

**Planned Development Application**

1450 Sherman Avenue

Evanston, IL 60201

**5 – PRE-APPLICATION CONFERENCE MATERIALS**





## ZONING DATA

All zoning should be reviewed by Owner's Counsel

<b>project</b>	1454 Sherman
<b>issued date</b>	3.15.17
<b>description</b>	New Construction - Rental Mixed Use

Site Building Data	Existing	Proposed	Comments
Existing Zone	D4		Downtown Transition District
Use	Retail	Residential	
Site Area	37,279	37,279	
MLA per Dwelling Unit	400	125	5000 sf minimum lot size
Dwelling Units (per MLA)	93	0	
Maximum F.A.R.	5.40	6.57	
Area (F.A.R.)	201,307	244,900	
Area (Gross)	NA	368,203	
Building Height	105'	162'-0"	parking floors (>75% parking) not included in height calc. - actual building height = 182'-0"
Number of stories		16	
Front Yard	0	0	
Side Yard	0	43'	
Rear Yard	0	0	
Total Parking Spaces		20	
Handicapped Spaces		5	
Loading Spaces		3	
Special Districts			

\* Note:  
Proposed area calculations are approximate and subject to change upon design finalization.

<b>MLA Calculator:</b>	
MLA Base	400
% allowed efficiency	0
MLA efficiency	400
Project MLA	125.1

REVISIED - SEE PD DEVELOPMENT DATA



## DEVELOPMENT DATA

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<b>project</b>	1454 Sherman
<b>issued date</b>	3.15.17
<b>description</b>	New Construction - Rental Mixed Use

area totals (s.f.)		
use	area (gross)	area (f.a.r.)
Parking	80,442	0
Lobby	3,298	3,298
Retail	10,000	10,000
BOH	5,343	0
Vertical Circulation	11,532	0
Indoor Amenity	11,260	11,260
Public Outdoor Amenity	10,201	0
Apartment	207,585	207,585
Comon Area	12,757	12,757
Private Outdoor Amenity	15,785	0
<b>Building Total:</b>	<b>368,203</b>	<b>244,900</b>

parking count					
floor	spaces per floor	total Spaces	hc spaces per floor	Total HC spaces	designated use
Exterior Parking Spaces	3	3	0	0	Loading
First Floor	28	28	1	1	
Second - Third Floors	82	164	2	4	
<b>Total Parking Spaces:</b>		<b>192</b>		<b>5</b>	

residential unit count													
floor	Studio A	Studio B	Convertible	1-Bed	Bed / Den	2-Bed / 2-Bath A	2-Bed / 2-Bath B	3-Bed / 2-Bath	unit count per floor	total unit count	saleable area per floor	total saleable area	average unit size (s.f.)
Typical Floor A 3 Floors	6	7	5	1	2	2	2	1	26	78	17,523	52,569	674
Typical Floor 2 Floors	8	6	4		2	2	2	1	26	52	17,523	35,046	674
Fourth Floor	0	0	3	7	0	1	1	0	12	12	13,797	13,797	1150
Typical Floor - 6 Floors Total	1	10	5	1	3	3	3	0	26	156	19,220	115,320	739
<b>Total Residential Units:</b>	<b>40</b>	<b>93</b>	<b>56</b>	<b>18</b>	<b>28</b>	<b>29</b>	<b>29</b>	<b>5</b>		<b>298</b>		<b>216732</b>	
<b>Unit Mix by type:</b>	13%	31%	19%	6%	9%	10%	10%	2%					



## DEVELOPMENT DATA

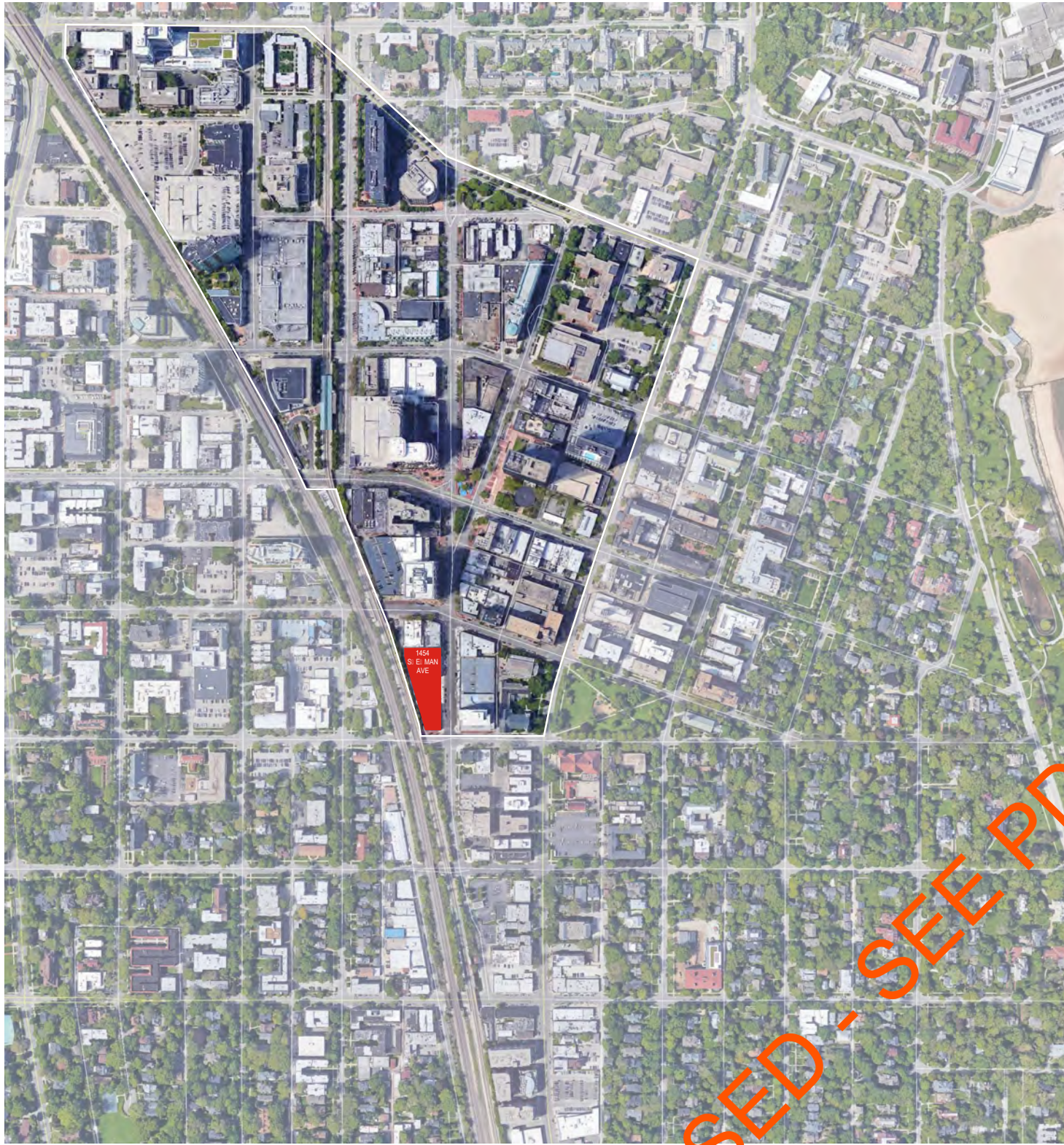
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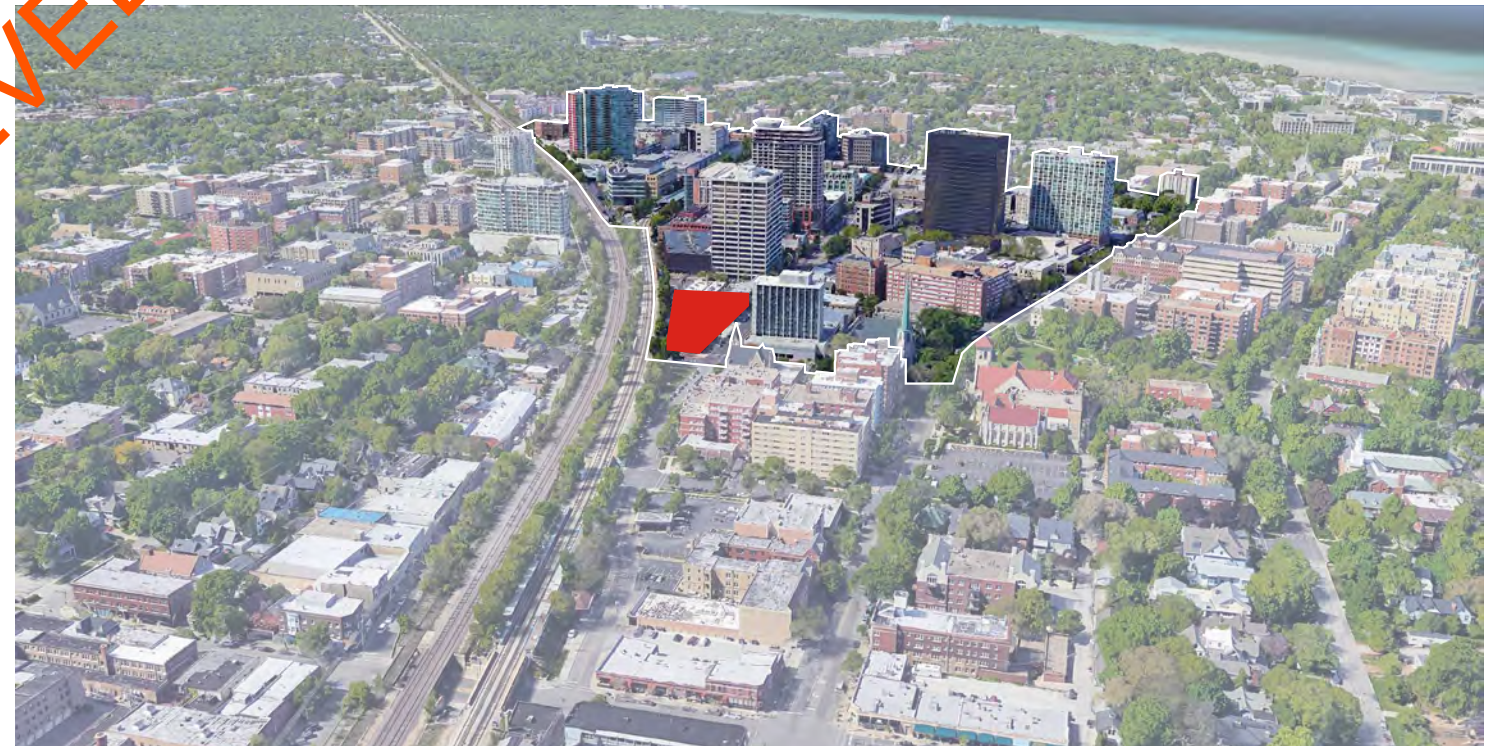
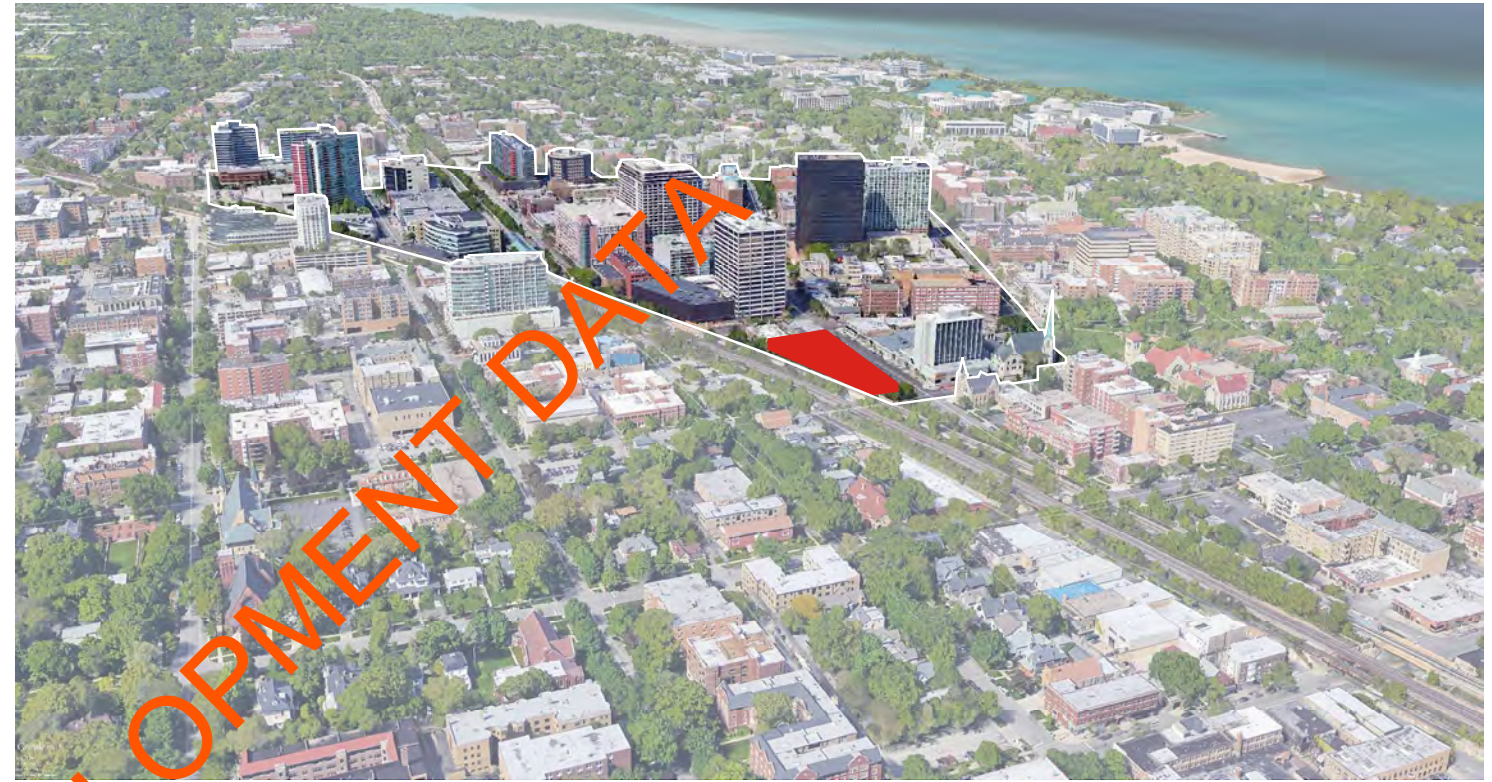
area calculations			
floor	use	area (gross)	area (f.a.r.)
First Floor	Lobby	3,298	3,298
	Retail	2,500	2,500
	Retail	2,500	2,500
	Retail	5,000	5,000
	Vertical Circulation	732	0
	BOH	2,508	0
	Parking	14,952	0
	<b>Floor Total:</b>	<b>31,490</b>	<b>13,298</b>
Second - Third Floors	Vertical Circulation	720	0
	BOH	145	0
	Parking	32,745	0
	<b>Floor Total:</b>	<b>33,610</b>	<b>0</b>
Fourth Floor	Indoor Amenity	5,500	5,500
	Vertical Circulation	720	0
	Comon Area	910	910
	Apartment	8,640	8,640
	BOH	145	0
	<b>Floor Total:</b>	<b>15,915</b>	<b>15,050</b>
Typical Floor - 6 Floors Total	Apartment	18,555	18,555
	Comon Area	1,077	1,077
	Vertical Circulation	720	0
	BOH	145	0
	Private Outdoor Amenity	665	0
	<b>Floor Total:</b>	<b>21,162</b>	<b>19,632</b>
Penthouse Amenity	Indoor Amenity	5,760	5,760
	Vertical Circulation	720	0
	BOH	805	0
	<b>Floor Total:</b>	<b>7,285</b>	<b>5,760</b>
Fourth Floor	Public Outdoor Amenity	6,201	0
	Private Outdoor Amenity	3,310	0
	<b>Floor Total:</b>	<b>9,511</b>	<b>0</b>
Penthouse	Public Outdoor Amenity	4,000	0
		<b>Floor Total:</b>	<b>4,000</b>
Balcony Floor A - 3 Floors Total	Comon Area	1,077	1,077
	Vertical Circulation	720	0
	BOH	145	0
	Apartment	17,523	17,523
	Private Outdoor Amenity	1,697	0
	<b>Floor Total:</b>	<b>21,162</b>	<b>18,600</b>
Balcony Floor B - 2 Floors Total	Comon Area	1,077	1,077
	Vertical Circulation	720	0
	BOH	145	0
	Apartment	17,523	17,523
	Private Outdoor Amenity	1,697	0
	<b>Floor Total:</b>	<b>21,162</b>	<b>18,600</b>
<b>TOTAL (ALL FLOORS)</b>		<b>368,203</b>	<b>244,900</b>

