



AGENDA

Planning & Development Committee

Monday, January 13, 2020

**Lorraine H. Morton Civic Center, James C. Lytle City Council Chambers, Room 2800
6:45 PM**

Page

(I) CALL TO ORDER/DECLARATION OF A QUORUM - ALDERMAN SUFFREDIN

(II) APPROVAL OF MINUTES OF REGULAR MEETING MINUTES OF DECEMBER 9, 2019

PM1. Staff recommends approval of the Minutes of the December 9, 2019 Planning and Development Committee Meeting. 4 - 8

For Action

[Draft Planning & Development Committee Minutes - Dec 09 2019](#)

(III) PUBLIC COMMENT

(IV) ITEMS FOR CONSIDERATION

P1. Resolution 4-R-20 Authorizing the City of Evanston to Establish a Moratorium on Condominium Deconversions 9 - 11

Staff recommends City Council adoption of Resolution 4-R-20, "Authorizing the City of Evanston to Establish a Moratorium on Condominium Deconversions." The moratorium would be in place for a six (6) month period following adoption of Resolution 4-R-20.

For Action

[Resolution 4-R-20 Authorizing the City of Evanston to Establish a Moratorium on Condominium Deconversions](#)

P2. Ordinance 3-O-20 Granting Major Zoning Relief for Parking to Retain a Basement Dwelling Unit at 2008 Harrison St. 12 - 22

The Zoning Board of Appeals and staff recommend adoption of Ordinance 3-O-20, granting major zoning relief for 4 parking spaces where 7 parking spaces are required, to allow the retention of a basement dwelling unit in the R5 General Residential District and the oCSC Central Street Overlay District. The applicant has complied with all zoning requirements and meets all of the standards for major variations for this district.

For Introduction

[Ordinance 3-O-20 Granting Major Zoning Relief for Parking to Retain a Basement Dwelling Unit at 2008 Harrison St.](#)

P3. Ordinance 5-O-20 Granting a Special Use for a Commercial Indoor Recreation Facility, Born2Win, at 2510 Green Bay Rd. 23 - 32

The Zoning Board of Appeals and staff recommend adoption of Ordinance 5-O-20 granting special use approval for a Commercial Indoor Recreation facility, Born2Win, at 2510 Green Bay Rd. in the B1a Business District and oCSC Central Street Overlay District. The applicant has complied with all zoning requirements and meets all of the standards for a special use for this district.

For Introduction

[Ordinance 5-O-20 Granting a Special Use for a Commercial Indoor Recreation Facility, Born2Win, at 2510 Green Bay Rd.](#)

P4. Ordinance 6-O-20 Amending Title 6, Planned Development Setbacks in Residential Districts 33 - 49

Plan Commission and staff recommend a Zoning Ordinance Text Amendment to revise section 6-8-1-10 relating to limitations on site development allowances regarding setbacks for planned developments in Residential Zoning Districts.

For Introduction

[Ordinance 6-O-20 Amending Title 6, Planned Development Setbacks in Residential Districts](#)

P5. Ordinance 8-O-20 Planned Development, 999-1015 Howard Street 50 - 94

The Plan Commission and staff recommend adoption of Ordinance 8-O-20 for approval of a Special Use for a Planned Development in the B2 Business District to construct a 4-story, 73,017 square foot addition to the existing CJE Senior Life building. The addition includes 60 affordable dwelling units for residents (older adults, 62 years and older) and 55 parking spaces.

For Introduction

[Ordinance 8-O-20 Planned Development, 999-1015 Howard Street](#)

P6. Ordinance 2-O-20, Granting a Special Use for a Daycare Center - Child, Guidepost Montessori, at 1012-1014 Davis Street 95 - 107

The Zoning Board of Appeals and staff recommend adoption of Ordinance 2-O-20, granting special use approval for a Daycare Center - Child, Guidepost Montessori, at 1012-1014 Davis St. in the D2 Downtown Retail Core District. The applicant has complied with all zoning requirements and meets all of the standards for a special use for this district. **Alderman Wilson requests suspension of the rules for Introduction and Action at the January 13, 2020 City Council Meeting.**

For Introduction and Action

[Ordinance 2-O-20, Granting a Special Use for a Daycare Center - Child, Guidepost Montessori, at 1012-1014 Davis Street](#)

(V) ITEMS FOR DISCUSSION

(VI) ITEMS FOR COMMUNICATION

(VII) ADJOURNMENT



Planning & Development Committee

Monday, December 9, 2019 @ 6:45 PM

Lorraine H. Morton Civic Center, James C. Lytle City Council Chambers, Room 2800

**COMMITTEE MEMBER
PRESENT:**

Ann Rainey, 8th Ward Alderman, Eleanor Revelle, 7th Ward Alderman, Judy Fiske, 1st Ward Alderman, Thomas Suffredin, 6th Ward Alderman, Melissa Wynne, 3rd Ward Alderman, and Donald Wilson, 4th Ward Alderman

**COMMITTEE MEMBER
ABSENT:**

Robin Rue Simmons, 5th Ward Alderman

STAFF PRESENT:

Johanna Leonard, Director of Community Development, Lara Biggs, Bureau Chief - Capital Planning/City Engineer, Sarah Flax, Housing & Grants Administrator, Scott Mangum, Planning & Zoning Administrator, and Michelle Masoncup, Director

- I. **CALL TO ORDER/DECLARATION OF A QUORUM: ALDERMAN SUFFREDIN**
A quorum being present, Ald. Suffredin called the meeting to order at 7:50 pm.

- II. **APPROVAL OF MINUTES OF REGULAR MEETING MINUTES OF NOVEMBER 25, 2019**
 - A. Staff recommends approval of the Minutes of the Regular Planning and Development Committee Meeting of November 25, 2019.
For Action
Ald. Wynne moved approval of the minutes of the November 25, 2019 Planning and Development Committee meeting, seconded by Ald. Wilson. The Committee voted unanimously 6-0 to approve the minutes.

- III. **PUBLIC COMMENT**

Ben Schapiro spoke in support of the Accessory Dwelling Unit (ADU) Ordinance and suggested additional height.

Dick Co, president of Evanston Development Cooperative, spoke in support of the Accessory Dwelling Unit (ADU) Ordinance and suggested additional height to be more inclusive.

Kelsey Davies spoke in opposition to the St. Athanasius Special Use for additional parking

due to issues with traffic.

Betsy Baer spoke in opposition to the St. Athanasius Special Use for additional parking due to traffic and neighborhood character and suggested additional fencing.

Susan LeBailey spoke in opposition to the St. Athanasius Special Use for additional parking due to traffic.

Yvi Russel spoke in opposition to the request for alcohol at Northwestern special events.

Renetrice Price spoke requesting the reinstatement of Kevin Brown.

Pete Giangreco spoke in support of the Accessory Dwelling Unit (ADU) Ordinance and suggested additional height.

Willie Floyd spoke requesting the reinstatement of Kevin Brown.

Pat spoke requesting the reinstatement of Kevin Brown.

Mike Vasilko spoke regarding the procedural issues with the request for alcohol at Northwestern special events and Introduction and Action for items at P&D and spoke requesting the reinstatement of Kevin Brown and spoke regarding the Robert Crown Center.

IV. ITEMS FOR CONSIDERATION

P1. **Resolution 133-R-19, Approving a Re-subdivision of 2441 Ridge Avenue/840 Milburn Street**

Staff does not recommend adoption of Resolution 133-R-19 approving a re-subdivision of 2441 Ridge Avenue/840 Milburn Street.

For Action

In response to Ald. Revelle, Director Leonard stated the preference for a straight property line.

Moved by 1st Ward Alderman Judy Fiske
Seconded by 4th Ward Alderman Donald Wilson

Ayes: 8th Ward Alderman Ann Rainey, 7th Ward Alderman Eleanor Revelle, 1st Ward Alderman Judy Fiske, 6th Ward Alderman Thomas Suffredin, 3rd Ward Alderman Melissa Wynne, and 4th Ward Alderman Donald Wilson

Carried 6-0 on a recorded vote

P2. **Ordinance 166-O-19, Granting a Special Use for an Educational Institution - Private, and a Religious Institution, St. Athanasius School and Parish, to Expand Off-Street Parking in the R1 Single Family Residential District**

The Zoning Board of Appeals recommends denial and staff recommends adoption of Ordinance 166-O-19 granting special use approval for an Educational Institution - Private, and Religious Institution, St. Athanasius School and Parish, to expand off-street parking at 2503 Eastwood Ave./2510 Ashland Ave./1615 Lincoln St. in the R1 Single Family Residential District. The Zoning Board of Appeals found the proposal does not meet all of the Standards for a special use in this district, specifically, the proposed parking expansion would increase the negative cumulative impact on the surrounding residential neighborhood, and may interfere with or diminish the value of property in the neighborhood.

For Introduction

Ald. Revelle noted the balance needed between the institution and the fabric of the community stating the benefits would help create a better play area and improved parking area but there are remaining pickup and dropoff issues that are not resolved. Ald. Revelle suggested a new parking study to evaluate the previous circulation changes.

Ald. Revelle moved to table to February 10, 2020, for a traffic study to be conducted, seconded by Ald. Wilson.

Ald. Rainey raised concerns with the staff time needed for a traffic study.

Lara Biggs, City Engineer, noted the staff time required but stated that the traffic study could be conducted in house.

Moved by 7th Ward Alderman Eleanor Revelle
Seconded by 4th Ward Alderman Donald Wilson

Ayes: 7th Ward Alderman Eleanor Revelle, 4th Ward Alderman Donald Wilson, 8th Ward Alderman Ann Rainey, 1st Ward Alderman Judy Fiske, 6th Ward Alderman Thomas Suffredin, and 3rd Ward Alderman Melissa Wynne

Carried 6-0 on a recorded vote

P3. **Ordinance 171-O-19 Amending Title 6, Accessory Dwelling Unit Requirements and Qualifications**

Plan Commission and staff recommend City Council adoption of Ordinance 171-O-19, a Zoning Ordinance Text Amendment to revise the definition of coach house and regulations related to accessory dwelling units. Staff is requesting reconsideration of the height restriction proposed by Plan Commission which would require that an ADU be shorter than the primary residential structure as this could hinder the ability to expand affordable housing opportunities in an equitable manner.

For Introduction

Ald. Revelle recused herself due to a personal interest in the Evanston Development Cooperative.

Ald. Fiske noted points made by Mr. Giangreco during public comment regarding height.

Ald. Wilson moved to amend Ordinance 171-O-19 to revise height limitations, seconded by Rainey. The amendment was approved by a vote of 5-0.

Ald. Wilson moved approval of the Ordinance as amended, seconded by Ald. Wynne.

Moved by 4th Ward Alderman Donald Wilson
Seconded by 3rd Ward Alderman Melissa Wynne

Ayes: 8th Ward Alderman Ann Rainey, 1st Ward Alderman Judy Fiske, 6th Ward Alderman Thomas Suffredin, 3rd Ward Alderman Melissa Wynne, and 4th Ward Alderman Donald Wilson

Abstained: 7th Ward Alderman Eleanor Revelle

Carried 5-0 on a recorded vote

P4. **Ordinance 172-O-19 Extending the Time for the Applicant to Obtain a Building Permit for 1815 Ridge Avenue**

Staff recommends City Council adoption of Ordinance 172-O-19 to extend the time for commencement of construction of the Planned Development at 1815 Oak Avenue, originally approved on July 25, 2016. The Ordinance would grant an extension of thirty (30) days for foundation permit issuance and ninety (90) days from the date of foundation permit issuance for building permit issuance. *Due to the single City Council meeting in December, Alderman Braithwaite requests suspension of the rules for Introduction and Action at the December 9, 2019 City Council Meeting.*

For Introduction and Action

Moved by 6th Ward Alderman Thomas Suffredin
Seconded by 4th Ward Alderman Donald Wilson

Ayes: 8th Ward Alderman Ann Rainey, 7th Ward Alderman Eleanor Revelle, 1st Ward Alderman Judy Fiske, 6th Ward Alderman Thomas Suffredin, 3rd Ward Alderman Melissa Wynne, and 4th Ward Alderman Donald Wilson

Carried 6-0 on a recorded vote

P5. **Ordinance 173-O-19, Granting a Special Use for a Cannabis Dispensary at 1804 Maple Ave. in the RP Research Park District**

The Zoning Board of Appeals and staff recommend City Council adoption of Ordinance 173-O-19, granting special use approval for a Cannabis Dispensary at 1804 Maple Ave. in the RP Research Park District. The applicant has complied with all zoning requirements and meets all of the Standards for special use for this district. *Due to the single City Council meeting in December, Ald. Braithwaite requests suspension of the rules for Introduction and Action at the December 9, 2019 City Council Meeting.*

For Introduction and Action

Moved by 1st Ward Alderman Judy Fiske
Seconded by 4th Ward Alderman Donald Wilson

Ayes: 8th Ward Alderman Ann Rainey, 7th Ward Alderman Eleanor Revelle, 1st
Ward Alderman Judy Fiske, 6th Ward Alderman Thomas Suffredin, 3rd
Ward Alderman Melissa Wynne, and 4th Ward Alderman Donald Wilson

Carried 6-0 on a recorded vote

V. ITEMS FOR DISCUSSION

VI. ITEMS FOR COMMUNICATION

VII. ADJOURNMENT

Ald. Wilson moved to recommend adjournment of the meeting, seconded by Ald. Fiske. The meeting adjourned at 8:23 pm.



Memorandum

To: Honorable Mayor and Members of the City Council
CC: Members of the Planning and Development Committee
From: Johanna Leonard, Director of Community Development
CC: Michelle Masoncup, Corporation Counsel
Subject: Resolution 4-R-20 Authorizing the City of Evanston to Establish a
Moratorium on Condominium Deconversions
Date: January 13, 2020

Recommended Action:

Staff recommends City Council adoption of Resolution 4-R-20, "Authorizing the City of Evanston to Establish a Moratorium on Condominium Deconversions." The moratorium would be in place for a six (6) month period following adoption of Resolution 4-R-20.

Council Action:

For Action

Summary:

At the November 25, 2019 Planning & Development Committee meeting, the Committee discussed a reference regarding condominium deconversions and its impact on Evanston's available housing. After a discussion and hearing feedback from potential impacted residents, Alderman Ann Rainey made a reference to establish a moratorium on condominium deconversions. The moratorium would afford additional research and study of the current deconversion activity, local ordinances, and potential impact or changes that could take place to available housing in Evanston if deconversions continue as permitted by current law.

The attached resolution will establish a moratorium for six (6) months from the date of resolution adopted. This would place July 2020 as the expiration date for the moratorium.

Attachments:

[Resolution 4-R-20 Condo Deconversion Moratorium](#)

4-R-20

A RESOLUTION

**Authorizing the City of Evanston to Establish a Moratorium on
Condominium Deconversions**

WHEREAS, the lack of affordable housing is a significant obstacle to current residents in the City of Evanston; and

WHEREAS, a recent increase in condominium building deconversions into apartment rental units in the City of Evanston has led to the displacement of long term condominium owners; and

WHEREAS, oftentimes these displaced owners are elderly or financially challenged and find themselves unable to afford a rental unit in the neighborhood in which they owned a condominium; and

WHEREAS, it is necessary to give City officials an opportunity to examine the issue of condominium deconversions and resident displacement and potentially enact appropriate and permanent regulations to address issues that caused by a potential deconversions,

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

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

SECTION 2: The City of Evanston establishes a moratorium on condominium deconversions in the City of Evanston which will expire without further action by the City Council 6 months from the date of adoption.

SECTION 3: This resolution 4-R-20 shall be in full force and effect from and after the date of its passage and approval in the manner provided by law.

Attest:

Devon Reid, City Clerk

Adopted: _____, 2020

Stephen H. Hagerty, Mayor

Approved as to form:

Michelle L. Masoncup, Corporation
Counsel



Memorandum

To: Honorable Mayor and Members of the City Council
CC: Members of the Planning and Development Committee
From: Melissa Klotz, Zoning Administrator
CC: Johanna Leonard, Community Development Director; Scott Mangum, Planning and Zoning Manager
Subject: Ordinance 3-O-20 Granting Major Zoning Relief for Parking to Retain a Basement Dwelling Unit at 2008 Harrison St.
Date: January 13, 2020

Recommended Action:

The Zoning Board of Appeals and staff recommend adoption of Ordinance 3-O-20, granting major zoning relief for 4 parking spaces where 7 parking spaces are required, to allow the retention of a basement dwelling unit in the R5 General Residential District and the oCSC Central Street Overlay District. The applicant has complied with all zoning requirements and meets all of the standards for major variations for this district.

Council Action:

For Introduction

Summary:

The property was purchased by the current owner in 2010 as a 4-unit building. The owner, who occupies one of the units, was unaware that the basement dwelling unit was never permitted and is considered illegal. The basement dwelling unit has been occupied and used on and off over the last decade. The owner is now aware the basement unit is illegal and requests a parking variation in order to legalize the unit. The property otherwise complies with all other zoning requirements including density, and the basement unit complies with building codes. The property is located 25 feet from the TOD area that reduces parking requirements; if the property were within the TOD area, the property would be compliant with 4 on-site parking spaces for 4 total dwelling units (including the basement unit).

