED = 2,220 CU. FT. (MWRD REQ.)

VOLUME IN VAULT = 9,100 CU. FT.  
VOLUME IN PIPES = 104 CU. FT.  
VOLUME IN INFILTRATION SYSTEM = 2,236 CU. FT.  
TOTAL DETENTION PROVIDED = 11,440 CU. FT.  
VOLUME CONTROL PROVIDED = 2,236 CU. FT.  
HWL = 26.00  
OVERFLOW ELEVATION 26.00

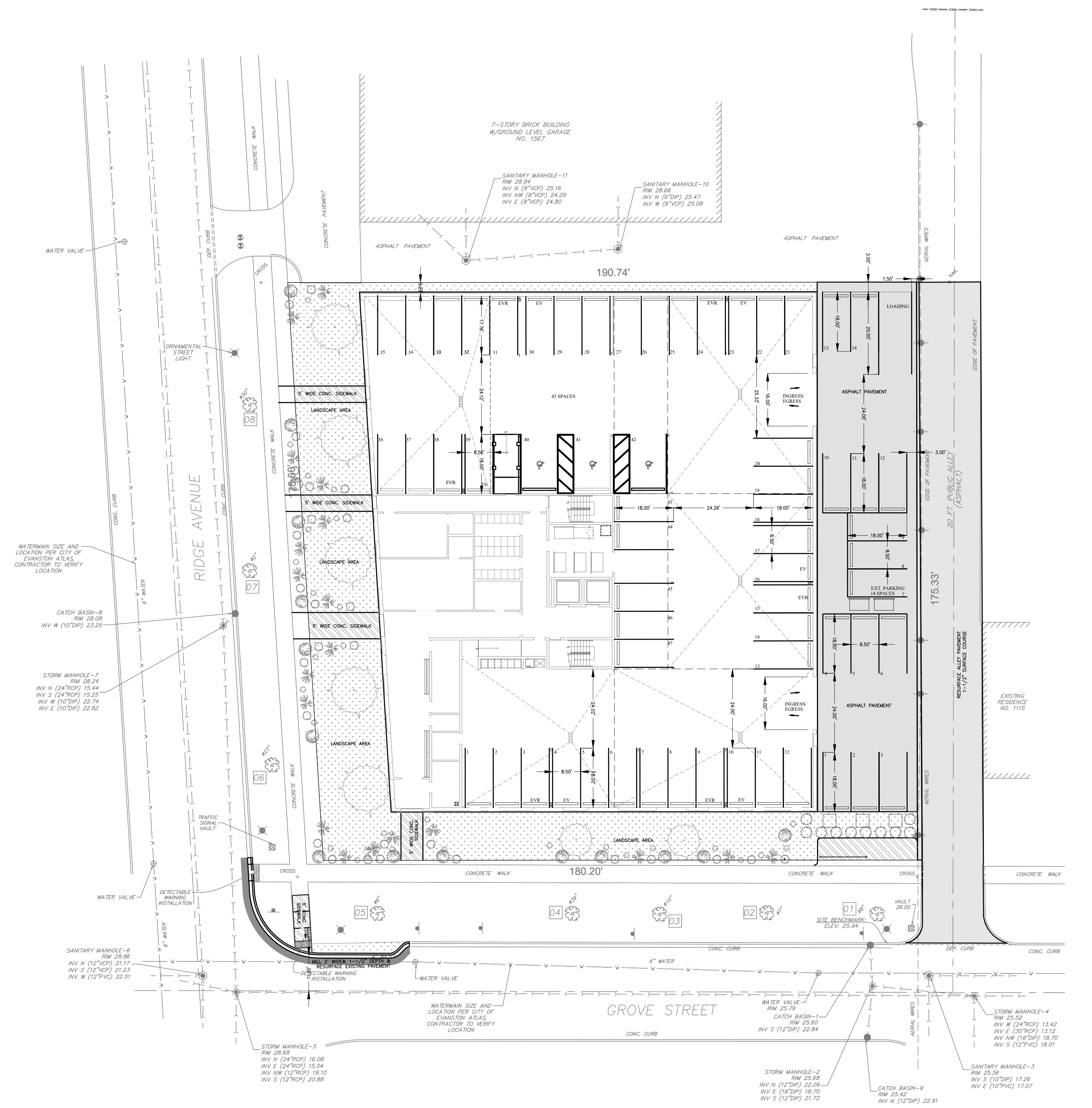
DATE	ISSUE	PROJECT STAFF	REVISIONS
11.12.2019	A	PROJECT MANAGER	PRELIMINARY PLAN
01.10.2020	B	ENGINEER	DATE REVISIONS
02.02.2020	C	ENGINEER	DATE REVISIONS
02.19.2020	D	ENGINEER	ISSUED FOR PLAN COMMISSION
04.16.2020	E	TECHNICIAN	ISSUED FOR CITY COUNCIL MEETING

**BCI**  
BONO CONSULTING, INC.  
CIVIL ENGINEERS  
1018 BUSSE HIGHWAY  
PARK RIDGE, IL 60068  
PH: (847) 823-3300  
FAX: (847) 823-3303  
bbono@bonoconsulting.com

PROPOSED UTILITY PLAN  
OVERALL SITE  
MULTI FAMILY RESIDENTIAL BUILDING  
1555 RIDGE AVE., EVANSTON, ILLINOIS

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PROJECT NUMBER:	19452
START DATE:	NOV. 05, 2019
GRAPHIC SCALE	20 0 20
SCALE:	1"=20'-0"
SHEET NUMBER	4 OF 7

