

212846



2016947038

Doc# 2016947038 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/17/2020 01:05 PM PG: 1 OF 27

8-O-20

An Ordinance

Granting a Special Use Permit for a Planned Development

Located at 999-1015 Howard Street in the B2 Business District

12/18/2019

8-O-20

AN ORDINANCE

**Granting a Special Use Permit for a Planned Development
Located at 999-1015 Howard Street in the B2 Business District**

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 1979, as amended, ("the Zoning Ordinance"); and

WHEREAS, David Block, Director of Development for Evergreen Real Estate Group, and representative of 1015 Howard LP (the "Applicant") located at 999-

1015 Howard Street, 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, specifically, Section 6-3-6, "Planned Developments," to permit the construction and operation of a Planned Development located at the Subject Property in the B2 Business District ("B2 District"); and

WHEREAS, the Applicant sought approval to construct a four (4) story, 73,017 square foot addition to the existing CJE Senior Life building, with sixty (60) affordable dwelling units for seniors, and fifty-five (55) parking spaces; and

WHEREAS, construction of the Planned Development, as proposed in the application, requires exception from the strict application of the Zoning Ordinance with regards to building height, number of parking spaces, interior yard setback, rear yard setback, and loading zone vertical clearance; and

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

WHEREAS, on December 11, 2019, in compliance with the provisions of the Illinois Open Meetings Act (5 ILCS 120/1 *et seq.*) and the Zoning Ordinance, the Plan Commission held a public hearing on the application for a Special Use Permit for a Planned Development, case no. 19PLND-0012, heard extensive testimony and public comment, received other evidence, and made written minutes, findings, and recommendations; and

WHEREAS, the Plan Commission's written findings state that the application for the proposed Planned Development does not meet applicable standards

set forth for Planned Developments in the B2 Zoning District per Subsection 6-9-3-3 and 6-9-1-9 of the Zoning Ordinance; and

WHEREAS, the Plan Commission recommended the City Council approve the application; and

WHEREAS, on January 13, 2019, the Planning and Development ("P&D") Committee of the City Council held meetings, in compliance with the provisions of the Open Meetings Act and the Zoning Ordinance, received input from the public, carefully considered and adopted the findings and recommendations of the Plan Commission, and recommended approval thereof by the City Council; and

WHEREAS, at its meetings of January 13, 2020 and January 27, 2019, held in compliance with the Open Meetings Act and the Zoning Ordinance, the City Council considered the recommendation of the P&D Committee, the Applicant's application, received additional public comment, made certain findings, and adopted said recommendation; 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 (1991)) and is not subject to courtroom fact-finding (see *National Paint & Coating Ass'n v. City of Chicago*, 45 F.3d 1124 (7th Cir. 1995)),

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS, THAT:

SECTION 1: The foregoing recitals are hereby found as facts and incorporated herein by reference.

SECTION 2: Pursuant to the terms and conditions of this ordinance, the City Council hereby grants the Special Use Permit applied for in case no. 19PLND-0012, to allow construction and operation of the Planned Development described herein.

SECTION 3: The City Council hereby grants the following Site Development Allowances:

- (A) **Building Height:** A Site Development Allowance is hereby granted for an approximately fifty-one (51) feet maximum building height, whereas subsection 6-9-3-8 of the Zoning Ordinance requires a maximum allows building height of forty-five (45) feet in the B2.
- (B) **Parking Spaces:** A Site Development Allowance is hereby granted permitting fifty-five (55) parking spaces, whereas table 16-B of subsection 6-16-3-5 of the Zoning Ordinance requires a minimum of sixty-nine (69) parking spaces.
- (C) **Interior Yard Setback:** A Site Development Allowance is hereby granted permitting an interior yard setback of zero (0) feet from the Subject Property line, whereas subsection 6-9-3-7(F) of the Zoning Ordinance requires a minimum of a five (5) foot interior yard setback from the Subject Property line for this building in the B2 District.
- (D) **Rear Yard Setback:** A Site Development Allowance is hereby granted permitting a rear yard setback of zero (0) feet from the Subject Property line, whereas subsection 6-9-3-7(G) of the Zoning Ordinance requires a minimum of a fifteen (15) foot rear yard setback from the Subject Property line for this building in the B2 District.
- (E) **Loading Area:** A Site Development Allowance is hereby granted permitting a loading area with a vertical clearance of eleven (11) feet ten (10) inches, whereas subsection 6-16-4-5 of the Zoning Ordinance requires all loading areas to have a vertical clearance of at least fourteen (14) feet.

SECTION 4: Pursuant to Subsection 6-3-5-12 of the Zoning Ordinance, the City Council imposes the following conditions on the Special Use Permit granted hereby, which may be amended by future ordinance(s), and violation of any of which

shall constitute grounds for penalties or revocation of said Special Use Permit pursuant to Subsections 6-3-10-5 and 6-3-10-6 of the Zoning Ordinance:

- (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 terms of this ordinance; the Site and Landscape Plans in Exhibits D and E, attached hereto and incorporated herein by reference; all applicable legislation; the Applicant's testimony and representations to the Design and Project Review Committee, the Plan Commission, the P&D Committee, and the City Council; and the approved documents on file in this case.
- (B) **Continued Design Development:** The applicant shall continue to work with staff on design details on the east and west building elevations.
- (C) **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 shall include but is not limited to the following: construction phasing/staging plans; construction hours; site access including traffic and pedestrian safety plans; contractor parking; damage control and vibration monitoring; construction exhibits; project communication and signage.
- (D) **Waste:** Prior to issuance of building permit, the Applicant shall develop and obtain the Director of the Public Works Agency's approval of a garbage and waste management plan for the subject property.
- (E) **Landscape Plan:** Prior to issuance of building permit, the Applicant shall develop and obtain the Director of the City's Public Works Agency's approval of a revised Landscape Plan with a tree list.
- (F) **Snow:** Prior to issuance of building permit, the Applicant shall develop and obtain the Director of the Public Works Agency's approval of a snow removal management plan for the subject property.
- (G) **Update to Plans:** The Applicant shall update the plans for the project to show the public sidewalk extending through the driveways off Howard Street.
- (H) **Construction Schedule:** Pursuant to Subsection 6-9-1-9(A)(4) of the Zoning Ordinance, the planned development shall be completed within two (2) years of the issuance of the special use permit for the planned development.
- (I) **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 5: When necessary to effectuate the terms, conditions, and purposes of this ordinance, "Applicant" shall be read as "Applicant's tenants, agents, assigns, and successors in interest."

SECTION 6: This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

SECTION 7: Except as otherwise provided for in this ordinance, all applicable regulations of the Zoning Ordinance and the entire City Code shall apply to the Subject Property and remain in full force and effect with respect to the use and development of the same. To the extent that the terms and provisions of any of said documents conflict with the terms herein, this ordinance shall govern and control.

SECTION 8: All ordinances or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

SECTION 9: If any provision of this ordinance or application thereof to any person or circumstance is ruled 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 10: The findings and recitals herein are hereby 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.

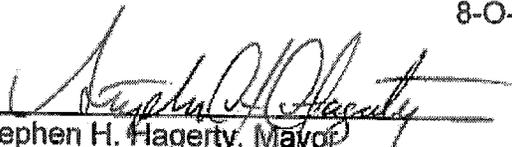
Introduced: January 13, 2020

Approved:

Adopted: January 21, 2020

_____, 2020

8-0-20



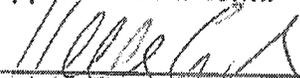
Stephen H. Hagerty, Mayor

Attest:



Devon Reid, City Clerk
Eduardo Gomez, Deputy City Clerk

Approved as to form:



Kelley Gandurski, Corporation Counsel

EXHIBIT A**Legal Description**

LOTS 3 TO 18, BOTH INCLUSIVE, IN GRANT AND GRANT'S HOWARD RIDGE ADDITION TO EVANSTON, BEING A SUBDIVISION OF LOT 1 (EXCEPT THE SOUTH 43 FEET DEEDED TO THE CITY OF EVANSTON FOR HOWARD STREET) IN CORRECTION PLAT OF SUBDIVISION OF LOT 9 (EXCEPT THE NORTH 24 FEET THEREOF) IN COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS IN THE NORTHWEST 1/4 OF LOT 13 IN COUNTY CLERK'S DIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINs: ~~11-30-12-057-0000;~~ *122-057-0000*
~~11-30-12-042-0000;~~ *122-042-0000*
~~11-30-12-043-0000;~~ *122-043-0000*
~~11-30-12-044-0000;~~ *122-044-0000*
~~11-30-12-045-0000;~~ *122-045-0000*
~~11-30-12-046-0000;~~ *122-046-0000*
~~11-30-12-047-0000;~~ *122-047-0000*
11-30-122-048-0000;
11-30-122-049-0000;
11-30-122-050-0000;
11-30-122-051-0000;
11-30-122-052-0000;
11-30-122-053-0000

COMMONLY KNOWN As: 999-1015 Howard Street

EXHIBIT B
Development Plans



cje SeniorLife

SPONSOR:
CJE SENIOR LIFE
3003 W TOURAY AVE, CHICAGO, IL 60616
P: 773-598-1000
WWW.CJENET
CONTACT: THOMAS LOCKWOOD



EVERGREEN
Real Estate Group

DEVELOPER:
EREG DEVELOPMENT LLC
590 W LAKE ST, SUITE 400, CHICAGO, IL 60661
P: 312.234.9400
WWW.EVERGREEN.COM
CONTACT: DAVID BLOK, DIRECTOR OF DEVELOPMENT