The existing three dwelling units, one 2-bedroom and two 3-bedroom dwellings, require 6 off-street parking spaces where 4 spaces are existing (3 in the detached garage and 1 in an open parking pad). The additional 1-bedroom basement dwelling unit, constructed under a previous kitchen remodel permit (by a previous owner) and discovered during a Property

Standards inspection, requires an additional off-street parking space and conformance with the parking regulations as outlined in Chapter 16, and summarized below:

- 2-bedroom units: 1.5 spaces per unit; $(1.5*1) = 1.5$
- 3-bedroom units: 2 spaces per unit; $(2*2) = 4$
- New (legal) basement dwelling, 1-bedroom: 1.25 spaces per unit; $(1.25*1) = 1.25$

Total required off-street parking spaces = 7 (rounded up from 6.75).

Based on the provided plat of survey, there is no compliant location for additional off-street parking. There is currently 4 parking spaces on-site, and there are typically 4 vehicles parked on the property. As such, the applicant seeks major zoning relief in order to continue to utilize the basement unit, which is occupied by the property owner's adult child with special needs.

Legislative History:

Zoning Board of Appeals - December 3, 2019: The ZBA found there will be no physical change to the property and no additional impact on surrounding properties, and therefore unanimously recommended approval of the zoning relief.

Attachments:

[Ordinance 3-O-20 Granting Major Zoning Relief for Parking at 2008 Harrison St.](#)
[Findings for Major Variation for 2008 Harrison St](#)
[ZBA Meeting Minutes Excerpt - December 3, 2019](#)

3-O-20

AN ORDINANCE

**Granting A Major Zoning Variation for Off-Street Parking in the R5
General Residential District and oCSC Central Street Corridor Overlay
District
(2008 Harrison Street)**

WHEREAS, the Zoning Board of Appeals (“ZBA”) met on December 3, 2019, pursuant to proper notice, to consider case no. 19ZMJV-0095, an application filed by John Fell, owner of the property legally described in Exhibit A, attached hereto and incorporated herein by reference, commonly known as 2008 Harrison Street (the “Subject Property”) and located in the R5 General Residential District and the oCSC Central Street Corridor Overlay District, seeking approval of a major zoning variation from Table 16B of Section 6-16-2 of the Evanston City Code, 2012, as amended (“the Zoning Code”), to permit four (4) off-street parking spaces where seven (7) off-street parking spaces are required on the Subject Property; and

WHEREAS, the ZBA, after hearing testimony and receiving other evidence, made a written record and written findings that the application met the standards for Major Variations set forth in Subsection 6-3-8-12(E) of the Zoning Code and recommended City Council approval thereof; and

WHEREAS, at its meeting of January 13, 2020, the Planning and Development Committee of the City Council (“P&D Committee”) received input from the public, carefully considered the ZBA’s record and findings and recommended the City Council approve the Major Variation, as requested; and

WHEREAS, at its meetings of January 13, 2020 and January 27, 2020, the City Council considered the ZBA's and P&D Committee's records, findings, and recommendations, and adopted the recommendation of the P&D Committee,

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

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

SECTION 2: The City Council hereby adopts the P&D Committee's records, findings, and recommendations, and hereby approves, pursuant to Subsection 6-3-8-10(D) of the Zoning Code, the Major Variation on the Subject Property applied for in case no. 19ZMJV-0095 and described hereinabove.

SECTION 3: The Major Variation approved hereby is as follows:

- A.** To permit the property owner to provide four (4) off-street parking spaces where seven (7) parking spaces are required by Table 16B of Section 6-16-2 of the Zoning Code.

SECTION 4: Pursuant to Subsection 6-3-8-14 of the Code, the City Council hereby imposes the following conditions on the Major Variation granted hereby, violation of any of which shall constitute grounds for penalties or revocation thereof pursuant to Subsections 6-3-10-5 and 6-3-10-6 of the Zoning Code:

- (A) Compliance with Requirements:** The Applicant shall develop and use the Subject Property in substantial compliance with all applicable legislation, with the testimony and representations of the Applicant to the ZBA, the P&D Committee, and the City Council, and the approved plans and documents on file in this case.
- (B) Recordation:** 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.

SECTION 5: When necessary to effectuate the terms, conditions, and purposes of this ordinance, “Applicant” shall be read as “Applicant’s agents, assigns, and successors in interest.”

SECTION 5: This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

SECTION 6: Except as otherwise provided for in this ordinance, all applicable regulations of the Zoning Code 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.

SECTION 7: This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

SECTION 8: All ordinances or parts of ordinances in conflict herewith 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 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.

3-O-20

Introduced: _____, 2020

Approved:

Adopted: _____, 2020

_____, 2020

Stephen H. Hagerty, Mayor

Attest:

Approved as to form:

Devon Reid, City Clerk

Michelle L. Masoncup, Corporation
Counsel

EXHIBIT A

LEGAL DESCRIPTION

Lot 15 in Block 17 in North Evanston in part of Quilmette Reservation in Section 12, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PINs: 10-12-108-015-0000

COMMONLY KNOWN AS: 2008 Harrison Street, Evanston, Illinois.



FINDINGS FOR STANDARDS OF VARIATIONS

In the case of

Case Number: 19ZMJV-0095
Address or Location: 2008 Harrison St.
Applicant: John Fell, property owner
Proposed Zoning Relief: 4 parking spaces where 7 parking spaces are required, to legalize a basement dwelling unit for 4 total dwelling units on the property

After conducting a public hearing on December 3, 2019, the Zoning Board of Appeals makes the following findings of fact, based upon the standards for major variances specified in Section 6-3-8-12 of the City Code:

<u>Standard</u>	<u>Finding</u>
(A) The requested variation will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties;	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Not Met 5-0
(B) The requested variation is in keeping with the intent of the zoning ordinance;	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Not Met 5-0
(C) The alleged hardship or practical difficulty is peculiar to the property;	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Not Met 5-0
(D) The property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out;	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Not Met 5-0
(E) The purpose of the variation is not based exclusively upon a desire to extract additional income from the property; or there is a public benefit;	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Not Met 5-0

(F) The alleged difficulty or hardship has not been created by any person having an interest in the property;	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Not Met 5-0
(G) The requested variation is limited to the minimum change necessary to alleviate the particular hardship or practical difficulty which affects the property;	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Not Met 5-0

and, based upon these findings, and upon a vote of

5 in favor & against

recommends to the City Council

X approval

denial

Attending:

Vote:

	<i>Aye</i>	<i>No</i>
<u> </u> Violetta Cullen	<u> </u>	<u> </u>
<u> X </u> Jill Zordan	<u> X </u>	<u> </u>
<u> </u> Lisa Dziekan	<u> </u>	<u> </u>
<u> X </u> Kiril Mirintchev	<u> X </u>	<u> </u>
<u> X </u> Max Puchtel	<u> X </u>	<u> </u>
<u> X </u> Myrna Arevalo	<u> X </u>	<u> </u>
<u> X </u> Mary McAuley	<u> X </u>	<u> </u>



DRAFT NOT APPROVED

MEETING MINUTES EXCERPT

ZONING BOARD OF APPEALS

Tuesday, December 3, 2019

7:00 PM

Civic Center, 2100 Ridge Avenue, Council Chambers

Members Present: Myrna Arevalo, Max Puchtel, Mary McAuley, Kiril Mirintchev, Jill Zordan

Members Absent: Violetta Cullen, Lisa Dziekan

Staff Present: Melissa Klotz, Cade Sterling

Presiding Member: Myrna Arevalo

New Business

2008 Harrison St.

19ZMJV-0095

John Fell, property owner, applies for major zoning relief to permit use of a non-conforming dwelling unit in the R5 General Residential District and oCSC Central Street Corridor Overlay District. The owner requests providing four (4) off-street parking spaces where seven (7) are required (Zoning Code Section 6-16-2 Table 16B). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

Ms. Klotz read the case into the record.

The applicant explained the proposal:

- Property was purchased in 2010 with 4 dwelling units and owner was unaware the basement unit was illegal.
- 7 total parking spaces are required for the 4 dwelling units. There are 4 parking spaces on the property (as recognized by the City) but 5 vehicles can fit.
- It would be a major inconvenience to remove the existing basement unit.
- Basement unit is currently being used by the applicant's adult child with special needs.
- Property is adjacent to a TOD area where the parking requirement is reduced, and if the property were within the TOD area, the parking variation would not be needed.
- Basement unit was remodeled with permits in 2010 and the City did not state at that point the unit was illegal. If known, it would not have been remodeled.
- There are typically 4 vehicles parked at the property (2 from the owner and 2 from the other tenants), but occasionally there are 5.

Mr. Mirintchev agreed the parking pad can fit 2 vehicles, and stated the proposal makes sense given the situation and that there will be no physical change.

Page 1 of 2
Zoning Board of Appeals

Deliberation:

ZBA Members agreed the owner is legalizing something that he was previously unaware was an issue, and there will be no physical change to the property or how it has been used so the request makes sense.

Standards:

1. Yes
2. Yes
3. Yes
4. Yes
5. Yes
6. Yes
7. Yes

Ms. McAuley motioned to recommend approval, which was seconded by Mr. Mirintchev and unanimously recommended for approval.



Memorandum

To: Honorable Mayor and Members of the City Council
CC: Members of the Planning and Development Committee
From: Melissa Klotz, Zoning Administrator
CC: Johanna Leonard, Community Development Director; Scott Mangum, Planning and Zoning Manager
Subject: Ordinance 5-O-20 Granting a Special Use for a Commercial Indoor Recreation Facility, Born2Win, at 2510 Green Bay Rd.
Date: January 13, 2020

Recommended Action:

The Zoning Board of Appeals and staff recommend adoption of Ordinance 5-O-20 granting special use approval for a Commercial Indoor Recreation facility, Born2Win, at 2510 Green Bay Rd. in the B1a Business District and oCSC Central Street Overlay District. The applicant has complied with all zoning requirements and meets all of the standards for a special use for this district.

Council Action:

For Introduction

Summary:

The applicant currently operates Born2Win as a Retail Services Establishment that provides small one-on-one training sessions to clients. Due to market demand, the applicant proposes to increase the intensity of their program offerings by adding classes and group training sessions, which requires a special use for Commercial Indoor Recreation.

The business will operate seven days a week between 5:00am and 5:00pm for group classes, and by appointment for one-on-one sessions with a personal trainer. The business currently operates with five trainers. Born2Win serves a local clientele, most of whom walk or bike to the facility. As membership grows, Born2Win may utilize some of the property's 10 parking spaces (including one ADA space) that front Green Bay Road. Other tenants in the building have no need for this parking during early morning peak periods (5am to 7am). Weekend users who drive will be directed to use readily available commuter parking located on Poplar Avenue. Employee parking is located at 2014-2016 Central St. which is owned by the same property owner and features additional parking if needed. Loud music will be effectively abated by an existing floor to ceiling "sound-proof" barrier. Deliveries are not

expected but if necessary, will be arranged during off-peak hours to avoid traffic congestion. There are no changes to the exterior façade or existing interior buildout. The building features four ADA bathrooms. City staff is not aware of any objections to the proposal.

Legislative History:

Zoning Board of Appeals - On December 3, 2019, the ZBA found the proposed special use to be compatible with the surrounding uses and properties, and unanimously recommended approval with the condition the special use is re-reviewed by the DAPR Committee one year after approval in case issues arise such as inadequate parking.

Attachments:

[Ordinance 5-O-20 Granting a Special Use for Commercial Indoor Recreation at 2510 Green Bay Rd](#)

[Findings For Special Use for 2510 Green Bay Rd](#)

[ZBA Meeting Minutes Excerpt - December 3, 2019](#)

5-O-20

AN ORDINANCE

Granting a Special Use Permit for a Commercial Indoor Recreation Facility Located at 2510 Green Bay Road in the B1a Business District and oCSC Central Street Overlay District (“Born2Win”)

WHEREAS, the Zoning Board of Appeals (“ZBA”) met on December 3, 2019, pursuant to proper notice, to consider case no. 19ZMJV-0100, an application filed by Jaison Victor, (the “Applicant”), potential lessee of the property legally described in Exhibit A, attached hereto and incorporated herein by reference, commonly known as 2510 Green Bay Road (the “Subject Property”) and located in the B1a Business District and oCSC Central Street Overlay District, for a Special Use Permit to establish, pursuant to Subsections 6-9-5-3 and 6-15-14-7 of the Evanston City Code, 2012, as amended (“the Zoning Ordinance”), a Commercial Indoor Recreation Facility, on the Subject Property; and

WHEREAS, the ZBA, after hearing testimony and receiving other evidence, made a written record and written findings that the application for a Special Use Permit for a Commercial Indoor Recreation Facility met the standards for Special Uses in Section 6-3-5-10 of the Zoning Ordinance and recommended City Council approval thereof; and

WHEREAS, at its meeting of January 13, 2020, the Planning and Development Committee of the City Council (“P&D Committee”) considered the ZBA’s record and findings and recommended the City Council accept the ZBA’s recommendation and approve the application in case no. 19ZMJV-0100; and

WHEREAS, at its meetings of January 13, 2020 and January 27, 2020, the City Council considered and adopted the respective records, findings, and recommendations of the ZBA and P&D Committee, as amended,

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

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

SECTION 2: The City Council hereby approves the Special Use Permit for a Commercial Indoor Recreation Facility on the Subject Property as applied for in case no. 19ZMJV-0100.

SECTION 3: Pursuant to Subsection 6-3-5-12 of the Zoning Ordinance, the City Council hereby imposes the following conditions on the Applicant's Special Use Permit, violation of any of which shall constitute grounds for penalties or revocation of said 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 use the Subject Property in substantial compliance with: all applicable legislation; the Applicant's testimony and representations to the ZBA, the P&D Committee, and the City Council; and the approved plans and documents on file in this case.
- B. Review:** The special use shall be re-reviewed by the Design & Project Review (DAPR) Committee one year after the initial approval.
- C. Recordation:** Before it may operate the Special Use authorized by the terms of this ordinance, the Applicant shall record, at its cost, a certified copy of this ordinance with the Cook County Recorder of Deeds.

SECTION 4: When necessary to effectuate the terms, conditions, and purposes of this ordinance, "Applicant" shall be read as "Applicant's agents, assigns, and successors in interest."

SECTION 5: This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

SECTION 6: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 7: 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 8: The findings and recitals contained herein are 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: _____, 2020

Approved:

Adopted: _____, 2020

_____, 2020

Stephen H. Hagerty, Mayor

Attest:

Approved as to form:

Devon Reid, City Clerk

Michelle L. Masoncup, Corporation Counsel

EXHIBIT A

LEGAL DESCRIPTION

Lots 7 and 8 in Block 16 in North Evanston, in Section 12, Township 41 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

PINS: 10-12-200-016-0000

COMMONLY KNOWN AS: 2510 Green Bay Road, Evanston, Illinois



FINDINGS

FOR STANDARDS OF
SPECIAL USE PERMITS

In the case of

Case Number: 19ZMJV-0100
Address or Location: 2510 Green Bay Rd.
Applicant: Jaison Victor, applicant
Proposed Special Use: Commercial Indoor Recreation, Born2Win

After conducting a public hearing on December 3, 2019, the Zoning Board of Appeals makes the following findings of fact, reflected in the audio-visual recording of the hearings, based upon the standards for special uses specified in Section 6-3-5-10 of the Zoning Ordinance:

<u>Standard</u>	<u>Finding</u>
(A) It is one of the special uses specifically listed in the zoning ordinance;	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Not Met Vote 5-0
(B) It is in keeping with purposes and policies of the adopted comprehensive general plan and the zoning ordinance as amended from time to time;	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Not Met Vote 5-0
(C) 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;	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Not Met Vote 5-0
(D) It does not interfere with or diminish the value of property in the neighborhood;	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Not Met Vote 5-0

PLANNING AND ZONING DIVISION
 Community Development Department
 2100 Ridge Ave., Rm. 3202 Evanston, IL 60201

☎ 847-448-8230

✉ zoning@cityofevanston.org
 🌐 www.cityofevanston.org/zoning

(E) It can be adequately served by public facilities and services	<u> X </u> Met <u> </u> Not Met Vote 5-0
(F) It does not cause undue traffic congestion;	<u> X </u> Met <u> </u> Not Met Vote 5-0
(G) It preserves significant historical and architectural resources;	<u> X </u> Met <u> </u> Not Met Vote 5-0
(H) It preserves significant natural and environmental features; and	<u> X </u> Met <u> </u> Not Met Vote 5-0
(I) 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.	<u> X </u> Met <u> </u> Not Met Vote 5-0

and, based upon these findings, and upon a vote

 5 in favor & 0 against

Recommends to the City Council

- approval without conditions
 denial of the proposed special use
 X approval with conditions *specifically*:

1. Re-review by DAPR is required one year after special use approval.

<i>Attending:</i>	<i>Vote:</i>
	<i>Aye</i> <i>No</i>
<u> X </u> Max Puchtel	<u> X </u> <u> </u>
<u> X </u> Myrna Arevalo	<u> X </u> <u> </u>
<u> X </u> Jill Zordan	<u> X </u> <u> </u>
<u> </u> Violetta Cullen	<u> </u> <u> </u>
<u> </u> Lisa Dziekan	<u> </u> <u> </u>
<u> X </u> Mary McAuley	<u> X </u> <u> </u>
<u> X </u> Kiril Mirintchev	<u> X </u> <u> </u>



DRAFT NOT APPROVED

MEETING MINUTES EXCERPT

ZONING BOARD OF APPEALS

Tuesday, December 3, 2019

7:00 PM

Civic Center, 2100 Ridge Avenue, Council Chambers

Members Present: Myrna Arevalo, Max Puchtel, Mary McAuley, Kiril Mirintchev, Jill Zordan

Members Absent: Violetta Cullen, Lisa Dziekan

Staff Present: Melissa Klotz, Cade Sterling

Presiding Member: Myrna Arevalo

Declaration of Quorum

With a quorum present, Chair Pro Tem Arevalo called the meeting to order at 7:00 p.m.