REVISED - SUPPLEMENTAL DEVELOPMENT DATA





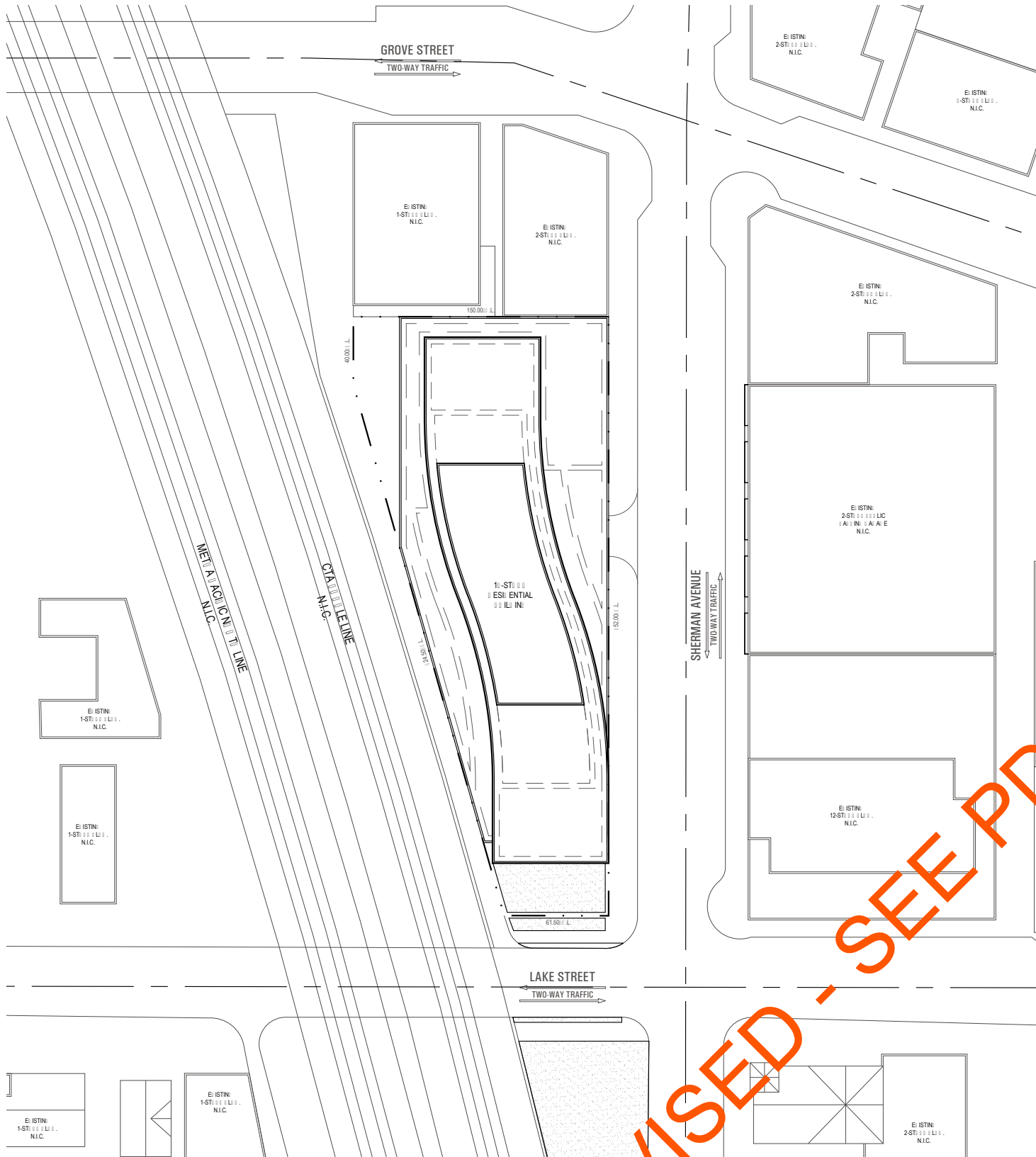
REGION MAP



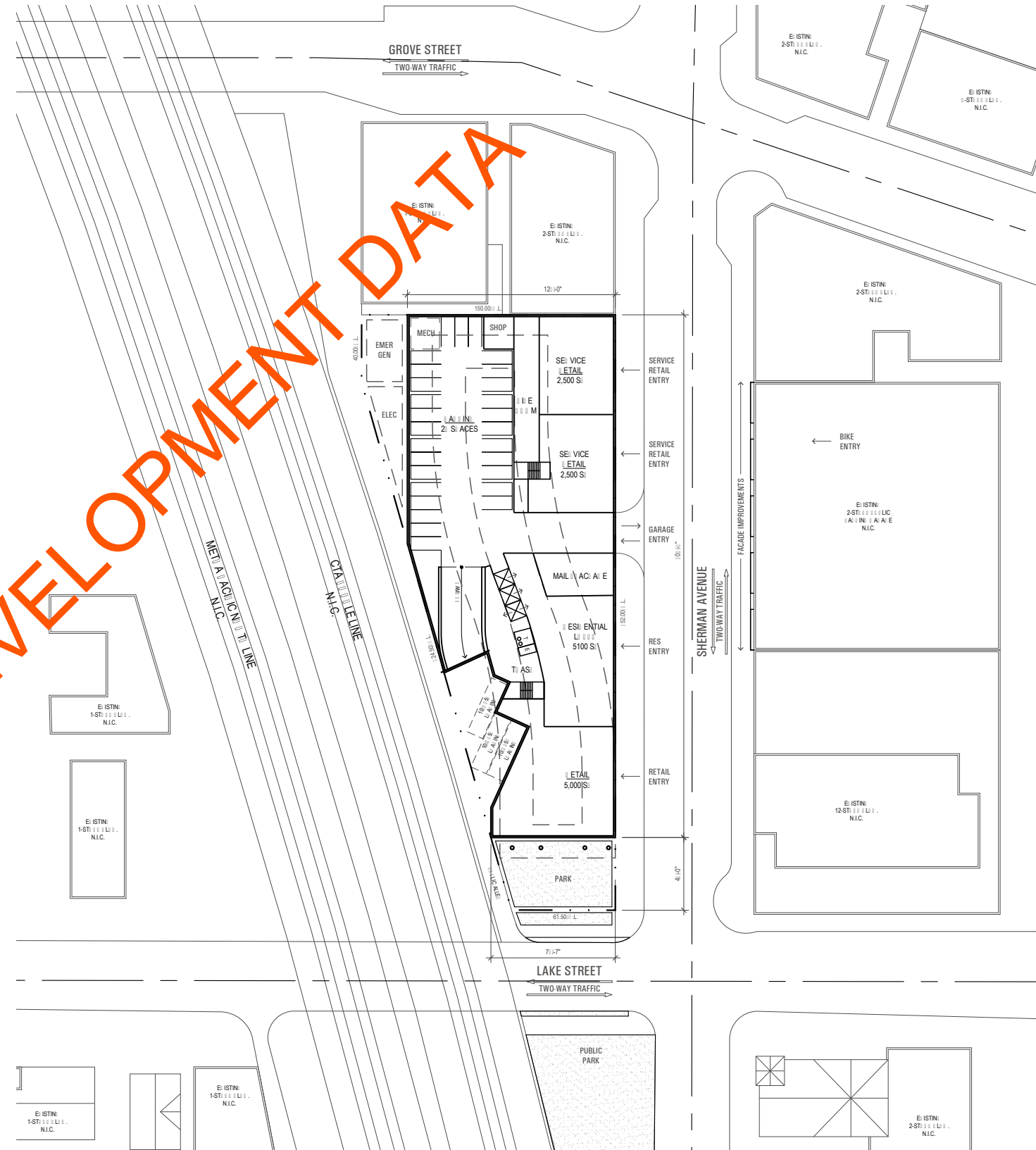
AERIAL VIEWS

REVISED - SEE PD DEVELOPMENT DATA



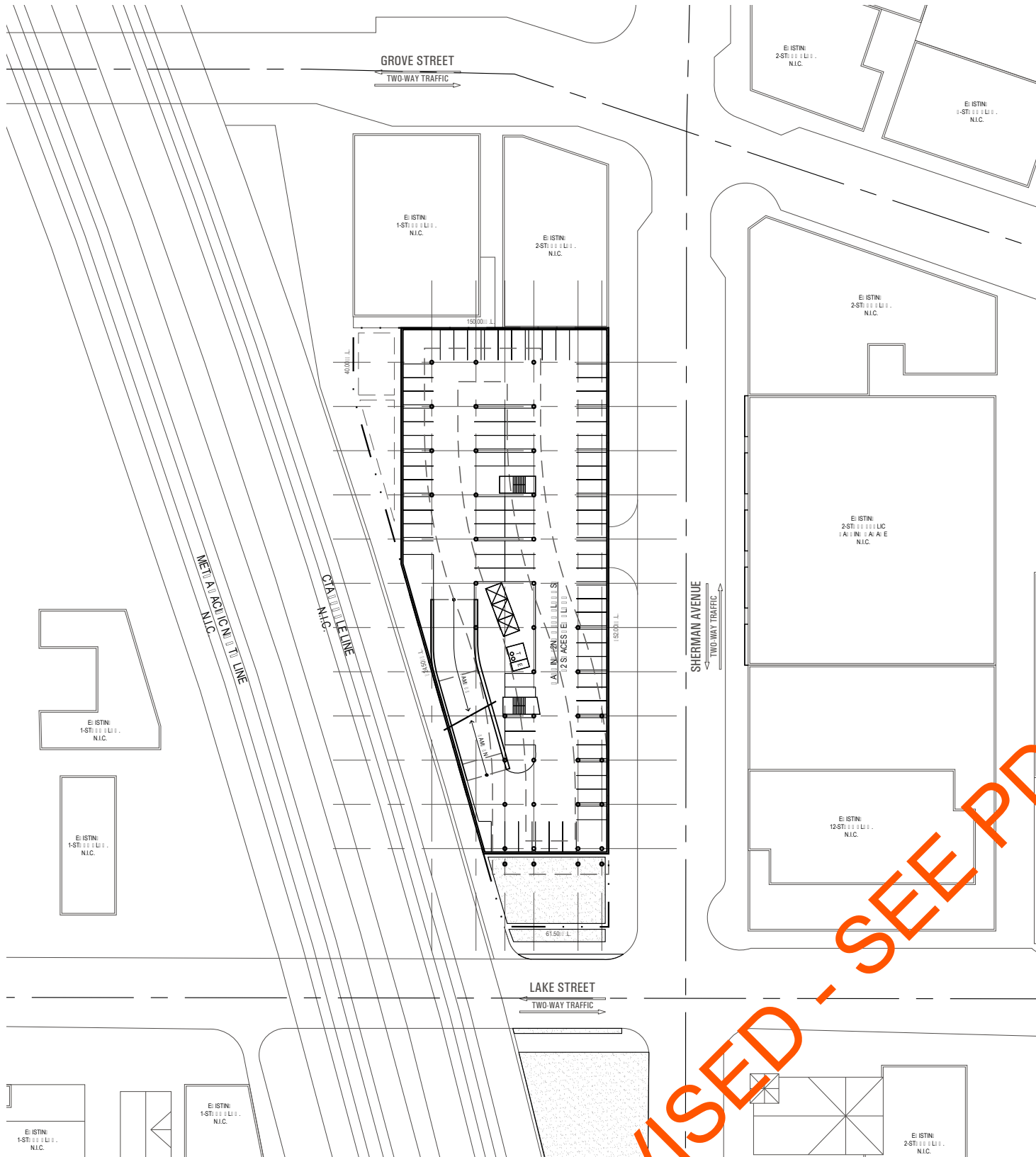


SITE PLAN

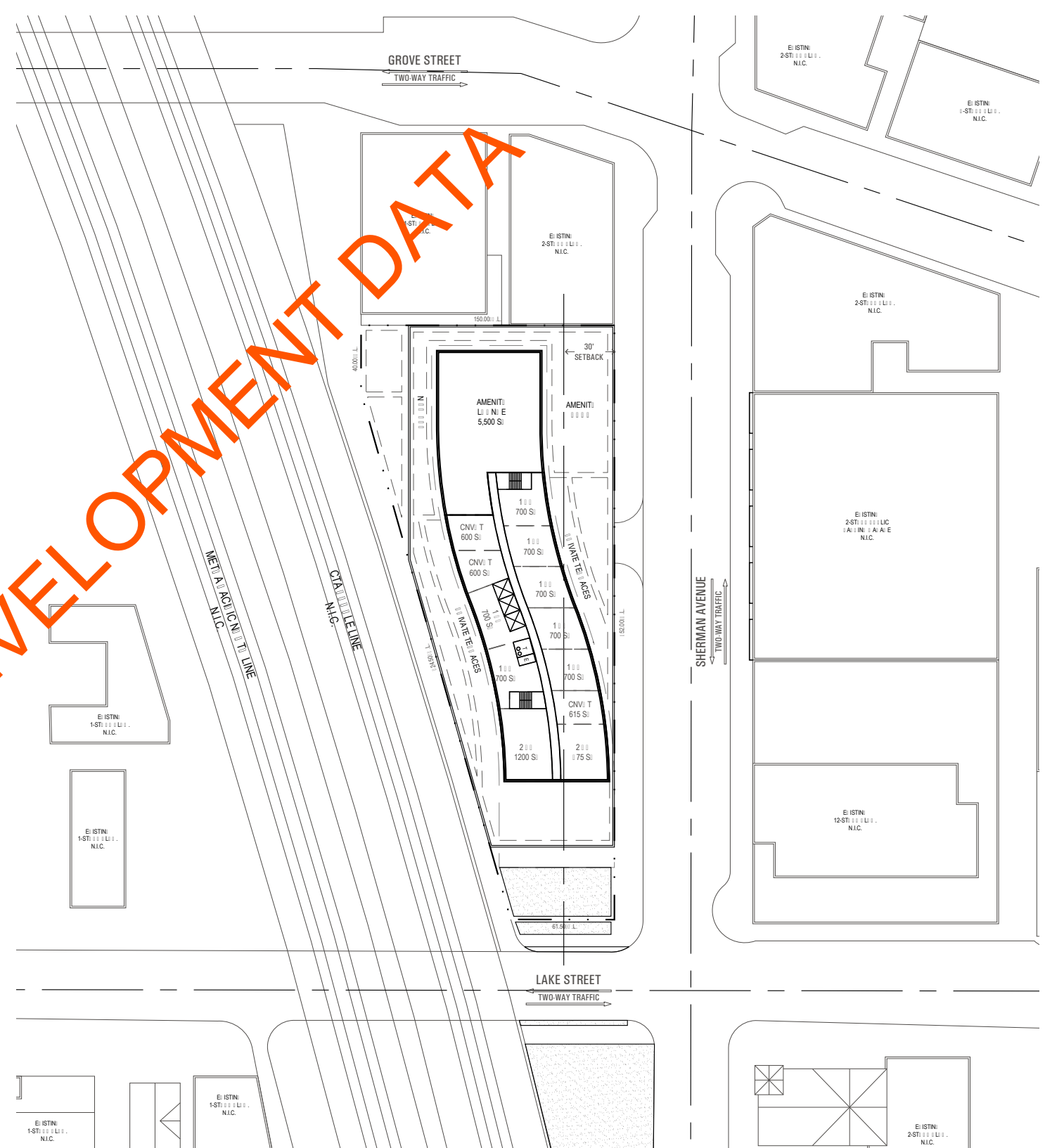


FIRST FLOOR PLAN

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SECOND & THIRD FLOOR PLAN

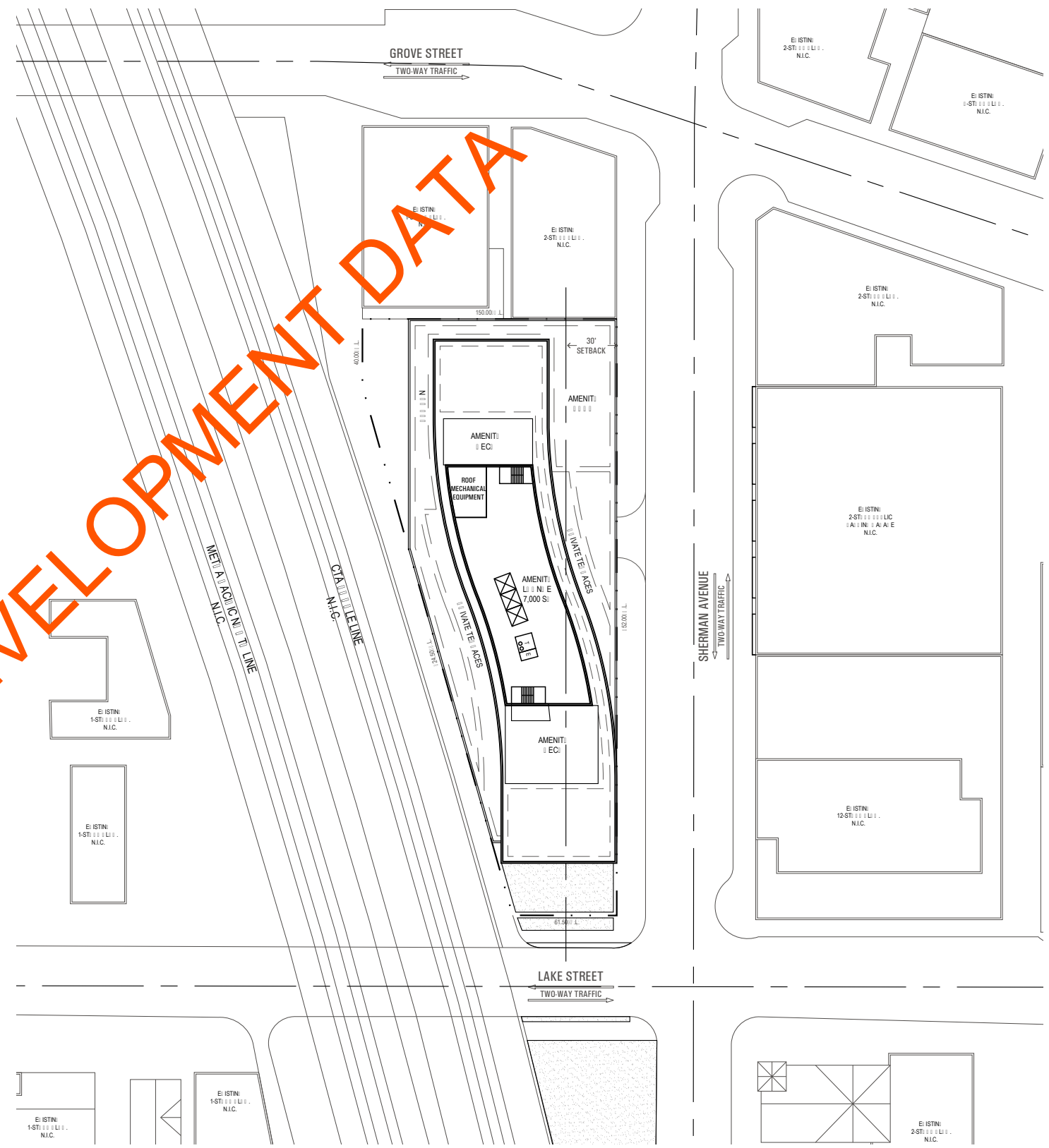


FOURTH FLOOR PLAN

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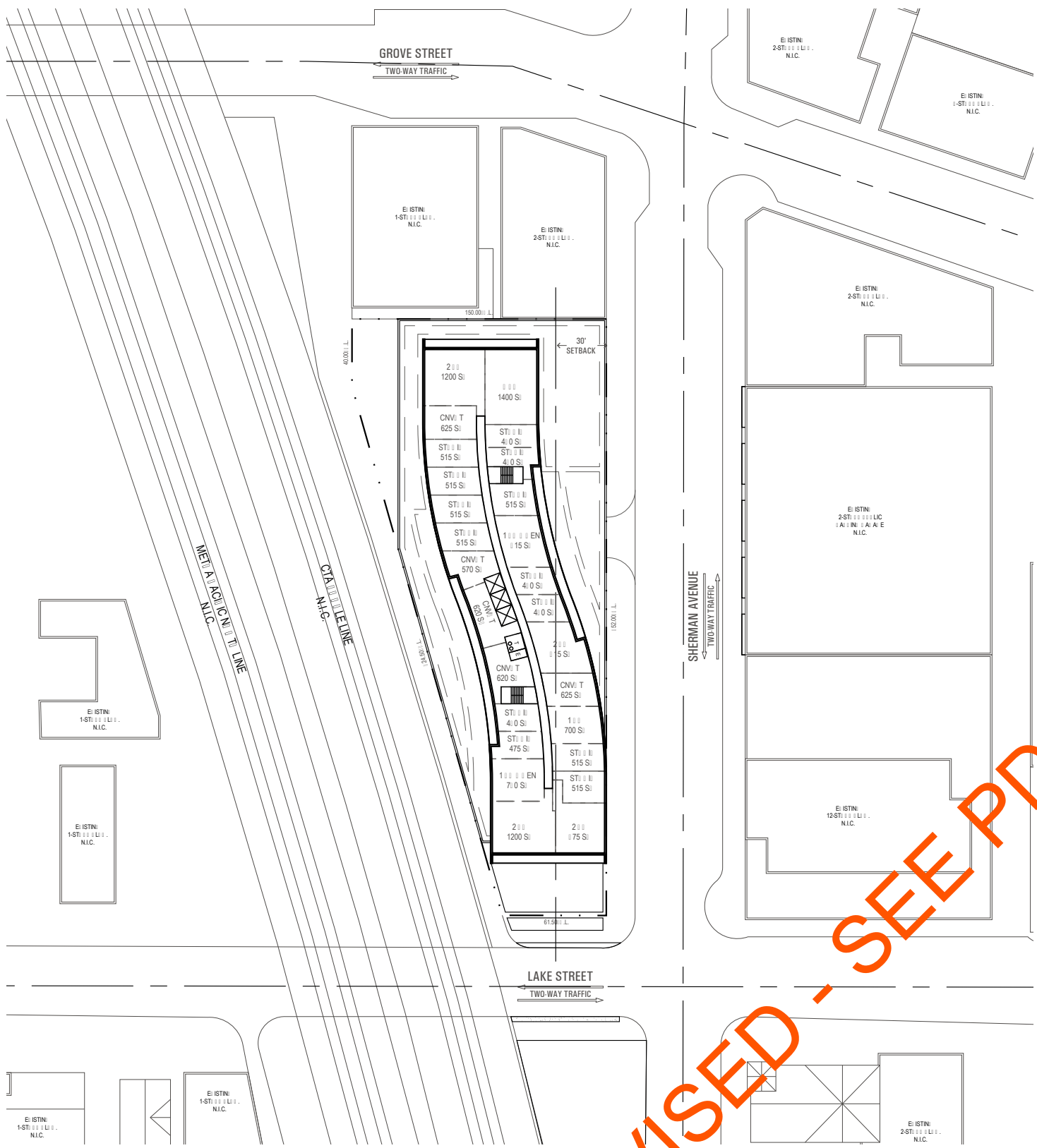


