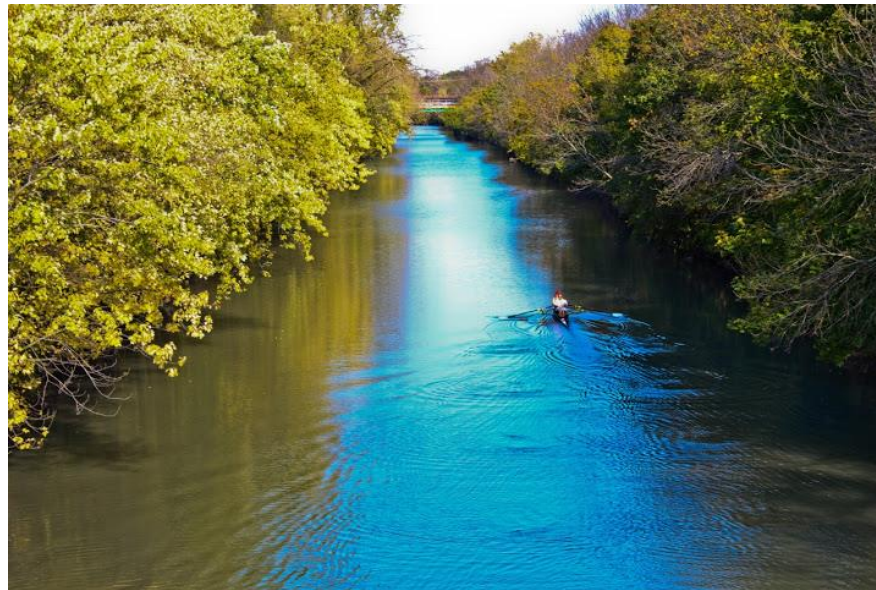


EVANSTON

PLAN COMMISSION



August 9, 2017

EVANSTON ILLINOIS

PLANNED DEVELOPMENT 1454-1508 Sherman Avenue

Case # 17PLND-0052

**Meagan Jones, Neighborhood and Land Use Planner
Scott Mangum, Planning & Zoning Administrator**

August 9, 2017



City of
Evanston™

Community Development

PLANNED DEVELOPMENT – 1450-1508 SHERMAN AVENUE

Requesting Approval of:

1. Planned Development

- Includes five site development allowances for: height, number of units, number of parking spaces, FAR and ziggurat setback



PLANNED DEVELOPMENT – 1450-1508 SHERMAN AVENUE

Project Characteristics

Property size: 37,279 sq. ft.
(0.86 ac.)

Building size: 362,520 gross sq. ft.

Commercial: 9,616 sq. ft.

of dwelling units: 287

studios= 161

1 BD = 68

2 BD = 56

3 BD = 2

of parking spaces: 182 total

0.63 parking/unit ratio (.52 parking/bedroom)

