

Meagan Jones  
Planning and Zoning Division  
Community Development Department  
2100 Ridge Avenue  
Evanston, Illinois 60201  
T 847.448.8170  
F 847.448.8126  
TTY 847.448.8052  
Email: [mmjones@cityofevanston.org](mailto:mmjones@cityofevanston.org)  
[www.cityofevanston.org](http://www.cityofevanston.org)

June 30, 2017

Andrew Yule  
Albion Residential  
188 W. Randolph, Suite #202  
Chicago, IL 60601

RE: **Proposed Planned Development  
1454-1508 Sherman Avenue**

Dear Mr. Yule,

Staff has reviewed your application for the proposed mixed-use Planned Development at 1454-1508 Sherman Avenue

Staff has tentatively scheduled the project for Design and Project Review (DAPR) Committee review on **July 19, 2017**. Please be prepared to provide a brief project presentation (5-10 min. maximum) and bring samples of all exterior building materials. Please submit revised plans by **July 11, 2017** to be presented at this DAPR meeting.

Based on our review of your application materials and plans, there are a number of comments that need to be addressed before your petition can be presented to the Plan Commission. Staff has tentatively scheduled your project for the Plan Commission meeting on August 9, 2017. Revised plans and documents addressing the comments listed below must be submitted on or before **Friday, July 28, 2017** for your petition to be presented at the Plan Commission meeting on **Wednesday, August 9, 2017**.

Following our review of the application materials, the following comments need to be addressed in your next submittal:

1. The following five site development allowances are needed for the project based on the Zoning Analysis (attached) with D4 zoning classification:
  - 1) The proposed FAR is 6.78. The maximum permitted FAR in the D4 district is 5.4 with a maximum site development allowance of 6.0 FAR. An FAR above 6.0 requires approval of two-thirds of the City Council.

- 2) The proposed building height is 172 feet (excluding parking levels). The maximum permitted height of a building in D4 is 105 feet with a site development allowance of up to 145 feet. A building height larger than 145 feet requires approval of two-thirds of the City Council.
  - 3) The proposed number of dwelling units is 292. The maximum permitted number of dwelling units based on the lot size of 37,279 sq. ft. and Code requirement for a minimum of 400 square feet per dwelling unit is 93 units.
  - 4) The number of parking spaces proposed is 172. The minimum required number of parking spaces for the proposed residential and retail uses is 397.
  - 5) A minimum 40 foot ziggurat setback is required along Sherman Avenue above a height of 42 feet. Less than 40 feet is proposed.
2. To improve pedestrian experience in downtown environment, vehicular access shall occur from the alley without any driveway access from Sherman Avenue. Proposed one-way vehicular circulation through the alley from south to north allows for increased visibility exiting the alley because of the widened dimensions at the northern end of the alley.
  3. Active uses are strongly preferred on all street-facing facades at all levels. If parking uses are proposed at the upper-level street facades, the design of these spaces is critical and examples shall be provided of projects that successfully incorporate this use. Provide locations of, and images from, comparison project examples and provide detailed elevations for the base/podium.
  4. Providing below grade parking could reduce the amount of non-active space above grade.
  5. Increasing the depth of the proposed pocket park from around 25 feet from south property line would provide a better amenity and reduce the length of the building.
  6. Show alley conditions and adjacent parcels all the way to Grove Avenue.
  7. Explore parcel ownership (11-18-317-008-0000) west of alley at Grove Avenue for improved sightlines.
  8. Provide detailed pocket park improvement plan including separation from vehicular traffic in alley.
    - a. Provide information and/or assurances that this will be a pocket park open to the public and not an area that will be turned into a sidewalk cafe for a commercial tenant (since this is being claimed as a public benefit).
  9. Provide streetscape elevations to show comparison with adjacent buildings.
  10. Provide exterior building material and color samples.
  11. Provide color building elevations. Include building materials for top level, including mechanical equipment enclosures.
  12. Demonstrate functionality of proposed loading spaces by showing turning movements for appropriate sized trucks.
  13. Proposed Public Benefits should be separated by benefits that are otherwise required (IHO, compliance with Green Building, etc. are not direct public benefits to necessitate development allowances since they are required by any development) and additional proposed benefits.
    - a. Revise Public Benefits (interactive public lobby is not a public benefit, review:

6-3-6-3. - PUBLIC BENEFITS. The public benefits to the surrounding neighborhood and the City as a whole that are intended to be derived from the approval of planned developments, include, but are not limited to:

14. Provide additional information on what is meant by “wayfinding signage in new pocket park”
15. Clarify where the “green wall” will be located
16. Construction Management Plan describing phases of construction, staging & logistics, truck routes, work hours, contractor parking, vibration monitoring, etc. will be required prior to permit issuance
17. Construction management plan logistics will undergo major revisions after consultation with our Right of Way permits engineer.
18. Separate demolition permits for each building being demolished will be required
19. Separate sign review and permit(s) required
20. Please provide estimated project construction valuation for budgeting purposes
21. Provide exterior lighting proposal specifically any upper level lighting
22. Provide bird-friendly design proposals
23. Clarify where the publically available bike racks will be located on the Landscape Plan. Staff recommends that the bike racks be located at multiple locations along Sherman Ave. including near the development’s main entrance, and near the Sherman Ave. and Lake St. intersections, and within the proposed Pocket Park.
24. Clarify where the entrance door for bike parking will be located, and how the bike parking facilities will be organized on the site plan?
25. The developer is encouraged to consider supporting the residents’ and building staffs’ utilization of the Divvy system though the distribution of 24-hour passes for all new residents over the next three years, and the building management’s participation in Divvy’s Corporate Membership program. The City can assist the developer in securing an individualized building code for the passes and in providing information about Divvy’s Corporate Membership options.
26. Provide details on the audible, lighting and tactile measures that will be utilized at the driveway along Sherman Avenue. The developer is encouraged to explore a raised-sidewalk application which will maintain the sidewalk’s grade along the driveway, reduce mobility demands on pedestrians, and require motorists to slow down when entering and exiting out of the pedestrian space when using the driveway. The developer can refer to the Fountain Square Project that is currently under construction for material references. The sidewalk in front of the driveway access should be carried through instead of painting of a crosswalk across the driveway as recommended in the traffic report.
27. Clarify if the proposed Transit Tracker screen will be visible for only residents, or also for the public walking by; and, if the screen shall be solely used for transit arrival information and not for package notes/ news/ or replaced by any other information.
28. Will the proposed Divvy station be a 15 dock station with 10 bikes? Will the proposed station be placed in the proposed pocket park?
29. Identify where in the parking garage the two proposed, dedicated car sharing spaces will be location. Clarify how the general public will access these car sharing places.

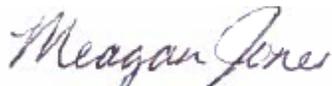
30. Clarify what is meant by “restoration of CTA viaduct”, just painting or rebuilding or something else.
31. 7 sewer and 3 water service - 2 of which need water main shutdowns – disconnects are required before demolition of the site.
32. Pre demolition foundation and structure assessment of the surrounding buildings must be documented. Monitoring of identified ‘at risk’ structures will be required during demo and construction.
33. Water service needs to be a double service with meters installed 5’ from where service enters building and no pipe underground within the building footprint.
34. Streetscape plantings should be 10’ from water services.
35. Lowering the water main is not allowed.
36. Water and sewer services require a City WSNS permit which is separate from the Building permit.
37. Put inspection storm and sanitary manholes on private property.
38. Storm lines must have City standard vortex restrictors and back check valves.
39. Provide stormwater detention per City requirements and volume control per MWRD requirements.
40. The viaducts structures on Lake Street and Grove Street with limited clearance may limit trucks access to and from the west. Therefore, please provide truck turning templates entering the alley and exiting the alley. The concern is that if only right turn in and right turn out is possible, the alley width may have to be adjusted accordingly especially at the Lake Street side.
41. If there are utility poles and boxes in the alley creating pinch points, consideration should be given to increase the alley width to 16 feet. Also consider burying of utilities for the length of the alley which will also provide more space for vehicle maneuvering in the alley.
42. If access from Sherman Street is to be approved, then the garage entrance/exit should be set back and/or widened to allow better line of sight/visibility for safety of pedestrians in the sidewalk.
43. Will the building need a drop-off/pick-up loading area in the front for residents/business/delivery? If so, then a proper loading area should be part of the design with ADA access ramps.
44. Existing street lighting levels should be analyzed and upgraded as needed.
45. Submitted building photometric study shows readings in excess of City policy. Lighting will need adjustment to meet brightness and glare guidelines.
46. Any proposed Lake Street viaduct renovation should include the Metra viaduct as well as the CTA’s.
47. New trees must be chosen from the City approved list.
48. Sherman Avenue should be resurfaced from Lake to Grove after building construction is complete.
49. Damaged sections of the alley should be restored as directed by the City Engineer
50. The Sherman Avenue streetscape damaged due to construction or streetscape changes due to the proposed development should be restored as directed by the City Engineer.