TYPICAL FLOOR PLAN (6 FLOORS)

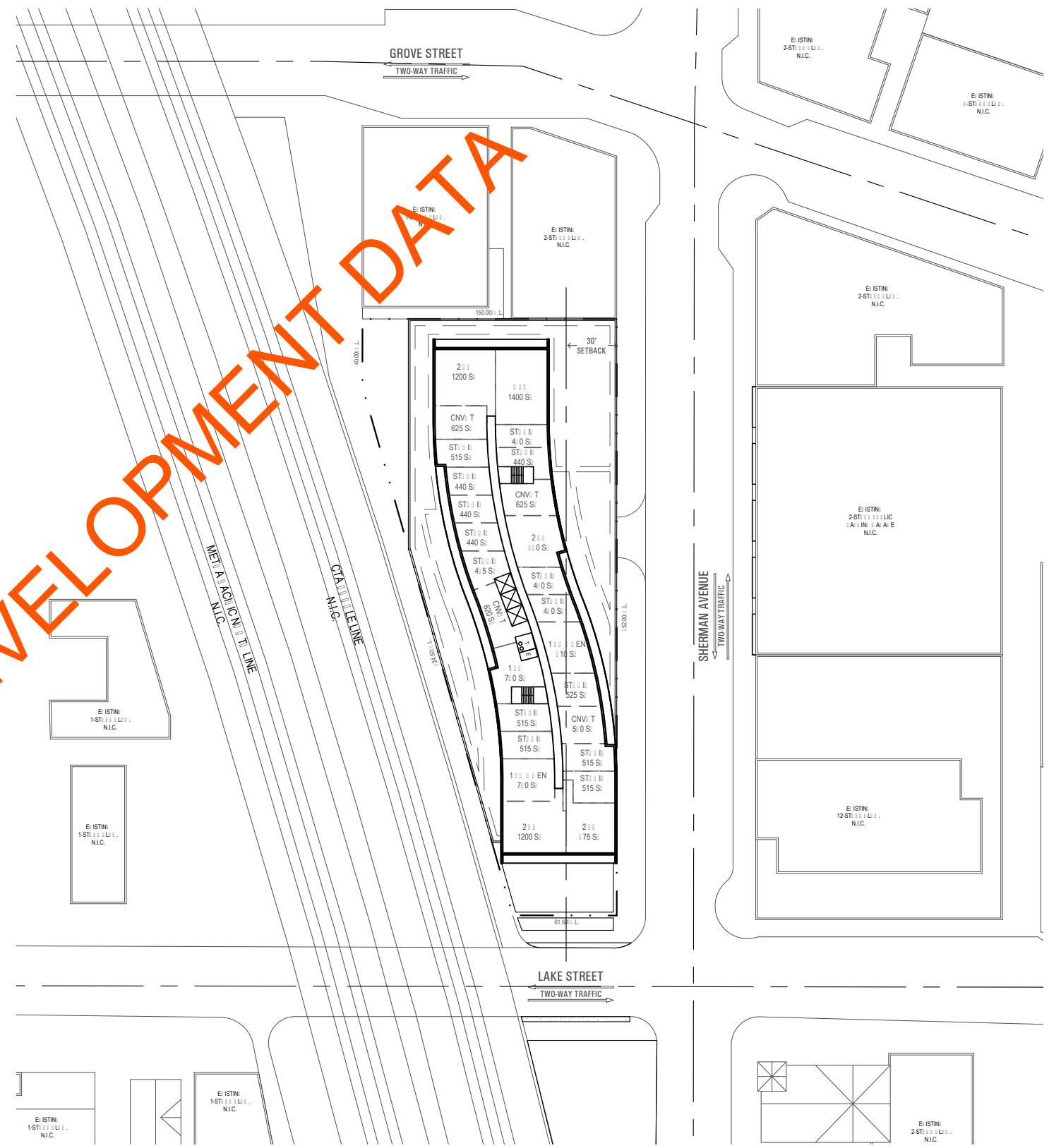


PENTHOUSE FLOOR PLAN

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TYPICAL FLOOR PLAN - BALCONY "A" (3 FLOORS)

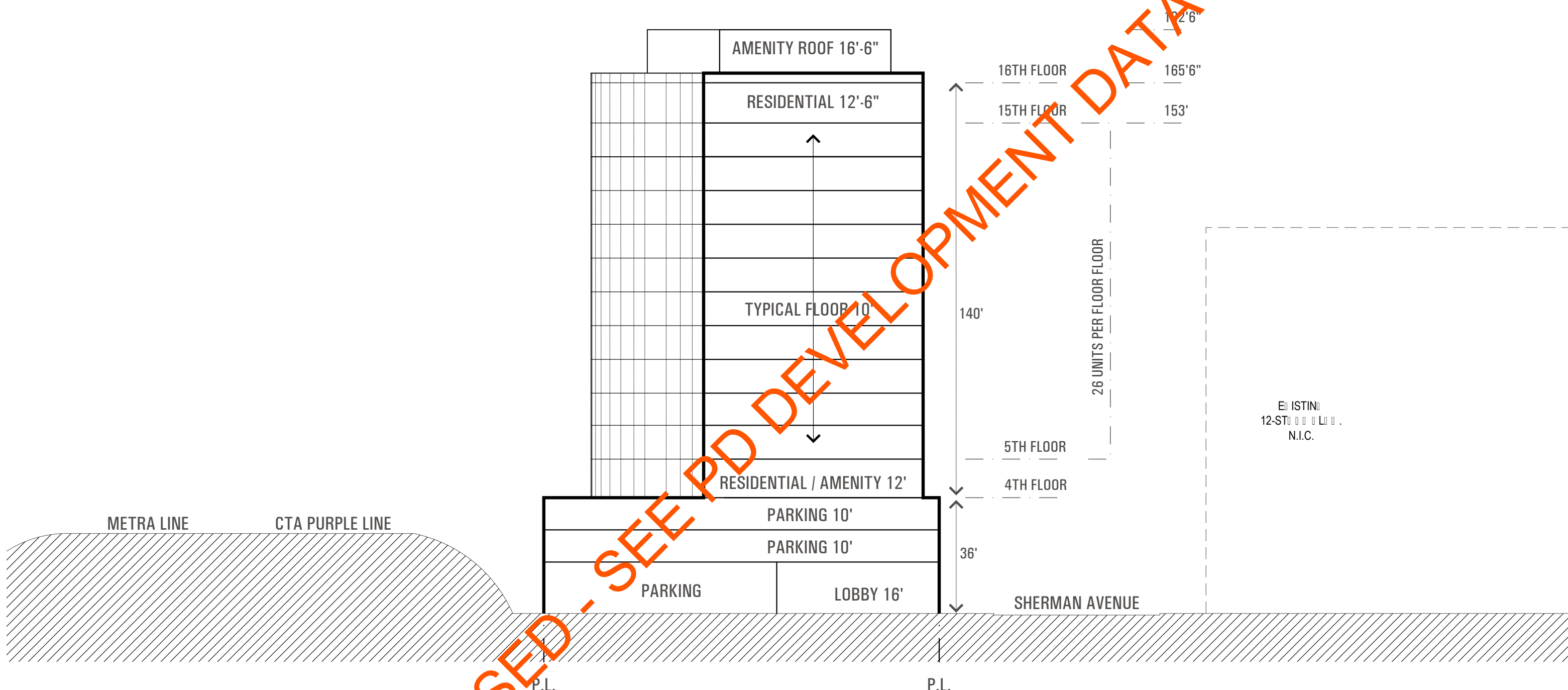


TYPICAL FLOOR PLAN - BALCONY "B" (2 FLOORS)

REVISED - SEE PD DEVELOPMENT DATA



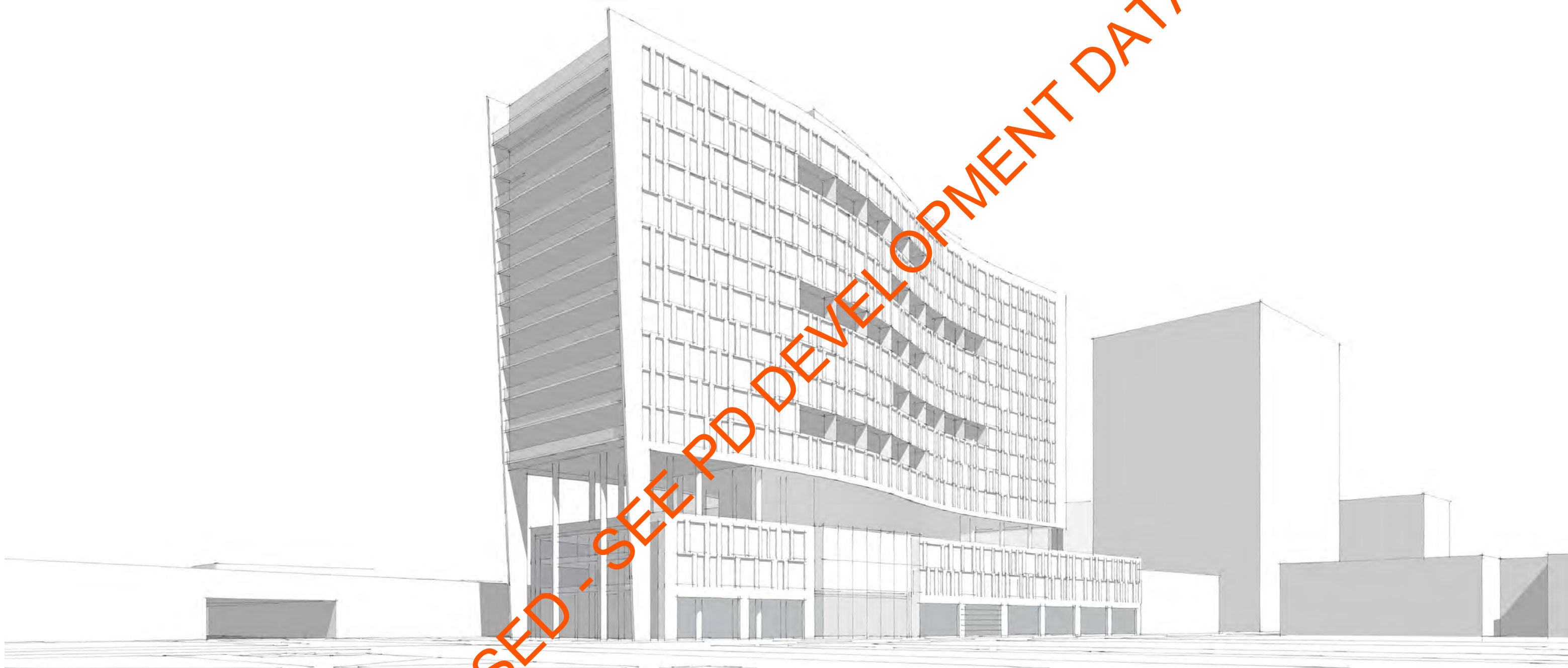
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SCHEMATIC SECTION



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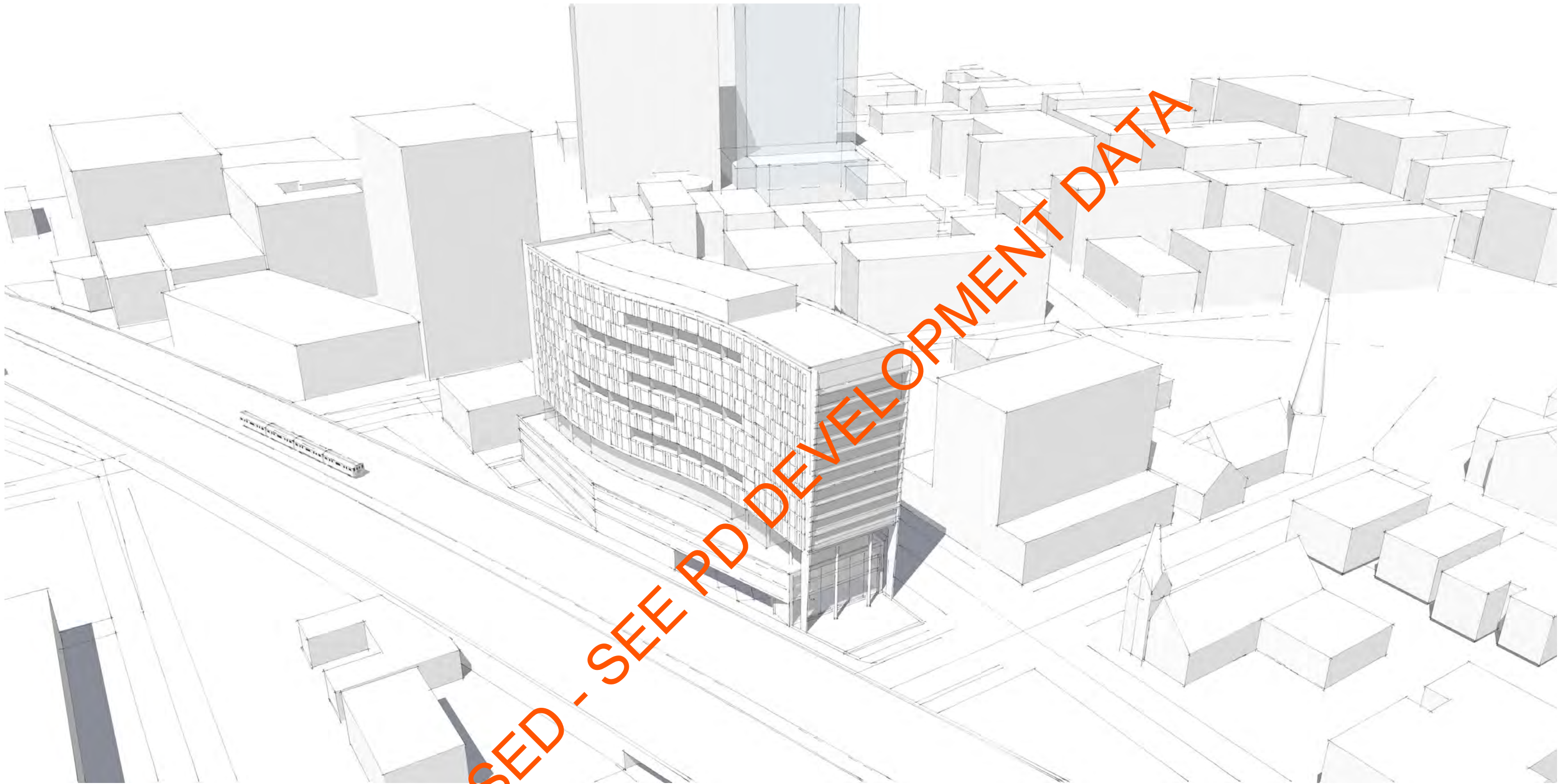
CONCEPTUAL MASSING

