

10/23/2020
11/10/2020

109-O-20
AN ORDINANCE

**Amending the Zoning Map to Rezone 1900 Sherman Avenue From the
R6 General Residential District to the C1a Commercial Mixed Use
District and Granting A Special Use Permit for A Planned
Development at 1900 Sherman Avenue**

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 2012, as amended, (“the Zoning Ordinance”); and

WHEREAS, the Housing Authority of Cook County (the "Applicant,"), for the proposed development located at 1900 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 6-7-2, "Zoning Map", Section 6-3-5, "Special Uses", Section 6-3-6, "Planned Developments", and Subsection 6-10-1-9, "Planned Developments" in Commercial Zoning Districts, to amend the Zoning Map to move the Subject Property from the R6 Residential District ("R6 District") to the C1a Commercial Mixed Use District ("C1a District"), and to permit the construction and operation of a Planned Development located at the Subject Property in the C1a District; and

WHEREAS, the Applicant sought approval to construct a new sixteen (16) story, one hundred seventy-two foot eight inch (172', 8") tall, age-restricted multi-family residential building with one hundred sixty-eight (168) residential units and thirty-seven (37) subterranean on-site parking spaces, while retaining the existing eleven (11) story one hundred (100) unit building authorized as a Planned Development in 1976 pursuant to ordinance 61-O-76.

WHEREAS, construction of the Planned Development, as proposed in the application, requires exception from the strict application of the Zoning Ordinance with regards to minimum lot area density, building height, number of loading berths, loading berth dimensions, and number of parking spaces; 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 September 9, 2020 and October 14, 2020, the Plan Commission held a public hearing, pursuant to proper notice, regarding case no. 20PLND-0039, to consider amendments to the Zoning Map, cited in Section 6-7-2 of the Zoning Ordinance, to place 1900 Sherman Avenue from the R6 General Residential District to the C1a Commercial Mixed Use District and to consider the Applicant's application for Special Use Permit for Planned Development; and

WHEREAS, the Plan Commission received extensive testimony, heard public comment, and made findings pursuant to Subsections 6-3-4-6, 6-3-5-10, 6-3-6-9, and 6-10-1-9 of the Zoning Ordinance, and recommended City Council approval of the amendment to the Zoning Map and made no recommendation as to the application for Special Use Permit for Planned Development due to a 3-3 Plan Commission vote; and

WHEREAS, at its meeting of November 9, 2020, the Planning and Development Committee of the City Council considered and reviewed the findings and recommendation of the Plan Commission in case no. 20PLND-0039 and recommended City Council approval thereof; and

WHEREAS, at its meetings of November 9, 2020 and November 23, 2020, the City Council considered and adopted the records and recommendations of the Planning and Development Committee; and

WHEREAS, while two of the requested site development allowances are above the maximum site development allowances for planned developments, a favorable supermajority (two-thirds) vote of the City Council is not required because of Applicant's Inclusionary Housing Ordinance (IHO) compliance; 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 found as fact and incorporated herein by reference.

SECTION 2: The City Council hereby amends the Zoning Map to remove the property with the address and PIN listed in Exhibit B and identified in Exhibit C, both attached hereto and incorporated herein by reference, from the R6 General Residential District and place it within the C1a Commercial Mixed Use District.

SECTION 3: Pursuant to the terms and conditions of this ordinance, the City Council hereby grants the Special Use Permit applied for in case no. 20PLND-0039, to allow construction and operation of the Planned Development described herein.

SECTION 4: The City Council hereby grants the following Site Development Allowances:

- (A) Minimum Lot Area (Density):** A Site Development Allowance is hereby granted for two hundred sixty-eight (268) dwelling units, whereas subsection 6-10-3-4 of the Zoning Ordinance allows a maximum of one hundred ninety-six (196) dwelling units including an IHO bonus in the C1a District pursuant to subsection 6-10-1-10.
- (B) Building Height:** A Site Development Allowance is hereby granted for an approximately one hundred seventy-two, eight inch (172' 8") maximum building height, whereas subsection 6-10-3-9 of the Zoning Ordinance requires a

maximum allowed building height of sixty-seven (67) feet in the C1a District, with Subsection 6-10-1-9(C) allowing for an additional thirty (30) feet of height in the C1a District as a site development allowance.

- (C) **Number of Loading Berths:** A Site Development Allowance is hereby granted permitting one (1) short loading berth, whereas subsection 6-16-5 requires that there be two (2) short loading berths.
- (D) **Loading Berth Dimensions:** A Site Development Allowance is hereby granted permitting loading berth dimensions of ten (10) feet by twenty-five (25) feet, whereas subsection 6-16-6-4 requires that loading berth dimensions be ten (10) feet by thirty-five (35) feet.
- (E) **Number of Parking Spaces:** A Site Development Allowance is hereby granted permitting a net increase of fifteen (15) parking spaces on the Subject Property, whereas Table 16-B of Chapter 16 of the Zoning Ordinance requires a minimum net increase of ninety-six (96) parking spaces on the Subject Property.

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:

1. **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 D and E, 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.

2. **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.

3. **LEED Silver Certification:** The Applicant agrees to comply with the City of Evanston Green Building Ordinance and will obtain a LEED Silver Certification Rating for the Planned Development on the Subject Property.
4. **Building Resident Parking Permits:** Building residents shall not be eligible for residential on-street parking permits.
5. **Inclusionary Housing Ordinance (IHO) and Additional Affordable Housing:** The applicant shall provide on-site affordable housing for the following thirty years in compliance with the Inclusionary Housing Ordinance. Required unit types and affordability restrictions are as follows: 16 Studio units affordable to households at 50% AMI, 18 One-Bedroom units at 50% AMI, and 17 units at between 80% and 120% AMI. The 80-120% Tenants for the 80-120% AMI units shall utilize the City of Evanston's IHO centralized waitlist, giving priority to households that qualify for the Evanston preference.
6. **Harm Mitigation for Migratory Birds:** The building shall incorporate bird-friendly measures, including bird-friendly treated windows at or below 40 feet above grade, bird-friendly glass treatment at all glass balcony railings, extinguishing any external lighting at the top of the building and dimming or turning out lights at the interior when possible during Spring and Fall migrations. All lights at the top of the building shall be extinguished between the hours of 12:00 am until 6:00 am throughout the year.
7. **Security:** Security Cameras shall be installed to monitor the exterior of the property and adjacent public ways. The recordings shall be made available to the Evanston Police Department upon request.
8. **Evanston Business Enterprises Hiring:** 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.
9. **Sidewalk Widening:** Sidewalks adjacent to the property along Emerson Street and Sherman Avenue shall be widened at the applicant's expense to the satisfaction of the Public Works Agency Director.
10. **Off-Site Parking:** Prior to issuance of the building permit the Applicant shall provide a long-term lease for a minimum of fifty (50) parking spaces within one thousand (1,000) feet of the subject property.
11. **Residential Priority for Perlman Apartments:** Residents of the City of Evanston shall be given priority for occupancy of the dwelling units at the Jane R. Perlman Apartments as originally required by Ordinance 61-O-76.

12. **Payment in Lieu of Taxes for Perlman Apartments:** In addition to any property taxes for the proposed building, the owners shall make an annual payment in lieu of taxes at the rate of 10 percent of the gross amount realized annually for the rental of the units in said Planned Development as originally required by Ordinance 61-O-76.

13. **Changes in Building Use:** Any material changes in the use of the building on the Subject Property must be approved as an amendment to this Planned Development in accordance with Subsection 6-3-6-12 of the Zoning Ordinance.

14. **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: Except as otherwise provided for in this Ordinance 109-O-20, all applicable regulations of Ordinance 61-O-76 attached hereto as Exhibit F, 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/or provisions of any of said documents conflict with any of the terms herein, this Ordinance 109-O-20 shall govern and control.

SECTION 6: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 7: If any provision of this ordinance or application thereof to any person or circumstance is held 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 8: This ordinance shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.

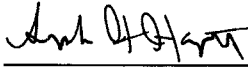
SECTION 9: The findings and recitals contained herein are declared to be prima facie evidence of the law of the City and shall be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

Introduced: November 9, 2020

Approved:

Adopted: November 23, 2020


April 23, 2021



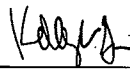
Stephen H. Hagerty, Mayor

Attest:

Approved as to form:



Devon Reid, City Clerk



Kelley A. Gandurski, Corporation Counsel

EXHIBIT A
LEGAL DESCRIPTION

LOT 1 IN HOUSING AUTHORITY OF COOK COUNTY'S PLAT OF CONSOLIDATION OF LOTS 7, 8, 9, 10, 11 AND 12 IN HUSE AND POWERS ADDITION TO EVANSTON, BEING A SUBDIVISION OF LOT 7 OF THE ASSESSOR'S DIVISION OF THE NORTH EAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PURSUANT TO THE PLAT RECORDED MAY 29, 1874 AS DOCUMENT NO. 163502.

Commonly Known As: 1900 Sherman Avenue

PIN: 11-18-109-059-0000

EXHIBIT B

**Address and PIN of Property Removed from the R6 General Residential District
and Placed Within the C1a Commercial Mixed Use District**

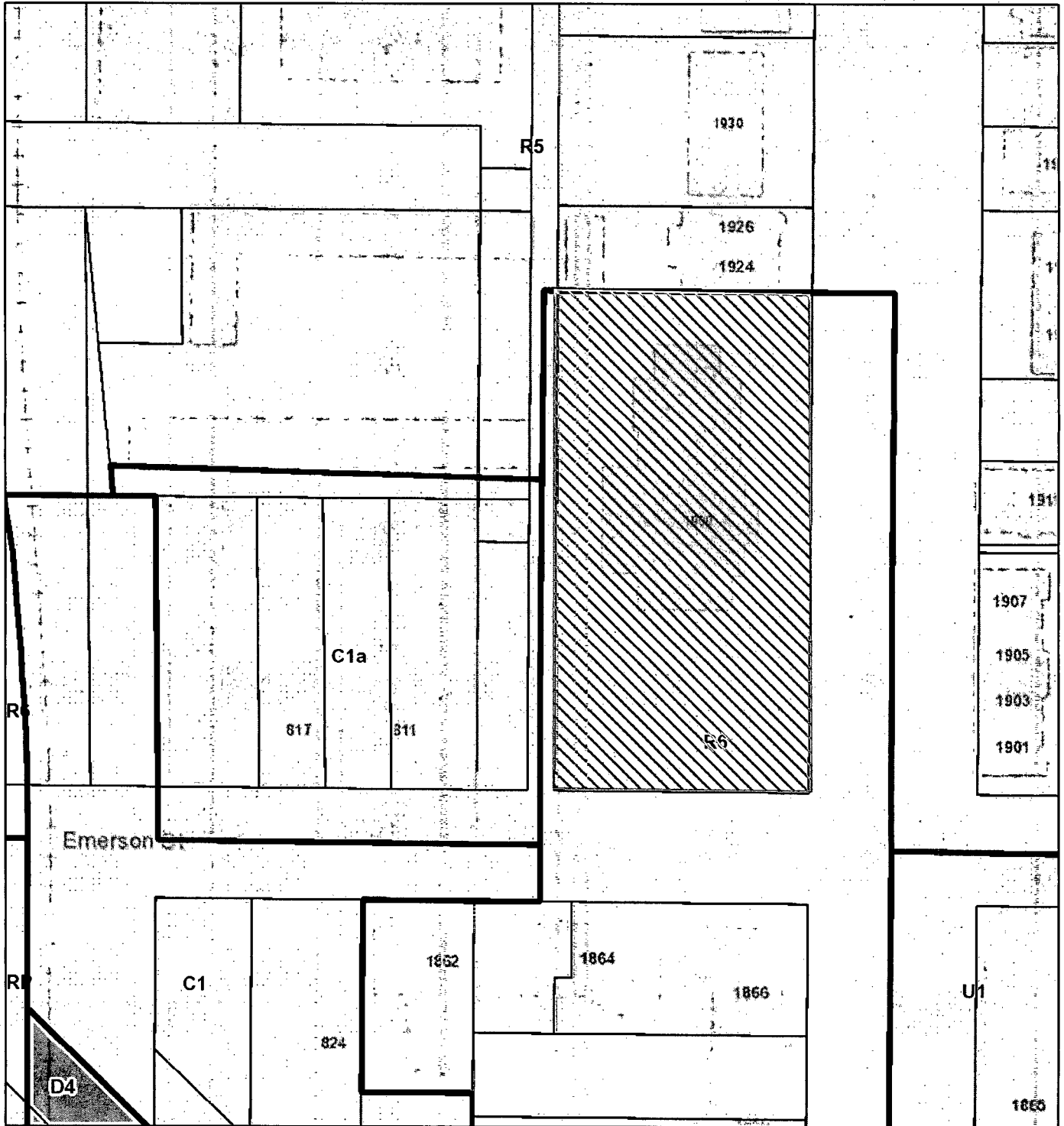
Commonly Known As: 1900 Sherman Avenue

PIN: 11-18-109-059-0000

EXHIBIT C

**Map of Properties Removed from the R6 General Residential District and
Placed Within the C1a Commercial Mixed Use District**


