

3/29/2017
4/5/2017
4/21/2017

37-O-17

AN ORDINANCE

**Granting Special Use Approval for a Planned Development and
Special Use Approval for a Convenience Store Located at 831
Emerson Street and Amending the Zoning Map to Re-Zone Certain
Properties from the C1 Commercial Zoning District and R5 General
Residential Zoning District to the C1a Commercial Mixed Use
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, 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, 174-75 (1992)); 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 2012, as amended, (“the Zoning Ordinance”); and

WHEREAS, CA/Focus Evanston JV, LLC (“Applicant”), the Applicant for the proposed development located at 831 Emerson Street, 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 6-7-2, “Zoning Map,” 6-3-5, “Special Uses,” Section 6-3-6, “Planned Developments,” and Subsection 6-10-1-9, “Planned Developments” in Commercial Zoning Districts, to place certain properties within the C1a Commercial Mixed Use Zoning District (“C1a District”) and permit the construction and operation of a Planned Development with a Convenience Store and accessory parking located at the Subject Property in the C1a District; and

WHEREAS, the Applicant sought approval to re-zone the Subject Property from the current C1 Commercial and R5 General Residential Zoning Districts to the proposed C1a Commercial Mixed-Use Zoning District; and

WHEREAS, the Applicant sought approval to construct a new nine (9) - story one hundred three (103) foot tall mixed-use building consisting of up to two hundred forty-two (242) dwelling units, with a floor area ratio of approximately 4.66, approximately three thousand, three hundred (3,300) gross square feet of commercial space, one hundred seventy-four (174) open on-site parking spaces, zero (0) foot rear yard setback for open parking along the north property line, zero (0) foot side yard setback for open parking along the east property line, zero (0) foot side yard setback for

open parking along the west property line, zero (0) foot landscape buffer along the rear (north) property line, an uncovered loading berth in the front yard and within thirty (30) feet of an intersection, and reduced setback and screening for transformers located within two (2) feet of a building; 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 number of dwelling units, building height, floor area ratio, number of parking spaces, rear yard setback from the north property line for open parking, side yard setback for the east property line for open parking, side yard setback from the west property line for open parking, landscape buffer along the north property line, location and configuration of the loading berth and transformer location requirements; and

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

WHEREAS, on March 8, 2017 and March 22, 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 Special Use Approval for a Planned Development with a Convenience Store and Rezoning from C1 and R5 Zoning Districts to C1a Zoning District, case no. 17PLND-0011, 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 meets applicable standards set forth for Special Uses in Subsection

6-3-5-10 of the Zoning Ordinance and Planned Developments in the C1a Commercial Mixed-Use District per Subsection 6-10-1-9 of the Zoning Ordinance and Map Amendments per Subsection 6-3-4-5 of the Zoning Ordinance; and

WHEREAS, on March 22, 2017, the Plan Commission recommended the City Council approve the application with conditions; and

WHEREAS, on April 17, 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, at its meetings on April 17, 2017 and April 24, 2017, held in compliance with the Open Meetings Act and the Zoning Ordinance, the City Council considered the recommendation of the P&D Committee, 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) and is not subject to courtroom fact-finding (see *National Paint & Coating Ass’n v. City of Chicago*, 45 F.3d 1124),

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: The City Council hereby amends the Zoning Map to remove those properties with the addresses and PINs listed in Exhibit B and identified in Exhibit C, both attached hereto and incorporated herein by reference, from the C1 Commercial and the R5 General Residential Districts and place them within the C1a Commercial Mixed-Use District.

SECTION 2: Pursuant to the terms and conditions of this ordinance, the City Council hereby grants the Special Use Approval applied for in case no. 17PLND-0011, to allow construction and operation of the Planned Development with a Convenience Store for a nine (9) -story one hundred three (103) foot tall mixed-use building consisting of up to two hundred forty-two (242) dwelling units, with a floor area ratio of approximately 4.66, approximately three thousand, three hundred (3,300) gross square footage of commercial space, one hundred seventy-four (174) open on-site parking spaces, zero (0) foot rear yard setback for open parking along the north property line, zero (0) foot side yard setback for open parking along the east property line, zero (0) foot side yard setback for open parking along the west property line, zero (0) foot landscape buffer along the rear (north) property line, an unenclosed loading berth in the front yard and within thirty (30) feet of an intersection, and reduced setback and screening for transformers located within two (2) feet of a building.

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

- (A) Number of Dwelling Units:** A Site Development Allowance is hereby granted for two hundred forty-two (242) residential dwelling units, whereas subsection 6-10-3-4(B) of the Zoning Ordinance allows for a maximum of one hundred twenty-one (121) residential dwelling units in the C1a District.

- (B) **Height:** A Site Development Allowance is hereby granted for a building height of one hundred three (103) feet, whereas subsection 6-10-3-9 of the Zoning Ordinance allows for a maximum building height of sixty-seven (67) feet in the C1a District.
- (C) **Floor Area Ratio ("FAR"):** A Site Development Allowance is hereby granted for an FAR of 4.66, whereas subsection 6-10-3-7 of the Zoning Ordinance requires a maximum FAR of 4 in the C1a District.
- (D) **Number of Parking Spaces:** A Site Development Allowance is hereby granted for a total of one hundred seventy-four (174) parking spaces, whereas subsection 6-16-3-3 of the Zoning Ordinance requires a minimum of three hundred fifty-eight (358) parking spaces for the proposed Planned Development in the C1a District.
- (E) **Rear Yard Setback for Open Parking Along the North Property Line:** A Site Development Allowance is hereby granted for a rear (north) yard setback of zero (0) feet, whereas subsection 6-10-3-8(D) of the Zoning Ordinance requires a rear yard setback of ten (10) feet when abutting a residential district.
- (F) **Side Yard Setback for Open Parking Along the East Property Line:** A Site Development Allowance is hereby granted for a side yard setback of zero (0) feet, whereas subsection 6-10-3-8(C) of the Zoning Ordinance requires a side yard setback of ten (10) feet when abutting a residential district.
- (G) **Side Yard Setback for Open Parking Along West Property Line:** A Site Development Allowance is hereby granted for a side yard setback of zero (0) feet, whereas subsection 6-10-3-8(E) of the Zoning Ordinance requires a side yard setback of five (5) feet when abutting a residential district.
- (H) **Landscape Buffer Along the North Property Line:** A Site Development Allowance is hereby granted for a landscape buffer along the north property line zero (0) feet wide, whereas subsection 6-10-1-6 of the Zoning Ordinance requires a landscape buffer ten (10) feet wide when abutting a residential district.
- (I) **Loading Berth Location and Screening:** A Site Development Allowance is hereby granted for an unenclosed loading berth to be located within the front yard setback within thirty (30) feet of an intersection, whereas subsection 6-16-4-1(B) requires that a loading berth may be in the rear yard when open to sky and may not be located within thirty (30) feet of street intersections.
- (J) **Transformer Location:** A Site Development Allowance is hereby granted for reduced setback and screening of transformers, whereas subsection 6-4-6-9 of the Zoning Ordinance requires a four-foot setback when located within two (2) feet of the principal structure and obscured from view by screening methods such as landscaping.

SECTION 4: Pursuant to Subsection 6-3-5-12 of the Zoning Ordinance, the City Council imposes the following conditions on the Special Use Approval 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 Site and Landscape Plans in Exhibit D and E, 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) **Change in Use:** Any change in use of the property, except change in occupancy of the commercial space by one or more uses permitted in the C1a Commercial Mixed-Use District, must be approved as an amendment to the Planned Development
- (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 staging plan, on-street and on-site construction parking restrictions, hours of operation, a plan including cross sections showing pedestrian access around the site with the use of curb ramps, signage and/or striping, if necessary, foundation survey of surrounding structures including weekly reporting of seismographs for the duration of construction, submittal of environmental testing report prior to construction, visibility diagram for all construction site access points, proposed schedule for street opening for utility connections with cross section details, and project updates via monthly newsletter and project website.
- (D) **Building Resident Parking Permits:** Building residents shall not be eligible for residential on-street parking permits.
- (E) **Landscaping on Emerson Street:** Applicant must install and maintain the landscaping materials on the Subject Property along Emerson Street, adjacent to the loading area and along the alley off of Emerson Street, as depicted in Exhibit E.
- (F) **Traffic Study:** The Applicant shall submit a traffic study within one year after issuance of the final Certificate of Occupancy for the building, analyzing the

turning movements at the western access drive, including analysis of any traffic incidents adjacent to the Subject Property. Upon review of the Applicant's submitted traffic study, the City reserves the right to restrict movement in or out of the proposed western access drive.

- (G) **Environmental Clean-Up of Any Contaminations:** The Applicant shall remove and remedy any contaminations located on the Subject Property in accordance with the Illinois Environmental Protection Agency.
- (H) **Illinois Environmental Protection Agency Approval:** The Applicant shall submit an approval letter from the Illinois Environmental Protection Agency prior to the issuance of the Final Certificate of Occupancy. Said letter must explicitly state that any and all environmental contamination on the Subject Property has been remedied and/or removed.
- (I) **Delivery Hours for the On-Site Commercial Use:** Delivery hours for the on-site commercial use is prohibited between the hours of 7:00 a.m. to 9:00 a.m. and between the hours between 4:00 p.m. and 6:00 p.m. on any given Monday through Friday.
- (J) **CTA Access Agreement:** The Applicant shall provide an executed copy of the access agreement between the CTA and the Applicant for the use of the CTA property adjacent to the railroad tracks prior to the issuance of the building permit.
- (K) **Affordable Housing Contribution:** The Applicant shall pay a one-time contribution of two million four hundred thousand dollars (\$2,400,000.00) to the City's Affordable Housing Fund. The contribution will be made prior to the issuance of a Temporary Certificate of Occupancy (TCO).
- (L) **Alley Resurfacing:** The Applicant shall resurface the alley to the east adjacent to the Subject Property per City Engineering standards and install a sidewalk to aid in access to the car-share spaces and the parking lot immediately north on the Subject Property.
- (M) **On-Site Car Share Spaces:** Two on-site car share spaces must be available through an arrangement with a common third party commercial car-share company.
- (N) **On-Site Electric Charging Stations:** One on-site electric charging stations must be installed.
- (O) **City of Evanston Employment:** The Applicant agrees to employ at least five (5) Evanston residents during construction.
- (P) **LEED Silver Certification:** The Applicant agrees to comply with the City of Evanston Green Building Ordinance and obtain a LEED Silver Certification Rating or higher for the Planned Development on the Subject Property.

