

**11). How this development's approval will further public benefits.**

The project will be locally subsidized and affordable and is designated towards the family segments of the local apartment market which is currently undersupplied.

There is also a strong demand for affordable/subsidized units in the immediate area which this project will fill.

Since the project is a new construction, its presence will upgrade the overall street appeal with the fresh landscaping around the site, and the added draw of public parking spots, encouraging a lot of foot traffic along the area. The current lack of new development sites limits the potential for future competitive development, and the upgrading of an existing parking lot and replacing the existing building will provide a consistent image of safety for the rest of the block.

Retail shopping amenities are all within walking distance, and the inclusion of 60 potential new residences, will improve the overall population of the area, for walking around, and for those traveling throughout the Chicago Metropolitan area with its proximity to the South Blvd L Station, and improve school attendance in the areas.

The exterior building design will fit in with the neighborhood aesthetic and will be pleasing to passersby.

The new construction also replaces the 4 townhome units that are not an efficient use of the current space allowed by zoning rules. With the units replaced will serve as an improvement.

Finally, having the added benefit of a high-capacity building, will serve to upgrade the overall utilities, as capacity increases tend to have a cascading effect on improving the longevity of utilities to the immediate area.

**12). Statement describing the relationship between the proposed development and the Comprehensive General Plan and other City land use plans**

Tuesday April 20<sup>th</sup>, 2021; The City of Evanston put forth a request for proposals to develop a project with the Housing Authority of Cook County to develop a site close to the S Blvd L station in Evanston. The proposal was to develop a mixed income residential development project, with units affordable to a wide range of households including market rate, and 30 – 100% of area median income. While the site was currently zoned R4, the project would be a planned development which provided some flexibility and would allow for a R5 zoning limits established in the City Code.

The city has also mandated that any new proposals would adhere to the City's Climate Action and Resilience Plan, providing a property with net-zero greenhouse gas emissions, that would also include improved waste diversion services, electric charging access, and ecologically beneficial landscaping. This building is designed with those restrictions in mind, building without any gas appliances, and utilizing renewable sourced materials, that are low in carbon emissions and insulated materials that increase efficiency with the building systems.

The site redevelops a property known as Lot 1, approximately 27,000 sqft in total, provides off-street parking for up to 65 permit holders, and occasionally snow emergency parking and vacationing residents. The city believes the site to be underutilized, as the only residential component on the site are 4 townhome units, of which only 3 are occupied, that are underutilized for the site of its size. They are currently owned by HACC and the property developer as part of the Intergovernmental Agreement.

**13). Statement describing the developments compliance with the Zoning Ordinance and any other pertinent city planning and development policies.**

The current project as envisioned does not comply with the current R4 site and has been approved to proceed with an R5 variance required by the Planned Development Application, directed by the City of Evanston.

The mean building height of 56' is proposed, where an R5 zone would allow a total height of 62'

The site also follows current parking and vehicular access through the Hinman right of way, and an overabundance of 65 parking stalls, where 23 are required, with 20 designated for public use.

The property will make use of the City's environmental goals for new developments, and after completion should provide as an example for future development projects seeking sustainability in mind.

**14). Statement addressing the site controls and standards for planned developments in the subject property's zoning district regarding the following:**

a) Minimum area

Project utilizes the minimum lot size requirement of 1500 sqft for the first 4 units and 800 for each additional unit. The project based on the lot size is allowed 40 units +8 with the IHO bonus and a request for +25% as a site development allowance for a total of 60 proposed.

Minimum lot width for other uses including multiple family is 50' where 280.3' is proposed. Maximum lot coverage under the base zoning is 50% with an additional 15% requested as an allowance, and 15% for onsite IHO (with public financing) for a lot coverage of 80%, 21.5% is proposed.

b) Tree preservation

There are several large mature street trees and 4 newly planted 3" cal. Parkway Trees which will be preserved and protected. 2 ornamental trees will be removed from development (Cornus Florida)

c) Landscaped strip

Landscaped strips along the building will have deciduous hedges for parking lot screening along the Hinman Blvd alleyway.

The Strip along South Blvd will have its existing trees protected, and will stay with a fence protection.

d) Open space

Open spaces will be maintained throughout the project. The site exists as a parking lot and above-ground storage of cars. The site will preserve the open air concept and allow pedestrians to cross paths through the Hinman right of way and to the alley south of the property.

e) Walkways

There will be two primary sidewalks for pedestrians and local residential use. The Hinman alleyway and S blvd sidewalks will provide pedestrian access. There will be no sidewalk along the southern edge of the property line.

f) Parking and loading

Parking and loading islands will have deciduous and evergreen shrubs, ornamental grasses and perennials.

