

Planned Development Application

1450 Sherman Avenue

Evanston, IL 60201

2 – APPLICATION FORMS



Planned Development Application

1450 Sherman Avenue

Evanston, IL 60201

PLANNED DEVELOPMENT APPLICATION FORM





PLANNED DEVELOPMENT APPLICATION



Case Number: _____

1. PROPERTY

Address(es)/Location(s)

1450-1508 Sherman Avenue, Evanston, Illinois 60201

Brief Narrative Summary of Proposal:

See Section 1 - Project Narrative for a summary of the planned development.

2. APPLICANT

Name: Andrew J. Yule Organization: Albion Residential LLC

Address: 188 W. Randolph St., Ste.202 City, State, Zip: Chicago, Illinois 60601

Phone: Work: 312.335.2652 Home: _____ Cell/Other: _____

Fax: Work: _____ Home: _____

E-mail: ayule@albion-residential.com

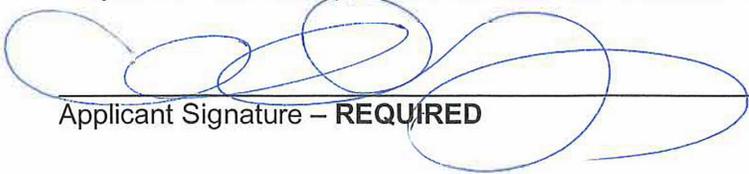
Please circle the primary means of contact.

What is the relationship of the applicant to the property owner?

- same
- architect
- officer of board of directors
- builder/contractor
- attorney
- other: Contract Purchaser
- potential purchaser
- lessee
- potential lessee
- real estate agent

3. SIGNATURE

"I certify that all of the above information and all statements, information and exhibits that I am submitting in conjunction with this application are true and accurate to the best of my knowledge."


Applicant Signature – **REQUIRED**

5/23/17
Date

4. PRE-SUBMISSION REQUIREMENTS

Prior to actually submitting an application for Planned Development, you must:

A. Complete a Zoning Analysis of the Development Plan

The Zoning Office staff must review the development plan and publish a written determination of the plan's level of compliance with the zoning district regulations. Apply at the Zoning Office.

B. Present the planned development at a pre-application conference

Contact the Zoning Office to schedule a conference with the Site Plan and Appearance Review Committee, the alderman of the ward and the chairman of the Plan Commission.

5. REQUIRED SUBMISSION DOCUMENTS AND MATERIALS

- (This) Completed Application Form**
- Application Fee, including postage for required mailing**
- Two (2) Copies of Application Binder**

Your application must be in the form of a binder with removable pages for copying.

You must submit two application binders for initial review.

The Application Binder must include:

- Certificate of Disclosure of Ownership Interest Form
- Plan drawing illustrating development boundary and individual parcels and PINs
- Plat of Survey of Entire Development Site
- Zoning Analysis Results Sheet
- Preliminary Plat of Subdivision. **Not Applicable**
- Pre-application Conference Materials.
- Development Plan
- Landscape Plan
- Statement addressing how the planned developments approval will further public benefits
- Statement describing the relationship with the Comprehensive Plan and other City land use plans
- Statement describing the development's compliance with any other pertinent city planning and development policies.
- Statement addressing the site controls and standards for planned developments
- Statement of proposed developments compatibility with the surrounding neighborhood
- Statement of the propose developments compatibility with the design guidelines for planned developments
- Statements describing provisions for care and maintenance of open space and recreational facilities and proposed articles of incorporation and bylaws.
- Restrictive Covenants
- Schedule of Development
- Market Feasibility Statement
- Traffic Circulation Impact Study
- Statement addressing development allowances for planned developments

Notes:

- **Plats of survey** must be drawn to scale and must accurately and completely reflect the current conditions of the property.
- **Building plans** must be drawn to scale and must include interior floor plans and exterior elevations.
- **Application Fees** may be paid by cash, check, or credit card.

