



AGENDA

Planning & Development Committee

Monday, October 9, 2023

Lorraine H. Morton Civic Center, James C. Lytle City Council Chambers, Room 2800

5:30 PM

Join Zoom Meeting

<https://us06web.zoom.us/j/83219207726?pwd=0sJq3MwbTU3qEZUx6sTRzyaume7W10.1>

Meeting ID: 832 1920 7726

Passcode: 468893

Community members may watch the City Council meeting online at www.cityofevanston.org/channel16 or on Cable Channel 16.

Page

(I) CALL TO ORDER - COUNCILMEMBER WYNNE

(II) APPROVAL OF MINUTES

M1. **Approval of the Minutes of the Planning & Development Committee Meeting of August 28, 2023** 3 - 5

Staff recommends the approval of the Minutes of the Planning & Development Committee meeting of August 28, 2023.

For Action

[Approval of the Minutes of the Planning & Development Committee Meeting of August 28, 2023](#)

(III) PUBLIC COMMENT

Those wishing to make public comments at the Administrative & Public Works Committee, Planning & Development Committee or City Council meetings may submit written comments in advance or sign up to provide public comment by phone or video during the meeting by completing the City Clerk's Office's online form at www.cityofevanston.org/government/city-clerk/public-comment-sign-up or by calling/texting 847-448-4311.

(IV) ITEMS FOR CONSIDERATION

- P1. **Ordinance 99-O-23 Approving a Map Amendment and Special Use for a Planned Development at 504-514 South Boulevard** 6 - 71

The Community Development Department and Land Use Commission recommend approval of the proposed Planned Development and Map Amendment at 504-514 South Boulevard, subject to specific conditions.

For Introduction

[Ordinance 99-O-23 Approving a Map Amendment and Special Use for a Planned Development at 504-514 South Boulevard](#)

(V) ITEMS FOR DISCUSSION

- D1. **Adding a Financial Solvency Requirement for Planned Developments** 72 - 73

Councilmember Kelly recommends the Committee discuss a financial solvency requirement as a standard of approval for Planned Development applications.

For Discussion

[Adding a Financial Solvency Requirement for Planned Developments](#)

(VI) ADJOURNMENT



Memorandum

To: Members of the Planning and Development Committee
From: Elizabeth Williams, Planning Manager
CC: Sarah Flax, Community Development Director
Subject: Approval of the Minutes of the Planning & Development Committee Meeting of August 28, 2023
Date: October 9, 2023

Recommended Action:

Staff recommends the approval of the Minutes of the Planning & Development Committee meeting of August 28, 2023.

CARP:

N/A

Committee Action:

For Action

Summary:

The draft minutes of the Planning & Development Committee meeting of August 28, 2023, are attached for the Committee's consideration.

Attachments:

[Draft Planning & Development Committee Minutes from August 28, 2023](#)

Draft



Planning & Development Committee

Monday, August 28, 2023 @ 5:45 PM

Lorraine H. Morton Civic Center, James C. Lytle City Council Chambers, Room 2800

COMMITTEE MEMBER PRESENT:

Devon Reid, Councilmember, Bobby Burns, Councilmember, Clare Kelly, Councilmember, Melissa Wynne, Councilmember, Councilmember, Eleanor Revelle, Councilmember, and Juan Geracaris, Councilmember, Jonathan Nieuwsma, Chair

COMMITTEE MEMBER ABSENT:

STAFF PRESENT:

Sarah Falx, Community Development Director, Liz Williams, Planning Manager, Emily Okallau, Public Services Coordinator & Certified Arborist

(I) CALL TO ORDER - COUNCILMEMBER NIEUWSMA

(II) APPROVAL OF MINUTES

P1. **Approval of the Minutes of the Planning & Development Committee Meeting of July 10, 2023**

Staff recommends the approval of the Minutes of the Planning & Development Committee meeting of July 10, 2023.

Moved by Councilmember Kelly
Seconded by Councilmember Wynne

Ayes: Councilmember Burns, Councilmember Kelly, Councilmember Wynne, Councilmember Nieuwsma, Councilmember Revelle, and Councilmember Geracaris

Motion Passed 6-0 on a recorded vote

(III) PUBLIC COMMENT

Wendy Pollock spoke in support of Ordinance 15-O-23, Amending Title 7, Chapter 8 Concerning the Protection of Trees on Private Property

(IV) ITEMS FOR CONSIDERATION

P1. **Ordinance 15-O-23, Amending Title 7, Chapter 8 Concerning the Protection of Trees on Private Property**

The Environment Board and staff recommend City Council adoption of Ordinance 15-O-23, Amending Title 7, Chapter 8, Concerning the Protection of Private Trees.

Moved by Councilmember Wynne
Seconded by Councilmember Kelly

Ayes: Councilmember Reid, Councilmember Burns, Councilmember Kelly, Councilmember Wynne, Councilmember Nieuwsma, Councilmember Revelle, and Councilmember Geracaris

Motion Passed 7-0 on a recorded vote

P2. **Ordinance 75-O-23, Special Use for a Convenience Store, Dempster Snack Shop, and a Special Use for a Type 2 Restaurant, Windy City Flavors, in the B1 Business District at 1806-1808 Dempster Street**

The Land Use Commission recommends the adoption of Ordinance 75-O-23, a Special Use for a Convenience Store, Dempster Snack Shop, and a Special Use for a Type 2 Restaurant, Windy City Flavors, in the B1 Business District at 1806-1808 Dempster Street.

Moved by Councilmember Reid
Seconded by Councilmember Revelle

Ayes: Councilmember Reid, Councilmember Burns, Councilmember Kelly, Councilmember Wynne, Councilmember Nieuwsma, Councilmember Revelle, and Councilmember Geracaris

Motion Passed 7-0 on a voice vote

(V) ITEMS FOR DISCUSSION

(VI) ITEMS FOR COMMUNICATION

(VII) ADJOURNMENT



Memorandum

To: Honorable Mayor and Members of the City Council
CC: Members of the Planning and Development Committee
From: Cade Sterling, Planner
CC: Sarah Flax, Community Development Director; Elizabeth Williams, Planning Manager
Subject: Ordinance 99-O-23 Approving a Map Amendment and Special Use for a Planned Development at 504-514 South Boulevard.
Date: October 9, 2023

Recommended Action:

The Community Development Department and Land Use Commission recommend approval of the proposed Planned Development and Map Amendment at 504-514 South Boulevard, subject to the following conditions:

1. The proposed development shall substantially comply with the documents and testimony on record.
2. The applicant shall agree to a Construction Management Plan (CMP) to include but not be limited to vibration and settlement monitoring and a community communications plan prior to issuance of the building permit.
3. The applicant agrees to comply with the City of Evanston Green Building Ordinance and will obtain a LEED Gold Certification Rating or equivalent (Net Zero Certification).
4. The applicant continues to work with City staff on design details for the north and east building elevations as well as explore the feasibility of reducing the proposed floor-to-floor heights.
5. The applicant agrees to comply with the General Conditions and Standards for Planned Developments within Code Section 6-8-1-10.
6. The applicant shall provide one off-street short-loading berth.

CARP:

N/A

Council Action:

For Introduction

Summary:

Applicant's Request

The applicant requests a Special Use for a Planned Development and concurrent Zoning Map Amendment on behalf of PIRHL Developers, LLC, to rezone from the existing R4 - General Residential Zoning District to the R5 General Residential Zoning District and construct a 60-unit mixed-income housing development. The applicant is requesting the following site development allowances: an east street side-yard setback of 5' where 15' is required; a west interior side-yard setback of 6'-2" where 15' is required; an impervious surface ratio of 85% where 75% is the maximum permitted; building height of 62' where the lesser of 5 stories or 50' is the maximum permitted; no dedicated off-street loading berth where one short loading berth is required, and; a 25% increase in density or +12 for the aforementioned total of 60 units.

Update

Following discussion and deliberation by the Land Use Commission, the applicant has developed and will share a plan to accommodate off-street loading during off-peak hours without a formalized off-street loading berth. Members of the Land Use Commission had concerns with the lack of a dedicated off-street loading berth or an equivalent and efficient plan to manage and coordinate move-in and move-out. The applicant explored the removal of 4 dedicated off-street parking spaces to accommodate the required off-street loading berth. However, in an effort to mitigate both concerns by the Commission regarding loading and deliveries and concerns by residents regarding off-street parking, the applicant has proposed a designated loading area at the western edge of the extended portion of Hinman Avenue rather than removing off-street parking. City staff believes this to be a more efficient use of the site, noting that the extension of Hinman Avenue, although a public way, primarily serves the proposed development, and as such, coordinated move-in and move-outs could occur in the proposed location during off-peak travel hours with a diminutive impact on traffic flow into and out of the site. Members of the Land Use Commission further inquired about suggestions within the Traffic Study that recommended crosswalk improvements and improved signal timing at the Chicago Avenue and South Boulevard intersection as well as west at South Boulevard and Callan Avenue. Staff consulted with the Public Works Agency, and it was agreed these improvements would be incorporated into the planned improvements for the Chicago Avenue corridor.

The dissenting Commissioner for the motion to approve the Special Use for a Planned Development further asked the applicant to explore reducing the proposed floor-to-floor heights in an attempt to reduce the overall height of the project while retaining the internal density and bedroom mix. Alternatives were explored that would have replaced the proposed use of wood truss floor joists with concrete or steel. However, these would have a significant impact on the project's cost and a negative impact on the ability to meet the required Net Zero Certification due to the increased carbon footprint of the proposed materials. Alternatives to reduce the wood floor joists from 24" to 22" were also explored but would not have reduced the building height meaningfully, with the proposed change, inches in overall height, not being perceptible, and this would create negative consequences for the quality of the interior spaces.

Next Steps

Following the conclusion of the entitlement process for the Map Amendment and Planned Development, the City and applicant will advance the remaining proposals for subdivision and

acquisition of public property, both the existing City-owned surface parking lot and a portion of the existing Hinman Avenue right-of-way south of South Boulevard; formalize agreements for improvements and maintenance for the remaining publicly controlled Hinman Avenue right-of-way south of South Boulevard, and; finalize a management plan for the proposed 20 off-street parking spaces as determined by the Parking Services Division.

Legislative History:

Land Use Commission September 13, 2023

Upon hearing testimony from the applicant as well as residents both in favor and those opposed, and upon determination that the applicable standards had been met, a motion to recommend approval of the proposed map amendment carried on a vote of 6-0. A subsequent motion to recommend approval, with conditions, for the proposed special use for planned development carried on a vote of 5-1.

The meeting minutes are attached. The commission packet, including the applicant's associated market study, traffic study, geotechnical report, and other supplemental information, can be found [here](#).

Attachments:

[504-514 SouthBoulevard Staff Report](#)

[99-O-23 Approving Map Amendment and Planned Development for 504-14 South Blvd](#)

[504-514 South Boulevard Development Plan](#)

[2023-9-13 LUC Meeting Minutes APPROVED](#)

General Information

Applicant: Eugene Hu
 PIRHL Developers LLC
 800 West St. Clair Avenue
 Cleveland, Ohio 44113

Current Owner(s): City of Evanston
 2100 Ridge Avenue
 Evanston, Illinois 60201

Housing Authority of Cook County
 10 South La Salle Street Suite 2200
 Chicago, Illinois 60603

Existing Zoning: R4 General Residential Zoning District
Proposed Zoning: R5 General Residential Zoning District

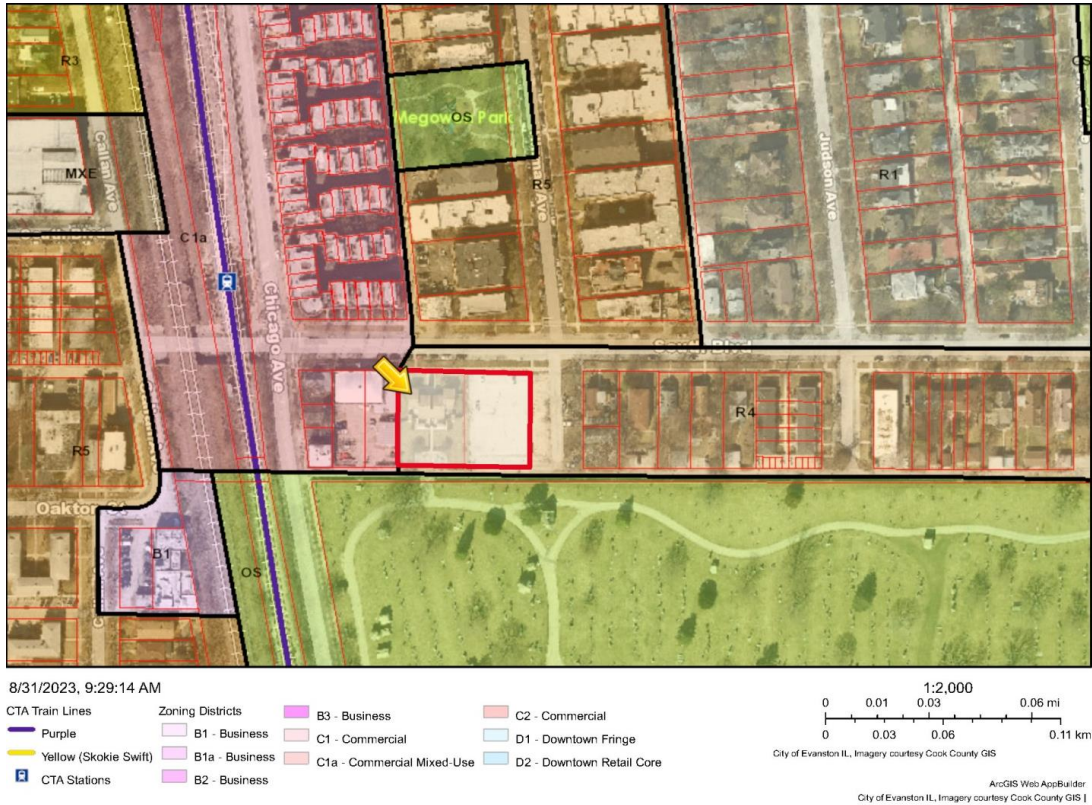
Existing Land Use: Multi-family residential and surface parking

Property Size: 34,950 sq. ft. (.8 acres)
PINs: 11-19-419-009-0000; and, 11-19-419-010-0000

Surrounding Property	Zoning	Land Use
North	R5 - General Residential	2-4 Story Multi-Family
South	OS - Open Space	Cemetery
East	R4 – General Residential	2-3 Story Single and Multi-Family Residential
West	C1a – Commercial Mixed-Use District	Institutional – Cemetery Maintenance Operations

504-514 South Boulevard is currently improved with a low-density multi-family/attached townhome development owned and operated by the Housing Authority of Cook County (HACC), and an underutilized surface parking lot and right-of-way owned by the City of Evanston. The property is within a transit-oriented-development area, and is less than 500' east of the CTA operated South Boulevard Purple Line Station with express service between Linden and the Loop, Pace Bus 213 with service between Highland Park and the Howard Street CTA Station, and is a ten minute walk from the Main Street Metra Station with service between the Ogilvie Transportation Center and Kenosha Wisconsin. The property is a 5 minute walk from the Chicago Avenue Walgreens, a 10

minute walk to the Howard Street Business District and Jewel-Osco, a ten minute walk to the Main Street Business District, and a ten minute walk to Lake Michigan and South Boulevard Beach. The property is well served by proximate public parks and open-space including nearby Vera Megowen Park, Baker Park, Hinman Park, Garden Park, and the Elks Play Lot Park. Surrounding properties are an eclectic mix of single, two-family, multi-family, institutional, and commercial uses between two and four stories in height and constructed between the mid to late 1800s and early 2000's.



The applicant proposes consolidation and acquisition of the HACC property, City owned parking lot, and 33' of vacated right-of-way to form the development boundaries.

In part due to the quality of the proposed development including its design, qualifications of the developer, the degree of affordability, and its location proximate to significant amenities, transportation alternatives, and job opportunities, the project was reviewed by the Illinois Housing Development Authority and approved for use of the highly competitive [Low Income Housing Tax Credit \(LIHTC\)](#), the most important resource for creating affordable housing in the United States today.

Analysis

Project Description

The applicant proposes a map amendment to rezone the property from its current R4 zoning to R5 -- a proposed amendment consistent with surrounding zoning designations and the surrounding neighborhoods development and character, but more importantly critical to providing the necessary density to make a primarily affordable project financially viable. The applicant further proposes demolition of the existing Housing Authority of Cook County owned townhomes (4 units of which 3 are currently occupied), and construction of a 60 unit, low-income housing development with all 60 units available for households making between 30% and 80% of the area-median-income (AMI) and 38 of the 60 units available for households making between 30% and 60% of AMI. Of the 60 units, 18 utilize project based housing vouchers, where units are rented at market-rate but residents pay only 30% of their income towards housing, while the Housing Authority of Cook County finances the remainder.

The proposed unit mix is 30 one-bedroom, 12 two-bedroom, and 18 three-bedroom. This unit mix skews toward providing more 2 and 3 bedroom units than typical, and provides a significant need for rental housing adequate for families – an affordable typology often neglected through market rate developments complying with the City's Inclusionary Housing Ordinance (IHO). The project exceeds the codified parking requirement and includes 65 surface parking spaces, 20 of which are proposed to be dedicated for public use – replacing the historic average utilization of the existing public parking lot.



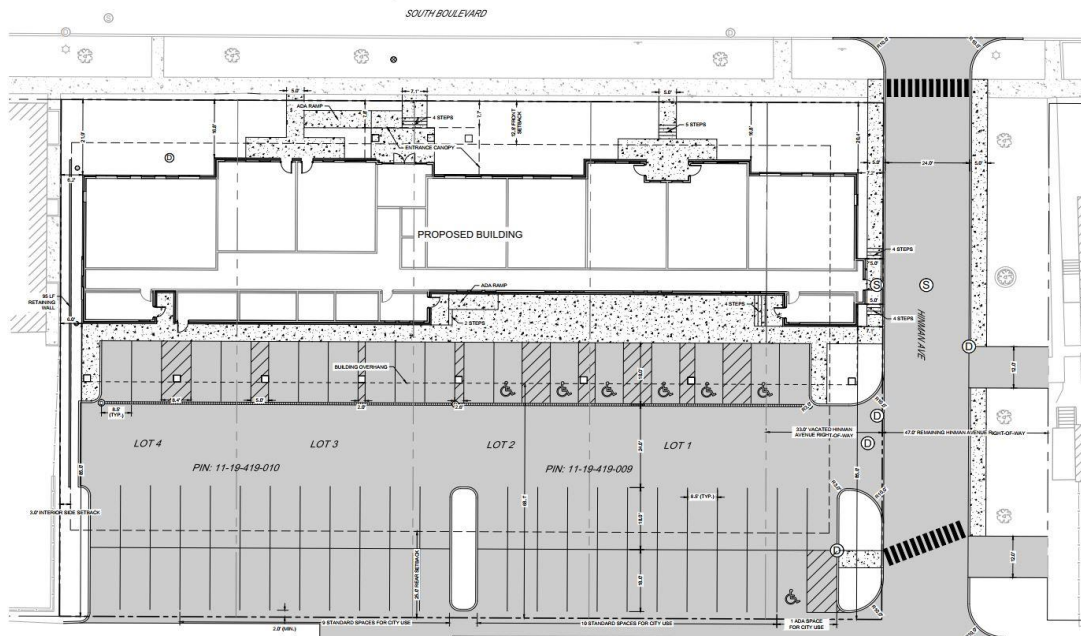
504-514 South Boulevard Proposed Development

Site Layout:

The proposed site includes the Housing Authority of Cook County townhomes the existing City owned surface parking lot, as well as a portion of the existing Hinman Avenue right-of-way south of South Boulevard. The building is sited 17' from the front lot line, 6' from the west lot line, and 5' from the east lot line. Although 5' from the east lot line, the building is 52' from the closest private property boundary to the east. The proposed buildings primary elevation and entrance faces South Boulevard, with a

secondary elevation facing the extension of Hinman Avenue, and tertiary elevations to the west facing the Cemetery maintenance building and to the south facing the alley.

Circulation for the building is served through a formalized extension of Hinman Avenue, including sidewalks on both sides, and a landscaped parkway with vegetative screening between the properties to the east. Improvements in the right-of-way are proposed to be funded and completed by the developer with long-term maintenance responsibilities by the City. The rear of the property contains a 65 space surface parking lot with 18 of the 65 spaces as well as bike parking for 47 bikes below a canted portion of the buildings rear volume. 20 of the 65 spaces located at the developments southern boundary adjacent to the alley will be publicly available and operated by the City's Parking Services Division. Trash, recycling, and compost is stored internally at the rear of the building with service through the parking lot. Off-street loading occurs within the parking lot, or along the extension of Hinman Avenue south of South Boulevard.



Proposed Site Plan

The ground floor is primarily accessible from South Boulevard and contains a lobby, office, trash/recycling room, and storage as well as ground-floor units including two two-story townhomes.



Proposed Ground Floor Plan

The second floor is larger than the ground floor footprint with the proposed units to the south of the central corridor extending above the ground floors tuck under parking.



Proposed Second Floor Plan

The remaining floors 3-5 extend vertically and largely follow the same footprint as the second floor, except for a slight step back from South Boulevard to reduce perceived bulk. Floor five contains an interior common area and exterior uncovered terrace for use by residents which also acts to step the building down as it transitions east toward the existing R4 – General Residential District. The rooftop will contain the buildings mechanicals, and is being explored for installation of solar panels as the project meets the requirements for net-zero certification. The entire structure extends to a height of 62 feet to the top of the roof (ie. zoning height). The parapet and extends to a height of 62'-7".



Proposed Third Floor Plan



Proposed Typical Fourth and Fifth Floor Plan

The building features a total of 60 low-income rental dwelling units 12 of which are designated as Type-A Adaptable Units.

Proposed Bedroom Mix							
Unit Type	Typical Unit Size	Floor 1	Floor 2	Floor 3	Floor 4	Floor 5	Total
1 Bedroom	610 sq.ft.	3	7	7	7	6	30
2 Bedroom	855 sq. ft.	1	3	3	3	2	12
3 Bedroom	1050-1115 sq. ft.	3	3	4	4	4	18
Total		7	13	14	14	12	60

The project is all affordable by the definition of the Low-Income Housing Tax Credit Program (LIHTC) targeting individuals and families with income up to 80% AMI. The 80% Average Median Income for a family of four based on the LIHTC Income limits is \$88,240. Unit rents vary by income level served, but are between \$556 and \$1,573 for a one-bedroom, between \$1,336 and \$1,804 for a two-bedroom, and between \$1,544 and \$1,988 for a three-bedroom.

Breakdown of Area Median Incomes Served per Unit			
1 Bedroom Units	30 Units Total	Additional Notes	AMI
1 Bed (HACC PBV)	6	HACC PBV/SRN	30%
1 Bed (30% AMI)	3	SRN	30%
1 Bed (60% AMI)	10		60%
1 Bed (80% AMI)	11		80%
2 Bedroom Units	12 Units Total	Additional Notes	AMI
2 Bed (HACC PBV)	4	HACC PBV	30%
2 Bed (60% AMI)	4		60%
2 Bed (80% AMI)	4		80%
3 Bedroom Units	12 Units Total	Additional Notes	AMI
3 Bed (HACC PBV)	8	HACC PBV	30%
3 Bed (60% AMI)	3		60%
3 Bed (80% AMI)	7		80%
Grand Total	60 units		

HACC: Housing Authority of Cook County Unit; **PBV:** Project Based Voucher; **SRN:** Statewide Referral Network

Compliance with the Inclusionary Housing Ordinance (IHO)

The project is a covered development (5 units or more) and meets the definition of a primarily affordable development that exceeds the 20% on-site requirement for developments with public financing, having 38 units rented to income qualified households at 60% of the AMI and qualifying as affordable under the City's inclusionary housing ordinance. All 60 units within the building will have an affordability period of 30 years with rents that do not exceed the annual gross rental rate schedule published by the Illinois Housing Development Authority, less any tenant-paid utilities, following the City's centralized wait list policies and procedures.

Compliance with the Zoning Ordinance, and surrounding development pattern

The applicant proposes a map amendment, re-zoning the property from the R4 General Residential District to the R5 General Residential District. The purpose of the R5 General Residential District (Section 6-8-7-1) is to provide for infill development of a mix of multi-family residential structures at a medium density, including such typologies as townhouses, two-family dwellings, three-story walk-ups and courtyard apartment buildings that characterize the traditional multiple-family housing development found in this district.

The properties immediately north of the subject property are zoned R5, a designation that continues for four blocks between Hinman Avenue to the south and Lee Street to the North. These blocks are representative of significant changes in land use and housing preferences that occurred in Evanston in the 1920s -- a period which saw a 70% increase in the City's population, and a building boom not seen since. This dramatic shift in the built environment ultimately led to adoption of the first zoning ordinance in Illinois. Ironically, 100 years later, the resulting juxtaposition and diversity of residential densities, socio-economic strata, architectural forms and styles, and

housing choice within these neighborhoods has created a unique identity and richness in built fabric that is desirable but largely not replicable under current land-use controls. The predominant building types within these neighborhoods are 3 to 4 1/2 story vintage apartment buildings with interspersed single, and two-family residential buildings.

The properties to the west and northwest of the subject property are zoned C1a – Commercial Mixed-Use District, a designation that runs along the southern half of the Chicago Avenue corridor between South Boulevard to the south and Lee Street, to the north including the circa 2004 Courts of Evanston townhome development at South Boulevard and Chicago Avenue. The C1a District provides for additional complexity of proposed uses, as well as increased height and density as compared to the R5 District. C1a was considered early in the development process as a potential zoning designation in order to maximize housing potential, but was ultimately rejected in order to better maintain the character of surrounding development to the north and east.

Properties to the east are zoned R4 – General Residential, and are primarily two to three story single, two-family, and multi-family buildings of various vintages and styles. The surrounding blocks have no unifying design vocabulary. Rather they offer a wide variety in building forms, styles, and use of building materials.

The applicant proposes the following site development allowances and IHO bonuses.

	Density	Setbacks	Height	Parking	Impervious Surface
IHO Bonus	+2 per IHO unit provided, or 8 total*	N/A	N/A	IHO units excluded = 38	+15%
Dev. Allowance	+25% or 12 total	May Vary	+12 feet	N/A	N/A
Maximum Allowed or Minimum Permitted	48 under base zoning + IHO units and +12 as site development bonus units = 60 total	3' Side-Yard under base zoning. PD 15' from all development boundaries.	50' under base zoning +12 with site development allowance	.55 spaces per bedroom in TOD area for non IHO units = 23	60% + 15% for publicly financed projects with at least 20% on-site IHO units for a total of 75%
Proposed	60 units	6'-2" West Side Yard and 5' East Street Side Yard	62'	45	85%
<i>Notes</i>	<i>Requests Site Development Allowance (at maximum)</i>	<i>Requests Site Development Allowance</i>	<i>Requests Site Development Allowance (at maximum)</i>	<i>20 additional publicly available spaces for a total of 65</i>	<i>Requests site development allowance. Does not trigger super-majority vote due to degree of affordability.</i>

* density bonuses for primarily affordable developments are capped at 10% of on-site units offered. The development proposes 38 units that meet the IHO at rent structures of 60% of AML or lower .

In addition to the above site development allowances, the applicant requests no dedicated off-street loading berth where 1 short loading berth is required. The proposed impervious surface development allowance requested is inexorably linked to the project providing an additional 20 off-street parking spaces for public use, and more off-street parking than is required – space that could otherwise be used for green space.

The development proposes 45 parking spaces where 23 are required. The required parking is summarized below.