2510 Green Bay Rd.

19ZMJV-0100

Jaison Victor, applicant, submits for a special use for, Indoor Commercial Recreation, Born2Win, in the B1a Business District (Zoning Code Section 6-9-5-2) and oCSC Central Street Corridor Overlay District (Zoning Code Section 6-15-13-7.5). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

Ms. Klotz read the case into the record.

Charles Happ, property owner, explained the proposal:

- Currently operate one-on-one personal training in the space.
- Typical workout is a 45 minute exercise program (boxing, etc.).
- Trainers are certified in their expertise.
- There are 13 additional parking spaces at 2016 Central St owned by same property owner available for use.
- There are 10 parking spaces on-site at 2510 Green Bay Rd. for all of the businesses at 2510 Green Bay Rd. to use.
- Most clients do not drive to the facility – they typically walk or bike there.
- There have not been parking problems with the different uses that are already operating in the building.
- There will be a maximum of 4 employees for Born2Win working at one time.
- Hours of operation are 5am - 1pm (closes before Lock Chicago opens so parking is not an issue).
- No special events are anticipated but there could be individual training outside of regular hours.
- Other businesses in the building include a variety of office users.
- Center area of the building is a shared reception area with couches.

Page 1 of 2
Zoning Board of Appeals

- Workout space is soundproofed – music is played during workouts and it cannot be heard by the office tenants.

Ms. McAuley asked about the DAPR condition for re-review in one year, and the property owner stated Born2Win has a 3 year lease. Ms. Klotz clarified the DAPR Committee requested this re-review so that if there are issues with things such as loud music or parking that negatively impacts the adjacent residences, DAPR can review and require additional accommodation such as more soundproofing or more parking off-site, and the owner would either need to make those changes or end the lease and use.

Deliberation:

ZBA Members found the proposal, including a one year re-review by DAPR, makes sense at the property.

Standards:

1. Yes
2. Yes
3. Yes
4. Yes
5. Yes
6. Yes
7. Yes
8. Yes
9. Yes

Ms. Zordan motioned to recommend approval of the request, which was seconded by Ms. McAuley and unanimously recommended for approval with the following condition:

1. Re-review by DAPR is required one year after special use approval.

Adjourned 9:27pm



Memorandum

To: Honorable Mayor and Members of the City Council
CC: Members of the Planning and Development Committee
From: Meagan Jones, Neighborhood and Land Use Planner
CC: Johanna Leonard, Community Development Director; Scott Mangum, Planning and Zoning Manager
Subject: Ordinance 6-O-20 Amending Title 6, Planned Development Setbacks in Residential Districts
Date: January 13, 2020

Recommended Action:

Plan Commission and Staff recommend a Zoning Ordinance Text Amendment to revise section 6-8-1-10 relating to limitations on site development allowances regarding setbacks for planned developments in Residential Zoning Districts.

Council Action:

For Introduction

Summary:

Thomas Meador, applicant, requests consideration of a text amendment to the Zoning Ordinance to revise section 6-8-1-10 relating to limitations of site development allowances regarding setbacks for planned developments in Residential Zoning Districts. The applicant has submitted this request because the proposed change would assist a proposed planned development at 1555 Ridge Avenue, also proposed by the applicant.

Within the City's Zoning Ordinance, each chapter (residential, commercial, downtown, etc.) includes a section specifically designated to provide general regulations for planned developments. This section is largely similar for each classification in describing minimum planned development thresholds and site controls and standards but varies more greatly with regards to possible site development allowances.

Per section 6-3-6-5 of the City's Zoning Ordinance (Site Development Allowances), planned developments may be granted site development allowances subject to specific standards and limitations established for planned developments in each zoning district. These development allowances are relative to the following features affecting bulk and density:

- (A) Floor Area Ratio: The overall floor area ratio of a planned development may exceed the maximum floor area ratio otherwise permitted in the zoning district.
- (B) Height: The maximum height permitted in the zoning districts may be increased in connection with a planned development.
- (C) Location And Placement Of Buildings: The location and placement of buildings may vary from the requirements of the underlying regulations, provided, however, that such allowances are in harmony with surrounding development.
- (D) Off Street Parking And Loading: The number and location of off street parking and loading may vary from the requirements of this Ordinance.
- (E) Number Of Dwelling Units: Increases may be granted in the number of dwelling units per lot area over that otherwise permitted in the underlying zoning district as an incentive for providing the benefits of a planned development.
- (F) Building Lot Coverage: Increase may be granted in the maximum building lot coverage over that otherwise permitted in the underlying zoning district as an incentive for providing the benefits of a planned development.
- (G) Impervious Surface Coverage: Increase may be granted in the maximum allowed impervious surface coverage over that otherwise permitted in the underlying zoning district as an incentive for providing the benefits of a planned development.

Planned developments located within residentially zoned districts are subject to the general requirements of Section 6-8-1-10. - *Planned Developments* (attached). The regulations listed within that section for site development allowances are listed below.

6-8-1-10. – PLANNED DEVELOPMENTS.

(C) *Development Allowances:* As provided in Section 6-3-6, "Planned Developments," the Plan Commission may recommend approval of, and the City Council may grant, site development allowances for planned developments established in the residential districts. These allowances shall be limited as follows:

1. The maximum height increase over that otherwise permitted in the residential districts shall be no more than twelve (12) feet.
2. The maximum increase in the number of dwelling units, over that otherwise permitted in the residential districts, shall be:

(a) R1	None.
(b) R2	None.
(c) R3	None.
(d) R4	Twenty-five percent (25%).
(e) R5	Twenty-five percent (25%).
(f) R6	Twenty-five percent (25%).

3. The location and placement of buildings may vary from that otherwise permitted in the residential districts; however, at no time shall any dwelling be closer than fifteen (15) feet from any street or development boundary line. Further, the minimum spacing between any two (2) residential buildings within the planned development shall be twelve (12) feet.
4. The maximum increase in building lot coverage, including accessory structures over that otherwise permitted in the residential districts shall be as follows:

(a) R1	Ten percent (10%).
(b) R2	Ten percent (10%).
(c) R3	Ten percent (10%).
(d) R4	Fifteen percent (15%).
(e) R5	Fifteen percent (15%).
(f) R6	Twenty percent (20%).

The setback requirement specified in number 3 of this subsection applies only to the actual dwelling units within a development. Other portions of a building, such as enclosed parking, lobby space, or resident amenity spaces, must only meet the setback requirements for the underlying zoning district, not the 15 feet stated within this subsection.

There are similar setback requirements from residential districts within other zoning classifications' planned development regulations. For example, planned developments within business districts must provide a 5 ft. interior side yard setback when abutting residential districts (10 ft. for rear yard setback); planned developments within commercial districts must have a 10 ft. setback from any lot line abutting a residential district. These setbacks increase for zoning districts with more intense uses such as transitional manufacturing or industrial districts. Planned Developments located within downtown districts vary depending on the individual district but range from no side yard setback and 15 ft. rear yard setbacks when abutting residential districts (D4), to a 15 ft. setback from all lot lines abutting residential districts (D3).

The applicant of the text amendment request that is affected by the setback requirements for dwelling units is a proposed planned development at 1555 Ridge Avenue to construct a 5-story, 68 unit residential building. This proposed Planned Development is currently undergoing staff review and is anticipated to proceed through the Planned Development process during the winter of 2020; however, the current design is dependent on the ability to seek relief from this setback requirement.

Proposal Overview

Staff is recommending that the reference remain but be clearly described as an eligible development allowance. Specifically, the zoning ordinance would be amended as described below:

6-8-1-10. – PLANNED DEVELOPMENTS.

...

(C) *Development Allowances:* As provided in [Section 6-3-6](#), "Planned Developments," the Plan Commission may recommend approval of, and the City Council may grant, site development allowances for planned developments established in the residential districts. These allowances shall be limited as follows:

...

3. The location and placement of buildings may vary from that otherwise permitted in the residential districts, however, at no time shall any dwelling be closer than fifteen (15) feet from any street or development boundary line, unless otherwise approved as a site development allowance by the City Council. Further, the minimum spacing between any two (2) residential buildings within the planned development shall be twelve (12) feet.

This proposed amendment would still provide for the 15-foot setback requirement for dwelling units but would enable staff, the Commission and Council to consider reductions in that setback requirement where it would make sense. Considerations such as the bulk of the proposed building, building height, proximity to adjacent buildings or structures, how site circulation may be affected and neighborhood context could be taken into account when determining if a reduction in those setbacks would be acceptable for a development.

Staff reviewed past developments approved by City Council and constructed and found that interpretation of the 15 foot setback requirement for dwelling units has varied. For example, relief from that requirement was considered to be exceeding the maximum site development allowance and granted by a super-majority vote of the City Council for the Reserve (1930 Ridge Ave) and Church Street Village (1613 Church St) planned developments. In other planned developments, relief appeared to have been granted from the requirements described in that section in the form of a site development allowance (1511 Monroe St) and also following underlying zoning regulations (1228 Emerson St.). More recently the Community Development and Law Departments have determined that developments have not been eligible to request relief from the minimum setback. The proposed amendment would provide clarity.

The proposed Zoning Ordinance Text Amendment to revise section 6-8-1-10 relating to limitations on site development allowances regarding setbacks for planned developments in Residential Zoning Districts meets the standards for approval of amendments per Section 6-3-4-5 of the City Code. The proposal is consistent with the goal of the Comprehensive Plan to maintain the appealing character of Evanston's neighborhoods while guiding their change. Care would need to be taken that there is some setback provided and open space considered where possible on a case-by-case basis.

There are a number of existing multi-family residential buildings with setbacks that are less than 15 feet, some of which can be seen in the area surrounding downtown. Maintaining the additional review of the Special Use process for planned developments and considering the

bulk of the proposed building, proposed building height, proximity to adjacent buildings or structures and neighborhood context would help ensure that any possible negative effect on other properties is mitigated. As well, as a site development allowance, impacts could be balanced by public benefits provided by the planned development.

Legislative History:

December 11, 2019 – The Plan Commission voted, 4-0, to recommend approval of the proposed text amendment as presented by staff. [Plan Commission Packet from December 11, 2019](#)

Attachments:

[Ordinance 6-O-20 Amending Subsection 6-8-1-10 Planned Developments](#)

[Full Section 6-8-1-10 - Regulations for Planned Development in Residential Districts](#)

[Draft 12.11.19 Plan Commission Meeting Minutes Excerpt](#)

6-O-20

AN ORDINANCE

Amending Subsection 6-9-1-10, Planned Developments

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

SECTION 1: City Code Subsection 6-8-1-10, “Planned Developments”, of the Evanston City Code of 2012, as amended, is hereby further amended to read as follows:

6-8-1-10. – PLANNED DEVELOPMENTS.

(C) *Development Allowances:* As provided in Section 6-3-6, “Planned Developments,” the Plan Commission may recommend approval of, and the City Council may grant, site development allowances for planned developments established in the residential districts. These allowances shall be limited as follows:

1. The maximum height increase over that otherwise permitted in the residential districts shall be no more than twelve (12) feet.
2. The maximum increase in the number of dwelling units, over that otherwise permitted in the residential districts, shall be:

(a) R1	None.
(b) R2	None.
(c) R3	None.
(d) R4	Twenty-five percent (25%).
(e)	Twenty-five percent (25%).

R5	
(f) R6	Twenty-five percent (25%).

3. The location and placement of buildings may vary from that otherwise permitted in the residential districts, however, at no time shall any dwelling be closer than fifteen (15) feet from any street or development boundary line, unless otherwise approved as a site development allowance by the City Council. Further, the minimum spacing between any two (2) residential buildings within the planned development shall be twelve (12) feet.
4. The maximum increase in building lot coverage, including accessory structures over that otherwise permitted in the residential districts shall be as follows:

(a) R1	Ten percent (10%).
(b) R2	Ten percent (10%).
(c) R3	Ten percent (10%).
(d) R4	Fifteen percent (15%).
(e) R5	Fifteen percent (15%).
(f) R6	Twenty percent (20%).

SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: If any provision of this ordinance or application thereof to any person or circumstance is held 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 4: Ordinance 6-O-20 shall be in full force and effect after its passage and approval.

SECTION 5: The findings and recitals contained herein are 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: _____, 2020

Approved:

Adopted: _____, 2020

_____, 2020

Stephen H. Hagerty, Mayor

Attest:

Approved as to form:

Devon Reid, City Clerk

Michelle L. Masoncup, Corporation
Counsel

6-8-1-10. - PLANNED DEVELOPMENTS.

In addition to the general requirements for planned developments set forth in Section 6-3-6, "Planned Developments," the Plan Commission shall not recommend approval of, nor shall the City Council adopt a planned development in the residential districts unless they shall determine, based on written findings of fact, that the planned development adheres to the standards set forth herein.

(A) *General Conditions:*

1. Each planned development shall be compatible with surrounding development and not be of such a nature in height, bulk, or scale as to exercise any influence contrary to the purpose and intent of the Zoning Ordinance as set forth in Section 6-1-2, "Purpose and Intent."

If the proposed planned development is for a property listed as an Evanston landmark, or for property located within an historic district listed on the National Register of Historic Places or for property located within a historic district so designated by the Evanston Preservation Commission, the planned development shall be compatible with the "Secretary of the Interior's Standards for Rehabilitation" as set forth in the National Historic Preservation Act of 1966, as amended.
2. Each planned development shall be compatible with and implement the adopted Comprehensive General Plan, as amended, any adopted land use or urban design plan specific to the area, this Zoning Ordinance, and any other pertinent City planning and development policies, particularly in terms of:
 - (a) Land use.
 - (b) Land use intensity.
 - (c) Housing.
 - (d) Preservation.
 - (e) Environmental.
 - (f) Traffic impact and parking.
 - (g) Impact on schools, public services and facilities.
 - (h) Essential character of the neighborhood.
 - (i) Neighborhood planning.
 - (j) Conservation of the taxable value of land and buildings throughout the City and retention of taxable land on tax rolls.
3. Each planned development shall be completed within two (2) years of the issuance of the special use permit for the planned development. If extensive or staged development is approved as part of the planned development however, the two (2) year requirement may be extended to provide for a more reasonable time schedule. The expanded time schedule shall be adopted as part of the planned development and so noted on the special use permit for a planned development.
4. No special use permit for a planned development shall be valid for a period longer than one (1) year unless a building permit is issued and construction is actually begun within that period and is diligently pursued to completion. The City Council may, however, for good cause shown, extend the one (1) year period for such time as it shall determine, without further hearing before the Plan Commission. The City Council may, at its sole discretion, place conditions on the extension in order to assure that the planned development is diligently pursued to its completion.

5. All landscaping treatment within the planned development shall be provided in accordance with the requirements set forth in Chapter 17, "Landscaping and Screening," and shown on the required landscape plan submitted as part of the planned development application.

(B) *Site Controls and Standards:* The following site controls and standards are established to provide a regulatory framework that will promote excellence in site design. Their establishment is not intended to restrict or inhibit the Design and Project Review Committee or the applicant from applying other site design principles and standards that may be applicable to the planned development being proposed and that may be found in the City's Manual of Design Guidelines or in common use by design professionals.

1. The minimum area for a planned development established in the residential districts shall be as follows:

(a) R1	Fourteen thousand four hundred (14,400) square feet.
(b) R2	Ten thousand (10,000) square feet.
(c) R3	Ten thousand (10,000) square feet.
(d) R4	Eight thousand (8,000) square feet.
(e) R5	Eight thousand (8,000) square feet.
(f) R6	Eight thousand (8,000) square feet.

For planned developments established in the R1 district the minimum ground floor area for new construction shall be as follows:

(g)	New construction one-story dwelling units shall have a minimum ground floor area of one thousand two hundred (1,200) square feet.
(h)	New construction multiple-story dwellings shall have a minimum ground floor area of nine hundred

(900) square feet.

2. For each planned development there shall be submitted a tree preservation statement evaluating each building site as to whether desirable tree stands or other natural features exist and can be preserved. The preservation statement shall be made part of the required landscape plan submitted as part of the planned development application.
 3. For all boundaries of the planned development not immediately abutting dedicated and improved public streets, there shall be provided a transition landscaped strip of at least ten (10) feet consisting of vegetative screening, fencing, or decorative walls in accordance with the Manual of Design Guidelines and Chapter 17, "Landscape and Screening." Natural features or tree stands identified as desirable in the tree preservation statement shall be incorporated in the transition landscaped strip where possible. The transition landscaped strip and its treatment shall be depicted on the required landscape plan submitted as part of the planned development application.
 4. Walkways developed for a planned development shall form a logical, safe and convenient system for pedestrian access to all dwelling units, all project facilities, as well as any off-site destination likely to attract substantial pedestrian traffic. Walkways, when used by substantial numbers of children as play areas, routes to school or other principal destinations, shall be so located and safeguarded as to minimize contacts with normal automobile traffic. Street crossings shall be located, designed, and marked to promote the utmost safety. If substantial bicycle traffic is anticipated, bicycle paths shall be incorporated into the walkway system. Pedestrian ways shall not be used by other automotive traffic.
 5. The location, construction, and operation of parking, loading areas, and service areas shall be designed to avoid adverse effects on residential uses within or adjoining the development.
 6. Principal vehicular access points shall be designed to permit smooth traffic flow with controlled turning movements and minimum hazards to vehicular and pedestrian traffic.
 7. The planned development shall provide, if possible, for underground installation of utilities (including electricity and telephone) both in public ways and private extensions thereof. Provisions shall be made for acceptable design and construction of storm water facilities including grading, gutter, piping, and treatment of turf and maintenance of facilities.
 8. For every planned development there shall be provided a market feasibility statement that shall indicate the consumer market areas for all uses proposed in the development, the population potential of the area or areas to be served by the uses proposed and other pertinent information concerning the need or demand for such uses of land.
 9. For every planned development involving twenty (20) or more dwelling units there shall be provided a traffic circulation impact study that shall show the effect of all proposed uses upon adjacent and nearby roads and highways. The study also shall show the amount and direction of all anticipated traffic flow and clearly describe what road improvements and traffic control improvements might become necessary as a result of the construction of the proposed development.
 10. The Zoning Administrator may, at his discretion, require of the applicant additional studies or impact analyses when he determines that a reasonable need for such investigation is indicated.
- (C) *Development Allowances:* As provided in Section 6-3-6, "Planned Developments," the Plan Commission may recommend approval of, and the City Council may grant, site development allowances for planned developments established in the residential districts. These allowances shall be limited as follows:

1. The maximum height increase over that otherwise permitted in the residential districts shall be no more than twelve (12) feet.
2. The maximum increase in the number of dwelling units, over that otherwise permitted in the residential districts, shall be:

(a) R1	None.
(b) R2	None.
(c) R3	None.
(d) R4	Twenty-five percent (25%).
(e) R5	Twenty-five percent (25%).
(f) R6	Twenty-five percent (25%).