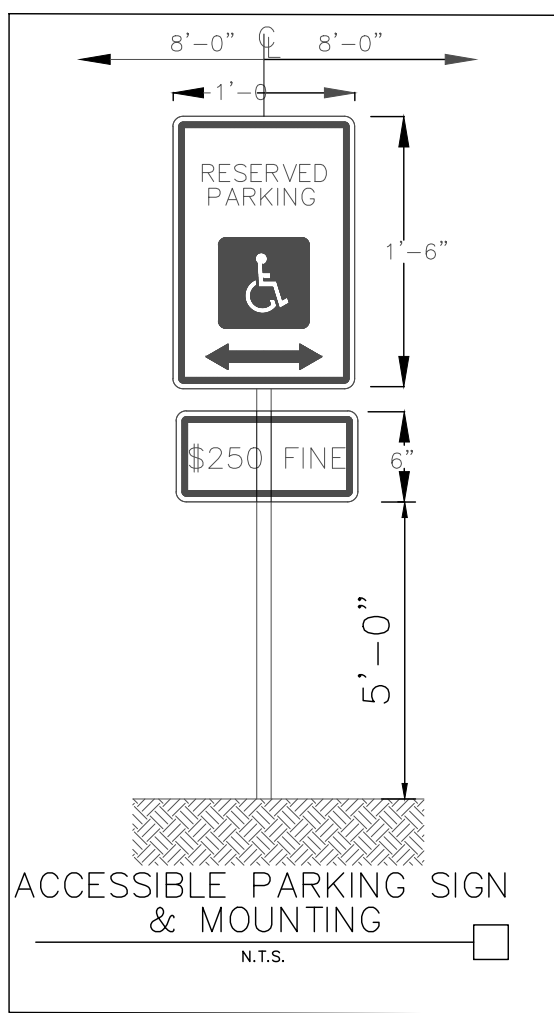
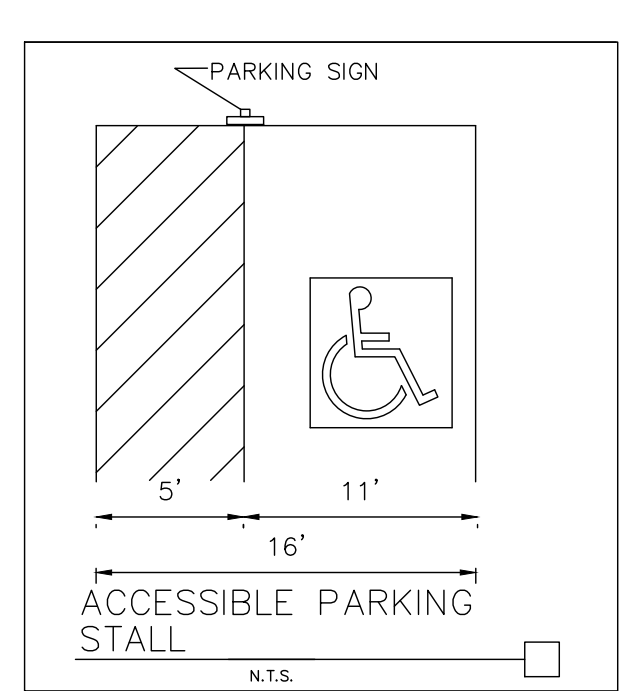




- SITE PLAN NOTES:**
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL LOCAL /COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
  - ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL HEALTHY STAND OF GRASS IS ESTABLISHED UNLESS OTHERWISE NOTED.
  - ALL CURBED RADII ARE TO BE 3' MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5' UNLESS OTHERWISE NOTED.
  - ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB AND RADII ARE BACK OF CURB OR BUILDING FOUNDATION UNLESS OTHERWISE NOTED.
  - BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST, THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
  - ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
  - EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITION AS PREPARED BY B.C.I. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
  - THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
  - EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE REMOVED UNDER PROPOSED BUILDINGS AND ABANDONED ELSEWHERE AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITEWORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
  - SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY OTHERS.
  - IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
  - THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED GRADES AS INDICATED ON PLANS.
  - CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATIONS OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
  - TOTAL LAND AREA IS 0.7244 +/- ACRES. DISTURBED AREA IS 0.7244 +/-.
  - NO WETLANDS WERE PRESENT ON THIS SITE.
  - THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS."
  - MONUMENT AND/OR PYLON SIGNS SHALL BE CONSTRUCTED BY OWNER ASSIGNED CONTRACTOR.
  - ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS OUTLET AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLET. PURCHASER OF OUTLET TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLET.
  - ALL ROADWAY AND PARKING LOT IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, LATEST EDITION.
  - ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
  - CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
  - ALL SIDEWALK CROSS-SLOPES SHALL BE 1/4" UNLESS OTHERWISE NOTED.

PAVEMENT MARKING LEGEND	
(A)	24" WHITE SOLID STOP BAR
(B)	4" YELLOW SOLID LINE
(C)	8" SOLID WHITE LINE
(D)	LETTERS & SYMBOLS PAVEMENT MARKINGS
(E)	TRAFFIC FLOW DIRECTIONAL ARROWS
(F)	ACCESSIBLE PARKING SPACE PAVEMENT MARKINGS—SEE DETAIL
(G)	4" YELLOW DIAGONAL AT 45° SPACED 3' O.C.
(H)	4" YELLOW DIAGONAL AT 45° SPACED 1' O.C.

PAVEMENT LEGEND	
	<b>STANDARD DUTY PAVEMENT</b> 2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50 2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50 8" AGGREGATE BASE COURSE CA-6, TYPE B
	<b>CONCRETE APRON/PAVEMENT (NOT USED)</b> 8" CONCRETE PAVEMENT (W/6X6 W/1.4 WWF)* 4" COMPACTED AGGREGATE BASE CA-6, TYPE B
	<b>CONCRETE PADS - TRASH CORAL &amp; UTILITY PADS</b> 8" CONCRETE PAVEMENT W/6X6 W/1.4 WWF* 4" COMPACTED AGGREGATE BASE CA-6, TYPE B
	<b>RADIANT HEATED CONCRETE (NOT USED)</b> 8" CONCRETE PAVEMENT W/6X6 W/1.4 WWF* 4" COMPACTED AGGREGATE BASE CA-6, TYPE B
	<b>SIDEWALKS</b> 5" PORTLAND CEMENT CONCRETE 4" COMPACTED AGGREGATE BASE COURSE, TYPE B
	<b>DOT PAVEMENT RESURFACING (NOT USED)</b> 1-1/2" SURFACE COURSE, N70, CLASS 1
	<b>DETECTABLE WARNING AND DEPRESSED CURB (NOT USED)</b> REPLACEABLE RED POLYMER COMPOSITE PLATES *REFER TO CONCRETE JOINT DETAILS (IF ANY).