- (Q) **Streetscape Improvements:** The Applicant shall construct the streetscape improvements inclusive of new street trees along Emerson Street per proposed development plans and landscape plans in Exhibit D and Exhibit E.
- (R) **Street Crosswalk Improvements:** The Applicant shall install a raised crosswalk at the Emerson Street entrance to the alley and restripe the following crosswalks to high-visibility: (1) all sides of the intersection of Elgin Road and Benson Avenue; (2) all sides of the intersection of Sherman Avenue and Emerson Street; (3) all sides of the intersection of Maple Avenue and Emerson Street; and (4) the west side of the intersection of Emerson Street and public alley located immediately adjacent to and east of the subject property.
- (S) **Pedestrian Countdown Timers:** The Applicant shall make a twenty thousand dollar (\$20,000.00) contribution to the City of Evanston prior to issuance of the Final Certificate of Occupancy (FCO) as a contribution towards the installation of pedestrian countdown timers for nearby traffic signals.
- (T) **Migratory Bird Consideration:** The Applicant shall install utilization measures to mitigate harm to migratory birds, including use of fritted glass on the amenity deck railing.
- (U) **Bicycle Parking:** The Applicant shall install bicycle parking for visitors and customers along Emerson Street for approximately eighteen (18) bicycles.
- (V) **Front Yard Building Setback:** The Applicant shall provide a three and a half foot (3'6") front yard building setback.
- (W) **Notice to Sherman Gardens for Remediation:** The Applicant shall provide adequate notice to the residents of Sherman Gardens prior to demolition of the existing building and remediation of the site.
- (X) **Construction Schedule:** Pursuant to Subsection 6-11-1-10(A)4 of the Zoning Ordinance, the Applicant shall obtain a building permit within twelve (12) months of the passing of this Ordinance. Additionally, the Applicant must complete the construction of this Planned Development within twenty-four (24) months from the date the Applicant receives its building permit.
- (Y) **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 17, 2017

Approved:

Adopted: June 12, 2017

July 11, 2017

Stephen H. Hagerty
Stephen H. Hagerty, Mayor

Attest:



Devon Reid, City Clerk

Approved as to form:



W. Grant Farrar, Corporation Counsel

EXHIBIT A**Legal Description**

Parcel 1:

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

Parcel 2:

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

Parcel 3:

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

Parcel 4A:

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

Parcel 4B:

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

Parcel 5:

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

PINs: 11-18-109-062-0000
11-18-109-064-0000
11-18-109-053-0000
11-18-109-052-0000
11-18-109-020-0000
11-18-109-019-0000
11-18-109-018-0000
11-18-109-043-0000

COMMONLY KNOWN As: 815 - 821 Emerson Street, Evanston, IL 60201

EXHIBIT B

**Addresses and PINs of Properties Removed from the C1 Commercial and R5
General Residential Districts and Placed Within the C1a Commercial Mixed-Use
District**

Commonly Known As: 815 - 821 Emerson Street

PINs: 11-18-109-062-0000
11-18-109-064-0000
11-18-109-053-0000
11-18-109-052-0000
11-18-109-020-0000
11-18-109-019-0000
11-18-109-018-0000
11-18-109-043-0000

EXHIBIT C

Map of Properties Removed from the C1 Commercial and R5 General Residential Districts and Placed Within the C1a Commercial Mixed-Use District

Proposed Zoning Change 815-823 Emerson - C1 & R5 to C1a



R5

817

815

C1a

821

823

R6

Emerson St

R6

RP

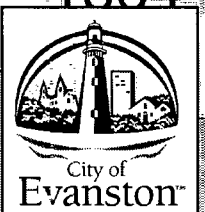
C1

Benson Ave

1862

1864

824






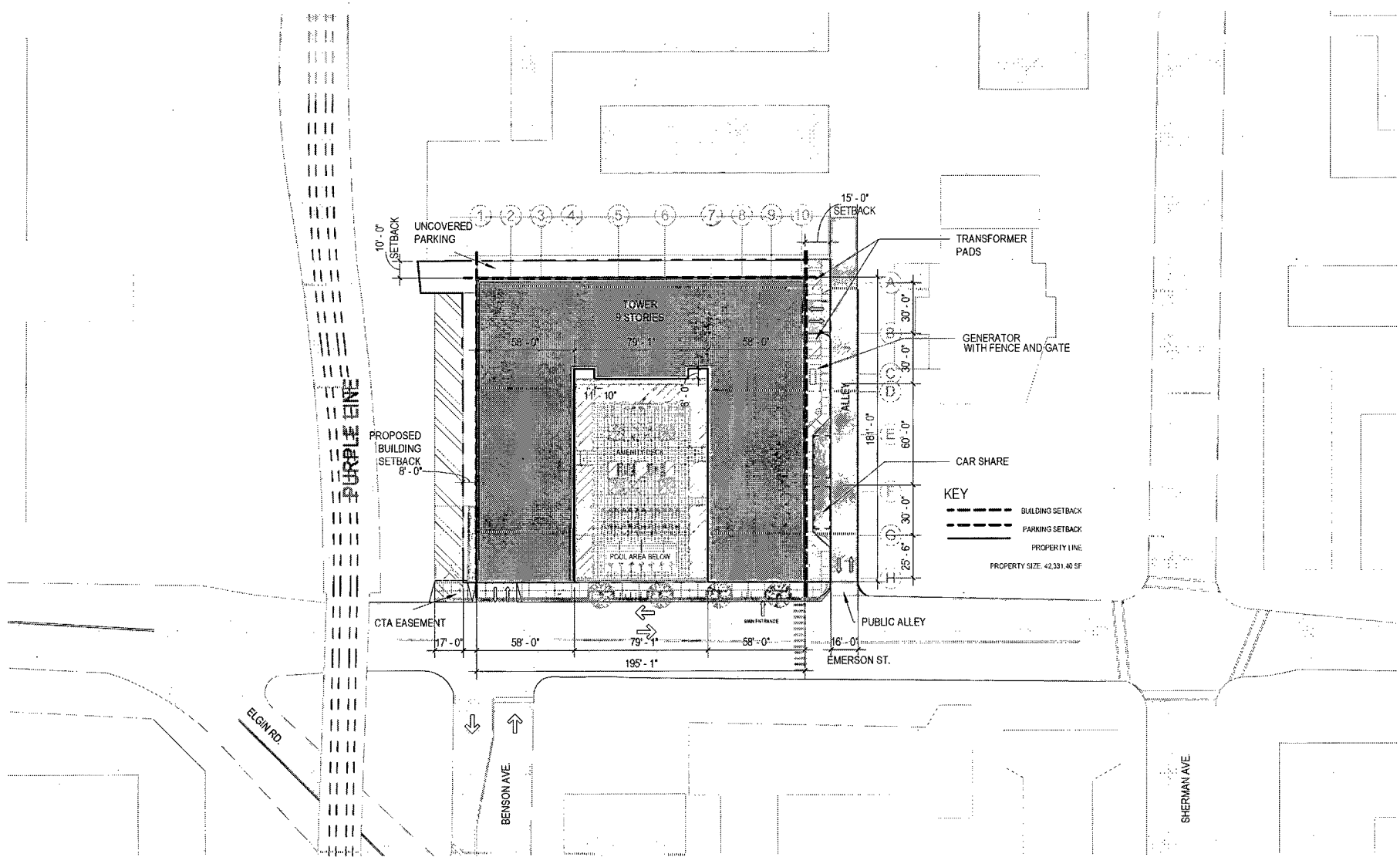
-  Tax Parcel
-  Structure Footprint
-  Curbline