3. The location and placement of buildings may vary from that otherwise permitted in the residential districts, however, at no time shall any dwelling be closer than fifteen (15) feet from any street or development boundary line. Further, the minimum spacing between any two (2) residential buildings within the planned development shall be twelve (12) feet.
4. The maximum increase in building lot coverage, including accessory structures over that otherwise permitted in the residential districts shall be as follows:

(a) R1	Ten percent (10%).
(b) R2	Ten percent (10%).

(c) R3	Ten percent (10%).
(d) R4	Fifteen percent (15%).
(e) R5	Fifteen percent (15%).
(f) R6	Twenty percent (20%).

(D) *Mandatory Planned Development Minimum Thresholds:* Any development the land use of which is listed among the permitted uses or special uses for the individual zoning district in which the subject property is located meeting any one (1) of the following characteristics may only be authorized as a planned development in accordance with Section 6-3-6 of this Title. For purposes of this Subsection, "new construction" is defined as construction that results in the zoning lot being improved with substantially new structures, and/or construction conforming to the definition of a "substantial rehabilitation and substantial additions" in Section 6-18-3 of this Title.

1. The area of the zoning lot to be improved with new construction is in excess of thirty thousand (30,000) square feet.
2. The development provides for the construction of more than twenty-four (24) new residential units.
3. The development plan for which application for a building permit is made contains more than twenty-four (24) units of any one (1) type or in any combination of any commercial, business, retail or office uses.
4. The development plan for which application for a building permit is made contains more than twenty-four (24) units of any one (1) type or in any combination of any residential, commercial, business, retail, or office uses.
5. The development plan for which application for a building permit is made provides for the new construction of more than twenty thousand (20,000) square feet of gross floor area under one (1) roof for any commercial, business, retail or office use. For purposes of this Subsection, gross floor area excludes the area of any floors or portion of floors the volume of which is below the established grade but shall include all accessory areas, areas devoted to parking or loading, elevator shafts, stairwells, space used solely for heating, cooling, mechanical, electrical and mechanical penthouses, refuse rooms and uses accessory to the building, notwithstanding floor areas excluded from the calculation of gross floor area by Section 6-18-3 of this Title.

(Ord. No. 43-O-93; Ord. 59-O-04; Ord. No. [66-O-15](#), § 12, 6-22-2015)



MEETING MINUTES EXCERPT

PLAN COMMISSION

Wednesday, December 11, 2019
7:00 P.M.

Evanston Civic Center, 2100 Ridge Avenue, James C. Lytle Council Chambers

Members Present: Peter Isaac (Chair), George Halik, Andrew Pigozzi, Jennifer Draper,

Members Absent: Carol Goddard, John Hewko, Jane Sloss

Staff Present: Scott Mangum, Planning and Zoning Manager
Meagan Jones, Neighborhood and Land Use Planner
Brian George, Assistant City Attorney

Presiding Member: Chair Isaac

1. CALL TO ORDER / DECLARATION OF QUORUM

Chair Lewis called the meeting to order at 7:05 P.M.

2. APPROVAL OF MEETING MINUTES: November 13, 2019

Commissioner Pigozzi made a motion to approve the minutes from the October 30, 2019 meeting. Seconded by Commissioner Draper. A voice vote was taken and the minutes were approved unanimously, 4-0.

3. OLD BUSINESS

A. Text Amendment

**New Residential Zoning District 19PLND-0090
A Zoning Ordinance Text Amendment pursuant to City Code Title 6, Zoning, to create a new general residential zoning district designation with a maximum height limit of 3 and one-half stories.**

B. Map Amendment

**Emerson Street Rezoning 19PLND-0089
A Zoning Ordinance Map Amendment pursuant to City Code Title 6, Zoning, to rezone properties located north of Emerson Street roughly between Asbury Avenue to the east, Gilbert Park and former Mayfair railroad property to the west, and the block north of Foster Street to the north, from the existing R5 General Residential District zoning district to**

a new general residential zoning district with a height limit of 3 and one-half stories.

Chair Isaac stated that due to potential conflict of interest he will be recusing himself from these items. Due to that action there will no longer be a quorum in order to conduct business on these items. Mr. Mangum stated that the applicant shared that they were not available on the regularly scheduled January 8th meeting date so the 4th Wednesday, January 22nd, was proposed.

Commissioner Pigozzi made a motion to continue this item to the January 22, 2020 meeting. Commissioner Halik seconded the motion. A voice vote was taken and the motion passed, 4-0.

Ayes: Isaac, Draper, Halik, Pigozzi
Nays:

4. NEW BUSINESS

B. Text Amendment

Setbacks for Planned Developments in Residential Districts 19PLND-0103

A Zoning Ordinance Text Amendment pursuant to City Code Title 6, Zoning, to revise section 6-8-1-10 relating to limitations on site development allowances regarding setbacks for planned developments in Residential Zoning Districts.

Ms. Jones provided an overview of the proposed amendment giving a history of the interpretation of the regulations and stating that the applicant will also be bringing forth a planned development at a later date that could be affected by the regulation proposed for amendment. The amendment itself would apply to planned developments in all residentially zoned districts.

Chair Isaac opened the hearing to questions from the Commission to staff.

Commissioner Halik stated that he believes that setbacks of adjacent properties would be more important to consider. He does not have any issue with the proposed amendment.

Chair Isaac asked if issues with setbacks could be handled through a map amendment from residential to a different zoning district, why the change. Ms. Jones responded that in some cases a zoning change could be requested if the adjacent zoning is similar. However, that would not work for every planned development as that could introduce spot zoning which staff does not generally promote. What is proposed could create a way to evaluate projects and still provide some kind of

buffer where needed.

Commissioner Pigozzi asked if this would apply for Planned Developments that have residential units that are adjacent to residentially zoned districts. Chair Isaac stated that this amendment is for R districts specifically and right now regulations require a 15 ft. building setback from all property lines and the request is to be able to have a smaller setback. Ms. Jones added that the regulation applies only to dwelling units within a building, not parking or amenity space. Commissioner Pigozzi asked for clarification on whether this is between dwellings or from the property line. Ms. Jones and Chair Isaac clarified that the regulations apply only to the distance between residential units and the property line.

Chair Isaac asked the applicant to make a statement.

Mr. Thomas Meador gave an overview of what is proposed and some general information on the proposed development. He added that the building is shorter than other apartment buildings in the area. The density is less than what is allowed and the proposed setback reduction allows for the current height. Without that the building would have to be higher and the economics would not make the project feasible.

Chair Isaac clarified that the Commission is not deliberating over a particular site and that the comments on the amendment will not necessarily have any bearing on the development project when it comes before the Commission.

Commissioner Pigozzi asked if the concern is for future development on adjacent sites. Chair Isaac stated that the request is specific to the setback between the applicant's proposed development and the adjacent property.

Ms. Talar Barbarian, attorney for the applicant, stated that the proposed amendment is a general request and not specific to the Planned Development application. Would allow for the soon to be reviewed development and other similar properties in residential districts to be constructed in context with the street as opposed to requiring a setback that would be in place for all residential districts as they may be in lower density areas. Would allow the Commission to consider a lesser setback in areas of higher density where the reduction would be appropriate.

Commissioner Draper clarified that the Commission and Council would need to review and approve the development allowance. Ms. Jones responded that currently at a staff level, if the 15 ft. setback is not in place, the applicant is generally told to reconfigure the site in order to meet that requirement. Corporation Counsel has interpreted the regulation to not be an eligible site development allowance but past staff has had different interpretations.

DRAFT- NOT APPROVED

The Commission then reviewed the standards for text amendments and agreed that they were met or not applicable.

Commissioner Halik made a motion to recommend approval of the text amendment as presented. Seconded by Pigozzi. A roll call vote was taken and the motion was approved, 4-0.

Ayes: Isaac, Draper, Halik, Pigozzi

Nays:

5. OTHER BUSINESS

A. 2020 Plan Commission Meeting Schedule

Chair Isaac read the proposed meeting dates for 2020.

Commissioner Halik made a motion to approve the 2020 meeting calendar. Commissioner Pigozzi seconded the motion.

A voice vote was then taken and the motion passed, 4-0.

6. PUBLIC COMMENT

There was no public comment.

7. ADJOURNMENT

Commissioner Pigozzi made a motion to adjourn the meeting. Commissioner Draper seconded the motion.

A voice vote was taken and the motion was approved by voice vote 4-0. The meeting was adjourned at 9:51 pm.

Respectfully Submitted,
Meagan Jones
Neighborhood and Land Use Planner
Community Development Department



Memorandum

To: Honorable Mayor and Members of the City Council
CC: Members of the Planning and Development Committee
From: Michael Griffith, Development Planner
CC: Johanna Leonard, Director of Community Development; Scott Mangum, Planning and Zoning Manager
Subject: Ordinance 8-O-20 Planned Development, 999-1015 Howard Street
Date: January 13, 2020

Recommended Action:

The Plan Commission and staff recommend adoption of Ordinance 8-O-20 for approval of a Special Use for a Planned Development in the B2 Business District to construct a 4-story, 73,017 square foot addition to the existing CJE Senior Life building. The addition includes 60 affordable dwelling units for residents (older adults, 62 years and older) and 55 parking spaces.

Council Action:

For Introduction

Summary:

The applicant is proposing to rehab the existing CJE SeniorLife Adult Day service center and to construct a 4-story (51 feet high), 73,017 square foot addition. The addition will provide 60 dwelling units, 54 will be 1-bedroom dwellings (665 SF) and 6 will be 2-bedroom dwellings (1,021 SF). All dwelling units will be reserved for seniors ages 62 and older that have incomes at or below 60% of Area Median Income (AMI). The addition includes a parking structure providing 55 parking spaces for residents, visitors, vans and buses for the CJE SeniorLife Adult Day service center. The development includes site development allowances for the following:

1. A building height of 51' where 45' is allowed;
2. To reduce the required interior side yard setback for parking to 0' where 5' is required from the east property line;
3. To reduce the required rear yard setback for parking to 0' where 15' is required from the north property line when adjacent to a residential district;
4. To reduce the required number of off-street parking spaces from 69 to 55; and

5. To allow a loading area with a vertical clearance of 11'-10" where a minimum clearance height of 14' is required.

The existing CJE facility is considered an office use. Offices and dwellings above the ground floor are permitted uses in the B2 district.

The surrounding zoning and land uses to the site include:

- North: R2 Single-Family Residential - Single-family detached and multi-family dwellings
- South: C1-2 and C1-3 (City of Chicago) - Commercial
- East: B2 Business - Retail
- West: B2 Business - Office



999- 1015 Howard Street - south elevation rendering

Site Layout:

The site is located on the north side of Howard Street, mid-block between Barton Avenue and Ridge Avenue, and is bounded by a 16-foot wide alley to the north. Current improvements on the property include the existing CJE building at the far west end of the site, its parking lot to the east and the now vacant former Dairy Queen at the far east end of the site. There are currently three curb cuts onto Howard Street.

The existing CJE building will remain, the 4-story addition will be constructed on the remaining site. The proposed site plan provides two curb cuts onto Howard Street to access a drop-off and pick-up area, a loading zone within the parking structure, and the parking structure. The site plan does not provide vehicular access from the alley. The eastern curb cut provides access to the below-grade ramped parking level for residents and CJE staff, while the western curb cut provides access to the visitor and CJE bus/van parking located on an upper-level ramp.

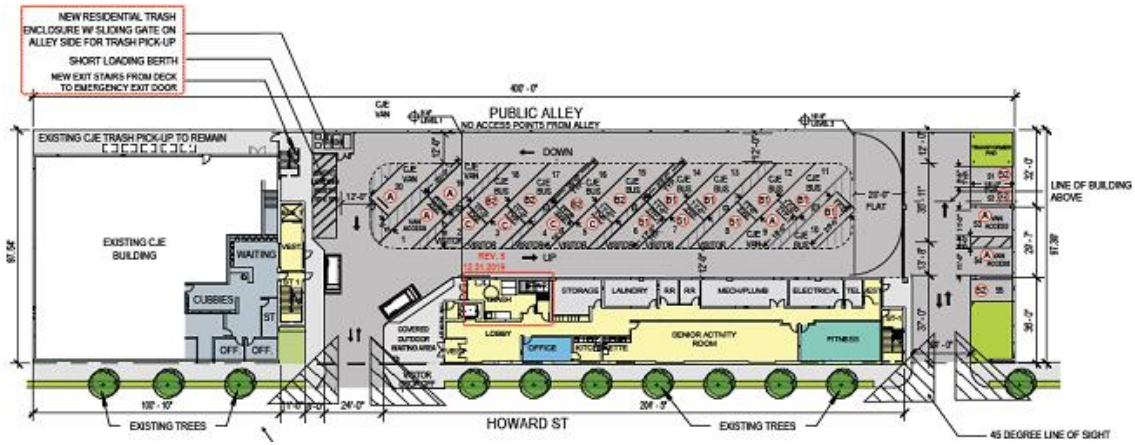
The refuse containers will be located on the alley side of the CJE building, where they are currently located, screened by a cedar wood fence stained to match the exterior building materials on the new construction. As configured, the only access to the dumpsters is at the east end of the space next to stairs leading up to the deck, creating operational issues. Dumpsters would have to be manually pulled from that area since a truck would not have access. The problem could be worse if bulk items are left in this area and with snow accumulation. A rolling or swing gate could be provided to allow refuse collectors direct access to the dumpsters. The gates should screen the dumpsters too.

A building section diagram shows a 6-foot tall wall at the parking structure to block headlight exposure to neighbors to the north. While the diagram shows the wall tapering down at the west end of the parking structure, the building elevation drawing shows a consistent wall height. The applicant should clarify this detail. All lighting is required to be screened and directed away from adjacent properties.

The landscape plan notes proposed streetscape elements will conform to the City's standards for Howard Street and will be coordinated with the City's Howard Street Corridor Improvement Project currently being developed. The plan provides additional parkway trees along Howard Street and green walls planted with vines. An irrigation system will be implemented to maintain the vines. Autumn Blaze Maple is one of the trees listed on the proposed tree list, this tree should be removed from the list. The applicant needs to work with the Public Works Agency to prepare a list of approved trees.



999-1015 Howard Street - north elevation rendering



999-1015 Howard Street - site plan/landscape plan

Planned Development:

The applicant is requesting Special Use approval for a Planned Development to construct the 73,017 square foot addition. The following table identifies how the project meets or does not meet the bulk requirements of the B2 District:

999-1015 Howard Zoning Requirements	Standard Min. / Max. Permitted	Proposed
Building:		
Front setback (south)	0 feet	0 feet
Side setback (west)	0 feet	0 feet
Side setback (east)	0 feet	0 feet
Rear setback (north)	0 feet	0 feet
Parking:		
Front setback (north)	Open parking prohibited	Enclosed parking
Side setback (west)	5 feet	5+ feet
Side setback (east)	5 feet	0 feet
Rear setback (north)	15 feet (abutting residential district)	0 feet
Height	45 feet	51 feet
FAR	2.0 77,920 square feet	1.88 73,017 square feet
Off-street parking	69	55

Loading dock(s)	1 short	1 short
Loading dock vertical clearance	14 feet	11 feet-10 inches

In the planned development application, the applicant requested approval of the following site development allowances:

999-1015 Howard Street Site Development Allowances	Required / Max. Permitted	Proposed
Building height	45 feet per base zoning, 57 feet with site development allowance	51 feet
Side yard setback for parking	5 feet	0 feet
Rear yard setback for parking	15 feet	0 feet
# of required parking spaces	69	55

Since the planned development application submittal, the applicant has requested an additional site development allowance concerning the minimum required vertical clearance for loading docks. The minimum required vertical clearance is 14 feet, the applicant is asking for 11 feet-10 inches.

Building Height

While the surrounding area is predominantly made up of buildings between 1-2 stories tall, there are buildings between 3-6 stories tall within close proximity to the site: A 3-story building abuts the site to the west, a 4-story building is located to the northeast on the west side of Ridge Avenue, a 4-story building to the southeast on the south side of Howard Street east of Ridge Avenue, a 6-story building to the southeast on the west side of Ridge Avenue, and a 4-story building is located on the south side of Howard Street across from the site. The proposed building height at 4-stories, 51 feet tall, is compatible with the varied building heights found in the surrounding area.