Map Amendment from R6 to C1a





October 26, 2020

1:1,000

drawGraphics_poly

 User drawn polygons

 Zoning Boundaries & Labels

 Tax Parcels

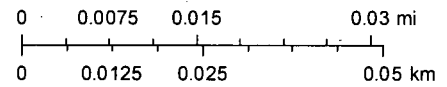
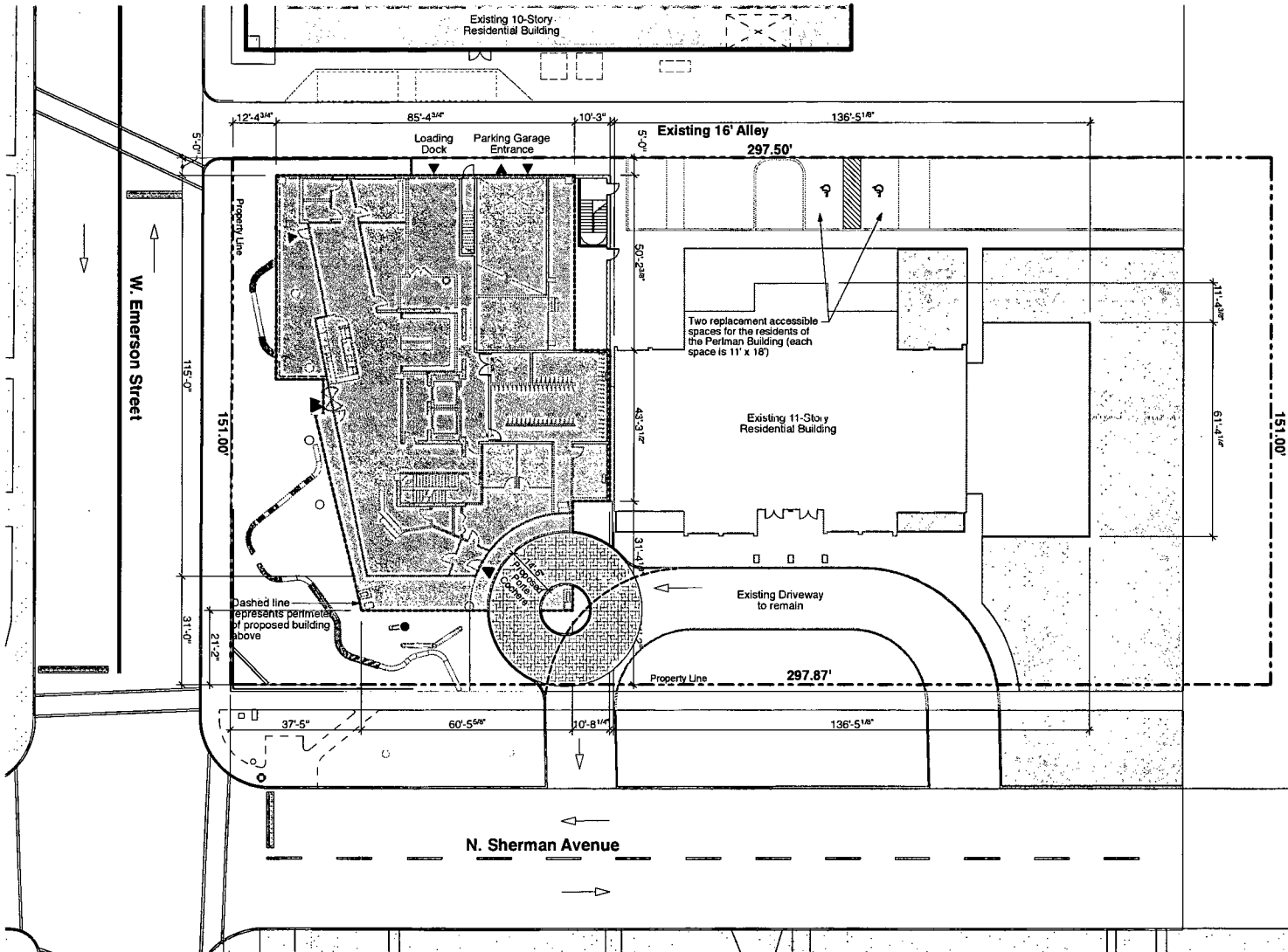


EXHIBIT D

Development Plans



Proposal for 1900 Sherman Ave Evanston IL

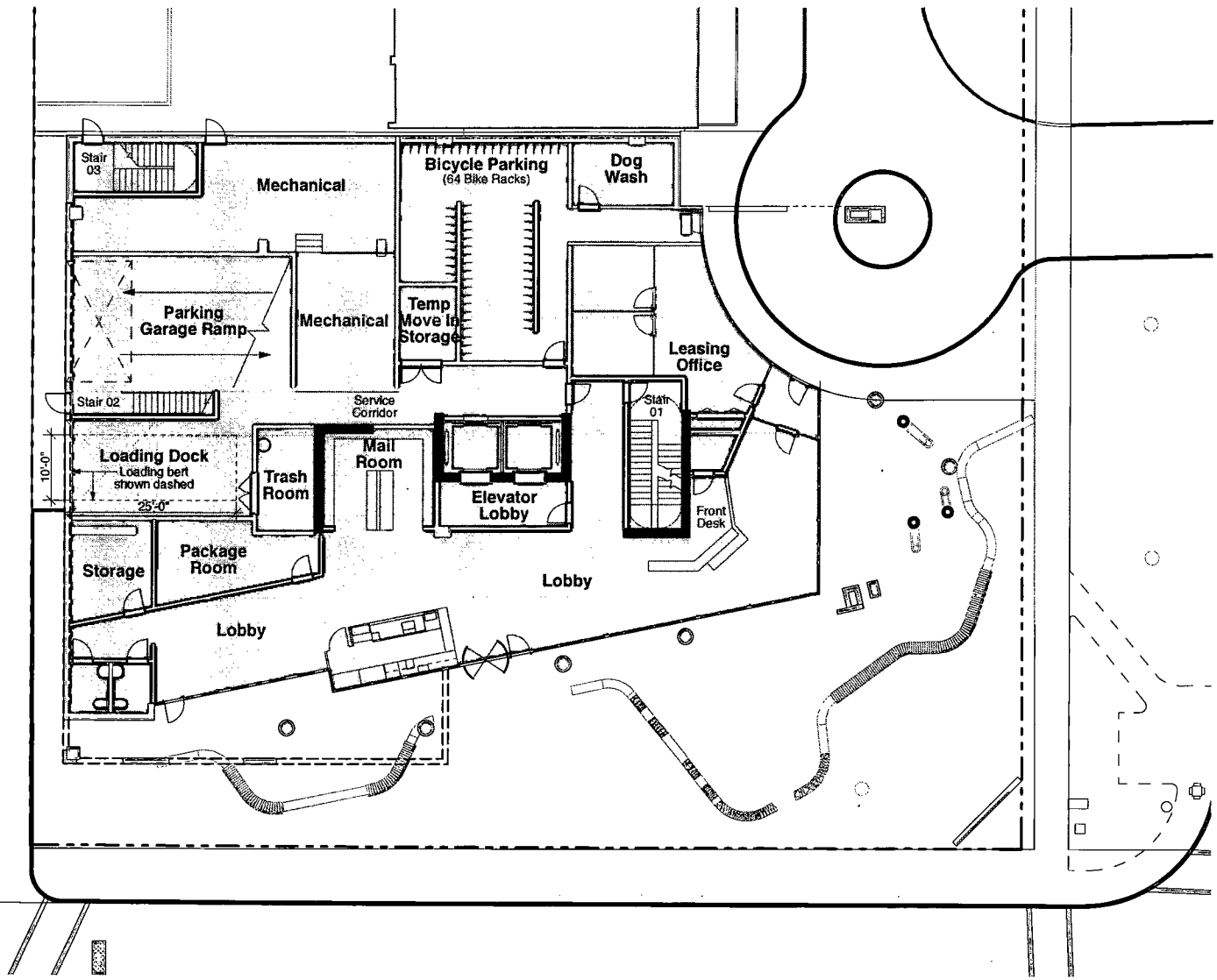
Zone	Current R6 Proposed C1a
Area (sf)	16,440 SF
Area (acres)	0.37 Acres
Construction Type	IA or IB
Use of Structure	Residential
Floor Area Typical Floor	10,109 sf
Total FAR Area	144,677 sf
Number of Dwelling Units	168
Type of Dwelling Units	Studio, Convertible One and Two Bedrooms
Size of Dwelling Units (Estimated)	Studios 450sf Convertible 515-550sf One Bed 670-804sf Two Bed 940-1160sf
Overall Dwelling Unit Density	454 units / acre
Parking Spaces	37 Spaces (see plans)
Loading Dock	1 (see plans)




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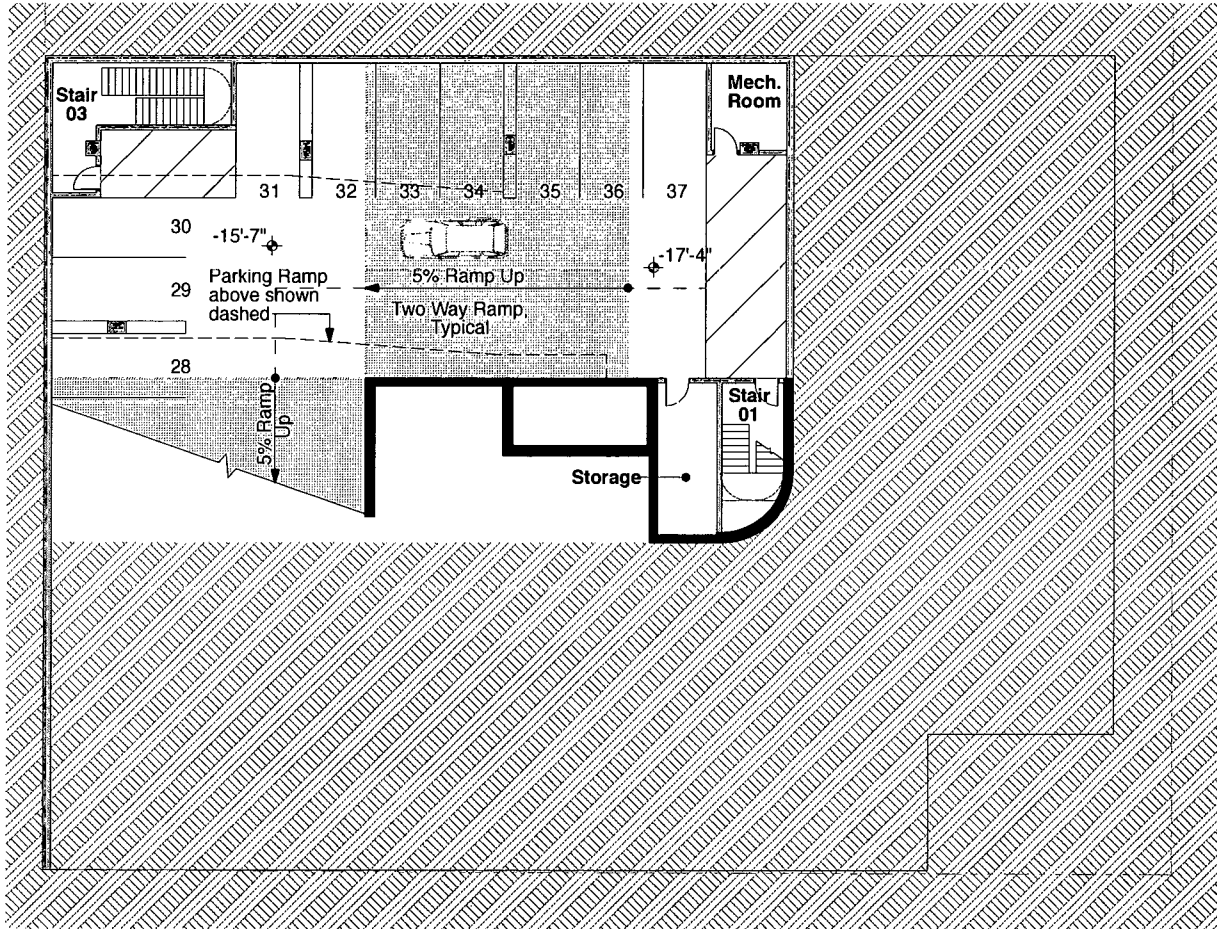


Legend
 Area excluded from floor area calculations

1st Floor Plan

Floor Area (Gross)	8,622 sf
Areas Excluded:	
Elevators	177 sf
Stairwells	310 sf
Loading/Service Corridor	1,093 sf
Mechanical	1,241 sf
Parking Garage Entrance	716 sf
Total Excluded	3,537 sf
Floor Area (Net)	5,085 sf



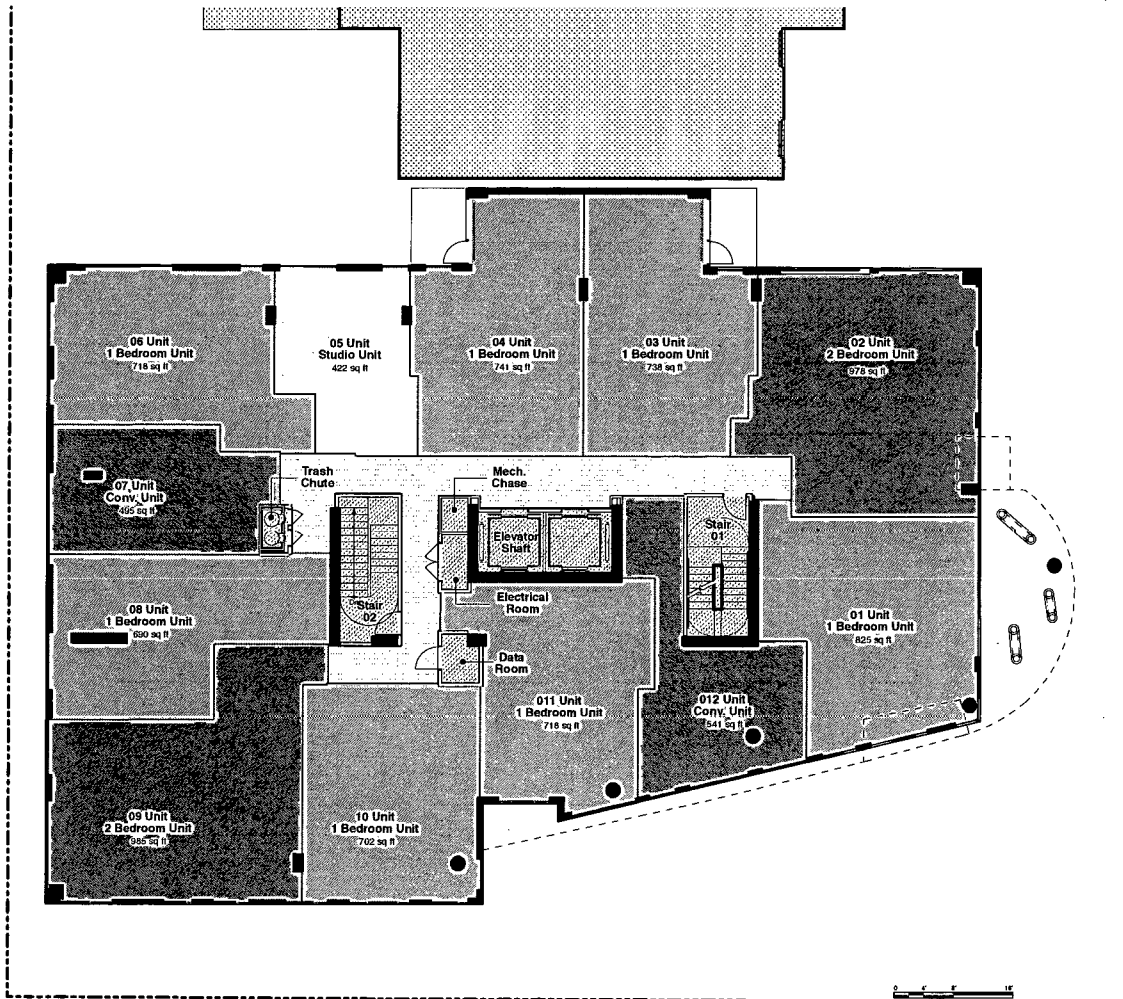


Sub-Basement Garage Plan




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Legend

 Area excluded from floor area calculations

Floors 2 & 3

Floor Area (Gross) 9,795 sf

Areas Excluded:

Elevator Shaft 177 sf
 Stairwells 355 sf
 Trash Chute 26 sf
 Electrical/Mechanical 95 sf

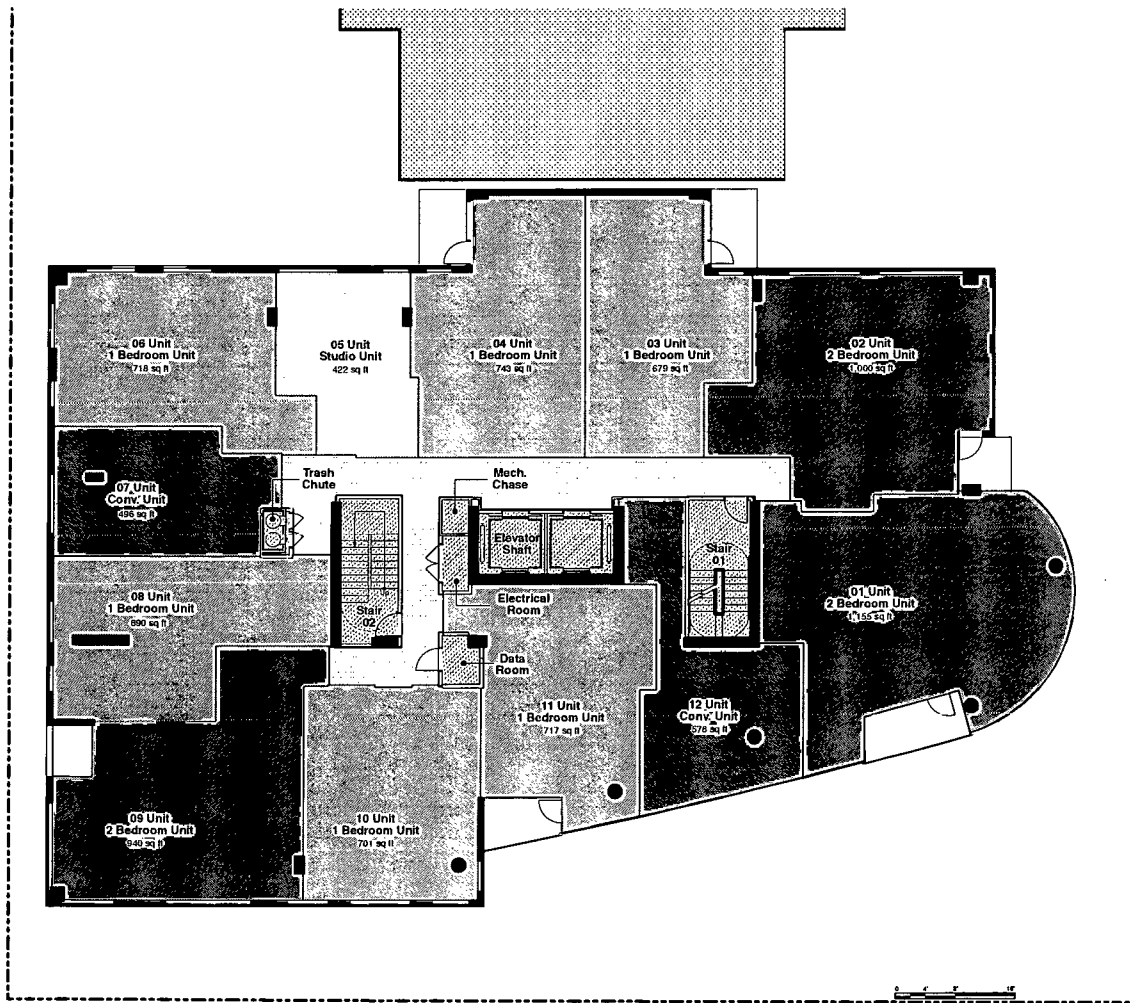
Total Excluded 653 sf

Floor Area (Net) 9,142 sf




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Legend

 Area excluded from floor area calculations

Floors 4-15

Floor Area (Gross) 10,109 sf

Areas Excluded:

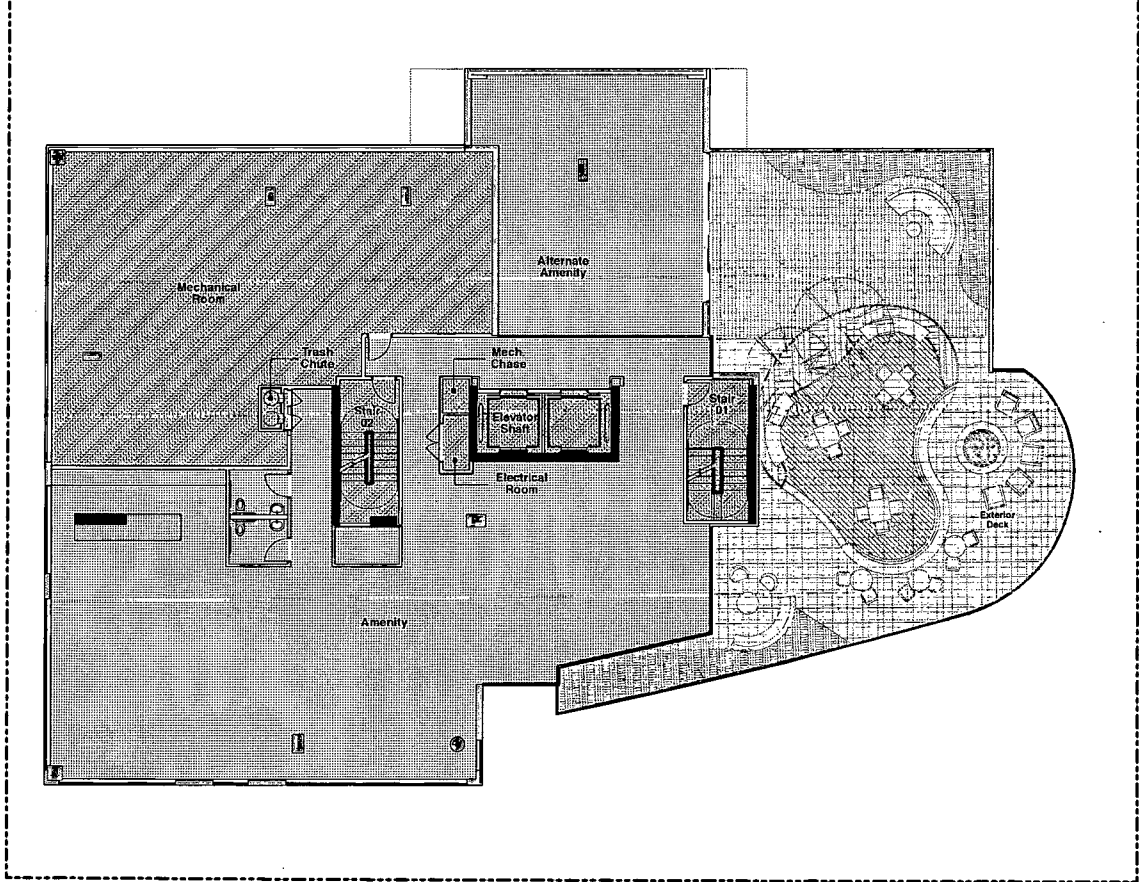
Elevator Shaft 177 sf
 Stairwells 355 sf
 Trash Chute 26 sf
 Electrical/Mechanical 95 sf

Total Excluded 653 sf


Floor Area (Net) 9,456 sf



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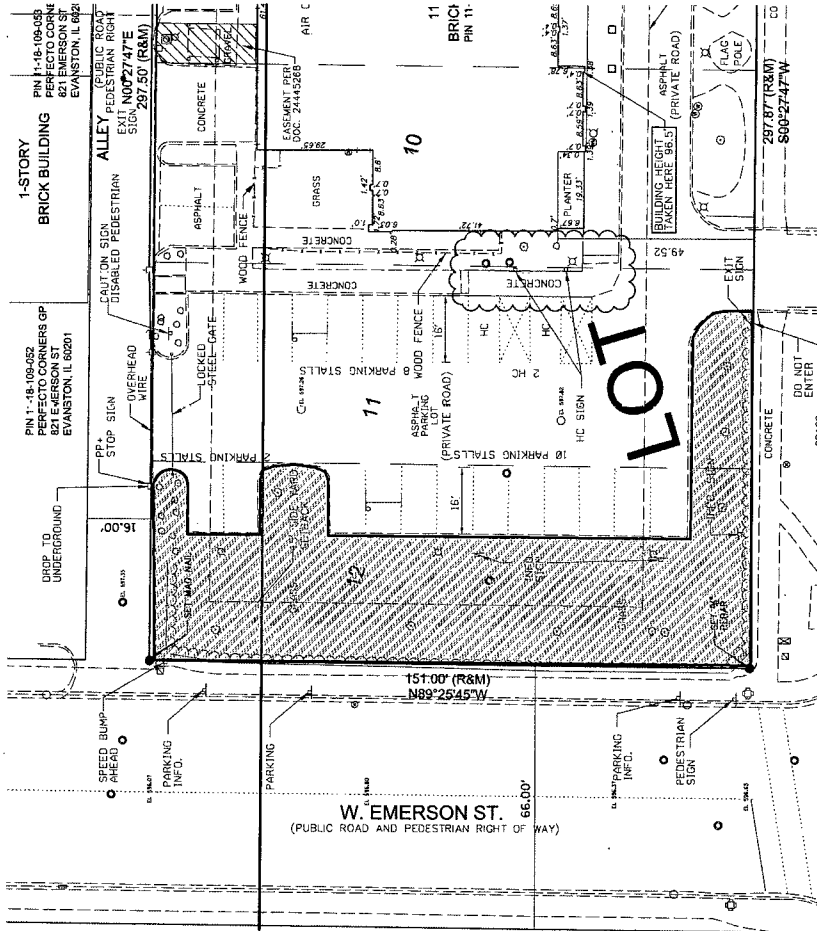
Legend

 Area excluded from floor area calculations

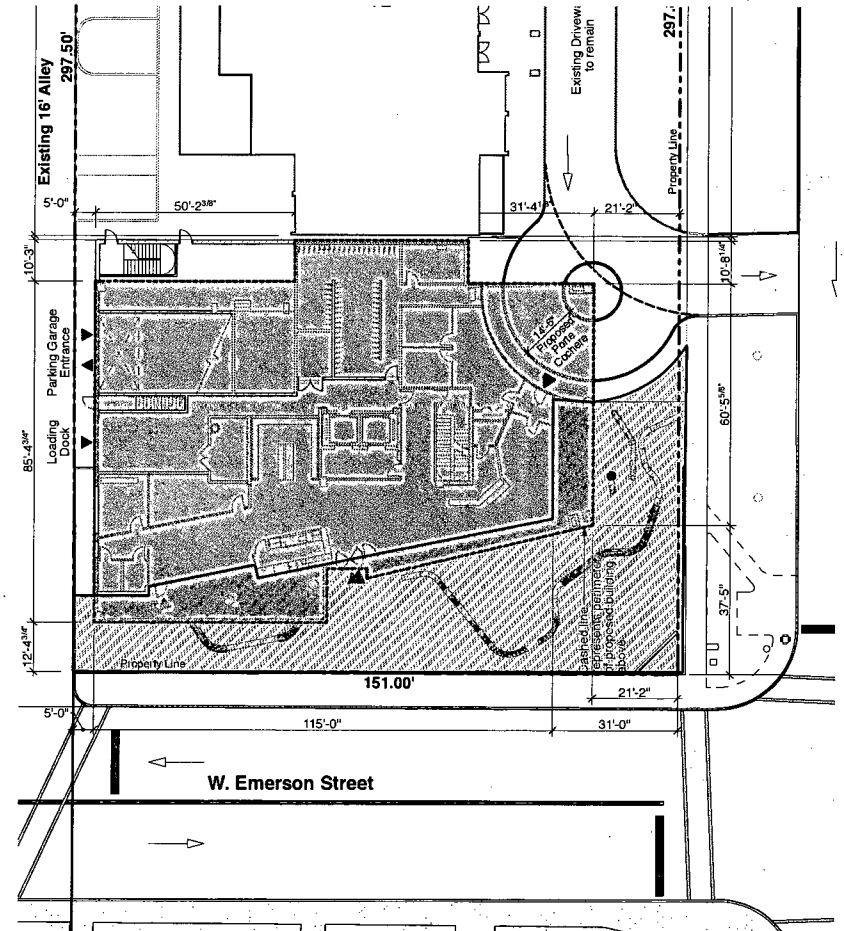
16th Floor Plan

Floor Area (Gross)	7,498 sf
Areas Excluded:	
Elevator Shaft	174 sf
Stairwells	350 sf
Trash Chute	25 sf
Electrical/Mechanical	2,196 sf
Total Excluded	2,745 sf
Floor Area (Net)	4,753 sf