20 parking stalls will be reserved for public use along the southern edge of the property, that borders the southern alley. Includes 19 parking stalls and 1 handicapped. The remaining above-

ground parking stalls will be reserved for residents of the property. The lot is partially covered along the southern perimeter of the new site.

g) Utilities

Utility capacity upgrades will be made to accommodate 60 new units, with laundry units inside each unit.

Water and Sewer connections will join underground connections along South Boulevard.

h) Stormwater treatment

Stormwater will be detained on site. An underground storage vault will be built underneath the primary parking lots. With trench drains and catch basins located throughout the parking lot. The vault will eventually drain east towards the Hinman right of way.

### **15). Statement of proposed developments compatibility with the surrounding neighborhood**

Recent market survey has indicated that the immediate area has a high density of mixed single family homes, and multi-tenant buildings. The unit sizes in the new project will match the rest of the representative market norms for similar properties.

Upon completion the project will be a new fixture for the neighborhood. The quality and condition of the subject will be consistent with or superior to the existing supply of competitive multifamily properties.

The parking ratio of 0.75 spaces per unit (excluding the 20 City of Evanston permit spaces) is reasonable for an affordable apartment property, especially considering the TOD location. There is also additional off-site parking along the adjacent streets.

## 16). Statement of proposed developments compatibility with the design guidelines for Panned Developments

The proposed development does not aim to produce something new, rather it prefers to produce something fitting within the framework of its surrounding environment. The project will complement the rest of the immediate neighborhood by adhering to the preservation ordinance, building code, parking, and stormwater detention.

The property once served as a parking lot, and so the parking lot will return after full redevelopment of the site. Though not at the same capacity, the structure will no longer stand out as a vacant lot, in between two occupied buildings.

In keeping with the other multifamily buildings in the area like 525 Hinman; the building will have a flat roof, and windows along S blvd. With materials that take elements of brick, vinyl siding, vertical siding, and composite trim that seeks to give the front face of the building a structural character reflective of its neighborhood.

This design was not built to maximize the zoning of the ~~site, and site and~~ sticks to 60 units to fit in with the scale of other multi-family structures in the immediate area.

The site also does not intend to have balconies in keeping with the current aesthetic of the rest of the site. However, its 5-story height will provide a great view out of the large outdoor common space for residents to enjoy, as they can see straight into downtown Evanston from that height.

The exterior shall have some lighting that also increases safety during the night. A bike rack that holds about 47 bikes will be available for residents and the landscaping preserves some old growth trees that will promote a good walkable community and avoids the “canyonization” effect that some new developments have created.

The building is within a Transit Oriented Development site, which takes advantage of its proximity to the South Boulevard CTA station. The site will make full use of the Hinman right of way to improve vehicle circulation, and not impede traffic while driving around, upgrading the deteriorating asphalt once complete. The parking lot will have a variety of landscaping that will also keep the cars out of full view while parked and should provide some shade during the sunny months.

**17). Statement Describing provisions for care and maintenance of open space and recreational facilities.**

All landscaping shall be installed in accordance with the city of Evanston landscaping codes and zoning ordinances.

Soils in ground cover beds shall be amended using 2 inches of mushroom compost incorporated into the top 4 inches of soil.

Disturbed areas to receive sod shall be tilled to a 6" of depth and fine graded to provide a smooth base surface. If existing soil is clay or unsuitable, 2" of fine graded topsoil shall be added prior to tilling. Existing sod areas will have turf removed with automated sodcutter or hand space.

Open spaces will be maintained by a landscaping group and actively managed by the hired management team maintenance crew. The landscaping contractor shall also provide the owners with a bonded written one-year warranty agreement (beginning at possession date). The agreement will cover maintenance, repair, and replacement of all dead or damaged landscaping to preserve the same quantity and quality as initially approved.

The contractor will also provide a separate estimate for an automatic underground irrigation system for complete effective coverage of all lawn areas and shrub beds. The contractor is responsible for installation, with shop drawings before commencing work. Irrigation plans will include hunter pro-c controller with wireless solar sync station and hunter spray heads and nozzles with a full warranty lasting for a full year after installation.