51. There is a discrepancy as far as the number of proposed units: The document says 292 proposed units on pages 7, 10, 12, 239, 240, 249-252, 269, 278, 284, 307, 311, 470, 475, 486, 490, 503; and 298 proposed units on pages 162, 279, 568
52. On page 221 the developer says they will contribute \$2,980,000 to the Affordable Housing Fund, and on pages 9, 12, and 304, the document says they will contribute approximately \$300,000; however, on pages 279 and 580 it says they will contribute \$300,000 (no "approximately")
53. Since we do not do partial units, their IHO contribution is either 29 or 30 affordable units depending on whether the project is 292 or 298 units. Therefore, the fee-in-lieu of the affordable units is either \$2,900,000 or \$3,000,000
54. Within the application documents, the following statement is made: "Albion Residential will also make a contribution of approximately \$3,000,000 to the affordable housing fund as required by the Inclusionary Housing Ordinance. Albion Residential believes that the cash-in-lieu contribution will be much more beneficial for the City of Evanston to pursue future affordable housing options compared to providing approximate 29 units that would be housed within the planned development." It is actually more beneficial to the City and community to have the 10% on-site affordable units. This helps work toward achieving more integration of affordable housing units in market rate TOD areas. Additionally, the cost of developing a single unit, which ranges from \$225,000 to \$300,000, is much more expensive than the fee-in-lieu of \$100,000 per unit. It is also challenging to acquire and develop affordable units in areas of high opportunity/close to transit due to the high costs of land and housing in those areas. Therefore, having 29 or 30 on-site affordable units in a market rate development is more beneficial to the City than a fee-in-lieu.

**Please submit four (4) sets of revised plans and documents addressing the comments 1-54 listed above and included attachments by Tuesday July 11, 2017. Please note additional comments may be provided following the review of the revised plans.**

If you have any comments or questions about any of the comments listed above, please do not hesitate to contact me directly at 847.448.8170 or via email at [mmjones@cityofevanston.org](mailto:mmjones@cityofevanston.org).

Sincerely,



Meagan Jones  
Neighborhood and Land Use Planner

Attachments:

Zoning Analysis dated June 28, 2017

Fire Department Courtesy Review dated June 6, 2017

Health Department Comments

CC: Don Wilson, 4<sup>th</sup> Ward Alderman

Melissa Wynne, 3<sup>rd</sup> Ward Alderman

Johanna Leonard, Director of Community Development

Scott Mangum, Planning & Zoning Administrator

Grant Farrar, Corporation Counsel



# Zoning Analysis

## Summary

**Case Number:**

**Case Status/Determination:**

17ZONA-0072	Non-Compliant
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**Proposal:**

NEW MIXED USE BUILDING: 16-STORIES, 192' TALL, 292 D.U., RETAIL AT GROUND LEVEL, PARKING ON 2ND AND 3RD FLOORS
--

**Site Information:**

<b>Property Address:</b>	1450 SHERMAN AVE	<b>Zoning District:</b>	D4
<b>Overlay District:</b>	None	<b>Preservation District:</b>	