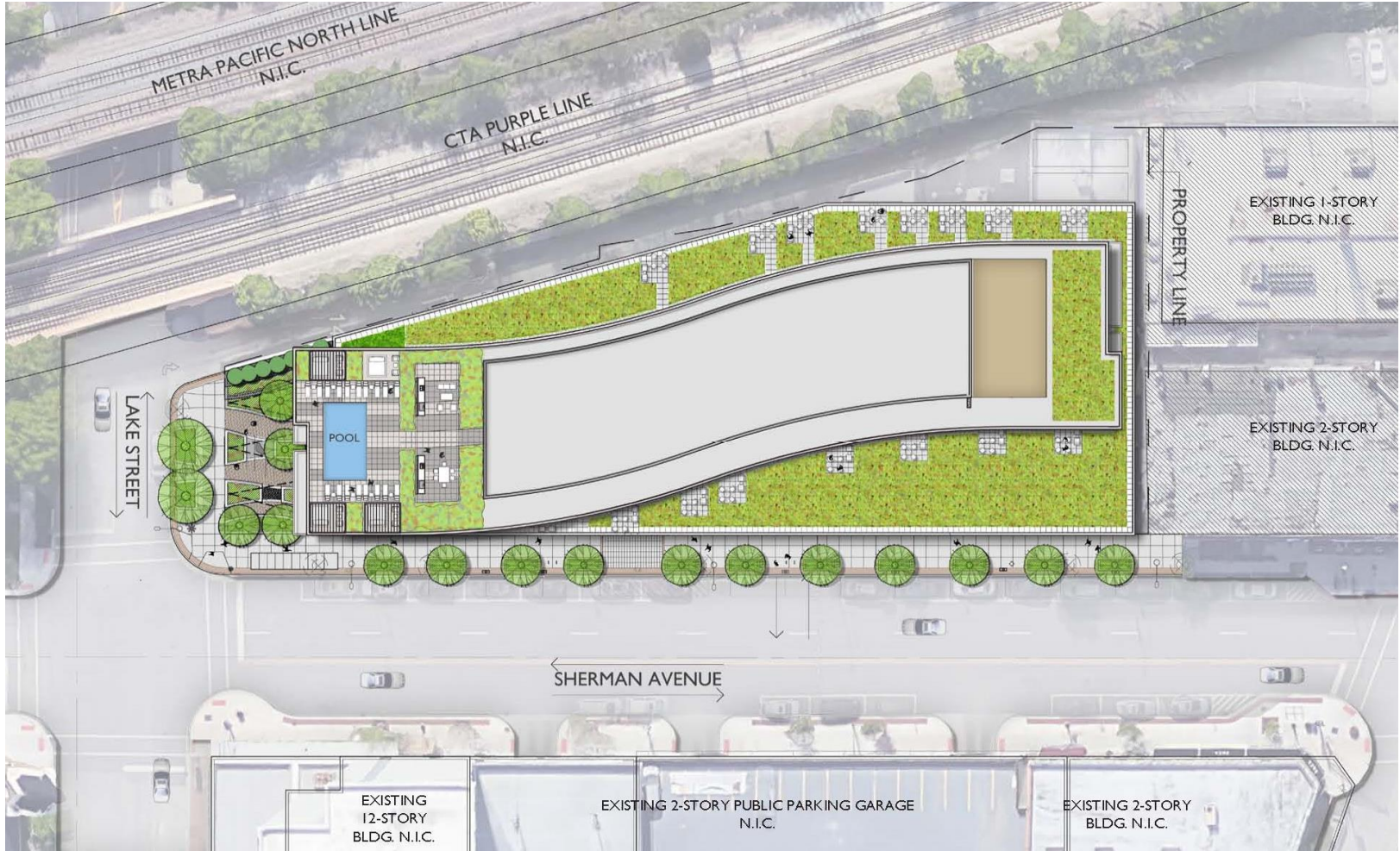
on site: 182

on site car-share: 2

Height: 16 stories (192 ft.; 167 ft. excluding parking levels)



PLANNED DEVELOPMENT – 1450-1508 SHERMAN AVENUE



PLANNED DEVELOPMENT – 1450-1508 SHERMAN AVENUE

1454-1508 Sherman Ave. Site Development Allowances	Required / Max. Permitted	Site Development Allowance	Proposed
Lot Size (# of dwelling units)	93 (400 sq. ft. /DU)	N/A	287
Building Height	105 ft.	+40 ft. = 145 ft.	192 ft. (167 ft. not including parking levels)
FAR	5.4	+0.6 = 6.0	6.9
# of parking spaces	389	N/A	182
Ziggurat setback <40 feet at a height of 4 feet	40 feet	N/A	Less than 40 ft.

PLANNED DEVELOPMENT – 1450-1508 SHERMAN AVENUE

1454-1508 Sherman Ave. Zoning Requirements	Required / Max. Permitted	Proposed
Building		
Front Setback	0 ft.	25.3 ft.
Side Setback (West)	0 ft.	0 ft.
Rear Setback	0 ft.	4.8 ft.
Loading Dock(s)	3 short (10 ft. x 35 ft.)	3 short (10 ft. x 35 ft.)

PLANNED DEVELOPMENT – 1450-1508 SHERMAN AVENUE

Public Benefits:

- Two on-site affordable units at 60% Area Median Income.
- A \$50,000 contribution to the City of Evanston towards capital improvement for landscaping and park revitalization.
- Maintenance Program for Harper Park.
- A publicly accessible pocket park on the south end of the site.
- A \$50,000 contribution for public art and a light program.
- CTA/Metra viaduct restoration for two lifecycles of the life of the restored paint in the form of painting and lighting upgrades.
- \$60,000 towards the installation of a Divvy Bike Share station at the site.
- Incorporation of two car-share spaces on the site.
- Memberships for Divvy and Maven Car Sharing for residents who do not bring a vehicle to the development.
- 18 Month training workshops in construction for Evanston Township High School Students on-site and in class.
- Resurfacing of Sherman Avenue post construction and restoration of the alley to the west adjacent to the property.
- Streetscape improvements along Lake Street and Sherman Avenue including lighting, new sidewalk and landscaping.
- Utilization of measures to mitigate harm to migratory birds. Including achieving LEED Credit 55 for Bird Strike Glass.
- Wayfinding signage pointing to transit services at the Davis St. Metra/CTA/Pace/Divvy stations and directing safe pedestrian routes to the Dempster St. CTA Station.
- Installation of a real-time transit arrival board in the lobby of the building.
- Waiving move-in fees for Evanston's Top 10 Employers by size.
- Achieving LEED Gold Certification.