DATE	REVISIONS
11.12.2019	PRELIMINARY PLAN
01.02.2020	DATE REVISIONS
02.02.2020	DATE REVISIONS
02.12.2020	ISSUED FOR PLAN COMMISSION
04.12.2020	ISSUED FOR CITY COUNCIL MEETING

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BONO CONSULTING, INC.  
CIVIL ENGINEERS

1018 BUSSE HIGHWAY  
PARK RIDGE, IL 60068  
PH : (847) 823-3300  
FAX : (847) 823-3303  
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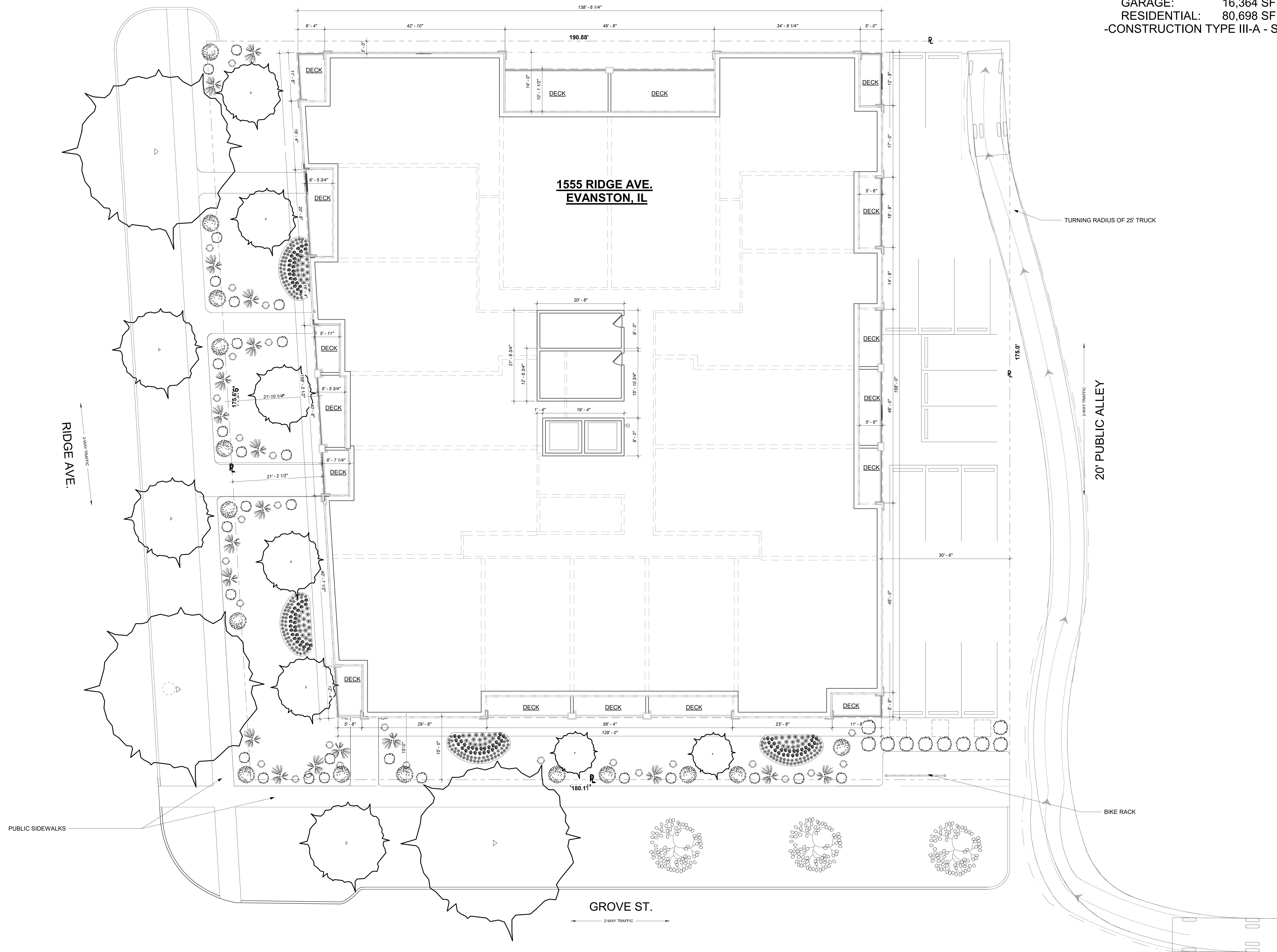
**SITE PLAN & GEOMETRIC PLAN**  
**OVERALL SITE**  
**MULTI FAMILY RESIDENTIAL BUILDING**  
**1555 RIDGE AVE., EVANSTON, ILLINOIS**

NOT OF CONSTRUCTION

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PROJECT NUMBER: 19452  
START DATE: NOV. 05, 2019  
GRAPHIC SCALE: 10 0 10  
SCALE: 1"=10'-0"  
SHEET NUMBER: **5** OF **7**

**PROJECT DATA:**  
 -SITE AREA: 32,518 SF  
 -FLOOR AREA: 16,364 SF  
 GARAGE: 16,364 SF  
 RESIDENTIAL: 80,698 SF  
 -CONSTRUCTION TYPE III-A - SPRINKLERED