EXHIBIT D

Development Plans

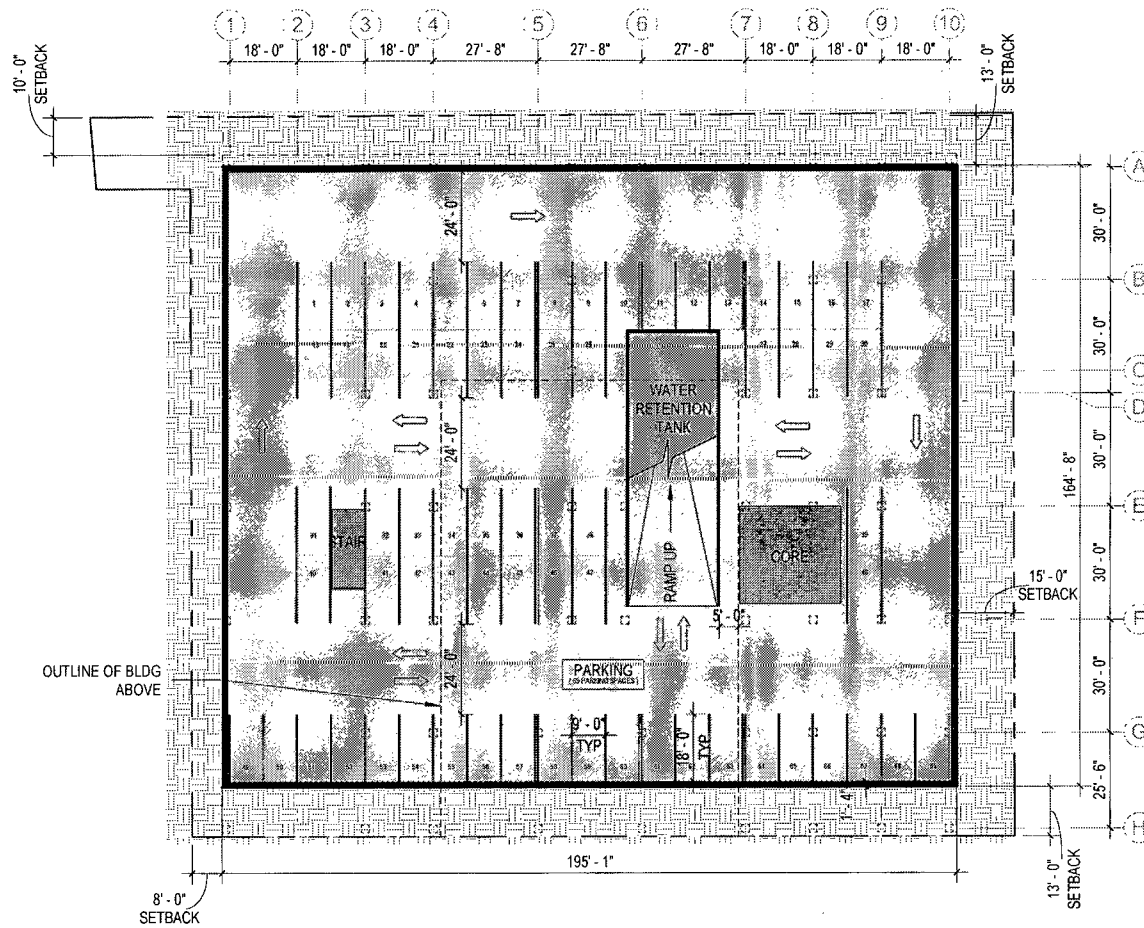


CITY OF EVANSTON PLANNED DEVELOPMENT ZONING MAP - SPECIAL USE APPLICATION



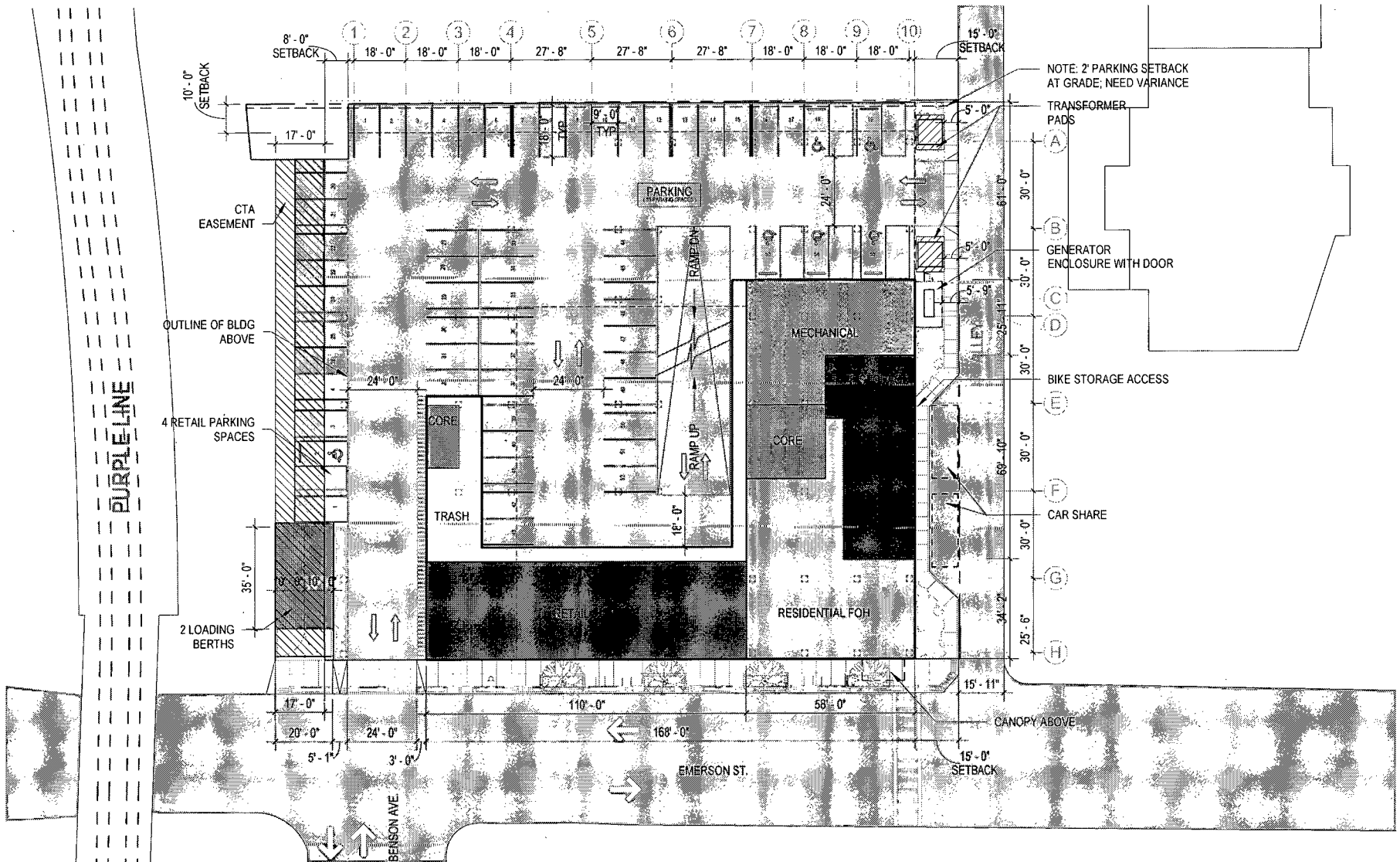
CITY OF EVANSTON PLANNED DEVELOPMENT ZONING MAP - SPECIAL USE APPLICATION

1" = 50'



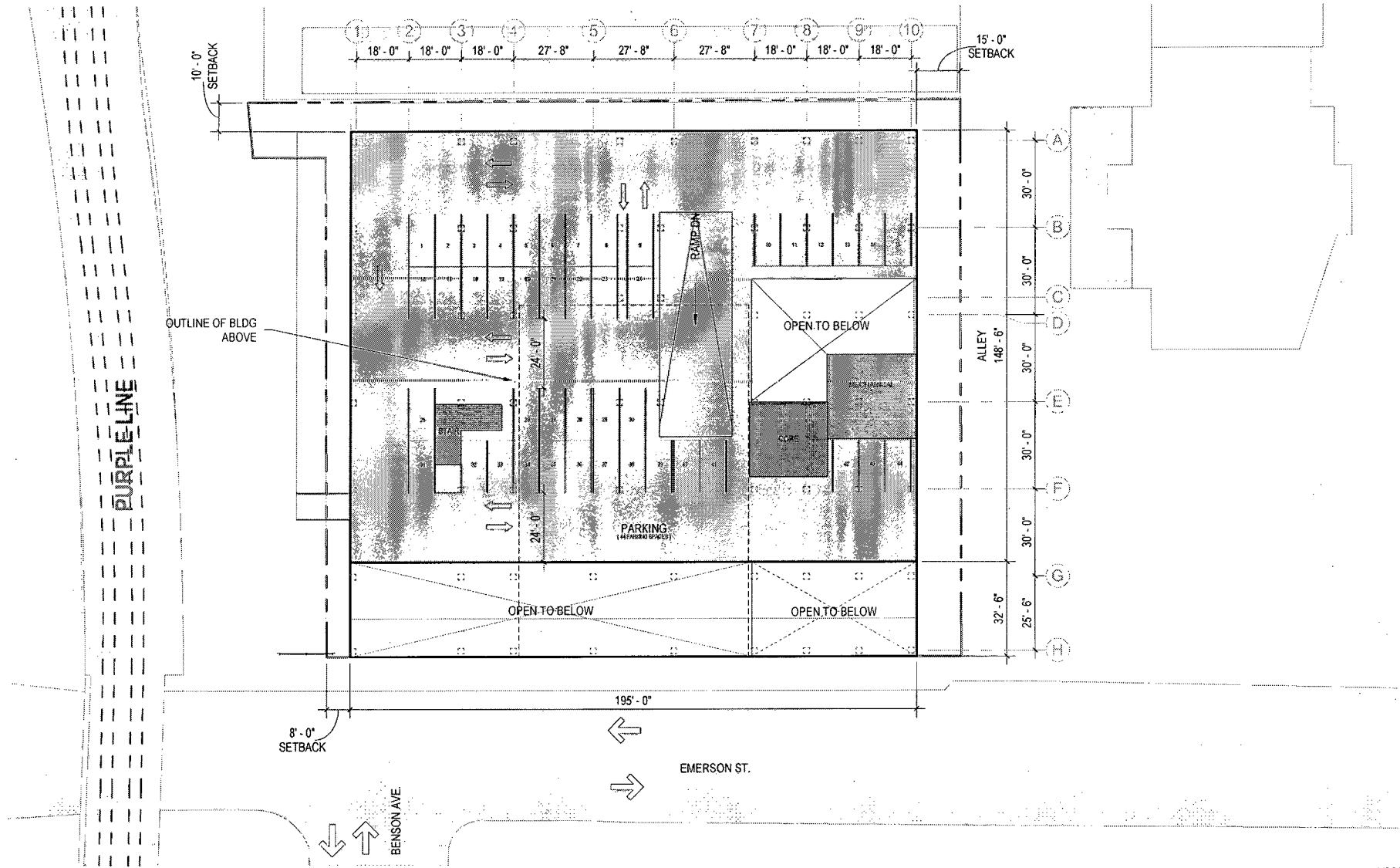
CITY OF EVANSTON PLANNED DEVELOPMENT ZONING MAP - SPECIAL USE APPLICATION

1/32" = 1'-0" (1)