Residential: The proposed development is within a TOD area and the following parking requirements apply:

- .55 spaces per 0-1 bedroom unit (30 proposed x .55 = 17 req. spaces)
- 1.1 spaces per 2 bedroom unit (12 proposed x 1.1 = 13 req. spaces)
- 1.65 spaces per 3+ bedroom unit (18 proposed x 1.65 = 30 req. spaces)
- Total: 60

On-site Inclusionary Units do not count toward the total parking requirement. Primarily affordable developments are limited to 10% bonuses for density increases, but are entitled to the same parking reductions as any other covered development per Code Section 5-7-3. Inclusionary units to be subtracted from the above total include:

- 19 IHO units proposed x .55 = 10 spaces
- 8 IHO units proposed x 1.1 = 9 spaces
- 11 IHO units proposed x 1.65 = 18
- Total: 37

Total required off-street residential spaces: 60 - 37 = 23 spaces.

Total parking requirement: The total number of required off-street parking spaces is 23 where 45 are proposed for use by the residents of the development and an additional 20 are proposed for use by the general public. The parking ratio proposed (.75 spaces/unit) is comparable to historically approved residential Planned Developments. Staff believes the proposed parking meets or likely exceeds demand. Notably, the subject property is located in close proximity to CTA train and bus service, as well as nearby Metra train service and many walkable amenities including a pharmacy and grocery store -- enabling an excellent combination of trips per week and jobs accessible using alternative transportation methods.

Altogether, the following Site Development Allowances are requested:

- | | |
|----------------------|-----------------------------|
| 1. Density | 4. Street Side-Yard Setback |
| 2. Height | 5. Impervious Surface Ratio |
| 3. Side-Yard Setback | 6. Off-Street Loading |

Building Materials & Design Guidelines for Planned Developments

The proposed building will be net-zero certified, and include a wide array of energy reduction measures required through that certification including being all electric, providing electric vehicle charging stations (2), and studying the viability of rooftop solar. The wood and steel frame building utilizes a simple material palette with three primary materials: brick, glass, and fiber-cement. The proposed building materials are acceptable in quality and contextual yet authentic for a contemporary structure.

The building maximizes site efficiency through a single row of tuck-under vehicular and bike parking below the second-floor of the buildings rear volume. The rear of the property otherwise contains a large surface parking lot with below-grade storm water detention. Overall impervious surface is increased due to the need to replace the existing public parking spaces currently in the underutilized City parking lot. The front of the site is appropriately setback from the sidewalk, and is well landscaped with a proposed native plant pallet.

The South Boulevard facade is broken into smaller masses and utilizes a variety of building materials at different wall planes to reduce the perceived bulk of the structure while maintaining a contextually scaled street-wall that effectively screens the surface parking lot to the rear. The east volume of the proposed building steps down in height at the corner with an outdoor terrace atop the fourth floor. The perceived bulk of the east volume is further minimized by the formalized extension of Hinman Avenue and newly landscaped parkway -- creating over 50' of separation between the east volume of the proposed building, and the neighboring properties west lot line. Deciduous screening will also be provided between the neighboring properties to the east and the extension of Hinman Avenue.



Rendering of proposed north elevation at South Boulevard

Compatibility with surrounding character

The proposed Planned Development is compatible with the surrounding built environment and is contextual in height, bulk, placement, and material selection. The placement of the structure strengthens a sense of enclosure and street wall for South Boulevard, provides screening of the rear surface parking lot, reduces perceived bulk through façade modulation and building material changes, and is setback more than 50' from the nearest private property boundary to the east.

Traffic Impact and Parking

The applicant submitted a Traffic Impact Study prepared by KLOA. In summary, the consultant found that the proposal would have a negligible impact on current traffic operations predominantly due to the location being served by alternative transportation options such as the CTA Purple Line, Metra Union Pacific North (UP-N), and Pace bus route 213. This combination of transportation methods and nearby amenities enables a high percentage of non-auto trips. The consultant further found the proposed access system in and out of the site to provide for orderly and efficient circulation. It was noted that all nearby intersections have sufficient reserve capacity to accommodate generated traffic. Further, it was recommended that a longer green cycle for the South Boulevard west bound light at Chicago Avenue be established.

In addition to the impact on traffic, the consultant looked at the proposed parking and determined that the parking supply of 65 (20 for public use) vehicular spaces and 47 covered bicycle spaces was acceptable and that any additional traffic generated could be adequately absorbed within the existing roadway network and would not have a negative impact on the surrounding neighborhood. The location lends itself to a significant proportion of non-motorized trips, either by bike, foot, or mass-transit. Therefore, many residents would not require use or storage of a vehicle.

Staff is aware of traffic and parking concerns in the area. However, given the TOD location, and replacement of the existing average utilization of the city owned surface parking lot, the proposal should not further impact the existing traffic and parking situation and will increase demand for nearby public transportation.

Land Use and Land Use Intensity

The proposal is consistent with the existing land uses and intensities of use within the area. Additionally, the proposed density helps strengthen market demand for nearby transit alternatives and the Chicago Avenue, Main Street, and Howard Street business corridors as a whole, adding vibrancy and added resiliency to the neighborhood. As a significant TOD opportunity site, even greater density with a lower parking ratio could likely be supported in this location.

Housing needs and market feasibility

Use of underutilized city-owned assets, such as a surface parking lot near public transportation and nearby amenities, leverages an added supply of affordable housing where it can have the most impact. This type of development at this type of location provides for transformative housing opportunities – something that isn't true in locations built around car-dependency as transportation is often the second largest expense after housing. The demand for affordable rental housing is significant in Evanston, and the Chicago Region, and is projected to increase across the next five years due to projected positive population trends. There is a particular need for larger 2 and 3 bedroom affordable units in Evanston that have good interior finishes, and amenities on par with market rate developments – a typology often not captured through the City's IHO, but proposed in this development. Many individuals and families served by this development may be part of our community but currently pay rents disproportionate to their income. Others may work in Evanston but cannot afford to live here. These individuals or families would have the opportunity to reduce their overall housing and transportation costs, and start to gain the many mental and physical health benefits associated with housing stability.

Potential tenants are thoroughly screened for income restrictions, background checks, and credit history. The property will be professionally managed with a property manager specific to the building who will be on-site part time and on-call 24/7.

Environmental Considerations

No significant environmental resources exist on site. The applicant has submitted a geotechnical report that has been used to formulate the structural engineering requirements for the building as well as best practices for on-site storm water management.

Impact on Schools and Public Facilities and Services

The proposal will have a positive impact on the public school system by way of increased tax revenue and support of positive enrollment trends at nearby Lincoln School which has seen declining enrollment over the past decade. Similarly, the site is adequately served by public facilities and services and this condition will not only continue but be improved with the formalized Hinman Avenue extension, public sidewalks, a landscaped parkway, and 20 off-street public parking spaces.

Neighborhood Planning

No neighborhood plan exists for this location. Neighborhood input was received during a half dozen neighborhood meetings and charrettes between 2017 and 2023.

Tax Conservation

The proposal will increase the taxable value of the land which is currently tax exempt and generates only modest revenue from monthly parking permits.

Public Benefits

The proposal provides the following public benefits:

1. The development addresses the City's housing goals to provide affordable housing and a unit mix that targets occupancy by families.
2. Providing for 30 years, 38 rental units serving populations at 30% and 60% of AMI, as well as 22 additional rental units serving populations at 80% of AMI.
3. Financing, constructing, and providing in perpetuity, 20 off-street parking spaces for use by the public.
4. Financing, and constructing improvements within the existing right-of-way to the east of the subject property including an extension of Hinman Avenue, public sidewalks, curb-cuts for adjacent property owners to the east, and a landscaped parkway with deciduous screening.
5. The development will meet Net-Zero Certification.

Compliance with the Comprehensive Plan

The guiding principle of the 2000 Comprehensive General Plan is to encourage new development that improves the economy, convenience and attractiveness of Evanston while simultaneously working to maintain a high quality of life within the community where new developments should be integrated with existing neighborhoods to promote walking and the use of mass transit.

The Comprehensive Plan includes the following policies that are upheld by this development proposal:

- Complements and strengthens existing street and sidewalk patterns.
- Provides new housing construction that will increase the supply of affordable rental housing.
- Encourage proposals from the private sector that will maintain the supply of moderately priced housing, both rental and owner-occupied.
- Encourage both new housing construction and the conversion of underutilized non-residential buildings to housing in order to increase housing variety and to enhance the property tax base.
- Promote public transportation ridership as an alternative to automobile use
- Promote higher-density residential and mixed-use development in close proximity to transit nodes in order to support non-automobile dependent lifestyles.
- Promote biking and walking to enhance the character of the community, retail viability, and the health of citizens.
- Support the installation of sidewalks in areas they presently do not exist respecting the access needs of all pedestrians, including those with disabilities.
- Promote land use development patterns that encourage pedestrianism, bicycle and mass transit ridership thereby helping to reduce automobile dependency.

99-O-23

AN ORDINANCE

Amending the Zoning Map to Rezone 504-514 South Boulevard From the R4 General Residential District to the R5 General Residential District and Granting A Special Use Permit For a New 60-Unit Residential Planned Development at 504-514 South Boulevard

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, Eugene Hu of PIRHL Developers, LLC (the “Applicant,”), for the property located at 504-14 South Boulevard, 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, to amend the Zoning Map to move the Subject Property from the R4 General Residential District to the R5 General Residential District and to permit the construction of a 60-unit residential planned development located at the Subject Property; and

WHEREAS, Applicant has petitioned the City Council of Evanston for approval of the following (collectively, the “Zoning Approval:):

- A. An amendment to the Zoning Map to move the Subject Property from the R4 General Residential District to the R5 General Residential District.
- B. A Special Use Permit for a Planned Development on the Subject Property per Section 6-3-6 of the Zoning Ordinance.
- C. The following Site Development Allowances as permitted by Section 6-3-6 of the Zoning Ordinance:

- a. Street Side-Yard Setback: A street side-yard setback of five feet (5') where fifteen feet (15') is required pursuant to subsection 6-8-7-7-(A)(2).
- b. Interior Side-Yard Setback: An interior side-yard setback of six feet two inches (6' 2") where three feet (3') is required pursuant to subsection 6-8-7-7-(A)(3).
- c. Building Height: A building height of sixty-two feet (62') where Subsection 6-8-7-8 of the Zoning Ordinance allows the lesser of five (5) stories or fifty feet (50').
- d. Density: 60 dwelling units where not more than 48 dwelling units are allowed pursuant to City Code Section 6-8-7-4(D).
- e. Impervious Surface Ratio: An impervious surface ratio of 85% where 60% is the maximum permitted pursuant to Subsections 6-8-7-9.
- f. Off-Street Loading Berth: Zero (0) off-street loading berths where Table 16-E of Subsection 6-16-5 requires one (1) off-street loading berth

all to allow the construction and operation of a 60-unit mixed-income residential planned development with 65 surface parking spaces, 20 of which are proposed to be dedicated for public use, located at the Subject Property.

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

WHEREAS, on September 13, 2023, in compliance with the provisions of the Illinois Open Meetings Act (5 ILCS 120/1 *et seq.*) and the Zoning Ordinance, the Land Use Commission held a public hearing, pursuant to proper notice, regarding case no. 23PLND-0027 to consider an amendment to the Zoning Map, cited in Section 6-7-2 of the Zoning Ordinance, to place 504-514 South Boulevard from the R4 General Residential District to the R5 General Residential District and to consider Applicant's application for a Special Use Permit for a Planned Development with Site Development Allowances on the Subject Property, heard testimony and public comment and made written minutes, findings, and recommendations; and

WHEREAS, after having considered the evidence presented, including the exhibits and materials submitted, and public testimony provided, the LUC made the following findings per Section 6-3-4-5 of the Zoning Ordinance:

1. Whether the proposed amendment is consistent with the goals, objectives and policies of the Comprehensive General Plan as adopted and amended from time to time by the City Council: The current Comprehensive General Plan considers affordable housing. Also, the current use as a parking lot is not the highest and best use for the property. The proposed amendment meets the standard.
2. Whether the proposed amendment is compatible with the overall character of existing development in the immediate vicinity of the subject property: The surrounding area is R5, and the building character is similar and so the standard is met.

3. Whether the proposed amendment will have an adverse effect on the value of adjacent properties: The similar surrounding neighborhood residential uses will not be impacted so the standard is met.
4. The adequacy of public facilities and services: New construction will require expansion of public services, which is believed to be able to be met as the project represents only an increase from the R4 District to the R5 District.

WHEREAS, after having considered the evidence presented, including the exhibits and materials submitted, and public testimony provided, the LUC made the following findings per Section 6-3-5-10 of the Zoning Ordinance:

1. Is one of the listed special uses for the zoning district in which the property lies: It is permitted under the R5 District so the standard is met.
2. Complies with the purposes and the policies of the Comprehensive General Plan and the Zoning ordinance as amended from time to time: The current Comprehensive General Plan considers affordable housing. Also, a parking lot is not the highest and best use for the property, so the standard is met.
3. Will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood and the effect of the proposed type of special use upon the City as a whole: Concerns about parking and construction traffic can be met through conditions offsetting a negative effect and thus meeting the standard.
4. Does not interfere with or diminish the value of property in the neighborhood: Placing a modern building in this location will increase surrounding property values and it will partially add tax revenue meeting the standard.
5. Is adequately served by public facilities and services: New construction will require expansion of public services, which is believed can be met as the project represents only an increase from the R4 District to the R5 District.
6. Does not cause undue traffic congestion: The TOD design and on-site parking should adequately address this standard.

7. Preserves significant historical and architectural resources: There are no significant resources in the area.
8. Preserves significant natural and environmental resources: Open space around the building will be improved along with a net zero design should lessen its environmental impact meeting the standard.
9. Complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the grant of a variation: The affordable housing organizations will be working with the Applicant to meet regulations. It is anticipated that the process will continue and meet the standard.

WHEREAS, after having considered the evidence presented, including the exhibits and materials submitted, and public testimony provided, the LUC made the following findings per Section 6-3-6-9 of the Zoning Ordinance:

1. The requested Site Development Allowance(s) will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties that is beyond a reasonable expectation given the scope of the applicable Site Development Allowance(s) of the Planned Development location: The public benefit of providing modern affordable housing demonstrates meeting this standard.
2. The proposed development is compatible with the overall character of existing development in the immediate vicinity of the subject property: There are similarly scaled buildings in the area, so the standard is met.
3. The development site circulation is designed in a safe and logical manner to mitigate potential hazards for pedestrians and vehicles at the site and in the immediate surrounding area: There are further improvements to be considered because of the traffic study which should be achievable, so the standard is met.
4. The proposed development aligns with the current and future climate and sustainability goals of the City: The building will have to comply with the City Green Building Ordinance and the LIHTC certification. Assuming compliance, the standard is met.

5. Public benefits that are appropriate to the surrounding neighborhood and the City as a whole will be derived from the approval of the requested Site Development Allowance(s): Public housing is a benefit, so the standard is met.

WHEREAS, the Land Use Commission recommended approval of the application for an amendment to the Zoning Map and of the application for a Special Use Permit for a Planned Development with Site Development Allowances for the Subject Property; and

WHEREAS, on October 9, 2023, the Planning and Development 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 reviewed the findings and recommendation of approval of the Land Use Commission in case no. 23PLND-0027 and recommended City Council approval thereof; and

WHEREAS, at its meetings of October 9, 2023 and October 23, 2023, held in compliance with the Open Meetings Act and the Zoning Ordinance, the City Council considered the recommendations of the Planning and Development Committee, received additional public comment, made certain findings, and adopted said recommendations; 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 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 R4 General Residential District to the R5 General Residential District.

SECTION 3: Pursuant to the terms and conditions of this ordinance, the City Council hereby grants the Special Use Permit for a Planned Development applied for in case no. 23PLND-0027, to allow the construction of a new 60-unit mixed-income residential planned development located at the Subject Property.

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

- (A) Street Side-Yard Setback:** A Site Development Allowance is hereby granted for an east street side-yard setback of five feet (5') where fifteen feet (15') is required pursuant to subsection 6-8-7-7-(A)(2) of the Zoning Ordinance with Subsection 6-8-1-10(C)(3) allowing for an additional street side-yard setback site development allowance to be requested from City Council.

- (B) **Interior Side-Yard Setback:** A Site Development Allowance is hereby granted for a west interior side-yard setback of six feet two inches (6' 2") where three feet (3') is required pursuant to subsection 6-8-7-7-(A)(3) of the Zoning Ordinance with Subsection 6-8-1-10(C)(3) allowing for an additional interior side-yard setback site development allowance to be requested from City Council.
- (C) **Building Height:** A Site Development Allowance is hereby granted for an approximately sixty-two foot (62') building height, whereas subsection 6-8-7-8 of the Zoning Ordinance allows the lesser of five (5) stories or fifty feet (50') with Subsection 6-8-1-10(C)(1) allowing for a height of an additional twelve feet (12') to be requested from City Council.
- (D) **Density:** A Site Development Allowance is hereby granted for sixty (60) units, whereas subsection 6-8-7-4(D) of the Zoning Ordinance allows for forty-eight (48) units with Subsection 6-8-1-10(C)(3) allowing for an additional twelve (12) units to be requested from City Council.
- (E) **Impervious Surface Ratio:** A Site Development Allowance is hereby granted for an impervious surface ratio of 85% where 60% is the maximum permitted pursuant to Subsection 6-8-7-9 and Subsection 6-8-13 allows for an additional 15% impervious surface coverage.

SECTION 5: The City Council hereby imposes the following conditions, violation of any of which shall constitute grounds for penalties or revocation thereof pursuant to Subsections 6-3-10-5 and 6-3-10-6 of the Zoning Code:

- A. **Compliance with Applicable Requirements:** The Applicant shall develop and operate the Planned Development authorized by the terms of this ordinance in substantial compliance with the following: the terms of this ordinance; the Development Plan in Exhibit D, attached hereto and incorporated herein by reference; all applicable City Code requirements; the Applicant's testimony and representations and documents to the Land Use Commission, the P&D Committee, and the City Council.
- B. **Construction Management Plan:** The Applicant shall sign and agree to a Construction Management Plan (CMP) with the City of Evanston prior to issuance of the building permit. The CMP must include but is not limited to the following: vibration and settlement monitoring and a community communications plan prior to the issuance of a building permit.

- C. Green Building Ordinance: The Applicant agrees to comply with the City of Evanston Green Building Ordinance and will obtain a LEED Gold Certification Rating or equivalent (Net Zero Certification)
- D. Floor Height: The Applicant shall continue to work with staff on design details for the north and east building elevations as well as to explore the feasibility of reducing the proposed floor-to-floor heights.
- E. Compliance with General Conditions and Standards: The Applicant agrees to comply with the General Conditions and Standards for Planned Developments within Code Section 6-8-1-10.
- F. The Applicant shall provide one off-street short loading berth.
- G. 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 6: 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 7: This ordinance shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.

SECTION 8: 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: _____, 2023

Approved:

Adopted: _____, 2023

_____, 2023

Daniel Biss, Mayor

Attest:

Approved as to form:

Stephanie Mendoza, City Clerk

Alexandra Ruggie, Corporation Counsel

EXHIBIT A

LEGAL DESCRIPTION

Lots 1, 2, 3, and 4 in Block 10 in Keeney and Rinn's Addition to Evanston in Section 19, Township 41 North, Range 14 East of the Third Principal Meridian, In Cook County, Illinois.

PINs: 11-19-419-009-0000; and, 11-19-419-010-0000

Commonly Known As: 504-514 South Boulevard, Evanston, Illinois

EXHIBIT B

**Addresses and PINs of Properties Removed from the R4 General Residential
District and Placed Within R5 General Residential District**

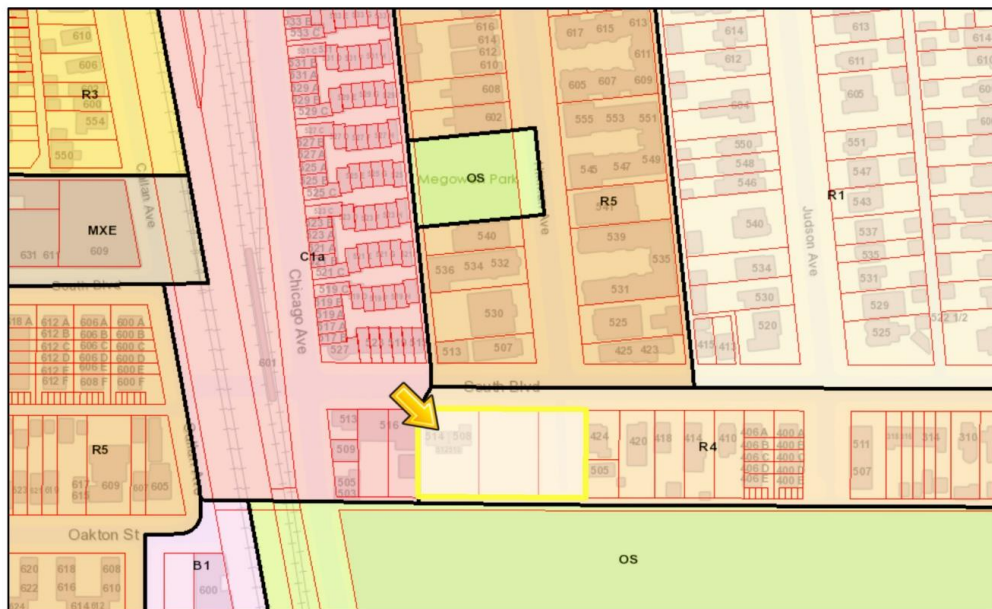
PINs: 11-19-419-009-0000; and, 11-19-419-010-0000

Commonly Known As: 504-514 South Boulevard, Evanston, Illinois

EXHIBIT C

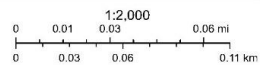
Map of Properties Removed from the R4 General Residential District and Placed Within R5 General Residential District

504-514 South Boulevard - Zoning Map



9/28/2023, 9:10:09 AM

- | | | | |
|------------------|----------------------------|---------------------------|--------------------------------|
| Zoning Districts | B3 - Business | C2 - Commercial | D3 - Downtown Core Development |
| B1 - Business | C1 - Commercial | D1 - Downtown Fringe | D4 - Downtown Transition |
| B1a - Business | C1a - Commercial Mixed-Use | D2 - Downtown Retail Core | I1 - Industrial / Office |
| B2 - Business | | | |



ArcGIS Web AppBuilder

EXHIBIT D
Development Plan

~15~

GREMLEY & BIEDERMANN

A DIVISION OF
PLCS Corporation
 LICENSE No. 184-005532
 PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
 TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

ALTA / NSPS Land Title Survey

PARCEL 1:
 LOTS 1, 2, 3 AND 4 IN BLOCK 10 IN KEENEY AND RINN'S ADDITION TO EVANSTON
 IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL
 MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING 30,045 SQUARE FEET OR 0.689 ACRES MORE OR LESS.

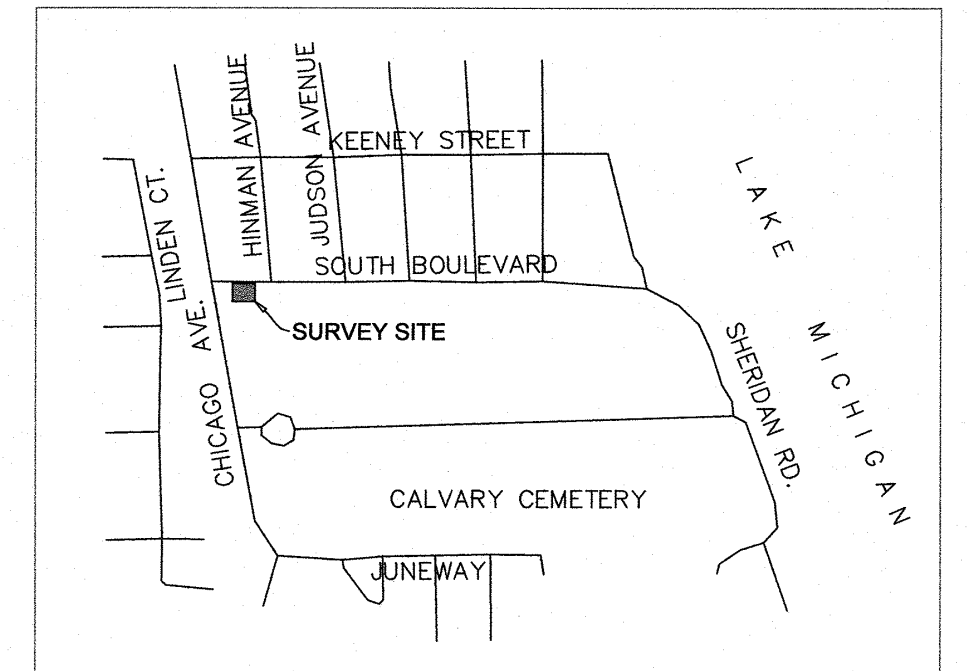
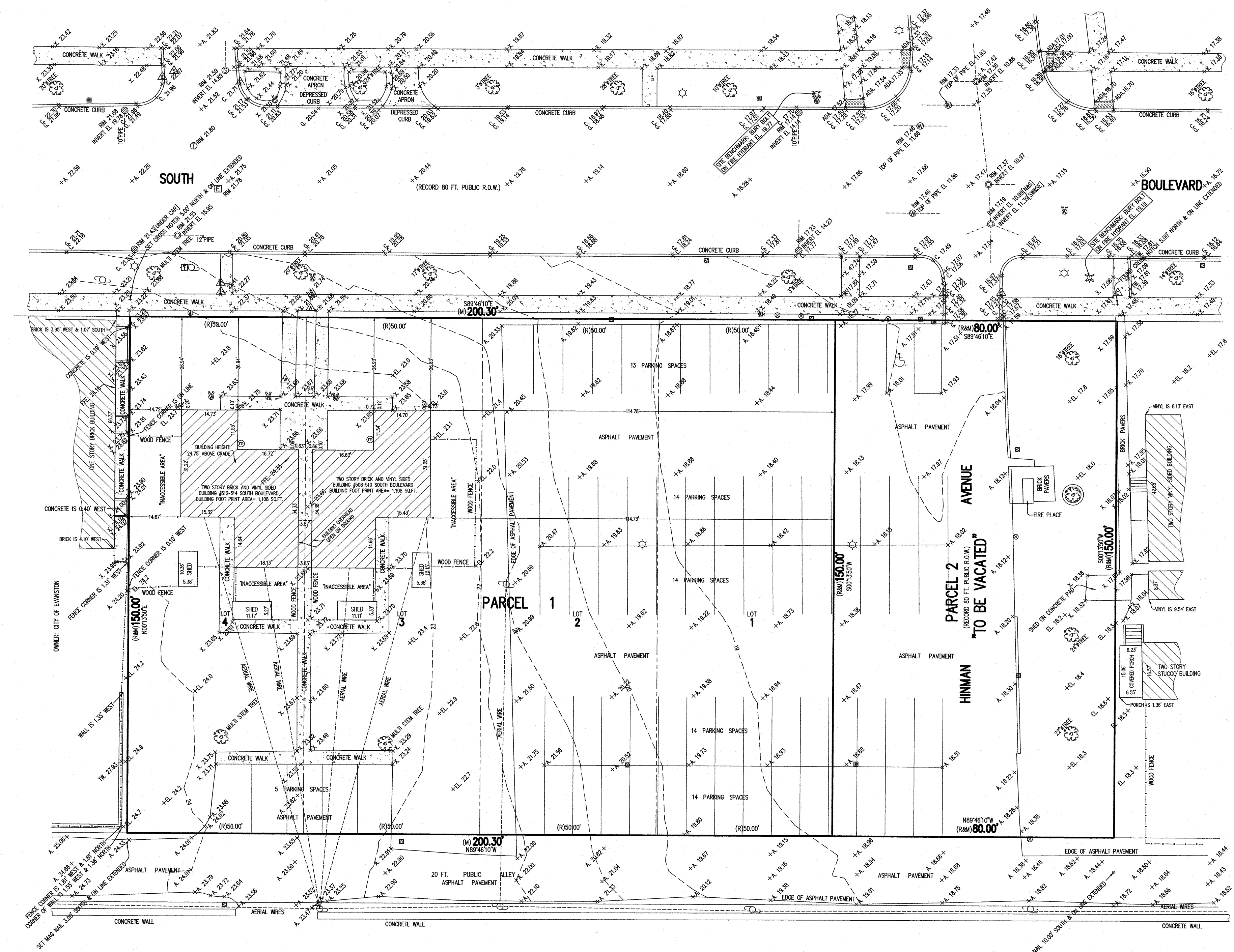
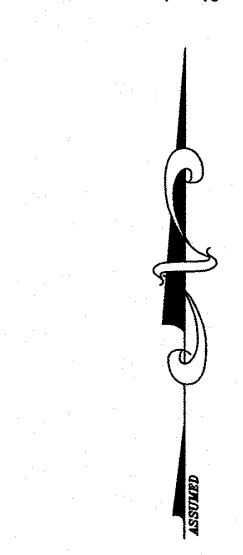
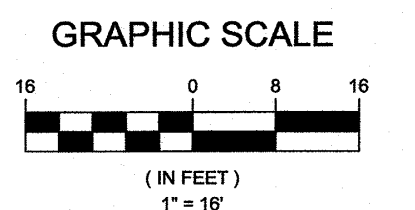
PARCEL 2:
 ALL THAT PART OF HINMAN AVENUE LYING EAST OF AND ADJOINING LOT 1 IN
 BLOCK 10 IN KEENEY AND RINN'S ADDITION TO EVANSTON IN SECTION 19,
 TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
 COOK COUNTY, ILLINOIS.