<b>Applicant:</b>	Andrew Yule
<b>Phone Number:</b>	

*Michael G. Giffels*  
Signature

6-29-17  
Date

**Zoning Section**

**Comments**

# Zoning Analysis Summary

**Case Number:**

**Case Status/Determination:**

17ZONA-0072 – 1450 SHERMAN AVE

NON-COMPLIANT

**Proposal:**

NEW MIXED USE BUILDING: 16-STORIES, 192' TALL, 292 D.U., RETAIL AT GROUND LEVEL, PARKING ON 2<sup>ND</sup> AND 3<sup>RD</sup> FLOORS

Zoning Section	Comments
6-11-1-10-D	Planned Development required: site is over 30,000 sq ft, more than 24 dwelling units proposed, more than 24 units of retail and dwelling units proposed, and gross floor area exceeds 20,000 sq ft.
6-11-5-3	Planned Development is a special use in the D4 district.
6-3-6-6	For Planned Developments, site development allowances may be approved if the modification is essential to achieve at least one defined public benefit.
6-3-6-5	Allowances that may be approved with a Planned Development: FAR, building height, off-street parking/loading, number of dwelling units. Site includes 8 parcels. Consider consolidating into one lot of record.
6-11-5-8; 6-11-1-10-C-1	Maximum permitted building height is 105', 145' with Planned Development bonus, 172' proposed. NON-COMPLIANT Floors 2-3 with parking (20' height), excluded in permitted building height calculation.
6-11-1-4	Existing conditions and city's GIS show an alley between the site and METRA tracks to the west, but ALTA/NSPS Land Title Survey does not show the same alley details. Proposed loading docks are accessible from this alley. Along Sherman Avenue, a 40' ziggurat setback from property line required above building height of 42', less than 40' proposed. NON-COMPLIANT
6-16-2-2	All off-street parking facilities shall be designed with appropriate means of vehicular access to a street or alley in a manner that will least interfere with street traffic movement. Vehicular traffic shall occur from the alley without any driveway access from Sherman Avenue. Active uses are preferred on street-facing facades at all levels. If parking uses are proposed at the upper-level street facades, the design of these spaces is critical and examples shall be provided of projects that successfully incorporate this use. Additional design review comments may occur during the entitlement process and following input at the community meeting. Applicant provided list of proposed community benefits in their Planned Development application submittal.

**UPDATED COMMENTS:**

- 6-11-5-4-B Given existing lot area of 37,279 sq ft, 93 dwelling units permitted, 292 dwelling units proposed. **NON-COMPLIANT**  
For 292 dwelling units proposed, minimum lot area required is 116,800 sq ft.
- 6-11-5-6; 6-11-1-10-C-2 Maximum FAR of 5.4 permitted in D4 district, 6.0 with Planned Development bonus, 6.78 proposed (includes balcony and covered terrace on 4<sup>th</sup> floor square footage). FAR includes covered balconies, terraces, decks and amenity areas. Confirm covered balcony and terrace square footage. **NON-COMPLIANT**
- 6-16-1-4; 6-16-3-5 Off-street parking, 397 spaces required based on the retail space and dwelling unit bedroom count, 172 spaces proposed (6 are handicapped accessible spaces). **NON-COMPLIANT**  
Number of handicapped accessible parking spaces, 6, is compliant.  
Required parking count includes 3,000 sq ft exemption (retail being least generating parking requirement) and 20% reduction (non-residential use) permitted in the D4 district.
- Ord. 60-O-15 Inclusionary Housing Ordinance (IHO) applies. Site is located in a Transit Oriented District with more than 5 dwelling units proposed.  
IHO requires at least 10% of total number of proposed dwelling units to be affordable,  $10\% * 292 = 29.2 = 29$  affordable dwelling units required. Cash-in-lieu of providing affordable units on-site permitted, \$100,000 per dwelling unit. Cash-in-lieu = \$2,900,000.