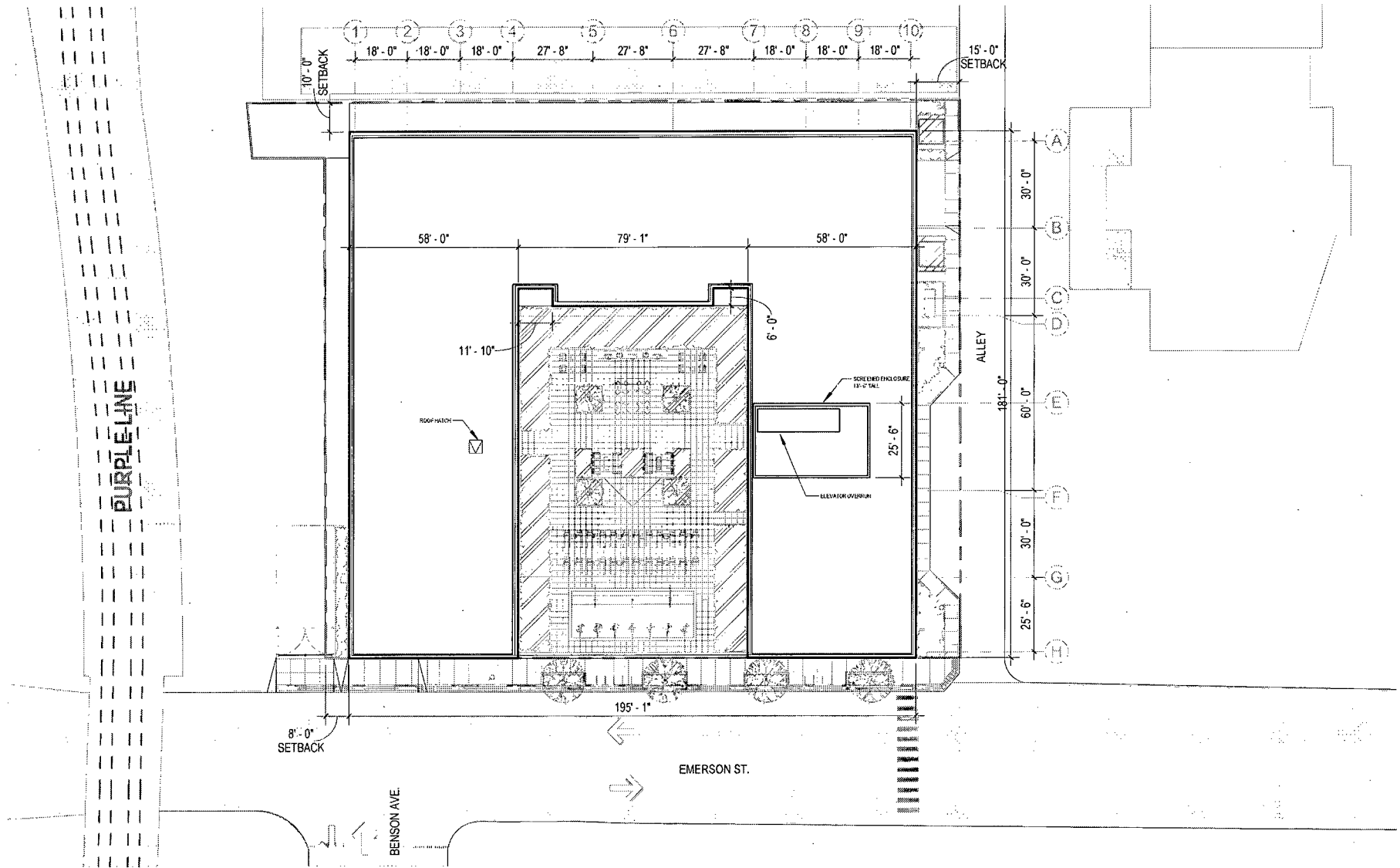
CITY OF EVANSTON PLANNED DEVELOPMENT ZONING MAP - SPECIAL USE APPLICATION

1/32" = 1'-0" ①



CITY OF EVANSTON PLANNED DEVELOPMENT ZONING MAP - SPECIAL USE APPLICATION

1/32" = 1'-0"



CITY OF EVANSTON PLANNED DEVELOPMENT ZONING MAP - SPECIAL USE APPLICATION

1/32" = 1'-0" ①

LEVEL	USE			FTF HEIGHT
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Roof	MECH			
7 Typ. Res. Levels	9	Typ. Residential	Typ. Residential	10.17
	8	Typ. Residential	Typ. Residential	10.17
	7	Typ. Residential	Typ. Residential	10.17
	6	Typ. Residential	Typ. Residential	10.17
	5	Typ. Residential	Typ. Residential	10.17
	4	Typ. Residential	Typ. Residential	10.17
	3	Typ. Residential	Typ. Residential	10.17
2	Residential	Amenity		11.83
Mezz	Parking	Retail	Residential	20.00
1	Parking	FOH		
LL 01	Parking			9.50

TOTALS

ENCLOSED GROSS AREA	FAR AREA	RENTABLE RESIDENTIAL	EFFICIENCY	OUTDOOR AMENITIES
2,500				
25,596	23,809	21,965	85.8%	
25,596	23,809	21,965	85.8%	
25,596	23,809	21,965	85.8%	
25,596	23,809	21,965	85.8%	
25,596	23,809	21,965	85.8%	
25,596	23,809	21,965	85.8%	
25,596	23,809	21,965	85.8%	
25,596	23,809	16,620	64.9%	9,564
27,053	0			
13,203	6,595			
32,124	0			

279,648 197,067 170,375
 Site Area: 42,331.40 sf

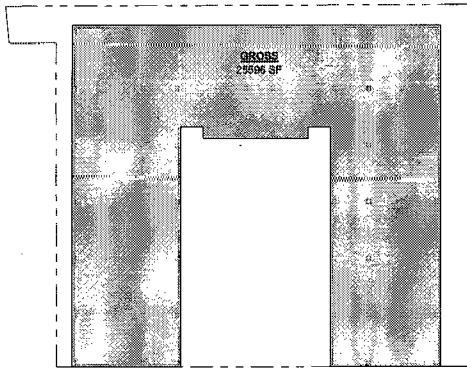
9,564

RETAIL PARKING	RESIDENTIAL PARKING
	44
4	57
	69

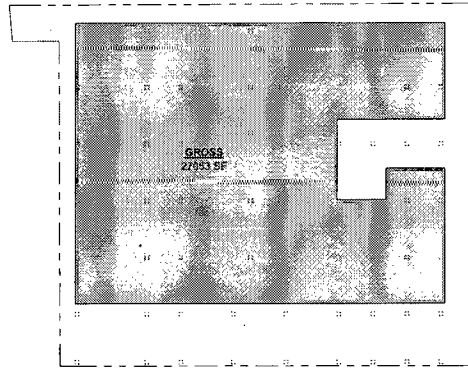
INCLUDES 2 CAR SHARE

UNIT COUNT	STUDIO 390sf AVG	1BD 575sf AVG	2BD 815sf AVG	3 BD 1153sf AVG
31	9	5	12	5
31	9	5	12	5
31	9	5	12	5
31	9	5	12	5
31	9	5	12	5
31	9	5	12	5
31	9	5	12	5
25	8	5	9	3

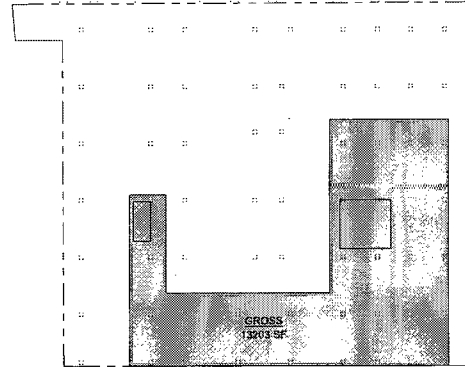
242 71 40 93 38
 % of Mix 29% 17% 38% 16%