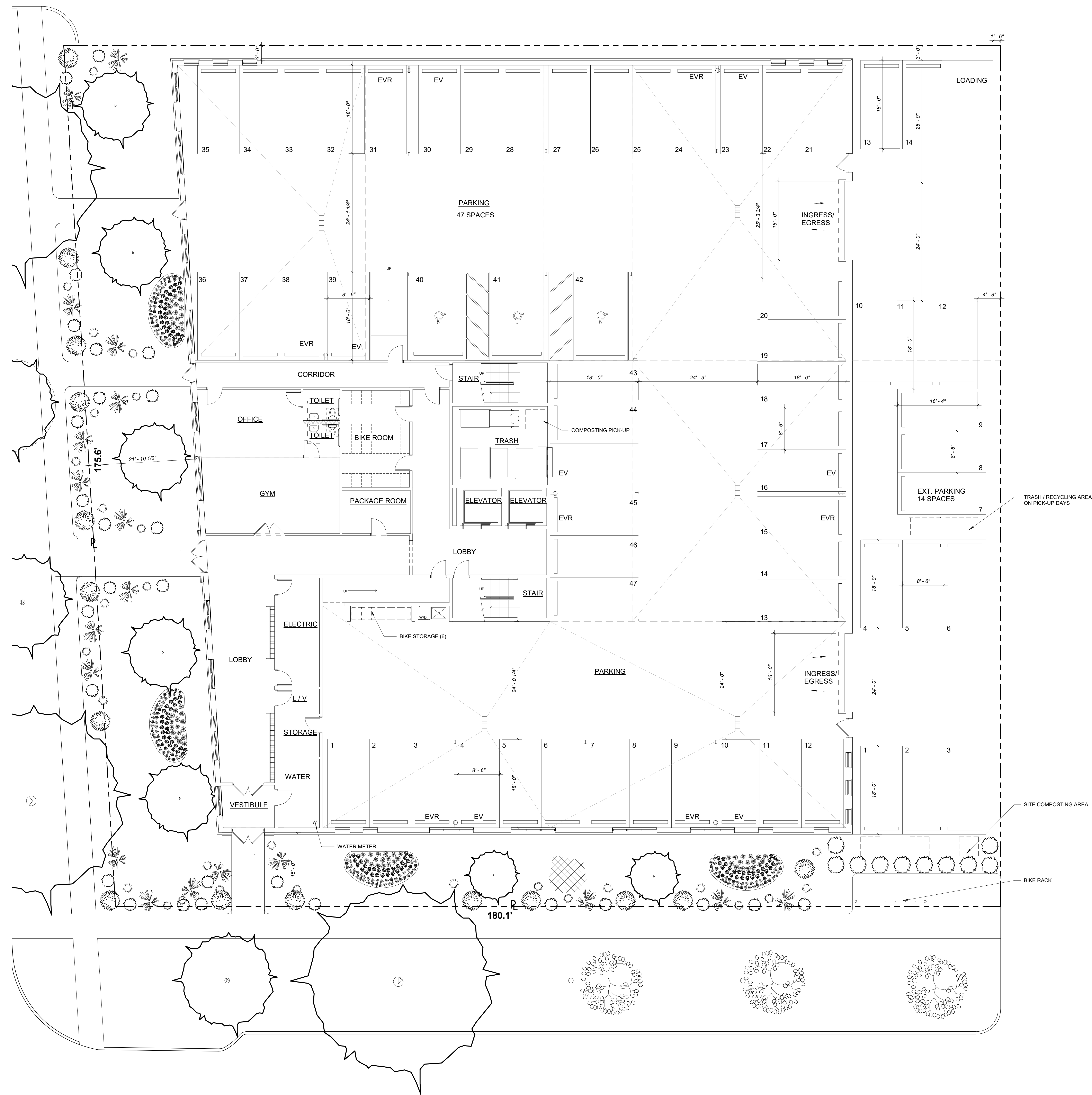


1 SITE PLAN  
 SCALE: 1/8" = 1'-0"

**BUILDING IS FULLY SPRINKLED**

PROJECT INFO	ISSUE	CERTIFICATION	SHEET TITLE	SHEET #
PROJECT NO. 15042	ISSUED FOR ZONING REVIEW - 8.29.19		SITE PLAN	<b>A0.01</b>
PROJECT TEAM JAY KELLER BRADY BULLMAN JO SPINDOLA PATI GORIG NICHOLAS HORVATH	ISSUED FOR P.D. REVIEW - 11.20.19			
	ISSUED FOR DAPS REVISIONS - 1.20.20			
	ISSUED FOR DAPS REVISIONS - 1.27.20			
	ISSUED FOR PLANNING COMMISSION - 2.19.20			
	ISSUED FOR CITY COUNCIL MEETING - 6.16.20			





1 1ST FLOOR PLAN  
 SCALE: 1/8" = 1'-0"