UrbanWorks

ARCHITECT:
URBANWORKS
ARCHITECTURE INTERIORS AND PLANNING
25 S CLARK ST, SUITE 2070, CHICAGO, IL 60603
P: 312.262.7200
WWW.URBANWORKSARCHITECTURE.COM
CONTACT: ROBERT NATRE, PRINCIPAL

UrbanWorks
ARCHITECTURE
INTERIORS
PLANNING

UrbanWorks, Ltd.
100 N. Dearborn Street
Chicago, IL 60610
P: 312.261.1200
WWW.URBANWORKSARCHITECTURE.COM

DRAWING INDEX	
COVER	
1	DEVELOPMENT BOUNDARY
2	SITE LOCATION MAP
3	SITE SURROUNDING IMAGES
4	AMENITIES MAP
5	AMENITIES LIST
6	PRELIMINARY LANDSCAPE PLAN
7	LOWER LEVEL PLAN
8	SITE PLAN AND FIRST FLOOR PLAN
9	SECOND FLOOR PLAN
10	THIRD AND FOURTH FLOOR PLAN
11	ENLARGED UNIT PLANS
12	BUILDING MASS SECTIONS
13	BUILDING SECTION DIAGRAM
14	ELEVATIONS
15	EXTERIOR RENDERING - SOUTH FACADE
16	EXTERIOR RENDERING - SOUTH FACADE
17	EXTERIOR RENDERING - NORTH FACADE
18	WALL SECTION

REV: 5
12.3.12019

LOT AREA = 400' X 97.75' = 39,120 SF
75,017 / 39,120 = 1.87 FAR (MAX PERMITTED FAR 2.0)

CODE AND PROJECT DATA	
SITE AREA	= APPROX. 39,120 SF
ZONING	= REZONED TO UNDERLYING B2 WITH PLANNED DEVELOPMENT
PARKING	= 65 PARKING SPACES TOTAL BY LEVEL:
UPPER DECK	: 20
LOWER DECK	: 35
BUILDING AREA BREAKDOWN	
TOTAL IMPROVEMENTS	= 70,576 SF
RESIDENTIAL	= 61,675 SF
COMMERCIAL	= 8,900 SF
TOTAL DWELLING UNITS = 60	
DWELLING UNITS - 1 BED (64 UNITS)	: 10% ACCESSIBLE 1 BED UNITS - 6 UNITS
DWELLING UNITS - 2 BED (6 UNITS)	: 20% ADAPTABLE 1 BED UNITS - 12 UNITS
DWELLING UNITS - 3 BED (1 UNIT)	: 2% SENSOARY 1 BED UNITS - 1 UNIT
DWELLING UNITS - 2 BED (6 UNITS)	: 10% ACCESSIBLE 2 BED UNITS - 1 UNIT
DWELLING UNITS - 1 UNIT	: 20% ADAPTABLE 2 BED UNITS - 2 UNITS
DWELLING UNITS - 1 UNIT	: 2% SENSOARY 2 BED UNITS - 1 UNIT

SF BREAKDOWN BY FLOOR	
LOWER	= 897 GSF
LEVEL 1	= 6,736 GSF +8,900
LEVEL 2	= 16,732 GSF
LEVEL 3	= 19,876 GSF
LEVEL 4	= 19,876 GSF
TOTAL	= 73,017 GSF

DATE 12/31/2019: ISSUE FOR CCPCD - REVISION 5

EVERGREEN
Real Estate Group

EVERGREEN SENIOR HOUSING
999-1015 HOWARD ST. EVANSTON, IL

1015 Howard-CJE



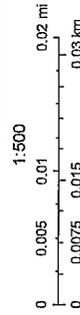
Page 27 of 45

January 14, 2019

Please note, the outlined area makes up the total amount of parcels involved in the proposed development.

- 1015 Howard Street, Evanston IL
PIN: 11-30-122-057
- 11-30-12-042
- 11-30-12-043
- 11-30-12-044
- 11-30-12-045
- 11-30-12-046
- 11-30-12-047
- 999 Howard Street, Evanston IL
PIN: 11-30-12-048
- 11-30-12-049
- 11-30-12-050
- 11-30-12-051
- 11-30-12-052
- 11-30-12-053

□ = DEVELOPMENT BOUNDARY



Cook County GIS Dept - Imagery from 2017

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DATE 12/3/2019: ISSUE FOR CCPCD - REVISION 5



EVERGREEN SENIOR HOUSING
999-1015 HOWARD ST. EVANSTON, IL

DEVELOPMENT BOUNDARY



UrbanWorks, LLC
ARCHITECT
EST. 2010
CHICAGO, IL 60603
PH: 312.251.1235
WWW.URBANWORKSARCHITECTURE.COM



LEGEND:
 SITE

DATE 12/31/2019: ISSUE FOR CCPCD - REVISION 5



EVERGREEN SENIOR HOUSING
 999-1015 HOWARD ST. EVANSTON, IL

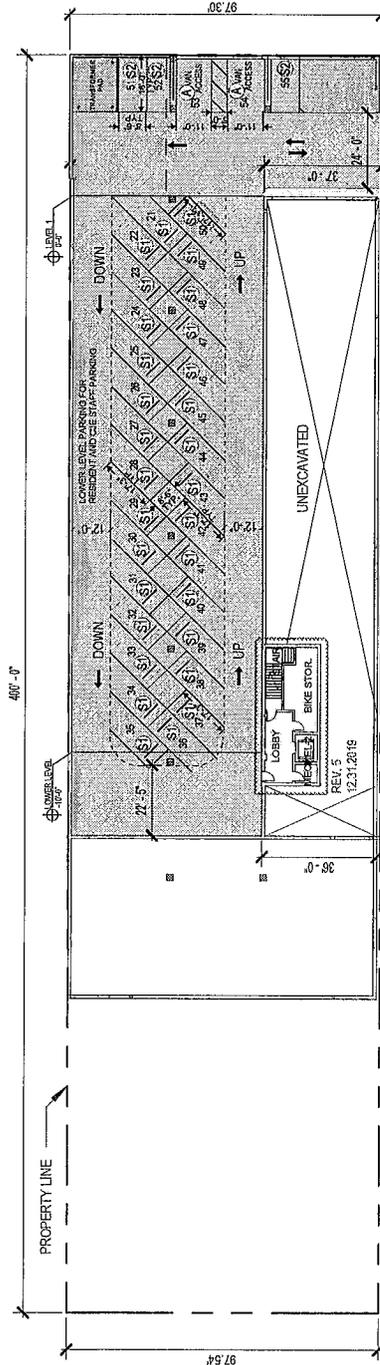
2

SITE LOCATION MAP

UrbanWorks

UrbanWorks, LLC
 1205 S. Clark Street
 Suite 2070
 Chicago, IL 60603
 1 847.262.1200
 urbanworksllc.com

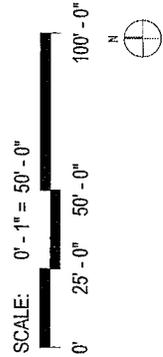
PARKING SPACE DIMENSIONS			
TAG	SPACE	DIMENSION PROVIDED	DM REQUIRED ACCESS AISLE
(A)	VAN ACCESSIBLE	11'-0" x 20'	11'-0" x 18"
(B)	C/E BUS - 23' x 8'	11'-0" x 21'	11'-0" x 20"
(C)	C/E BUS - 24' x 8'	11'-0" x 25'	11'-0" x 24'-6"
(D)	COMPACT	11'-0" x 15'	8'-5" x 17'-3"
(E)	STANDARD	11'-0" x 17'-3"	8'-5" x 17'-3"
(F)	STANDARD	8'-6" x 18'	8'-5" x 18'



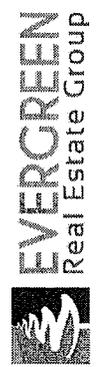
LEGEND:
 [Symbol] CIRCULATION
 [Symbol] SUPPORT

GENERAL NOTES
 1. UNLESS OTHERWISE NOTED, ALL AREAS INDICATED ON THE FLOOR PLAN ARE FINISHED TO THE INSIDE FACE OF THE WALLS.
 2. NET INTERIOR AREAS ARE MEASURED FROM THE INSIDE FACE OF WALLS SURROUNDING A ROOM OR DWELLING UNIT.
 3. CORRIDOR NET AREAS ARE MEASURED FROM THE OUTSIDE FACE OF EXTERIOR WALLS TO THE CENTERLINE OF CORRIDOR AND CORRIDOR WALLS.