REVISED - SEE PD DEVELOPMENT DATA



CONCEPTUAL MASSING





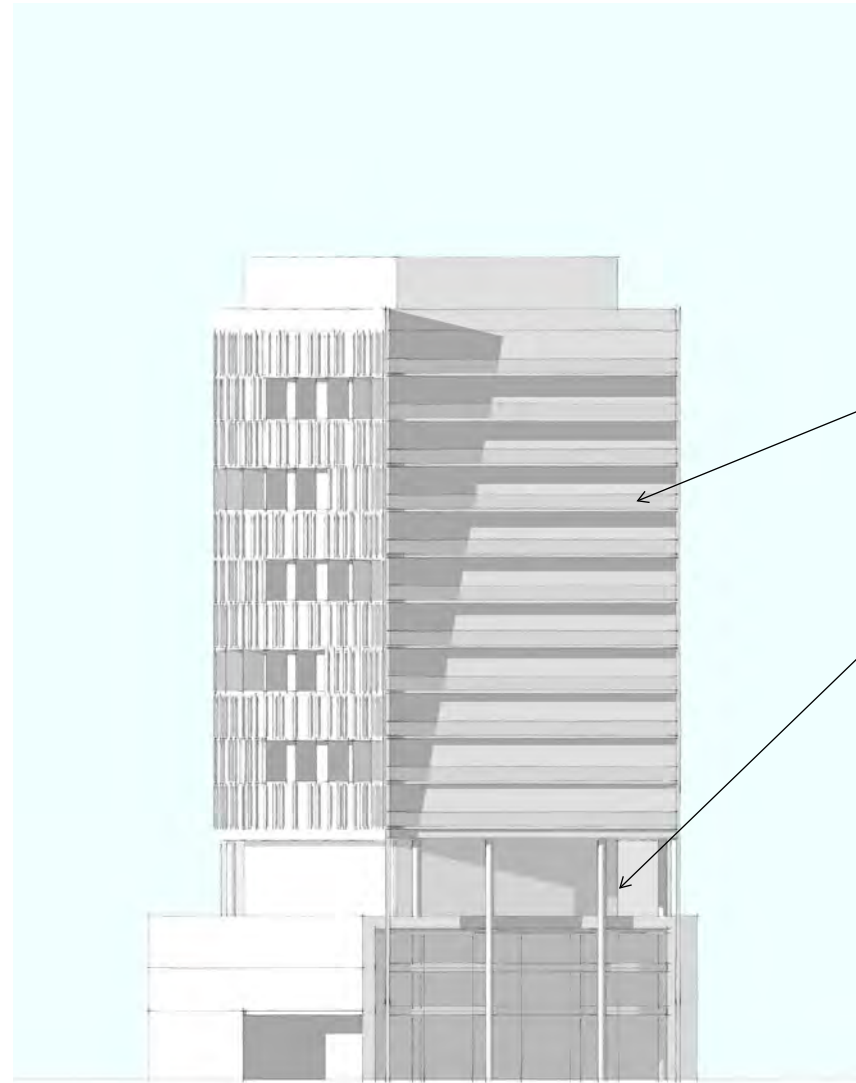
CONCEPTUAL MASSING



CONCEPTUAL MASSING



- Material Key**
- 1. Aluminum Cladding Panel - Color TBD
  - 2. Clear Glazing Panel - Low E Reflective Coating
  - 3. Balcony with Clear Glass Handrail System
  - 4. Structural Glass Glazing System
  - 5. Storefront Glazing System
  - 6. Brick Base Cladding - Color TBD



SOUTH ELEVATION



EAST ELEVATION

REVISED - SEE PD DEVELOPMENT DATA

ELEVATIONS





NORTH ELEVATION



WEST ELEVATION

REVISED - SEE PD DEVELOPMENT DATA

ELEVATIONS



ALBION  
RESIDENTIAL

1454 Sherman Ave.  
Evanston, IL

SCALE: 1"=40'-0"  
01-15-2017



**Planned Development Application**

1450 Sherman Avenue

Evanston, IL 60201

**PRE-APPLICATION CONFERENCE MEETING MINUTES**



# MEMORANDUM

<b>Date:</b>	Friday March 24, 2017
<b>RE:</b>	Pre-Application Conference Meeting Minutes
<b>Attendees</b>	Paul Zalmezak, City of Evanston Scott A. Mangum, City of Evanston Meagan Jones, City of Evanston Andrew Yule, Albion Residential Joseph Caucas, Albion Residential Paul Alessandro, Hartshorne Plunkard Architecture Donna Pugh, Foley & Lardner Matthew Gomez, Foley & Lardner

- Albion Residential is going for a comprehensive No Further Remediation (NFR) letter relieving the site of any environmental encumbrances
- Opposition to having car loading off of Sherman
  - Residential, Retail, utility servicing, Train track maintenance would cause a logistical nightmare with loading with the 10 foot alley
- 3 loading proposed, 3 required
  - 1 Retail, 1 residential, 1 flex
- 3 Elevators
  - 2 passenger, 1 freight
- 298 Units, 204 parking stalls
- 831 Emerson was approved with a parking ratio around .7:1
- Would prefer to see units at the mezzanine level floors 2 & 3
  - Residential or mixed use opportunities on eastern mezzanine floors would significantly reduce parking count
  - Albion will hide the parking level façade with backlit translucent glass that shows as if there is some alternative use rather than parking.
- Going to comply with IHO by providing cash-in-lieu, as explicitly stated in the zoning ordinance. Total cash payment of \$3,000,000.00
  - Affordable units have to be distributed equally between all unit types
- DAPR is the first public meet where people can comment
  - DAPR provides recommendations to planning commission
  - DAPR meets weekly
- Planning Commission meets every 2<sup>nd</sup> Wednesday of the month.
  - Special meetings can be organized for the 4<sup>th</sup> Wednesday of every month
  - Presentations recommended for all meetings
    - PowerPoint, Testimony, Public Hearing

- Public Hearing – Residents sign in & sworn in. get 2-3 minutes each to talk
- Signage is not required for the planned development application
- Advised to implement Public Art
  - Evanston Art Council

**Planned Development Application**

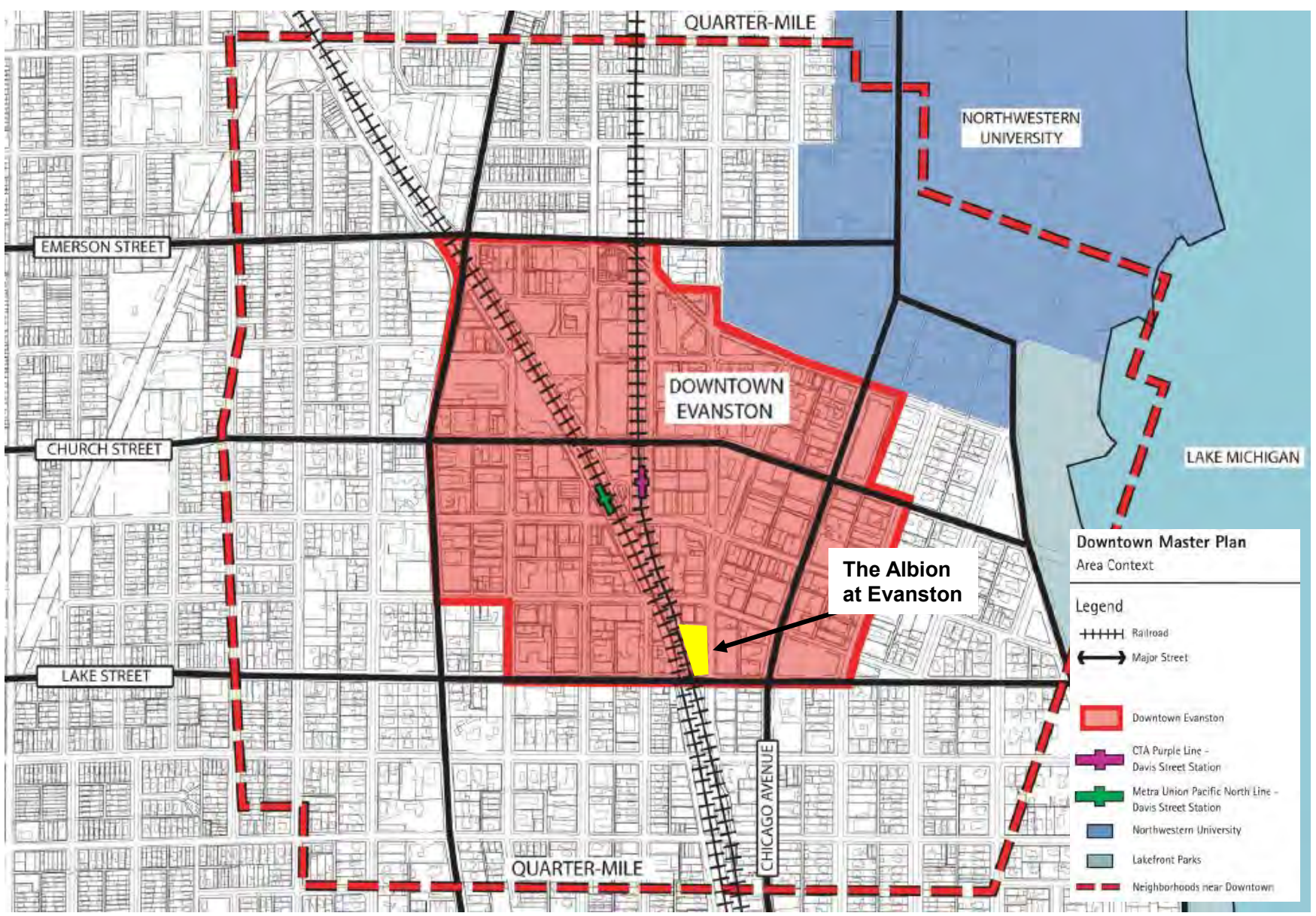
1450 Sherman Avenue

Evanston, IL 60201

**EXISTING SITE & SURROUNDING PROPERTY PHOTOS**







**The Albion  
at Evanston**
















# Site Location

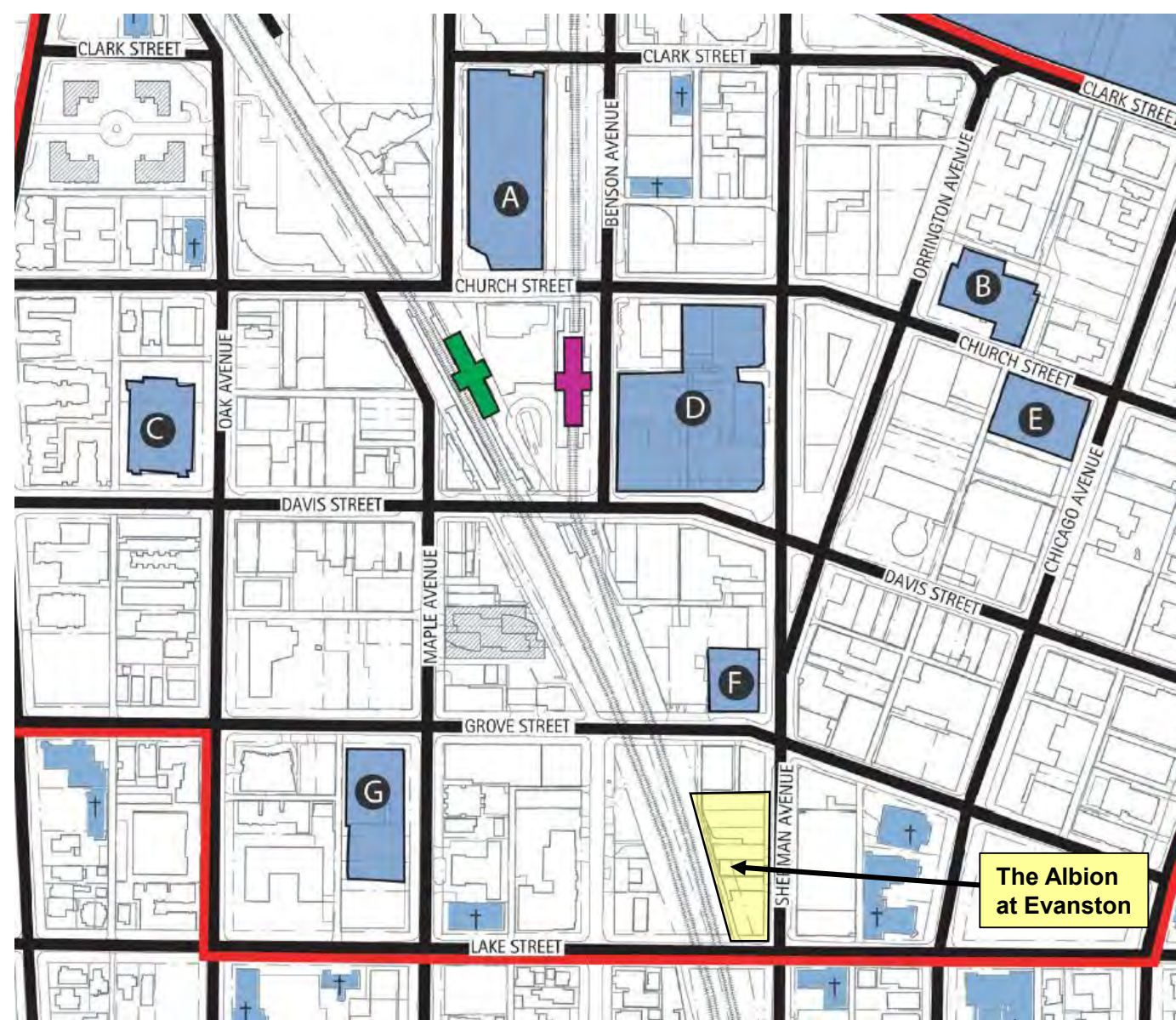




# Downtown Master Plan Downtown Activity Generators

## Legend

-  Railroad
-  Roads
-  Downtown Study Area
-  CTA Purple Line - Davis Street Station
-  Metra Union Pacific North Line - Davis Street Station
-  Downtown Activity Generator
-  Buildings Under Construction/Approved
-  Existing Church
-  A Movie Theater
-  B Public Library
-  C Post Office
-  D Sherman Plaza Development
-  E Whole Foods
-  F Rotary International Headquarters
-  G YMCA