1 EAST ELEVATION  
SCALE : 1/4" = 1'-0"





1 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



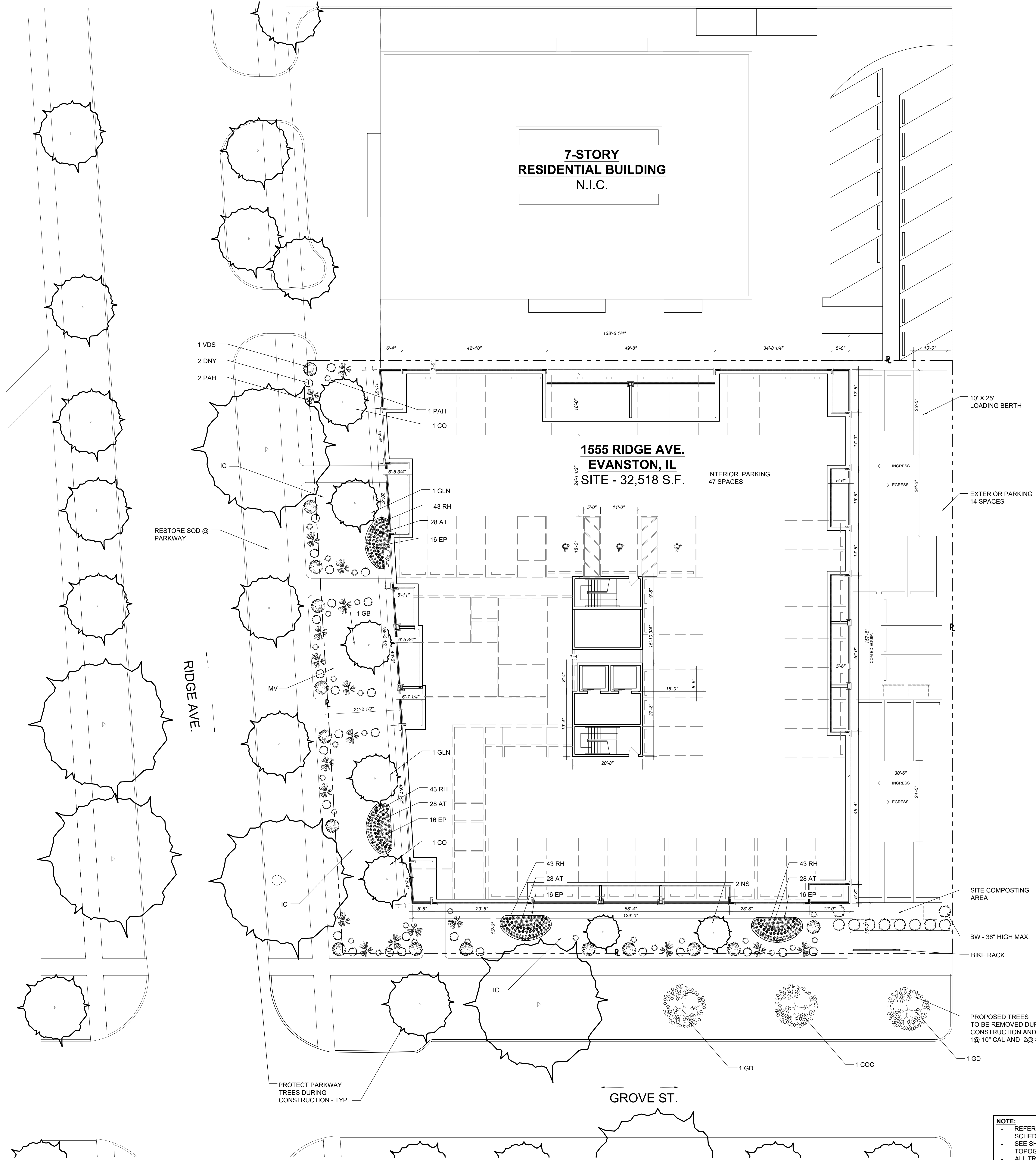


1 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

**EXHIBIT C**

**Landscape Plans**





**NOTE:**

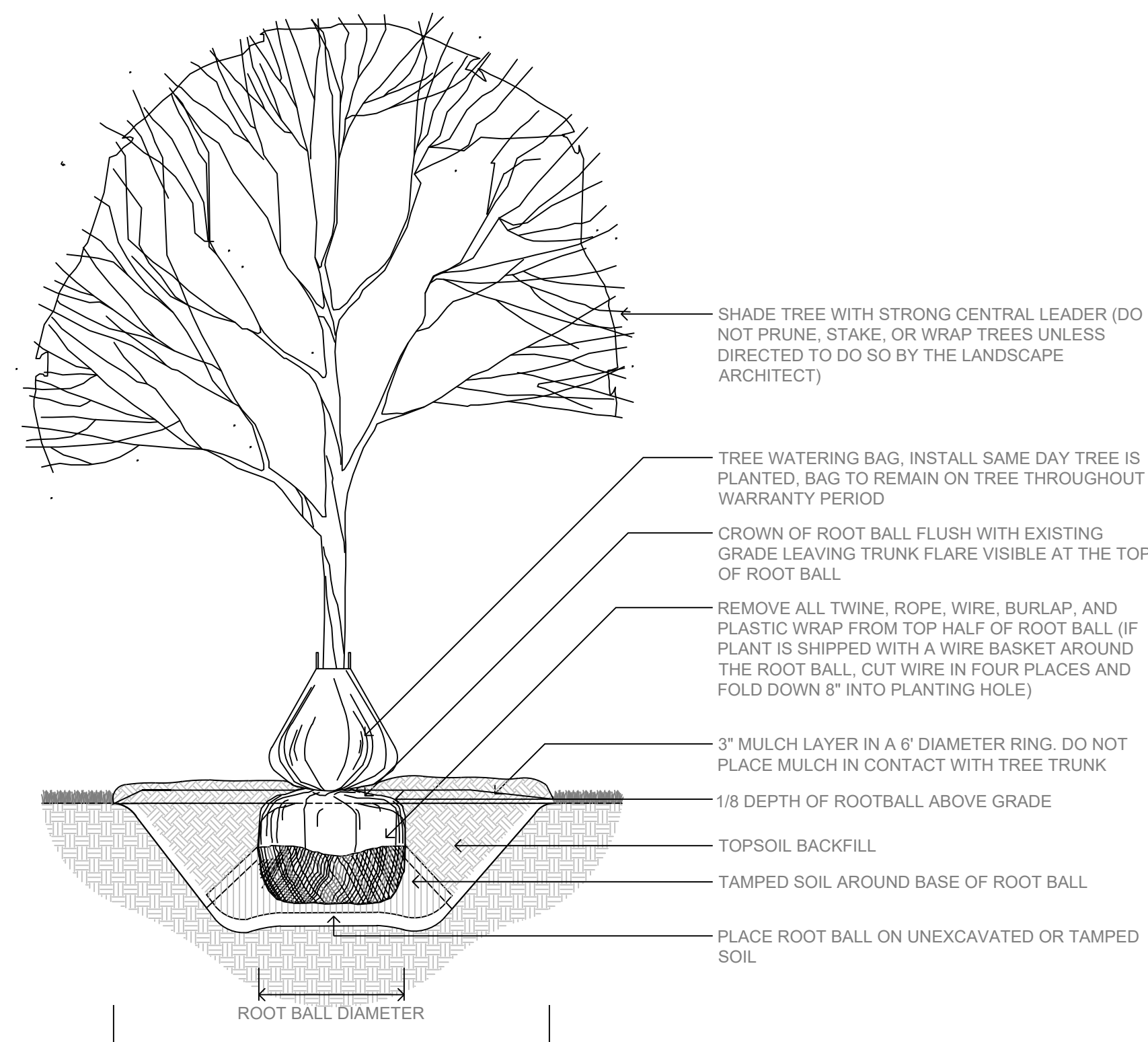
- REFER TO L1.02 FOR PLANTING SCHEDULE
- SEE SHEET #3 OF CIVIL PLANS FOR TOPOGRAPHICAL INFORMATION.
- ALL TREES SHOULD BE 10'-0" MINIMUM FROM UTILITIES