Current Open Space



Extent of Proposed Open Space

Screen wall beyond at mechanical space to be approximately 15' to 20' above the roof deck (range is shown by two dashed horizontal lines)

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

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

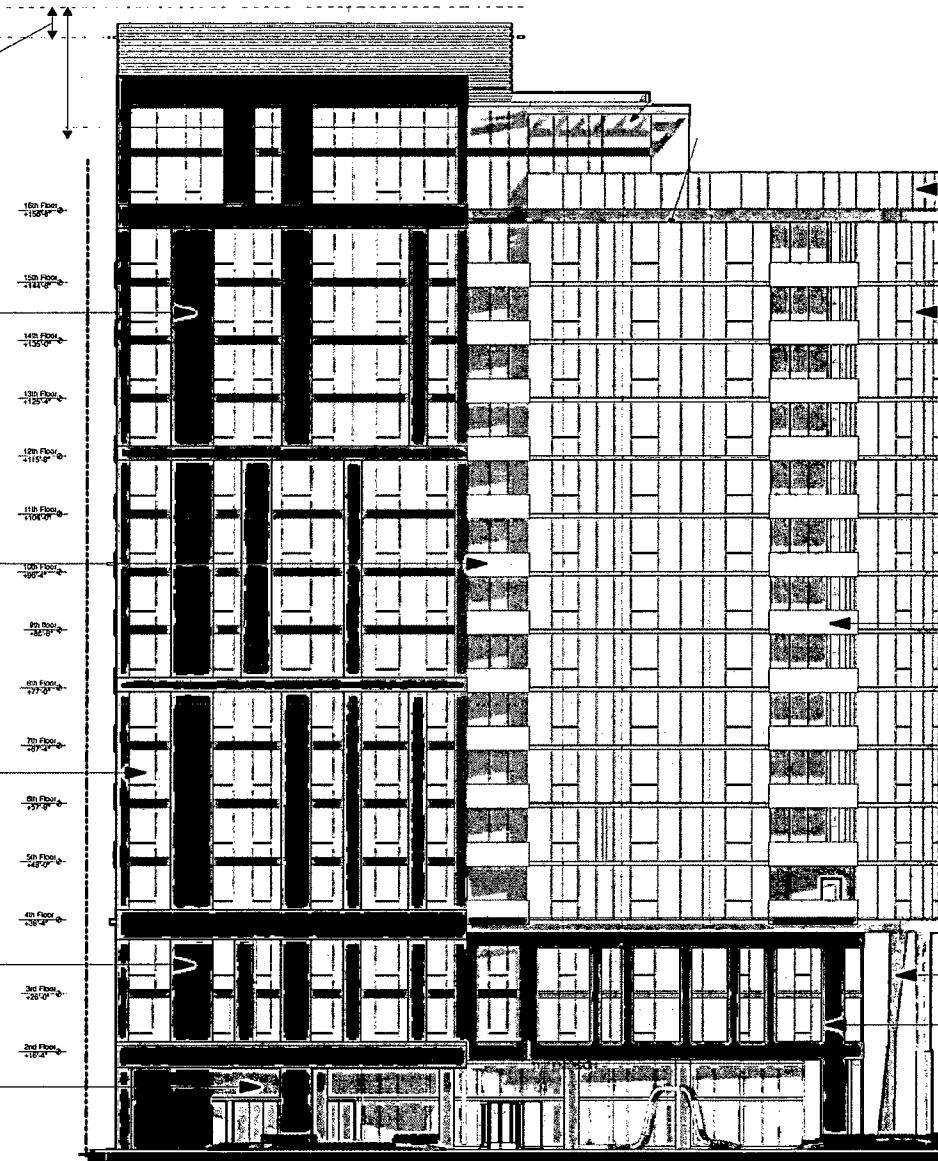
Transition from masonry to window is expected to include a metal fin color matched to the window system so the masonry sits outboard of the windows by up to a few inches (detailing is not worked through at this stage)

Partially recessed balconies with glass and aluminum guardrails

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

Brick piers, norman size brick below the fourth floor, custom blend - exact color to be determined - intent is to compliment the brick colors in the immediate neighborhood

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



Bird friendly glass treatment at glass panels facing the landscaped roof deck

Glass screen wall at the rooftop amenity deck. Include bird friendly glass treatment due to landscaping at amenity deck

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

Partially recessed balconies with glass and aluminum guardrails

Bird friendly glass treatment at all glass balcony railings

Bird friendly glass treatment at all glass panes at or below +40'-0"

Painted angled columns

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



Bird friendly glass treatment at glass panels facing the landscaped roof deck

Glass screen wall at the rooftop amenity deck. Include bird friendly glass treatment due to landscaping at amenity deck

Partially recessed balconies with glass and aluminum guardrails

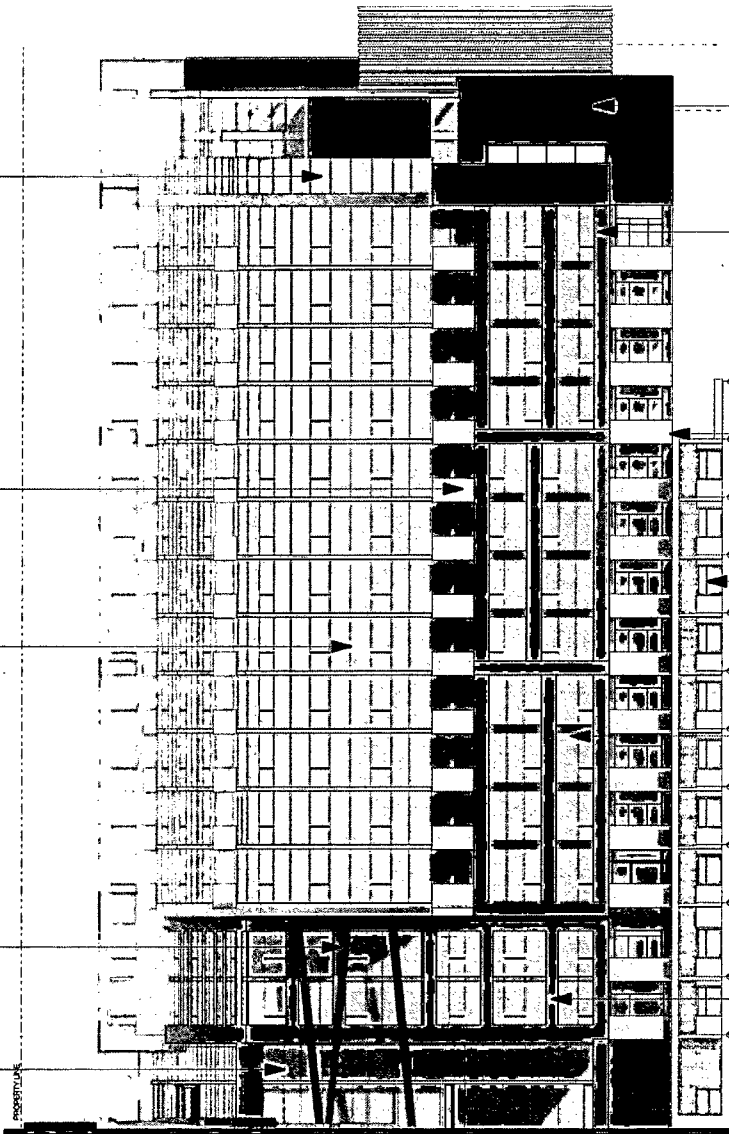
Bird friendly glass treatment at all glass balcony railings

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

Bird friendly glass treatment at all glass panes at or below +40'-0"

Painted angled columns

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



Brick at upper level walls and parapets to match wall below

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

Partially recessed balconies with glass and aluminum guardrails

Existing Jane Perlman building to north to remain

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

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

Alternate color brick at floors 1-3 in recessed areas - slightly darker, normal size bricks



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Brick or alternate complimentary material above roof of adjacent building only

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

Partially recessed balconies with glass and aluminum guardrails

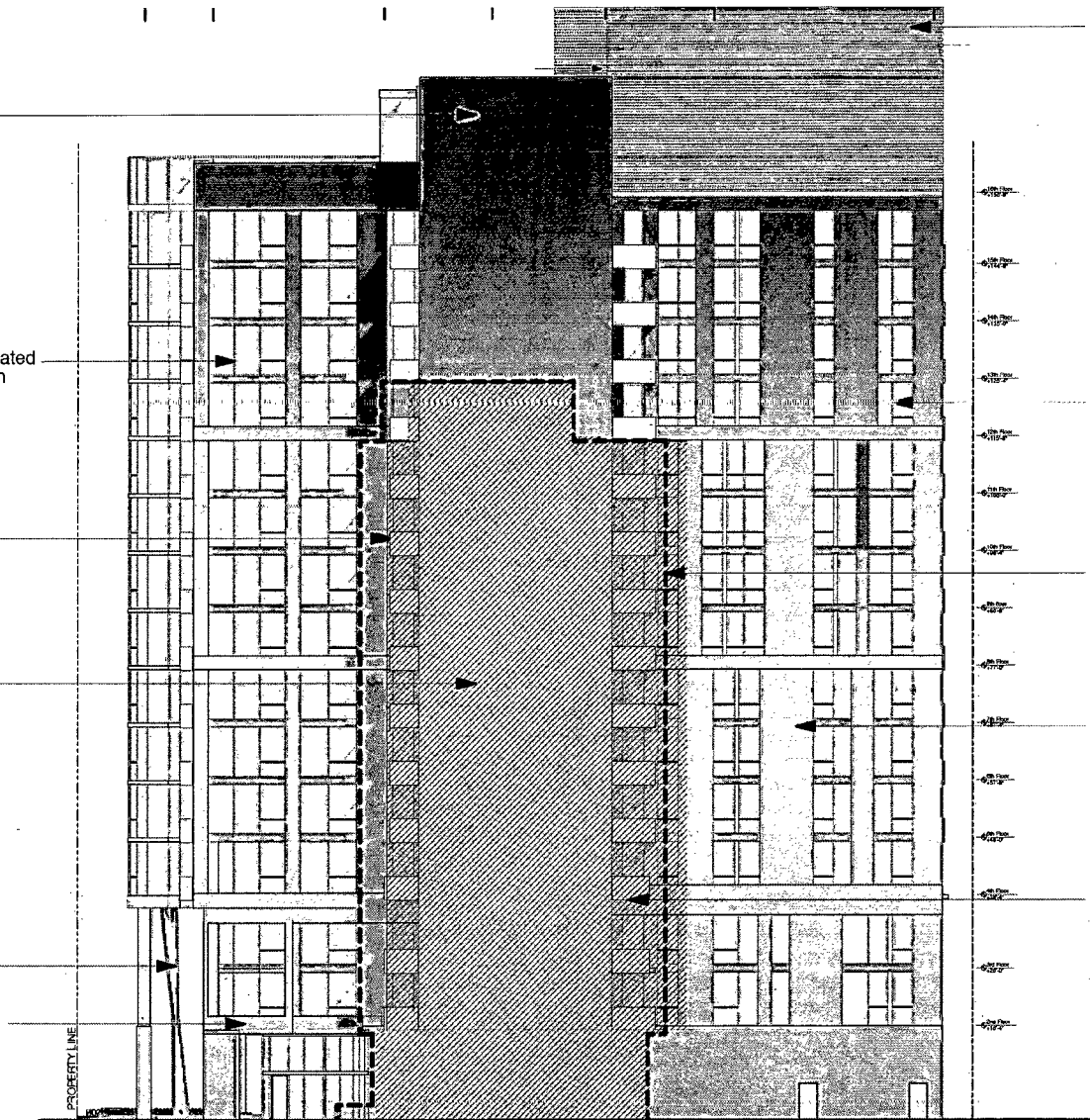
Bird friendly glass treatment at all glass balcony railings

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

Bird friendly glass treatment at all glass panes at or below +40'-0"

Painted angled columns

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



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

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

Screen construction and equipment specs to be evaluated by an acoustical engineer to meet the city requirement to keep the noise levels below 55db as heard from street level

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

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

Brick piers, custom blend - exact color to be determined - intent is to compliment the brick colors in the immediate neighborhood - norman size floors 1-3, utility size brick above

Partially recessed balconies with glass and aluminum guardrails

Bird friendly glass treatment at all glass balcony railings



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

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

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

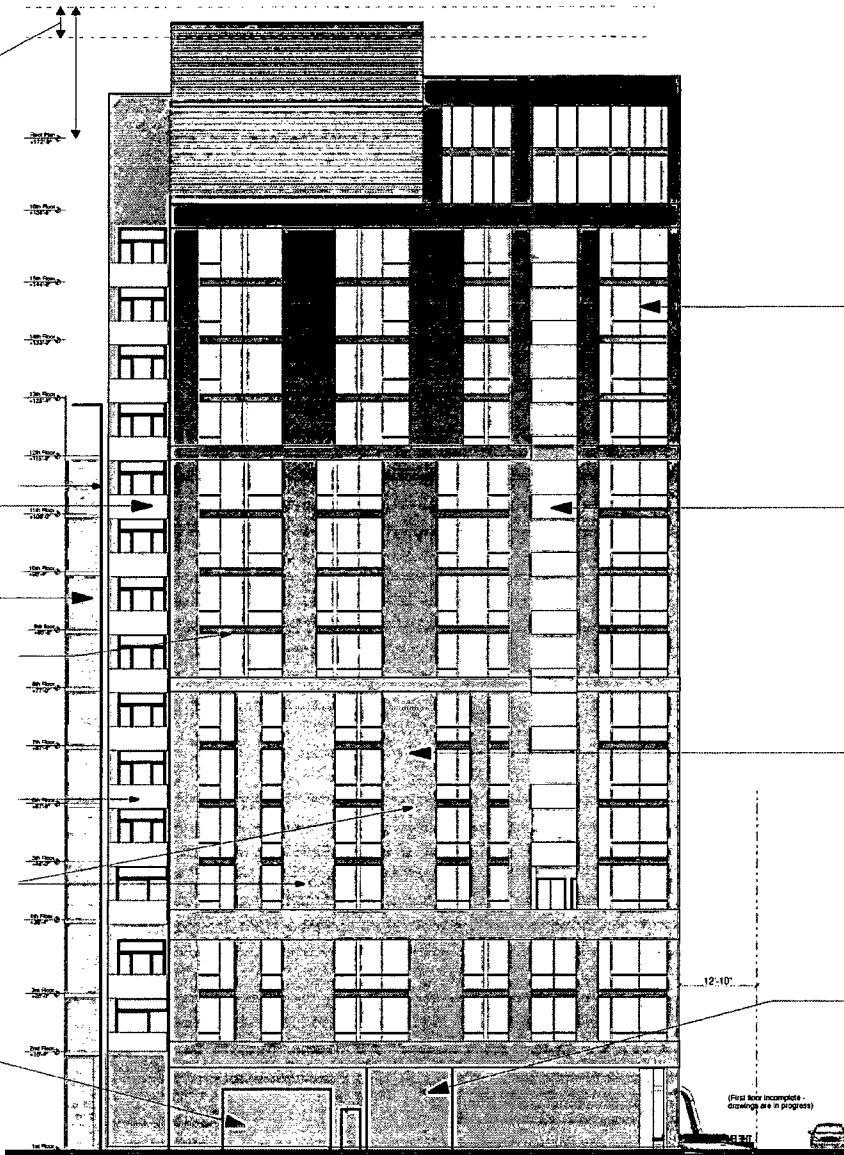
Bird friendly glass treatment at all glass balcony railings