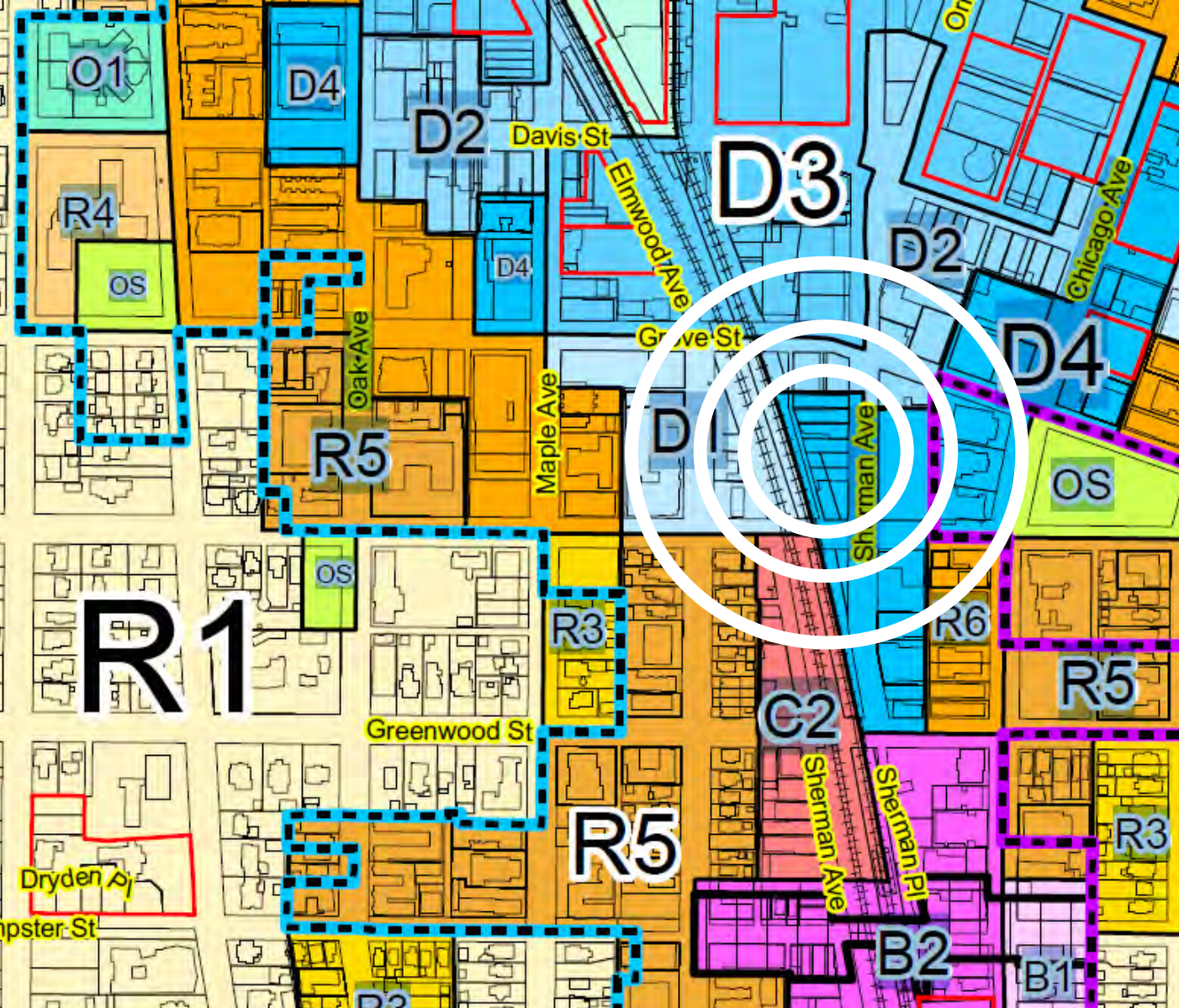


**The Albion  
at Evanston**

# Site Location





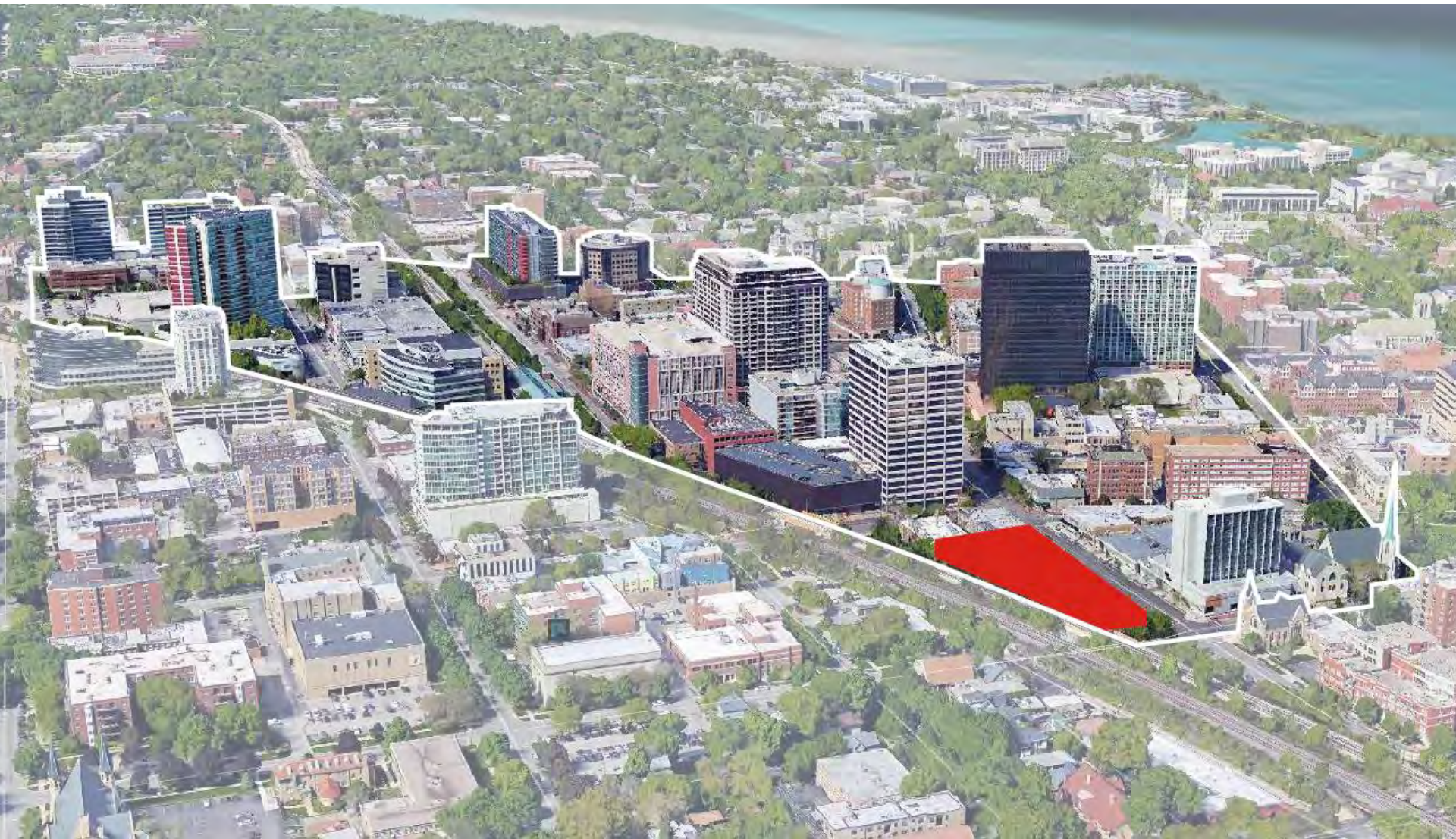


- Zoning Districts**
- B1 - Business
  - B1a - Business
  - B2 - Business
  - B3 - Business
  - C1 - Commercial
  - C1a - Commercial Mixed-Use
  - C2 - Commercial
  - D1 - Downtown Fringe
  - D2 - Downtown Retail Core
  - D3 - Downtown Core Development
  - D4 - Downtown Transition**
  - I1 - Industrial / Office
  - I2 - General Industrial
  - I3 - General Industrial
  - MUE - Transitional Manufacturing-Employment
  - MXE - Mixed Use Employment
  - O1 - Office
  - OS - Open Space
  - R1 - Single-Family Residential
  - R2 - Single-Family Residential
  - R3 - Two-Family Residential
  - R4 - General Residential
  - R4a - General Residential
  - R5 - General Residential
  - R6 - General Residential
  - RP - Research Park
  - T1 - Transitional Campus
  - T2 - Transitional Campus
  - U1 - University Housing
  - U1a - University Housing and Parking
  - U2 - University Athletic Facilities
  - U3 - University Lakefront Campus
  - WE1 - West Evanston Transitional

# Site Zoning - D4 Downtown Transition







# Site Location





# Site Location



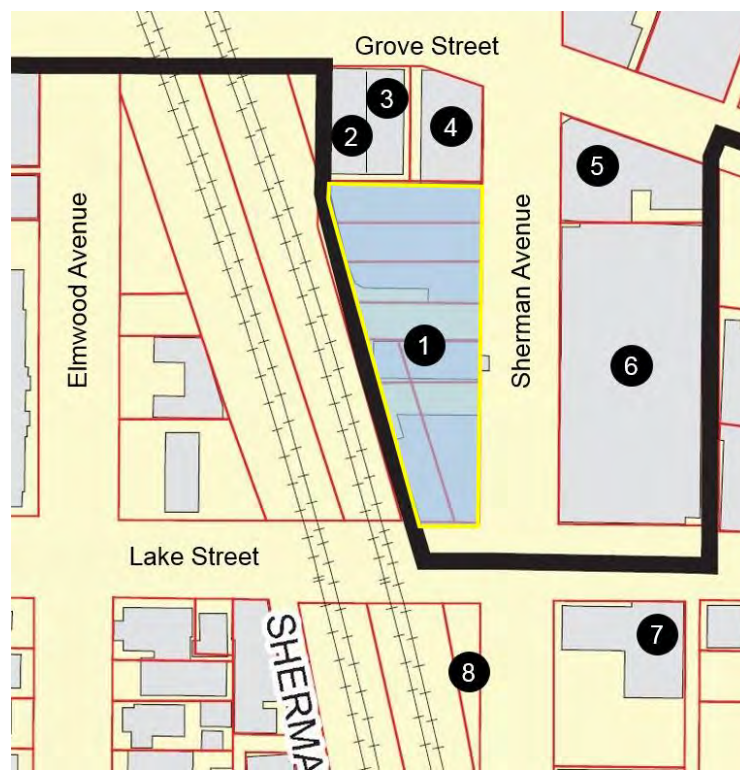
## Evanston Buildings By Height

Building Name	Address	Stories	Feet	Year Built
Chase Building	699 Davis Street	22	277	1969
Sherman Plaza	807 Davis Street	25	276	2007
Optima Views	1720 Maple Avenue	28	265	2003
One Rotary Center	1560 Sherman Avenue	18	237	1977
The Albion at Evanston	1450 Sherman Avenue	16	192	-
E2 West Tower	1881 Oak Avenue	16	184	2015
415 Premier Apartments	415 Howard Street	17	181	2008
Church Street Station	1640 Maple Avenue	17	179	2002
One Evanston	1567 Maple Avenue	15	166	2009
Optima Horizons	850 Elgin Road	16	162	2005
E2 East Tower	1881 Oak Avenue	14	161	2015
Holiday Inn Hotel	1501 Sherman Avenue	13	146	1973
The Mather North	425 Davis Street	11	141	2009
Park Evanston Apartments	1630 Chicago Avenue	24	136	1997
Optima Towers	1580 Sherman Avenue	13	136	2002
Jane R. Perlman Apartments	1900 Sherman Avenue	11	127	1978
The Mather South	450 Davis Street	10	115	2012
Engelhart Hall	1915 Maple Avenue	10	115	1971
Orrington Hotel	1710 Orrington Avenue	10	115	1923
Fountain Square Building	1601 Sherman Avenue	7	98	1948
The Main	847 Chicago Avenue	9	97	2016

*Source: Emporis.com*

# NEIGHBORING BUILDING HEIGHTS

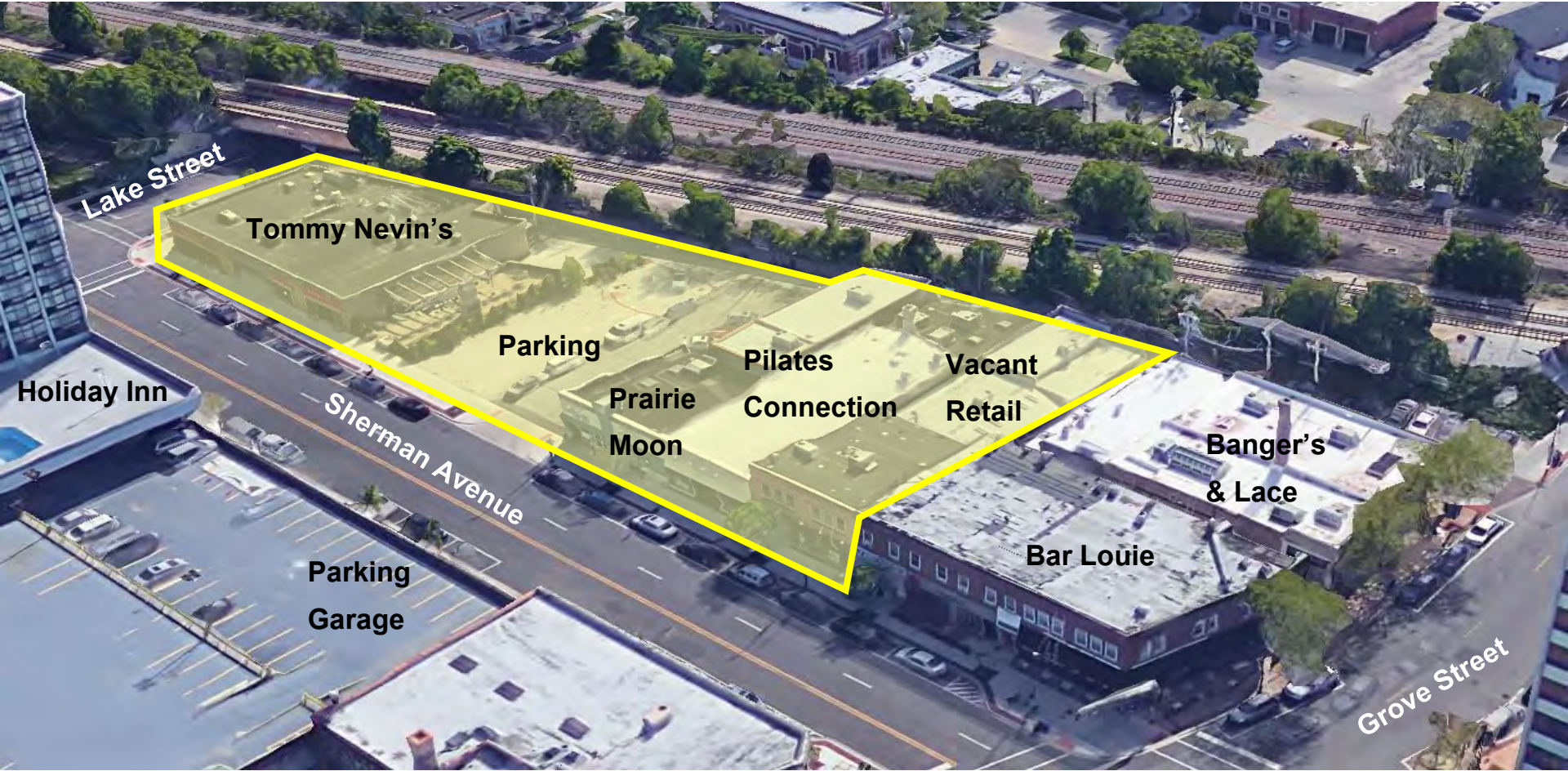




Site	Site Description	Address	Site SF
1	Planned Development Site	1450 Sherman Avenue	37,279
2	Cupitol	812 Grove Street	4,480
3	Bangers & Lace	810 Grove Street	4,480
4	Bar Louie	1520 Sherman Avenue	7,258
5	Commercial Retail	1511 Sherman Avenue	11,312
6	Holiday Inn	1501 Sherman Avenue	42,035
7	Immanuel Luthuren Church	616 Lake Street	20,685
8	Harper Park	1434 Sherman Avenue	2,625

# Neighboring Properties





Lake Street

Tommy Nevin's

Parking

Pilates

Vacant

Prairie

Connection

Retail

Moon

Banger's  
& Lace

Holiday Inn

Sherman Avenue

Bar Louie

Parking  
Garage

Grove Street

# Planned Development Site







**1450 Sherman Ave. – Under Contract**

**ALBION**<sup>TM</sup>  
RESIDENTIAL



**1460-1504 Sherman Avenue – Under Contract**







**1506-1508 Sherman Avenue – Under Contract**





**1506-1508 Sherman Avenue – Under Contract**







**Holiday Inn – Northeast Corner Sherman Avenue & Lake Street**



**Immanuel Lutheran Church – Southeast  
Corner Sherman Avenue & Lake Street**





## Harper Park– Southwest Corner Sherman Avenue & Lake Street

**ALBION**  
RESIDENTIAL



**Holiday Inn Public & Private Parking Garage  
– Mid Block Eastern side of Sherman Avenue**







**Commercial Retail – Southeast Corner of Sherman Avenue & Grove Street**





**Rotary Building – Northwest Corner of Sherman Avenue & Grove Street**





**Planned Development Application**

1450 Sherman Avenue

Evanston, IL 60201

**WARD 3 & WARD 4 JOINT NEIGHBORHOOD MEETING  
PRESENTATION**





# ALBARRON

RESIDENTIAL

REVISED - SEE PD APPLICATION DATA





# ABOUT ALBION RESIDENTIAL

**Albion Residential** is a real estate investment firm solely focused on the acquisition, development, and operations of Midwestern private residences.

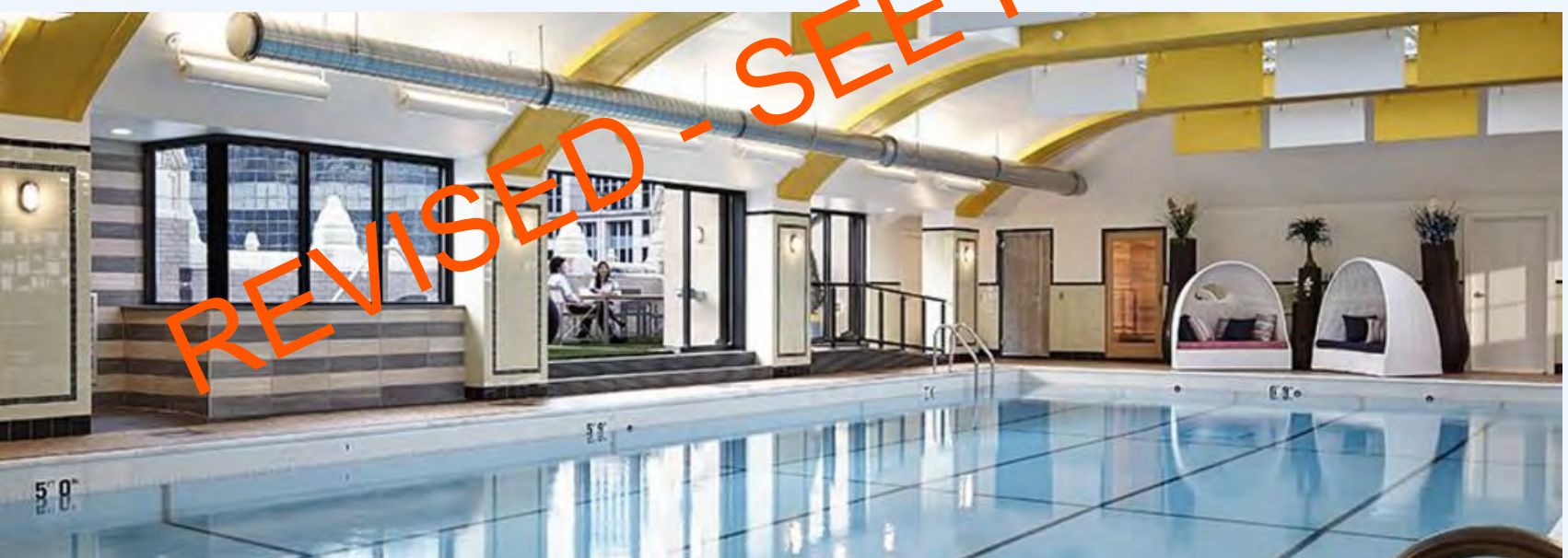
**Village Green** is one of the largest property managers of luxury apartment communities across the nation. The Village Green portfolio consists of approximately 40,000 units, with 7,400 units located in the Greater Chicago area.