**1 CONTEXTUAL LANDSCAPE PLAN**  
 3/32" = 1'-0"  
 0 6 12 18 24 30 36

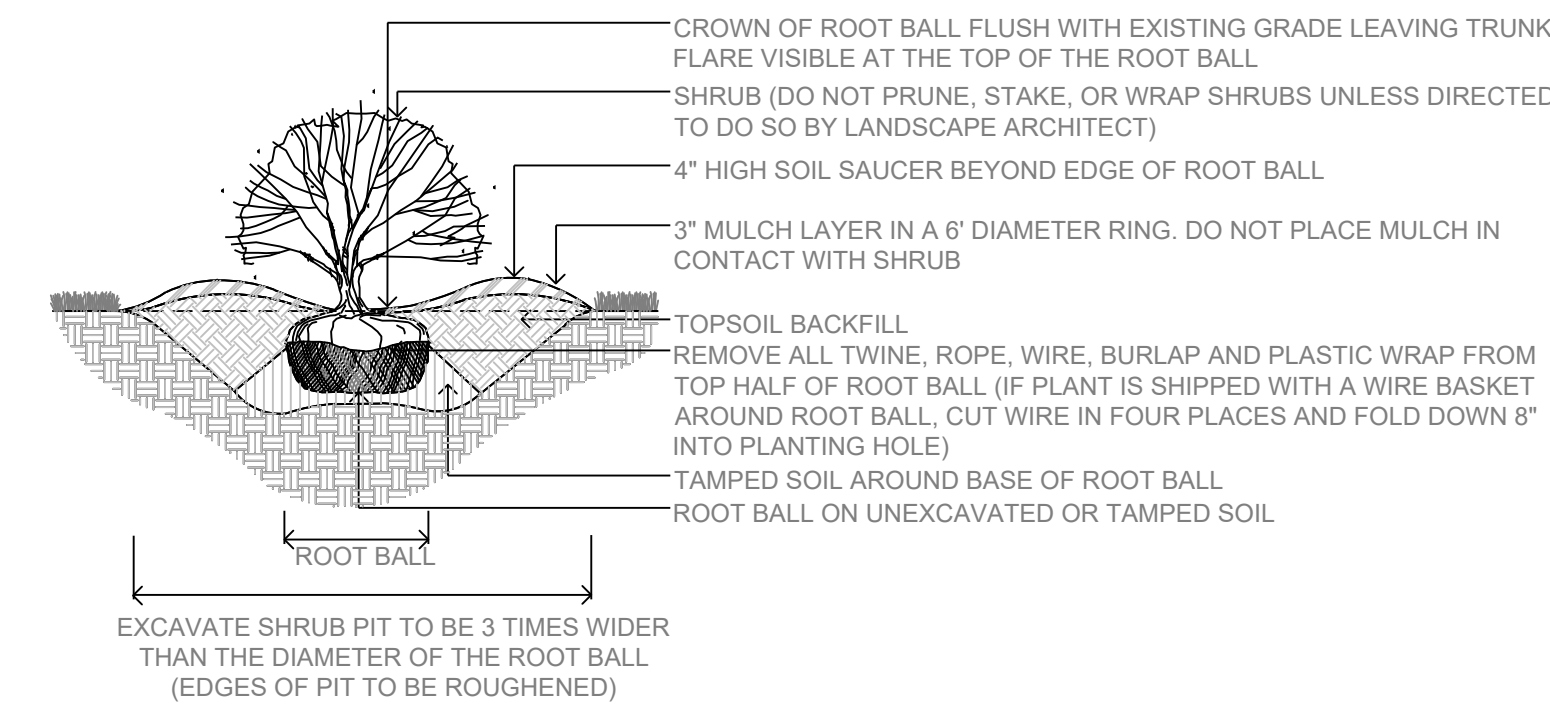
**BUILDING IS FULLY SPRINKLED**

PROJECT INFO	ISSUE	CERTIFICATION
PROJECT NO: 15045	ISSUED FOR ZONING REVIEW - 6.29.19	
PROJECT TEAM JAN VELLER BRADY WILMAN JEFFREY CA PATTI GORR NICHOLAS HURVATH	ISSUED FOR P.D. REVIEW - 11.20.19	
	ISSUED FOR DAPR REVISIONS - 01.28.20	
	ISSUED FOR DAPR REVISIONS - 02.25.20	
	ISSUED FOR PLANNING COMMISSION - 02.19.20	
	ISSUED FOR CITY COUNCIL MEETING - 03.11.20	