Parking Setbacks

Currently, the existing parking lots for both the CJE and the former Dairy Queen do not provide setbacks from either the east or north property lines. The proposed development maintains the existing conditions while screening parking from view from the street, east and north where screening does not currently exist.

Parking

The proposed development requires 69 off-street parking spaces, 55 parking spaces are proposed. The off-street parking requirement is based on the following standard:

Day Care Center - Adult: 1 space per employee + 1 space per each company vehicle
The applicant stated there are 22 employees and 11 company vehicles parked on the property.

$$22 \text{ employees} + 11 \text{ vehicles} = 33$$

Residential: 0.75 parking spaces per 1-bedroom unit
Since the residential portion of the development is a primarily affordable non-covered development and is located outside of a Transit Oriented Area (TOD), the Inclusionary Housing Ordinance (IHO) and Section 6-9-1-10 of the Zoning Ordinance exempts 20% of the dwelling units from the off-street parking requirement. Therefore, twelve dwelling units are exempted, 6 2-bedroom units and 6 1-bedroom units.

$$0.75 * 48 = 36$$

$$33 + 36 = 69$$

The applicant provided a table noting parking data for affordable housing developments within 5 miles of the proposed development, located in Evanston and Chicago. The table is an attachment to this memo. The table notes these developments include both senior and family housing and two of the developments include a library. The average residential parking ratio provided for these developments is 0.54 spaces per dwelling unit, the ratio ranging between 0.22 to 1.5. The proposed development provides 0.55 spaces per residential unit (33 parking spaces are designated for residents on the site plan).

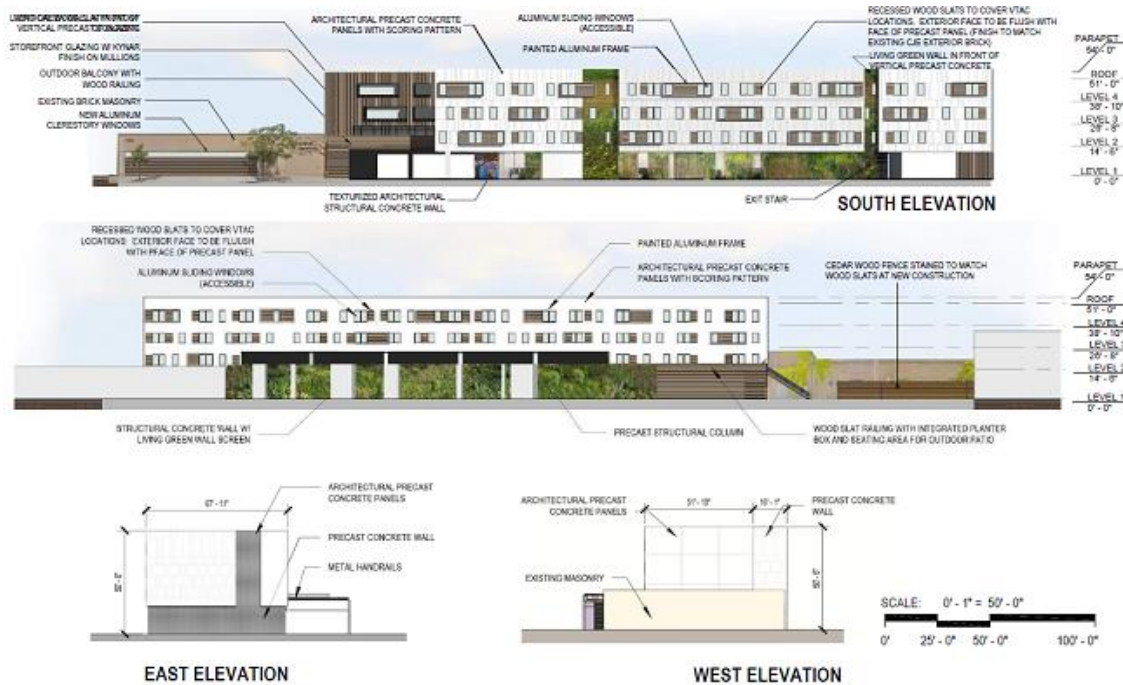
Loading Dock Clearance

Fourteen feet is the minimum required vertical clearance for loading docks/areas, the applicant is requesting 11 feet-10 inches. The applicant states the 14-foot height cannot be achieved with the proposed construction method without raising the 1st floor, increasing the building height. The applicant prefers to maintain the proposed building height. The applicant states large trucks are not typically used for deliveries and by senior-aged residents when they move-in/out, that the requested vertical clearance will accommodate the typical vehicles used for loading/unloading for this type of development.

Exterior Building Materials

The existing CJE building facade will be renovated to include glazing and wood slats mating materials on the proposed addition. The proposed building exterior materials include:

- Existing brick masonry on CJE building
- Architectural precast concrete panels with scoring pattern
- Textured architectural structural concrete wall
- Storefront glazing
- Aluminum frame windows
- Wood slats, including railing and fence
- Living green wall in front of precast concrete



999-1015 Howard Street - building elevations

Traffic

The applicant submitted a Traffic Impact Study prepared by Eriksson Engineering, Associates, dated June 19, 2019. Howard Street is an east-west major arterial road with one travel lane in each direction. On-street parking is provided on the south side of the street. There are sidewalks provided on both sides of the street; painted crosswalks with pedestrian signals are provided to the east at Ridge Avenue and at an unsignalized crosswalk crossing Howard Street at Oakley Avenue to the west.

There are three bus routes on Howard Street (Pace Bus route 215 and CTA Bus routes 97 and 206), two bus routes on Ridge Avenue to the east (CTA Bus routes 201 and 206). There is a CTA Rail station (Howard Red, Purple, and Yellow Lines) located approximately 3/4 of a mile to the east and served by the above bus routes.

The study indicates the street network can accommodate the additional traffic from the proposed project; the redevelopment of the site with senior housing will generate less traffic than the prior use of the property with a restaurant; the location of the site and availability of public transportation, walking, and biking will minimize the volume of vehicular traffic generated by the site; all intersections within the study area work at acceptable levels of service and delay, however, a small increase in delays from the projected traffic growth is anticipated; the proposed loading area can serve deliveries.

Public Benefits

The applicant provides the following to address how the proposed development provides public benefits per Section 6-3-6-3:

- The development allows for the rehabilitation of the CJE SeniorLife Adult Day Services (ADS) building. The development improves the aesthetics of this section of Howard Street through pleasing storefront glass and activating 175 feet of frontage at the pedestrian scale of a major east-west artery.
- The development is designed to simultaneously create vertical physical improvements to the site by creative facade and glasswork. A key improvement is the programmed outdoor terrace on the 2nd floor for use by ADS clients and residents of the new residential building.
- The development addresses the City's housing goals to provide affordable housing and to target the senior population.
- The development replaces a vacant structure previously occupied by fast-food establishments which will improve the site, block, and surroundings. The addition of dwellings on this section of Howard Street will provide enhanced de-facto security with additional "eyes on the street".
- CJE Adult Day Services center is a non-profit organization whose existing building will be incorporated into the new development. CJE currently holds tax-exempt status as a non-profit entity. Under a new ownership structure, CJE Senior Life will be leasing from General Partnership and its tax-exempt status will not carry through, allowing a current commercial property to join into the property tax roll.
- The development efficiently uses the site while improving circulation on the property. Reducing curb cuts from three to two allows for a more straightforward circulation plan. The plan also accommodates the buses used by ADS on a daily basis.
- The development will meet LEED Silver Certification (or higher). The development will also meet the Illinois Housing Development Authority's sustainable design requirements, as well as having received an Eligibility Letter for the ComEd Energy Efficiency Program which will help reduce energy use.

Compliance with the Zoning Ordinance

The intent of the B2 Business District is:

1. ... to accommodate and encourage the continued viable use of older, pedestrian oriented shopping areas found throughout the City primarily at arterial roadway intersections and, in some cases, near mass transit facilities. This zoning district encompasses the City's oldest shopping areas whose pedestrian orientation and character it wishes to preserve.
2. These shopping and business areas are primarily neighborhood oriented, however, they can also accommodate specialty stores and service facilities that service a larger market area. The established physical pattern of the district is typically buildings built to the front lot line and continuous bands of storefronts. The provisions of this district are intended to maintain pedestrian character.
3. Uses in the B2 district may include businesses catering to the daily shopping needs of neighborhood residents, specialty stores that provide retail opportunities that have broader market appeal, retail service uses and professional service uses, offices and financial institutions without drive-up facilities. No individual use in this district should exceed twenty thousand (20,000) square feet in size.

The proposed development provides new housing along an established commercial corridor to encourage and strengthen pedestrian and shopping activity.

Compliance with the Comprehensive Plan

The proposed Planned Development is consistent with the 2000 Comprehensive General Plan. The guiding principle of the Plan is to encourage new development that improves the economy, convenience, and attractiveness of Evanston while simultaneously working to maintain a high quality of life within the community where new developments should be integrated within existing neighborhoods to promote walking and the use of mass transit.

The site is located within a corridor the Comprehensive Plan identifies where commercial and mixed-use redevelopment and revitalization are probable, and where sensitive transit-oriented development is encouraged.

The proposed development is consistent with the following Comprehensive Plan objectives:

- Complements and strengthens existing street and sidewalk patterns.
- Provides new housing construction that will increase the supply of affordable rental housing.
- Continues to promote the revitalization of the Howard Street corridor, new housing on Howard Street helps to increase pedestrian activity and “eyes on the street” which in turn benefits the surrounding neighborhood.

Compliance with the Design Guidelines for Planned Developments

The proposed building is consistent with the Design Guidelines for Planned Developments. The proposal was reviewed by the Design and Project Review Committee on November 6, 2019, and on December 4, 2019, and received a recommendation for approval.

The massing and scale of the proposed addition creates a street edge/building wall along a section of Howard Street where such street edge/building wall does not exist currently. The building elevation facing Howard Street is broken up by different building materials and textures. Off-street parking and loading area are not prominently visible from a public street, located behind and/or screened by the new building. The refuse area is located to the rear of the building, not visible from a public street and screened by a fence. However, the DAPR Committee felt the east and west building elevations create blank walls. Staff will continue to work with the applicant on possible additional design elements for the east and west building elevations.

DAPR Committee Review

The Design and Project Review Committee reviewed the proposed Planned Development on November 6, 2019, and on December 4, 2019. The Committee recommended approval of the proposed development at the December 4, 2019, meeting subject to addressing garbage enclosure and waste management.

Standards for Special Use (Section 6-3-5-10)

The proposed development must satisfy the standards for Special Use in Section 6-3-5-10, the Standard for Planned Development in Section 6-3-6-9 and standards and guidelines established for Planned Developments in the B2 Business District. (Section 6-9-1-9).

Staff finds that the proposed development meets all standards for approval.

Standards for Special Use (Section 6-3-5-10)

- A Planned Development is listed as an allowed special use in the B2 District.
- As noted above, the proposal is in keeping with the purposes and policies of the adopted Comprehensive Plan and the Zoning Ordinance.
- The proposed development will not cause a negative cumulative effect when considered in conjunction with other special uses in the area. Surrounding uses are single-family detached residential to the north across the alley, with commercial, retail, and office uses to the east and west along a commercial corridor.
- The proposed development will not interfere with or diminish the value of property in the neighborhood.
- The proposed development will be adequately served by public infrastructure already available. The street and sidewalk network, as well as water, sewer, electricity and gas infrastructure already exist.
- The proposed development will not cause undue traffic congestion. The applicant has submitted a traffic study indicating there will be minimal effect on the level of service on existing surrounding roadways.
- There are no historical and architectural resources or environmental features present on the site.

Standards and Guidelines for Planned Developments in the B2 District (Sections 6-3-6-9 and 6-9-1-9)

- The proposed Planned Development is compatible with surrounding development with respect to building height, bulk, and scale.
- The proposed Planned Development will strengthen the pedestrian character of the business district by providing new dwelling units along the Howard Street commercial corridor.
- The proposed Planned Development will enhance the streetscape and architectural character of the business district by creating a strong street edge/building wall where open parking lots currently exist.

Legislative History:

December 4, 2019 - The Design and Project Review Committee (DAPR) recommended unanimous approval of the proposed development subject to addressing garbage enclosure and waste management issues. DAPR noted that while many of the applicant's stated public benefits were either fulfilling city requirements or inherent to the development, the provision of affordable housing in excess of the Inclusionary Housing Ordinance requirements is a significant public benefit.

December 11, 2019 - The Plan Commission opened the public hearing and heard testimony by the applicant and the general public. The Plan Commission recommended, 4-0, to approve the proposed Planned Development subject to the conditions of approval. [Link to December 11, 2019 Plan Commission Packet](#) (item materials begin on page 45).

Ordinance 8-O-20 incorporates the following conditions of approval:

(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.

Attachments:

[Ordinance 8-O-20 Planned Development, 999-1015 Howard Street, 19PLND-0012 Plan Commission meeting minutes excerpt, draft - December 11, 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, 2020, 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, 2020, 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 Parking Setback:** A Site Development Allowance is hereby granted permitting an interior yard parking 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 Parking Setback:** A Site Development Allowance is hereby granted permitting a rear yard parking 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: _____, 2020 Approved:
Adopted: _____, 2020 _____, 2020

8-O-20

Stephen H. Hagerty, Mayor

Approved as to form:

Attest:

Devon Reid, City Clerk

Michelle L. Masoncup, Corporation
Counsel

~7~

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;
11-30-12-042-0000;
11-30-12-043-0000;
11-30-12-044-0000;
11-30-12-045-0000;
11-30-12-046-0000;
11-30-12-047-0000;
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

8-O-20

EXHIBIT B
Development Plans

~9~

SPONSOR:
 CJE SENIORLIFE
 3003 W TOUHY AVE, CHICAGO, IL 60645
 P: 773.508.1000
 WWW.CJE.NET
 CONTACT: THOMAS LOCKWOOD



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



ARCHITECT:
 URBANWORKS
 ARCHITECTURE, INTERIORS AND PLANNING
 25 S CLARK ST, SUITE 2070, CHICAGO, IL 60603
 P: 312.202.1200
 WWW.URBANWORKSARCHITECTURE.COM
 CONTACT: ROBERT NATKE, PRINCIPAL



DRAWING INDEX	
	COVER
1	DEVELOPMENT BOUNDARY
2	SITE LOCATION MAP
3	SITE SURROUNDING IMAGES
4	AMENITIES MAP
5	AMENITIES LIST
REV. 5 12.31.2019	6.3 PRELIMINARY LANDSCAPE PLAN
7.3	LOWER LEVEL PLAN
8.3	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

CODE AND PROJECT DATA
SITE AREA = APPROX. 39,120 SF
ZONING = REZONED TO UNDERLYING B2 WITH PLANNED DEVELOPMENT
PARKING = 55 PARKING SPACES TOTAL BY LEVEL: UPPER DECK: 20 LOWER DECK: 35
BUILDING AREA BREAKDOWN TOTAL IMPROVEMENTS = 70,573 SF RESIDENTIAL = 61,673 SF COMMERCIAL = 8,900 SF
TOTAL DWELLING UNITS - 60 DWELLING UNITS - 1 BED (54 UNITS) 10% ACCESSIBLE 1 BED UNITS - 6 UNITS 20% ADAPTABLE 1 BED UNITS - 12 UNITS 2% SENSORY 1 BED UNITS - 1 UNIT DWELLING UNITS - 2 BED (6 UNITS) 10% ACCESSIBLE 2 BED UNITS - 1 UNIT 20% ADAPTABLE 2 BED UNITS - 2 UNITS 2% SENSORY 2 BED UNIT - 1 UNIT

LOT AREA = 400' X 97.75' = 39,120 SF
 73,017 / 39,120 = 1.87 FAR (MAX PERMITTED FAR 2.0)