CONTAINING 12,000 SQUARE FEET OR 0.275 ACRES MORE OR LESS.

LEGEND

- ⊙ Storm CB
- ⊙ San MH
- ⊙ San Clean Out
- ⊙ Water MH
- ⊙ Water Buffalo Box
- ⊙ Water Hand Hole
- ⊙ Water Fire Hydrant
- ⊙ Telephone MH
- ⊙ Telephone Pedestal
- ⊙ Utility Pole
- ⊙ Guy Anchor
- ⊙ Electric Vault
- ⊙ Electric Light Pole
- ⊙ Gas Hand Hole
- ⊙ Gas Meter
- ⊙ Tree - Deciduous
- ⊙ Sign Post
- ⊙ Bumper Post
- ⊙ Unclassified Manhole
- ⊙ Cut Cross
- ⊙ JULIE Mark - Electric
- ⊙ JULIE Mark - Water

- A=ASPHALT ELEVATION
- GR=GRAVEL ELEVATION
- FFE=FINISHED FLOOR ELEVATION
- W=WALK ELEVATION
- X=CONCRETE ELEVATION
- TOE=TOP OF SLOPE ELEVATION
- TOB=TOP OF BANK ELEVATION
- C=CURB ELEVATION
- G=GUTTER ELEVATION
- EL=ELEVATION
- TW=TOP OF WALL ELEVATION
- BK=BRICK ELEVATION



ADDED PARCEL 2 FEBRUARY 10, 2023 FOR PIRHL INC
 PER ORDER #2022-30173 [RL]

ORDERED BY: PIRHL INC	CHECKED: MD	DRAWN: RL
ADDRESS: 504-SIL SOUTH BOULEVARD	NO	
GREMLEY & BIEDERMANN		
PLCS CORPORATION		
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630		
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM		

ORDER NO. 2022-30173-001	DATE JUNE 7, 2022	PAGE NO. 1 OF 1
SCALE 1 INCH = 16 FEET		

© 2022 PLCS CORPORATION. ALL RIGHTS RESERVED.

SURVEY NOTES:
 SURVEYOR'S LICENSE EXPIRES November 30, 2024
 Note (RAM) denotes Record and Measured distances respectively.
 Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at
 once report any differences BEFORE damage is done.
 For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed,
 contract, title policy and local building line regulations.
 NO dimensions shall be assumed by scale measurement upon this plat.
 Unless otherwise noted hereon the Bearing, Elevation Datum and Coordinate Datum if used is ASSUMED.
 COPYRIGHT GREMLEY & BIEDERMANN, INC. 2023. "All Rights Reserved"

SURVEY NOTE:
 CITY OF EVANSTON BENCHMARK #45
 ELEVATION= 24.58 FEET
 MONUMENT TYPE: ROD WITH CAP
 LOCATION: NW QUADRANT: GREENLEAF STREET AND CHICAGO AVENUE
 1.2' WEST OF SIDEWALK AND 14' NW OF TRAFFIC SIGNAL, UNDER BUSHES.

UTILITY WARNING
 The underground utilities shown have been located from field survey information and existing
 drawings. The surveyor makes NO guarantee that the underground utilities shown comprise all
 such utilities in the area, either in service or abandoned. The surveyor further does not warrant
 that the underground utilities shown are in the exact location indicated although he does certify
 that they are located as accurately as possible from information available. The surveyor has not
 physically located the underground utilities.

Call DIGGER - (312) 744-7000 within the City of Chicago.
 Outside of the City of Chicago call J.U.L.I.E. (800) 892-0123 prior to construction or excavation.

SURVEY NOTE:
 THIS SURVEY WAS PREPARED BASED ON GREATER ILLINOIS TITLE COMPANY TITLE
 COMMITMENT FILE NUMBER: 41071316
 COMMITMENT DATE: MAY 06, 2022 AS TO MATTERS OF RECORD.
 PROPERTY APPEARS IN "OTHER AREAS" ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2%
 ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP-COOK COUNTY, ILLINOIS,
 MAP NO. 17031C0288K,
 EFFECTIVE DATE SEPTEMBER 10, 2021.

REGARDING TABLE A ITEM 16 THERE IS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING
 WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.

REGARDING TABLE A ITEM 17 WE HAVE NO INFORMATION ABOUT PROPOSED CHANGES IN
 STREET RIGHT OF WAY LINES. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR
 SIDEWALK CONSTRUCTION OR REPAIRS.

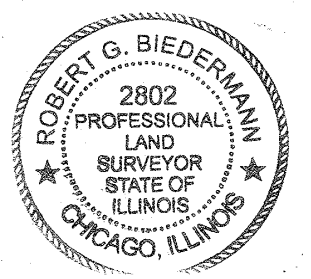
REGARDING TABLE A ITEM 18 THERE ARE NO OFF-SITE EASEMENTS INDICATED IN PROVIDED
 TITLE COMMITMENT.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED
 WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL
 REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND
 ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 7(B)(1), 7(C), 8, 9,
 11(A), 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JUNE 7, 2022.
 DATE OF PLAT FEBRUARY 13, 2022.

BY: *Robert G. Biedermann*

ROBERT G. BIEDERMANN
 PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802



OWNER/CLIENT

PIRHL DEVELOPERS, LLC
800 W. ST. CLAIR AVENUE, 4TH FLOOR
CLEVELAND, OHIO

CURRENT P.I.N.:

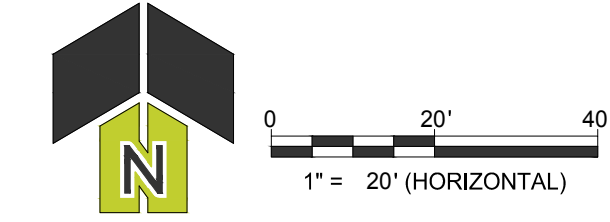
11-19-419-009
11-19-419-010

PREPARED BY/
RETURN TO:

CAGE ENGINEERING
2200 CABOT DRIVE, STE. 325
LISLE, IL 60532

FINAL PLAT OF SUBDIVISION
OF
SOUTH BOULEVARD SHORES SUBDIVISION

OF LOTS 1, 2, 3 AND 4 IN BLOCK 10 IN KEENEY AND RINN'S ADDITION TO EVANSTON IN SECTION 19, TOWNSHIP 41 NORTH,
RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



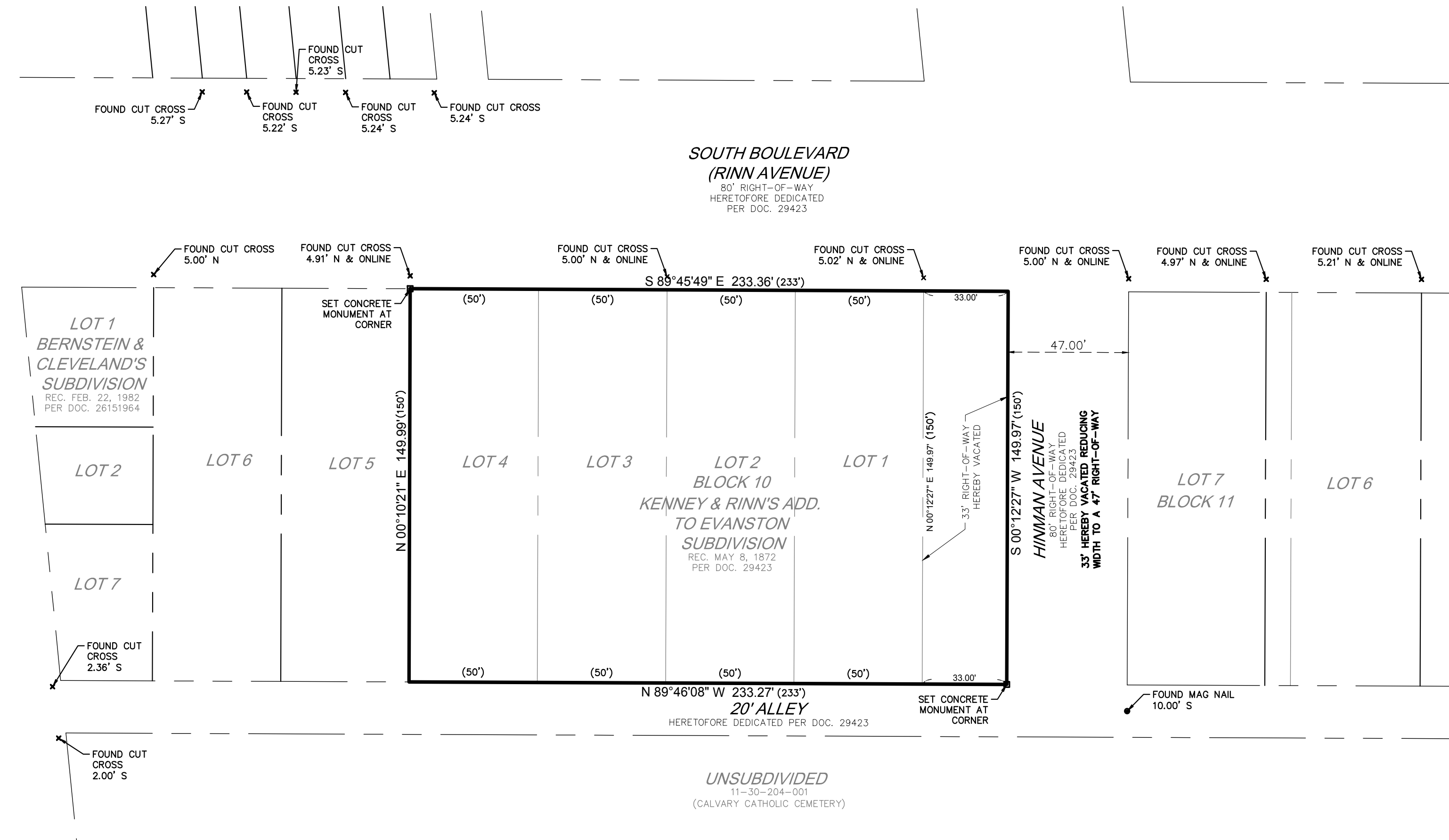
COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE
PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO
GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK)
GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS
OBSERVATIONS. UNITS ARE IN INTERNATIONAL FEET.

AREA TABLE

34,993 SQUARE FEET (0.803 AC±)

LEGEND

- = EX. BOUNDARY LINE
- = EX. LOT LINE
- - - = EX. EASEMENT LINE
- - - = EX. RIGHT OF WAY LINE
- XXX.XX = MEASURED INFORMATION
- (XXX.XX) = RECORD INFORMATION
- x = FOUND IRON CUT CROSS
- = FOUND MAG NAIL



SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. MEASUREMENTS SHOWN IN PARENTHESIS (XXX) ARE RECORD VALUES.
2. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS (L), RADII (R) AND CHORD BEARING AND LENGTH (CH).
3. NO MEASUREMENT SHALL BE ASSUMED BY SCALE MEASUREMENT.
4. EASEMENTS AND SETBACKS AS SHOWN ON THE PLATTED SUBDIVISION ARE HEREBY GRANTED TO THE CITY OF EVANSTON.
5. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENT OF RECORD AND MAY NOT BE SHOWN OR PLOTTABLE.
6. IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1, 5/8" X 24" IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE, UNLESS SHOWN OTHERWISE. CONTACT SURVEYOR OF RECORD WITH DISCREPANCIES FOUND IN THE FIELD.
7. ■ DENOTES SET CONCRETE MONUMENTS.

SHEET INDEX

SHEET 1 OF 3: EXISTING BOUNDARY, RIGHT OF WAY & LOT DETAILS
SHEET 2 OF 3: PROPOSED BOUNDARY, EASEMENT & LOT DETAILS
SHEET 3 OF 3: CERTIFICATES, LEGAL DESCRIPTION AND EASEMENT PROVISIONS

2200 CABOT DRIVE, STE. 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGEEVL.COM



REVISIONS

NO.	DATE	DESCRIPTION

SOUTH BOULEVARD SHORES SUBDIVISION
EVANSTON, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. NO. 220196
P.M. SJP
DATE: 07/14/23
SCALE: 1"=30'

SHEET NUMBER

1 OF 3

OWNER/CLIENT

PIRHL DEVELOPERS, LLC
800 W. ST. CLAIR AVENUE, 4TH FLOOR
CLEVELAND, OHIO

CURRENT P.I.N.:

11-19-419-009
11-19-419-010

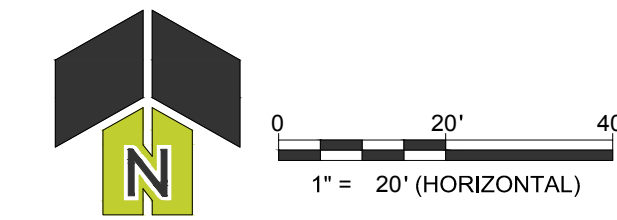
PREPARED BY/
RETURN TO:

CAGE ENGINEERING
2200 CABOT DRIVE, STE. 325
LISLE, IL 60532

FINAL PLAT OF SUBDIVISION
OF

SOUTH BOULEVARD SHORES SUBDIVISION

OF LOTS 1, 2, 3 AND 4 IN BLOCK 10 IN KEENEY AND RINN'S ADDITION TO EVANSTON IN SECTION 19, TOWNSHIP 41 NORTH,
RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



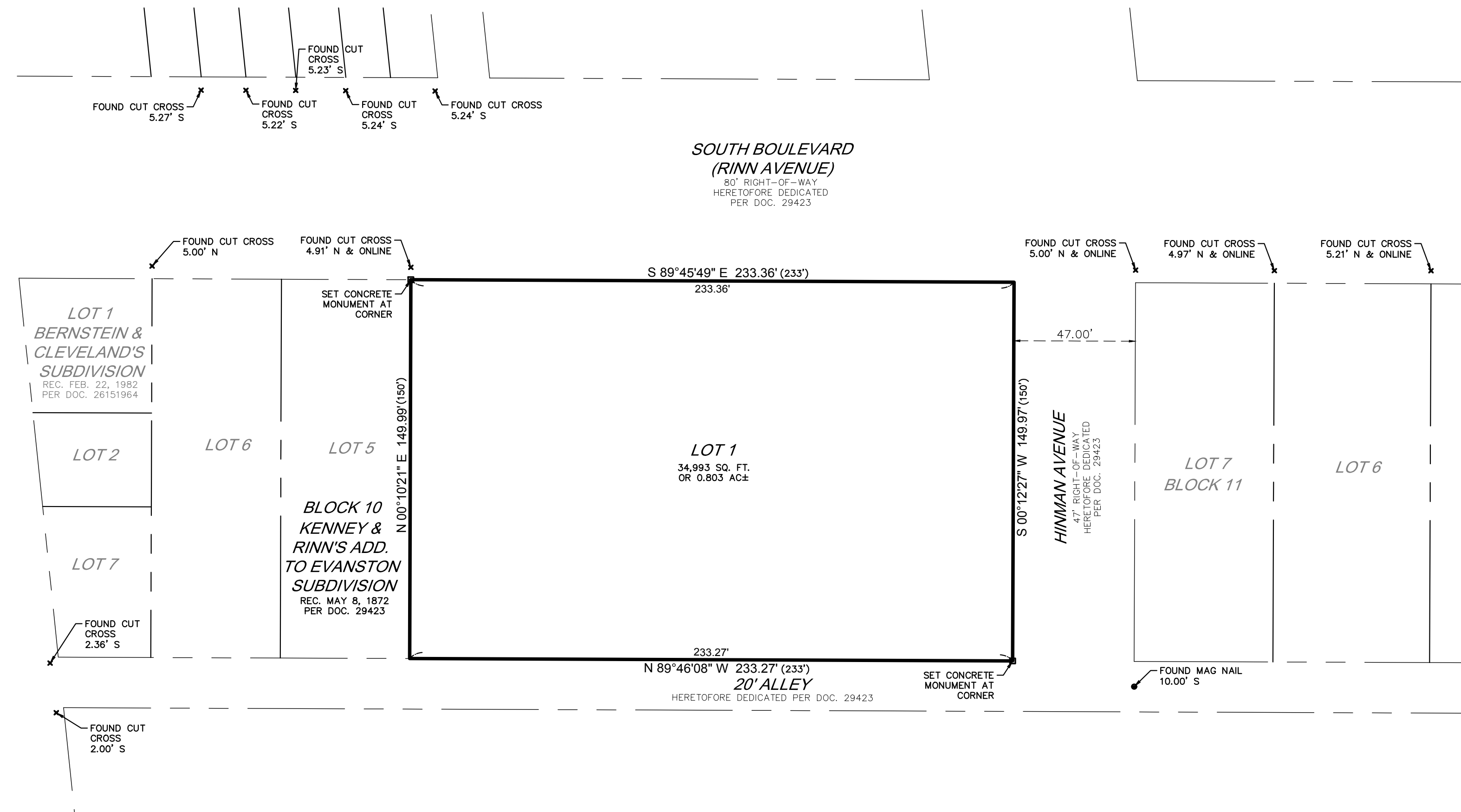
COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE
PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO
GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK)
GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS
OBSERVATIONS. UNITS ARE IN INTERNATIONAL FEET.

AREA TABLE

LOT 1: 34,993 SQUARE FEET (0.803 AC±)

LEGEND

- = EX. BOUNDARY LINE
- = EX. LOT LINE
- - - = EX. EASEMENT LINE
- = EX. RIGHT OF WAY LINE
- XXX.XX = MEASURED INFORMATION
- (XXX.XX) = RECORD INFORMATION
- x = FOUND IRON CUT CROSS
- = FOUND MAG NAIL



SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. MEASUREMENTS SHOWN IN PARENTHESIS (XXX) ARE RECORD VALUES.
2. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS (L), RADII (R) AND CHORD BEARING AND LENGTH (CH).
3. NO MEASUREMENT SHALL BE ASSUMED BY SCALE MEASUREMENT
4. EASEMENTS AND SETBACKS AS SHOWN ON THE PLATTED SUBDIVISION ARE HEREBY GRANTED TO THE CITY OF EVANSTON.
5. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENT OF RECORD AND MAY NOT BE SHOWN OR PLOTTABLE.
6. IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1, 5/8" X 24" IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE, UNLESS SHOWN OTHERWISE. CONTACT SURVEYOR OF RECORD WITH DISCREPANCIES FOUND IN THE FIELD.
7. ■ DENOTES SET CONCRETE MONUMENTS.

2200 CABOT DRIVE, STE. 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM



REVISIONS

NO.	DATE	DESCRIPTION

SOUTH BOULEVARD SHORES SUBDIVISION
EVANSTON, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ NO: 220196
PM: SJP
DATE: 07/14/23
SCALE: 1"=30'

SHEET NUMBER

2 OF 3

FINAL PLAT OF SUBDIVISION OF SOUTH BOULEVARD SHORES SUBDIVISION

OF LOTS 1, 2, 3 AND 4 IN BLOCK 10 IN KEENEY AND RINN'S ADDITION TO EVANSTON, IN SECTION 19, TOWNSHIP 41 NORTH,
RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE HOLDER OF THE LEGAL TITLE OF ALL OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HERON DRAWN.

THIS IS ALSO TO CERTIFY THAT _____ AS OWNER OF THE PROPERTY DESCRIBED AS SOUTH BOULEVARD SHORES SUBDIVISION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAS DETERMINED TO THE BEST OF ITS KNOWLEDGE THAT THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIES IS AS FOLLOWS:

LOT NUMBER(S)	SCHOOL DISTRICT
ALL	EVANSTON/SKOKIE SCHOOL DISTRICT 65
ALL	EVANSTON TOWNSHIP HIGH SCHOOL DISTRICT 202
ALL	COMMUNITY COLLEGE DISTRICT 535

DATED THIS ___ DAY OF _____ A.D., 20___

OWNER _____

PRINTED NAME & TITLE: _____
ADDRESS: _____

NOTARY CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ___ DAY OF _____ A.D., 20___

NOTARY PUBLIC SIGNATURE _____

CITY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED BY THE COUNCIL OF THE CITY OF EVANSTON, ILLINOIS, AT A MEETING HELD ON THE ___ DAY OF _____ A.D., 20___ IN WITNESS WHEREOF, I SET MY HAND AND AFFIX THE CORPORATE SEAL OF SAID CITY, THIS ___ DAY OF _____ A.D., 20___

MAYOR _____

CITY CLERK _____

CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____, CITY COLLECTOR OF THE CITY OF EVANSTON, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS THEREON THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT OF SUBDIVISION.
DATED THIS ___ DAY OF _____ A.D., 20___

CITY COLLECTOR _____

ZONING ADMINISTRATOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED THIS ___ DAY OF _____ A.D., 20___

ZONING ADMINISTRATOR _____

DIRECTOR OF PUBLIC WORKS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED THIS ___ DAY OF _____ A.D., 20___

DIRECTOR OF PUBLIC WORKS _____

CORPORATE COUNSEL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED THIS ___ DAY OF _____ A.D., 20___

CORPORATE COUNSEL _____

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS ___ DAY OF _____ A.D., 20___

BRADLEY P. HOVANEC
ILLINOIS REGISTERED PROFESSIONAL ENGINEER
ILLINOIS REGISTRATION NO. 062072247
LICENSE EXPIRES NOVEMBER 30, 2023

OWNER _____ OR ATTORNEY _____

PERMISSION TO RECORD

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, SAMUEL J. PHILIPPE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO A MEMBER OF THE CITY OF EVANSTON'S CLERK'S OFFICE TO RECORD THIS PLAT WITH THE COOK COUNTY RECORDER'S OFFICE. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.
DATED THIS ___ DAY OF _____ A.D., 20___

BY: _____
SAMUEL J. PHILIPPE
SPHILIPPE@CAGECIVIL.COM
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699
LICENSE EXPIRES NOVEMBER 30, 2024



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY I, SAMUEL J. PHILIPPE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1, 2, 3 AND 4 AND THE WEST 33 FEET OF HINMAN AVENUE IN BLOCK 10 IN KEENEY AND RINN'S ADDITION TO EVANSTON, IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 0.803 ACRES MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT CAPPED 5/8" X 24" IRON RODS HAVE BEEN SET OR WILL BE SET UPON COMPLETION OF CONSTRUCTION, AT ALL CORNERS, POINTS OF CURVATURE AND TANGENTS AND CONCRETE MONUMENTS WILL BE PLACED AS INDICATED HEREON.

I FURTHER CERTIFY THAT, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 17031C0268K WITH AN EFFECTIVE DATE OF SEPTEMBER 10, 2021, THE LAND SHOWN ON THIS PLAT IS LOCATED WITHIN ZONE X. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANGE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF EVANSTON, ILLINOIS, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY THE STATE OF ILLINOIS IN ACCORDANCE WITH 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

GIVEN UNDER MY HAND AND SEAL AT LISLE, ILLINOIS,
THIS ___ DAY OF _____ A.D., 20___

BY: _____
SAMUEL J. PHILIPPE
SPHILIPPE@CAGECIVIL.COM
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699
LICENSE EXPIRES NOVEMBER 30, 2024



DESIGN FIRM PROFESSIONAL LICENSE NO. 184007577
LICENSE EXPIRES APRIL 30, 2025.