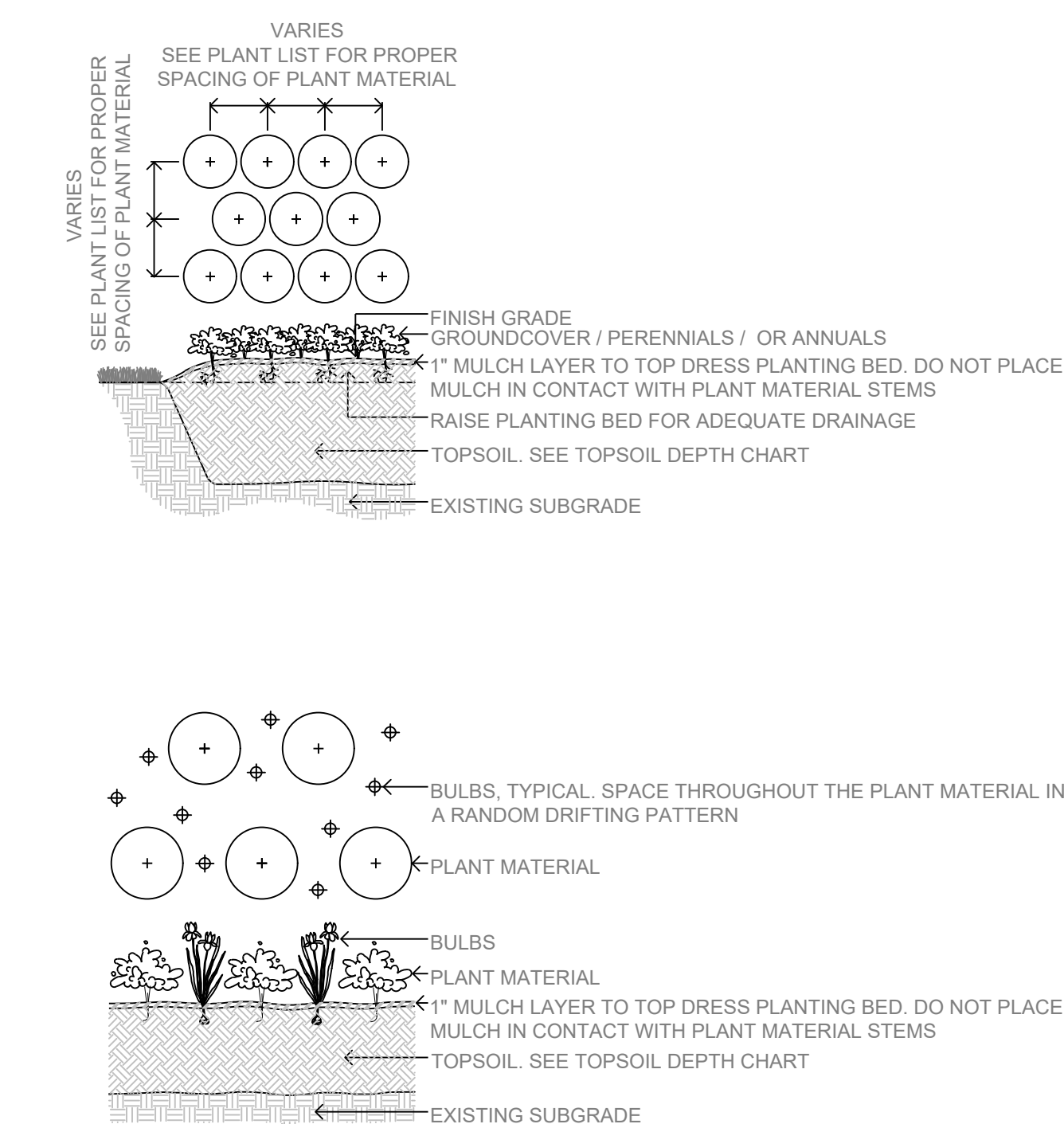




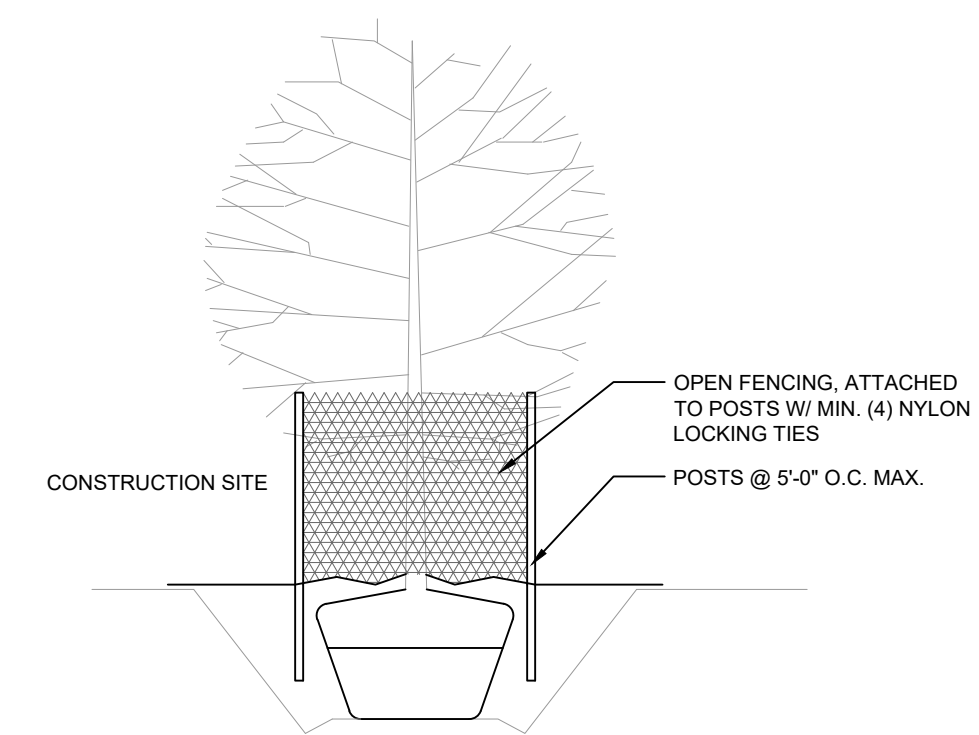
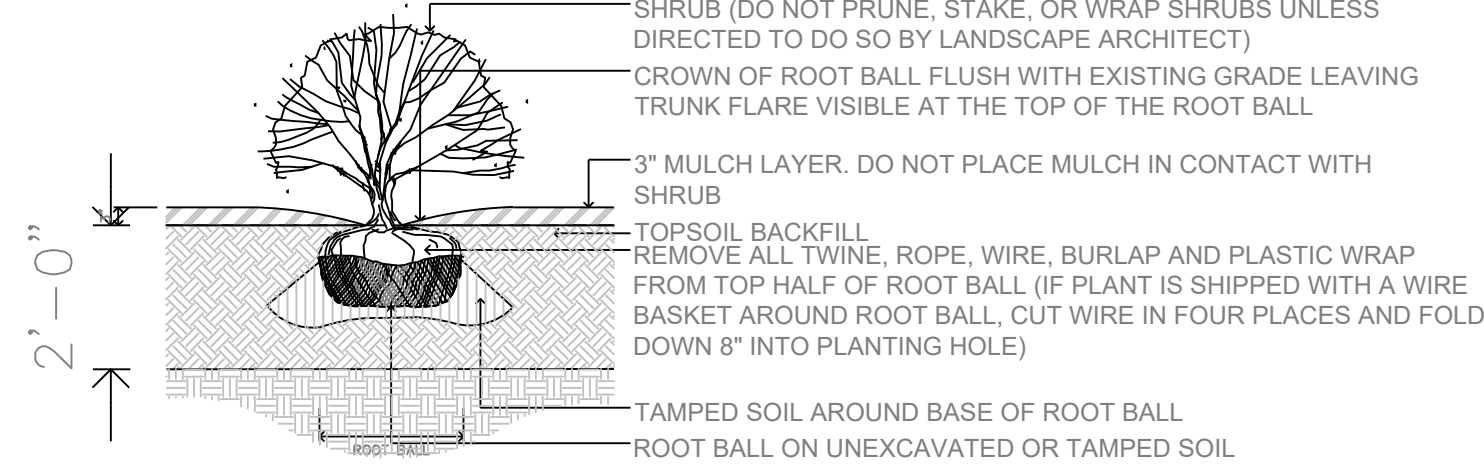
**DECIDUOUS TREE INSTALLATION DETAIL**  
NTS