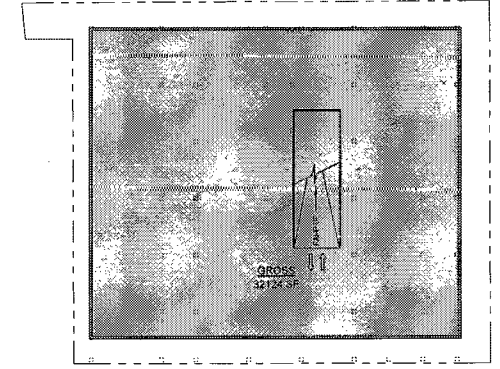
L2-L9 DIAGRAM



MEZZANINE DIAGRAM

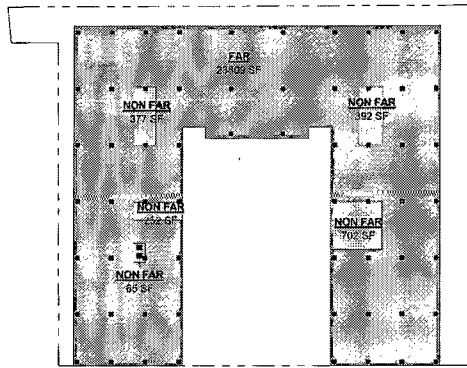


GROUND LEVEL DIAGRAM

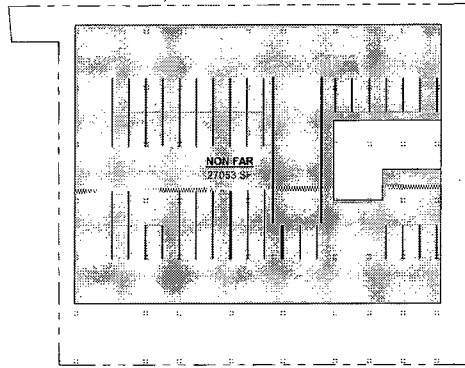


BASEMENT DIAGRAM

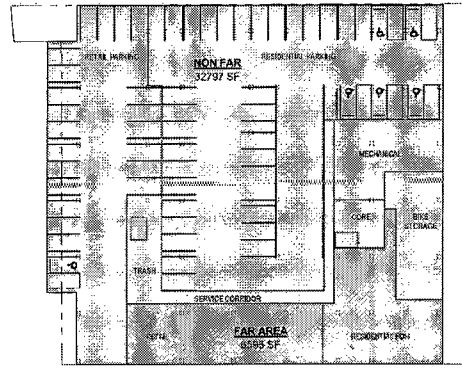




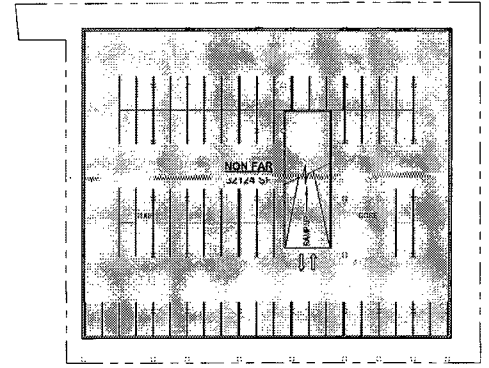
L2-L9 DIAGRAM



MEZZANINE DIAGRAM



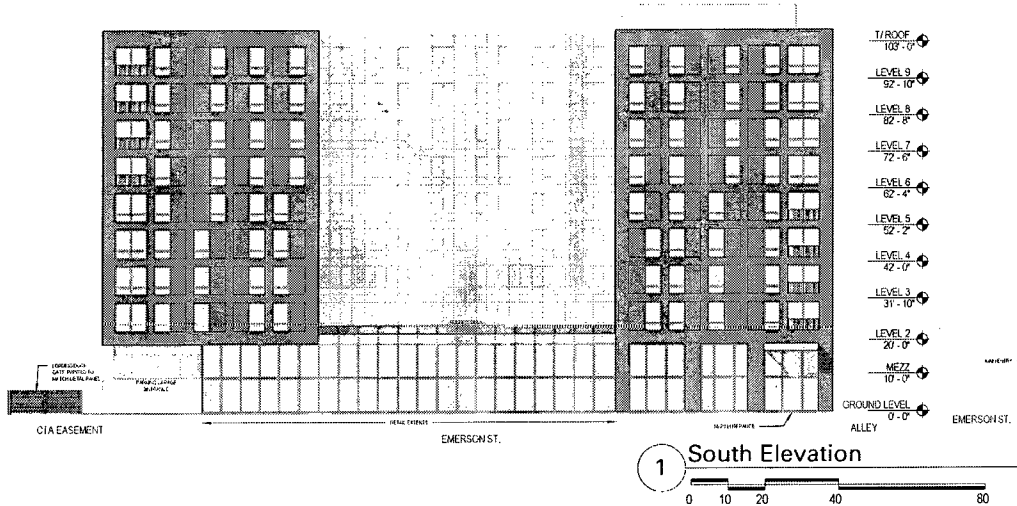
GROUND LEVEL DIAGRAM



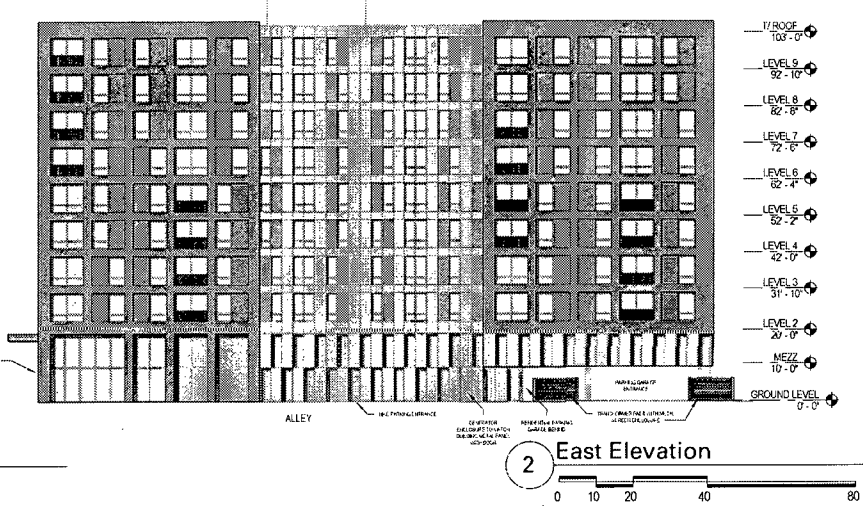
BASEMENT DIAGRAM

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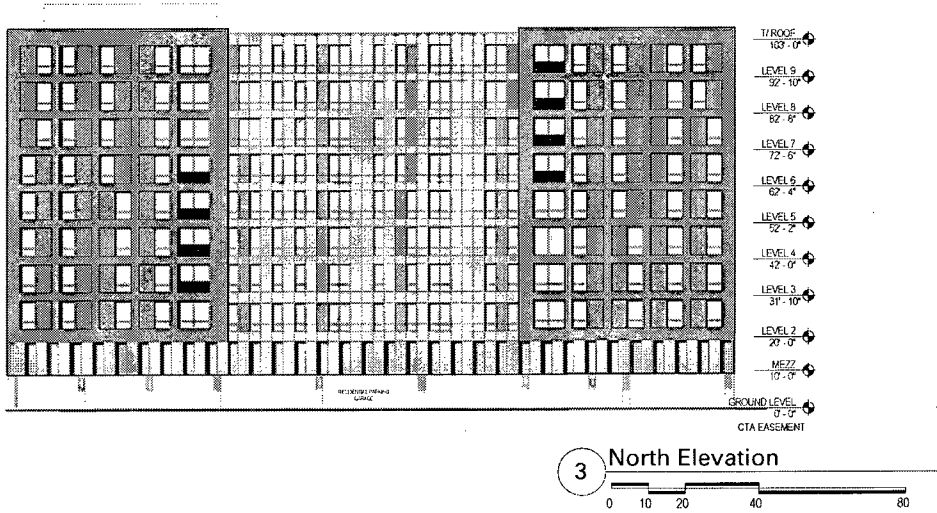