6. OTHER PROFESSIONAL REPRESENTATIVE INFORMATION

Attorney

Name: Donna Pugh Organization: Foley & Lardner, LLP
Address: 321 N. Clark, Suite 2800 City, State, Zip: Chicago, Illinois 60654
Phone: 312.832.4596 Fax: _____ Email: djpugh@foley.com

Architect

Name: Paul Alessandro Organization: Hartshone Plunkard Architecture, Ltd.
Address: 232 N. Carpenter Street City, State, Zip: Chicago, Illinois 60607
Phone: 312.226.4488 Fax: _____ Email: palessandro@hparchitecture.com

Surveyor

Name: Gabriela Ptasinska Organization: SpaceCo, Inc.
Address: 9575 W. Higgins Road, Ste. 700 City, State, Zip: Rosemont, Illinois 60018
Phone: 847.696.4060 Fax: _____ Email: gptasinska@spacecoinc.com

Civil Engineer

Name: Peter Bator Organization: SpaceCo, Inc.
Address: 9575 W. Higgins Road, Ste. 700 City, State, Zip: Rosemont, Illinois 60018
Phone: 847.696.4060 Fax: _____ Email: pbator@spacecoinc.com

Traffic Engineer

Name: Luay Aboona Organization: KLOA, Inc.
Address: 9757 W. Higgins Road, Ste. 400 City, State, Zip: Rosemont, Illinois 60018
Phone: 847.518.9990 Fax: _____ Email: laboona@kloainc.com

Legal Counsel

Name: Eugene J.M. Leone Organization: Pircher, Nichols, & Meeks
Address: 900 N. Michigan, Ste. 1000 City, State, Zip: Chicago, Illinois 60611
Phone: 312.915.3113 Fax: _____ Email: eleone@pircher.com

7. MULTIPLE PROPERTY OWNERS

Use this page if the petition is on behalf of many property owners.

"I understand that the regulations governing the use of my property may change as a result of this petition. By signing below, I give my permission for the named petitioner on page 1 of this form to act as my agent in matters concerning this petition. I understand that 1) the named petitioner will be the City of Evanston's primary contact during the processing of this petition, 2) I may not be contacted directly by City of Evanston staff with information regarding the petition while it is being processed, 3) I may inquire the status of this petition and other information by contacting the Zoning Office, and 4) the property owners listed below may change the named petitioner at any time by delivering to the Zoning Office a written statement signed by all property owners and identifying a substitute petitioner."

NAME and CONTACT INFORMATION (telephone or e-mail)	ADDRESS (es) or PIN(s) of PROPERTY OWNED	SIGNATURE
Nevins RE, LLC	1450 - 1452 Sherman Avenue	See Section 3
	11-18-317-021-0000	
	11-18-317-023-0000	
Sherman Avenue, L.L.C.	1454 - 1508 Sherman Avenue	See Section 3
Sherman Avenue II, LLC	11-18-317-022-0000	
	11-18-317-014-0000	
	11-18-317-013-0000	
	11-18-317-012-0000	
	11-18-317-011-0000	
	11-18-317-010-0000	

Copy this form if necessary for a complete listing.

Planned Development Application

1450 Sherman Avenue

Evanston, IL 60201

SPECIAL USE APPLICATION FORM





SPECIAL USE APPLICATION

zoning office use only

CASE #: _____

1. PROPERTY

Address 1450-1508 Sherman Avenue, Evanston, Illinois 60201

Permanent Identification Number(s): See Exhibit 1

(Note: An accurate plat of survey for all properties that are subject to this application **must** be submitted with the application.)

2. APPLICANT

Name: Andrew Yule

Organization: Albion Residential LLC

Address: 188 W. Randolph Street, #202

City, State, Zip: Chicago, IL 60601

Phone: Work: (312)335-2652 Home: _____ Cell/Other: _____

Fax: Work: _____ Home: _____

E-mail: ayule@albion-residential.com

Please circle the primary means of contact.

What is the relationship of the applicant to the property owner?

- same
- architect
- officer of board of directors
- builder/contractor
- attorney
- other: Contract Purchaser
- potential purchaser
- lessee
- potential lessee
- real estate agent

3. PROPERTY OWNER (Required if different than applicant. All property owners must be listed and must sign below.)

Name(s) or Organization: See Exhibit 1

Address: _____

City, State, Zip: _____

Phone: Work: _____ Home: _____ Cell/Other: _____

Fax: Work: _____ Home: _____

E-mail: _____

Please circle the primary means of contact.

"By signing below, I give my permission for the Applicant named above to act as my agent in all matters concerning this application. I understand that the Applicant will be the primary contact for information and decisions during the processing of this application, and I may not be contacted directly by the City of Evanston. I understand as well that I may change the Applicant for this application at any time by contacting the Zoning Office in writing."