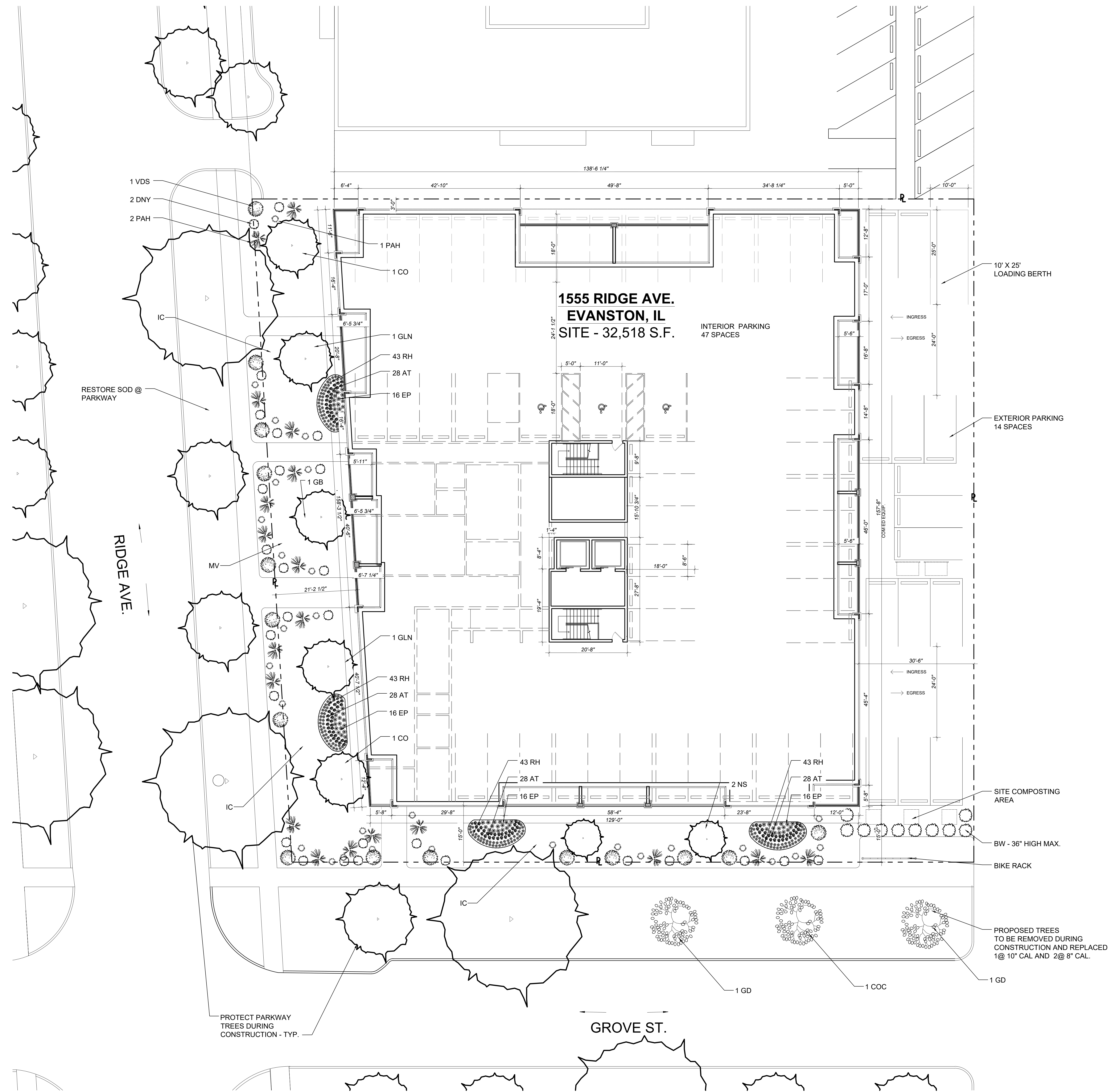
**SHRUB INSTALLATION DETAIL**  
NTS



**ORNAMENTAL GRASS, PERENNIAL AND GROUNDCOVER INSTALLATION DETAIL**  
NTS



**TREE PROTECTION DIAGRAM**  
SCALE: N.T.S.



**1 LANDSCAPE PLAN**  
3/32" = 1'-0"  
0 2 4 8 16

**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



## PLANTING NOTES

- 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.
- 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.E. at (1-800-892-0123), and Stalder 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.
- Contractor responsible for application and cost of all necessary building permits and code verifications. Submit copies of all documents to Owner and the Architect.
- 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.
- 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.
- 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.
- 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]).

- 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.
- 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% Scalds 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 0-20-20 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.
- 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.

## PLANT LIST

NOTE: QUANTITIES ON THE PLANT LIST ARE PROVIDED FOR INFORMATION ONLY. PLANT QUANTITIES UNDER THE CONTRACT ARE INDICATED ON THE PLANS. IN THE EVENT OF ANY DISCREPANCIES, THE CONTRACT SHALL BE BASED ON THE QUANTITIES SHOWN ON THE PLANS.

	CODE	BOTANICAL NAME	COMMON NAME	QUANTITY	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS
TREES	GB	GINKGO BILOBA	GINKGO	1	2.5"	--	--	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	COC	CELTIS OCCIDENTALIS	HACKBERRY	1	10"	--	--	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	GLN	TILIA CORDATA "GREEN SPIRE"	GREEN SPIRE LINDEN	2	2.5"	--	--	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	CO	CARYA OVATA	SHAGBARK HICKORY	2	2.5"	--	--	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	GD	GYMNOCLADUS DIOCUS	KENTUCKY COFFEE TREE	2	8"	--	--	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	NS	NYSSA SYLVATICA	BLACK GUM	2	2.5"	--	--	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
				7					
SHRUBS	VDS	VIBURNUM DENTATUM "SYNNESTVEDI"	CHICAGO LUSTRE-R ARROWWOOD VIBURNUM					2 GAL.	LOW HEIGHT
	DNY	TAXUS MEDIA DENSIFORMIS SELECT	DENSE YEW					#5 CONT.	30" CONT. OR B&B
	MGP	PINUS MUGHO PUMILIO	DWARF MUGO PINE					#5 CONT.	24" TO 32"
	BW	BUXUS SEMPERVIRENS	BOXWOOD	10		2'-5"		2 GAL.	LOW HEIGHT
	EP	ECHINACEA PURPUREA	PURPLE CONE FLOWER	172				5" POT	5" DEEP POT
	RH	RUDBECKIA HIRTA	BLACK-EYED SUSAN	112				5" POT	5" DEEP POT
PERENNIALS	AT	ASCLEPIAS TUBEROSA	BUTTERFLY-WEED	172				3" POT	
GRASS	PAH	PENNISETUM ALOPECUROIDES "HAMELN"	DWARF FOUNTAIN GRASS					#2 CONT.	
GROUND COVER	IC	IRIS CRISTATA	DWARF CRESTED IRIS	AS NECESSARY				4" POTS	INSTALLED AT 6" O-C
	MV	MERTENSIA VIRGINICA V.		AS NECESSARY				1 GAL.	
	SOD	--	--	AS SHOWN				--	COLD WEATHER GRASS