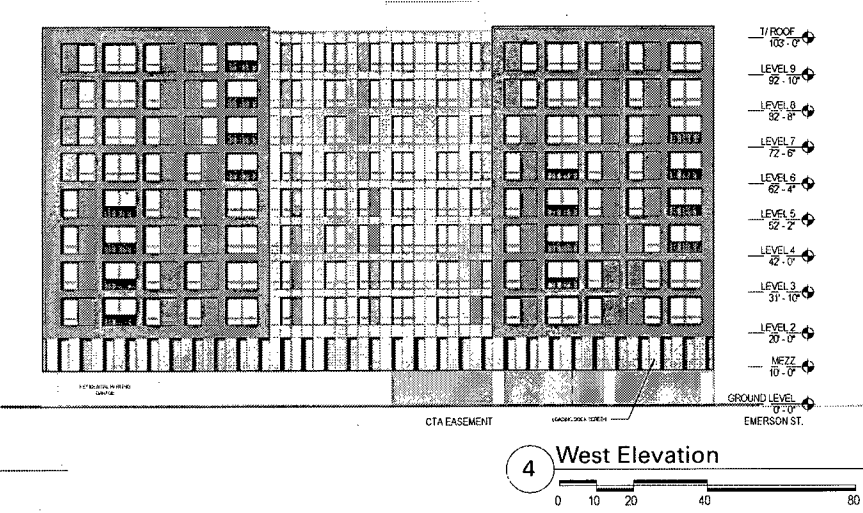
1 South Elevation



2 East Elevation



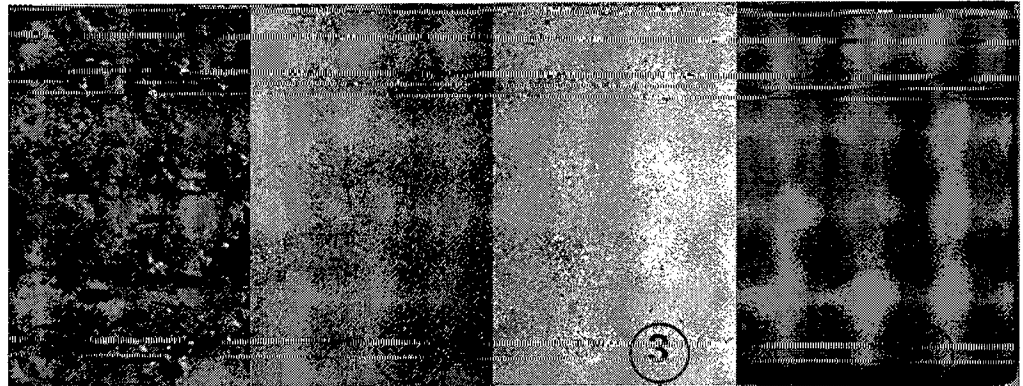
3 North Elevation



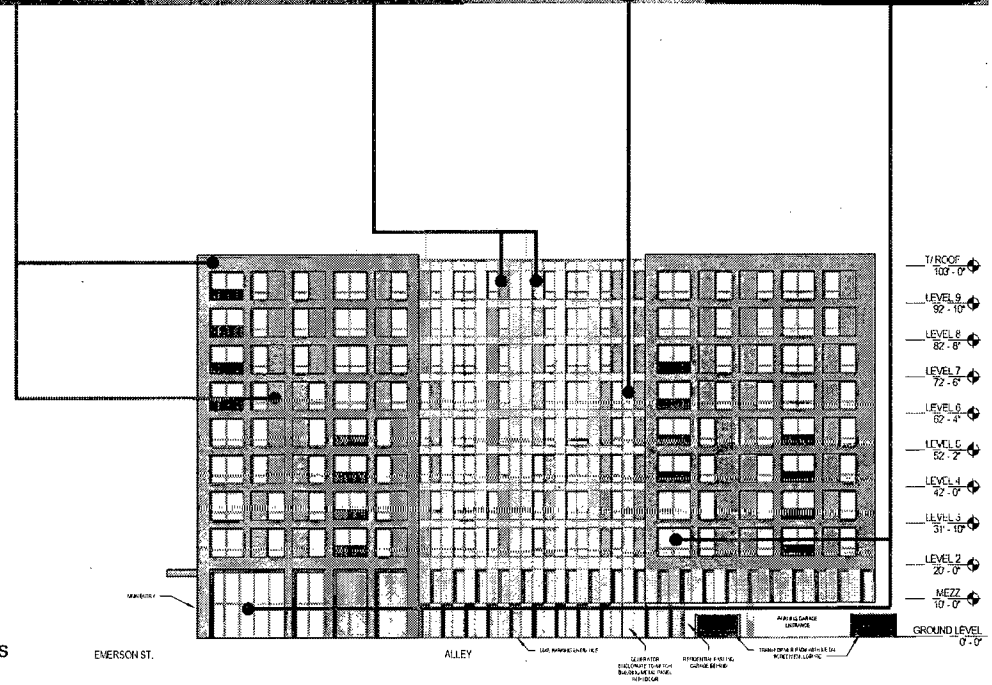
4 West Elevation

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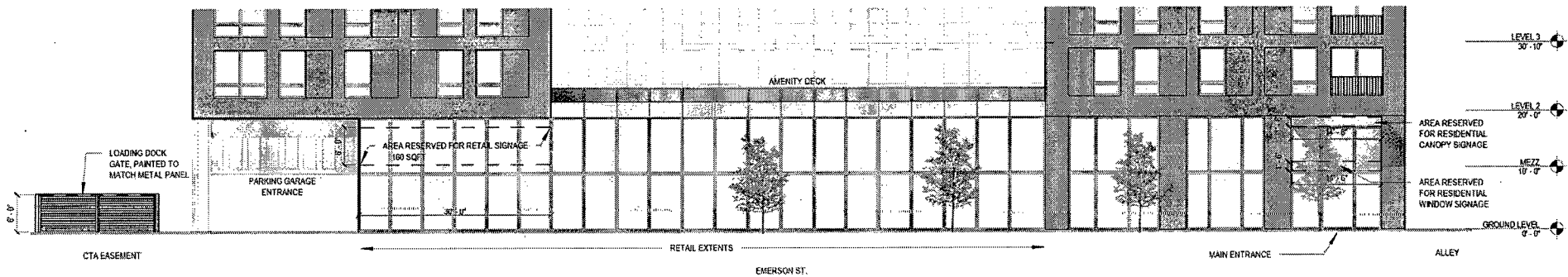
1/32" = 1'-0"



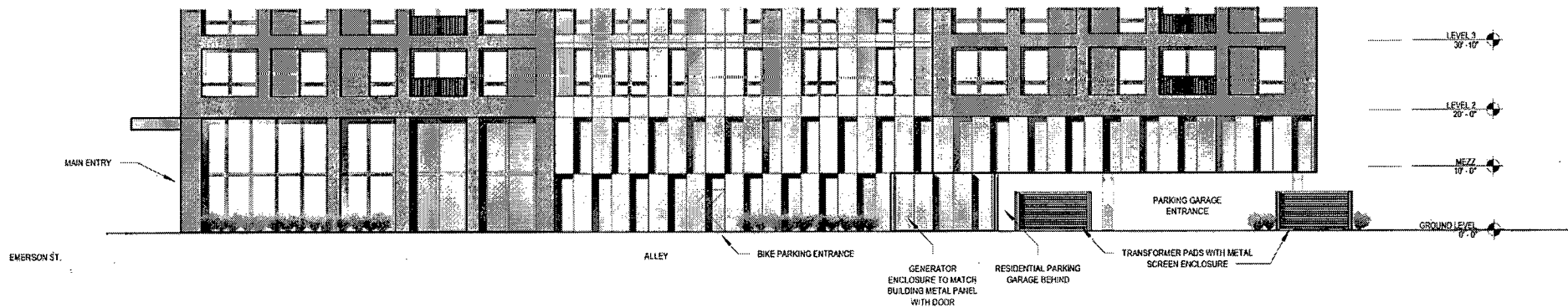
- ① Brick
Medium Ironspot 46
- ② Architectural Metal Panel
Silver Storm
- ③ Architectural Metal Panel
Fawn Metallic
- ④ Glazed Window Wall / Spandrel Glass



CITY OF EVANSTON PLANNED DEVELOPMENT ZONING MAP - SPECIAL USE APPLICATION



1 South Elevation



2 East Elevation

CITY OF EVANSTON PLANNED DEVELOPMENT ZONING MAP - SPECIAL USE APPLICATION

1/16" = 1'-0"



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FOCUS

CA VENTURES

**PERSPECTIVE
FROM BENSON LOOKING NORTHEAST**

831 EMERSON
PROJECT NO. 15012
03.07.2017
Pg 20 of 25

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CITY OF EVANSTON PLANNED DEVELOPMENT ZONING MAP - SPECIAL USE APPLICATION