# City of Evanston ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: April 11, 2017 **6-29-17**

RESULTS OF ANALYSIS: Non-Compliant

Z.A. Number: 17ZONA-0072  
 Address: 1450 SHERMAN AVE  
 Applicant: Andrew Yule  
 Phone:

Purpose: Zoning Analysis without Bld Permit App  
 District: D4 Overlay: None Preservation  
 Reviewer: Michael Griffith District:

**THIS APPLICATION PROPOSES (select all that apply):**

- |   |                           |               |
|---|---------------------------|---------------|
| <input checked="" type="checkbox"/> New Principal Structure | Change of Use             | Sidewalk Cafe |
| <input type="checkbox"/> New Accessory Structure            | Retention of Use          | Other         |
| <input type="checkbox"/> Addition to Structure              | Plat of Resubdiv./Consol. |               |
| <input type="checkbox"/> Alteration to Structure            | Business License          |               |
| <input type="checkbox"/> Retention of Structure             | Home Occupation           |               |

**ANALYSIS BASED ON:**

Plans Dated: 06-01-17  
 Prepared By: HARTSHORNE PLUNKARD ARCHITECTUR  
 Survey Dated: 01/19/17  
 Existing Improvements: MULTIPLE 1-STORY COMMERCIAL BUILDINGS, OPEN PARKING, MULTIPLE PARCELS

**Proposal Description:**

NEW MIXED USE BUILDING: 16-STORIES, 192' TALL, 292 D.U., RETAIL AT GROUND LEVEL, PARKING ON 2ND AND 3RD FLOORS

## ZONING ANALYSIS

### PLANNED DEVELOPMENT THRESHOLDS

Does not apply to I1, I2, I3, OS, U3, or Excluded T1 & T2 Properties. See Section 6-8-1-10(D) for R's; Section 6-9-1-9(D) for B's; Section 6-10-1-8(D) for C's; Section 6-11-1-10(D) for D's; Section 6-12-1-7(D) for RP; Section 6-13-1-10(D) for MU & MUE; Section 6-15-1-9 for O1, T's, U's, oH, oRE, & oRD.

- |  |     |
|--|-----|
| 1. Is the request for construction of substantially new structures or a substantial rehabilitation or substantial addition as defined by increasing floor area of principal structure by 35% or more? If not, skip to 2 & 4 below. | Yes |
| 2. Does the zoning lot area exceed 30,000 sqft?  | Yes |
| 3. Does the proposal entail more than 24 new residential, commercial, business, retail or office units in any combination?   | Yes |
| 4. Does the proposal entail the new construction of more than 20,000 sqft of true gross floor area at or above grade including areas otherwise excluded from defined gross floor area?   | Yes |

### PRINCIPAL USE AND STRUCTURE

	Standard	Existing	Proposed	Determination
USE:		Restaurant - Type I	Mixed Use	Compliant

Comments: RETAIL - GROUND LEVEL; DWELLING UNITS - ABOVE GROUND FLOOR

Minimum Lot Width (LF)	No Requirement	61.8	61.8	Compliant
USE: Other				

Comments: LAKE STREET FRONTAGE

Minimum Lot Area (SF)	400 PER D.U.		127.7 PER D.U.	Non-Compliant
USE: Multi Family				

Comments: EXISTING LOT AREA = 37,279; 400\*292 = 116,800 SQ FT

Dwelling Units:	93		292	Non-Compliant
Comments: 37279 SQ FT/400 DU = 93 DU				

Rooming Units:

Comments:

Building Lot Coverage (SF) (defined, including subtractions & additions):	None			
Comments:				

	Standard	Existing	Proposed	Determination
Impervious Surface Coverage (SF, %)	None			
<b>Comments:</b>				
Accessory Structure Rear Yard Coverage:				
<b>Comments:</b>				
Gross Floor Area (SF)				
Use:				
<b>Comments:</b>				
Height (FT)	105		172	Non-Compliant
<b>Comments:</b> 145 WITH PLANNED DEV BONUS				
Front Yard(1) (FT)	0		25.3	Compliant
Direction: S				
Street: LAKE STREET				
<b>Comments:</b>				
Front Yard(2) (FT)				
Direction:				
Street:				
<b>Comments:</b>				
Street Side Yard (FT)	0		0 - UP TO 36' HEIGHT	Compliant
Direction: E				
Street: SHERMAN AVE				
<b>Comments:</b> MIN. 40' ZIGGURATE SETBACK REQUIRED ABOVE BUILDING HEIGHT OF 42', LESS THAN 40' PROVIDE - NON-COMPLIANT				
Interior Side Yard(1) (FT)	0		0	Compliant
Direction: W				
<b>Comments:</b>				
Interior Side Yard(2) (FT)				
Direction:				
<b>Comments:</b>				
Rear Yard (FT)	0		4.8	Compliant
Direction: N				
<b>Comments:</b>				