Partially recessed balconies with glass and aluminum guardrails

Existing Jane Periman building to north to remain

Bird friendly glass treatment at all glass panes at or below +40'-0"

High-speed rolling door with polycarbonate window slats and dark anodized grey aluminum to compliment brick and metal detailing - brick returns at jambs with color coordinated trims as needed



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

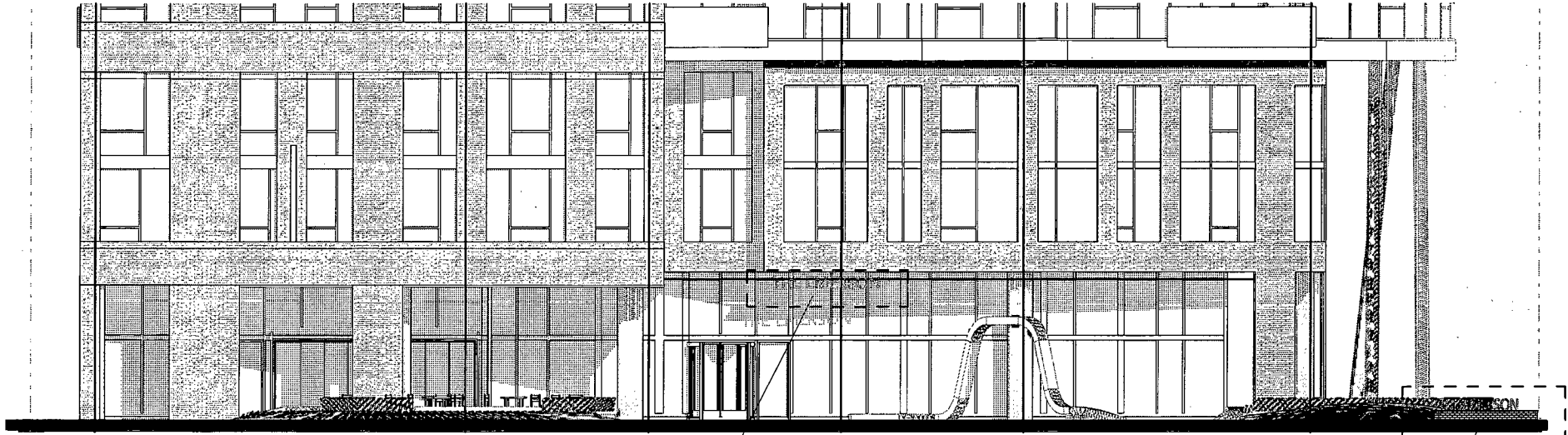
Partially recessed balconies with glass and aluminum guardrails

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

Rolling door with polycarbonate window slats and dark anodized grey aluminum to compliment brick and metal detailing - brick returns at jambs with color coordinated trims as needed

(First floor incomplete - drawings are in progress)



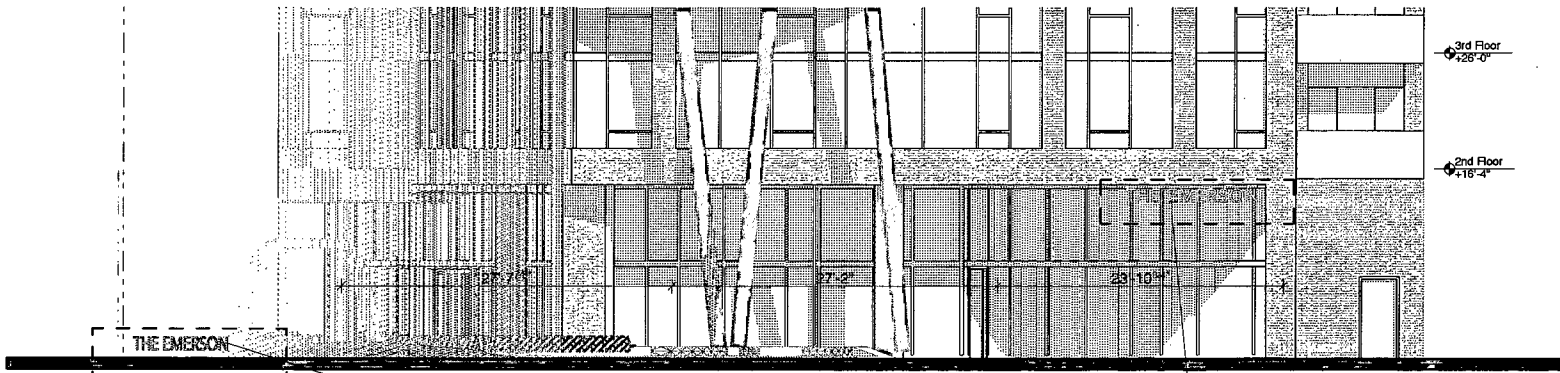


South Elevation

Proposed signage location 1 - refer to the next page for a more detailed elevation and notes

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

Note: Refer to following page for additional information for each signage location



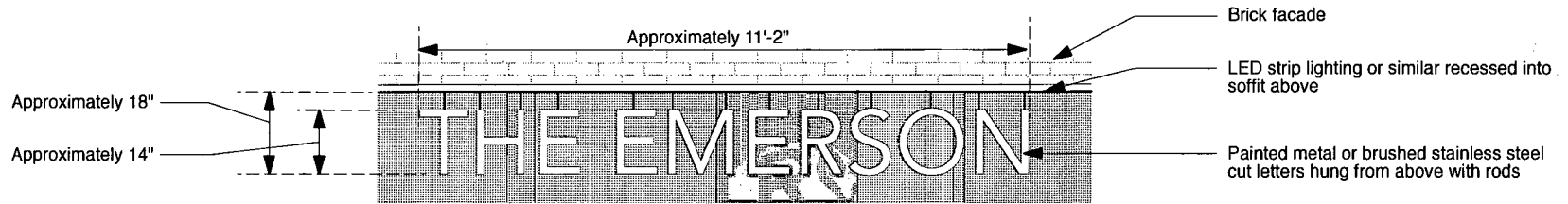
East Elevation

Proposed signage location 3 - refer to the next page for a more detailed elevation and notes and refer to the site plan for approximate location - to be coordinated with the landscape design

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

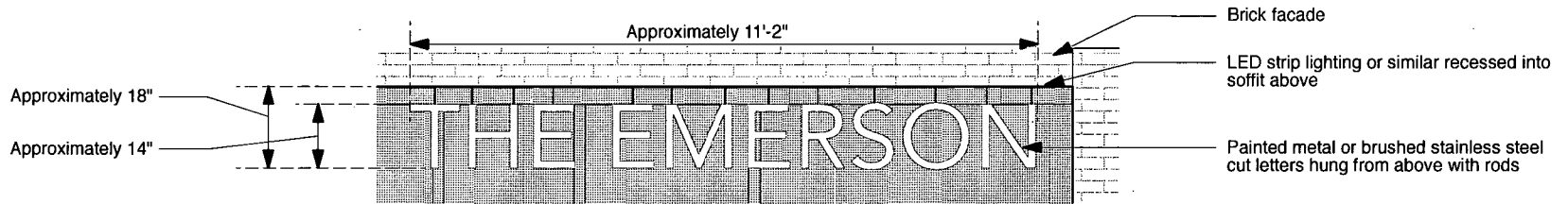


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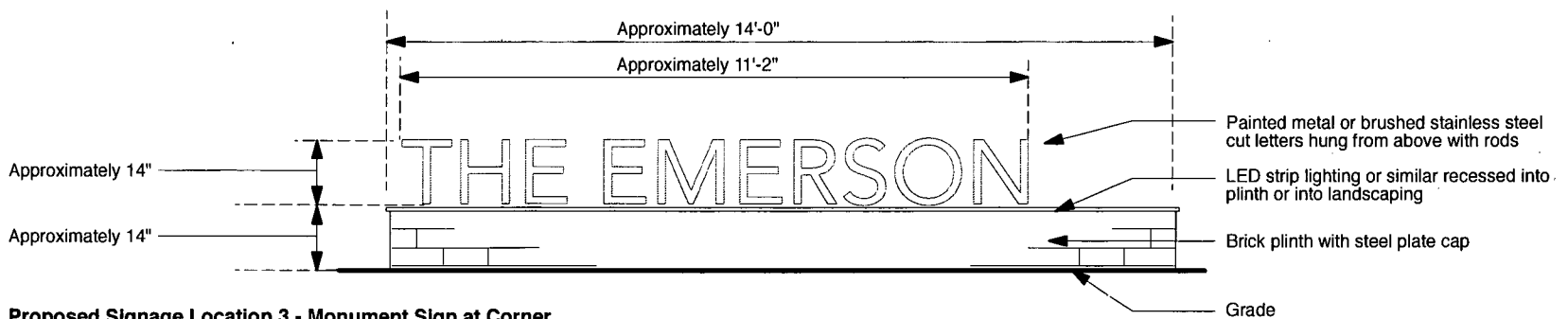


Proposed Signage Location 1 - Suspended Sign at Sherman Entry

Note: The name and font are preliminary and will be updated once the branding is completed