PROPOSED FINISHES-RESIDENTIAL UNITS
 1. RESIDENT FLOORING: HETEROGENEOUS CERAMIC OR PORCELAIN TILE BATHROOMS
 2. CERAMIC OR PORCELAIN TILE BATHROOMS
 3. PAINTED DRYWALL, ALL WALLS AND CEILINGS

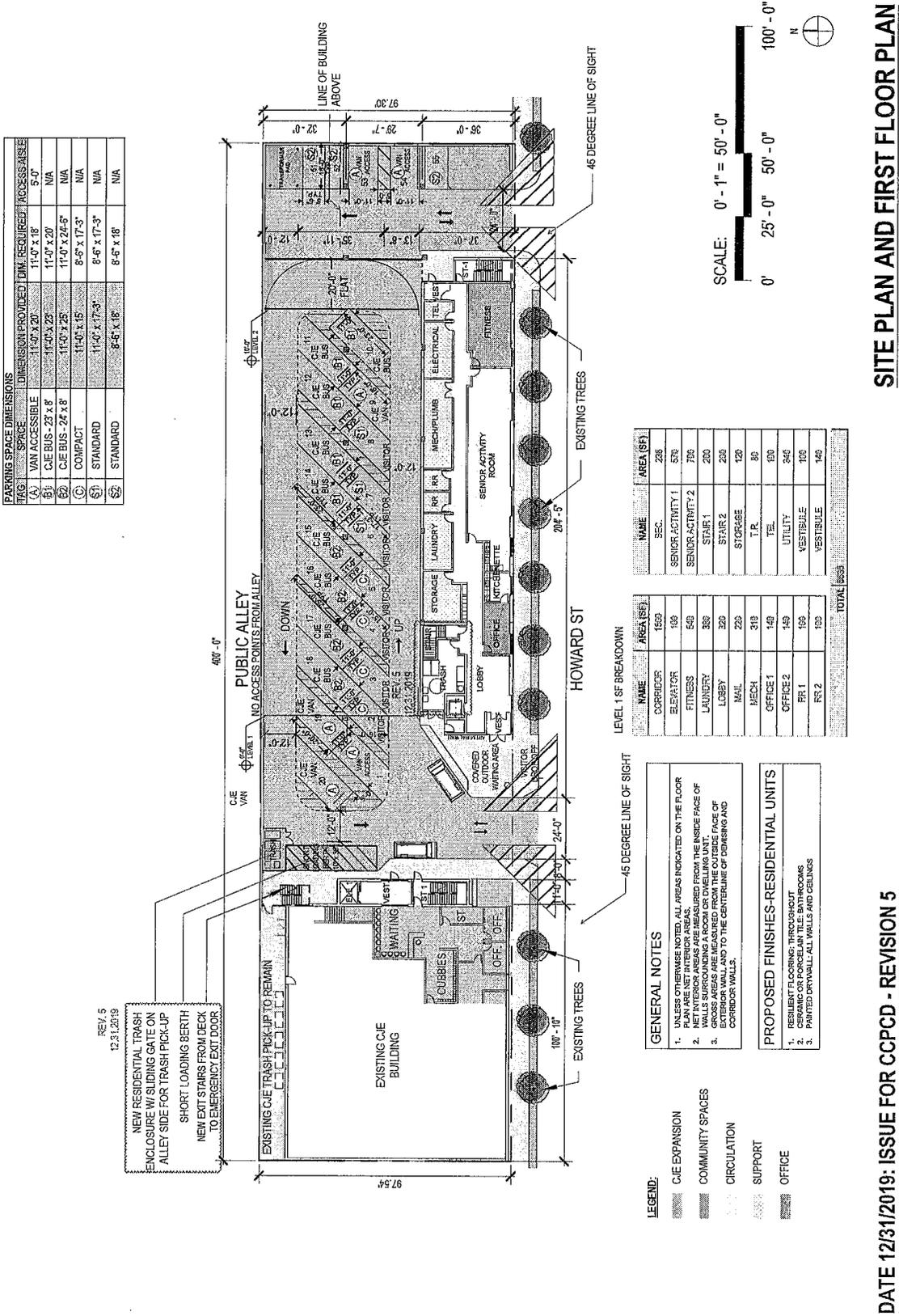


DATE 12/31/2019: ISSUE FOR CCPCD - REVISION 5



EVERGREEN SENIOR HOUSING
 999-1015 HOWARD ST. EVANSTON, IL

LOWER LEVEL PLAN
 UrbanWorks
 1100 North LaSalle
 Chicago, IL 60610
 Tel: 312.297.1200
 www.urbanworks.com



PARKING SPACE DIMENSIONS

TAG	SPACE	DIMENSION PROVIDED	DIM. REQUIRED	ACCESSIBLE
(A)	VAN ACCESSIBLE	11'-0" x 20'	11'-0" x 18'	5'-0"
(B)	C/E BUS - 23' x 8'	11'-0" x 23'	11'-0" x 20'	N/A
(C)	C/E BUS - 24' x 8'	11'-0" x 25'	11'-0" x 24'-5"	N/A
(D)	COMPACT	11'-0" x 15'	8'-6" x 17'-3"	N/A
(E)	STANDARD	11'-0" x 17'-3"	8'-6" x 17'-3"	N/A
(F)	STANDARD	8'-6" x 18'	8'-6" x 18'	N/A

LEVEL 1 SF BREAKDOWN

NAME	AREA (SF)
CORRIDOR	1638
ELEVATOR	169
FITNESS	545
LAUNDRY	380
LOBBY	320
MHL	220
MECH	313
OFFICE 1	149
OFFICE 2	149
PH 1	199
PH 2	199
TOTAL	1653

GENERAL NOTES

- UNLESS OTHERWISE NOTED, ALL AREAS INDICATED ON THE FLOOR PLAN ARE MEASURED TO THE INSIDE FACE OF THE WALLS SURROUNDING A ROOM OR DWELLING UNIT.
- GROSS AREAS ARE MEASURED FROM THE OUTSIDE FACE OF THE WALLS TO THE CENTERLINE OF DIMENSIONING AND CORRIDOR WALLS.

PROPOSED FINISHES-RESIDENTIAL UNITS

- RESIDENT FLOORING: HARDWOOD
- RESIDENT CEILING: 9'0" MIN. CEILING
- PAINTED DRYWALL: ALL WALLS AND CEILING

LEGEND:

- C/E EXPANSION
- COMMUNITY SPACES
- CIRCULATION
- SUPPORT
- OFFICE

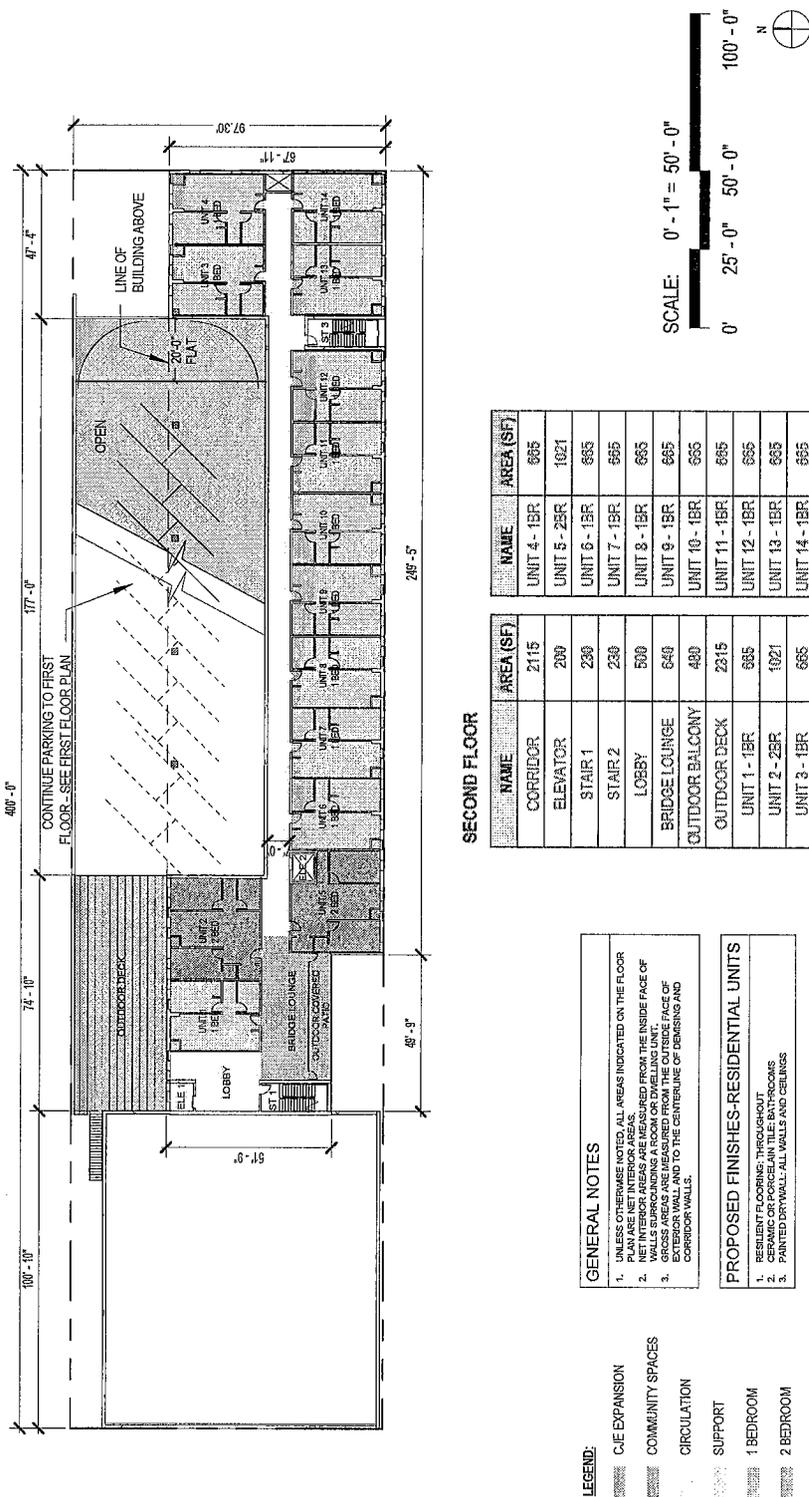
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EVERGREEN Real Estate Group