DATE OF FIELD SURVEY: JANUARY 17, 2023

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

2000 CALHUN DRIVE, STE. 325
Lisle, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM



REVISIONS Δ

SOUTH BOULEVARD SHORES SUBDIVISION
EVANSTON, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ NO: 220196

PM: SJP

DATE: 07/14/23

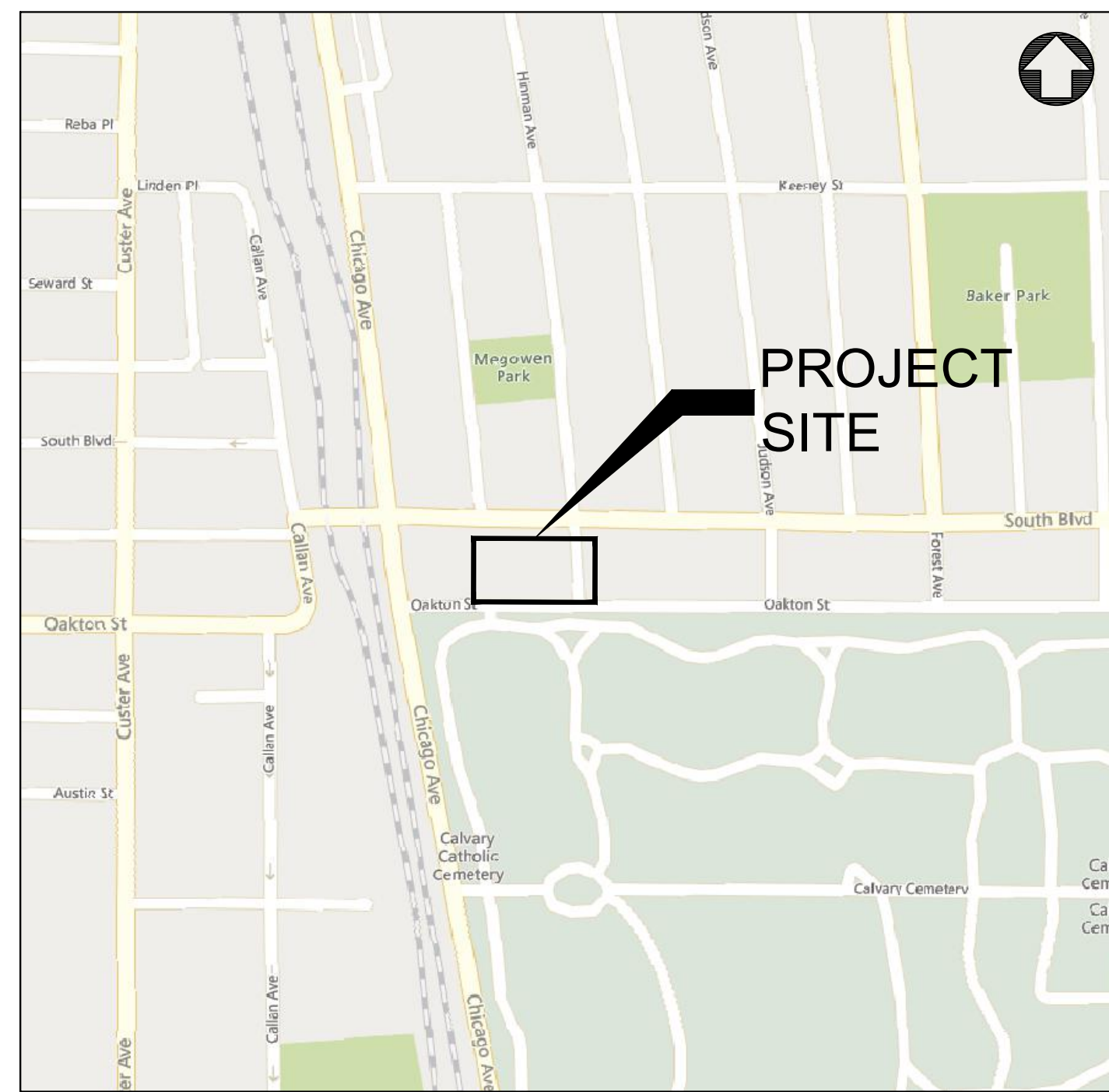
SCALE: N/A

SHEET NUMBER

3 OF 3

PRELIMINARY ENGINEERING FOR SOUTH BOULEVARD SHORES 504-514 SOUTH BOULEVARD, EVANSTON, IL

LOCATION MAP



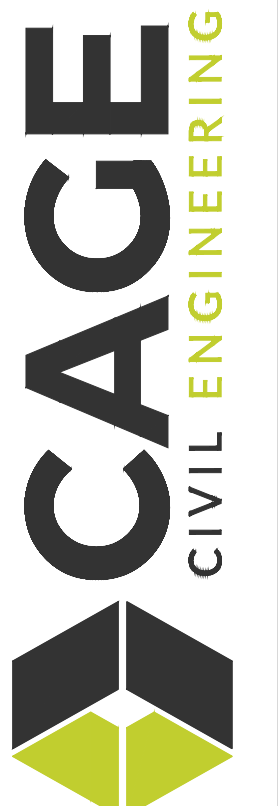
SECTION 19, TOWNSHIP 41N, RANGE 14E

INDEX OF SHEETS

- C0.0 - SITE LOCATION MAP & CIVIL LEGEND
- C0.1 - EXISTING CONDITIONS PLAN
- C1.0 - SITE LAYOUT PLAN
- C2.0 - GRADING & SWM PLAN
- C3.0 - UTILITY PLAN
- C4.0 - CONSTRUCTION DETAILS

EXISTING LEGEND	PROPOSED LEGEND
EXISTING TREE	CURB & GUTTER
CURB & GUTTER	REVERSE PITCH CURB & GUTTER
EXISTING BUILDING	DEPRESSED CURB & GUTTER
PCC SIDEWALK	PROPOSED BUILDING
GAS SERVICE	PCC SIDEWALK
ELECTRIC SERVICE	STANDARD DUTY ASPHALT
STORM SEWER	GAS SERVICE
SANITARY SEWER	ELECTRIC SERVICE
WATER MAIN	STORM SEWER
CABLE LINE	SANITARY SEWER
OVERHEAD UTILITY LINE	WATER MAIN
COMMUNICATION LINE	FENCE
FIBER OPTIC LINE	STORM STRUCTURE
FENCE	DOWNSPOUT CONNECTION
STORM STRUCTURE	SANITARY MANHOLE
SANITARY MANHOLE	CLEANOUT
CLEANOUT	WATER METER
WATER METER	VALVE VAULT
VALVE VAULT	VALVE BOX
VALVE BOX	HYDRANT
HYDRANT	GAS METER
GAS METER	ELECTRIC METER
ELECTRIC METER	PARKING LOT LIGHT
PARKING LOT LIGHT	FLOW ARROW
UTILITY POLE	OVERLAND FLOOD ROUTE
GUY WIRE	TOP OF SIDEWALK GRADE
TRANSFORMER	TOP OF CURB GRADE
FIBER OPTIC BOX	PAVEMENT GRADE
CABLE PEDESTAL	GROUND GRADE
PHONE PEDESTAL	MAJOR CONTOUR
ELECTRIC PEDESTAL	MINOR CONTOUR
MAJOR CONTOUR	
MINOR CONTOUR	

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LISLE, IL 60532
P. 630.598.0007
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REVISIONS										
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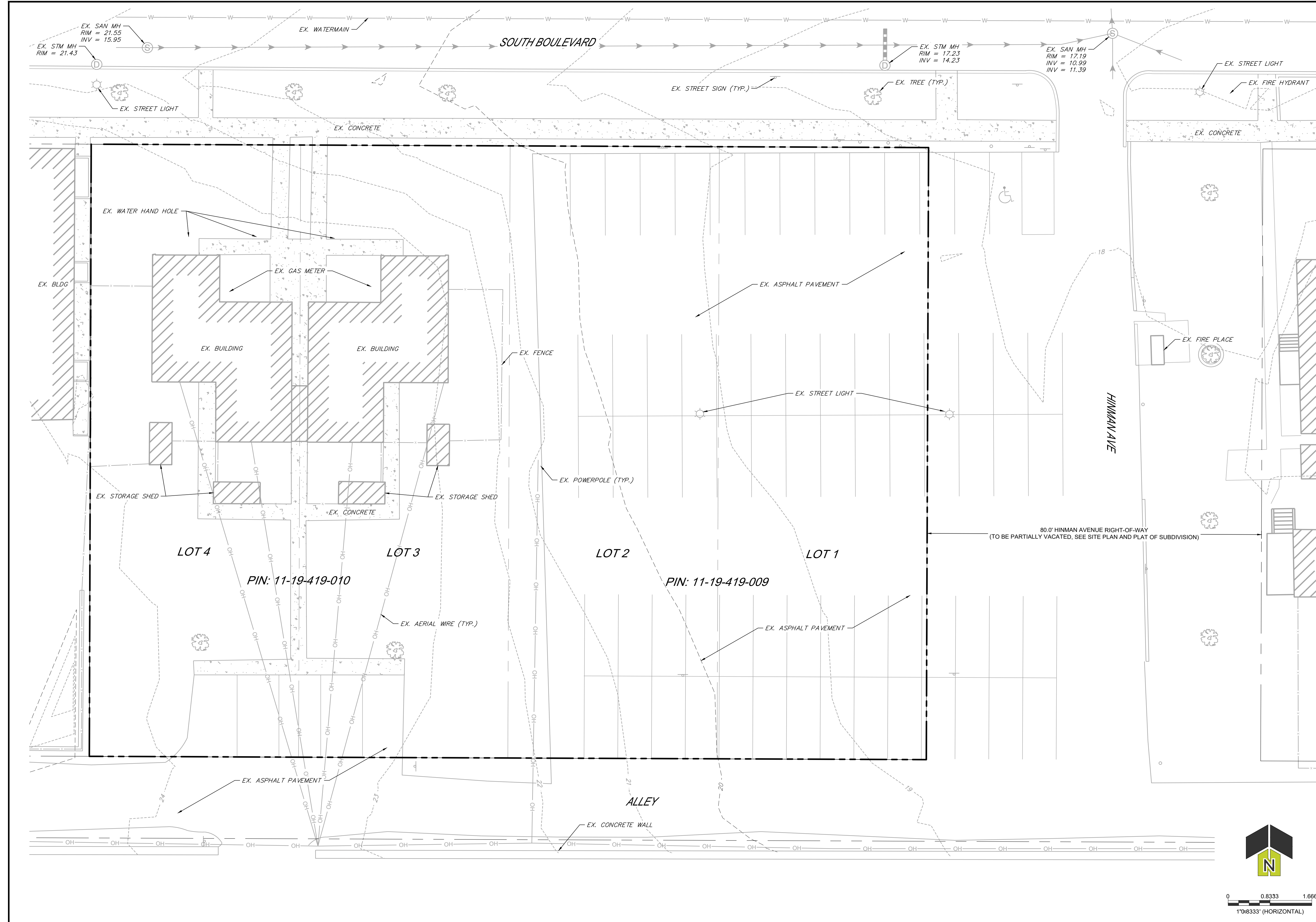
PRELIMINARY ENGINEERING FOR
SOUTH BOULEVARD SHORES
510 SOUTH BLVD
EVANSTON, ILLINOIS

PROJ NO. 220196
ENG. BPHCAR/AMG
DATE: 02/15/2023

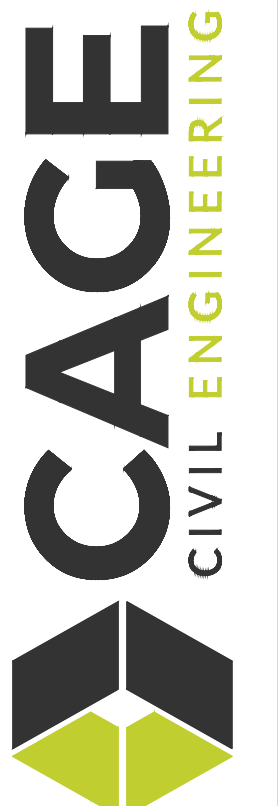
SHEET TITLE
**SITE LOCATION
MAP & CIVIL
LEGEND**

SHEET NUMBER
C0.0
1 OF 6





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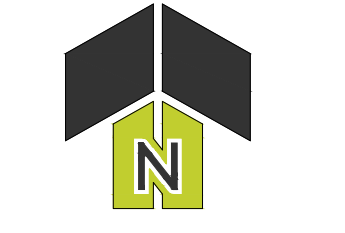
REVISIONS	DATE	DESCRIPTION

PRELIMINARY ENGINEERING FOR
SOUTH BOULEVARD SHORES
 510 SOUTH BLVD
 EVANSTON, ILLINOIS

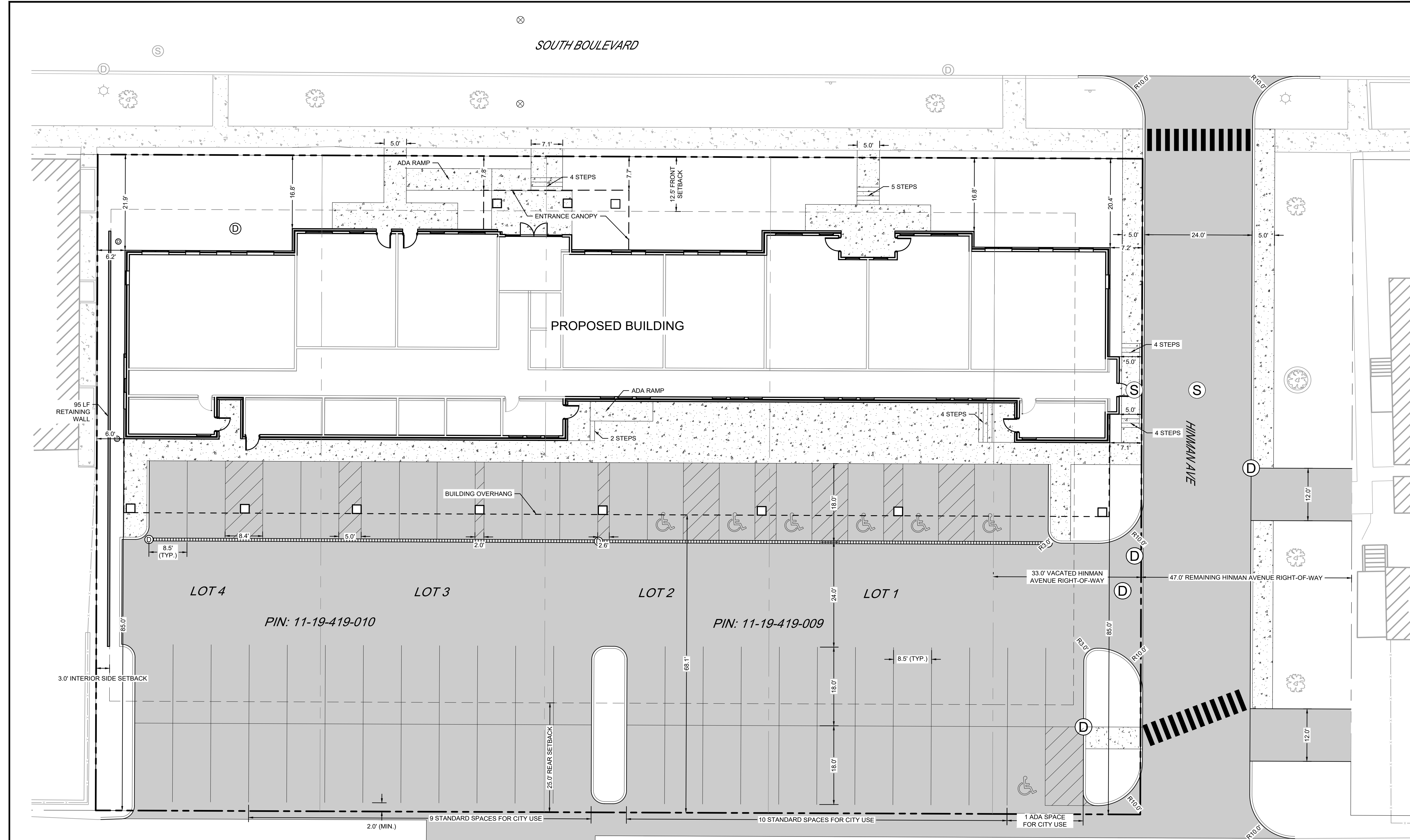
PROJ NO: 220196
 ENG: BPHCAR/AMG
 DATE: 02/15/2023

SHEET TITLE
EXISTING CONDITIONS PLAN

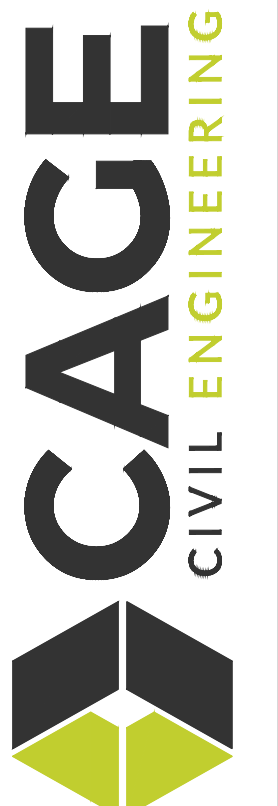
SHEET NUMBER
C0.1
 2 OF 6



0 0.8333 1.6667
 1"=83.33' (HORIZONTAL)



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REVISIONS

NO.	DATE	DESCRIPTION
1	08/10/2023	CITY REVISIONS
2	09/22/2023	CITY REVISIONS

PRELIMINARY ENGINEERING FOR
SOUTH BOULEVARD SHORES
 510 SOUTH BLVD
 EVANSTON, ILLINOIS

PROJ NO: 220196
 ENG: BPH/CAR/AMG
 DATE: 02/15/2023

SHEET TITLE
SITE LAYOUT PLAN

SHEET NUMBER
C1.0
 3 OF 6

SHEET NOTES

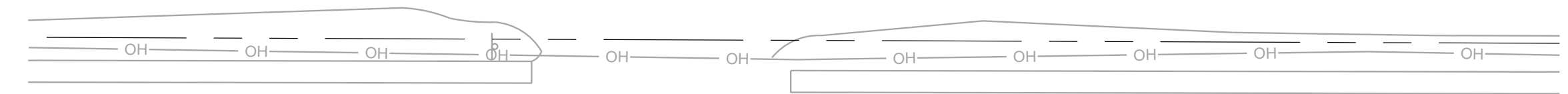
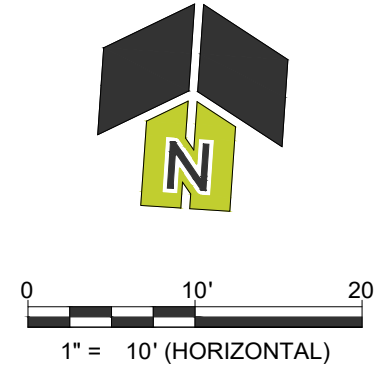
1. LOTS 1-4 AND ASSOCIATED PINS SHOWN ON SITE PLAN ARE FOR REFERENCE ONLY. LOTS ARE PROPOSED TO BE CONSOLIDATED INTO 1 LOT AS PART OF THE SOUTH BOULEVARD SHORES SUBDIVISION, WHICH ALSO PROPOSES TO PARTIALLY VACATE THE HINMAN AVENUE RIGHT-OF-WAY

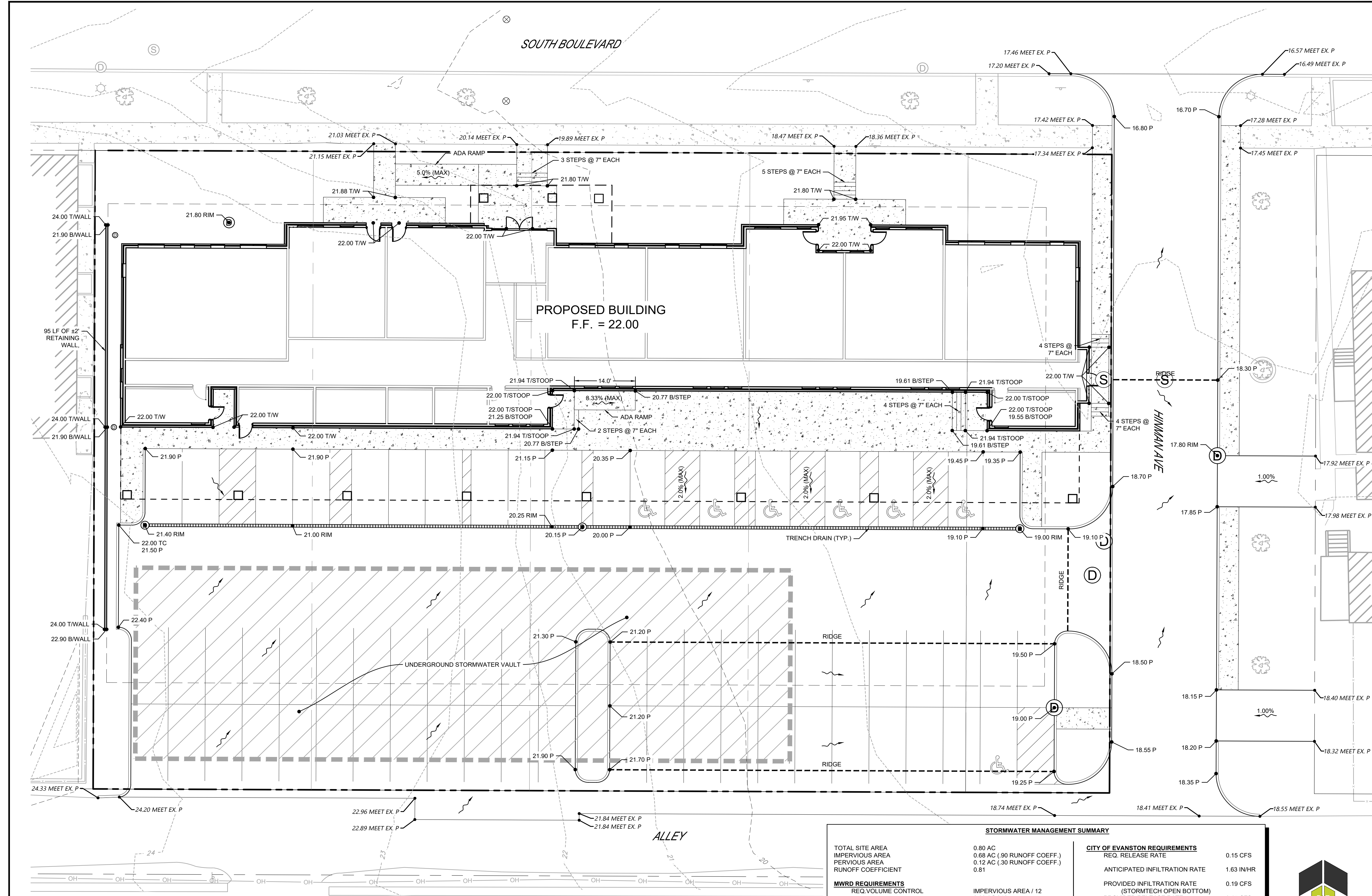
SITE DATA TABLE

PROPOSED ZONING CLASS	R-5
SITE AREA	0.803 AC
PROPOSED PARKING SPACES	
STANDARD SPACES (FOR PRIVATE USE)	39
STANDARD SPACES (FOR CITY USE)	19
ADA SPACES (FOR PRIVATE USE)	6
ADA SPACES (FOR CITY USE)	1
TOTAL	65
IMPERVIOUS SURFACE COVERAGE	
IMPERVIOUS AREA = 0.683 AC = 85%	

PAVING LEGEND

	STANDARD DUTY ASPHALT
	PCC SIDEWALK





SOUTH BOULEVARD

PROPOSED BUILDING
F.F. = 22.00

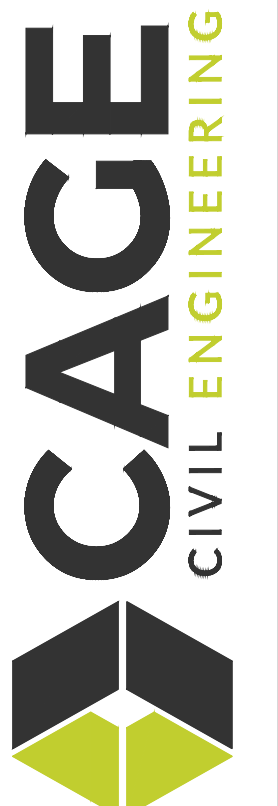
HIMMAN AVE

ALLEY

STORMWATER MANAGEMENT SUMMARY

TOTAL SITE AREA	0.80 AC	CITY OF EVANSTON REQUIREMENTS	REQ. RELEASE RATE	0.15 CFS
IMPERVIOUS AREA	0.68 AC (90 RUNOFF COEFF.)	REQ. RELEASE RATE	ANTICIPATED INFILTRATION RATE	1.63 IN/HR
PERVIOUS AREA	0.12 AC (30 RUNOFF COEFF.)	PROVIDED INFILTRATION RATE (STORMTECH OPEN BOTTOM)	PROVIDED INFILTRATION RATE (STORMTECH OPEN BOTTOM)	0.19 CFS
RUNOFF COEFFICIENT	0.81	PROVIDED RELEASE RATE (THROUGH VORTEX RESTRICTOR)	PROVIDED RELEASE RATE (THROUGH VORTEX RESTRICTOR)	0.15 CFS
MWRD REQUIREMENTS		TOTAL PROVIDED RELEASE RATE (INFILTRATION + VORTEX)	TOTAL PROVIDED RELEASE RATE (INFILTRATION + VORTEX)	0.34 CFS
REQ. VOLUME CONTROL	IMPERVIOUS AREA / 12 0.68 AC / 12 0.057 AC-FT	REQUIRED VOLUME (PER MRM BULLETIN 75)	REQUIRED VOLUME (PER MRM BULLETIN 75)	0.210 AC-FT
PROV. VOLUME CONTROL (WITHIN STORMTECH SYSTEM)	0.057 AC-FT	PROVIDED VOLUME	PROVIDED VOLUME	0.234 AC-FT
MWRD DETENTION REQUIREMENTS ARE NOT REQUIRED FOR PROPERTY HOLDINGS < 3.0 AC				

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LISLE, IL 60532
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REVISIONS

NO.	DATE	DESCRIPTION
08-10-2023	CITY REVISIONS	
05-22-2023	CITY REVISIONS	

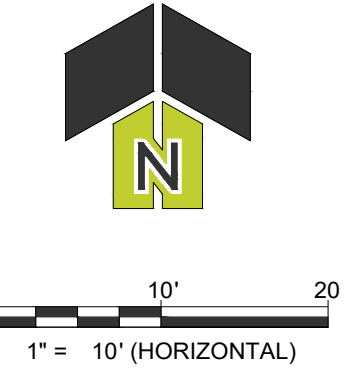
PRELIMINARY ENGINEERING FOR
SOUTH BOULEVARD SHORES
510 SOUTH BLVD
EVANSTON, ILLINOIS

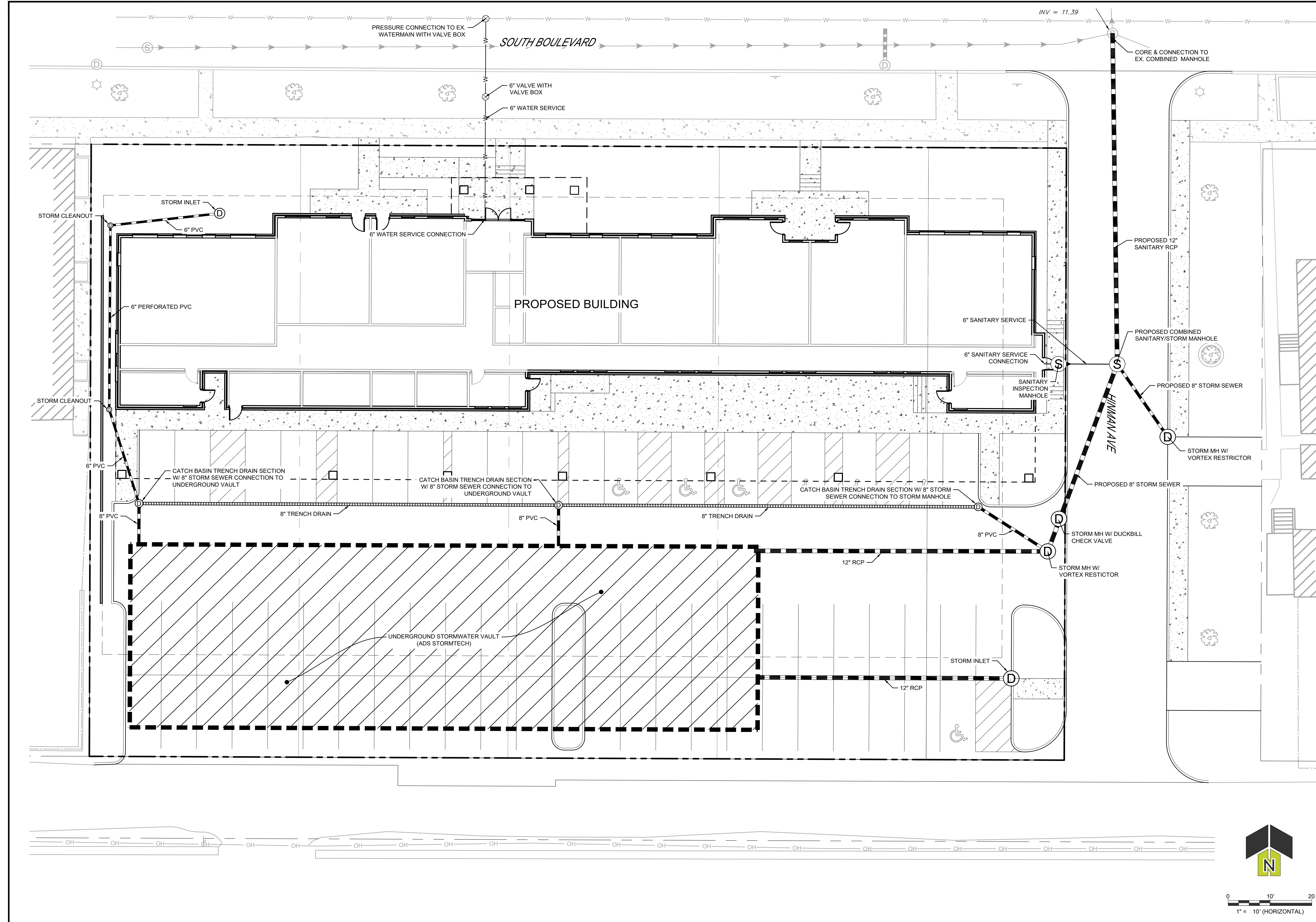
PROJ NO. 220196
ENG. BPHICAR/AMG
DATE: 02/15/2023