PLANNED DEVELOPMENT – 1450-1508 SHERMAN AVENUE

Special Use Standards for Planned Development

The proposed development must satisfy the following standards which are addressed within the staff report:

- Section 6-3-5-10 - Standards for Special Uses
- Section 6-3-6-9 - Standards for Planned Developments
- Section 6-11-1-10 - Standards and guidelines for Planned Developments in the D4 Downtown Transition District

PLANNED DEVELOPMENT – 1450-1508 SHERMAN AVENUE

Staff Recommendation:

Staff recommends that Plan Commission make a positive recommendation for the approval of the Special Use for the Planned Development subject to the following conditions:

1. The proposed planned development shall substantially conform to the plans and documents attached to this report.
2. The building residents will not be eligible for residential on-street parking permits in the area.
3. The applicant must agree to a Construction Management Plan (CMP) before issuance of the building permit.
4. Any change in use must be approved as an amendment to the Planned Development.
5. Within one year of the issuance of the final Certificate of Occupancy for the building, the applicant must submit a traffic study analyzing the turning movements and parking utilization within the garage accessed off of the alley immediately west of the site including analysis of any traffic incidents adjacent to the site. Based on the analysis of the traffic study, the City reserves the right to require additional traffic calming measures.
6. Prior to issuance of the Temporary Certificate of Occupancy, the applicant must submit an approval letter from the Illinois Environmental Agency that any environmental contamination on site has been remedied.
7. Deliveries for the on-site commercial use must be performed from the alley and are prohibited during the hours of 7 AM – 9 AM and 4 PM – 6 PM Monday through Friday.

PLANNED DEVELOPMENT – 1450-1508 SHERMAN AVENUE

Special Use Standards for Planned Development

		Satisfied	Not Satisfied	Not Applicable
Special Use Standards				
1.	It is one of the special uses specifically listed in the zoning ordinance;			
2.	It is in keeping with purposes and policies of the adopted comprehensive general plan and the zoning ordinance as amended from time to time;			
3.	It 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;			
4.	It does not interfere with or diminish the value of property in the neighborhood;			
5.	It can be adequately served by public facilities and services;			
6.	It does not cause undue traffic congestion;			
7.	It preserves significant historical and architectural resources;			
8.	It preserves significant natural and environmental features; and			
9.	It 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.			

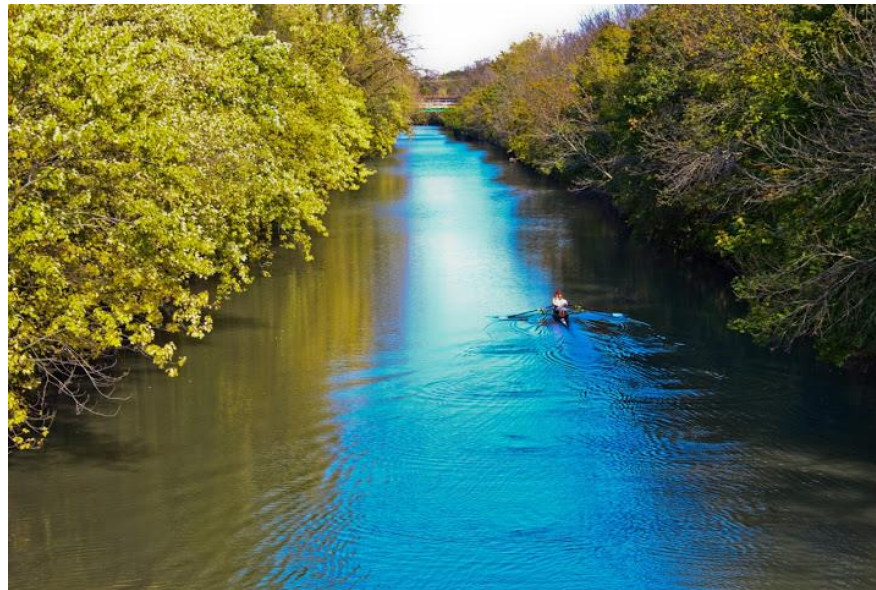
PLANNED DEVELOPMENT – 1450-1508 SHERMAN AVENUE

Standards for Planned Development

		Satisfied	Not Satisfied	Not Applicable
6-3-6-9 Standards for Planned Developments				
1.	As a special use, planned development involves such special considerations of the public interest that it shall be required to adhere to the specific planned development standards established in the zoning district in which it is located. Compliance with the standards shall govern the recommendations of the Plan Commission applicable to a planned development and the action of the City Council in order to ensure that an approved planned development is in harmony with the general purposes and intent of the Zoning Ordinance. The Plan Commission shall not recommend approval of, nor shall the City Council approve, a planned development unless each shall determine, based on written findings of fact, that the planned development satisfies the specific standards established in the zoning district in which the planned development is located.			