Endorsed Authorization Letters have been provided by both Property Owners. See Section 3 - Disclosure of Ownership Interest.

Property Owner(s) Signature(s) -- **REQUIRED** _____ Date _____

4. SIGNATURE

"I certify that all of the above information and all statements, information and exhibits that I am submitting in conjunction with this application are true and accurate to the best of my knowledge."

Applicant Signature - **REQUIRED** _____ Date 5/22/17

5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- (This) Completed and Signed Application Form**
- Plat of Survey** Date of Survey: See Section 4 - Legal Description & Plat of Survey
- Project Site Plan** Date of Drawings: See Section 8 - Development Plan
- Plan or Graphic Drawings of Proposal** (If needed, see notes)
- Non-Compliant Zoning Analysis** See Section 2 - Application Forms
- Proof of Ownership** Document Submitted: See Section 2 & Section 3
- Application Fee** Amount \$_____

Notes: Incomplete applications will not be accepted. Although some of these materials may be on file with another City application, individual City applications must be complete with their own required documents.

Plat of Survey

- (1) One copy of plat of survey, drawn to scale, that accurately reflects current conditions.

Site Plan

- (1) One copy of site plan or floor plans, drawn to scale, showing all dimensions.

Plan or Graphic Drawings of Proposal

A Special Use application requires graphic representations for any elevated proposal-- garages, home additions, roofed porches, etc. Applications for a/c units, driveways, concrete walks do not need graphic drawings; their proposed locations on the submitted site plan will suffice.

Proof of Ownership

Accepted documents for Proof of Ownership include: a deed, mortgage, contract to purchase, closing documents (price may be blacked out on submitted documents).

- **Tax bill will not be accepted as Proof of Ownership.**

Non-Compliant Zoning Analysis

This document informed you that the proposed change of use is non-compliant with the Zoning Code and requires a variance.

Application Fee

The application fee depends on your zoning district (see zoning fees). Acceptable forms of payment are: Cash, Check, or Credit Card.

6. PROPOSED PROJECT

A. Briefly describe the proposed Special Use:

The special use within the project is a Planned Development. The Planned Development will consist of residential units starting on the 4th floor of the building. The planned development special use may be allowed in the D4 district, subject of the provisions set fourth in Section 6-3-5 of the City of Evanston Code of Ordinance.

APPLICANT QUESTIONS

- a) Is the requested special use one of the special uses specifically listed in the Zoning Ordinance? What section of the Zoning Ordinance lists your proposed use as an allowed special use in the zoning district in which the subject property lies? (See Zoning Analysis Review Sheet)

Yes, the requested special use for a Planned Development is specifically listed in the City of Evanston Zoning Ordinance in Section 6-11-5-3. The proposed development special use may be allowed in the D4 district, subject to the provisions set fourth in Section 6-3-5 of the City of Evanston Zoning Code.

- b) Will the requested special use interfere with or diminish the value of property in the neighborhood? Will it cause a negative cumulative effect on the neighborhood?

The planned development will have a positive effect on the value of property in the neighborhood. For more information refer to Section 10-II of the planned development application titled Statement of Relationship to the Comprehensive General Plan.

- c) Will the requested special use be adequately served by public facilities and services?

The planned development will be adequately served by public facilities and services. Albion Residential has been collaborating with City of Evanston Public Works, the City Engineer, Evanston Parking Director, Fire Department, and Police Department to ensure that adequate utilities, public facilities, and services are available to the planned development. Additionally, Albion Residential has met with the several municipal organizations listed above to ensure that the planned development will not have an adverse effect on the public services and facilities offered to the rest of the community.

d) Will the requested special use cause undue traffic congestion?

The planned development will not cause undue traffic congestion as outlined in the Traffic and Parking Study conducted by KLOA. The Traffic and Parking Study is located in Section 14 of the planned development application titled Traffic Circulation Impact Study.

e) Will the requested special use preserve significant historical and architectural resources?

The planned development does not contain any historically or architecturally significant buildings within the site.

f) Will the requested special use preserve significant natural and environmental features?

The planned development site does not consist of any natural or environmentally significant features. Albion Residential will enhance natural and environmental features throughout the planned development by implementing landscaped greenery throughout various locations of the proposed project. See Section 10-I-b of the planned development application titled Statement of Public Benefits for more information.

g) Will the requested special use comply 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 requested special uses will comply with all applicable regulations of the district, subject to approval of the development allowances set forth in the Planned Development Application Materials.