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

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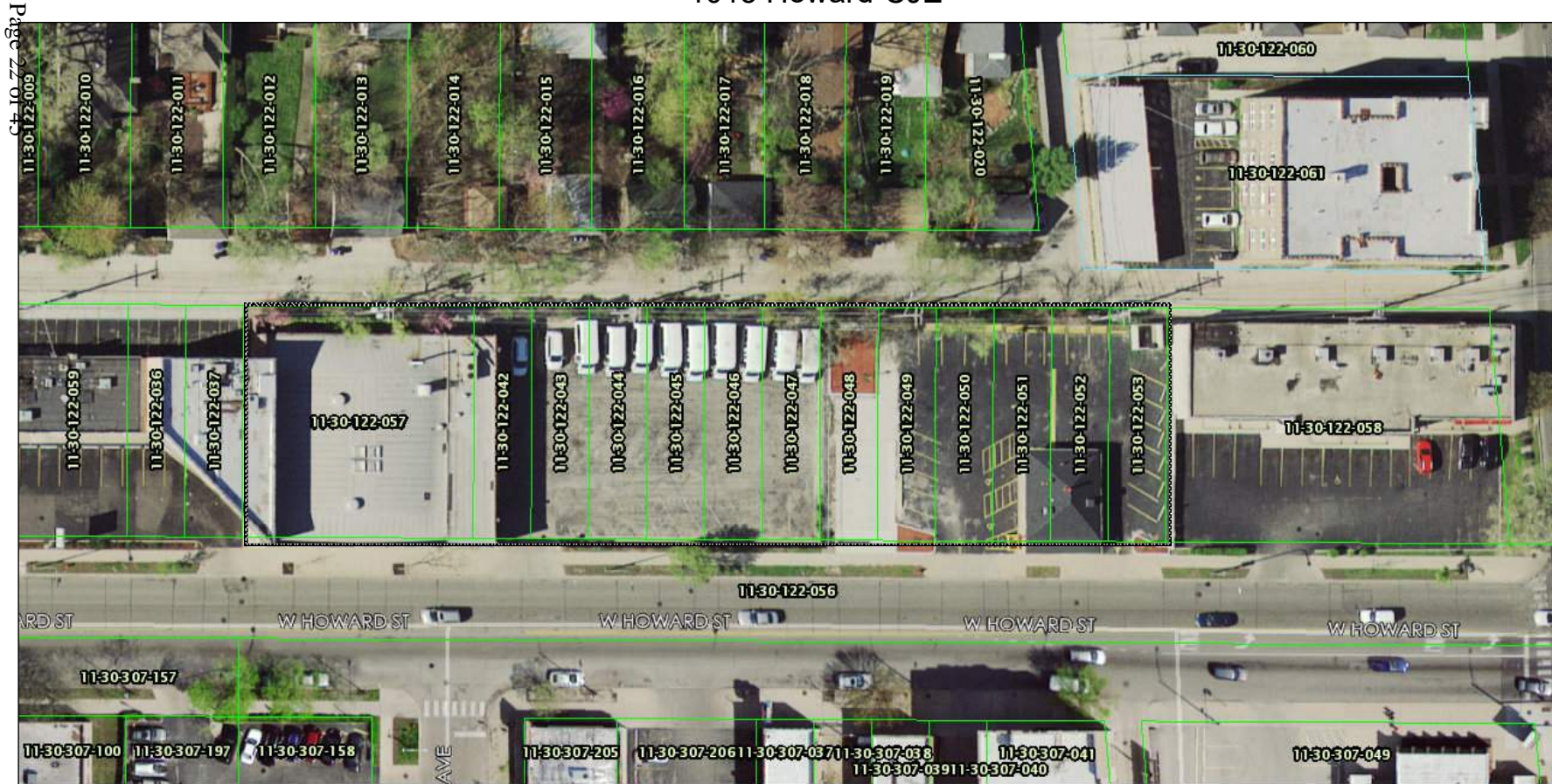


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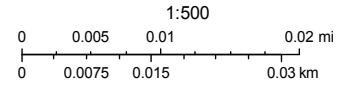
1015 Howard-CJE



January 14, 2019

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

= DEVELOPMENT BOUNDARY



Cook County GIS Dept - Imagery from 2017

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

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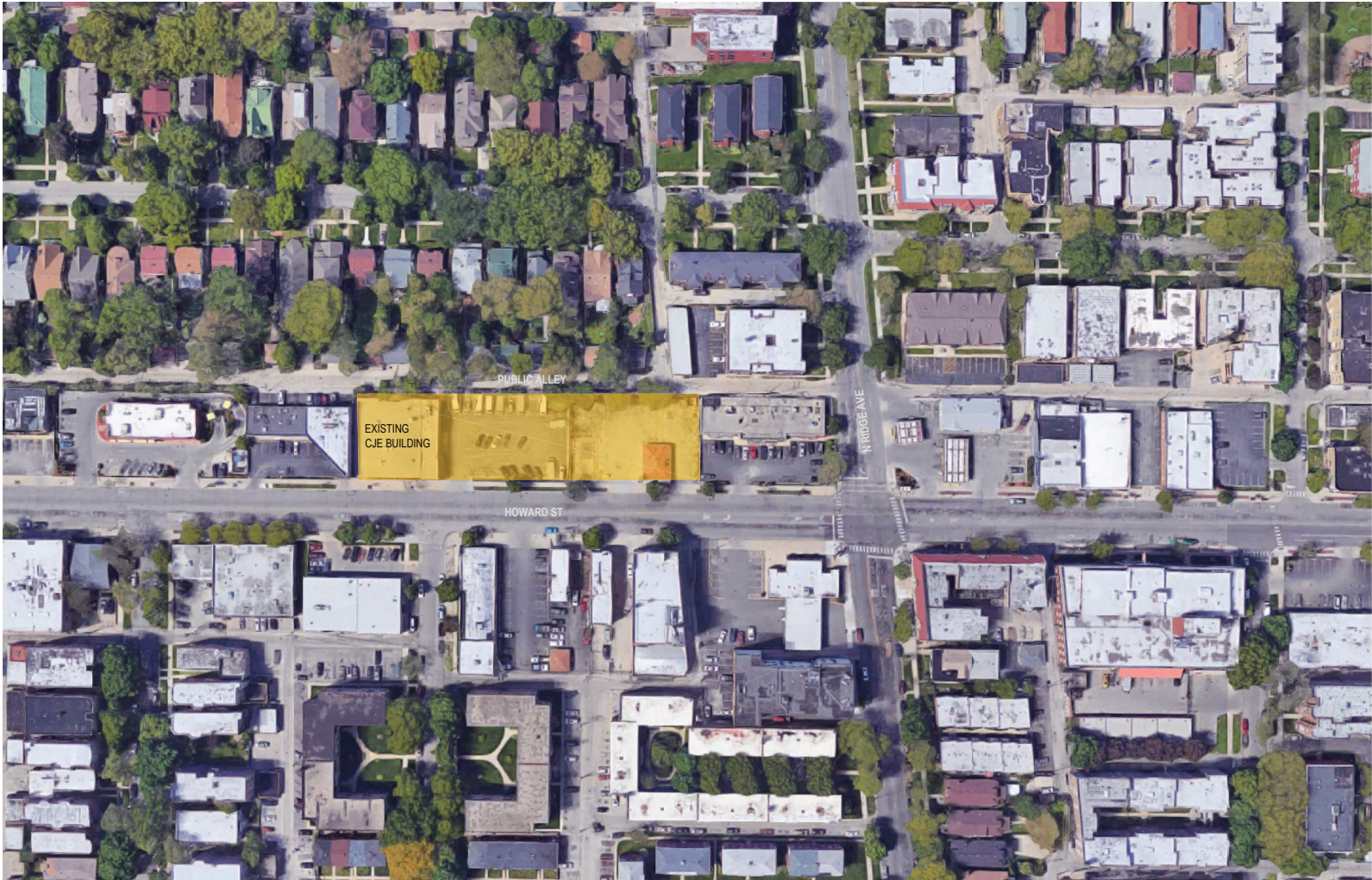
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DEVELOPMENT BOUNDARY



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LEGEND:
 ■ SITE



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SITE LOCATION MAP



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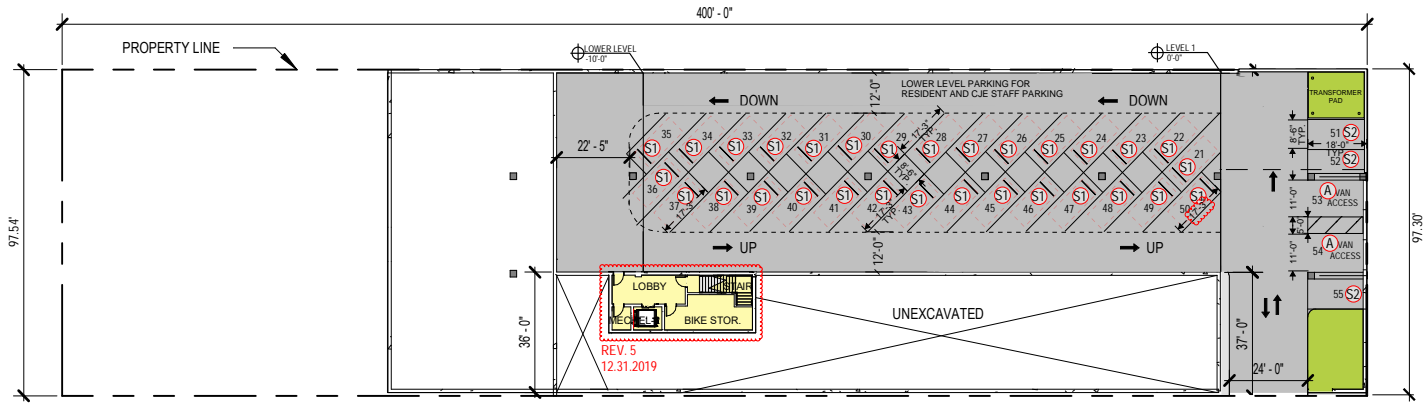
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PARKING SPACE DIMENSIONS				
TAG	SPACE	DIMENSION PROVIDED	DIM. REQUIRED	ACCESS AISLE
(A)	VAN ACCESSIBLE	11'-0" x 20'	11'-0" x 18'	5'-0"
(B1)	CJE BUS - 23' x 8'	11'-0" x 21'	11'-0" x 20'	N/A
(B2)	CJE BUS - 24' x 8'	11'-0" x 25'	11'-0" x 24'-6"	N/A
(C)	COMPACT	11'-0" x 15'	8'-6" x 17'-3"	N/A
(S1)	STANDARD	11'-0" x 17'-3"	8'-6" x 17'-3"	N/A
(S2)	STANDARD	8'-6" x 18'	8'-6" x 18'	N/A



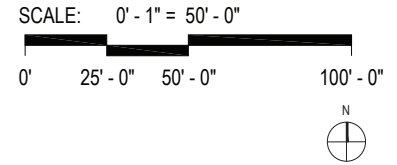
LEGEND:
 CIRCULATION
 SUPPORT

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 WALLS SURROUNDING A ROOM OR DWELLING UNIT.
- GROSS AREAS ARE MEASURED FROM THE OUTSIDE FACE OF EXTERIOR WALL AND TO THE CENTERLINE OF DEMISING AND CORRIDOR WALLS.

PROPOSED FINISHES-RESIDENTIAL UNITS

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



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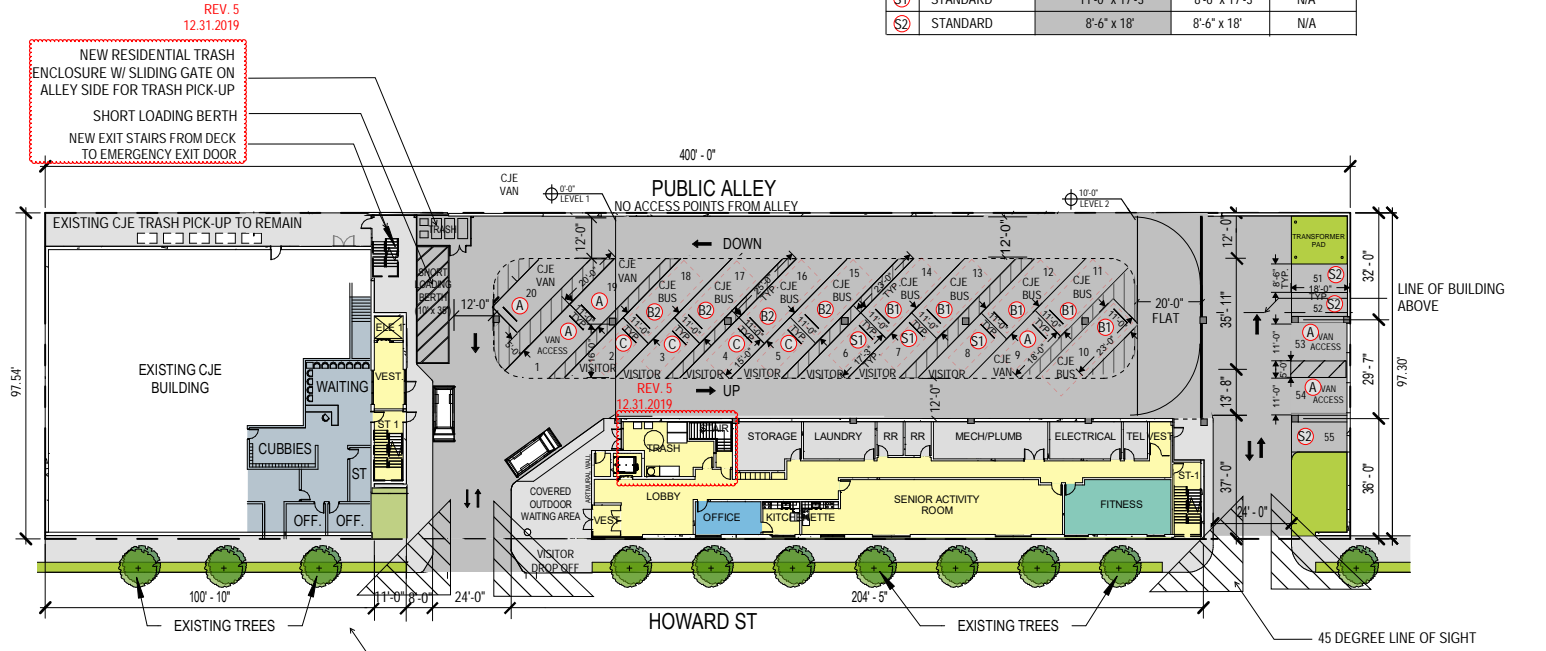
LOWER LEVEL PLAN



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PARKING SPACE DIMENSIONS				
TAG	SPACE	DIMENSION PROVIDED	DIM. REQUIRED	ACCESS AISLE
(A)	VAN ACCESSIBLE	11'-0" x 20'	11'-0" x 18'	5'-0"
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(C)	COMPACT	11'-0" x 15'	8'-6" x 17'-3"	N/A
(S1)	STANDARD	11'-0" x 17'-3"	8'-6" x 17'-3"	N/A
(S2)	STANDARD	8'-6" x 18'	8'-6" x 18'	N/A



- LEGEND:**
- CJE EXPANSION
 - COMMUNITY SPACES
 - CIRCULATION
 - SUPPORT
 - OFFICE

GENERAL NOTES

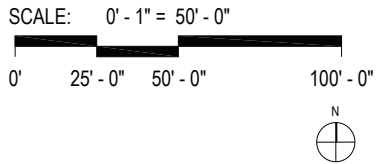
1. UNLESS OTHERWISE NOTED, ALL AREAS INDICATED ON THE FLOOR PLAN ARE NET INTERIOR AREAS.
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PROPOSED FINISHES-RESIDENTIAL UNITS

1. RESILIENT FLOORING- THROUGHOUT
2. CERAMIC OR PORCELAIN TILE- BATHROOMS
3. PAINTED DRYWALL- ALL WALLS AND CEILINGS

LEVEL 1 SF BREAKDOWN

NAME	AREA (SF)	NAME	AREA (SF)
CORRIDOR	1500	SEC.	236
ELEVATOR	100	SENIOR ACTIVITY 1	570
FITNESS	540	SENIOR ACTIVITY 2	700
LAUNDRY	380	STAIR 1	200
LOBBY	320	STAIR 2	200
MAIL	220	STORAGE	120
MECH	310	T.R.	80
OFFICE 1	140	TEL	100
OFFICE 2	140	UTILITY	340
RR 1	100	VESTIBULE	100
RR 2	100	VESTIBULE	140
TOTAL 6636			



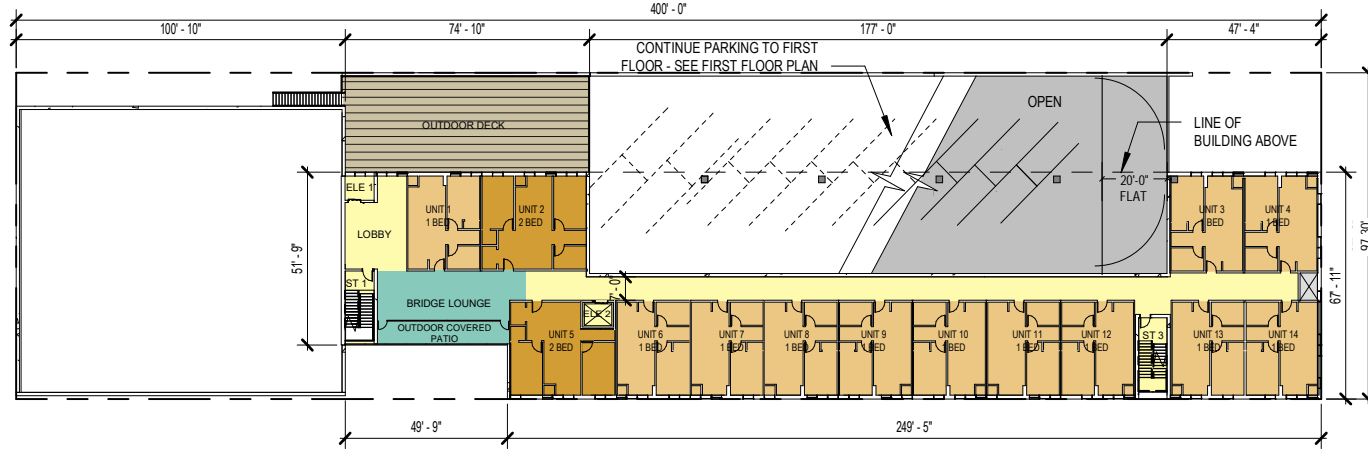
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SITE PLAN AND FIRST FLOOR PLAN



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- LEGEND:**
- CJE EXPANSION
 - COMMUNITY SPACES
 - CIRCULATION
 - SUPPORT
 - 1 BEDROOM
 - 2 BEDROOM

GENERAL NOTES

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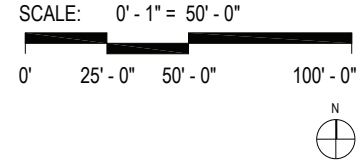
PROPOSED FINISHES-RESIDENTIAL UNITS