Proposed Signage Location 2 - Suspended Sign at Emerson Entry

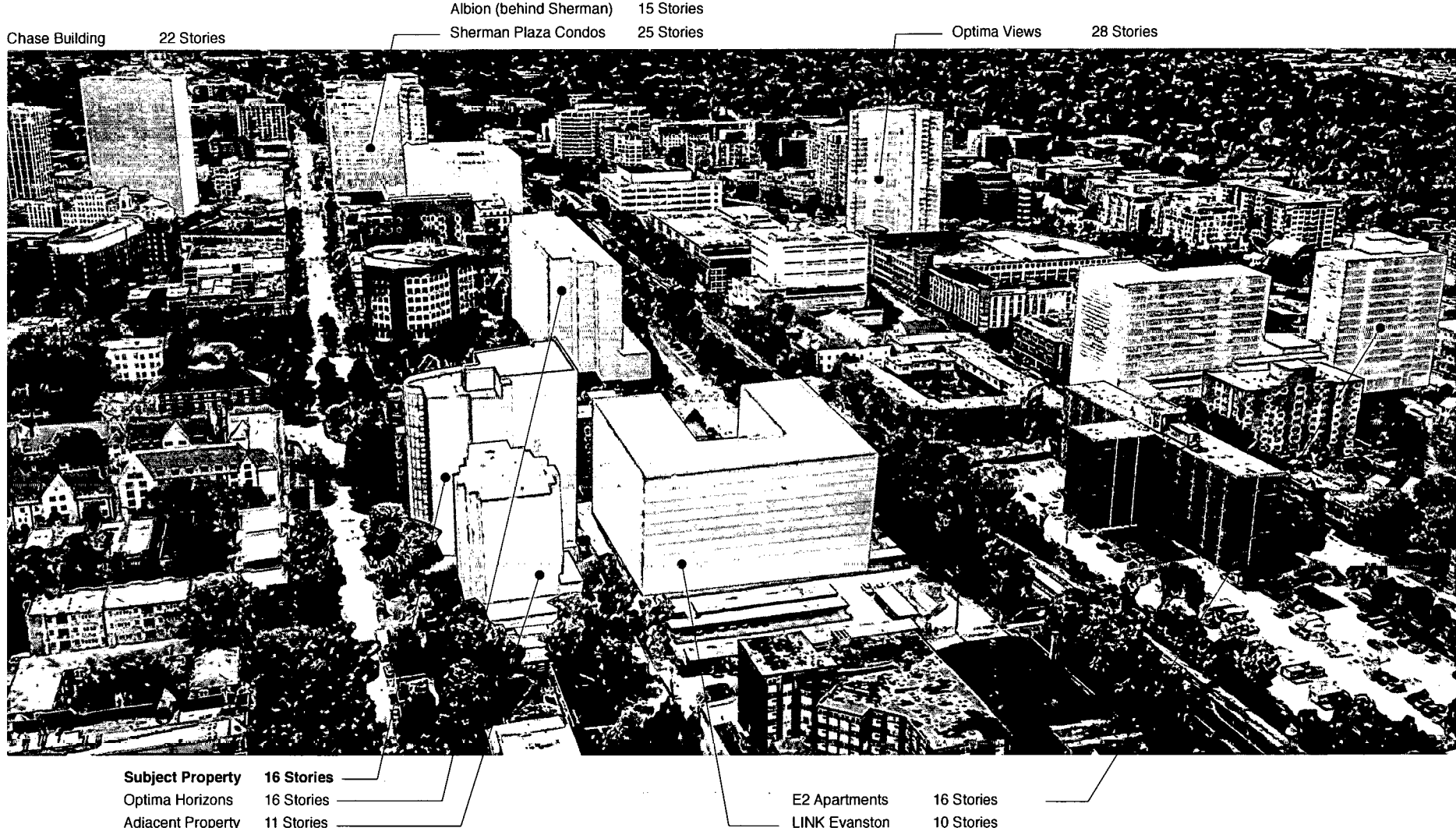


Proposed Signage Location 3 - Monument Sign at Corner





Massing diagram to show primary components of the proposal



Context diagram to compare proposed project with other towers in the vicinity



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

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

Partially recessed balconies with glass and aluminum guardrails

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

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

Glass screen wall at the rooftop amenity deck

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

Partially recessed balconies with glass and aluminum guardrails

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

Painted angled columns



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

Partially recessed balconies with glass and aluminum guardrails

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

Painted angled columns

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



HOUSING AUTHORITY
OF COOK COUNTY



HOUSING AUTHORITY
OF COOK COUNTY



HOUSING AUTHORITY
OF COOK COUNTY



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

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

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

Existing Jane Perlman building to north to remain



HOUSING AUTHORITY
OF COOK COUNTY



HOUSING AUTHORITY
OF COOK COUNTY

EXHIBIT E

Landscape Plans

BRICK BUILDING
 821 EMERSON ST
 EVANSTON, IL 60201

PERPECTO CORNERS GP
 821 EMERSON ST
 EVANSTON, IL 60201

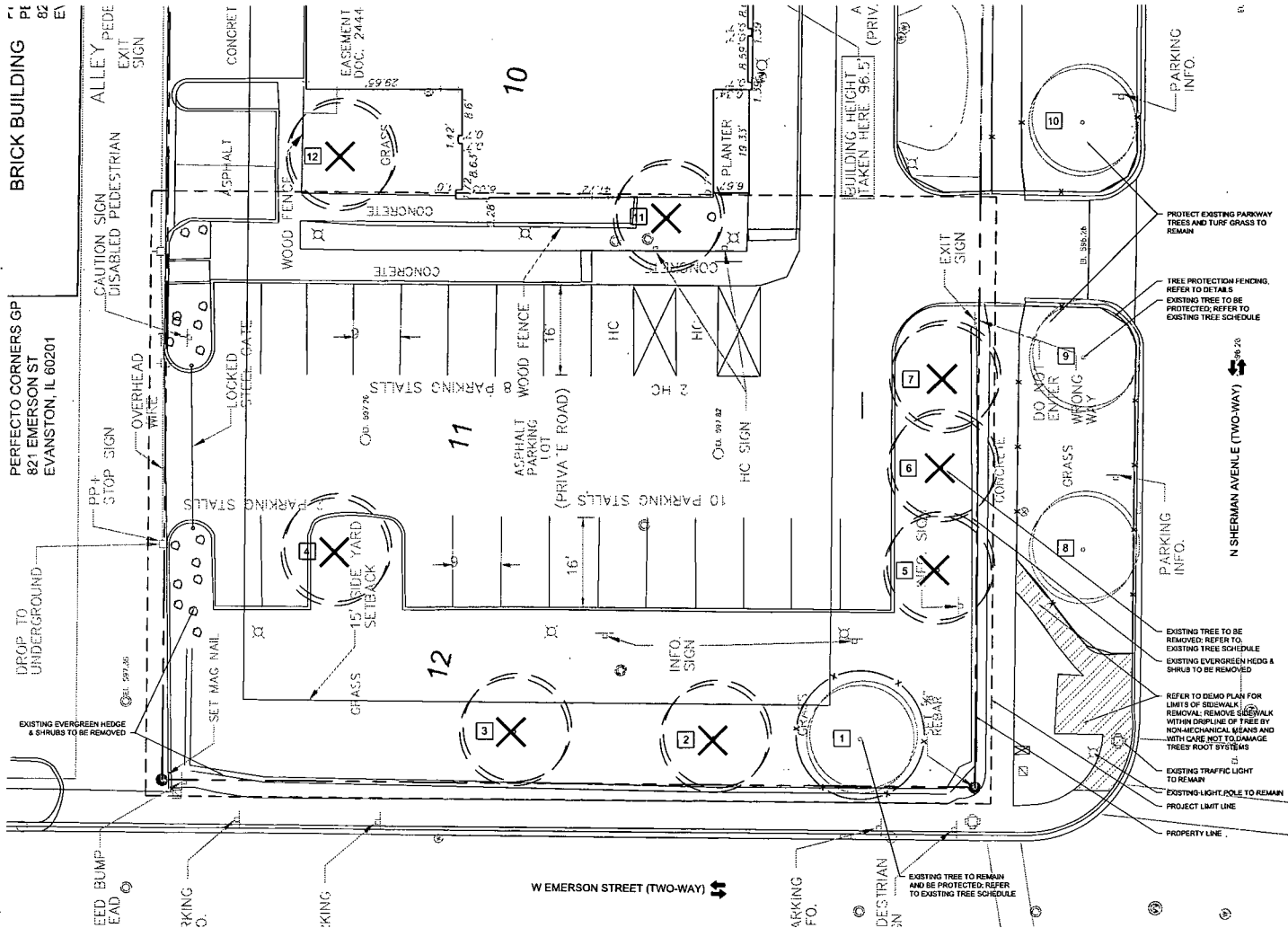
DROP TO UNDERGROUND

EXISTING EVERGREEN HEDGE & SHRUBS TO BE REMOVED

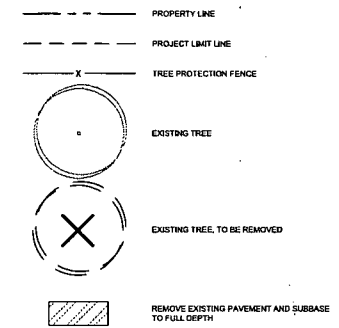
1 TREE PRESERVATION AND REMOVAL PLAN
 1" = 20'-0"



0 5 10 15 20'



LEGEND



PLANTING PROTECTION AND REMOVAL NOTES

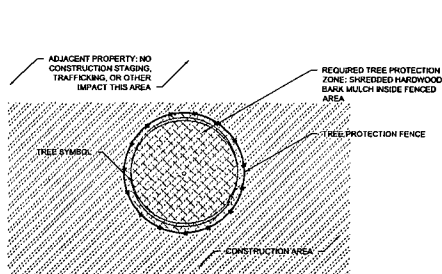
1. PRIOR TO THE COMMENCEMENT OF PLANTING PROTECTION AND REMOVAL SCOPE OF WORK, CONVENIENE A PRE-CONSTRUCTION CONFERENCE WITH ADR, LA, CONTRACTOR AND ANY ASSOCIATED AND RELEVANT DESIGN TEAM MEMBERS, SUBCONTRACTORS AND ADR TO REVIEW WORK SCOPE, SCHEDULE AND TO REVIEW O&A BY DESIGN TEAM, A&J AND CONTRACTORS. CONTRACTOR TO PROVIDE MINIMUM 8 BUSINESS DAY NOTICE FOR ALL MEETINGS.
2. CONFIRM ALL PLANTING REMOVAL AND PROTECTION QUANTITIES AND DIMENSIONS.
3. INSTALL PLANT PROTECTION FENCING PRIOR TO SITE WORK AND MAINTAIN THROUGHOUT CONSTRUCTION PERIOD. NO STORAGE OF MATERIALS, VEHICULAR ACCESS OR ANY OTHER CONSTRUCTION ACTIVITIES PERMITTED WITHIN THE TREE PROTECTION ZONE LIND.
4. ALL PLANT AND SITE PROTECTION FENCING TO BE INSTALLED PRIOR TO HANDSCAPE DEMOLITION AND/OR CONSTRUCTION OPERATIONS.
5. ADULT PLANT PROTECTION FENCING AS NEEDED THROUGHOUT CONSTRUCTION OPERATIONS TO PROTECT CRITICAL ROOT ZONES OF ALL TREES.
6. MARK ALL ROOT PRUNING LOCATIONS PRIOR TO EXECUTION FOR REVIEW AND APPROVAL BY LA.
7. PROVIDE 2 INCH (AFTER SETTLING) MULCH LAYER WITHIN CRITICAL ROOT ZONE OF EXISTING TREES AS MIN PROTECTION DURING CONSTRUCTION OPERATIONS. COORDINATE WITH ADR AND LA FOR ADDITIONAL MEASURES IF CRITICAL ROOT ZONES NEED TO BE ACCESSED FOR ANY REASON DURING CONSTRUCTION OPERATIONS. MULCH LAYER TO BE A 50/50 BLEND OF 1/2 INCH SHREDDED HARDWOOD BARK FIBER AND 1/2 INCH PINE BARK FIBER. VERIFY WHICH EXISTING TREES TO REQUIRE 2" MULCH LAYER WITH LANDSCAPE ARCHITECT.
8. PROVIDE TEMPORARY IRRIGATION FOR ALL EXISTING PLANT MATERIAL AND MAINTAIN THROUGHOUT CONSTRUCTION OPERATIONS. PROVIDE IN SUCH A MANNER AS TO NOT IMPACT EXISTING ROOT SYSTEMS OF PLANT MATERIAL.
9. REMOVE ALL EXISTING TREE AND SHRUB STUMPS AND ROOTS THAT IMPACT WORK. GRIND OUT STUMPS TO A MINIMUM DEPTH OF 18". BRING TO FINISH GRADE PRIOR TO COMPLETION OF WORK.
10. REMOVE MULCH, LAWN, AND PLANTING BEDS AND EXCAVATE EARTH TO COORDINATE WITH GRADING, EARTHWORK AND SITE IMPROVEMENTS.
11. FOR PLANTING REMOVAL AND PROTECTION DETAILS, SEE NEXT PAGE.
12. FOR PLANTING REMOVAL AND PROTECTION SCHEDULE, SEE NEXT PAGE.

EXISTING TREE SCHEDULE								
TAG	BOTANICAL NAME	COMMON NAME	SIZE	COND.	FORM	REMOVE	ROOT PRUNE	REMARKS
1	<i>Picea pungens</i>	Colorado Blue Spruce	18" cal	4	4			See note 1
2	<i>Malus spp.</i>	Crabapple	24" cal	2	2	X		minor deadwood
3	<i>Malus spp.</i>	Crabapple	22" cal	2	2	X		minor deadwood
4	<i>Acer saccharinum</i>	Silver Maple	54" cal	3	4	X		girdling roots; poor pruning; some deadwood in upper canopy
5	<i>Crataegus spp.</i>	Hawthorn	2 x 9" cal	2	2	X		thorned
6	<i>Crataegus spp.</i>	Hawthorn	1 x 8", 1 x 7" cal	2	2	X		thorned
7	<i>Crataegus spp.</i>	Hawthorn	2 x 7", 2 x 5" cal	2	2	X		thorned
8	<i>Aesculus hippocastanum</i>	Horse Chestnut	26" cal	2	2			
9	<i>Aesculus hippocastanum</i>	Horse Chestnut	28" cal	2	1			
10	<i>Aesculus hippocastanum</i>	Horse Chestnut	24" cal	2	3			
11	<i>Acer tataricum subsp. ginnala</i>	Amur Maple	1 x 12", 2 x 6" cal	2	2	X		
12	<i>Cornus spp.</i>	Dogwood	7" cal	3	4	X		poor pruning

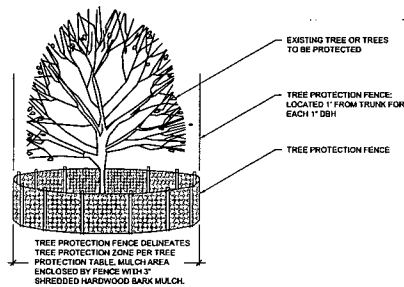
NOTES:
 1. Certified Arborist Report forthcoming. It is suspected that the Colorado Blue Spruce is in decline. The prevalence of diseases on Colorado Blue Spruce has intensified in recent years and the trees are declining rapidly throughout the Chicagoland area. The key symptom is branch decline, which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

Tree Condition. A visual assessment and rating of the overall health and vigor of the tree, as follows:
 1 - Excellent
 2 - Very Good
 3 - Good
 4 - Below Average
 5 - Poor
 6 - Dead

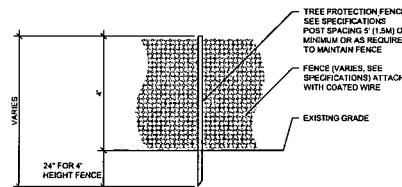
1 EXISTING TREE SCHEDULE
NTS



2 TREE PROTECTION ENTIRELY WITHIN CONSTRUCTION AREA PLAN
NOT TO SCALE



2A TREE PROTECTION ENTIRELY WITHIN CONSTRUCTION AREA ELEVATION
NOT TO SCALE



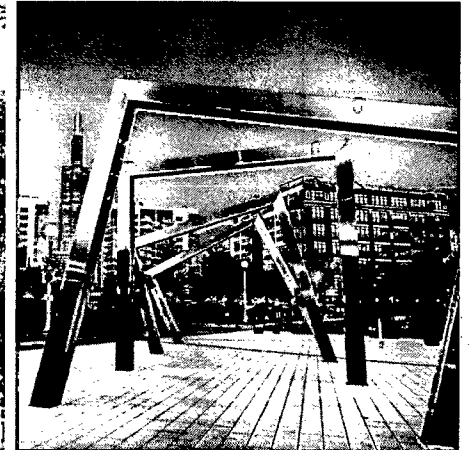
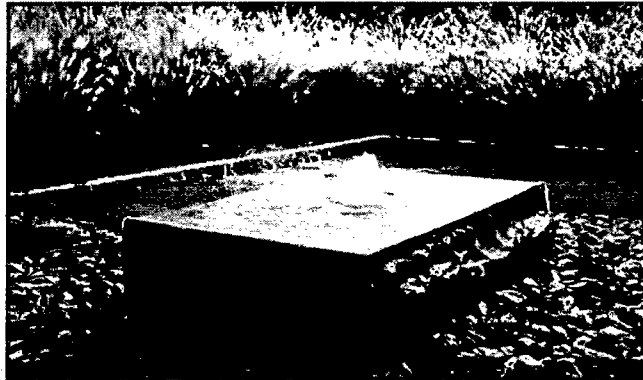
3 TREE PROTECTION FENCE
NOT TO SCALE