EVERGREEN SENIOR HOUSING
999-1015 HOWARD ST. EVANSTON, IL

UrbanWorks
ARCHITECTURE
1000 N. LAKE ST. SUITE 200
EVANSTON, IL 60201
TEL: 847.232.1200
WWW.URBANWORKS.COM

8



SECOND FLOOR

NAME	AREA (SF)	NAME	AREA (SF)
CORRIDOR	2115	UNIT 4 - 1BR	685
ELEVATOR	200	UNIT 5 - 2BR	1021
STAIR 1	230	UNIT 6 - 1BR	685
STAIR 2	230	UNIT 7 - 1BR	685
LOBBY	500	UNIT 8 - 1BR	685
BRIDGE LOUNGE	640	UNIT 9 - 1BR	685
OUTDOOR BALCONY	480	UNIT 10 - 1BR	685
OUTDOOR DECK	2315	UNIT 11 - 1BR	685
UNIT 1 - 1BR	685	UNIT 12 - 1BR	685
UNIT 2 - 2BR	1021	UNIT 13 - 1BR	685
UNIT 3 - 1BR	685	UNIT 14 - 1BR	685

TOTAL	16732
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GENERAL NOTES

- UNLESS OTHERWISE NOTED, ALL AREAS INDICATED ON THE FLOOR PLAN ARE NET INTERIOR AREAS.
- NET AREA OF BALCONIES, PATIOS, AND TERRACES SHALL BE MEASURED FROM THE INSIDE FACE OF WALLS SURROUNDING A ROOM OR TRAVELLING UNIT.
- GROSS AREAS ARE MEASURED FROM THE OUTSIDE FACE OF EXTERIOR WALL AND TO THE CENTERLINE OF PERIMETER AND CORRIDOR WALLS.

PROPOSED FINISHES-RESIDENTIAL UNITS

- RESIDENT FLOORING-THROUGHOUT
- PAINTED WALLS AND CEILING
- PAINTED WALL, FLOOR AND CEILING

LEGEND:

- C/E EXPANSION
- COMMUNITY SPACES
- CIRCULATION
- SUPPORT
- 1 BEDROOM
- 2 BEDROOM

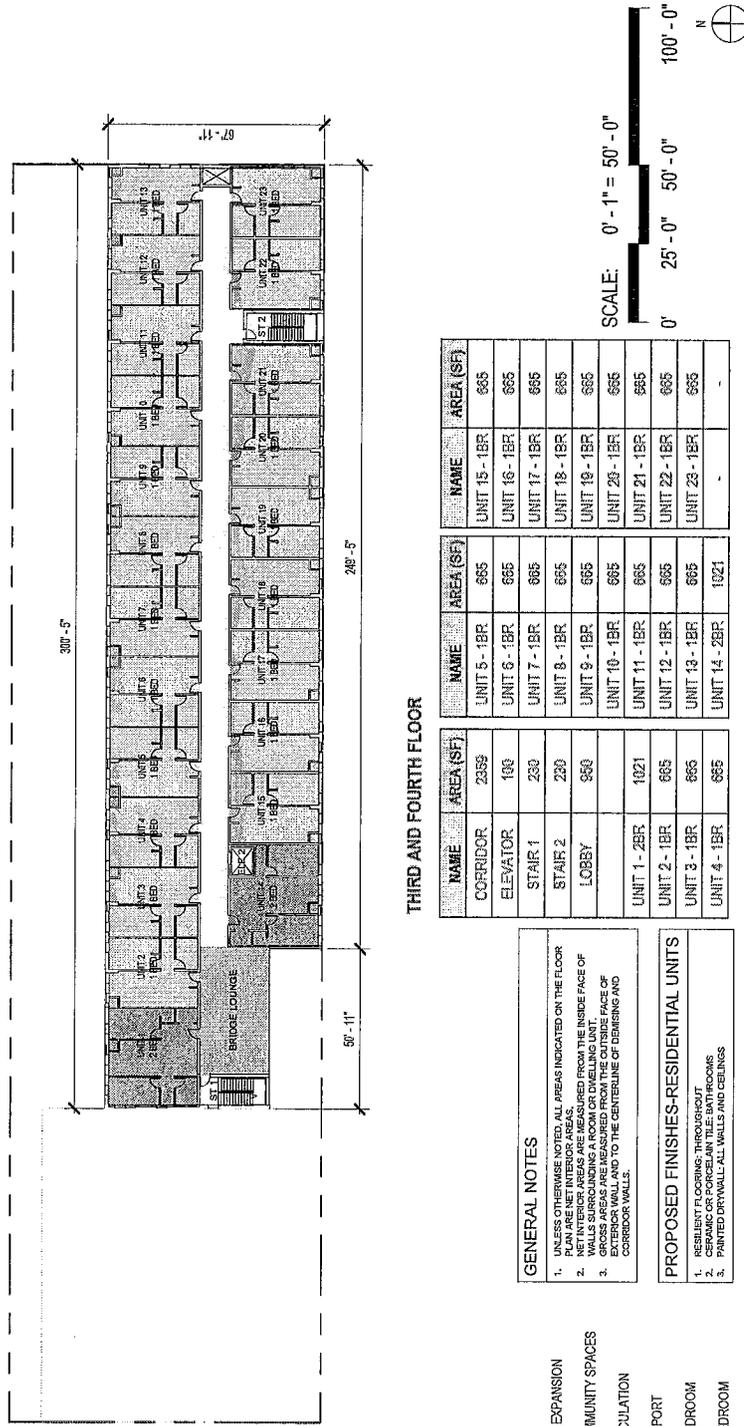
DATE 12/31/2019: ISSUE FOR CCPCD - REVISION 5



EVERGREEN SENIOR HOUSING
999-1015 HOWARD ST. EVANSTON, IL

UrbanWorks
Architectural
Planning
Engineers
3111 261st N
Waukegan, IL 60087
815.261.1200
urbanworks.com

SECOND FLOOR PLAN



THIRD AND FOURTH FLOOR

NAME	AREA (SF)	NAME	AREA (SF)	NAME	AREA (SF)
CORRIDOR	2359	UNIT 5 - 1BR	665	UNIT 15 - 1BR	665
ELEVATOR	100	UNIT 6 - 1BR	665	UNIT 16 - 1BR	665
STAIR 1	230	UNIT 7 - 1BR	665	UNIT 17 - 1BR	665
STAIR 2	230	UNIT 8 - 1BR	665	UNIT 18 - 1BR	665
LOBBY	960	UNIT 9 - 1BR	665	UNIT 19 - 1BR	665
		UNIT 10 - 1BR	665	UNIT 20 - 1BR	665
UNIT 1 - 2BR	1021	UNIT 11 - 1BR	665	UNIT 21 - 1BR	665
UNIT 2 - 1BR	665	UNIT 12 - 1BR	665	UNIT 22 - 1BR	665
UNIT 3 - 1BR	665	UNIT 13 - 1BR	665	UNIT 23 - 1BR	665
UNIT 4 - 1BR	665	UNIT 14 - 2BR	1021		
		TOTAL	19976		

GENERAL NOTES

- UNLESS OTHERWISE NOTED, ALL AREAS INDICATED ON THE FLOOR PLAN ARE NET INTERIOR AREAS.
- NET INTERIOR AREAS ARE MEASURED FROM THE INSIDE FACE OF EXTERIOR WALL AND TO THE CENTERLINE OF DEEMING AND CORRIDOR WALLS.
- GROSS AREAS ARE MEASURED FROM THE OUTSIDE FACE OF EXTERIOR WALL AND TO THE CENTERLINE OF DEEMING AND CORRIDOR WALLS.

PROPOSED FINISHES-RESIDENTIAL UNITS

- RESILIENT FLOORING THROUGHOUT
- CERAMIC OR PORCELAIN TILE BATH ROOMS
- PAINTED DRYWALL ALL WALLS AND CEILINGS

- LEGEND:**
- C/AE EXPANSION
 - COMMUNITY SPACES
 - CIRCULATION
 - SUPPORT
 - 1 BEDROOM
 - 2 BEDROOM

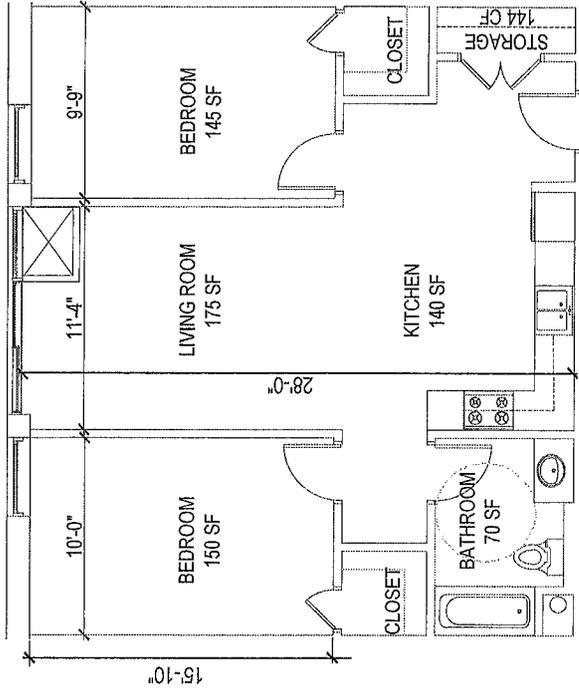
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EVERGREEN SENIOR HOUSING
 999-1015 HOWARD ST. EVANSTON, IL