1. RESILIENT FLOORING- THROUGHOUT
2. CERAMIC OR PORCELAIN TILE- BATHROOMS
3. PAINTED DRYWALL- ALL WALLS AND CEILINGS

SECOND FLOOR

NAME	AREA (SF)	NAME	AREA (SF)
CORRIDOR	2115	UNIT 4 - 1BR	665
ELEVATOR	200	UNIT 5 - 2BR	1021
STAIR 1	230	UNIT 6 - 1BR	665
STAIR 2	230	UNIT 7 - 1BR	665
LOBBY	500	UNIT 8 - 1BR	665
BRIDGE LOUNGE	640	UNIT 9 - 1BR	665
OUTDOOR BALCONY	480	UNIT 10 - 1BR	665
OUTDOOR DECK	2315	UNIT 11 - 1BR	665
UNIT 1 - 1BR	665	UNIT 12 - 1BR	665
UNIT 2 - 2BR	1021	UNIT 13 - 1BR	665
UNIT 3 - 1BR	665	UNIT 14 - 1BR	665

TOTAL 16732



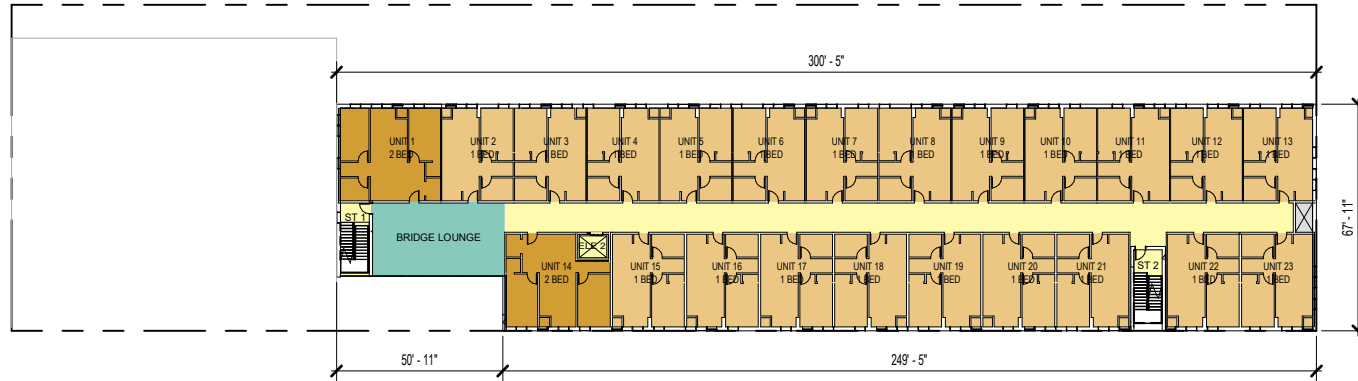
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SECOND FLOOR PLAN



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THIRD AND FOURTH FLOOR

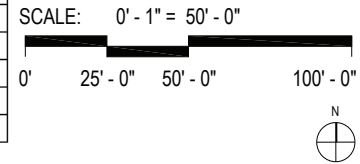
- LEGEND:**
- CJE EXPANSION
 - COMMUNITY SPACES
 - CIRCULATION
 - SUPPORT
 - 1 BEDROOM
 - 2 BEDROOM

- GENERAL NOTES**
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- PROPOSED FINISHES-RESIDENTIAL UNITS**
1. RESILIENT FLOORING; THROUGHOUT
 2. CERAMIC OR PORCELAIN TILE; BATHROOMS
 3. PAINTED DRYWALL; ALL WALLS AND CEILINGS

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	950	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	19876
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THIRD AND FOURTH FLOOR PLAN

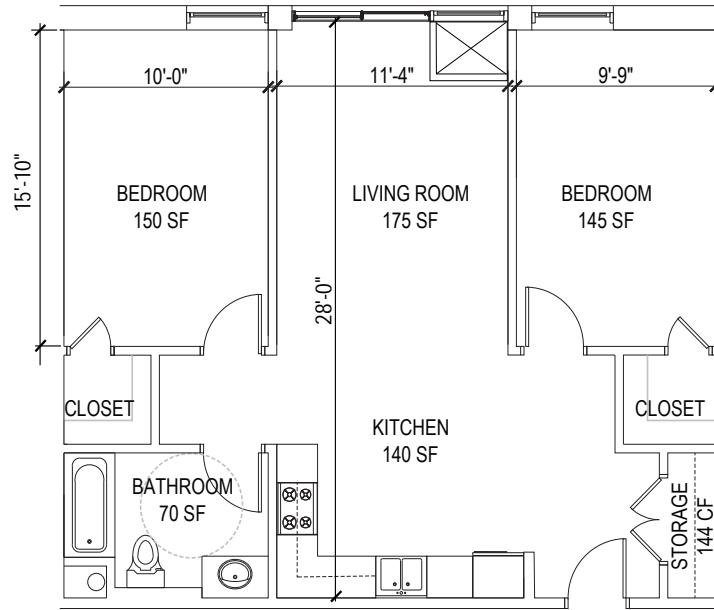


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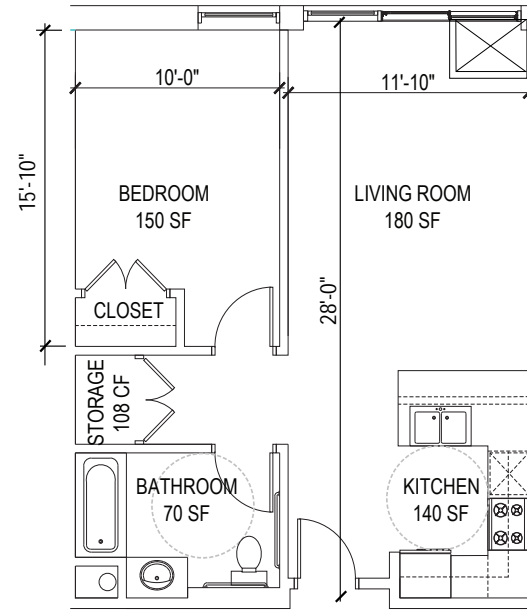
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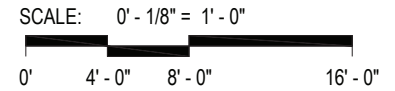
TYPICAL 2 BED UNIT LAYOUT
 GROSS AREA = 1021 SF
 NET AREA = 921 SF



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

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PROPOSED FINISHES-RESIDENTIAL UNITS
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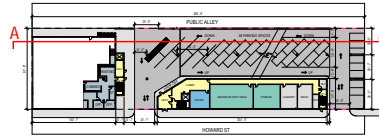
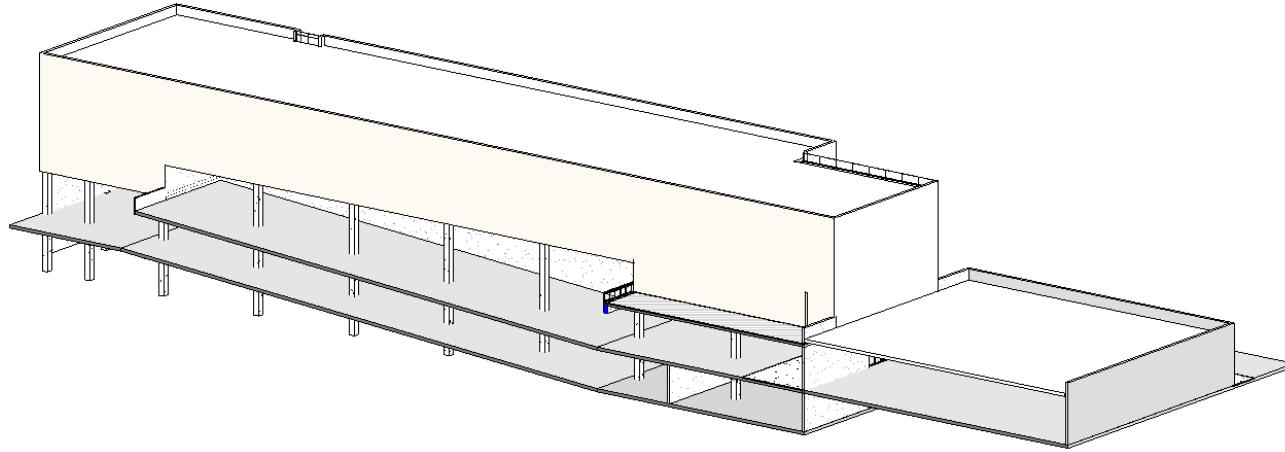
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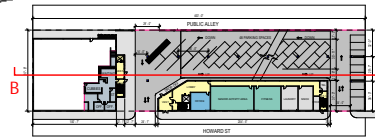
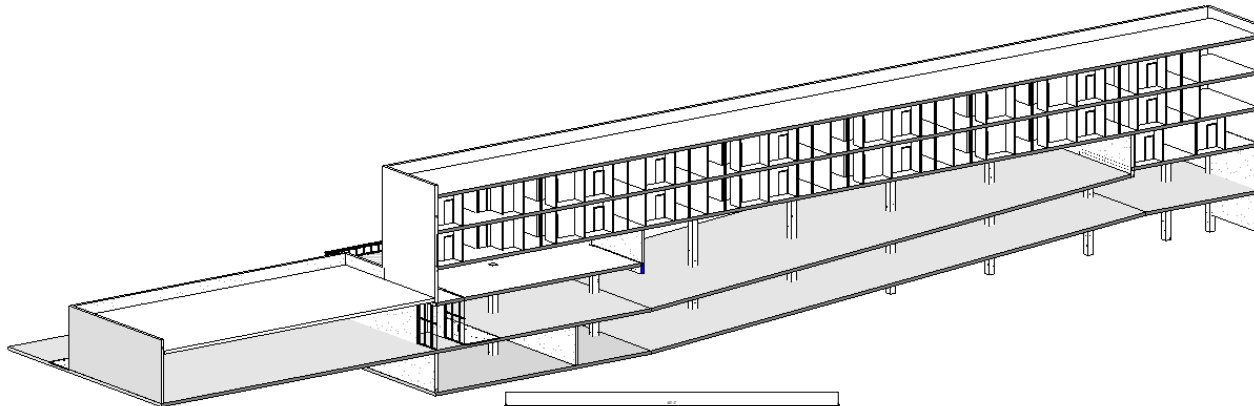
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ENLARGED UNIT PLANS

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BUILDING SECTION A-A THROUGH PARKING LOOKING SOUTH



BUILDING SECTION B-B THROUGH PARKING LOOKING NORTH

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BUILDING MASS SECTION



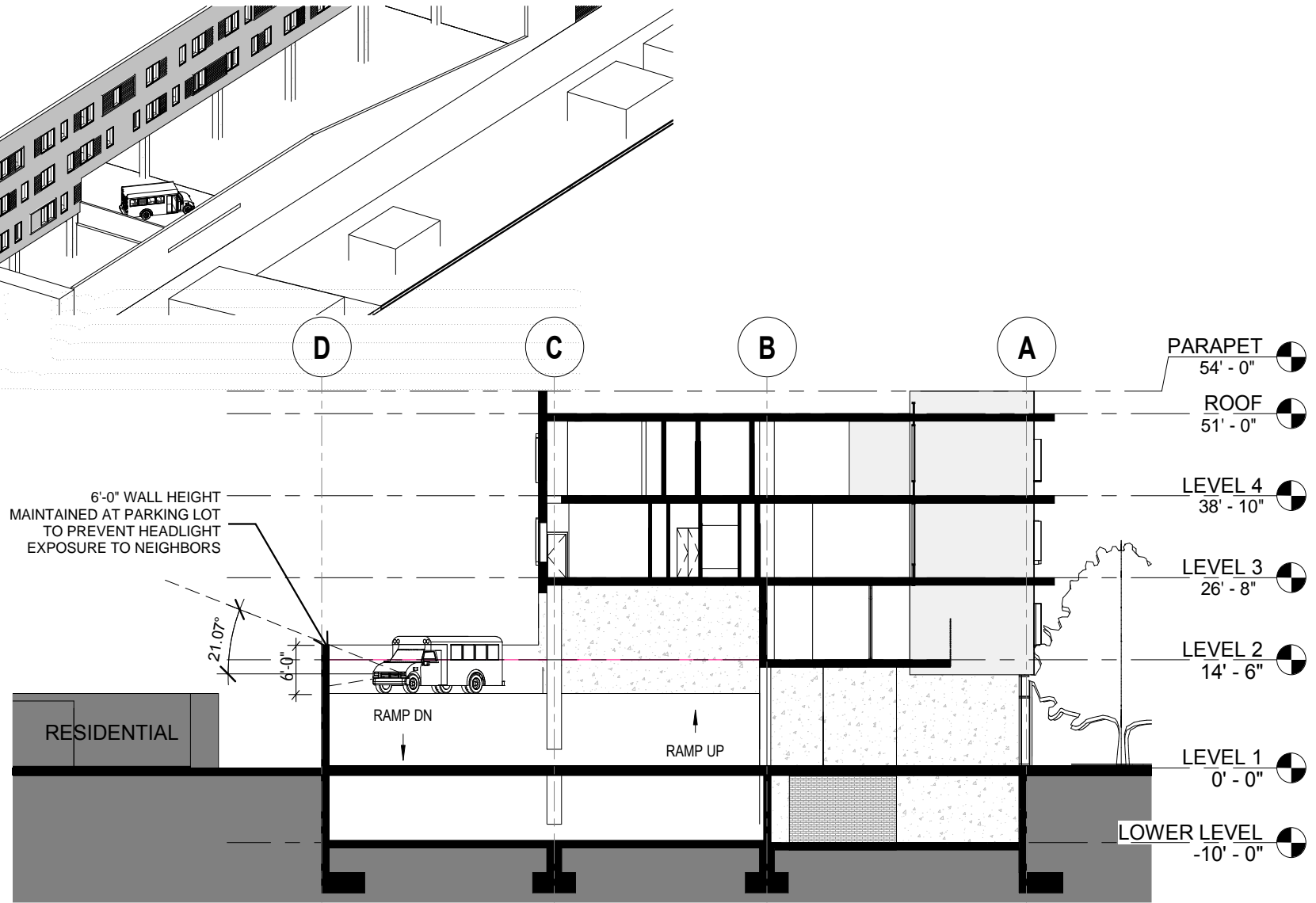
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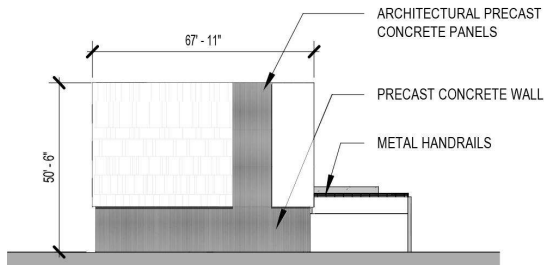
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BUILDING SECTION DIAGRAM

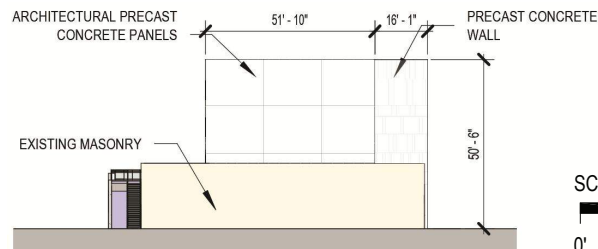


EVERGREEN SENIOR HOUSING
999-1015 HOWARD ST. EVANSTON, IL

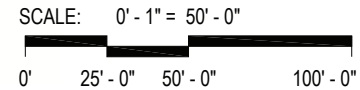
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Chicago, IL 60603
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EAST ELEVATION



WEST ELEVATION



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ELEVATION



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EXTERIOR RENDERING - SOUTH FACADE



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

EXTERIOR RENDERING - SOUTH FACADE



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EXTERIOR RENDERING - NORTH FACADE



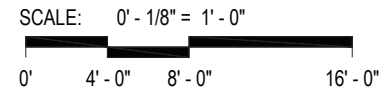
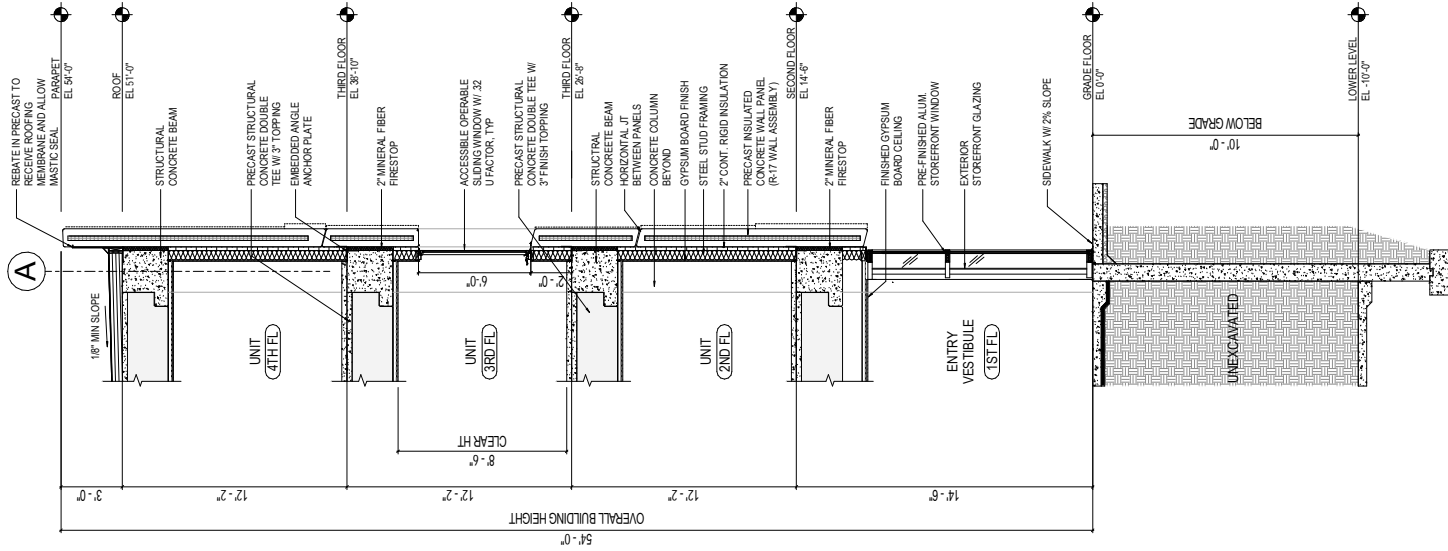
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WALL SECTION