**PARKING REQUIREMENTS**

	Standard	Existing	Proposed	Determination
Use(1): Retail Goods Establishment	1/350 GROSS FLOOR AREA			
<b>Comments:</b> 14 PARKING SPACES REQUIRED (INCLUDES 3,000 SQ FT EXEMPTION AND 20% REDUCTION)				
Use(2): Multi-family (Nonres District)	0-1BR - 1.25; 2BR - 1.5; 3+BR - 2			
<b>Comments:</b> 383 PARKING SPACES REQUIRED				

	Standard	Existing	Proposed	Determination
Use(3):				
Comments:				
TOTAL REQUIRED:	397		172	Non-Compliant
Comments: 8 SPACES ARE TANDEM				
Handicap Parking Spaces:	6		6	Compliant
Comments:				
Access:	Sec. 6-16-2-2		SHERMAN AVENUE	
Comments:				
Vertical Clearance (LF)	7'		NOT DIMENSIONED	
Comments: SECTION DIAGRAM NOTES 10' TALL PARKING FLOORS				
Surfacing:	Sec. 6-16-2-8 (E)			
Comments:				
Location:	Sec. 6-4-8-2		PARKING GARAGE	Compliant

Comments:

Angle(1): 90 Degree	Comments:			
Width(W) (FT)	8.5		8.5	Compliant
Comments:				
Depth(D) (FT)	18.0		18.0	Compliant
Comments:				
Aisle(A) (FT)	24.0		24.0	Compliant
Comments:				
Module (FT)	SL 42.0, DL 60.0		DL 60.0	Compliant
Comments:				

Angle(2):	Comments:			
Width(W) (FT)				
Comments:				
Depth(D) (FT)				
Comments:				
Aisle(A) (FT)				
Comments:				
Module (FT)				
Comments:				

Garage Setback from Alley Access (FT)

Comments:

**LOADING REQUIREMENTS**

	Standard	Existing	Proposed	Determination
Loading Use:				
Retail and/or Commercial	3 SHORT		3 SHORT	Compliant

Comments: RETAIL - 1 SHORT REQ (5K-10K GROSS FLOOR AREA); RESIDENTIAL - 2 SHORT REQ (30,000 - 300,000 GROSS FLOOR AREA)

TOTAL (long):  
TOTAL (short): 3

Long Berth Size (FT)  
Comments:

	Standard	Existing	Proposed	Determination
Short Berth Size (FT)	10' wide x 35' deep		10X35	Compliant
Comments:				
Vertical Clearance (FT)	14'		14.0	Compliant
Comments:				
Location:	Sec. 6-16-4-1		ALLEY	Compliant
Comments:				

**MISCELLANEOUS REQUIREMENTS**

	Standard	Existing	Proposed	Determination
Requirement (1):	D4 = 5.4, WITH PD BONUS = 6.0		6.78	Non-Compliant
Comments: PROPOSED INCLUDES BALCONY SQ FT NOTED IN DEVELOPMENT DATA TABLE AND 4TH FLOOR COVERED TERRACE				

Requirement (2):

Comments:

Requirement (3):

Comments:

**COMMENTS AND/OR NOTES**

Analysis Comments

**RESULTS OF ANALYSIS**

Results of Analysis: This Application is **Non-Compliant**

Site Plan & Appearance Review Committee approval is:

See attached comments and/or notes.