CITY OF EVANSTON PLANNED DEVELOPMENT ZONING MAP - SPECIAL USE APPLICATION



CITY OF EVANSTON PLANNED DEVELOPMENT ZONING MAP - SPECIAL USE APPLICATION

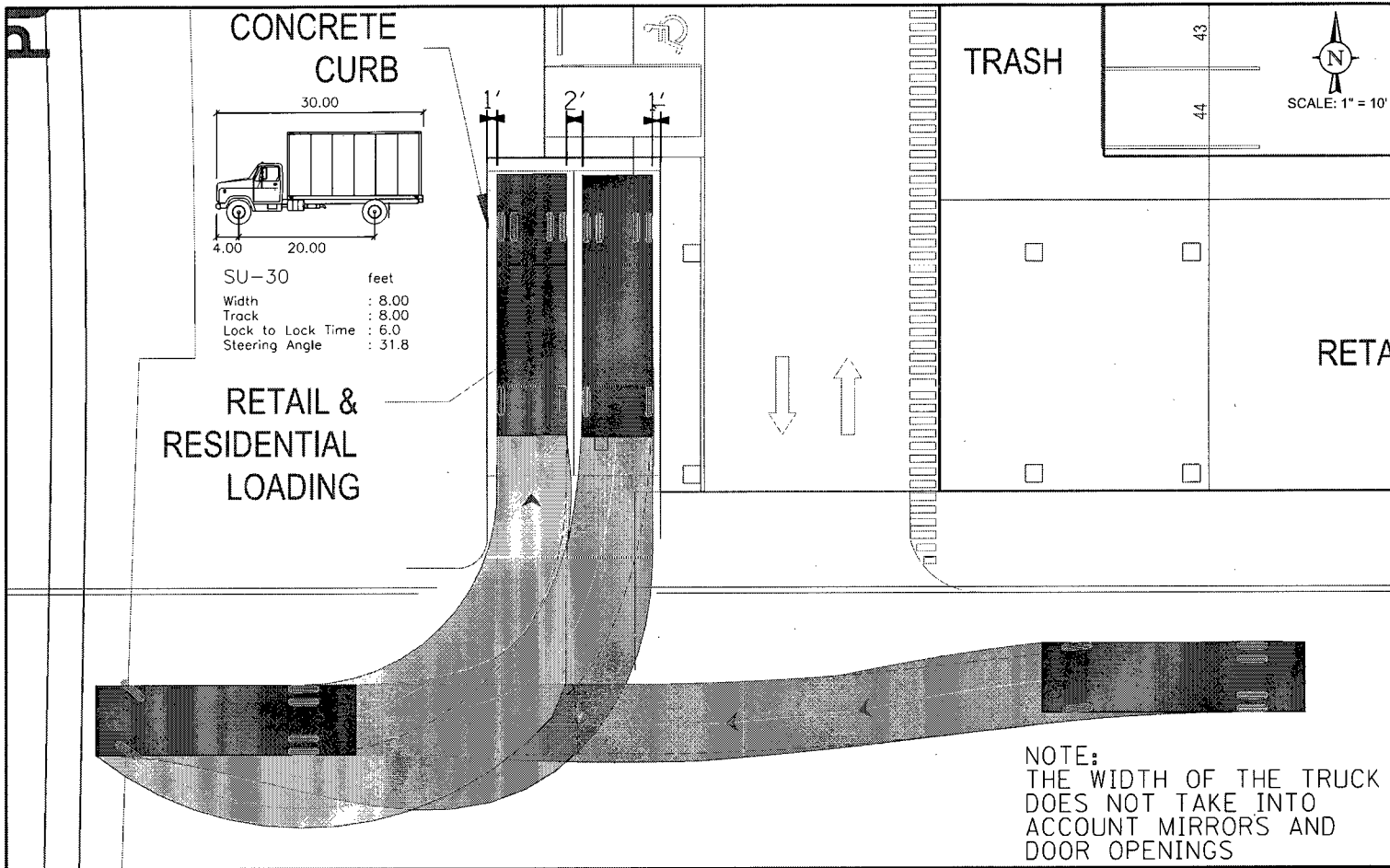
FOCUS
ARCHITECTURE

CA
VENTURES

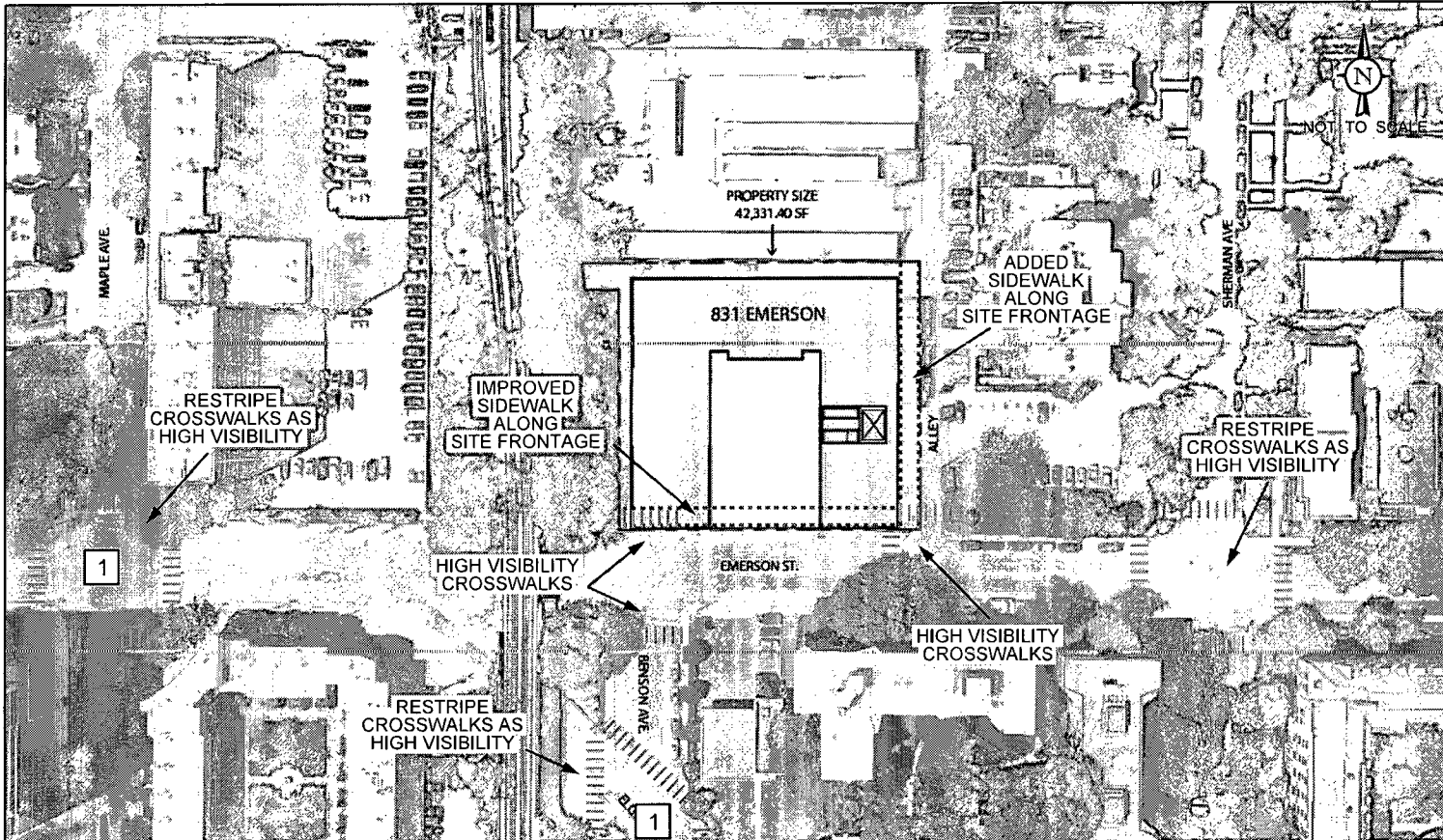
PERSPECTIVE
STREETVIEW

831 EMERSON
PROJECT NO. 15012
03.07.2017
Pg 23 of 25

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1 - CONSIDER INSTALLATION OF
COUNTDOWN PEDESTRIAN SIGNALS

PROJECT:
831 Emerson Street
Evanston, Illinois

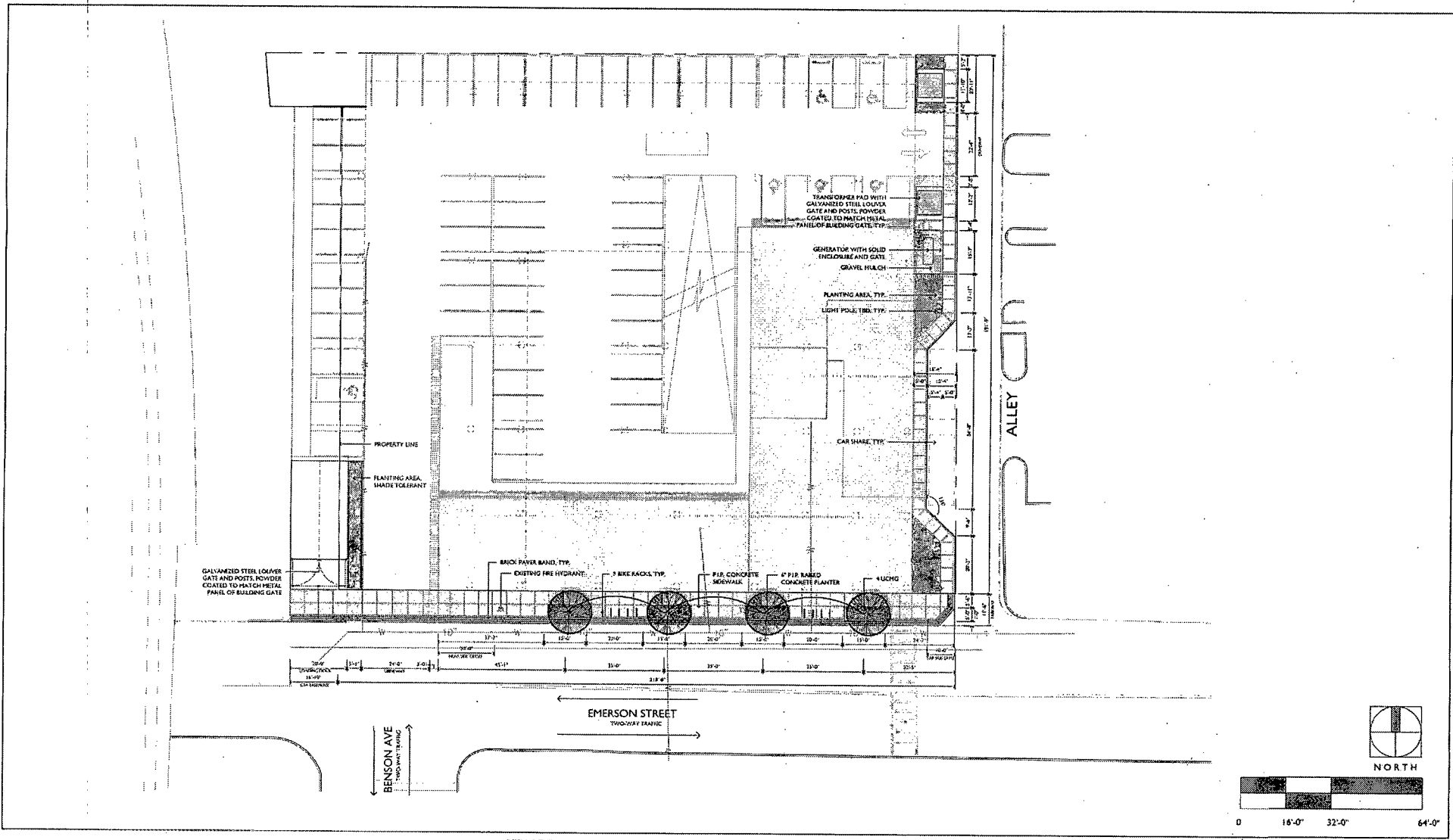
TITLE:
Pedestrian Improvement Plan

KLOA
Job No: 15-237
Figure: A

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EXHIBIT E

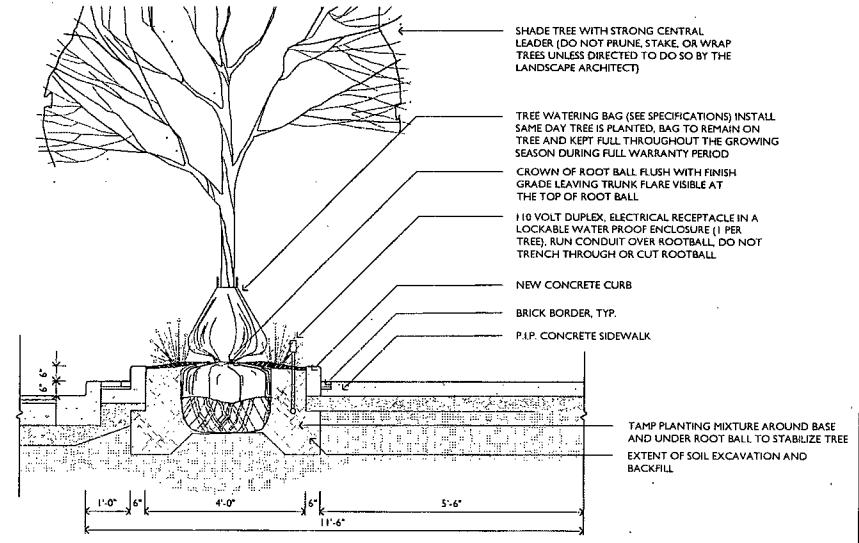
Landscape Plans



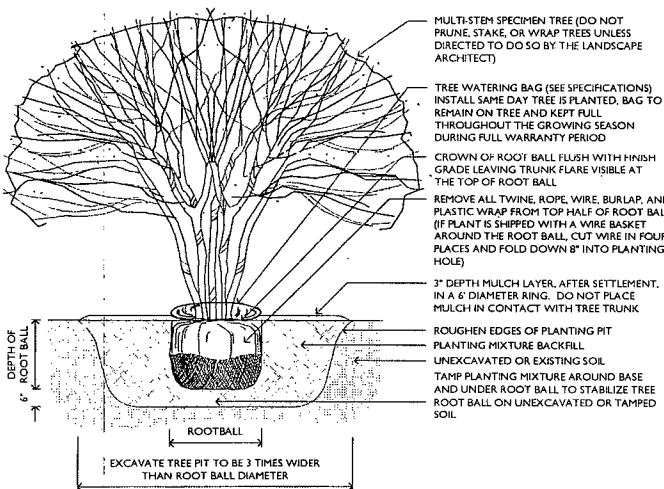
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PLANTING PALETTE