THIRD AND FOURTH FLOOR PLAN

UrbanWorks
 ARCHITECT
 132 S. Canal Street
 Chicago, IL 60603
 P: 412.257.7238
 CAD: info@urbanworks.com



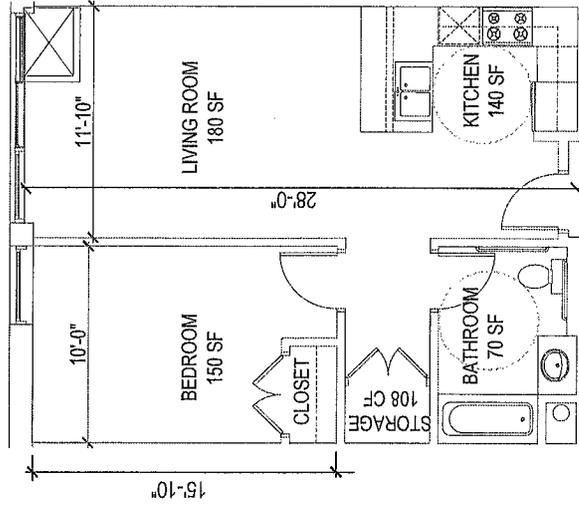
TYPICAL 2 BED UNIT LAYOUT
 GROSS AREA = 1021 SF
 NET AREA = 921 SF

GENERAL NOTES

1. UNLESS OTHERWISE NOTED, ALL AREAS INDICATED ON THE FLOOR PLAN ARE NET INTERIOR AREAS.
2. WALLS SURROUNDING A ROOM OR DWELLING UNIT.
3. GROSS AREAS ARE MEASURED FROM THE OUTSIDE FACE OF EXTERIOR WALLS AND TO THE CENTERLINE OF DEMISING AND CORRIDOR WALLS.

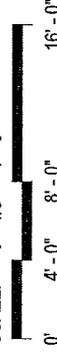
PROPOSED FINISHES-RESIDENTIAL UNITS

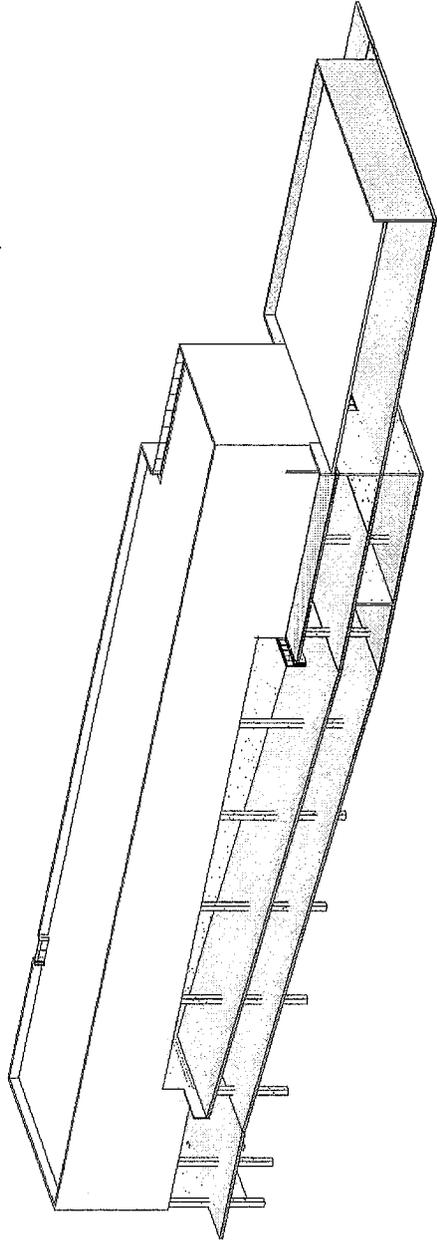
1. RESILIENT FLOORING - THROUGHOUT
2. PAINTED WALLS - THROUGHOUT
3. PAINTED DRY-WALL - ALL WALLS AND CEILINGS



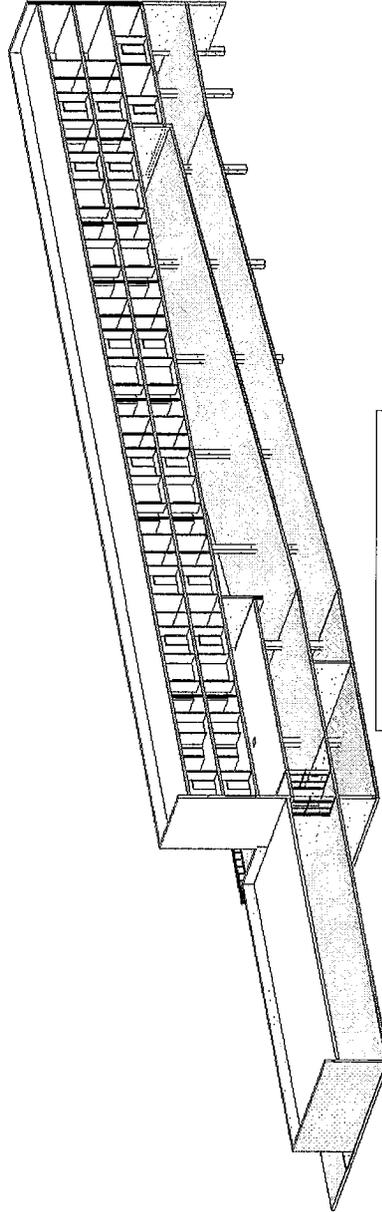
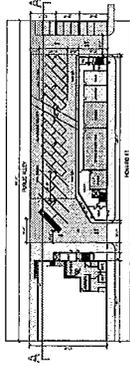
TYPICAL 1 BED UNIT LAYOUT
 GROSS AREA = 665 SF
 NET AREA = 580 SF

SCALE: 0' - 1/8" = 1' - 0"

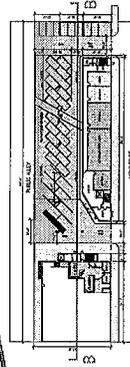




BUILDING SECTION A-A THROUGH PARKING LOOKING SOUTH



BUILDING SECTION B-B THROUGH PARKING LOOKING NORTH



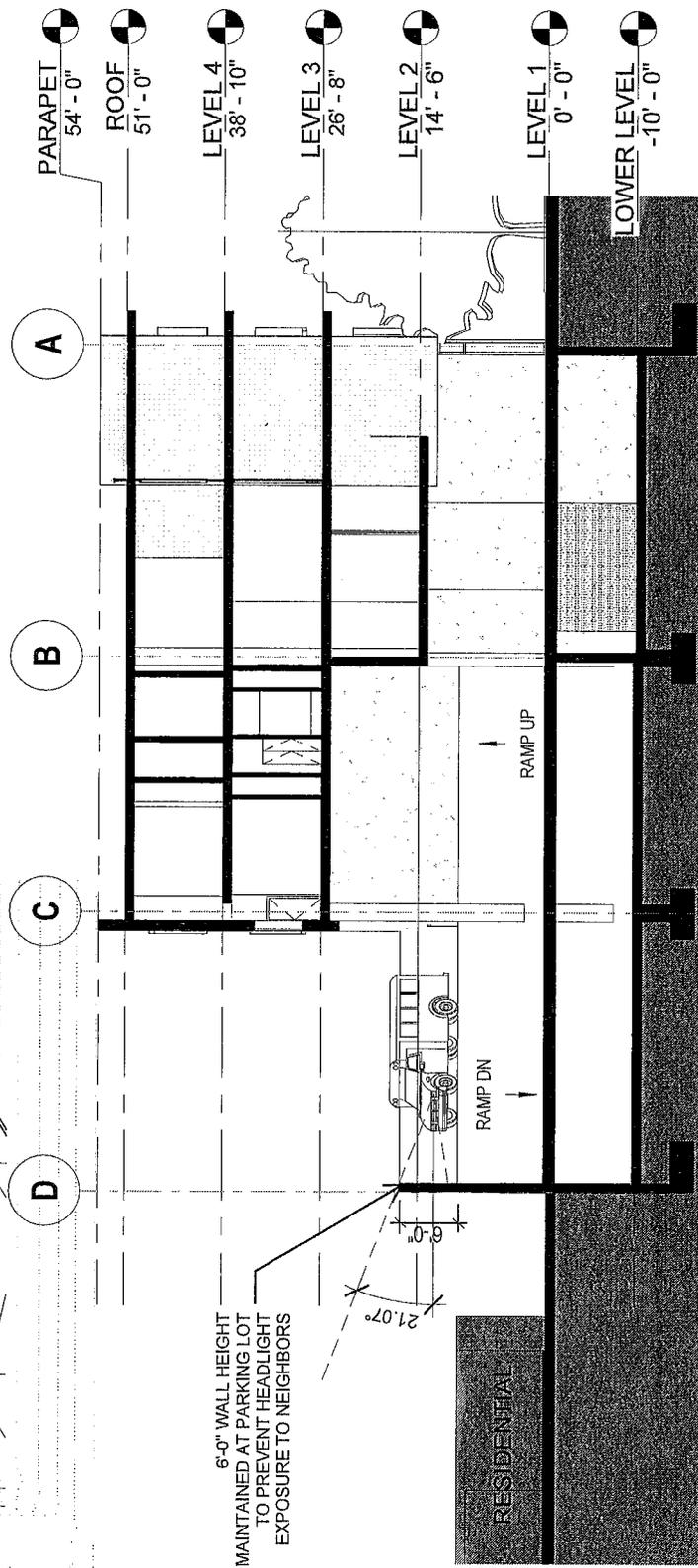
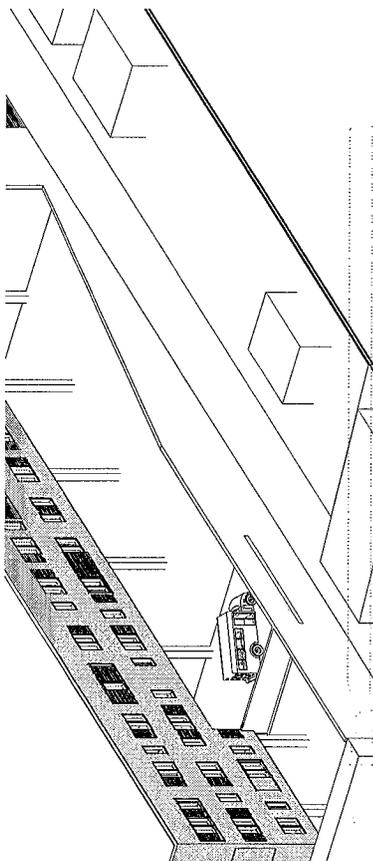
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BUILDING MASS SECTION