6-29-17  
 SIGNATURE DATE



**EVANSTON FIRE DEPARTMENT**  
**909 Lake Street**  
**Evanston, Illinois 60201**  
**Office 1-847-866-5929**  
**Fax 1-847-866-8729**  
**[mtristan@cityofevanston.org](mailto:mtristan@cityofevanston.org)**

June 6, 2017

Megan:

The following items have been noted for the Preliminary Courtesy Review for 1450-1508 Sherman Avenue.

**Note: All Codes referenced are to the 2012 International Building Code (IBC), 2012 International Fire Code (IFC), 2012 Life Safety Code (NFPA 101), Referenced Standards (NFPA) and Local Code Amendments (EMC).**

1	Water Supply for Fire Service	<p>IFC section 507.1.1</p> <ul style="list-style-type: none"> <li>• Provide a fire hydrant within 100 feet from the fire department connection.</li> </ul> <p>Municipal amendment 914.3.1.2</p> <ul style="list-style-type: none"> <li>• Required fire pumps for high-rise buildings shall be supplied by connection to at least two (2) water supplies</li> <li>• A five (5) inch storz fire department connection with a thirty (30) degree down turn shall be provided for the fire department connection. The fire department connection shall be installed between twenty-four (24) and forty-two (42) inches above the standing surface.</li> </ul> <p>Any fire department connection located behind or within landscaping or vegetation shall have a concrete pad from the sideway or closest public way to the connection. A concrete pad (48"x48") shall also be provided at the fire department connection.</p> <p>A (24-volt) white strobe light in a weather-proof housing shall be located above the fire department connection and shall flash upon the activation (general alarm) of the fire alarm system. The strobe shall be installed at a height that will make it visible from the street.</p>
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2	Automatic Sprinkler System	Required per 2010 NFPA13 and Municipal amendments <ul style="list-style-type: none"> <li>• Install indicating control valves for sprinklers in electrical mechanical rooms. Signage shall be installed as to the location of valve.</li> </ul>
3	Standpipe System	Required per 2010 NFPA 14, NFPA 101 Chapter 11 and Municipal amendments <ul style="list-style-type: none"> <li>• Class I required</li> <li>• The hose connections for the standpipes shall be installed on the intermediate landings. The hose connections shall include a two and one-half to one and one-half inch (2 ½ “to 1 ½”) reducer and be at a forty-five (45) degree angle towards the floor level. The connections shall not reduce the required width of the means of egress or area of rescue assistance.</li> </ul>
4	Fire Pump	Required per 2010 NFPA 20
5	Fire Alarm System	Required per 2010 NFPA 72
6	Emergency Voice/Alarm Communication System	Required per 2010 NFPA 72 section 907.2.13 and 914.3.3, NFPA 101 Chapter 11.
7	Exit and Emergency Lighting	Required per 2012 International Fire Code Chapter 10
8	Knox Box	Required per 2012 International Fire Code section 506 and Municipal amendments <ul style="list-style-type: none"> <li>• Knox Boxes shall be installed as required by the Fire Code Official. The Knox boxes shall be installed at a height of approximately five (5) feet above the standing surface. The Knox Box application/order form can be obtained from the Fire Prevention Bureau, 847-448-8192.</li> </ul>
9	Building Address	Required per 2012 International Fire Code section 505 and Municipal amendment 505.1.1 <ul style="list-style-type: none"> <li>• Addresses shall be applied to the front and rear of the building. The address shall be installed at a height of approximately five (5) feet above the standing surface. Numbers shall be a minimum of four (4) inches in height, with a stroke of ½-inch in width, in contrasting colors, and be easily and distinctly read from the street and or alley.</li> </ul>
10	Fire Extinguishers	Required per 2012 International Fire Code section 506 and Municipal amendments <ul style="list-style-type: none"> <li>• A minimum size (4A60 BC) ten-pound ABC type fire extinguisher shall be installed on each floor level with the travel distance to an</li> </ul>