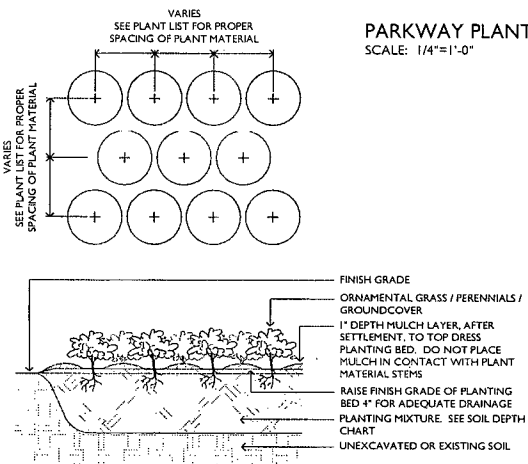
	CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL	HT	SPRD	ROOT	REMARKS
TREES	UCHG	ULMUS CARPINIFOLIA 'HORTON GLOSSY'	TRIUMPH ELM	4	4"	-	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
SHRUBS	DS	DIERVILLA SESSILIFOLIA	SOUTHERN BUSH HONEYSUCKLE	-	-	-	-	#5	4'-0" ON CENTER
	JCSG	JUNIPERUS CHINENSIS SEA GREEN	SEA GREEN JUNIPER	-	-	-	-	#5	4'-0" ON CENTER
	JHP	JUNIPERUS HORIZONTALIS	ANDORRA COMPACT JUNIPER	-	-	-	-	#5	3'-0" ON CENTER
	POS	PHYSCARPUS OPULIFOLIUS 'SEWARD'	SUMMER WINE NINEBARK	-	-	-	-	#5	4'-0" ON CENTER
	RAE	RIBES ALPINUM	ALPINE CURRANT	-	-	-	-	#5	4'-0" ON CENTER
	RAGL	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	-	-	-	-	#5	3'-0" ON CENTER
	RRKO	ROSA X 'PINK KNOCK OUT'	PINK KNOCKOUT ROSE	-	-	-	-	#3	3'-0" ON CENTER
	RRKO	ROSA X 'RED KNOCK OUT'	RED KNOCKOUT ROSE	-	-	-	-	#3	3'-0" ON CENTER
	SBG	SPIREA X 'BUMALDA' 'GOLDFLAME'	GOLDFLAME SPIREA	-	-	-	-	#3	3'-0" ON CENTER
	TNW	TAXUS X MEDIA 'WARDII'	WARDS YEW	-	-	-	-	B&B	3'-0" ON CENTER
GRASSES	CAFK	CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER'	KARL FORESTER FEATHER REED GRASS	-	-	-	-	#3	2'-0" ON CENTER
	MSP	MISCANTHUS SINENSIS 'PURPURASCENS'	PURPLE MAIDEN GRASS	-	-	-	-	#3	3'-0" ON CENTER
	PVS	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH RED SWITCH GRASS	-	-	-	-	#1	2'-0" ON CENTER
	PAH	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	-	-	-	-	#1	2'-0" ON CENTER
	SH	SPOC OBOLUS HETTEROLEI	PRAIRIE DROPSIED	-	-	-	-	#1	1'-6" ON CENTER
	EFC	EJONYMUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	-	-	-	-	QT	1'-0" ON CENTER
	EPH	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS PURPLE CONEFLOWER	-	-	-	-	#1	1'-6" ON CENTER
	HSM	HEMEROCALLIS SPECIES MIX	DAYLILY	-	-	-	-	#1	1'-6" ON CENTER
PERENNIALS / GROUNDCOVER	NF	HEPETA X FAASSENII	CATMINT	-	-	-	-	#1	1'-6" ON CENTER
	PQ	PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	-	-	-	-	#1	3'-0" ON CENTER



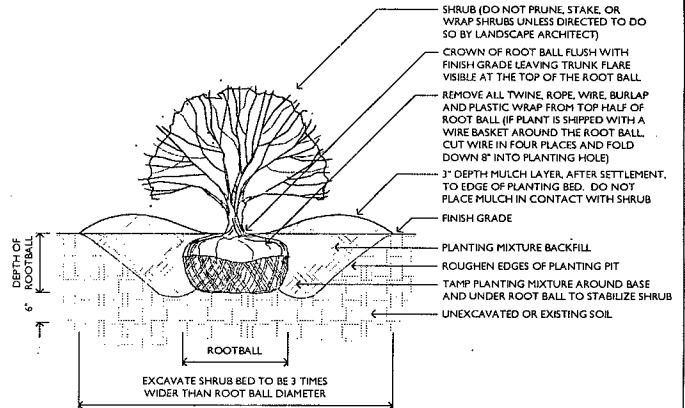
PARKWAY PLANTER AND TREE PLANTING DETAIL
SCALE: 1/4"=1'-0"



ORNAMENTAL TREE INSTALLATION DETAIL
SCALE: 1/4"=1'-0"

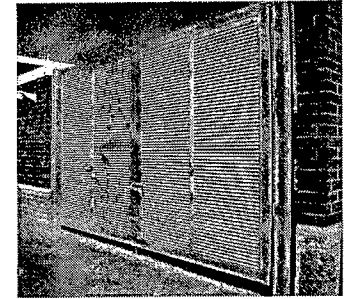


ORNAMENTAL GRASSES / PERENNIALS DETAIL
SCALE: NOT TO SCALE

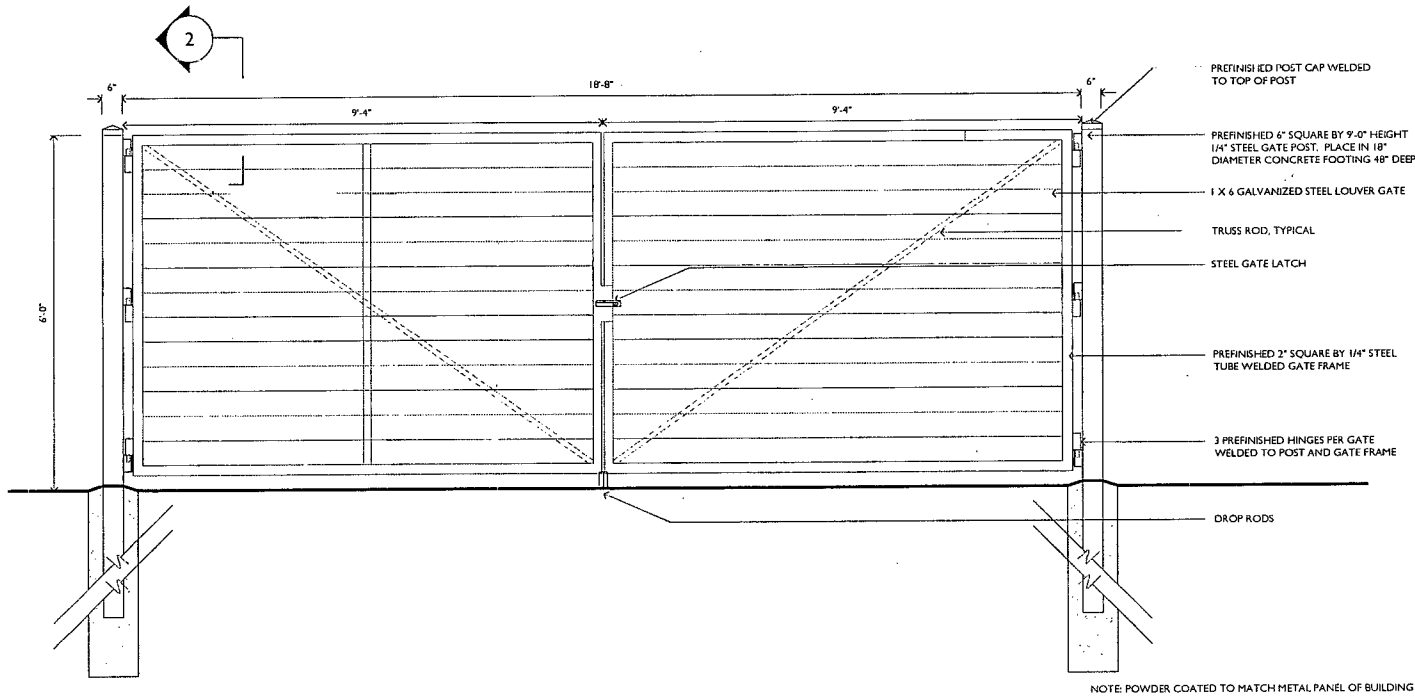


SHRUB INSTALLATION DETAIL
SCALE: NOT TO SCALE

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EXAMPLE PHOTO

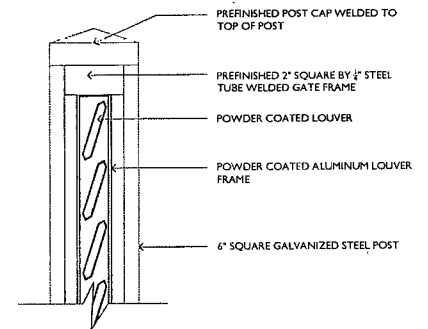


1. LOADING DOCK GATE DETAIL

SCALE: 1/2"=1'-0"

2. LOUVER DETAIL

SCALE: 1 1/2"=1'-0"



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