TREE PROTECTION	FLAG TAPE COLOR	RADIUS OF TREE PROTECTION FENCE FROM TRUNK	MULCH TREE PROTECTION ZONE
ADJACENT PROPERTY	NONE	NONE. TREE PROTECTED BY TREE PROTECTION FENCE AT PROJECT LIMITS	NO
TREE WITH TREE PROTECTION FENCE	GREEN	1' (30 cm) RADIUS FOR EACH 1" (2.54 cm) DBH*, OR AS APPROVED BY ADR OR PROJECT ARBORIST	YES. 3" DEPTH OF HARDWOOD BARK MULCH. NOT IN CONTACT WITH THE TRUNK
TREE WITH TREE PROTECTION FENCE, ROOTPRUNED	GREEN & YELLOW	1' (30 cm) RADIUS FOR EACH 1" (2.54 cm) DBH*, OR AS APPROVED BY ADR OR PROJECT ARBORIST	YES. 3" DEPTH OF HARDWOOD BARK MULCH. NOT IN CONTACT WITH THE TRUNK
TREE TO BE RELOCATED	BLUE	1' (30 cm) RADIUS FOR EACH 1" (2.54 cm) DBH*, OR AS APPROVED BY ADR OR PROJECT ARBORIST	YES. 3" DEPTH OF HARDWOOD BARK MULCH. NOT IN CONTACT WITH THE TRUNK
TREE TO BE REMOVED	RED	NONE. TREES MUST BE REMOVED PRIOR TO START OF CONSTRUCTION	NO

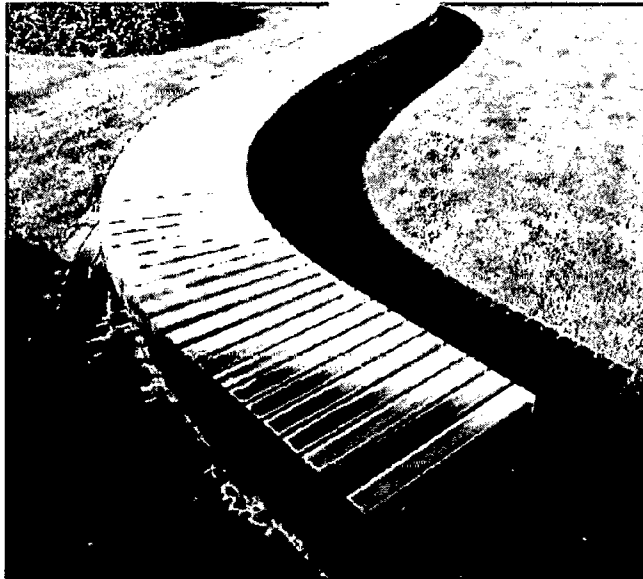
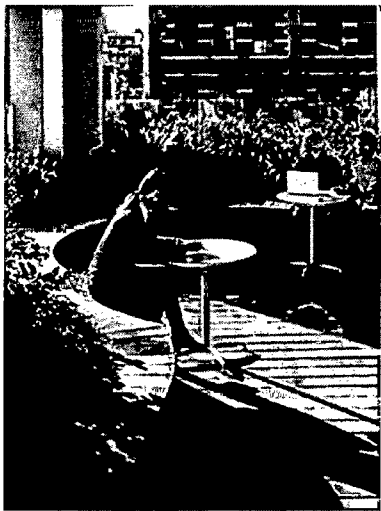
*DBH - DIAMETER AT BREAST HEIGHT MEASURED AT 4.5' FROM BASE OF TREE.

4 TREE PROTECTION TABLE AND NOTES
NOT TO SCALE

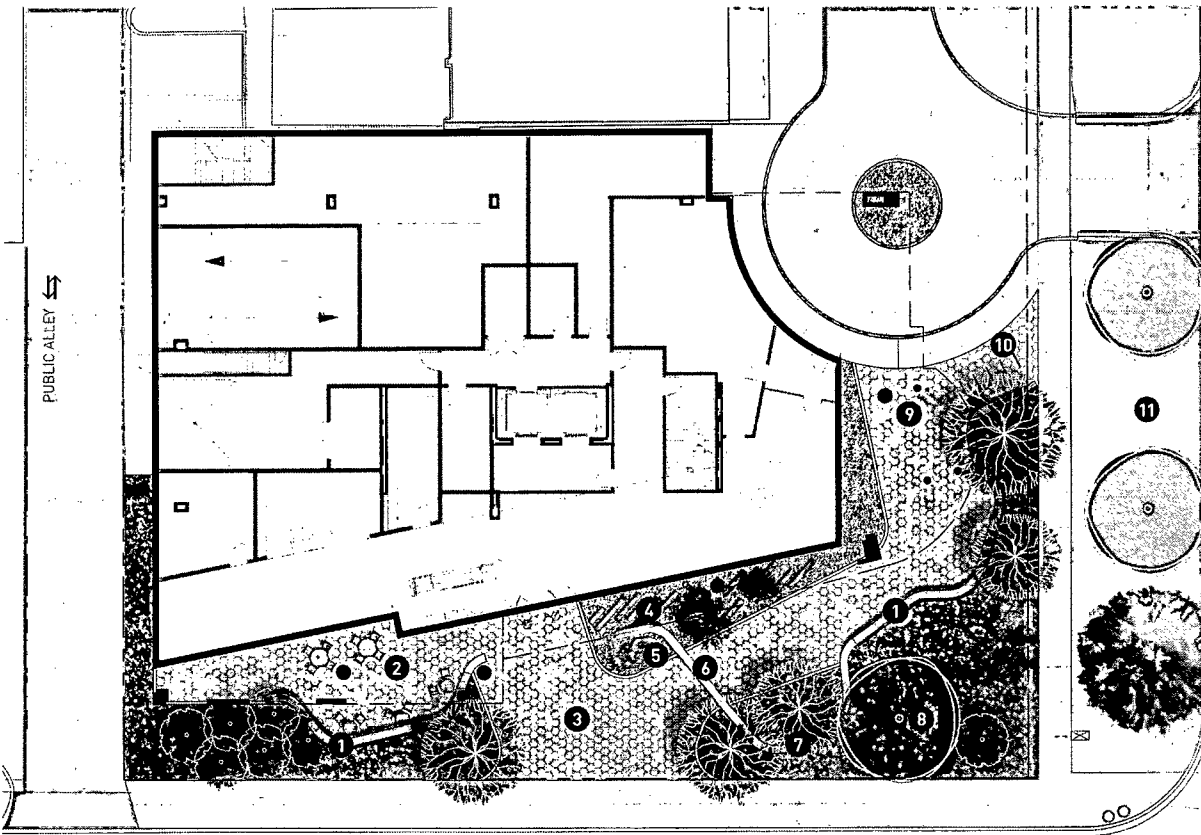
1900 SHERMAN AVE, EVANSTON, ILLINOIS
 LANDSCAPE PD PACKAGE Project Number: 8639
 May 13, 2020



CONNECTIVITY



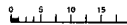
1900 SHERMAN AVE, EVANSTON, ILLINOIS
 LANDSCAPE PD PACKAGE Project Number: 8639
 May 13, 2020



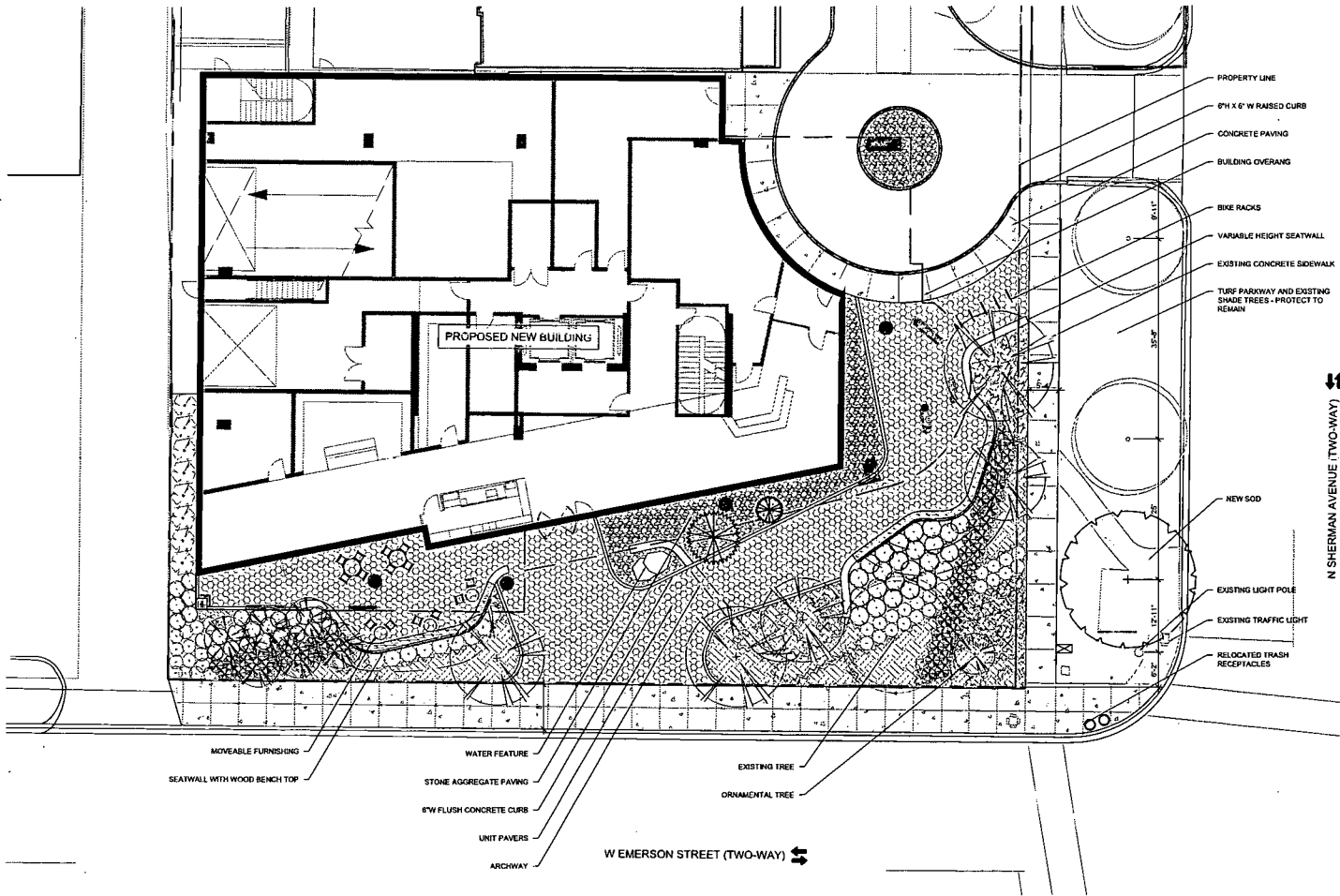
LEGEND:

- 1 RIBBON BENCH
- 2 CAFE SEATING
- 3 UNIT PAVERS
- 4 ROCK GARDEN
- 5 WATER FEATIRE
- 6 RIBBON GATEWAY W/ LIGHTING
- 7 TREES / SHRUBS
- 8 EXISTING BLUE SPRUCE
- 9 PROPOSED BUILDING COLUMNS
- 10 BIKE RACKS
- 11 SODDED PARKWAY WITH EXISTING TREES

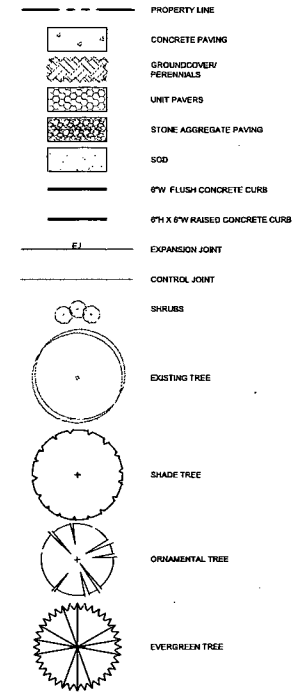
1 RENDERED SITE PLAN
 1" = 20'-0"