REVISED - SEE PD APPLICATION DATA



# RANDOLPH TOWER CITY APARTMENTS – CHICAGO, IL



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# MORROW PARK CITY APARTMENTS – PITTSBURGH, PA



REVISÉD - SEE PD APPLICATION DATA



# SOO LINE BUILDING CITY APARTMENTS – MINNEAPOLIS, MN

ALBION  
RESIDENTIAL



REVISED - SEED APPLICATION DATA



# SOUTHSIDE WORKS CITY APARTMENTS – PITTSBURGH, PA

ALBION  
RESIDENTIAL



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# ALBION'S MIXED-USE EXPERIENCE

Albion Residential has successfully incorporated retail space within its projects to compliment residential living. Previous projects that have mixed-use components include:

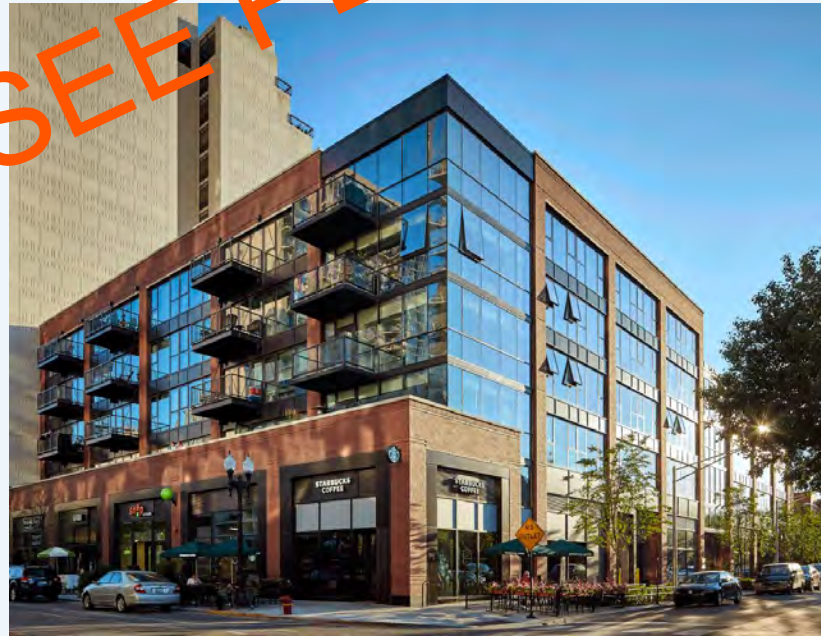
- Randolph Tower City Apartments – *Chicago, IL*
- Gold Coast City Apartments – *Chicago, IL*
- Soo Line Building City Apartments – *Minneapolis, MN*
- Mill District City Apartments – *Minneapolis, MN*
- Ann Arbor City Apartments – *Ann Arbor, MI*





# HPA PROJECTS

ALBION  
RESIDENTIAL



REMOVED - SEE PD APPLICATION DATA



# PROJECT TEAM



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# SITE AERIAL – 1450 TO 1508 SHERMAN AVENUE





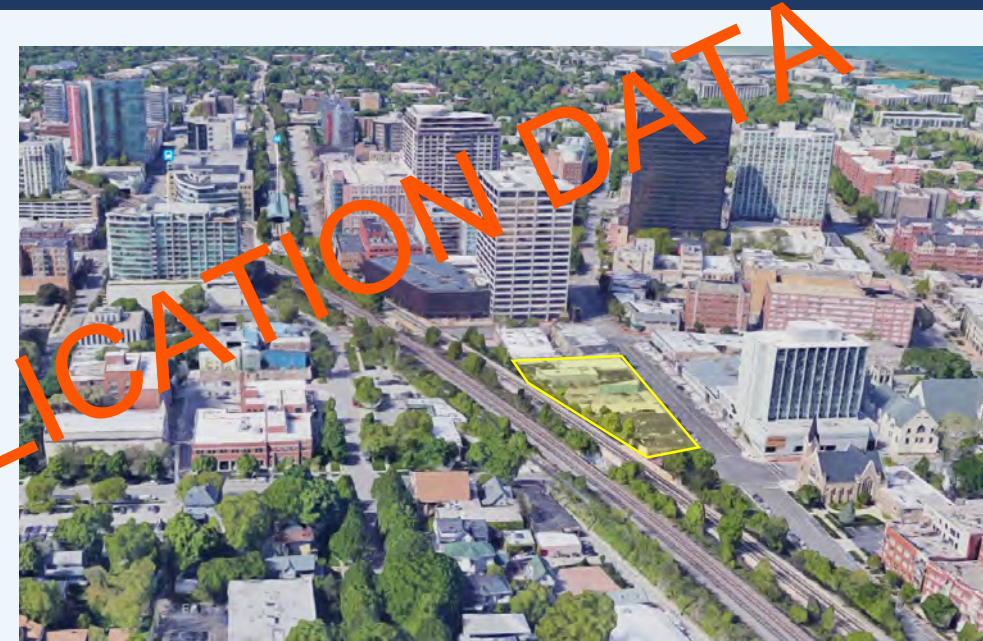
# DOWNTOWN EVANSTON PLAN 2009

*“The primary theme of the Comprehensive General Plan is the recognition that Evanston must allow growth to occur while enhancing the community’s special character”*

*-2000 Comprehensive General Plan*



Figure 2G: Planned Developments: Perspective View



*“Downtown is well suited for taller and denser development with a mix of uses on the smart growth factors...and its traditional role as an urban core rather than a low-rise shopping center or small town main street.”*

*-2009 Downtown Evanston Plan*





# INSPIRATION OF STREET LEVEL EXPERIENCE

Rotary Building  
18 Stories, 239 Feet Tall





# HAND RENDERING OF INSPIRATION





# HAND RENDERING OF INSPIRATION

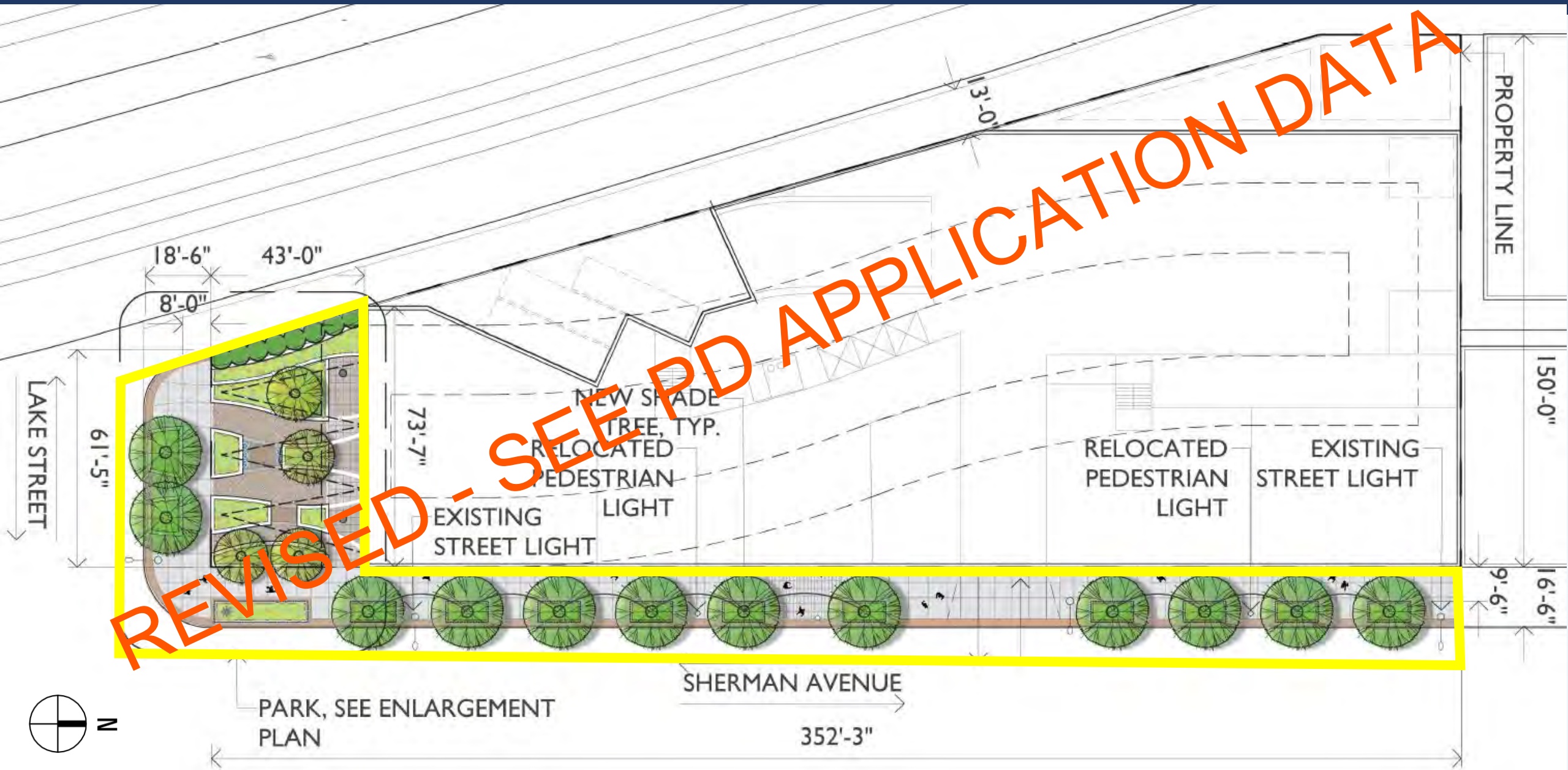


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# POCKET PARK AND STREET EXPERIENCE





# POCKET PARK AND STREET EXPERIENCE





# PARK AND GREEN SPACE EXPERIENCE

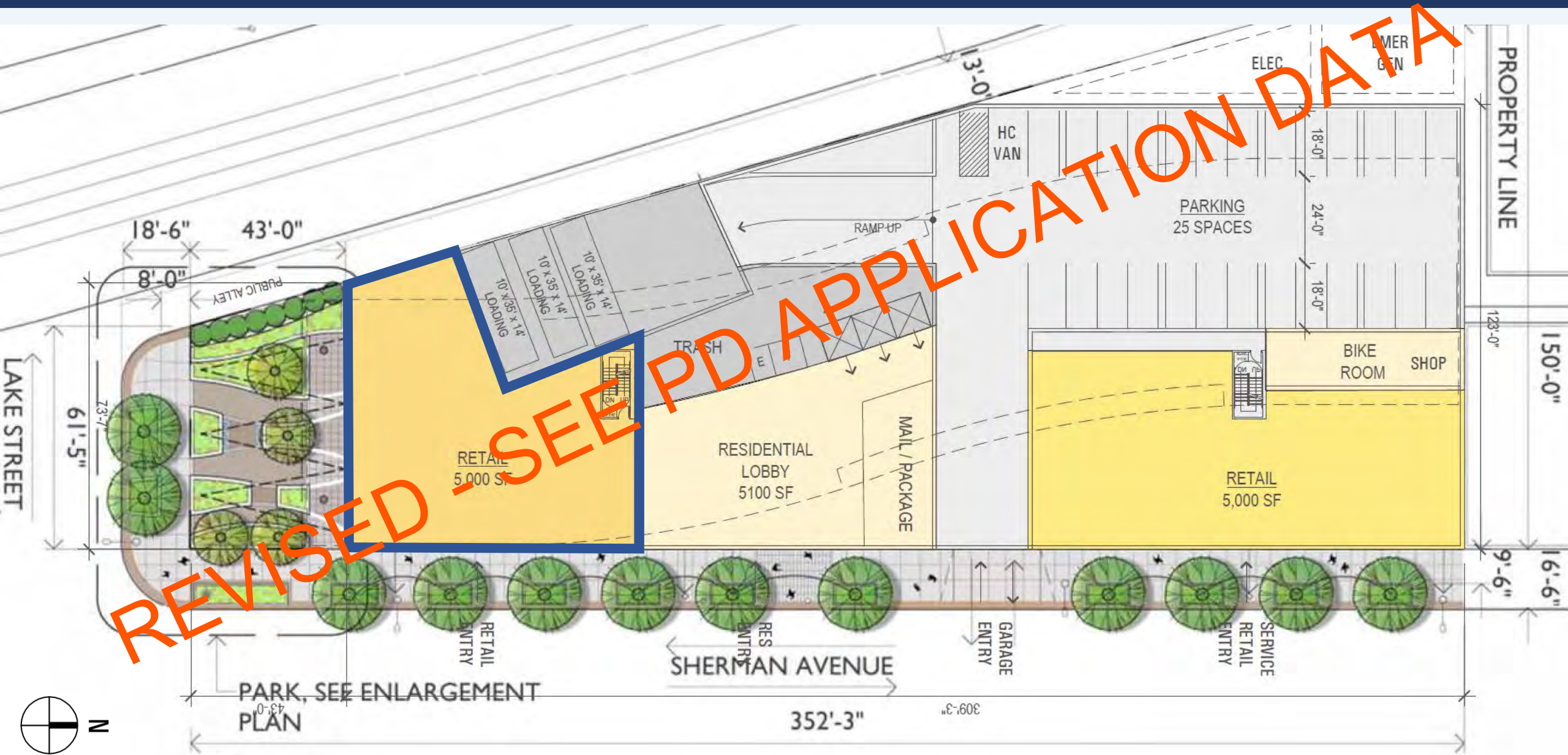


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# FLOOR 1 – RESTAURANT WITH OUTDOOR SPACE





# RESTAURANT ON THE PARK



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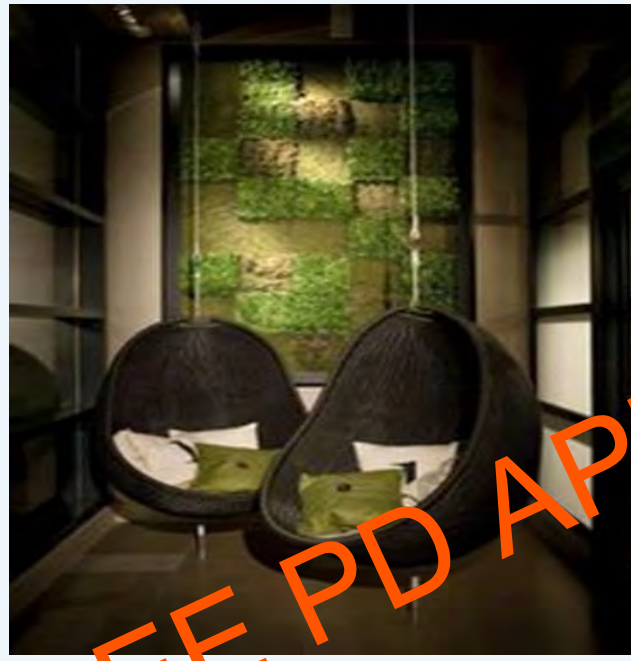








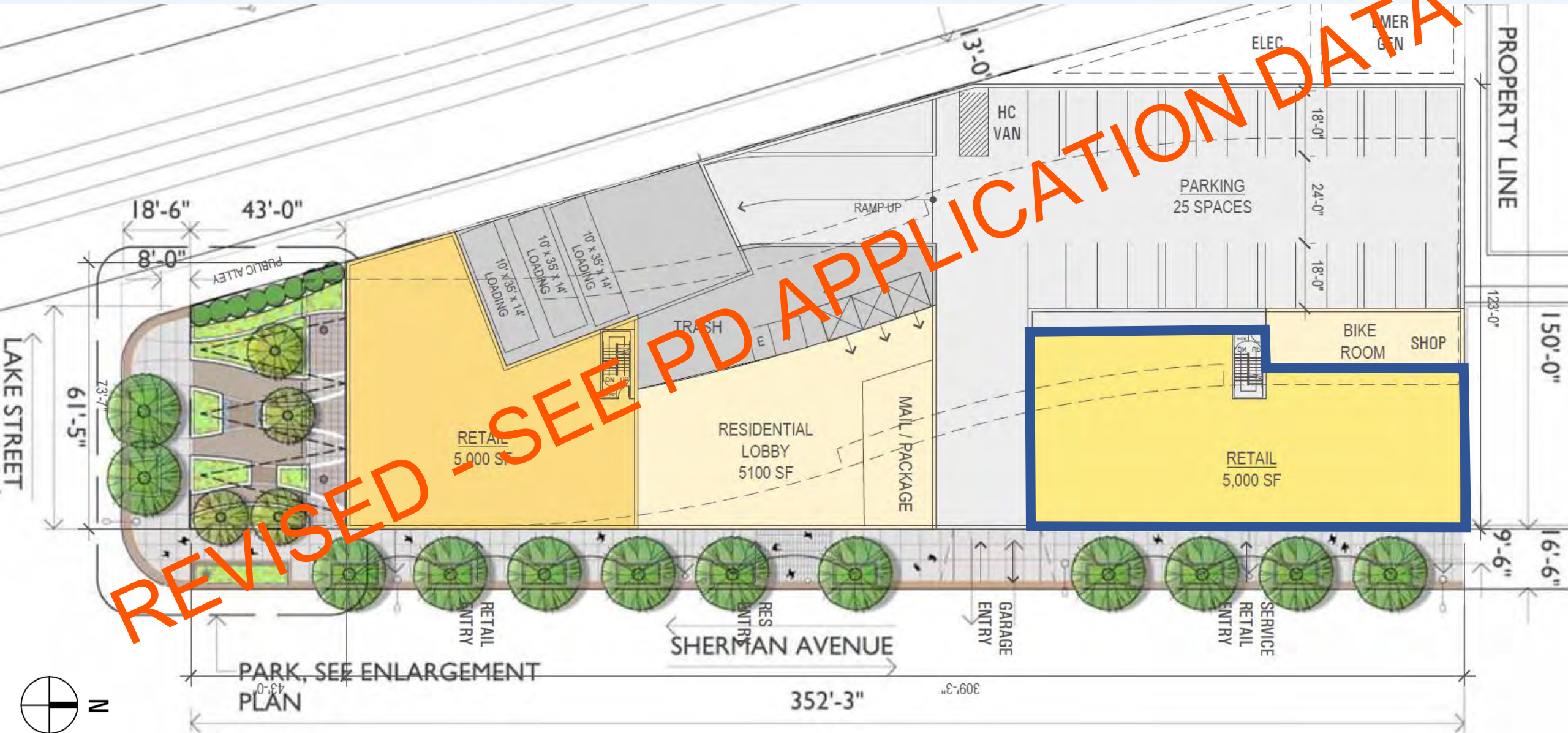
# LOBBY EXPERIENCE – URBAN / POLISHED / NATURE / INVITING



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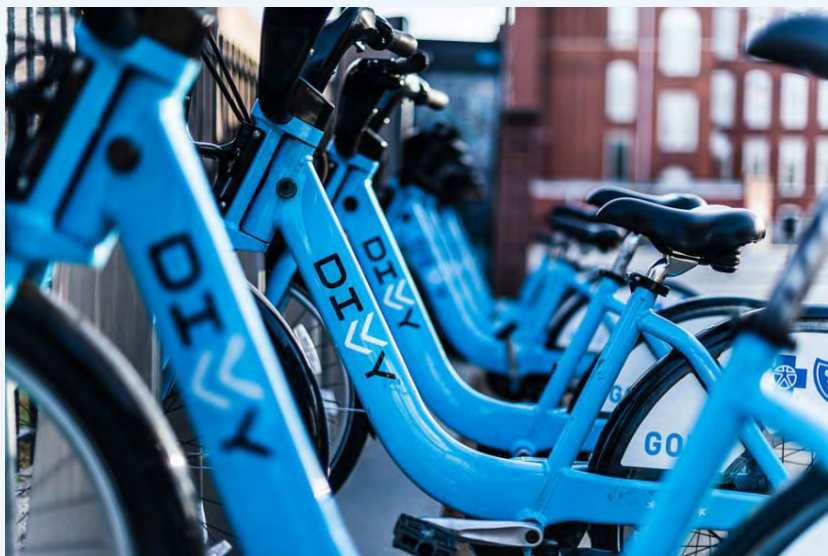