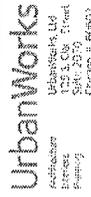
UrbanWorks
ARCHITECT
100 N. LAUREL ST. SUITE 1000
CHICAGO, IL 60610
T. 312.251.1200
WWW.URBANWORKSARCHITECT.COM

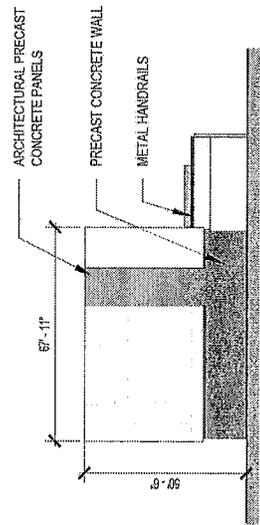
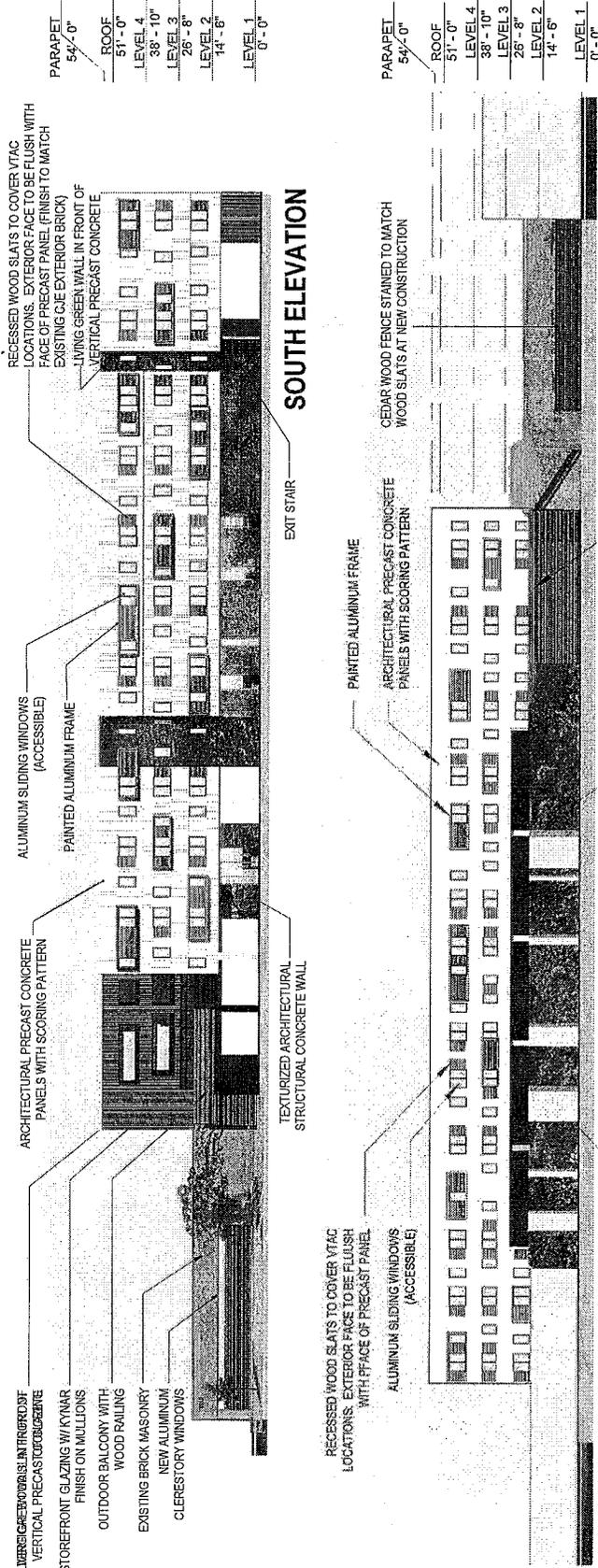


BUILDING SECTION DIAGRAM

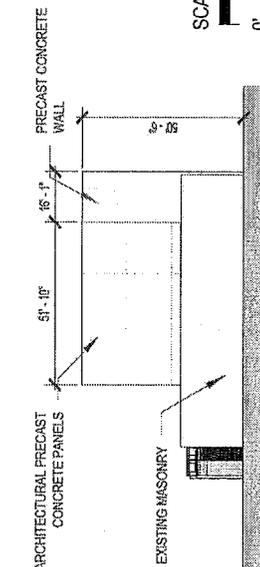
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WEST ELEVATION



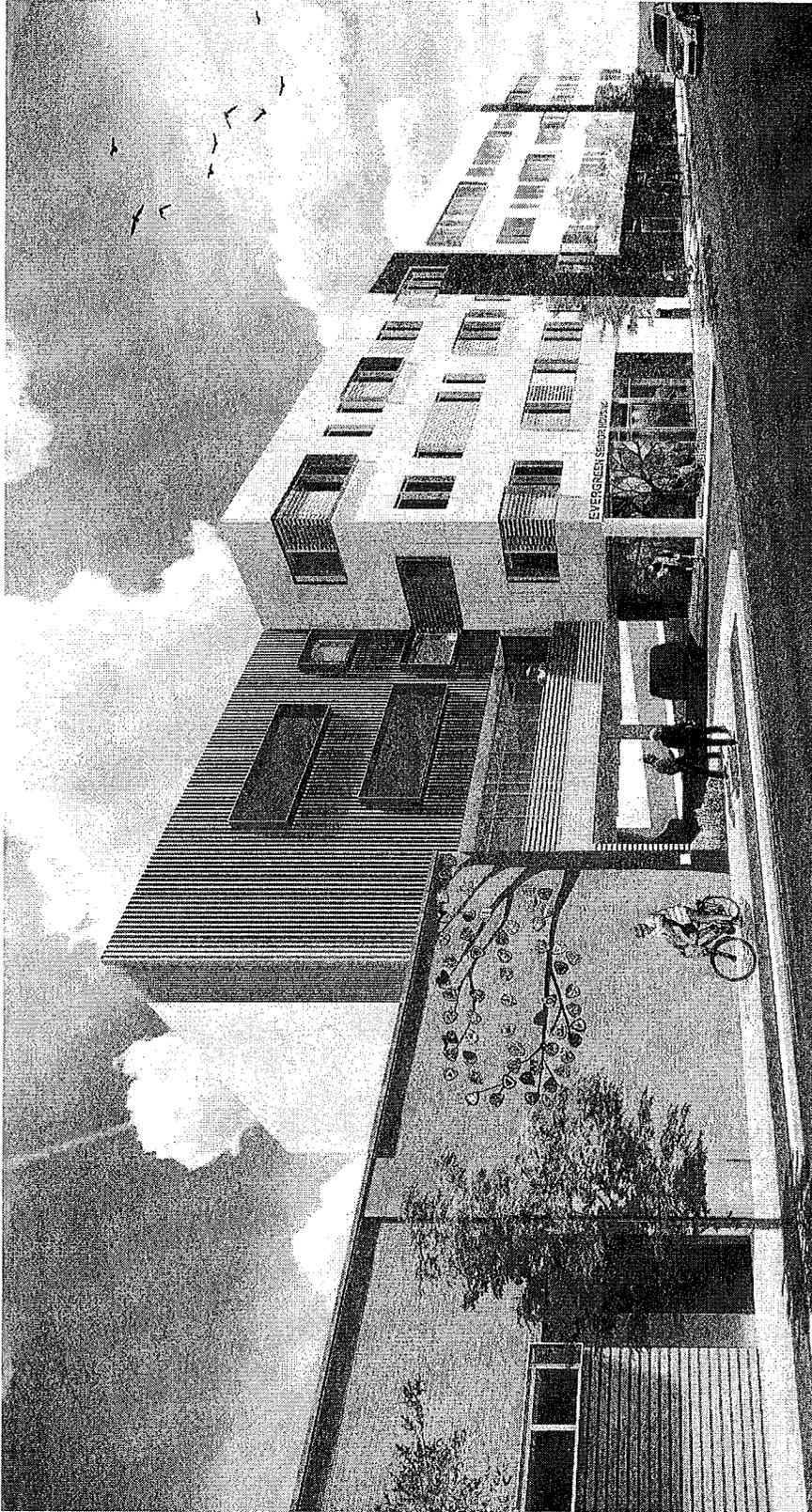
ELEVATION

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 ARCHITECTS
 1000 N. LAKE ST. SUITE 200
 CHICAGO, IL 60610
 312.261.3399
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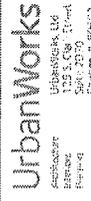
EVERGREEN
 Real Estate Group