SHEET TITLE
GRADING & SWM PLAN

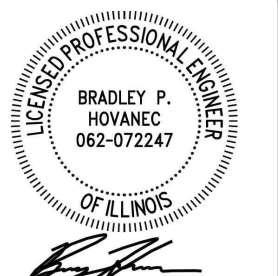
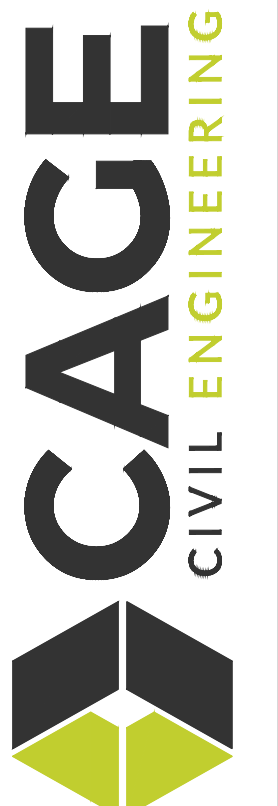
SHEET NUMBER
C2.0

4 OF 6





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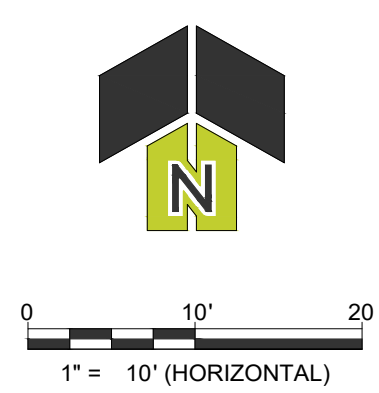
REVISIONS	DATE	DESCRIPTION
1	08/10/2023	CITY REVISIONS
2	09/22/2023	CITY REVISIONS

PRELIMINARY ENGINEERING FOR
SOUTH BOULEVARD SHORES
 510 SOUTH BLVD
 EVANSTON, ILLINOIS

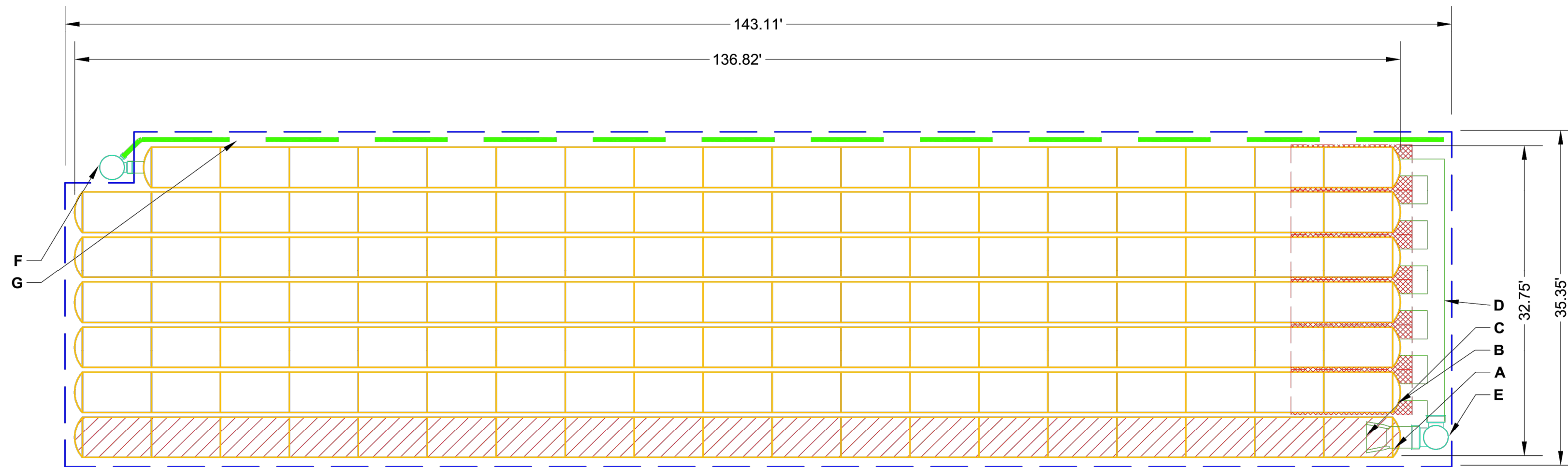
PROJ NO. 220196
 ENG. BPH/CAR/AMG
 DATE: 02/15/2023

SHEET TITLE
UTILITY PLAN

SHEET NUMBER
C3.0
 5 OF 6



PROPOSED LAYOUT		PROPOSED ELEVATIONS		*INVERT ABOVE BASE OF CHAMBER				
132	STORMTECH SC-740 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	26.50	PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT	MAX FLOW
14	STORMTECH SC-740 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	20.50					
6	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	20.00					
6	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	20.00					
36	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	20.00					
10208	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	19.00					
		TOP OF SC-740 CHAMBER:	18.50					
		18" x 18" TOP MANIFOLD INVERT:	16.42					
		12" BOTTOM CONNECTION INVERT:	16.10					
5021	SYSTEM AREA (SF)	24" ISOLATOR ROW PLUS INVERT:	16.01					
356.9	SYSTEM PERIMETER (ft)	BOTTOM OF SC-740 CHAMBER:	16.00					
		UNDERDRAIN INVERT:	15.50					
		BOTTOM OF STONE:	15.50					



- ISOLATOR ROW PLUS (SEE DETAIL)
- PLACE MINIMUM 12.50' OF ADSP125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS
- BED LIMITS

NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

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4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

0 15 30

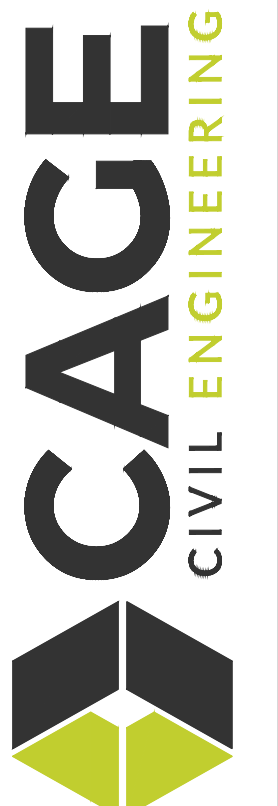
SHEET
2 OF 6

SOUTH BLVD SHORES
EVANSTON, IL, USA
DRAWN: BH
CHECKED: N/A
DATE: PROJECT #:
DESCRIPTION

DATE: CHK
DRAW

RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P. 630.598.0007
WWW.CAGECIVIL.COM



REVISIONS

NO.	DATE	DESCRIPTION
08/10/2023		CITY REVISIONS
05/22/2023		CITY REVISIONS

PRELIMINARY ENGINEERING FOR
SOUTH BOULEVARD SHORES
510 SOUTH BLVD
EVANSTON, ILLINOIS

PROJ NO: 220196
ENG: BPH/CAR/AMG
DATE: 02/15/2023

SHEET TITLE
CONSTRUCTION DETAILS

SHEET NUMBER
C4.0
6 OF 6

PROJECT MATRIX / AREAS

	1 BR-1	1 BR-2 TYPE A/ ADAPTABLE	2 BR-1	2 BR-2 TYPE A/ ADAPTABLE	3 BR-1	3 BR-2	3 BR-3	3 BR-4 TYPE A/ ADAPTABLE	3 BR-5 2 STORY TOWNHOUSE	TOTAL	RESIDENTIAL	GROSS AREA
FIRST FLOOR	2	1	0	1	1	0	0	0	2	7	6,409 SF	8,872 SF
SECOND FLOOR	6	1	2	1	1	2	0	0	0	13	9,939 SF	13,895 SF
THIRD FLOOR	6	1	3	0	0	2	1	1	0	14	11,158 SF	13,610 SF
FOURTH FLOOR	5	2	2	1	0	2	1	1	0	14	11,158 SF	13,610 SF
FIFTH FLOOR	5	1	2	0	0	2	1	1	0	12	9,694 SF	12,758 SF
TOTAL	24	6	9	3	2	8	3	3	2	60	48,358 SF	62,745 SF
	30 - TOTAL 1 BR		12 - TOTAL 2 BR		18 - TOTAL 3 BR							



FIRST FLOOR PLAN
1/8" = 1'-0"

PROJECT MATRIX / AREAS

	1 BR-1	1 BR-2 TYPE A/ ADAPTABLE	2 BR-1	2 BR-2 TYPE A/ ADAPTABLE	3 BR-1	3 BR-2	3 BR-3	3 BR-4 TYPE A/ ADAPTABLE	3 BR-5 2 STORY TOWNHOUSE	TOTAL	RESIDENTIAL	GROSS AREA
FIRST FLOOR	2	1	0	1	1	0	0	0	2	7	6,409 SF	8,872 SF
SECOND FLOOR	6	1	2	1	1	2	0	0	0	13	9,939 SF	13,895 SF
THIRD FLOOR	6	1	3	0	0	2	1	1	0	14	11,158 SF	13,610 SF
FOURTH FLOOR	5	2	2	1	0	2	1	1	0	14	11,158 SF	13,610 SF
FIFTH FLOOR	5	1	2	0	0	2	1	1	0	12	9,694 SF	12,758 SF
TOTAL	24	6	9	3	2	8	3	3	2	60	48,358 SF	62,745 SF

30 - TOTAL 1 BR 12 - TOTAL 2 BR 18 - TOTAL 3 BR



SECOND FLOOR PLAN
1/8" = 1'-0"

PROJECT MATRIX / AREAS

	1 BR-1	1 BR-2 TYPE A/ ADAPTABLE	2 BR-1	2 BR-2 TYPE A/ ADAPTABLE	3 BR-1	3 BR-2	3 BR-3	3 BR-4 TYPE A/ ADAPTABLE	3 BR-5 2 STORY TOWNHOUSE	TOTAL	RESIDENTIAL	GROSS AREA
FIRST FLOOR	2	1	0	1	1	0	0	0	2	7	6,409 SF	8,872 SF
SECOND FLOOR	6	1	2	1	1	2	0	0	0	13	9,939 SF	13,895 SF
THIRD FLOOR	6	1	3	0	0	2	1	1	0	14	11,158 SF	13,610 SF
FOURTH FLOOR	5	2	2	1	0	2	1	1	0	14	11,158 SF	13,610 SF
FIFTH FLOOR	5	1	2	0	0	2	1	1	0	12	9,694 SF	12,758 SF
TOTAL	24	6	9	3	2	8	3	3	2	60	48,358 SF	62,745 SF
	30 - TOTAL 1 BR		12 - TOTAL 2 BR		18 - TOTAL 3 BR							



THIRD FLOOR PLAN
1/8" = 1'-0"

PROJECT MATRIX / AREAS

	1 BR-1	1 BR-2 TYPE A/ ADAPTABLE	2 BR-1	2 BR-2 TYPE A/ ADAPTABLE	3 BR-1	3 BR-2	3 BR-3	3 BR-4 TYPE A/ ADAPTABLE	3 BR-5 2 STORY TOWNHOUSE	TOTAL	RESIDENTIAL	GROSS AREA
FIRST FLOOR	2	1	0	1	1	0	0	0	2	7	6,409 SF	8,872 SF
SECOND FLOOR	6	1	2	1	1	2	0	0	0	13	9,939 SF	13,895 SF
THIRD FLOOR	6	1	3	0	0	2	1	1	0	14	11,158 SF	13,610 SF
FOURTH FLOOR	5	2	2	1	0	2	1	1	0	14	11,158 SF	13,610 SF
FIFTH FLOOR	5	1	2	0	0	2	1	1	0	12	9,694 SF	12,758 SF
TOTAL	24	6	9	3	2	8	3	3	2	60	48,358 SF	62,745 SF

30 - TOTAL 1 BR 12 - TOTAL 2 BR 18 - TOTAL 3 BR



FOURTH FLOOR PLAN
1/8" = 1'-0"

PROJECT MATRIX / AREAS

	1 BR-1	1 BR-2 TYPE A/ ADAPTABLE	2 BR-1	2 BR-2 TYPE A/ ADAPTABLE	3 BR-1	3 BR-2	3 BR-3	3 BR-4 TYPE A/ ADAPTABLE	3 BR-5 2 STORY TOWNHOUSE	TOTAL	RESIDENTIAL	GROSS AREA	
FIRST FLOOR	2	1	0	1	1	0	0	0	2	7	6,409 SF	8,872 SF	
SECOND FLOOR	6	1	2	1	1	2	0	0	0	13	9,939 SF	13,895 SF	
THIRD FLOOR	6	1	3	0	0	2	1	1	0	14	11,158 SF	13,610 SF	
FOURTH FLOOR	5	2	2	1	0	2	1	1	0	14	11,158 SF	13,610 SF	
FIFTH FLOOR	5	1	2	0	0	2	1	1	0	12	9,694 SF	12,758 SF	
TOTAL	24	6	9	3	2	8	3	3	2	60	48,358 SF	62,745 SF	
	30 - TOTAL 1 BR		12 - TOTAL 2 BR		18 - TOTAL 3 BR								



FIFTH FLOOR PLAN
1/8" = 1'-0"



TYPICAL TWO BR UNIT - 2BR-2 - TYPE A / ADAPT.
 1/4" = 1'-0"
 805 SF NET / 855 SF GROSS



TYPICAL ONE BR UNIT - 1BR-2 - TYPE A / ADAPT.
 1/4" = 1'-0"
 568 SF NET / 609 SF GROSS

PROPOSED UNIT FINISHES:

FLOORING:
 LVT FOR FLOORING THROUGHOUT UNIT
 4" VINYL BASE

WALLS & CEILINGS TO BE PAINTED GYP BD

KITCHEN / VANITY CABINETS TO BE WOOD / PLYWOOD

KITCHEN COUNTERTOPS TO BE PLASTIC LAMINATE

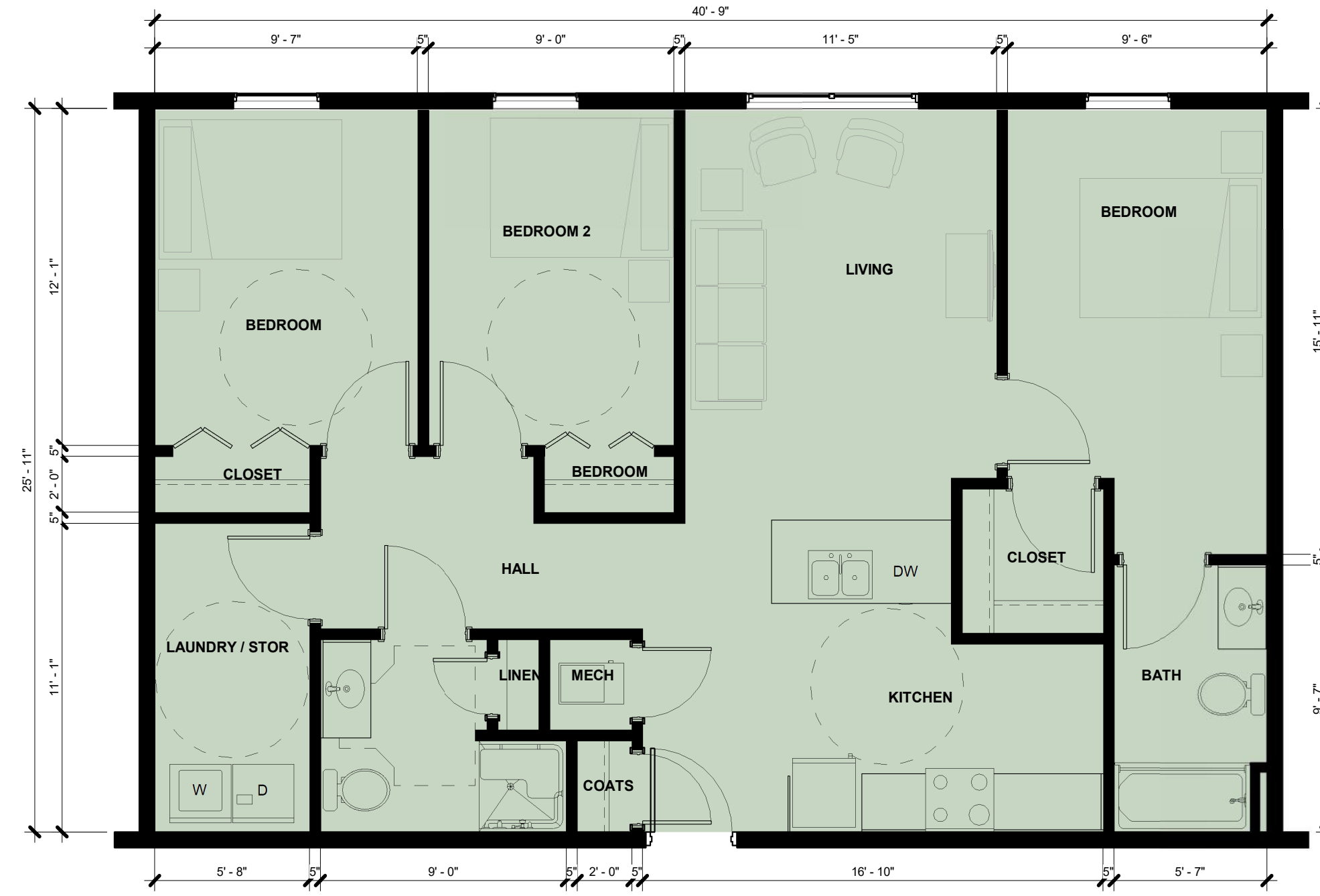
BATHROOM COUNTERTOPS TO BE CULTURED MARBLE
 WITH INTEGRAL SINKS



TYPICAL TWO BR UNIT - 2BR-1
 1/4" = 1'-0"
 805 SF NET / 855 SF GROSS



TYPICAL ONE BR UNIT - 1BR-1
 1/4" = 1'-0"
 568 SF NET / 609 SF GROSS



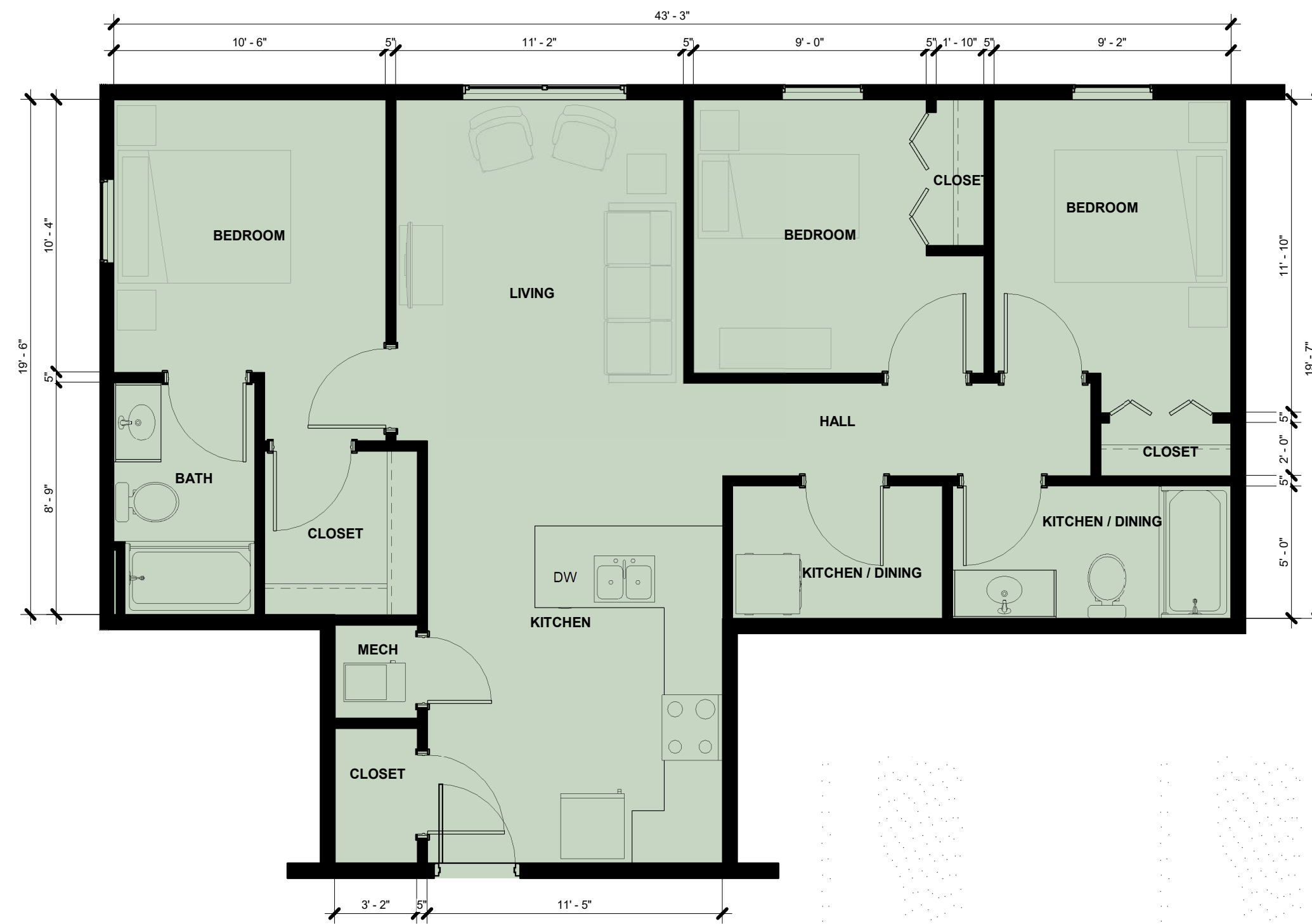
THREE BEDROOM UNIT - 3BR-4 - TYPE A / ADAPT