# RESTAURANT/RETAIL EXPERIENCE





# BIKE PARKING & DIVVY EXPERIENCE

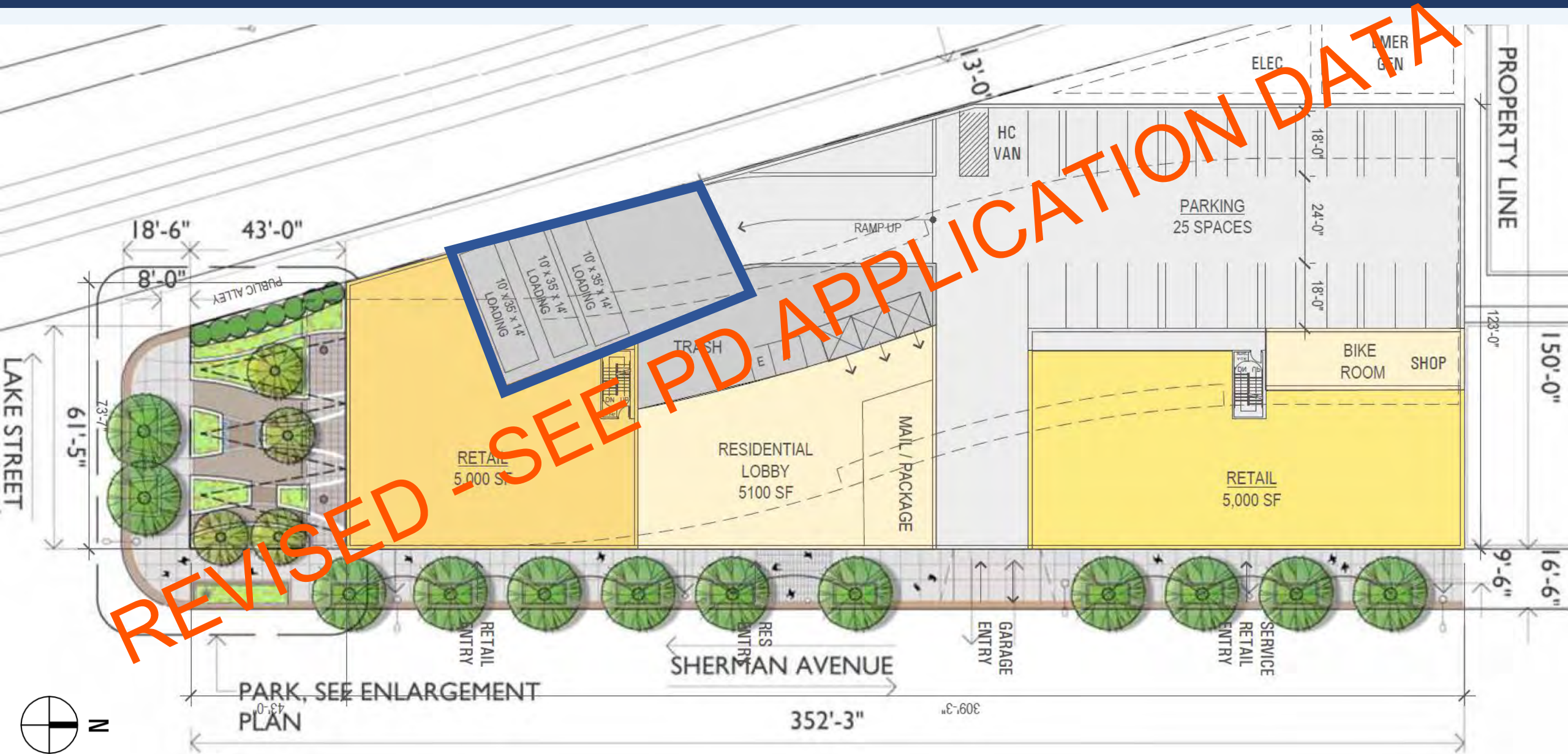


*“Evanston is known as a place where bicycles are a major form of transportation. The high rate of bicycle ridership in Evanston indicates the possible benefit of enhanced facilities for riders.” -2000 Comprehensive General Plan*



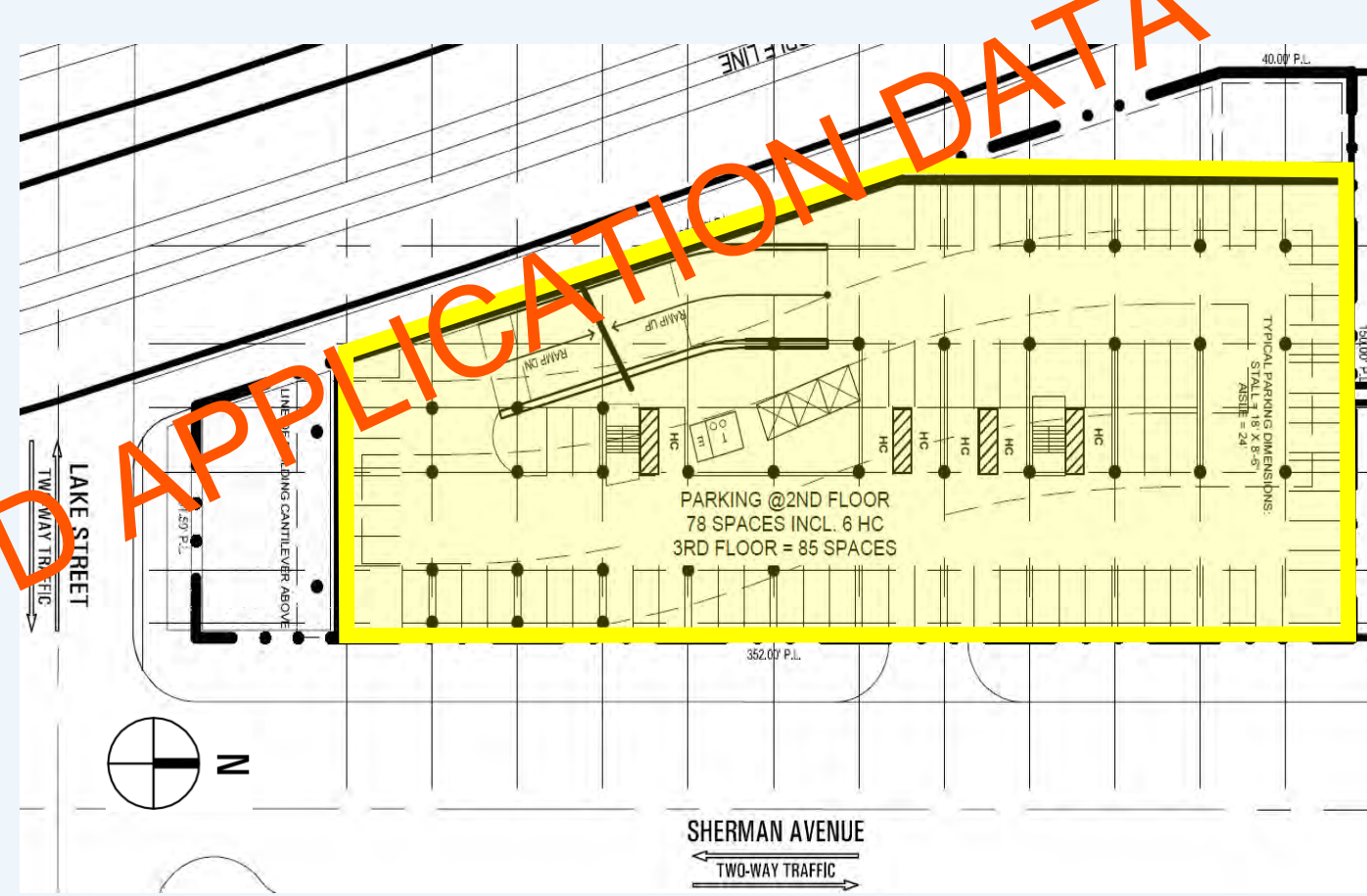
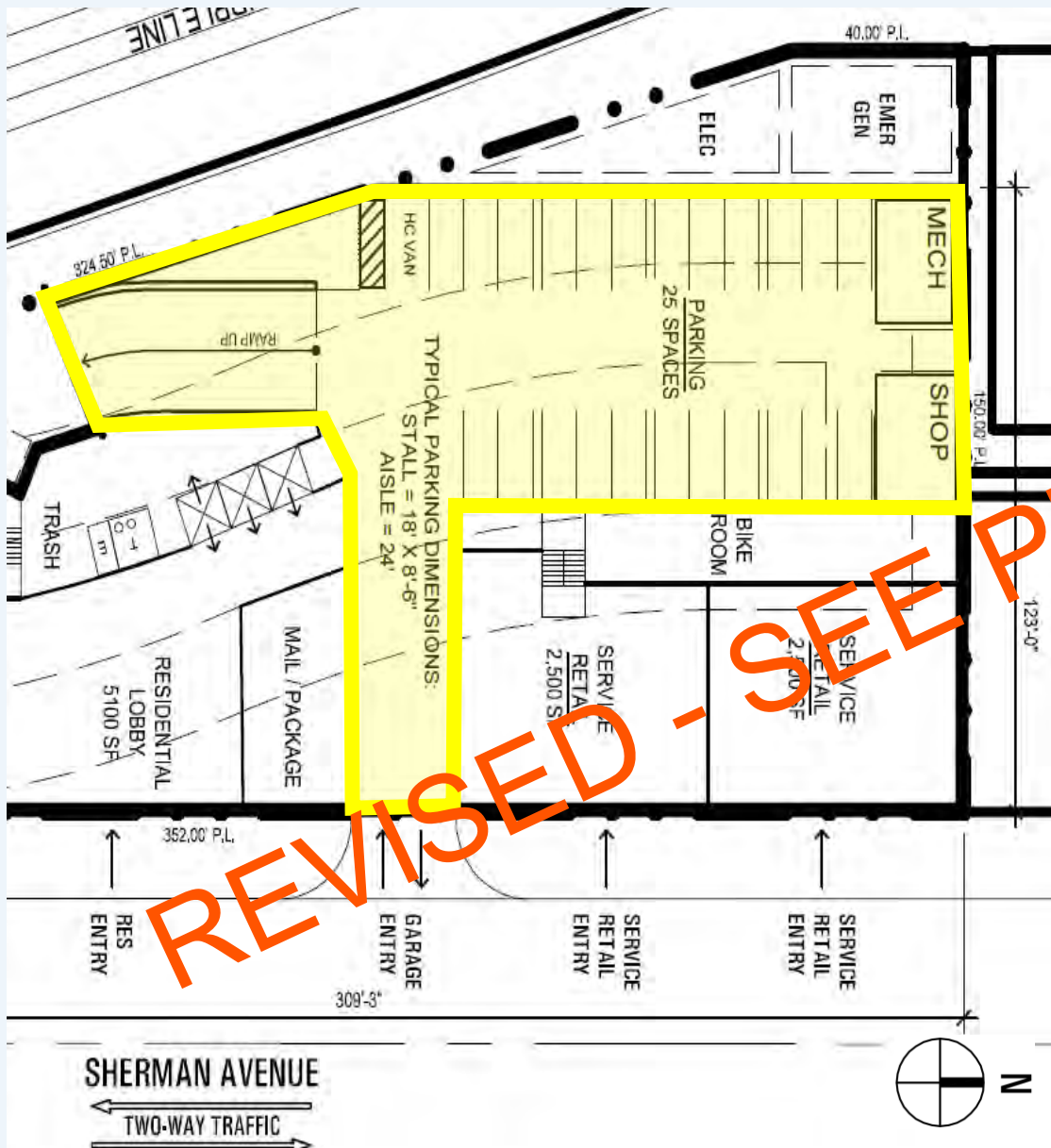


# RESIDENTIAL AND RETAIL LOADING





# FLOORS 1,2,3 – PARKING – 188 PARKING STALLS + MOTORCYCLE PARKING

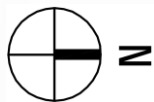
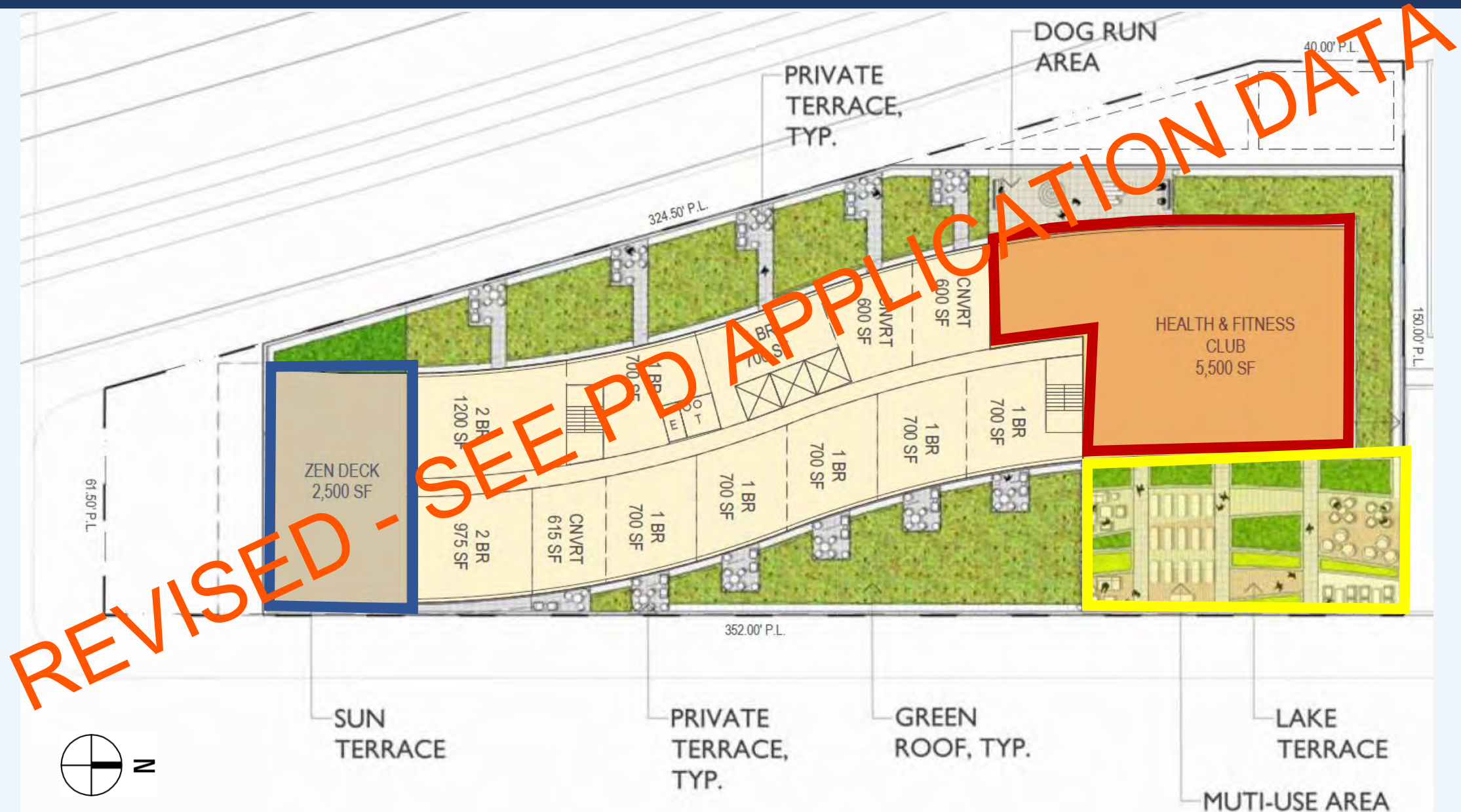


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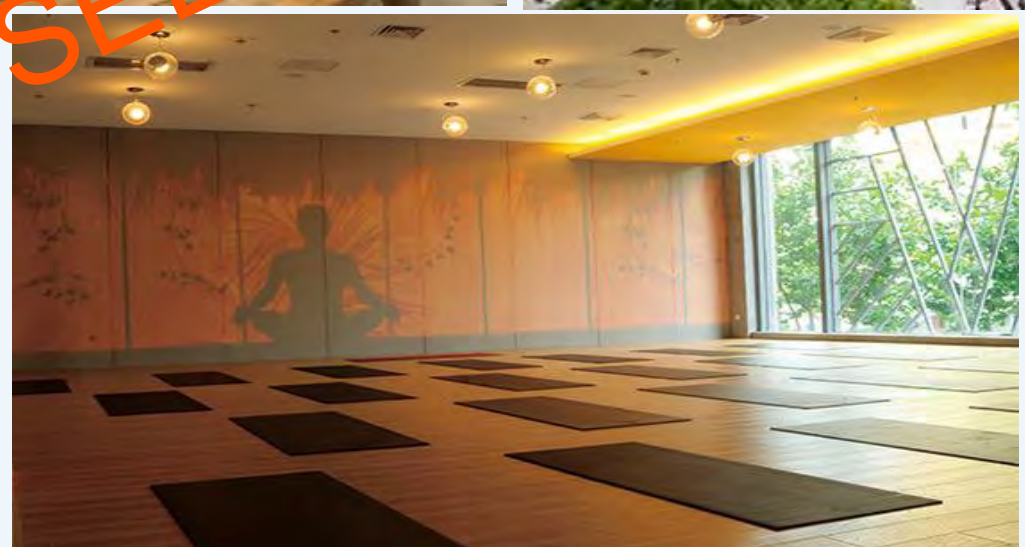


# FLOOR 4 – HEALTH CLUB, OUTDOOR ZEN & TERRACE





# FLOOR 4 – HEALTH CLUB AND TERRACE INSPIRATION



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# FLOOR 4 – OUTDOOR ZEN AREA AND INSPIRATION