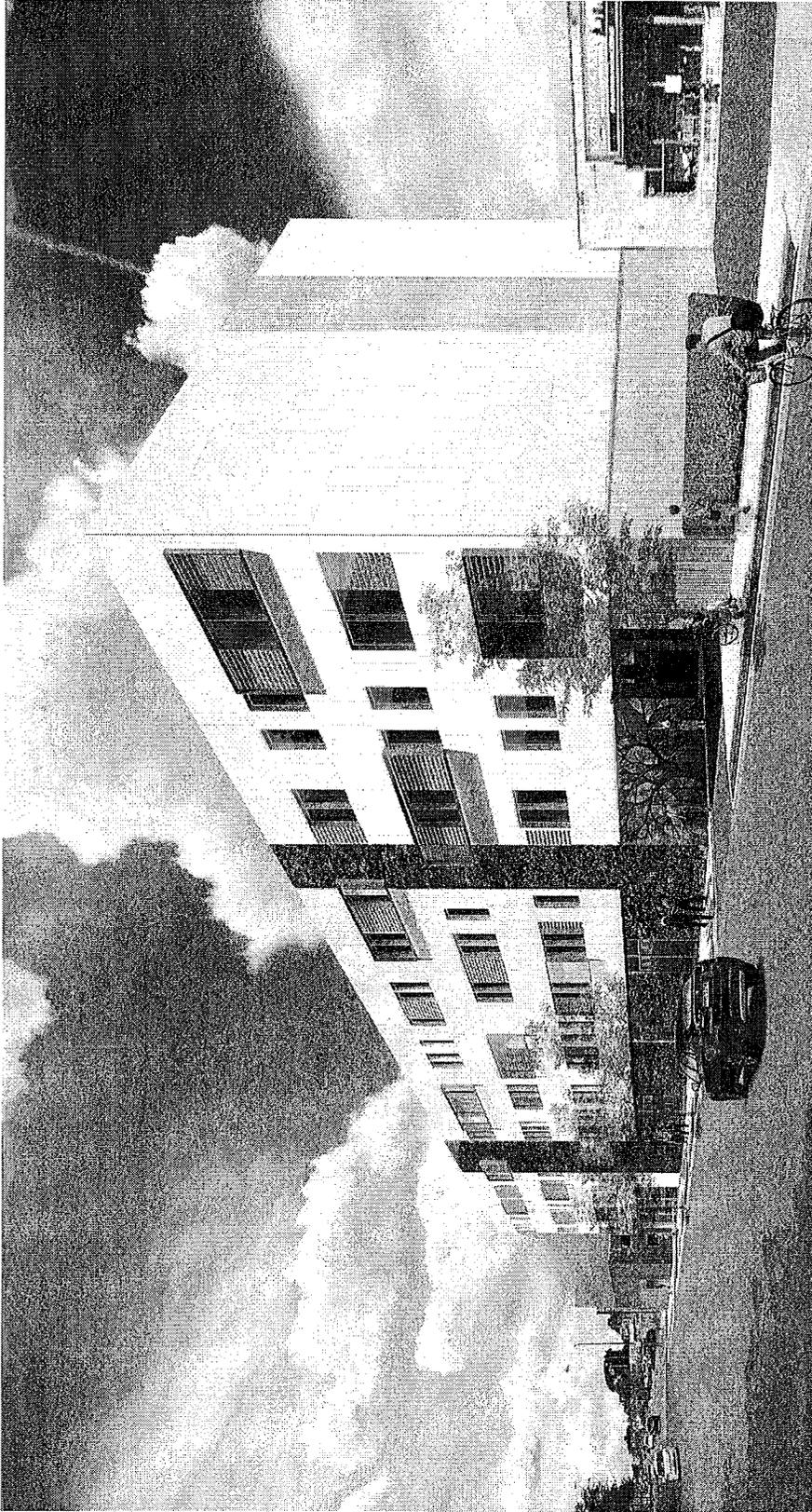
EXTERIOR RENDERING - SOUTH FACADE

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999-1015 HOWARD ST. EVANSTON, IL



UrbanWorks, LLC
 ARCHITECTURE
 300 N. LAUREL ST. #1000
 CHICAGO, IL 60610-3299
 T. 312.261.3299
 WWW.URBANWORKSARCHITECTURE.COM



EXTERIOR RENDERING - SOUTH FACADE

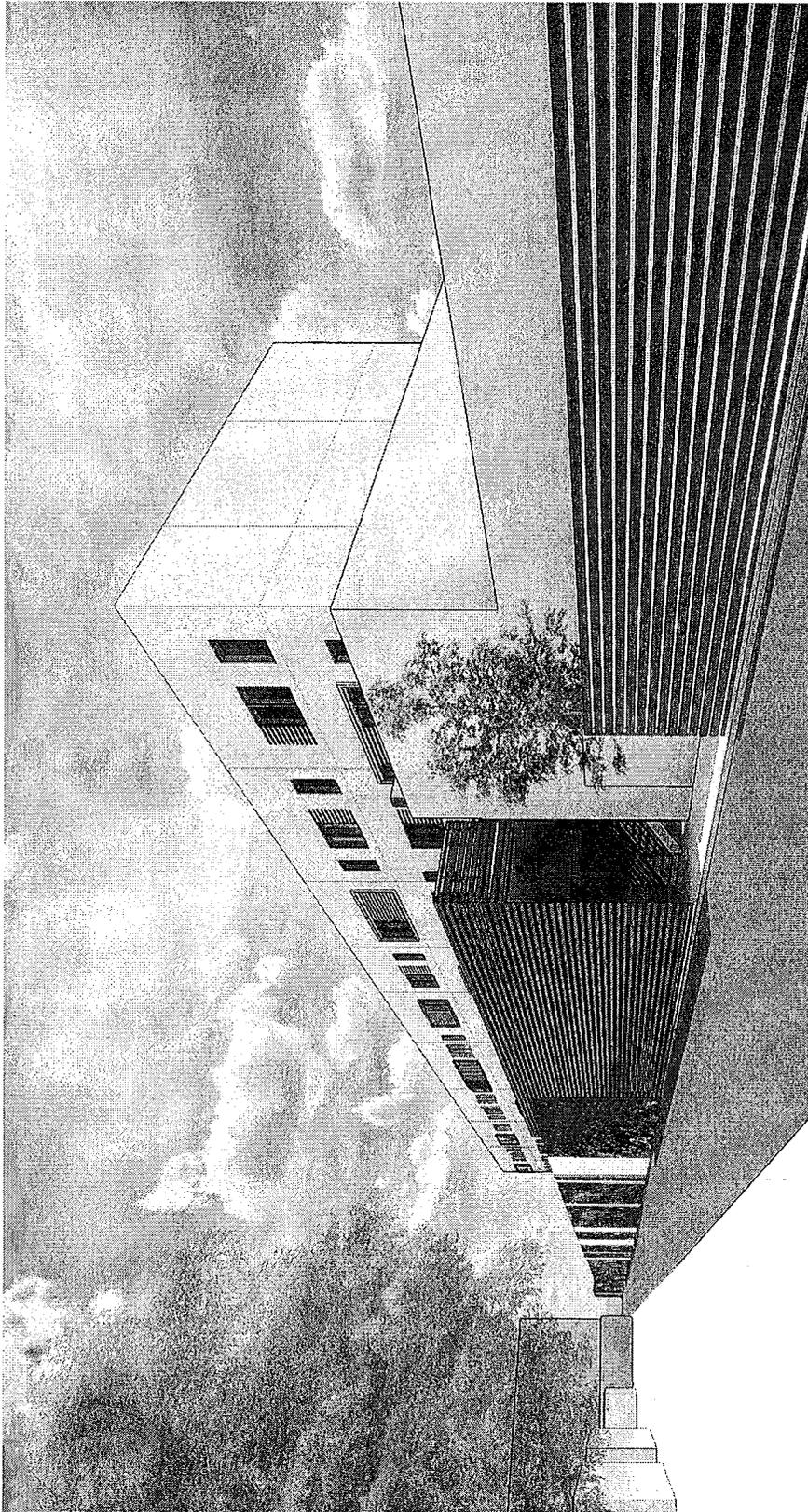
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UrbanWorks

ARCHITECTURE
INTERIOR DESIGN
PLANNING
1100 N. LAUREL ST. SUITE 100
CHICAGO, IL 60610
TEL: 312.261.1100
WWW.URBANWORKSARCHITECTURE.COM