1/4" = 1'-0" 1052 SF NET / 1115 SF GROSS



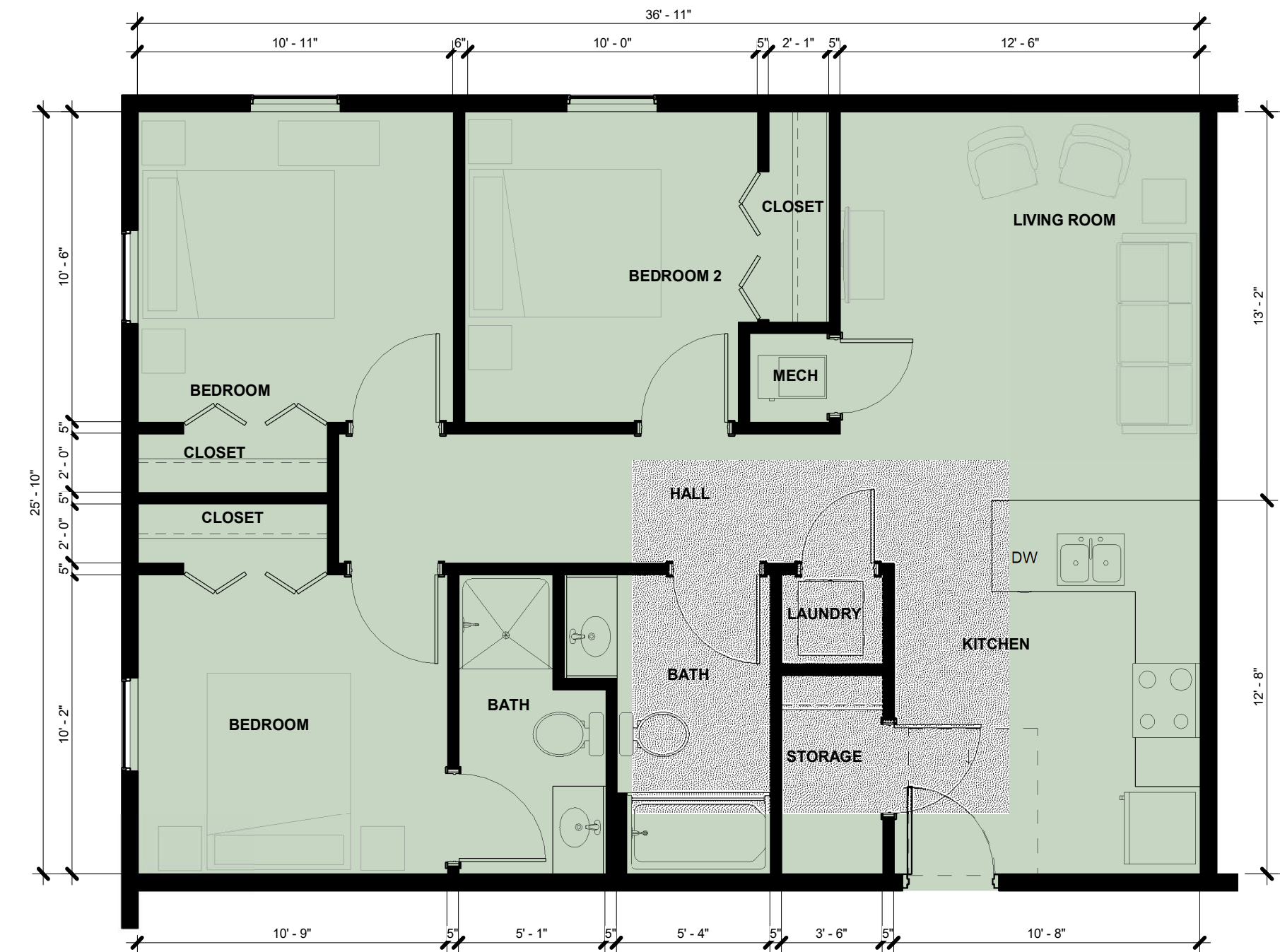
THREE BEDROOM UNIT - 3BR-3

1/4" = 1'-0" 1052 SF NET / 1115 SF GROSS



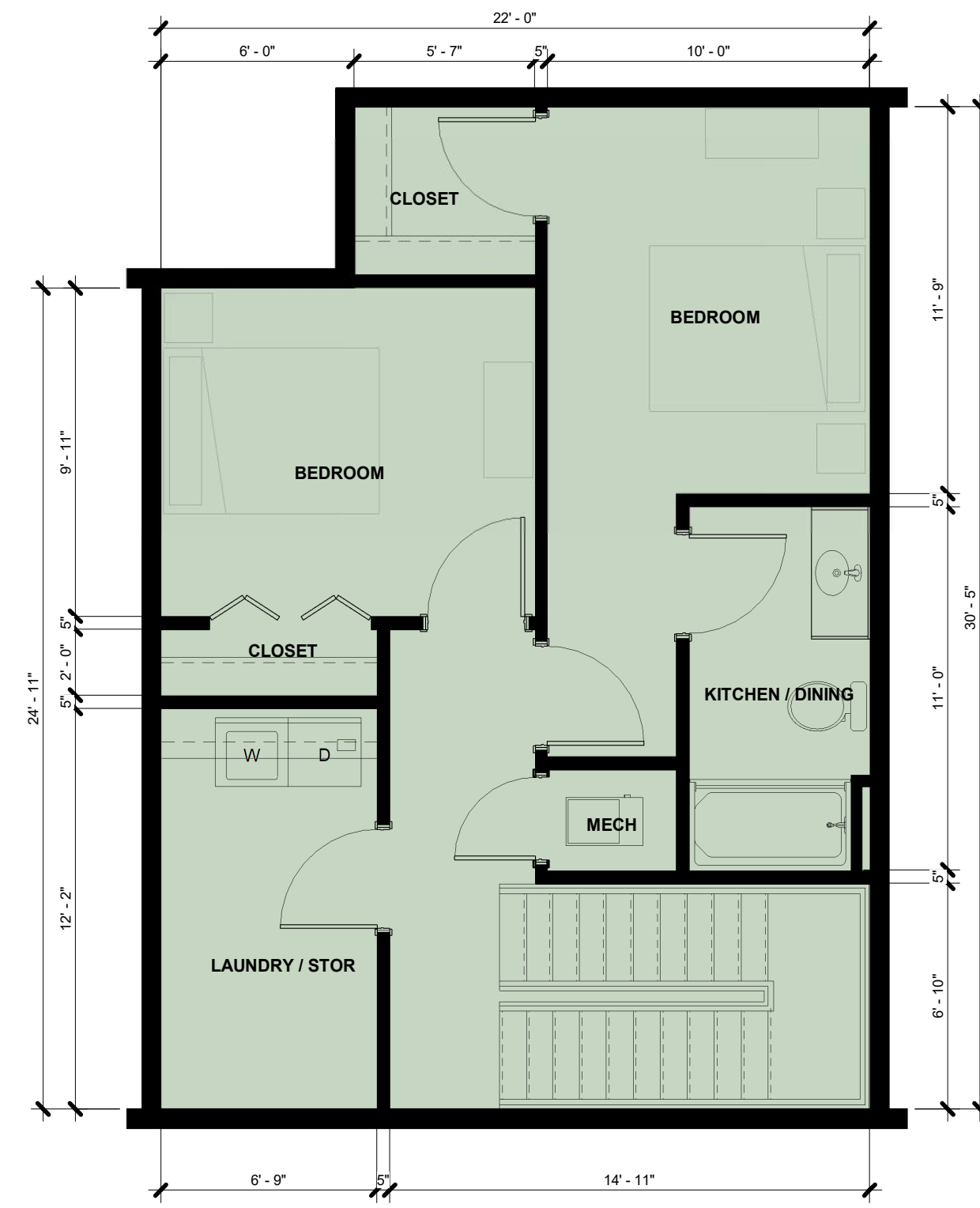
THREE BEDROOM UNIT - 3 BR-2

1/4" = 1'-0" 984 SF NET / 1050 SF GROSS

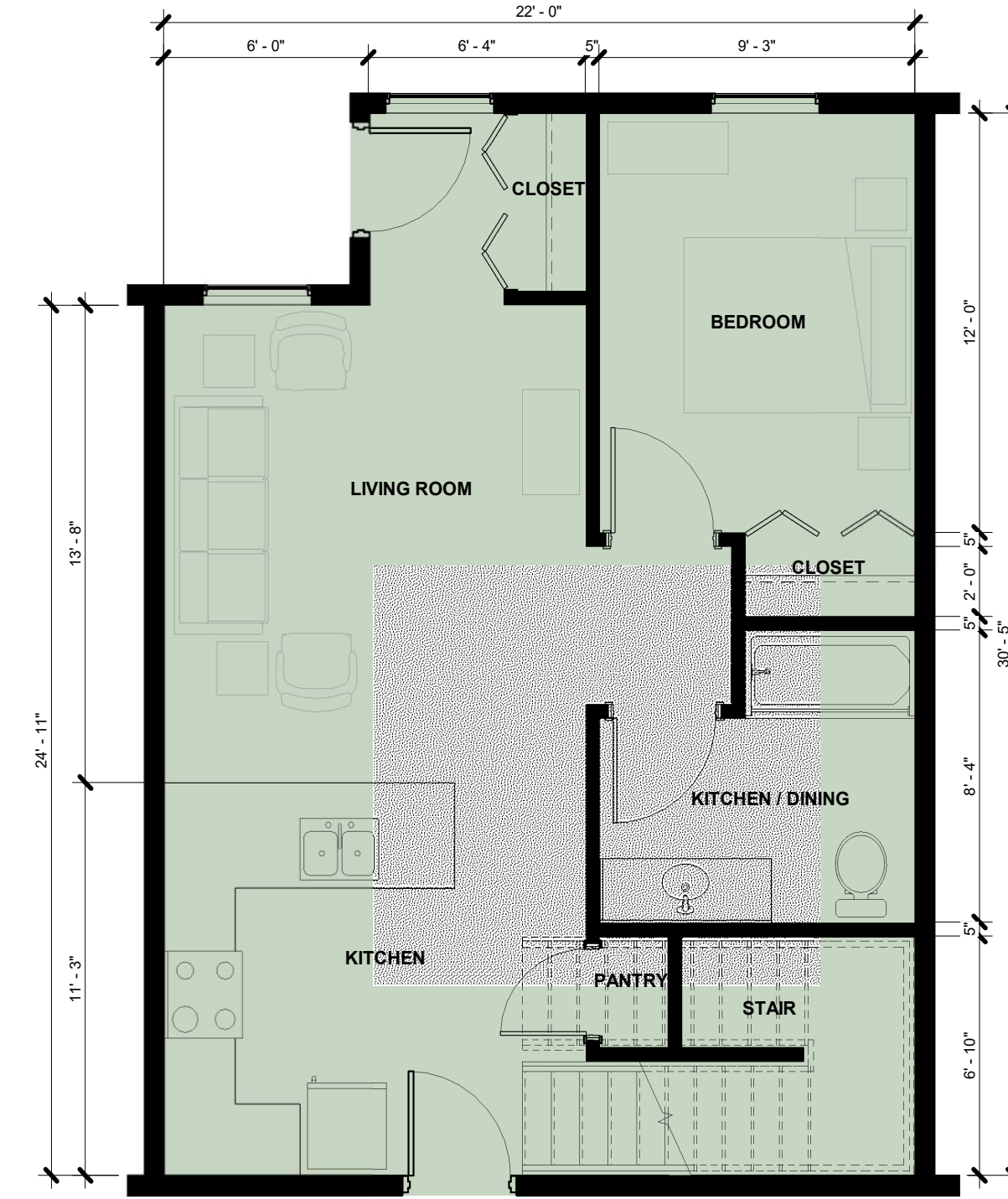


THREE BEDROOM UNIT - 3BR-1

1/4" = 1'-0" 952 SF NET / 1011 SF GROSS



SECOND FLOOR - 3 BR TOWNHOUSE UNIT - 3BR-5
 1/4" = 1'-0"



FIRST FLOOR - 3 BR TOWNHOUSE UNIT - 3BR-5
 1/4" = 1'-0"

1270 SF NET / 1358 SF GROSS

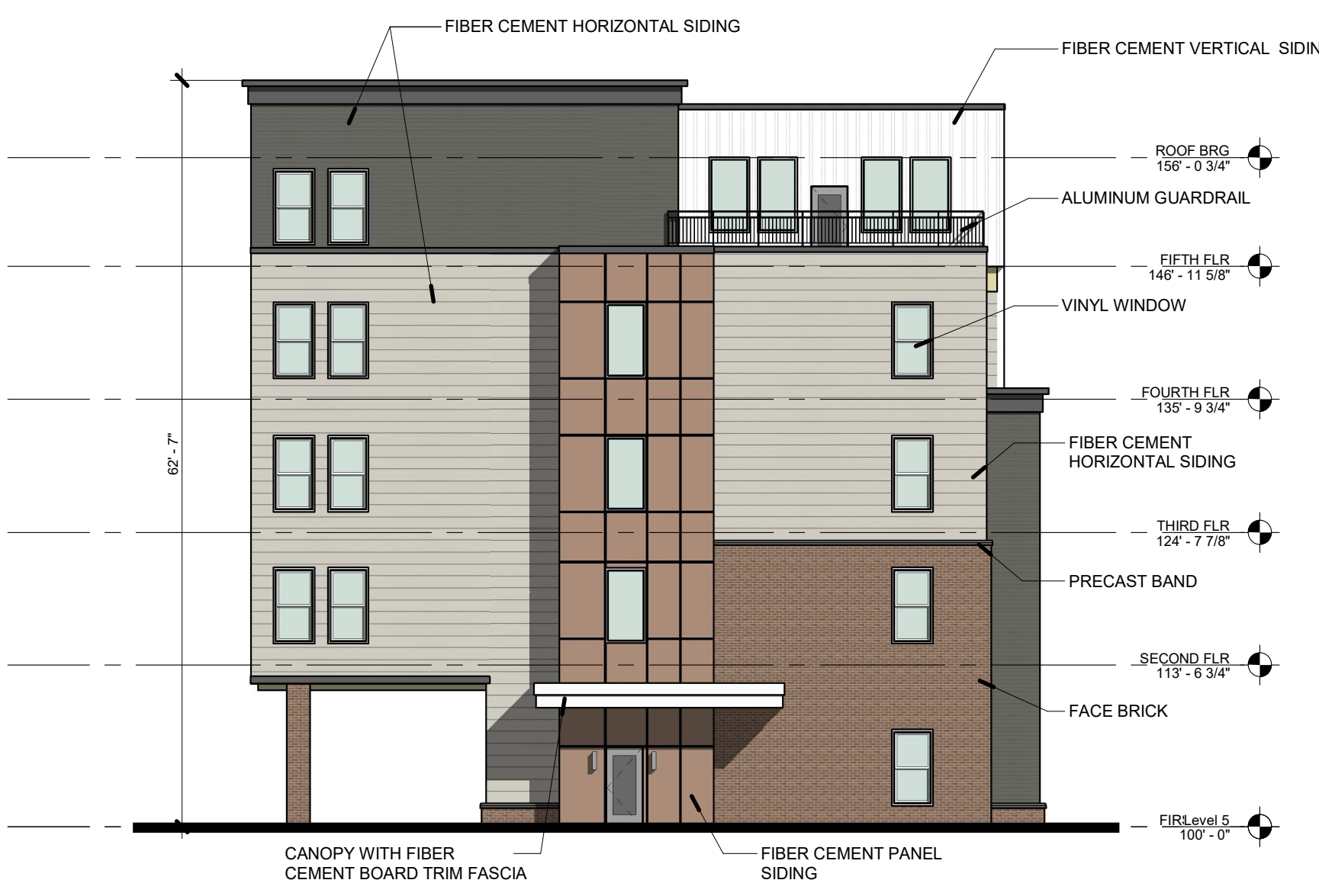




3 SOUTH ELEVATION
PR-4.2 3/32" = 1'-0"



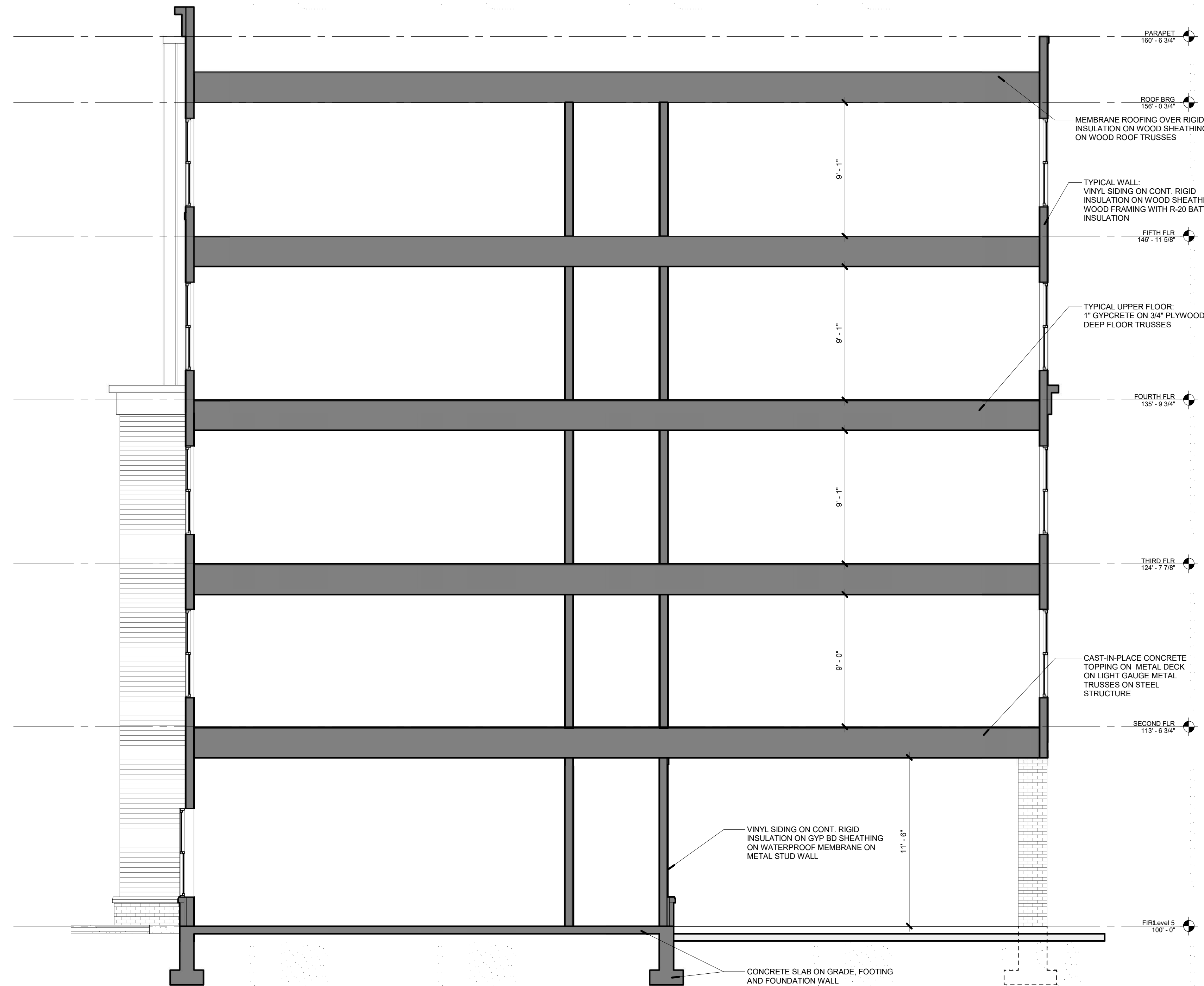
4 WEST ELEVATION
PR-4.2 3/32" = 1'-0"



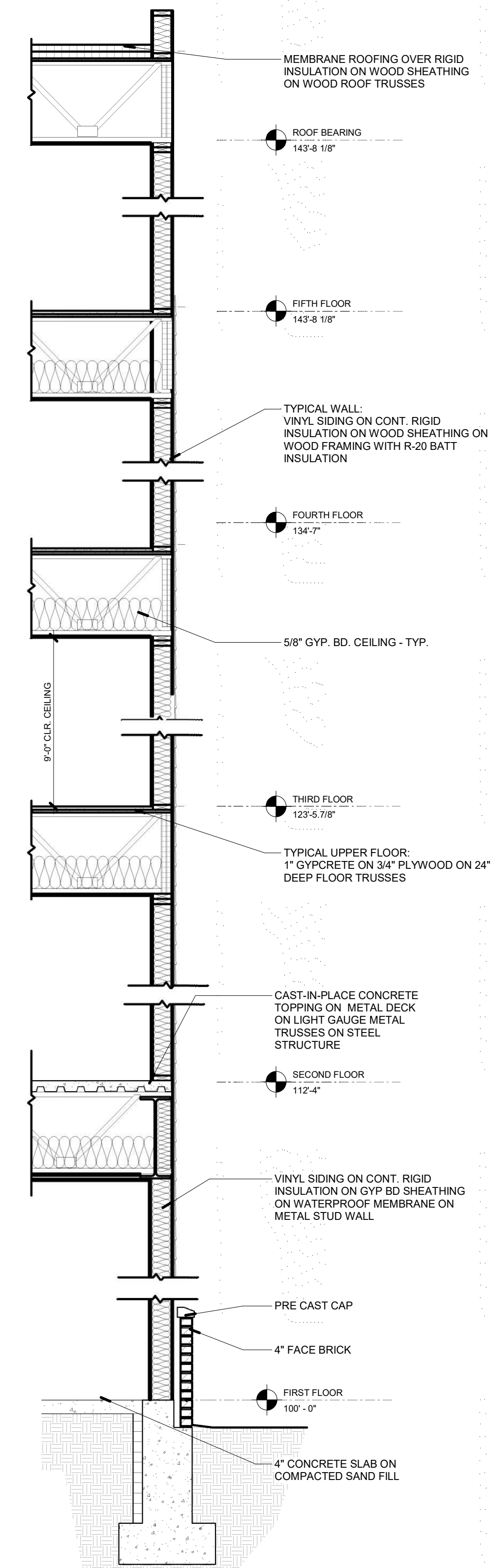
2 EAST ELEVATION
PR-4.2 3/32" = 1'-0"



1 NORTH ELEVATION
PR-4.2 3/32" = 1'-0"



TYPICAL BUILDING SECTION
1/4" = 1'-0"



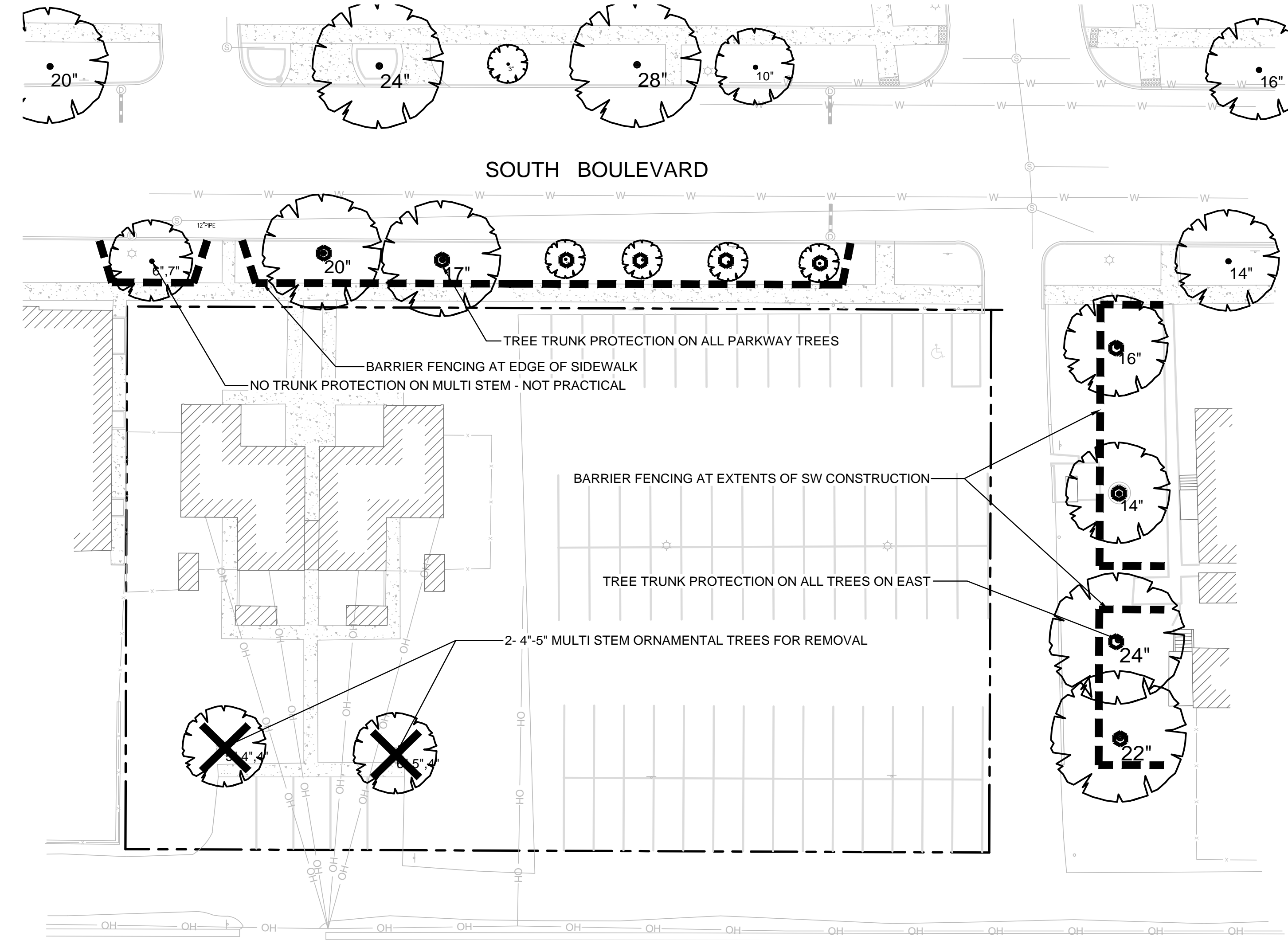
TYPICAL WALL SECTION
1/2" = 1'-0"

EXISTING VEGETATION DESCRIPTION

THE PROJECT SITE CONSIST OF AN EXISTING MULTI-FAMILY LOT AND PARKING LOT. THERE ARE SEVERAL LARGE MATURE STREET TREES, AND 4 NEWLY PLANTED 3" CAL. PARKWAY TREES ON-SITE WHICH WILL BE PRESERVED AND PROTECTED. 2 - ORNAMENTAL TREES (CORNUS FLORIDA) - WILL BE REMOVED FOR DEVELOPMENT.

TREE PROTECTION & REMOVAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS AND PERMISSIONS TO PRUNE, REMOVE, AND/OR TRANSPLANT ANY TREES ON SITE.
2. DEAD AND DYING MATERIAL ON THE SITE SHALL BE REMOVED OR PRUNED. MATERIALS NOT LABELED ON THE PROTECTION PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR REMEDIATION.
3. DURING CONSTRUCTION EXISTING TREES OVER FOUR INCHES IN CALIPER SHALL BE PROTECTED WITH BARRIER FENCING.
4. BARRIER SHALL BE CONSTRUCTED OF A MIN. 3' TALL SNOW FENCE OR SIMILAR AND SUPPORT POSTS MIN. 6' O.C. AND SHALL BE ERECTED ONE FOOT BEYOND THE DRIP LINE OFF ALL EXISTING TREES ON SITE AND ADJACENT SITES TO REMAIN.
5. BARRIER FENCING SHOWN ON THE PLAN IS APPROXIMATE. CONTRACTOR SHALL ADJUST LOCATION OF BARRIER TO POSITION OUTLINED IN COMMENT 4.
6. NO EXCESS SOIL OR ADDITIONAL FILL, BUILDING MATERIALS OR DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE BARRIER.
7. NO VEHICLES OR HEAVY MACHINERY SHALL BE ALLOWED TO WORK WITHIN THE BARRIER AREA.
8. NO ATTACHMENTS OR WIRES, OTHER THAN PROTECTIVE GUY WIRES, SHALL BE ATTACHED TO ANY OF THE TREES WHICH ARE WITHIN PROTECTIVE BARRIER.
9. STUMPS OR TREE REMAINS NOT TO BE FULLY EXCAVATED SHALL BE REMOVED. A STUMP GRINDER SHALL BE USED TO REMOVE ALL REMAINING ROOTS AND WOODY MATERIAL. WITHIN A 24" RADIUS OF THE TREE TRUNK TO MIN. 6" BELOW GRADE. DISTURBED AREA SHALL BE BACKFILLED WITH COMPACTED TOPSOIL TO MEET SURROUNDING GRADES.