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# FLOOR 4 – DOG RUN & GREEN ROOFS INSPIRATION

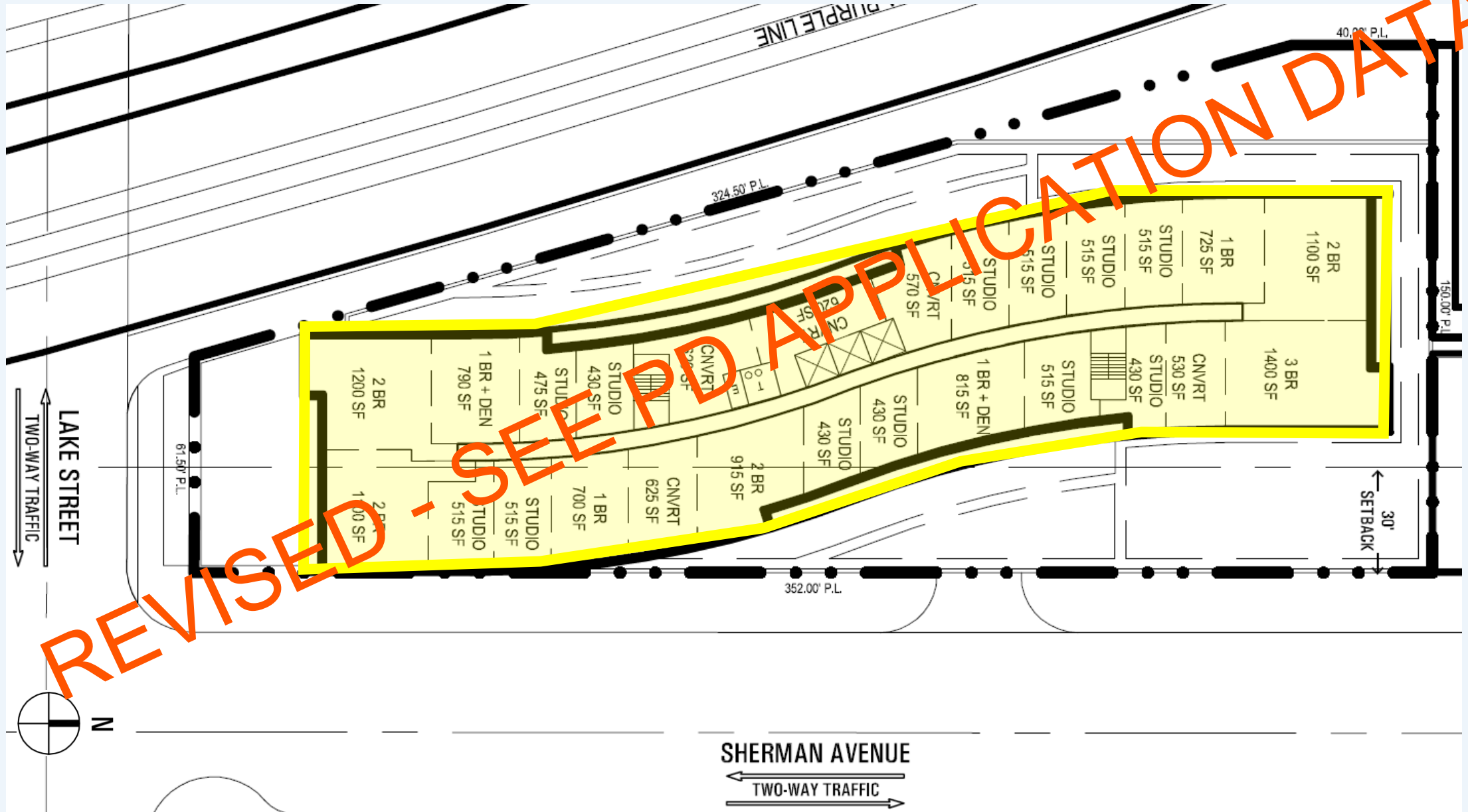


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REVISED

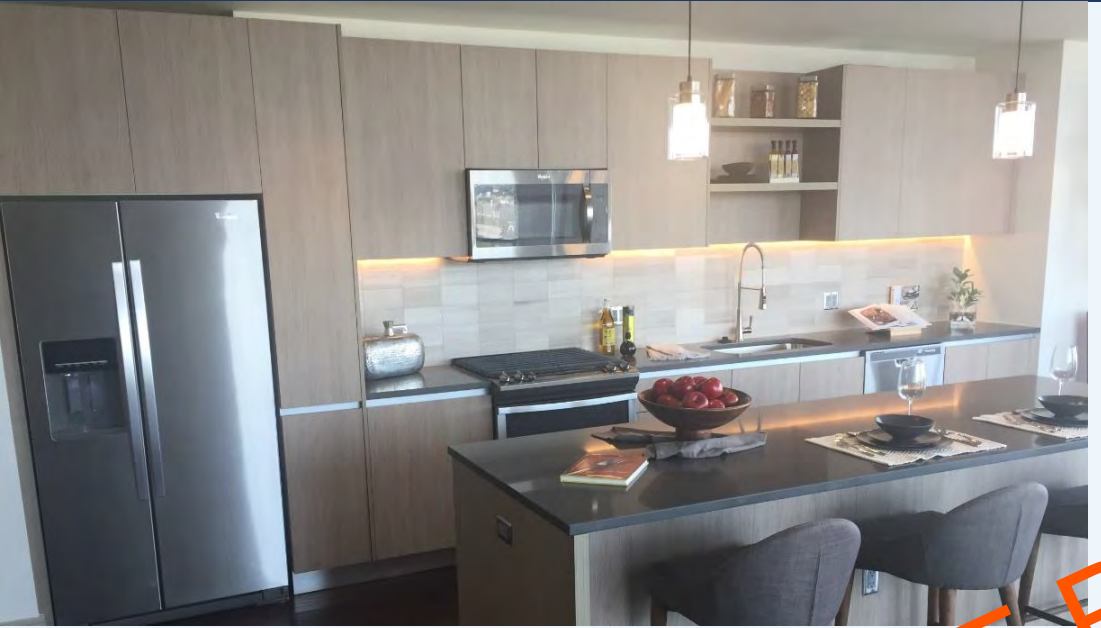


# FLOOR 5 TO 15 – PRIVATE RESIDENCES





# FLOOR 5 TO 15 – PRIVATE RESIDENCES INSPIRATION

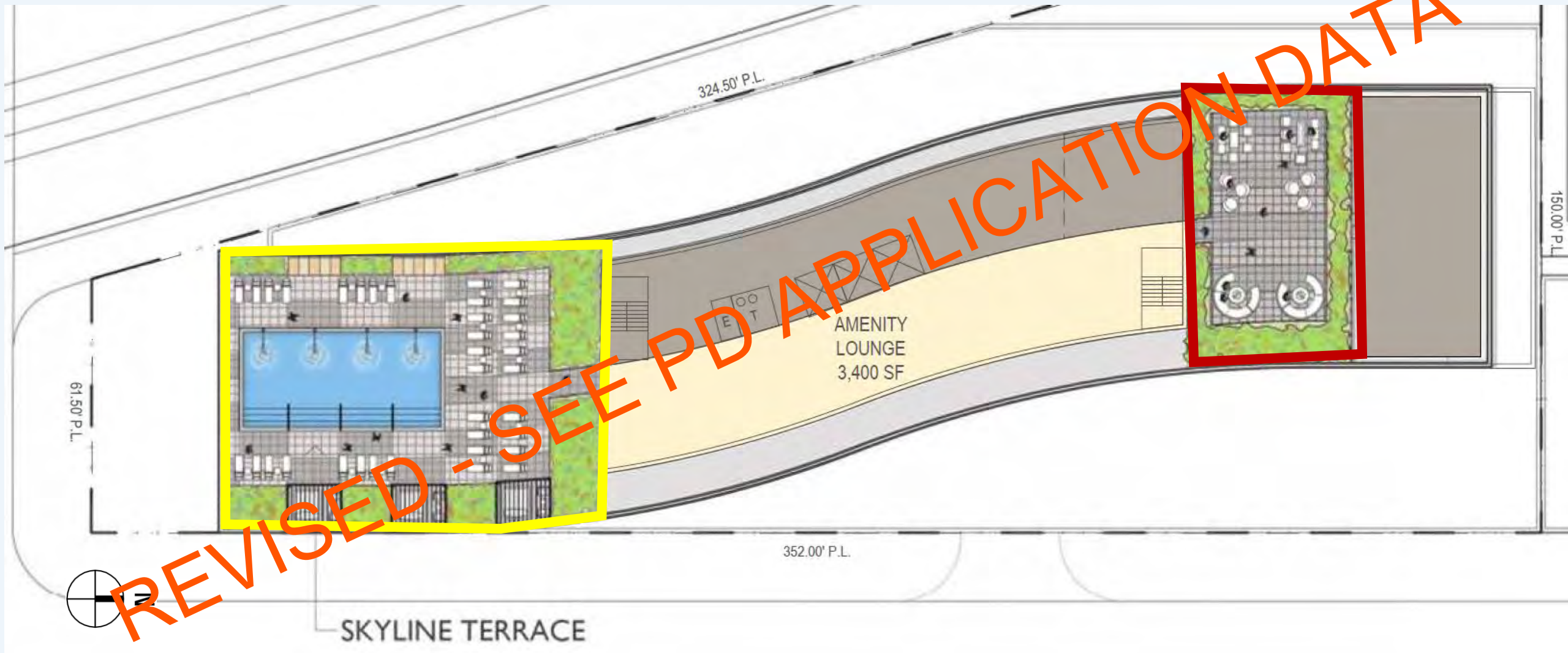


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# FLOOR 16 – ROOFTOP POOL, AMENITY DECK & GREEN ROOFS

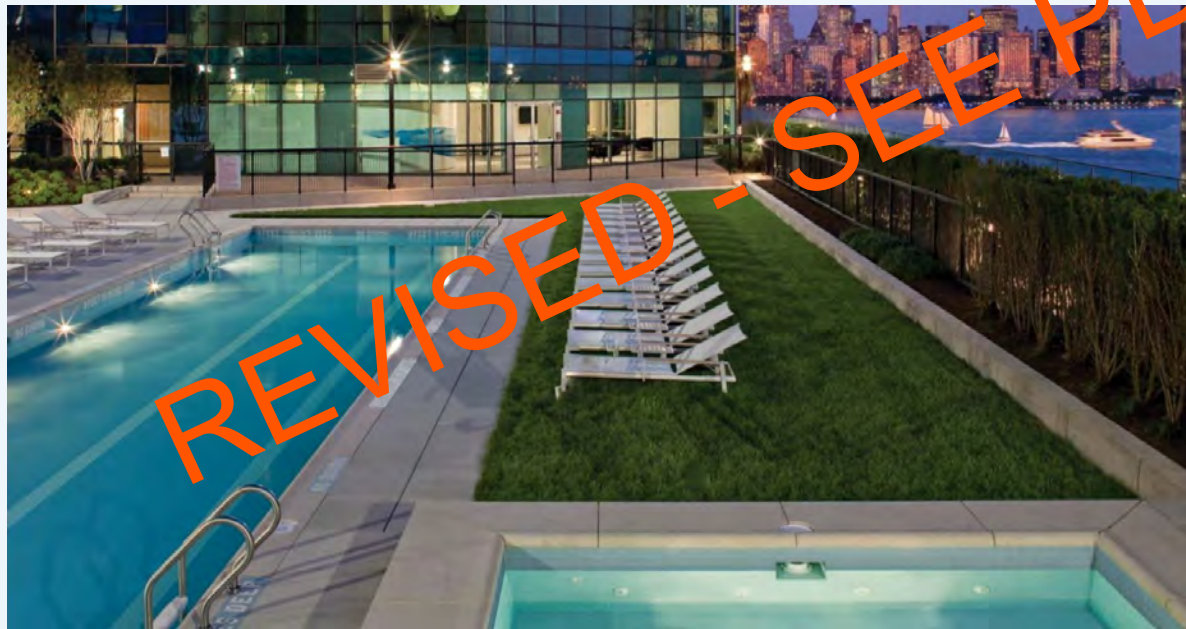


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# FLOOR 16 – ROOFTOP POOL AND AMENITY DECK INSPIRATION

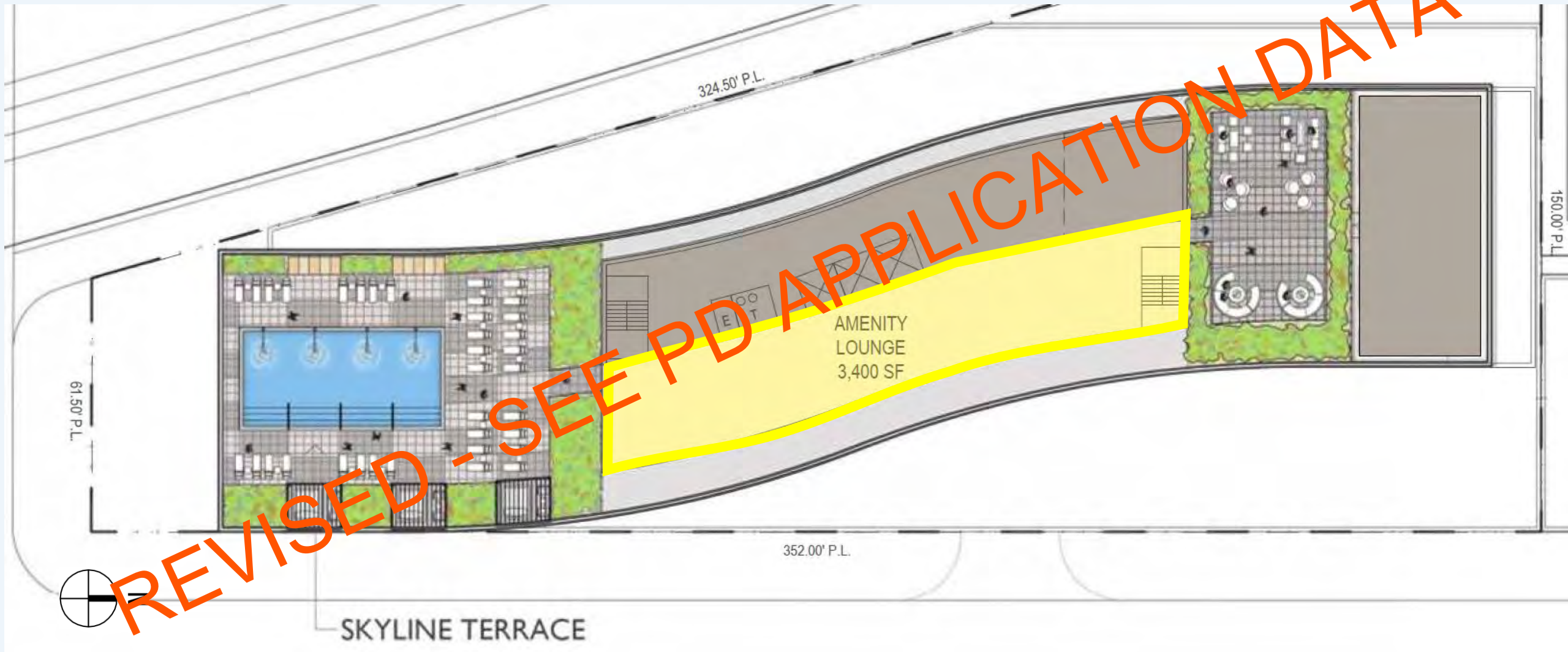


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# FLOOR 16 – ROOFTOP AMENITY LOUNGE & CO-WORKING SPACE





# FLOOR 16 – ROOFTOP AMENITY LOUNGE & CO-WORKING SPACE INSPIRATION



REVISIED - SEE PD APPLICATION DATA





# PROPOSED COMMUNITY BENEFITS

**Economic Impact** – The planned development is expected to generate approximately +/- \$1,000,000 in property and sales tax revenue

**New Pocket Park** – The planned development will include a 4,000 SF pocket park located on the northwest corner of Lake Street and Sherman Avenue. The Pocket Park will include Wayfinding Signage, which will be owned and maintained by the building owner.

**Harper Park Contribution** – Albion Residential is open to making a contribution towards the restoration of Harper Park located across the planned development site on the southwest corner of Lake Street and Sherman Avenue.

**CTA Viaduct Restoration** – Albion Residential is committed to working with the City of Evanston and the CTA to restore the deteriorating viaduct façade.

**Interactive Public Lobby** – The lobby in the planned development will be an interactive atmosphere where residents are welcomed to come read a book, and meet up with other community members.

**Public Art** – Albion Residential is open to working with Evanston Art Districts and local art councils to implement public art throughout the planned development.





# PROPOSED COMMUNITY BENEFITS

**Public Light Display** – Albion Residential plans to create a light display, which will include the illumination of the public sidewalk.

**Affordable Housing Contribution** – Albion Residential will contribute \$2,980,000 to the fund as required. Additionally, Albion Residential believes the proposed unit mix provides a potential price point for teachers, police officers, and firefighters that want to live in an amenitized downtown Evanston residential building.

**Environmental Clean Up of Site** – Albion Residential is budgeting +/- \$400,000 to remediate all environmental issues on the planned development site.

**Two Car-Sharing Parking Stalls** – Albion Residential will include two car-sharing stalls in the planned development. Recent statistics, provided by our parking consultant, show that car-sharing programs help reduce approximately 15 cars off the road.

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# PROPOSED COMMUNITY BENEFITS

**Green Roofs** – The planned development will feature several green roofs on the fourth level amenity deck as well as on the rooftop level.

**Training Workshops** – Albion Residential plans to coordinate training workshops to be held in conjunction with Evanston High School students interested in careers in engineering and construction.

**LEED Silver Certification** – The planned development will be pursuing LEED Silver Certification. Albion Residential has been coordinating with a licensed LEED verifier to ensure that the planned development meets and exceeds all sustainability initiatives.

**Divvy Bike Location** – Albion Residential plans to coordinate with the City of Evanston & Divvy to install a new divvy bike station near the planned development.

**Streetscape Implementation** – Albion Residential plans to coordinate with the City of Evanston to implement similar streetscape features that are consistent within downtown Evanston.

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