City of Evanston DISCLOSURE STATEMENT

(This form is required for all Major Variances and Special Use Applications)

The Evanston City Code, Title 1, Chapter 18, requires any persons or entities who request the City Council to grant zoning amendments, variations, or special uses, including planned developments, to make the following disclosures of information. The applicant is responsible for keeping the disclosure information current until the City Council has taken action on the application. For all hearings, this information is used to avoid conflicts of interest on the part of decision-makers.

1. If applicant is an agent or designee, list the name, address, phone, fax, and any other contact information of the proposed user of the land for which this application for zoning relief is made: Does not apply.

2. *If a person or organization owns or controls the proposed land user*, list the name, address, phone, fax, and any other contact information of person or entity having constructive control of the proposed land user. Same as number ____ above, or indicated below. (An example of this situation is if the land user is a division or subsidiary of another person or organization.)

Name: Village Green Consolidated LLC
Address: 188 W. Randolph, Ste. 202
Chicago, IL 60601
Phone: (312)335-2680
Fax: (312)335-2675

3. List the name, address, phone, fax, and any other contact information of person or entity holding title

Parcel 1: 1450-1452 Sherman Avenue
PINs: 11-18-317-021-0000, 11-18-317-023-0000
Owner: Nevins RE, LLC
Address: 7900 Joliet Road
Willowbrook, IL 60527
Phone: (630)325-3732

Parcel 2: 1454-1508 Sherman Avenue
PINs: 11-18-317-022-0000, 11-18-317-014-0000
11-18-317-013-0000, 11-18-317-012-0000 11-18-317-011-0000,
11-18-317-010-0000
Owner: Sherman Avenue, L.L.C. and Sherman Avenue II, LLC
c/o Jacqueline Goldberg
Address: 718 Ridge Avenue
Evanston, IL 60202

4. List the name, address, phone, fax, and any other contact information of person or entity having constructive control of the subject property. Same as number ____ above, or indicated below.

Albion Residential LLC
c/o Andrew J. Yule
188 W. Randolph Street, Ste. #202
Chicago, IL 60601
(312)335-2652

At some point, the intention is to form a wholly-owned affiliate of Albion Residential LLC, and the land use entitlements will be assigned to that new entity.

If Applicant or Proposed Land User is a Corporation

Any corporation required by law to file a statement with any other governmental agency providing substantially the information required below may submit a copy of this statement in lieu of completing a and b below.

a. Names and addresses of all officers and directors.

b. Names, addresses, and percentage of interest of all shareholders. If there are fewer than 33 shareholders, or shareholders holding 3% or more of the ownership interest in the corporation or if there are more than 33 shareholders.

If Applicant or Proposed Land User is not a Corporation

Name, address, percentage of interest, and relationship to applicant, of each partner, associate, person holding a beneficial interest, or other person having an interest in the entity applying, or in whose interest one is applying, for the zoning relief.

Manager: Village Green Consolidated LLC
Address: 188 W. Randolph, Ste. 202
Chicago, IL 60601
Percentage of Interest: 100%

EXHIBIT 1: Property Owner Information

Property Owner(s)

Parcel 1: 1450 - 1452 Sherman Avenue
PIN(s): 11-18-317-021-0000
11-18-317-023-0000
Owner Name : Nevins RE, LLC
Property Owners Counsel: Clark Hill PLC
Attention: Chad M. Pozansky
Counsel Address: 130 E. Randolph Street, Suite 3900
Chicago, IL 60601
Counsel Phone Number(s): (312) 985-5531
Email: cpozansky@clarkhill.com

Parcel 2: 1454 - 1508 Sherman Avenue
PIN(s): 11-18-317-022-0000
11-18-317-014-0000
11-18-317-013-0000
11-18-317-012-0000
11-18-317-011-0000
11-18-317-010-0000
Owner Name : Sherman Avenue, L.L.C.
Sherman Avenue II, LLC
Property Owners Counsel: Central Law Group, P.C.
Attention: Mary N. Frenzel

Counsel Address: 2822 Central Street, Suite 300
Evanston, IL 60201

Counsel Phone Number(s): (847) 866-0124

Counsel Email: mnf@centrallawgroup.net