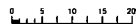
EMERSON ST ↘

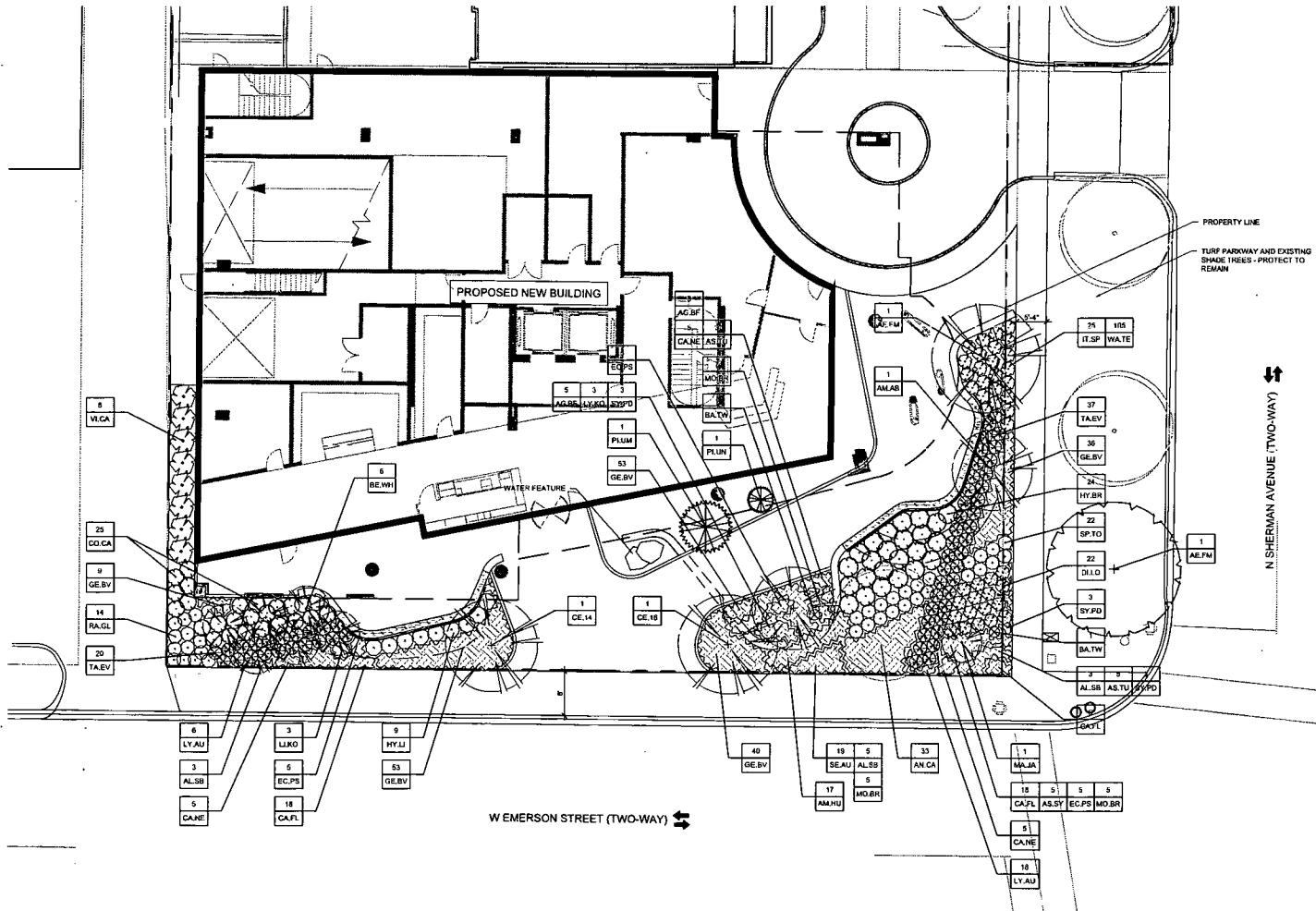


LEGEND



1 OVERALL LANDSCAPE SITE PLAN
1" = 20'-0"



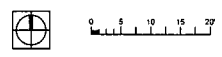


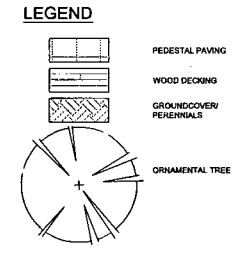
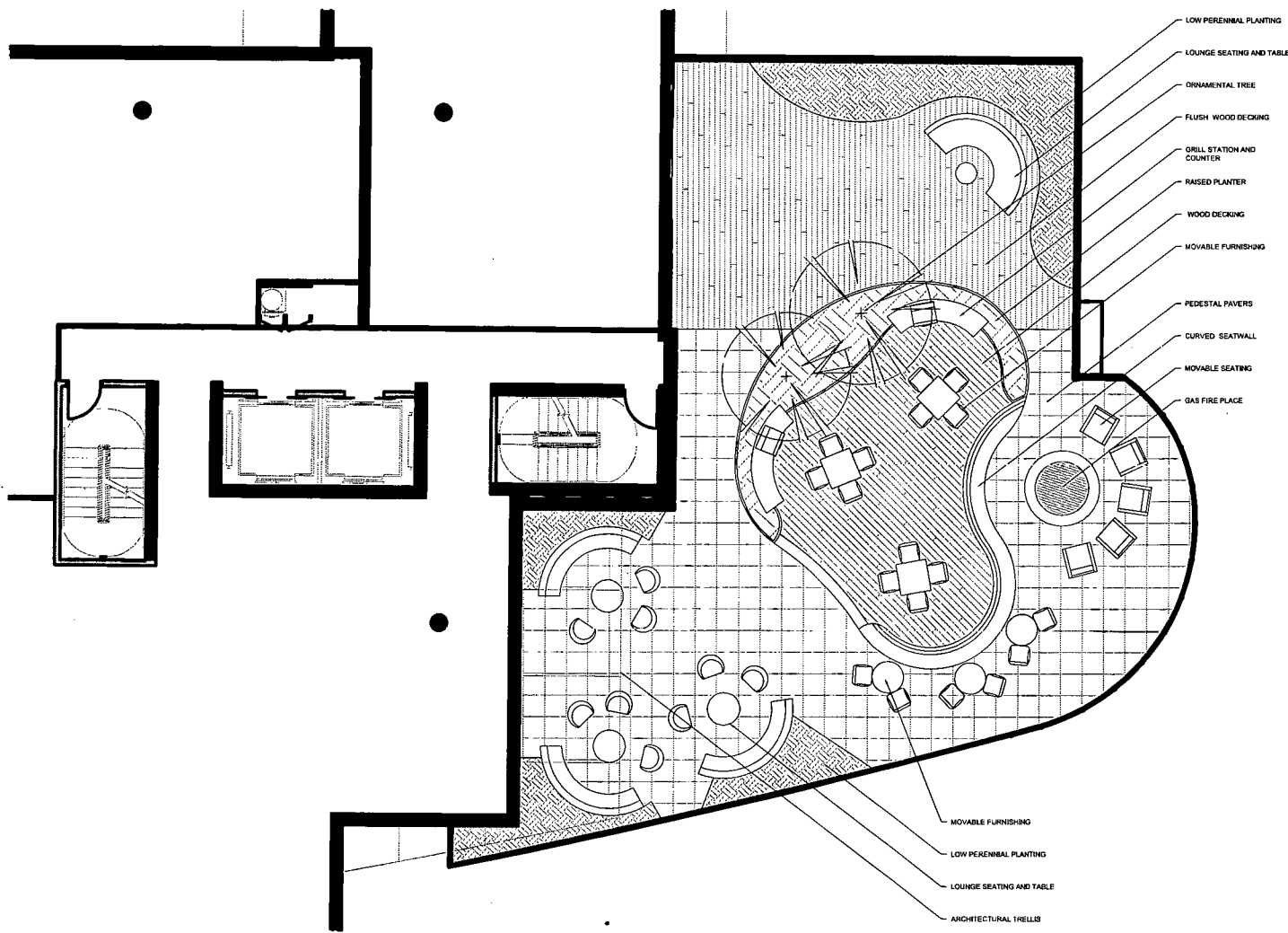
LEGEND

- — — — — PROPERTY LINE
- GROUNDCOVER/ PERENNIALS
- — — — — CONTROL JOINT
- SHRUBS
- EXISTING TREE
- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE

NOTE TO REVIEWER:
 1. NO STREET TREES CAN BE PROVIDED ALONG EMERSON STREET DUE TO THE NARROW RIGHT OF WAY. CODE REQUIRES A MINIMUM SIDEWALK OF 8'4" AND A TREE PIT / TREE GRATE SHOULD HAVE MINIMUM WIDTH OF 5'4". THE R.O.W. IS LESS THAN THE COMBINED DIMENSION OF 10'4". PROPOSED TREES ARE INSTEAD SET WITHIN THE PROPERTY LINE.
 2. ALL PROPOSED TREES SHALL BE PLANTED 17'-0" MINIMUM FROM BELOW GROUND UTILITIES.

1 LANDSCAPE PLANTING PLAN
 1" = 20'-0"





1 AMENITY DECK
1" = 20'-0"

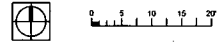


EXHIBIT F

Ordinance 61-O-76

AS ADOPTED

3. B.C. 2-76 (V. 54, P.D.C.)
[Handwritten signature]



6-3-76, 6-16-76
6-21-76, 6-25-76
7-14-76

61-6-76

AN ORDINANCE

Granting the Application by the Cook County
Housing Authority for the Establishment of
A Planned Development at 1900-20 Sherman Avenue

WHEREAS, the City of Evanston did enter into a cooperation agreement with the Housing Authority of Cook County (hereinafter referred to as HACC) on August 17, 1970 to provide low-rent housing for the elderly in the City of Evanston; and

WHEREAS, the HACC did submit a request for a program reservation to the Department of Housing and Urban Development to provide federal funds for such housing and HUD did approve a reservation of 100 units of low-rent housing for the elderly in Evanston; and

WHEREAS, on February 3, 1976, March 15, 1976, March 30, 1976, April 20, 1976, and May 18, 1976 the Zoning Board of Appeals conducted a Public Hearing upon the application of the Housing Authority of the County of Cook for various forms of relief including a planned development as provided by the Evanston Zoning Ordinance adopted November 21, 1960 as amended, as they apply to the property located at 1900-20 Sherman Avenue, Evanston, Illinois, an R7 General Residence District, to allow construction of a low-rent elderly housing facility in conformance with the Zoning Board of Appeals application and plans submitted and identified as received by the Appeals Officer on December 24, 1975; said public hearing having been conducted pursuant to notice and publication thereof as provided by law; and

WHEREAS, the Zoning Board of Appeals has recommended that said application for a Planned Development be granted; and

AS ADOPTED



AS ADOPTED

61-0-76

-2-

WHEREAS, THE City Council of the City of Evanston has made the following findings of fact, to wit:

1. The proposed structure is so designed, located and proposed to be operated that the public health, safety, and welfare will be protected, and the public welfare will be advanced by providing low income housing of good quality for elderly persons.

2. The development as proposed is in harmony with the general purposes and intent of the comprehensive zoning ordinance.

3. The City Council finds that the proposed Planned Development is compatible with the development allowed under the basic provisions of the Zoning Ordinance in the area in which it is proposed and is not of such a nature in height, bulk, or scale as to exercise influence contrary to the purpose and intent of the Zoning Ordinance as specifically set forth in Section II of the Zoning Ordinance.

4. The City Council finds that the proposed use and development plans are compatible with and implement the planning goals and objectives of the City as contained in the Comprehensive Plan and other pertinent policy resolutions, particularly in terms of the following specific findings:

a. That the proposal will implement land use policy of the City as contained in the Comprehensive Plan.

b. That a preponderance of the evidence demonstrates that the proposal, while increasing land use intensity with respect to building height and rear yard, still implements the objectives of the City and other pertinent policy resolutions entered into by City and the applicant.

AS ADOPTED



AS ADOPTED

61-0-76

-3-

c. That the proposal advances the housing goals of the City by implementing City Council Resolution 27-R-73 which designated this site for one hundred one (101) units of low rent housing for the elderly and the objective of the Comprehensive Plan to develop within the means of the community an adequate housing supply so that Evanston residents may enjoy housing with a range of geographic choices that is suited to their needs and within their reasonable ability to pay.

d. That the proposal implements population policy by providing low income, elderly housing with good access to public transportation and within the proximity of the downtown business district.

e. That the evidence demonstrates that the proposal will have no adverse impact on traffic or parking since the street system is adequate, mass transportation is readily accessible, and more off-street parking is being provided than is required by the Zoning Ordinance.

f. That the proposal will not increase the number of school-age children within the area and will have no adverse impact on public services and facilities and a portion of the land will be restored to the tax rolls and payments made in lieu of taxes.

g. That the proposal will not alter the essential character of the neighborhood since it is already improved with a number of multiple family dwellings except to the west of the subject property which is located in a C2 District.

h. That the proposal is consistent with planning goals.

i. That the proposal will assist in the conservation of taxable value of land and buildings throughout the City of Evanston and the retention of taxable land on the tax rolls by returning a portion of the land to the tax rolls and the applicant will be making payments in lieu of taxes.

AS ADOPTED



AS ADOPTED

61-0-76

-4-

5. The City Council finds that the proposed development can be completed within two years of obtaining the permit.

6. The City Council finds that the proposed development will not overload the streets adjacent to the project.

7. The City Council finds that the existing utility services are adequate for the proposed development.

8. The City Council finds that the applicant's Exhibit F.2. demonstrates adequate financial resources to assure completion of the development.

9. The City Council finds that the findings and recommendations of the Zoning Board are supported by the evidence and the approval of said planned development is in the best interest of the City of Evanston;

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

SECTION 1: That the Housing Authority of the County of Cook be and it is hereby granted approval for a Planned Development to permit construction of housing for the elderly in an R7 General Residence District on the property located at 1900-20 Sherman Avenue, Evanston, Illinois, and legally described as:

Lots 7, 8, 9, 10, 11, and 12 in Rose and Powers Addition to Evanston, being a Subdivision of Lot 7 of Assessor's Division of the Northeast Quarter of Section 18, Township 41 North, Range 14, East of the Third Principal Meridian pursuant to Plat recorded May 29, 1974 as Document No. 163502 all in Cook County, Illinois

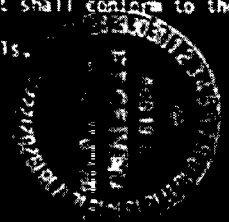
with the following allowances:

- a. A building height of 97 feet; and
- b. A rear yard of 25 feet

subject to compliance with all other provisions of the Zoning Ordinance, other applicable laws, and the following conditions:

- 1. Unless otherwise approved by the Planning and Development Committee or the City Council, the planned development shall conform to the application as presented to the Zoning Board of Appeals.

AS ADOPTED



AS ADOPTED

61-0-76

-5-

2. That said planned development will be constructed in substantial compliance with the application and plans attached hereto and made part of this ordinance as:

Exhibit C - Applications for variation, planned development, etc.

Exhibit E - Property line map, topography map, utility map, landscape plan, site plan, ground floor plan, typical floor plan, elevation drawings

3. Residents of the City of Evanston shall be given priority for occupancy of the dwelling units.

4. That the owners shall make an annual payment in lieu of taxes at the rate of 10 percent of the gross amount realized annually for the rental of the units in said Planned Development.

SECTION 2: The plat of consolidation attached to this ordinance is hereby approved.

SECTION 3: The Director of Inspections and Permits is hereby ordered and directed to grant such permits as shall be required to effectuate the provisions of this ordinance subsequent to recordation of said ordinance in the office of the Recorder of Deeds of Cook County.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

AS ADOPTED

AS ADOPTED

61-0-76

-6-

Introduced _____, 1976

Adopted July 12, 1976

Approved _____, 1976

Mayor

ATTEST:

City Clerk

Approved as to form: _____
Corporation Counsel

AS ADOPTED