EXTERIOR RENDERING - NORTH FACADE

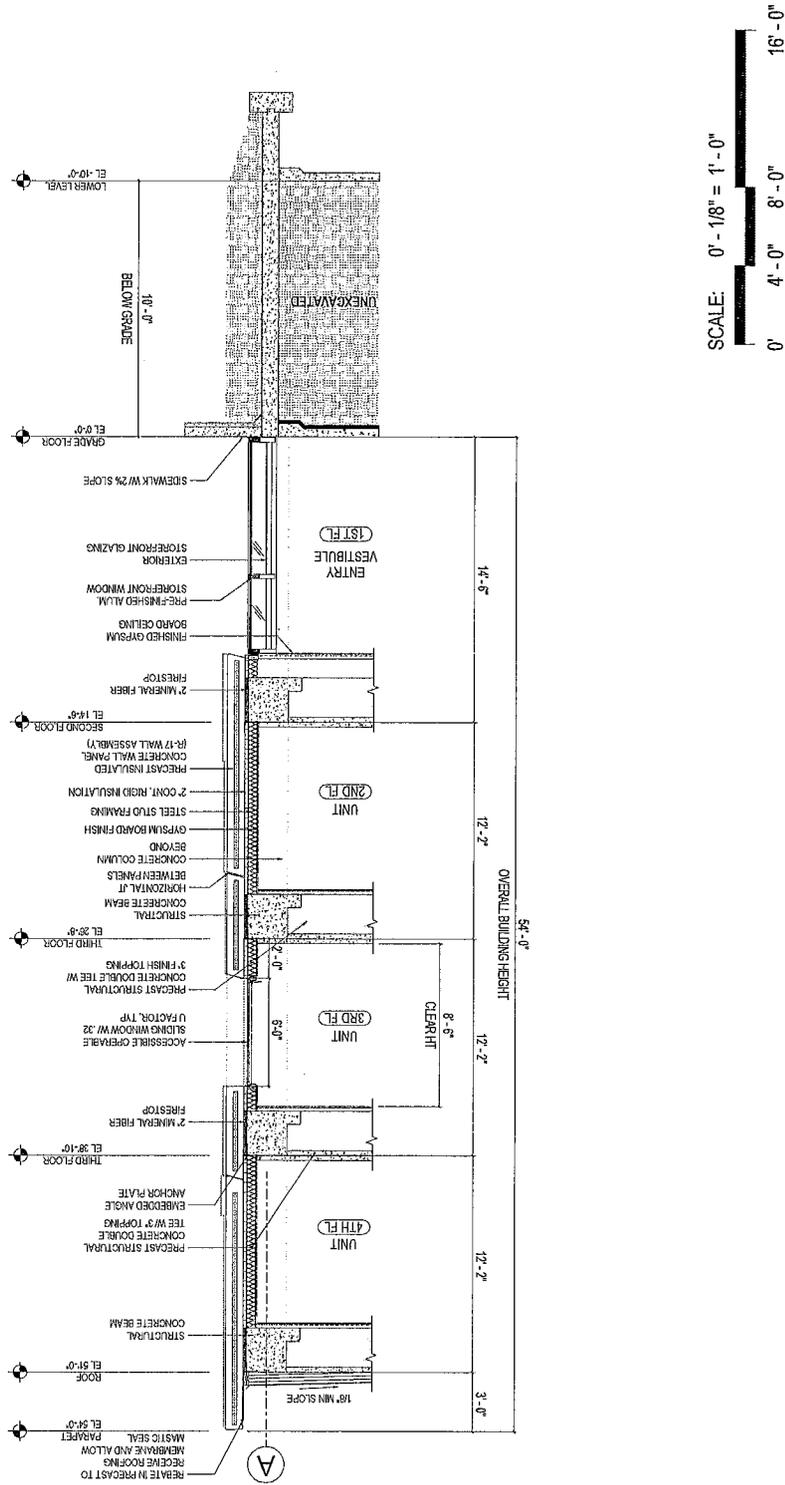
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UrbanWorks

UrbanWorks, LLC
Architecture
Interior
Planning
Chicago, IL 60603
T. 815.261.1205
urbanworksarchitecture.com



WALL SECTION

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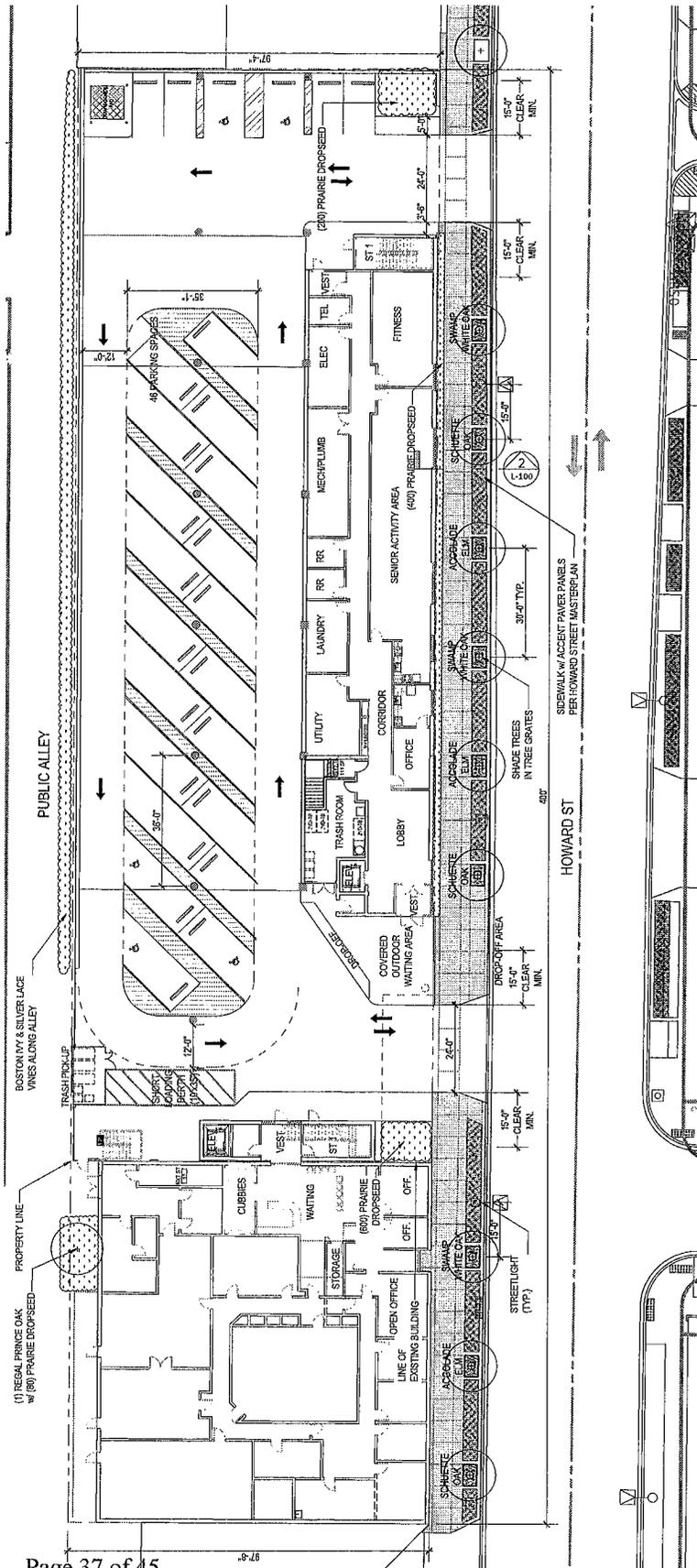
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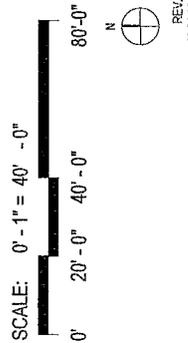
UrbanWorks, LLC
Architect
123 N. LaSalle Street
Chicago, IL 60603
312.241.1300
urbanworksllc.com

EXHIBIT C
Landscape Plans



PLANT SCHEDULE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING
STREET TREES					
3	Hybrid Elm	<i>Ulmus "Morton"</i>		2 1/2" BB	Per Plan
3	Schuetze Oak	<i>Quercus schuetzei</i>		2 1/2" BB	Per Plan
3	Swamp White Oak	<i>Quercus bicolor</i>		2 1/2" BB	Per Plan
SITE TREE					
1	Upright Oak	<i>Quercus "Regal Prince"</i>		4" BB	Per Plan
ORNAMENTAL GRASS					
1	400' Prairie Dropseed	<i>Sporobolus heterolepis</i>		Qt	12" o.c.
VINES					
100	Boston Ivy	<i>Parthenocissus tricuspidata</i>		1 Gallon	48" o.c.
100	Silver Lace Vine	<i>Fallopia auberti</i>		1 Gallon	48" o.c.

LANDSCAPE NARRATIVE:
 The streetscape elements will conform to the City of Evanston's streetscape standards for Howard Street and will be coordinated with the City's Howard Street Corridor Improvements Project currently under development. Tree varieties will include Swamp White Oak (*Quercus bicolor*) and Schuetze's Oak (*Quercus x schuetzei*) as a nod to the legacy of the Oakleaf Historic District where the project is located, an area once forested with oak trees, as well as *Accolade Elm*, (*Ulmus x Accolade*).
 Vines such as Boston Ivy (*Parthenocissus tricuspidata*), Silver Lace Vine (*Fallopium auberti*) and Fallopia auberti will be used to create a vine wall along the exterior right of way on both the north and south sides of the development. Vines offer seasonal interest at different times of the year.
 A green wall mounted along the perimeter of the amenity deck to provide a vegetative screen between the amenity deck and the apartment units will be in-built planters with decorative metal trellis panels to allow climbing vines to grow up the wall. Irrigation system will be implemented to maintain the vines.



VINES GREEN SCREEN			
100	Boston Ivy	<i>Parthenocissus tricuspidata</i>	1 Gallon 48" o.c.
100	Silver Lace Vine	<i>Fallopia auberti</i>	1 Gallon 48" o.c.

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 UrbanWorks
 1000 Lakeside Drive
 Evanston, IL 60201
 847.486.1100
 www.urbanworks.com