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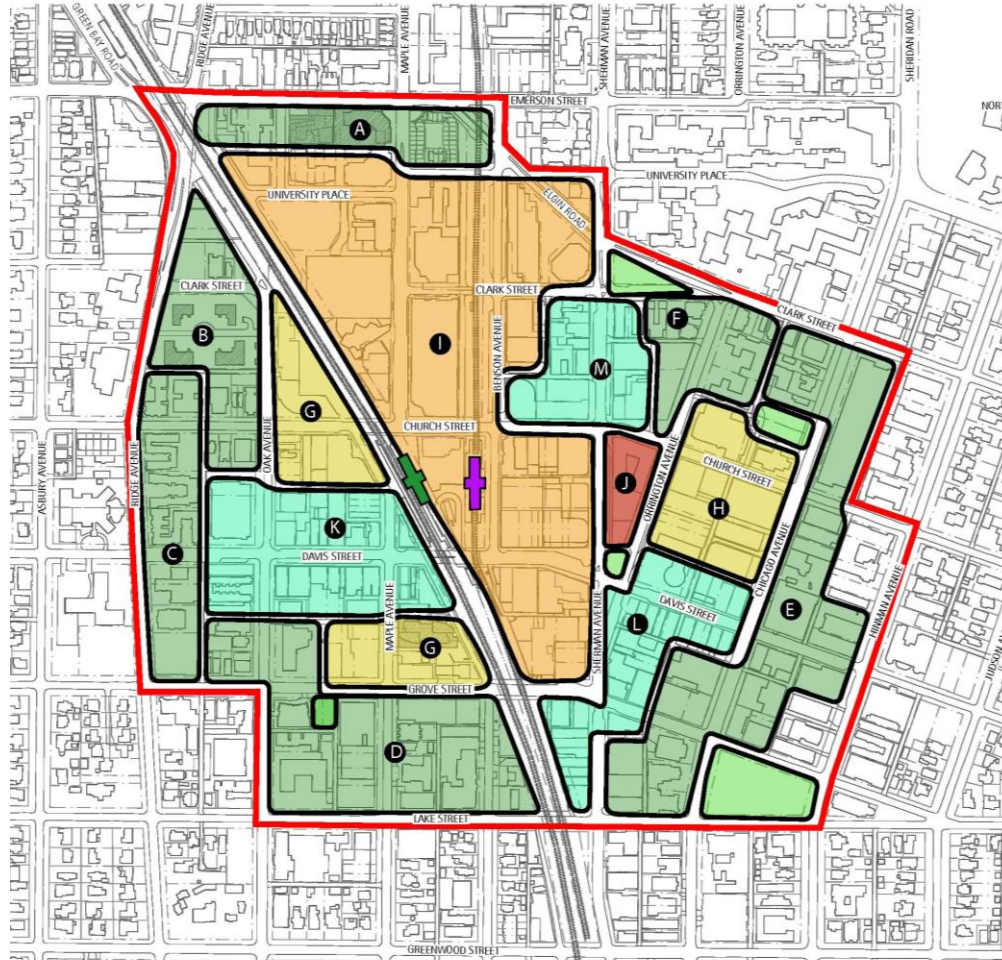


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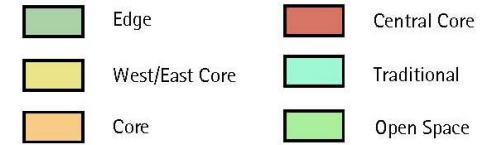
Community Development

PLANNED DEVELOPMENT – 1450-1508 SHERMAN AVENUE

2009 Downtown Plan



Character Zones



		Base Height	Maximum with Bonuses
A	North Edge	88 Feet (8 Stories)	165 Feet (15 Stories)
B	Northwest Edge	66 Feet (6 Stories)	110 Feet (10 Stories)
C	West Link	66 Feet (6 Stories)	88 Feet (8 Stories)
D	South Edge	66 Feet (6 Stories)	88 Feet (8 Stories)
E	East Edge	66 Feet (6 Stories)	110 Feet (10 Stories)
F	University Link	66 Feet (6 Stories)	88 Feet (8 Stories)
G	West Core	165 Feet (15 Stories)	198 Feet (18 Stories)
H	East Core	165 Feet (15 Stories)	198 Feet (18 Stories)
I	Core	165 Feet (15 Stories)	275 Feet (25 Stories)
J	Central Core	275 Feet (25 Stories)	385 Feet (35 Stories)
K	West Traditional	42 Feet (4 Stories)	88 Feet (8 Stories)
L	South Traditional	38 Feet (3 Stories)	60 Feet (5 Stories)
M	North Traditional	38 Feet (3 Stories)	60 Feet (5 Stories)