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 Landscape Architecture
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 Chicago, IL 60647
 ph. 773.697.4388
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PROJECT TEAM



PROJECT NAME

South Boulevard Shores

South Boulevard, Evanston, Illinois

DRAWING ISSUED
 NO. TITLE DATE
 1. Review 02/15/2023

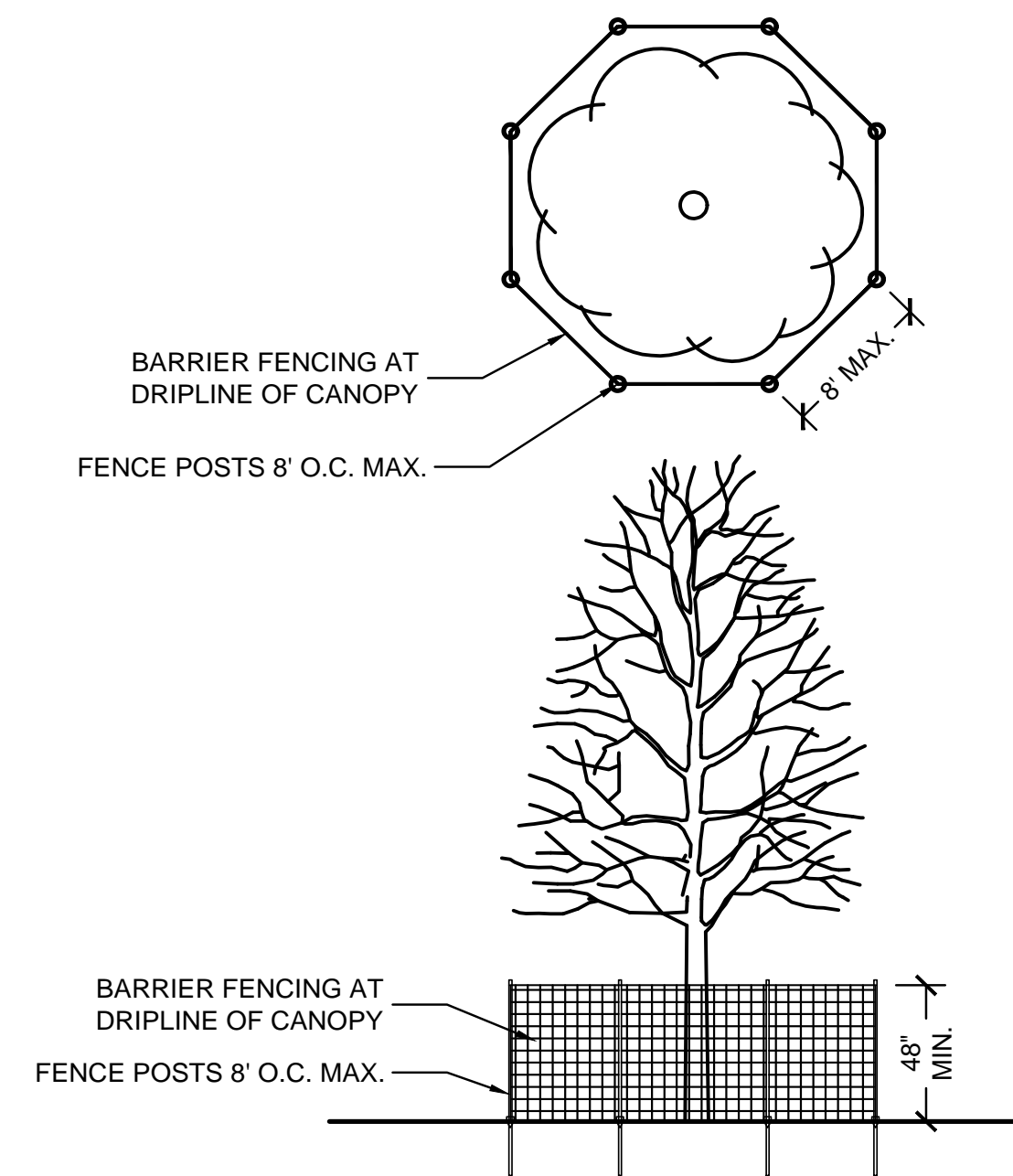
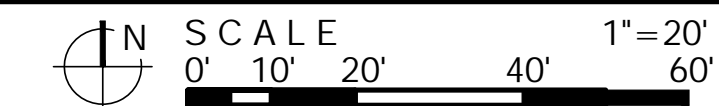
SET TYPE
 PRELIMINARY LANDSCAPE PLANS
PROJECT NUMBER
 2302014

DATE
 02-14-2023
DRAWN BY: LCG
APPROVED BY: LCG
SHEET TITLE
 TREE PROTECTION & REMOVAL PLAN

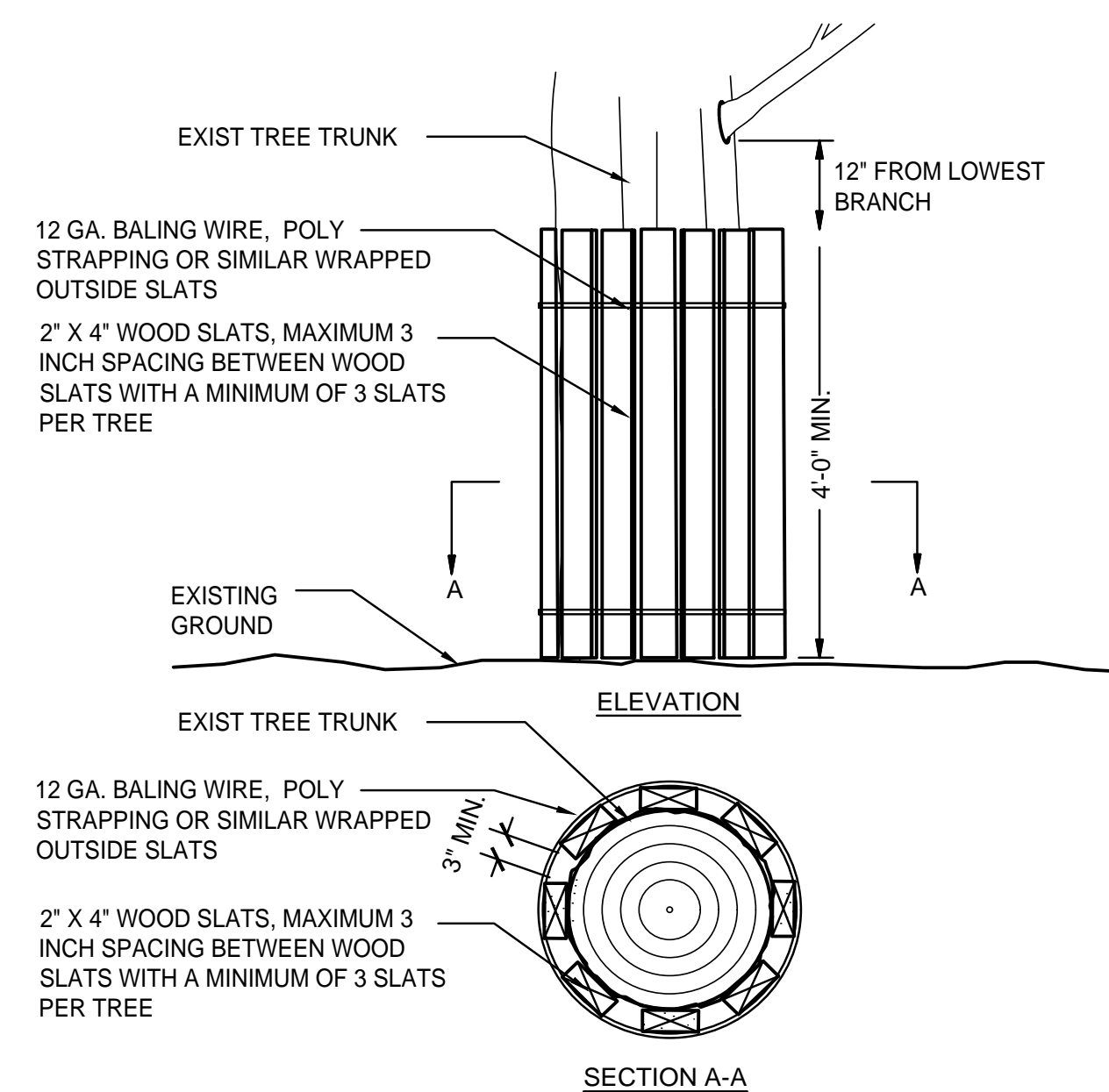
SHEET NUMBER

L.1

1 TREE PROTECTION & REMOVAL PLAN



2 TREE PRESERVATION BARRIER FENCING DETAIL NOT TO SCALE



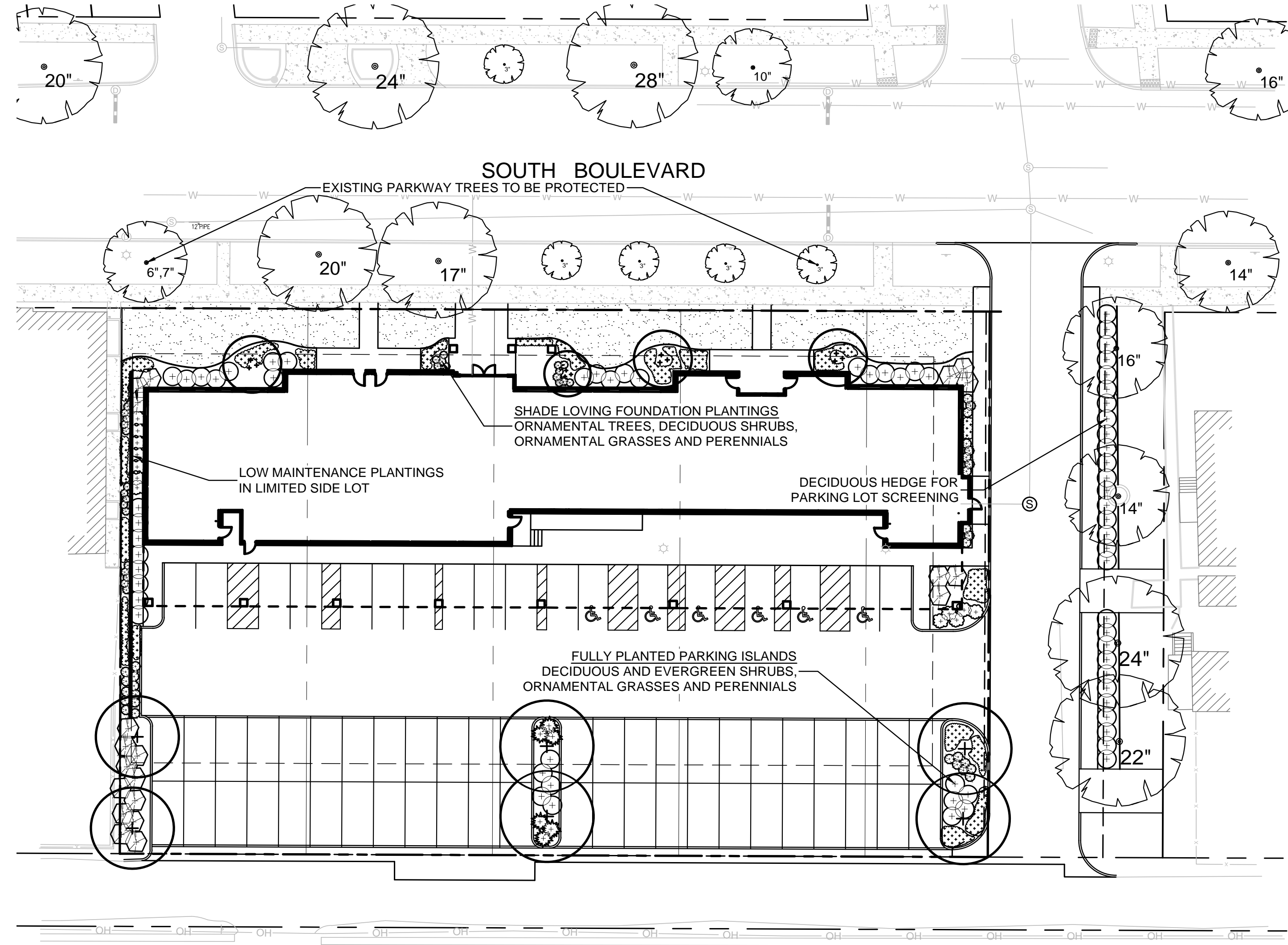
3 TREE TRUNK PRESERVATION DETAIL NOT TO SCALE

TREE PROTECTION & REMOVAL LEGEND

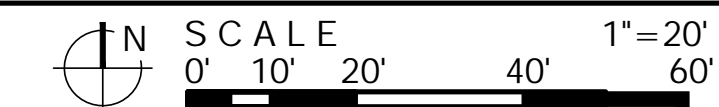
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- BARRIER FENCING TO BE INSTALLED
- TREE TRUNK PROTECTION - NOT PRACTICAL ON MULTI-STEM.

PRELIMINARY PLANT LIST

SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	COMMENT
DECIDUOUS SHADE TREES					
AFA	2.5' cal.		Acer x freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple	B&B
ARF	2.5' cal.		Acer rubrum 'Frank Jr.'	Redpointe Red Maple	B&B
AMM	2.5' cal.		Acer miyabei 'Morton'	State Street Miyabe's maple	B&B
CEO	2.5' cal.		Celtis occidentalis	Common Hackberry	B&B
GDE	2.5' cal.		Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffeetree	B&B
GTS	2.5' cal.		Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	B&B
TAM	2.5' cal.		Tilia americana 'McSentry'	American Sentry Linden	B&B
ORNAMENTAL TREES					
AGF	8' multi.		Acer ginnala 'Flame'	Flame Amur Maple	B&B
AGF	8' multi.		Amelanchier x grandiflora 'Forest Prince'	Forest Prince Serviceberry	B&B
COA	8' multi.		Cornus alternifolia	Pagoda Dogwood	B&B
COF	8' multi.		Cornus florida	White Flowering Dogwood	B&B
COM	8' multi.		Cornus mas	Corneliancherry Dogwood	B&B
VIP	8' multi.		Viburnum prunifolium	Blackhaw Viburnum	B&B
EVERGREEN TREES					
TON	6' ht.		Thuja occidentalis 'Nigra'	Dark Green Arborvitae	B&B
DECIDUOUS SHRUBS					
AAB	36" ht.		Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	B&B
AMA	24" ht.		Aronia melanocarpa 'Elata'	Elata Chokeberry	B&B
BUD	36" h.		Buddleia 'Grand Cascade'	Grand Cascade Butterfly Bush	B&B
CAE	36" ht.		Cornus alba 'Elegantissima'	Variiegated Dogwood	B&B
CEP	36" ht.		Cephalanthus occidentalis	Buttonbush	B&B
CSF	24" ht.		Cornus stolonifera 'Farrow'	Arctic Fire Redtwig Dogwood	B&B
CLR	36" ht.		Clethra alnifolia 'Ruby Spice'	Ruby Spice Clethra	B&B
CLH	24" ht.		Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet Clethra	B&B
IVM	36" ht.		Itea virginica 'Morton'	Scarlet Beauty Virginia Sweetspire	B&B
FVB	18" w.		Forsythia viridissima 'bronxensis'	Bronx Greenstem Forsythia	B&B
HVA	24" ht.		Hydrangea arbor 'Annabelle'	Annabelle Hydrangea	B&B
HVB	24" ht.		Hydrangea macrophylla 'PINK-II'	Bloomstruck Endless summer Hydrangea	B&B
HYP	36" ht.		Hydrangea paniculata 'Peegee Improved'	Peegee Improved Hydrangea	B&B
HYQ	36" ht.		Hydrangea quercifolia 'Alice'	Alice Oakleaf Hydrangea	B&B
KJG	24" ht.		Kerria japonica 'Golden Guinea'	Golden Guinea Japanese Kerria	B&B
RAG	18" w.		Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	B&B
SYM	24" ht.		Syringa patula 'Miss Kim'	Miss Kim Korean Lilac	B&B
VCC	24" ht.		Viburnum carlesii 'Compactum'	Koreanspice Viburnum	B&B
VTC	36" ht.		Viburnum trilobum 'Alfredo'	Alfredo American Cranberrybush	B&B
EVERGREEN SHRUBS					
JCK	24" w.		Juniperus chinensis 'Kallay's compacta'	Kallay's Compact Juniper	B&B
JCS	24" ht.		Juniperus chinensis 'Sea Green'	Sea Green Juniper	B&B
TMT	24" w.		Taxus x media 'Taunton'	Taunton's Yew	B&B
ORNAMENTAL GRASSES					
CAA	#3 cont.		Calamagrostis acutifolia 'Strictus'	Strictus Feather Reed Grass	
CMI	#1 cont.		Carex morrowii 'Ice Dance'	Ice Dance Sedge	
DES	#1 cont.		Deschampsia cespitosa	Tufted Hair Grass	
GROUNDCOVER / PERENNIALS					
ACH	#1 cont.		Achillea Millefolium 'Paprika'	Paprika Yarrow	18" O.C.
ALS	#1 cont.		Allium 'summer beauty'	Summer Beauty Wild Onion	18" O.C.
AQC	#1 cont.		Aquilegia canadensis	Canadian Columbine	18" O.C.
AAF	#1 cont.		Astilbe arendsii 'Fanal'	Fanal False Spirea	18" O.C.
BMJ	#1 cont.		Brunnera macrophylla 'Jack Frost'	Jack Frost Siberian Bugloss	18" O.C.
CYM	#1 cont.		Coreopsis verticillata 'Moonbeam'	Moonbeam Coreopsis	18" O.C.
DPL	#1 cont.		Dicentra formosa 'Luxuriant'	Luxuriant Bleeding Heart	18" O.C.
GEM	#1 cont.		Geranium sanguineum 'Max frei'	Max Frei Bloody Cranesbill	18" O.C.
HEC	#1 cont.		Hemerocallis x 'Chicago Apache'	Chicago Apache Daylily	24" O.C.
HEU	#1 cont.		Heuchera villosa 'Caramel'	Caramel Coral Bells	15" O.C.
HFF	#1 cont.		Hosta fortunei 'Francee'	Francee Plantain Lily	36" O.C.
LMB	#1 cont.		Liriope muscari 'Big Blue'	Big Blue Lilyturf	18" O.C.
LOS	#1 cont.		Lobelia siphilitica	Cardinal Flower	24" O.C.
PHD	#1 cont.		Phlox divaricata	Blue Phlox	15" O.C.
POR	#1 cont.		Polemonium reptans	Jacob's Ladder	18" O.C.
SAL	#1 cont.		Salvia nemerosa 'Caradonna'	Caradonna Sage	18" O.C.
SED	#1 cont.		Sedum x 'Autumn joy'	Autumn Joy Sedum	18" O.C.
SOD	sq. yd.		Sodded Lawn		



1 LANDSCAPE PLAN



LANDSCAPE LEGEND

- EXISTING TREE
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED LARGE SHRUB
- PROPOSED MEDIUM SHRUB
- PROPOSED EVERGREEN SHRUB
- PROPOSED LOW SHRUB
- PROPOSED ORNAMENTAL GRASS
- PROPOSED PERENNIAL PLANTING
- SODDED LAWN

LG Workshop LLC
 Landscape Architecture
 Site Planning
 Illustration
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PROJECT TEAM

CIVIL ENGINEER:
 CAGE
 CIVIL ENGINEERING

PROJECT NAME

South Boulevard
 Shores

South Boulevard,
 Evanston, Illinois

DRAWING ISSUED
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 1. Review 02/15/2023

SET TYPE
 PRELIMINARY LANDSCAPE
 PLANS

PROJECT NUMBER
 2302014

DATE
 02-14-2023
 DRAWN BY: APPROVED BY:
 LCG LCG
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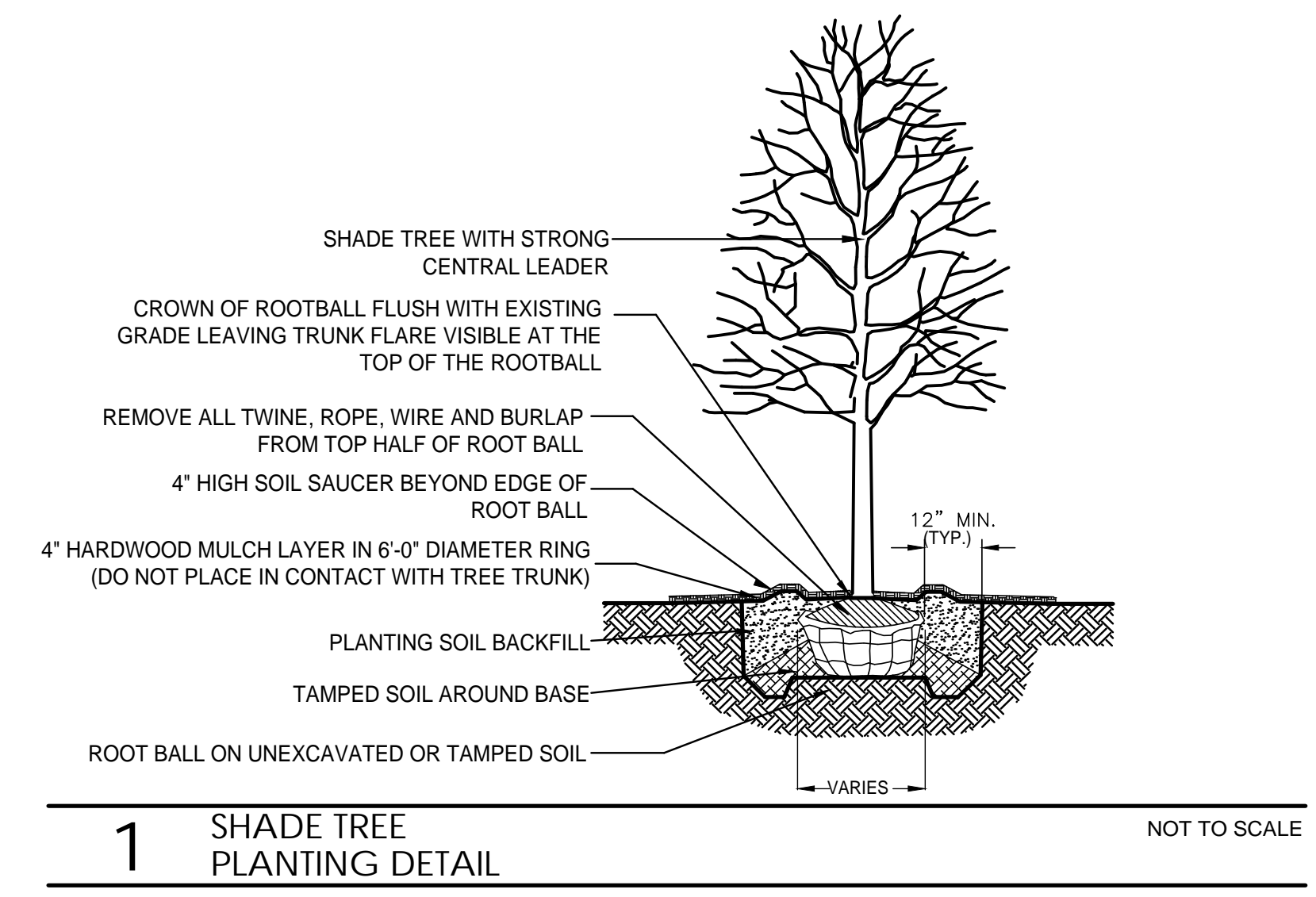
LANDSCAPE PLAN
 SHEET NUMBER

L.2

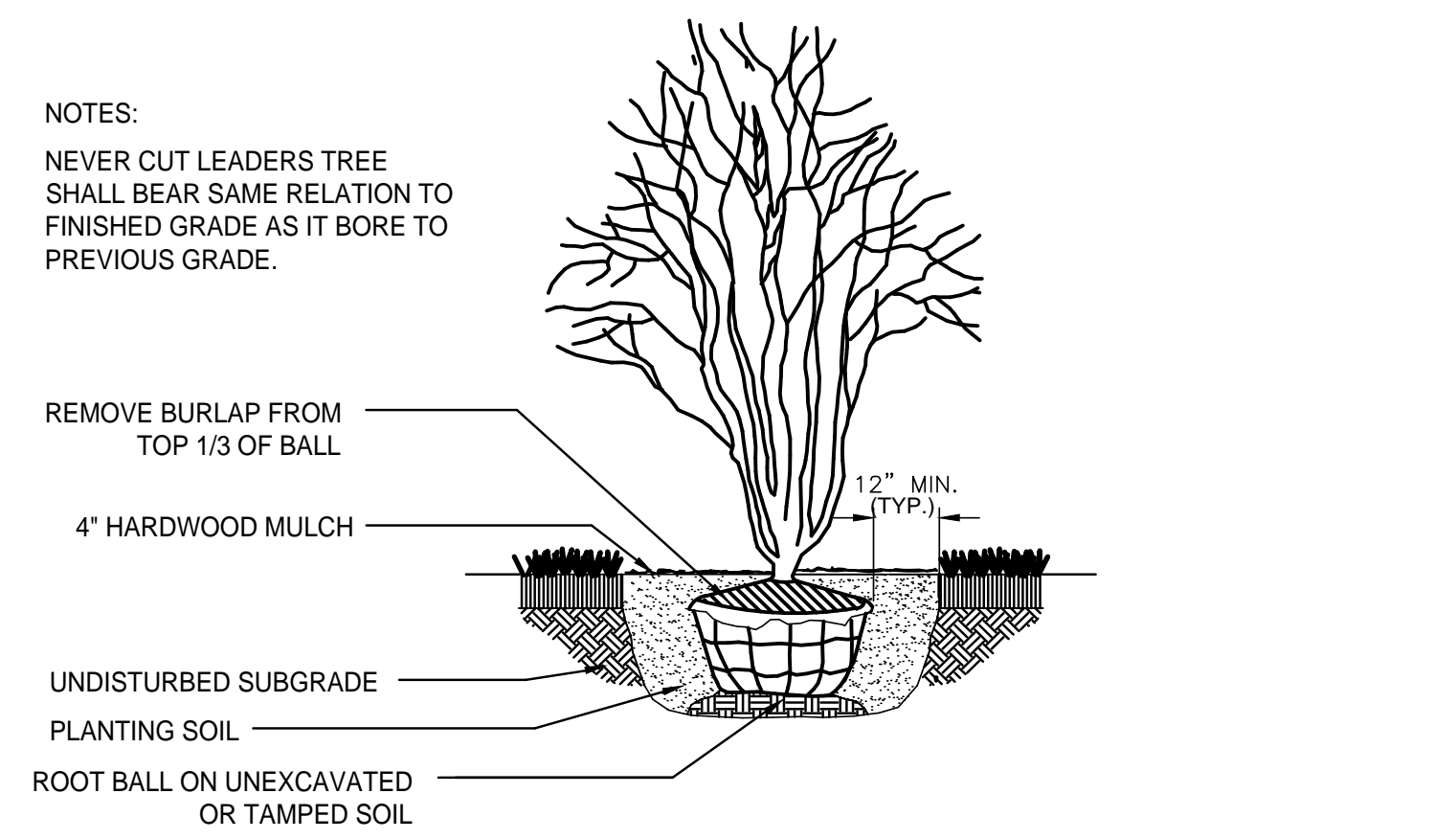
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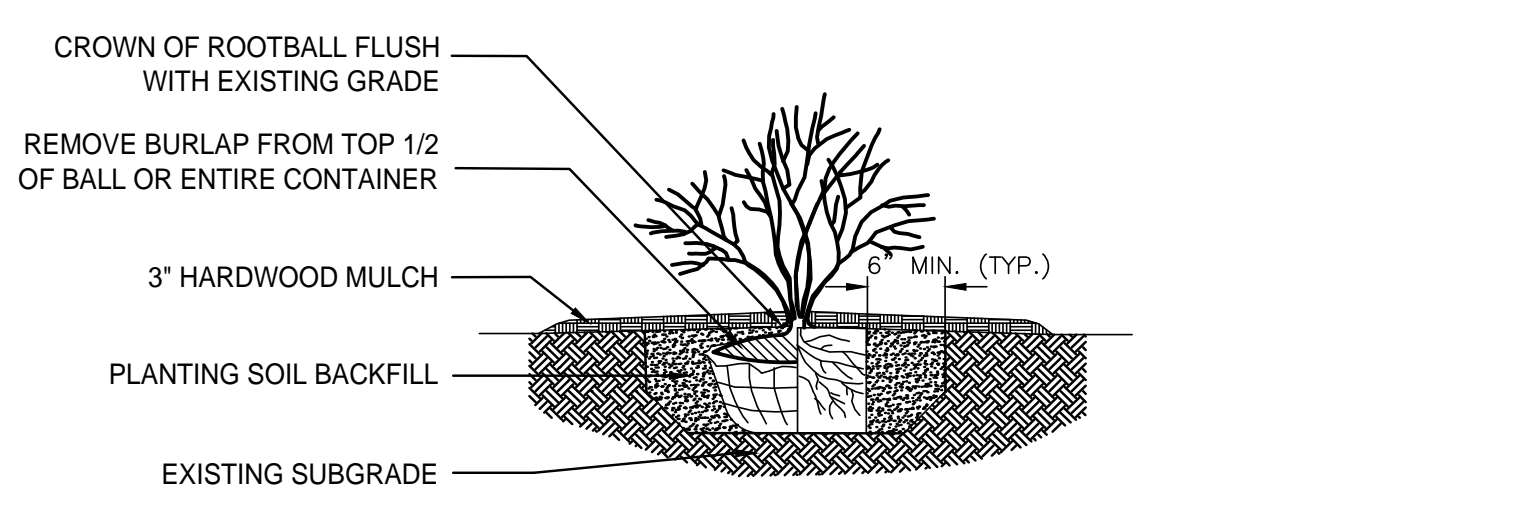
PROJECT TEAM