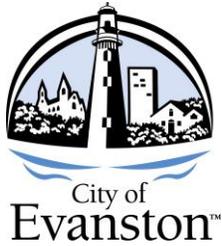
		<p>extinguisher not to exceed seventy-five feet (75'). The portable fire extinguisher shall be installed and mounted in locations visible and available to the buildings occupants.</p> <p>Projection (tent) style signage shall be installed above each fire extinguisher to identify the location. The sign shall be installed at a height of approximately six (6) to seven (7) feet above the standing surface where the extinguisher is mounted.</p>
11	Elevator Requirements	Required per 2012 International Fire Code and NFPA 101 Chapter 11
12	Stairwell and Room Signage	<p>2012 IBC/IFC and Municipal amendment</p> <ul style="list-style-type: none"> <li>All stairwells greater than two (2) stories must install information signage on each floor landing. The signs shall be installed approximately five (5) feet above the standing surface and on the wall opposite the door swing so that it is visible with the door in the opened or closed position. It shall include the following elements:</li> </ul> <p style="padding-left: 40px;">Unique stairwell identifier  Floor number and number of floors in the building  Floor of actual exit from the building  If roof access is possible from the stairwell</p>
13	All Hazard Emergency Action Plan	<p>Required per 2012 international Fire Code and Municipal amendments</p> <ul style="list-style-type: none"> <li>An emergency guide shall be provided for each resident that includes safety information for fire as well as for "all-hazards." A copy of the safety guide shall be submitted to the Fire Prevention Bureau office for approval prior to the final occupancy inspection and shall be disseminated to each resident on an annual basis. The safety guide shall be updated as necessary.</li> </ul>
14	Emergency Responder Radio Coverage	Required per 2012 International Fire Code section 510 and Municipal amendments 4-4-5
15	Fire Command Center	<p>Required per 2012 International Fire Code section 508 and Municipal amendments 508.1.1.1 &amp; 509.3</p> <ul style="list-style-type: none"> <li>All fire command centers shall be equipped with a five (5)-button combination keypad for entry into the room or other entry device approved by the Fire Official.</li> </ul>

16	Standby Power System - Generator	Required per 2012 international Fire Code and NFPA 11 Chapter 11.
17	Roof Access	<p>In building four (4) or more stories above grade plane, all stairways shall extend to the main roof surface, unless the roof has a slope steeper than four units vertical to twelve units horizontal (33% slope). One stair shall terminate at a minimum 4 feet deep landing in a penthouse conforming to Section 1509.2 and shall have a 3 feet wide side-hinged door to the roof area. If the door is locked a key in an elevator box shall be provided adjacent to the door.</p> <p>Access to penthouse roofs. All building penthouse roofs shall have access to them by way of a stairwell or ships ladder. This may be interior or exterior to the penthouse. An interior position shall have access to the roof through a roof hatch which shall be 16 square feet minimum and have a minimum dimension of 2 feet.</p> <p>Any hatch within 10 feet of a roof edge shall be protected by guards.</p>
18	Roof Terrace	Required per 2012 International Fire Code Wind tie downs shall be provided for all rooftop furnishings.
19	Smoke Control System	Required per 2012 International Fire Code section 914.5.2
20	Carbon Monoxide Alarms	Required per 2012 International Fire Code section 908.7

This is a preliminary review of the proposed structure at 1450-1508 Sherman Avenue.

Additional Code requirements may be noted at the time of plan submittal. A separate plan review and permit approval will be required for the fire protection systems installation.

If there are any questions or comments, I can be reached at (847) 866-5929.



Health & Human Services  
2100 Ridge Ave.  
Evanston, Illinois 60201  
T 847.448.8289  
TTY 847.448.8064  
[www.cityofevanston.org](http://www.cityofevanston.org)

**Health and Human Services Response: 1454-1508 Sherman Ave**

- Rental registration for this property is required
- A detailed rodent control plan during construction and or demolition is required
- A detailed waste and debris management plan is required

Thank you and have a pleasant day

Ike Ogbo, MPH, LEHP  
Public Health Manager  
Health & Human Services  
2100 Ridge Ave, Rm 2103  
Evanston, IL 60201  
847-448-8289 (P)  
[ioqbo@cityofevanston.org](mailto:ioqbo@cityofevanston.org)