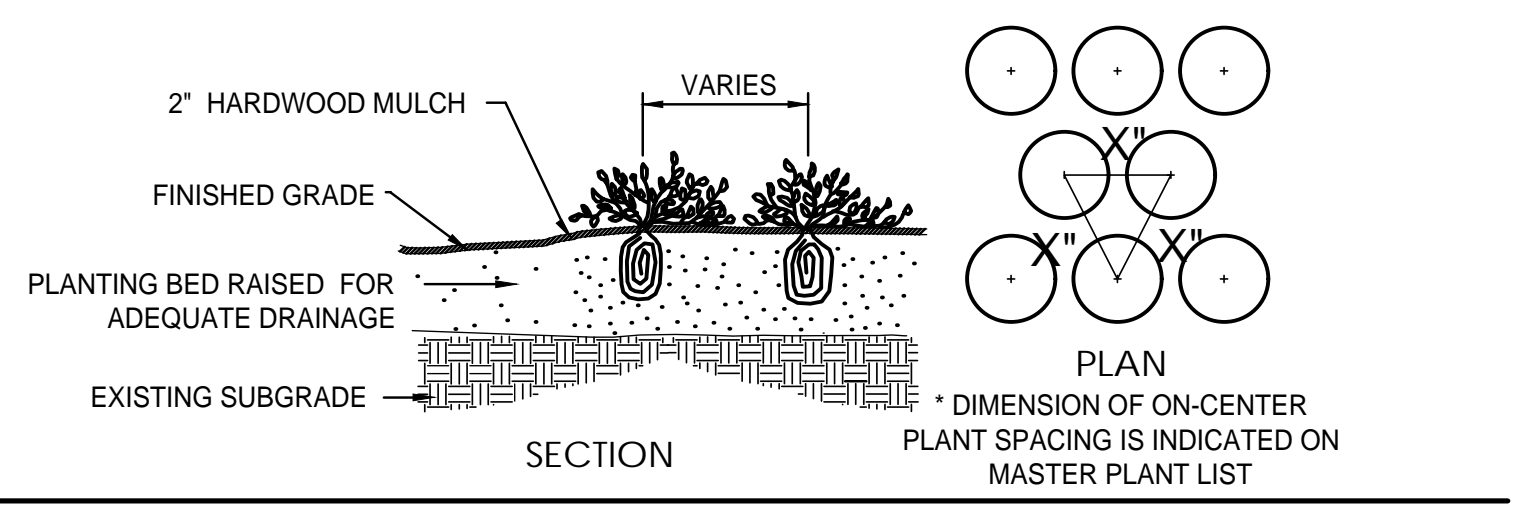
1 SHADE TREE PLANTING DETAIL NOT TO SCALE



2 ORNAMENTAL TREE PLANTING DETAIL NOT TO SCALE



3 SHRUB PLANTING DETAIL NOT TO SCALE



4 PERENNIAL / ANNUAL PLANTING DETAIL NOT TO SCALE

PROJECT NAME

South Boulevard
Shores

South Boulevard,
Evanston, Illinois

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PRELIMINARY LANDSCAPE PLANS

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2302014

DATE
02-14-2023
DRAWN BY: LCG
APPROVED BY: LCG

SHEET TITLE
LANDSCAPE DETAILS & NOTES

SHEET NUMBER

L.3

LANDSCAPE NOTES

- CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL PERMITS AND PERMISSIONS TO INSTALL THE PROPOSED IMPROVEMENTS
- ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF EVANSTON LANDSCAPING CODES AND ZONING ORDINANCES.
- PRIOR TO COMMENCING ANY WORK, CONTRACTOR SHALL HAVE DIGGERS HOTLINE LOCATE AND MARK ALL UNDERGROUND UTILITY FACILITIES AND LINES.
- ALL PLANT MATERIALS (EXCEPT FOR GROUNDCOVER, ANNUALS, AND PERENNIALS) SHALL BE BALLED AND BURLAPPED STOCK AND MEET CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK (ANSI 260.1-1986) OR EQUAL. PLANT MATERIALS MUST BE SUPPLIED WITHIN A 150 MILE RADIUS OF PROJECT SITE WITHIN NORTHEAST ILLINOIS. CONTRACTOR MAY SUBSTITUTE CONTAINER STOCK FOR SHRUBS IF SIZES ARE EQUAL TO SPECIFIED B&B STOCK, WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- IF SPECIFIED PLANTS ARE NOT AVAILABLE AT THE TIME OF ORDERING, PLANTS WITH SIMILAR WHOLESALE VALUE AND LANDSCAPE CHARACTERISTICS MAY BE SUBSTITUTED UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT AND VILLAGE STAFF.
- SOIL IN GROUNDCOVER 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 6" DEPTH AND FINE GRADED TO PROVIDE SMOOTH BASE SURFACE. IF EXISTING SOIL IS A MAJORITY OF CLAY OR UNSUITABLE, 2" OF FINE GRADED TOPSOIL SHALL BE ADDED PRIOR TO TILLING. EXISTING SOD AREAS SHALL HAVE TURF REMOVED WITH AUTOMATED SODCUTTER OR HAND SPACE TO REMOVE ALL BLADES AND ROOTS. 1" OF FINE GRADED TOPSOIL SHALL BE TILLED AND GRADED.
- TREE AND SHRUB BACKFILL MIXTURE SHALL BE 2 PARTS EXIST. NATIVE TOPSOIL AND 1 PART SPHAGNUM PEAT MOSS W/ DECOMPOSED MANURE.
- ALL SHRUB BEDS AND INDIVIDUAL TREE PLANTINGS, UNLESS OTHERWISE NOTED, SHALL RECEIVE A 4 INCH LAYER OF SHREDDED HARDWOOD MULCH. ALL GROUNDCOVER, ANNUAL AND PERENNIAL BEDS SHALL RECEIVE A 2 INCH LAYER OF THE SAME MULCH MATERIAL. COSTS FOR MULCH SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF PLANTINGS.
- NURSERY TAGS (SPECIES, SIZE) FOR ALL SHADE TREES SHALL REMAIN ATTACHED TO TREES UNTIL FINAL APPROVAL FROM MUNICIPALITY.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER A BONDED WRITTEN ONE-YEAR WARRANTY AGREEMENT (BEGINNING ON THE OWNER'S POSSESSION DATE). THIS AGREEMENT SHALL COVER MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DEAD OR DAMAGED LANDSCAPING TO PRESERVE THE SAME QUANTITY AND QUALITY AS INITIALLY APPROVED.
- CONTRACTOR SHALL PROVIDE A SEPARATE ESTIMATE FOR AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM FOR COMPLETE EFFECTIVE COVERAGE OF ALL LAWN AREAS AND SHRUB BEDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL AND APPLY FOR ALL NECESSARY PERMITS PRIOR TO COMMENCING WORK. IRRIGATION PLANS SHALL INCLUDE HUNTER PRO-C CONTROLLER W/WIRELESS SOLAR SYNC STATION AND HUNTER SPRAYHEADS AND NOZZLES. IRRIGATION WORK SHALL BE WARRANTY ALL LABOR AND MATERIALS FOR 1 FULL YEAR AFTER INSTALLATION AND TESTING.
- TREES AND SHRUBS SHALL NOT BE LOCATED CLOSER THAN TEN (10) FEET TO FIRE HYDRANTS, TRANSFORMERS OR OTHER ABOVE GROUND UTILITIES. ANY DISCREPANCY ON THE PLAN RELATED TO THESE PROXIMATE UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.



MEETING MINUTES

LAND USE COMMISSION

Wednesday, September 13, 2023
7:00 PM

Lorraine H. Morton Civic Center, 2100 Ridge Avenue, James C. Lytle City Council Chambers

Members Present: George Halik, Kiril Mirintchev, Kristine Westerberg, Max Puchtel, Jeanne Lindwall, and Matt Rodgers

Members Absent: Myrna Arevalo, John Hewko and Brian Johnson

Staff Present: Assistant City Attorney Brian George, Neighborhood and Land Use Planner Meagan Jones, Planner Cade Sterling, Planning Manager Liz Williams, and Community Development Director Sarah Flax

Presiding Member: Matt Rodgers

Call to Order

Chair Rodgers opened the meeting at 7:06 PM. A roll call was then done and a quorum was determined to be present.

New Business

A. Public Hearing: Major Variations | 1404 Judson Avenue | 23ZMJV-0041

Errol Kirsch, architect and applicant on behalf of the property owner, requests the following Major Zoning Variations to expand a non-conforming structure as it relates to bulk (Code Section 6-6-5-2): 1) a rear-yard setback of 3.75' where 30' is required and the existing legally non-conforming condition is 2.75' (Code Section 6-8-2-8 (A) 4); and 2) building lot coverage of 33.25% where 30% is the maximum permitted and 31% is the existing legally non-conforming condition (Code Section 6-8-2-7). The Land Use Commission is the determining body for the proposed zoning relief in accordance with Code Section 2-19-4 (E). PIN: 11-18-415-020-0000.

Mr. Kirsch reviewed the site plan and his reasoning regarding meeting the standards for approval. Mr. Kirsch summarized the September 12, 2023 Preservation Commission certificate of appropriateness and negative recommendation votes. Mr. Sterling added that the negative recommendation to the Land Use Commission was based on zoning and their concern of increasing bulk to the building especially on the north elevation.

Commissioner Questions

In response to commissioner questions, Mr. Kirsch reviewed architectural consequences of a smaller ADU, historical restrictions for the office and ADU locations and the financial reason for the improvements. He described the controls during construction and noted that the proposed ADU is less than 1,000 square feet of the approximate 1,400 square foot basement.

Ms. Harper, 1404 Judson Avenue owner, stated that she is an administrative law judge for hearings regarding sensitive law matters and the need for office security requirements. She said that the woodworking shop is used for home improvements and added that the ADU will provide income to allow her to retire in the home.

Public Comment

Chair Rodgers called for public comment.

Ann Trompeter, 1422 Judson Avenue, spoke against the addition and in support of fitting the ADU within the basement mentioning the entry discussed at the 9.12.23 Preservation Commission Meeting.

Amanda Hartnett, 1412 Judson Avenue, objects to the addition due to density, parking, and construction impacts.

Daniel Hartnett, 1412 Judson Avenue, objects to the addition due to the potential to fit the ADU within the existing interior space, and his opinion of the lack of proven zoning hardship and public benefit.

Nancy Liskar, 1400 Judson Avenue, objects to the effect on the exterior of the building, potential to fit the project within the existing interior space, density, and parking.

Bruce Styler, 1400 Judson Avenue, expressed concern regarding the architectural impact on the landmark property and resulting density in the neighborhood.

Chair Rodgers closed public testimony.

Chair Rodgers asks for final statements.

Mr. Kirsch responded that the alternative rear entry results in alterations to the stairs, and a reduction in the kitchen and shop areas. The total occupancy of the home is maximized at six (6). Investment in the home is preferred by the owner over renting outside office space.

Deliberations

Commissioner Halik expressed concern about the space available on the north side for the addition. He stated that other solutions seem possible and hardship has not been proven.

Commissioner Westerberg commented that the design of the addition does not represent the least deviation to make the improvement.

Commissioner Lindwall asked staff to comment on the approval process for a small portico entryway. Mr. Sterling responded that it would be a Minor Variation approved through administrative review.

Commissioner Puchtel supported the ADU.

Commissioner Mirintchev agreed that configurations other than the addition are possible.

Chair Rodgers stated that the house is being over programmed with the ADU, office, shop and other rental spaces.

The Chair reviewed the seven Standards for Major Variations (Section 6-3-8-12.E).

1. The requested variation will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties: The plan does not encroach on the adjacent properties, so the standard is met.
2. The requested variation is in keeping with the intent of the zoning ordinance: The intent of the Zoning Ordinance is to adapt homes over time, so the standard is met.
3. The alleged hardship or practical difficulty is peculiar to the property: The surrounding area has changed and densified over time and home improvements to this property are difficult, thus the standard is met.
4. The property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out: The standard is not met as the home can accommodate most of the desires of the owner.
5. Either the purpose of the variation is not based exclusively upon a desire to extract additional income from the property, or, while the granting of the variation will result in additional income to the applicant and while the applicant for the variation may not have demonstrated that the application is not based exclusively upon a desire to extract additional income from the property, the Land Use Commission or the City Council, depending on final jurisdiction under Section 6-3-8-2 of this Chapter, has found that public benefits to the surrounding neighborhood and the City as a whole will be derived from approval of the variation, that include, but are not limited to, any of the standards of Section 6-3-6-3 of this Chapter: The homeowner is seeking income but that is not a public benefit so the standard is not met.
6. The alleged difficulty or hardship has not been created by any person having an interest in the property: The site plan issues were not created by the owner, but the hardship is being created by the number of uses trying to be met within the home and therefore the standard is not met.

7. The requested variation requires the least deviation from the applicable regulation among the feasible options identified before the Land Use Commission issues its decision or recommendation to the City Council regarding said variation: Adapting the space within the home seems possible and so the standard is not met.

Chair Rodgers asked for Commissioner comments on the standards. There were none.

Commissioner Lindwall made a motion to recommend approval of the Major Variations for the property located at 1404 Judson Avenue, zoning case number 23ZMJV-0041. Second by Commissioner Puchtel. A roll call vote was taken, and the motion failed, 1-5.

B. Public Hearing: Major Variations | 1041 Ridge Court | 23ZMJV-0055

Mark Demsky, architect and applicant on behalf of the property owner, requests the following Major Zoning Variations to construct a two-story addition to the homes northeast volume: 1) a rear-yard setback of 6' where 30' is required (Code Section 6-8-2- 8 (A) 4); and 2) building lot coverage of 34.5% where 30% is the maximum permitted (Code Section 6-8-2-7). The Land Use Commission is the determining body for the proposed zoning relief in accordance with Code Section 2-19-4 (E). PIN: 11-19-113- 018-0000.

Mr. Demsky reviewed the site plan, existing and proposed elevations and streetscape views. He noted that a second story addition was considered. Amina Dimarco, 1041 Ridge Court, reviewed her family situation and reason for the request.

Commissioner Questions

In response to commissioner questions, Mr. Demsky noted that the proposed windows match the existing design.

Public Comment

Chair Rodgers called for public comment. There were none.

Chair Rodgers asks for final statements. There were none.

Chair Rodgers closed public testimony.

Deliberations

Commissioner Halik and Puchtel both support the solution for the site. Commissioner Mirintchev also supports the solution and asked the architect to consider more window and roof details.

The Chair reviewed the seven Standards for Major Variations (Section 6-3-8-12.E).

1. The requested variation will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties: The solution does not create an adverse impact and so the standard is met.
2. The requested variation is in keeping with the intent of the zoning ordinance: The standard is met to improve the property for the needs of the homeowner who had looked at other housing alternatives.
3. The alleged hardship or practical difficulty is peculiar to the property: The angled shape of the property is challenging and so the standard is met.
4. The property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out: The house is already a non-conforming home, and no hardship occurs with the request, so the standard is met.
5. Either the purpose of the variation is not based exclusively upon a desire to extract additional income from the property, or, while the granting of the variation will result in additional income to the applicant and while the applicant for the variation may not have demonstrated that the application is not based exclusively upon a desire to extract additional income from the property, the Land Use Commission or the City Council, depending on final jurisdiction under Section 6-3-8-2 of this Chapter, has found that public benefits to the surrounding neighborhood and the City as a whole will be derived from approval of the variation, that include, but are not limited to, any of the standards of Section 6-3-6-3 of this Chapter: The growing family is the reason, not income and so the standard is met.
6. The alleged difficulty or hardship has not been created by any person having an interest in the property: The owner bought the home and property and did not create the hardship, so the standard is met.
7. The requested variation requires the least deviation from the applicable regulation among the feasible options identified before the Land Use Commission issues its decision or recommendation to the City Council regarding said variation: The applicant had considered options that had a greater impact and so the standard is met.

Chair Rodgers asked for Commissioner comments on the standards. There were none.

Commissioner Lindwall made a motion to recommend approval of the Major Variations for the property located at 1041 Ridge Court, zoning case number 23ZMJV-0055. Second by Commissioner Puchtel. A roll call vote was taken, and the motion carried, 6-0.

Chair Rodgers called for a short break at 9:09 PM. The meeting resumed at 9:15 PM.

C. Public Hearing: Special Use for a Planned Development in conjunction with a Zoning Map Amendment | 504-514 South Boulevard | 23PLND-0027

Eugene Hu, requests a Special Use for a Planned Development and concurrent Zoning Map Amendment on behalf of PIRHL Developers, LLC, to rezone from

the existing R4 - General Residential Zoning District to the R5 General Residential Zoning District, and construct a 60 unit mixed-income housing development. The applicant is requesting the following site development allowances: an east street side-yard setback of 5' where 15' is required; a west interior side-yard setback of 6'-2" where 15' is required; an impervious surface ratio of 85% where 75% is the maximum permitted; building height of 62' where the lesser of 5 stories or 50' is the maximum permitted; no dedicated off-street loading berth where one short loading berth is required; and, a 25% density increase or +12 for a total of 60 units. The Land Use Commission is the recommending body for this case in accordance with Section 6-3-5-8 of the Evanston Zoning Code and Ordinance 92-O-21. PINS: 11-19-419-009-0000; and 11-19-419-010-0000.

Johana Casanova, Pirhl Developers, 800 West St. Clair Avenue, Cleveland, OH, reviewed the South Boulevard Shores project team who had been competitively selected by the city through an RFP process. Tiffany Ackerman, Hooker DeJong Architects, 2120 East Muskegon, MI, reviewed the proposed walk-up and townhouse style 60-unit plan and its sustainable components. Ms. Casanova reviewed the affordable unit mix and the rental subsidy program received.

Commissioner Questions

In response to commissioner questions, staff reviewed that community meetings were held in 2017 regarding site concepts, neighborhood meetings were held starting in 2019 and later public meetings were held through the RFP selection process. Ms. Ackerman stated that there is no designated loading dock at the rear of the building, but it could be accommodated. There is no basement, and the extent of north exposure unit design was discussed. Brad Hovanec, Cage Civil Engineering, reviewed the proposed stormwater plan and stated that they could look at more open space, but it would be at a loss of parking. A construction monitoring plan will be developed and reviewed as part of the engineering phase. Also, property owners to the east will retain Hinman Avenue access.

Ms. Ackerman clarified that the property will be owned in partnership between the Housing Authority of Cook County (HACC), Pirhl, and a new investor and taxed accordingly. It will be managed by HACC and Pirhl who will hire a third-party operator. There will be a part-time leasing agent/property manager on site with a dedicated office. The Enterprise Green Plus program through the Low Income Housing Tax Credit Program (LIHTC) is the primary source for net zero certification, among potential other sources, as the equivalent to the city required LEED Gold certification level.

Public Comment

Chair Rodgers called for public comment.

Bonnie Wilson, a real estate agent, stated her support of the development and the need for affordable rental housing.

Toni Rey, 1020 Grove Street, read a statement written by Virginia Ayers of South Boulevard, who both stated their support of the development and the need for affordable rental housing.

Rosemary Armocida, 530 Michigan Avenue, expressed her concern about parking, construction traffic on South Boulevard and construction impact on adjacent properties.

Sue Loellbach, Connections for the Homeless, spoke in support of the project.

Fergal Hanks, 1500 Chicago Avenue, spoke in support of the project.

Larry Donoghue, 525 Chicago Avenue, spoke in support of the project and its affordable housing component.

Rhonda Present, 546 Michigan Avenue, spoke in support of the project and its affordable housing component and would like more consideration to be given to reducing the number of units due to the potential traffic impact on the surrounding area.

Abbie Rosensweig, 616 Hinman Avenue, spoke in support of the project.

Doree Stein, 505 Hinman Avenue, spoke about housing concerns in the neighborhood.

Rafael Castellanos, 413 South Boulevard, spoke in support of the project yet expressed concerns regarding construction, traffic, financing, tenant selection, and the variances.

Tom Wheeler, 515 South Boulevard, spoke in support of affordable housing, yet expressed concerns regarding project transparency, traffic, and the number of units.

Michael Ollinger, 591 Chicago Avenue, expressed concern regarding project density.

Chair Rodgers asked for final statements.

Ms. Casanova stated that they are still working through details and will provide documents as they become available. She added that they can work with height and the unit count is tied to the award of the tax credit.

Chair Rodgers closed public testimony.

Deliberations

Commissioner Halik spoke about the fortunate selection by the Housing Authority of Cook County.

Commissioner Lindwall believes the density for the location, the massing along the South Boulevard, and the buffering to the east is appropriate and supports the project. She agreed with the staff recommended condition to continue to work on the design details for the north and east end elevations due to the complexity of the building material palette and complexity of the massing with the goal to simplify those elements and added that it should be communicated to the neighbors.

Commissioner Puchtel supports the project and noted that the number of variances in this case is offset by the opportunity to achieve affordable housing. He would like to add a condition for an off-street loading berth and supported the condition for staff to continue to work with the applicant on the north and east building facades.

Commissioner Mirintchev expressed concern regarding building bulk, height, the façade on South Boulevard and open space. He would like to see some of the units have east and south windows to reduce the number of north exposures.

Commissioner Westerberg would like to see any height reduction, a loading dock, vibration monitoring as part of the construction management plan, and further investigation of the recommendations made by the traffic consultant.

Chair Rodgers clarified that the project is affordable housing versus low income, 20 of the parking spaces are public use, and that the rezoning fits within the character of the neighborhood.

The Chair reviewed the four Standards for Amendments (Section 6-3-4-5).

1. Whether the proposed amendment is consistent with the goals, objectives and policies of the Comprehensive General Plan as adopted and amended from time to time by the City Council: The current Comprehensive General Plan considers affordable housing. Also, a parking lot is not the highest and best use for the property, so the proposed amendment meets the standard.
2. Whether the proposed amendment is compatible with the overall character of existing development in the immediate vicinity of the subject property: The surrounding area is R5, and the building character is similar and so the standard is met.
3. Whether the proposed amendment will have an adverse effect on the value of adjacent properties: The similar surrounding neighborhood residential uses will not be impacted so the standard is met.
4. The adequacy of public facilities and services: New construction will require expansion of public services, which is believed to be able to be met as the project represents only an increase from R4 to R5.

Chair Rodgers asked for Commissioner comments on the standards. There were none.

Commissioner Puchtel made a motion to recommend approval of the Zoning Map Amendment for the property located at 504-514 South Boulevard, zoning case

number 23PLND-0027. Second by Commissioner Lindwall. A roll call vote was taken, and the motion carried, 6-0.

The Chair reviewed the Standards for a Special Use (Section 6-3-5-10).

1. Is one of the listed special uses for the zoning district in which the property lies: It is permitted under the R5 District so the standard is met.
2. Complies with the purposes and the policies of the Comprehensive General Plan and the Zoning ordinance as amended from time to time: The current Comprehensive General Plan considers affordable housing. Also, a parking lot is not the highest and best use for the property, so the standard is met.
3. Will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood and the effect of the proposed type of special use upon the City as a whole: Concerns about parking and construction traffic can be met through conditions offsetting a negative effect and thus meeting the standard.
4. Does not interfere with or diminish the value of property in the neighborhood: Placing a modern building in this location will increase surrounding property values and it will partially add tax revenue meeting the standard.
5. Is adequately served by public facilities and services: New construction will require expansion of public services, which is believed can be met as the project represents only an increase from R4 to R5.
5. Does not cause undue traffic congestion: The TOD design and on-site parking should adequately address this standard.
6. Preserves significant historical and architectural resources: There are no significant resources in the area.
7. Preserves significant natural and environmental resources: Open space around the building will be improved along with a net zero design should lessen its environmental impact meeting the standard.
8. Complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the grant of a variation: The affordable housing organizations will be working with the applicant to meet regulations. It is anticipated that process will continue and meet the standard.

Chair Rodgers asked for Commissioner comments on the standards. There were none.

The Chair reviewed the Standards for Special Use for Planned Developments (Section 6-3-6-9).

1. The requested Site Development Allowance(s) will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties that is beyond a reasonable expectation given the scope of the applicable Site Development Allowance(s) of the Planned Development location: The public benefit of providing modern affordable housing demonstrates meeting this standard.

2. The proposed development is compatible with the overall character of existing development in the immediate vicinity of the subject property: There are similarly scaled buildings in the area, so the standard is met.
3. The development site circulation is designed in a safe and logical manner to mitigate potential hazards for pedestrians and vehicles at the site and in the immediate surrounding area: There are further improvements to be considered because of the traffic study which should be achievable, so the standard is met.
4. The proposed development aligns with the current and future climate and sustainability goals of the City: The building will have to comply with the City Green Building Ordinance and the LIHTC certification. Assuming compliance, the standard is met.
5. Public benefits that are appropriate to the surrounding neighborhood and the City as a whole will be derived from the approval of the requested Site Development Allowance(s): Public housing is a benefit, so the standard is met.

Chair Rodgers asked for Commissioner comments on the standards. There were none.

Commissioner Puchtel made a motion to recommend approval of the Special Use for a Planned Development for the property located at 504-514 South Boulevard, zoning case number 23PLND-0027, with the following conditions:

- 1) The proposed development shall substantially comply with the documents and testimony on record.
- 2) The applicant shall agree to a Construction Management Plan (CMP) before issuance of the building permit.
- 3) The applicant sets up a vibration monitoring program as part of the CMP and regularly communicates construction activities with the neighbors.
- 4) The applicant agrees to comply with the City of Evanston Green Building Ordinance and will obtain a LEED Gold Certification Rating or equivalent (Net Zero Certification).
- 5) The applicant continues to work with staff on design details for the north and east building elevations as well as explore the feasibility of lowering the proposed floor to floor heights.
- 6) The applicant agrees to comply with the General Conditions and Standards for Planned Developments with Code Section 6-8-1-10.
- 7) The applicant shall provide one off-street loading berth.

Second by Commissioner Lindwall. A roll call vote was taken, and the motion carried, 5-1.

Communications

Ms. Williams noted that the final contract with HDR is in process and a preliminary work plan is in process.

Adjournment

APPROVED

Commissioner Lindwall motioned to adjourn, Commissioner Puchtel seconded, and the motion carried, 6-0.

Adjourned 11:05 PM.

The next meeting of the Evanston Land Use Commission is a Special Meeting to be held on **Wednesday, September 27, 2023, at 7:00 PM, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.**

Respectfully submitted,
Amy Ahner, AICP, Planning Consultant

Reviewed by,
Meagan Jones, AICP, Neighborhood and Land Use Planner



Memorandum

To: Honorable Mayor and Members of the City Council
CC: Members of the Planning and Development Committee
From: Elizabeth Williams, Planning Manager
CC: Sarah Flax, Community Development Director
Subject: Adding a Financial Solvency Requirement for Planned Developments
Date: October 9, 2023

Recommended Action:

Councilmember Kelly recommends the Committee discuss a financial solvency requirement as a standard of approval for Planned Development applications.

CARP:

N/A

Committee Action:

For Discussion

Summary:

On April 7, 2023, Councilmember Kelly, Wynne, and Nieuwsma co-sponsored a referral that would require Planned Development applications to provide evidence that financing or funding has been secured for the development proposal. This referral will require an update to the City's application forms and Zoning Ordinance, Section 6-3-6-9 - Standards for Planned Developments, since the intent is to allow the City Council to approve or deny an application based on financial solvency.

The proposed standard is intended to serve as a safeguard against approving projects that could otherwise fail and leave districts and neighborhoods with incomplete or unfinished projects. Applicants would be required to provide cost estimates of the proposed development and evidence in the form of a letter from a bank or other sources of financing indicating the name of the project, the amount of financing proposed, and the means of financing the project (sureties, letter of credit, or similar).

The existing standards of approval for planned developments are found in City Code Section 6-3-6-9 and include:

1. The requested Site Development Allowance(s) will not have a substantial adverse impact on the use, enjoyment, or property values of adjoining properties that are beyond a reasonable expectation given the scope of the applicable Site Development Allowance(s) of the Planned Development location.
2. The proposed development is compatible with the overall character of the existing development in the immediate vicinity of the subject property.
3. The development site circulation is designed in a safe and logical manner to mitigate potential hazards for pedestrians and vehicles at the site and in the immediate surrounding area.
4. The proposed development aligns with the current and future climate and sustainability goals of the City.
5. Public benefits that are appropriate to the surrounding neighborhood and the City as a whole will be derived from the approval of the requested site development allowance(s).

Based on the referral, the following standard would be added:

6. The applicant has demonstrated the financial capacity to complete the proposed development.

Pending discussion at the October 9th Planning & Development Committee meeting, the next steps for this referral include:

- Public hearing & recommendation by the Land Use Commission per Section 6-3-4-6.
- Introduction and recommendation of proposed Ordinance at Planning & Development Committee
- Introduction & Action of proposed Ordinance at City Council

Alternatives:

An alternative method that could be considered to safeguard against projects not being completed is to require a performance bond prior to the issuance of a building permit.