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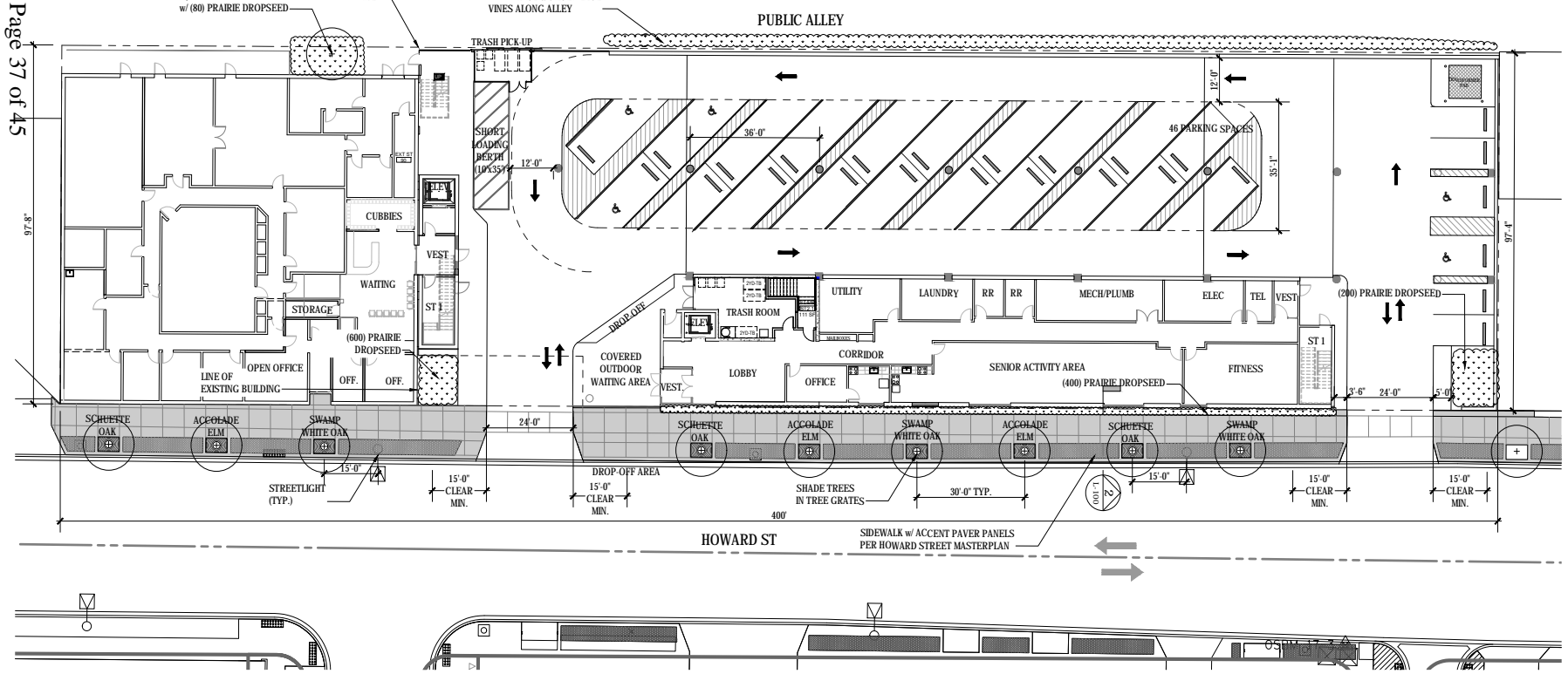
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8-O-20

EXHIBIT C
Landscape Plans

~10~



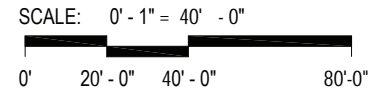
PLANT SCHEDULE				
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	SPACING
STREET TREES				
3	Hybrid Elm	<i>Ulmus "Morton"</i>	2 1/2" BB	Per Plan
3	Schuette Oak	<i>Quercusxschuettei</i>	2 1/2" BB	Per Plan
3	Swamp White Oak	<i>Quercus bicolor</i>	2 1/2" BB	Per Plan
SITE TREE				
1	Upright Oak	<i>Quercus "Regal Prince"</i>	4" BB	Per Plan
ORNAMENTAL GRASS				
1400	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 aubertii</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 Schuette's Oak (*Quercus x schuettei*) as a nod to the legacy of the Oakton 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 (*Polygonum aubertii*) and Trumpet Honeysuckle (*Lonicera sempervirens*), will be used to reduce the visual and environmental impact of the building and parking garage from the public right of way on both the north and the south sides of the development. Vines offer seasonal interest at different times of the years.

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 twinning 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 aubertii</i>	1 Gallon	48" o.c.



REV. 5
12.31.2019

PRELIMINARY LANDSCAPE PLAN

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



EVERGREEN SENIOR HOUSING
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MEETING MINUTES EXCERPT

PLAN COMMISSION

Wednesday, December 11, 2019
7:00 P.M.

Evanston Civic Center, 2100 Ridge Avenue, James C. Lytle Council Chambers

Members Present: Peter Isaac (Chair), George Halik, Andrew Pigozzi, Jennifer Draper,

Members Absent: Carol Goddard, John Hewko, Jane Sloss

Staff Present: Scott Mangum, Planning and Zoning Manager
Meagan Jones, Neighborhood and Land Use Planner
Brian George, Assistant City Attorney

Presiding Member: Chairman Isaac

1. CALL TO ORDER / DECLARATION OF QUORUM

Chair Lewis called the meeting to order at 7:05 P.M.

2. APPROVAL OF MEETING MINUTES: November 13, 2019

Commissioner Pigozzi made a motion to approve the minutes from the October 30, 2019 meeting. Seconded by Commissioner Draper. A voice vote was taken and the minutes were approved unanimously, 4-0.

3. NEW BUSINESS

A. Planned Development

999-1015 Howard Street 19PLND-0012
David Block, applicant, submits for a Special Use for a Planned Development to construct a 4-story, 73,017 square foot addition to the existing CJE Senior Life building. Addition includes 60 affordable dwelling units for seniors and 55 parking spaces, in the B2 Business District. The applicant seeks site development allowances for: 1) A building height of 51' where 45' is allowed, 2) To reduce the required interior side yard setback for parking to 0' where 5' is required from the east property line, 3) To reduce the required rear yard setback for parking to 0' where 15' is required from the north property line when adjacent to a residential district, and 4) To reduce the required number of off-street parking spaces from 69 to 55.

The applicant may seek and the Plan Commission may consider additional Site Development Allowances as may be necessary or desirable for the proposed development.

Mr. Mangum provided an overview of the proposed development, explaining the site layout, public benefits and the additional site development allowance to allow a loading area with a vertical clearance of 11'-10" where a minimum clearance height of 14' is required.

The applicant, David Block then gave an introduction of the development team and CJE staff. He explained that the proposed project is 2 years in the making and provided more information on CJE's services and partnership with Evergreen Real Estate Group. He stated that there is shuttle service, programming and meals for approximately 40 seniors, Monday through Friday. He then explained that the proposed project would provide housing for independent seniors that participate in the street life and economic life of the area and revitalize that corner on Howard Street. Mr. Block provided information on the unit cost, stating they were all affordable (\$400 to \$1000 per month) with the intention of not having more than 30% of a resident's income going towards rent. \$75,000 is projected in property taxes to start. He then explained how circulation through the site would occur, mentioning CJE vehicle parking, general parking access and connection from the old building to the new. He mentioned that the proposed decks would be secured due to some clients with dementia. He added that some of the design and material choices are due to cost constraints that need to be abided by per IHDA and explained the requested site development allowances and emphasized that the proposed parking is all enclosed.

Chair Isaac opened the hearing to questions from Commissioners.

Commissioner Halik stated that he thinks the development is a nice looking project and is a clever use of the site. He then inquired about why the number of parking spaces works for the site, if moving vehicles need the 14 ft. clearance and what kind of lighting would be on the proposed outdoor decks. Mr. Block responded that the lighting is low cut-off lighting with some being uplighting to illuminate the deck (a lighting study can be done if needed to make sure light is not escaping from the deck). He then explained that research had been done regarding move-ins and it was found that small/medium moving trucks as well as Fedex and UPS deliver trucks can clear the 11 ft. height. He added that the team tried to get as many parking spaces as possible on-site. He added that the reason for comparable developments being included was to ensure that the requirements for residents would be met.

Commissioner Pigozzi asked if the accommodation took CJE requirements into account. Mr. Block responded yes and that the staff report looked at both the existing site requirements and new use requirements for parking with a reduction provided for the inclusionary housing provided.

DRAFT- NOT APPROVED

Commissioner Draper asked if the existing utility poles would be buried as there looks like there is some encroachment into the site. Mr. Block replied that the development will need to accommodate utility relocation and/or work around them.

Commissioner Halik asked if the DAPR comments had been incorporated into current plans. Mr. Block responded that the most robust conversation centered on garbage pick-up and the concern that handlers would have enough access. He worked with Groot at the site to create possible configurations and alternate scenarios were created from that. He added that solar energy was also discussed by DAPR. The building is beginning the evaluation for ComEd energy efficiency standards which are intended to be met. Mr. Block added that the site is a good location for solar and that if additional funding is found that will be included. No windows are intended to be added to the east wall as it is a shear wall and the neighboring property could be redeveloped into a building that covers that wall.

Chair Isaac asked if the current CJE activities will be expanded. Laura Prohov, Vice President of Community Services, responded that programming will continue as it currently exists with some renovation being done to the existing building to enhance the current programing but not increase it or the number of clients. There is a 50 client capacity with 35-40 clients currently being served Monday through Friday, 9:30am to 3:30pm. She added that there are 11 vans and 22 staff members, including drivers. Chair Isaac inquired if additional staff is anticipated with the proposed addition. Ms. Prohov responded that no additional staff is anticipated for CJE. Mr. Block added that a half-time building manager and full-time custodian would be added with the addition of residences.

Chair Isaac then asked what the average age of residents is expected to be. Mr. Block stated that entry age point is 62 with the average age being in late 60s and early 70s. Chair Isaac then asked about the railing on the proposed decks. Mr. Block responded that it is a 6 ft. barrier, likely with additional railing above, as a security measure for current CJE clients.

Chair Isaac inquired if a specific number of parking spaces had been promised. Mr. Block responded no, he would not have promised something he was not sure he could deliver. Chair Isaac continued, asking for clarification on the affordable housing requirements.

Chair Isaac then informed the public of the ability of residents within 1,000 feet of the property to submit a written request for a continuance for the purpose of rebutting testimony provided during the hearing. He then opened up the hearing to questions from the public.

Ms. Lois Headman stated that she was lead to believe the allowances requested would

DRAFT- NOT APPROVED

not be asked for and the applicant would work with the neighborhood. She would like to get the presented information to neighbors as there are significant changes to what was initially presented to the community.

Chair Isaac clarified the process for requesting and granting of continuances.

Ms. Clare Kelly inquired whether or not the DAPR comments had been read by the Commissioners. Commissioner Halik responded that he read all of the report and wanted the applicant to point out, for the public, how those items would be addressed on the plans. Ms. Kelly then inquired about the AMI for the units. Mr. Block responded that there will be 6 units at 30% AMI, 24 units at 60% AMI and 30 units at 50% AMI. Ms. Kelly requested that the Commission not grant the allowances.

Mr. Steve Friedman, attorney for the applicant, inquired about the continuance process and why they are generally granted. He added that there should be public comment and questions but was uncertain why a continuance would be granted to share information. Chair Isaac replied that Ms. Headman had concerns regarding the testimony made during the hearing and intended to inform neighbors who would come in to assist in rebutting that information presented.

Ms. Shannon Hackett stated she did not know variances were being requested. She then inquired about the opening in the rear of the building and if it is intended to be a permanent opening. Mr. Block responded that is intended to be an emergency exit and locked gates are to be in place to limit access and provide security for patients. Ms. Hackett then emphasized that parking is an issue in the area and any project with additional vehicles is a problem. Mr. Block responded that as many parking spaces as possible are provided in the garage as well as considerations for turning radii and general circulation within the parking area. Ms. Hackett then asked how trash will be handled and who will maintain the cement facade and expressed concern about the building going to the edge of the lot. Mr. Block stated that there will be a trash chute in the building and Evergreen Real Estate will be responsible for maintaining the façade.

Ms. Headman clarified if the loading deck would be accessed off of Howard Street then inquired about the walls around the proposed deck and connections to access the decks. Mr. Block responded that the rear deck will be at least 6 ft. in height with a possible railing on top of that. He added that this was the best location to also have sunlight and still have ease of access for CJE.

Chair Isaac inquired about the space between parking space for the CJE buses and if the intention is for that space to be for loading then parking. It seems as if more parking spaces could be added if that space between some of the spaces were eliminated. Mr. Block clarified that there are support columns that create additional space between some of the parking spaces and that all of the loading would happen at the front door of CJE.

DRAFT- NOT APPROVED

Chair Isaac then opened the hearing up to public testimony.

Lois Headman emphasized that parking is a concern and the promises of residents having no cars is a low ball number due to employees and possible visitors needing parking. She added that she agrees that Howard Street doesn't look great but to have a building placed there just because it is better is not the way. The exterior should match the beauty of the work done on the interior and also fit into the neighborhood. She also has concerns about building to the alley line and the building height, stating that she will now be looking at concrete instead of the sky and she hopes that the comments provided are taken into consideration.

Mr. Matt Rodgers stated his support for the project. He explained that Evanston has been trying to figure out affordable housing and that this is a commercial street where a larger building should be. Other uses along that stretch are commercial in nature and the façade works for the site given the budget constraints. Mr. Rodgers added that having a place in Evanston where someone can lease an apartment for \$300 is great to have. He empathized with the neighbors regarding parking issues as his neighborhood has less available parking but feels the project is one that should be supported.

Ms. Sue Loelbach of Connections for the Homeless and Joining Forces for Affordable Housing stated that she is excited that Evergreen is working on the project and that there is reasonable use of site development allowances. Parking is an issue with every affordable development and she hopes that conversations for the development are not centered on that and Evanston can address it on a broader level.

Chair Isaac then asked Ms. Headman if houses in the area are largely single family homes, if they have garages and if parking issues are largely seen during the day or night. Ms. Headman stated that most nearby homes are single family but she is unsure as to how many have garages. She added that people will drive from other neighborhoods to park and leave their vehicles for long periods of time. The Parking sticker and restriction for overnight parking after 6:00pm helped but does not monitor all parking.

Mr. Block stated that he appreciates the respectful conversation and added that he understands that this can be a hot button topic. He disagrees with some of the statements made regarding the building.

Chair Isaac asked for clarification on the building and parking setbacks and asked if the drive aisle is part of the parking. Mr. Mangum replied that the drive aisle is considered part of the parking area.

The Commission then began deliberations.

DRAFT- NOT APPROVED

Commissioner Halik stated that he believes buildings should be quality and this is a good building. He added that being old and brick is not the only measure of a good building. He stated that the 6 ft. difference in height is not significant but the setback and parking allowances are. He explained that the trend is to provide less parking and there are garages that have additional parking available and a neighborhood parking restriction in place. The Commission is not able to prove one way or the other if parking is needed but Evergreen has done many other projects. He continued, stating that the number of parking spaces is a concern and he believes steps have been taken to mitigate the structure being on the property line.

Commissioner Pigozzi stated that this is a good project. It is a difficult site and there are some issues to iron out with utilities. This is a project the City should support but the numbers must work. He added that he does not believe the applicant is being insensitive but attempting to make the project work on the site. Howard Street needs this and he hopes the project is successful.

Commissioner Draper expressed concern with the development being lot line to lot line with single family homes. Being on Howard Street, this is the best site versus another location in Evanston. She added that she is glad to see amenity spaces. She stated that she is hesitant for the green wall past the 1st floor and that, since it will take some time to grow, other options should be considered. She agreed with Commission Halik regarding the parking concerns as the requested development allowance is a large one but agreed this is a good project for the area.

Chair Isaac echoed the Commissioners' statements and added that, on a whole, the project is easy to support. He suggested that if the building were retail, it could not go lot line to lot line and that would be an ask of a different development as well. Parking is a concern. CJE would get 100% of their parking but take from the residential portion of the development. Parking has been an issue in the evening while CJE uses spaces during the day. It could be possible to add language that sets aside a certain number of spaces for residents.

Mr. Mangum shared that there are currently 26 parking spaces on site. Mr. Isaac then stated that 33 spaces are needed for CJE and 22 for residential use. If CJE only uses 26 spaces then 29 would go to residential and only a 7 space reduction would be needed. Mr. Block added that this is a mixed use development. It will be largely used during the day with vans being parked at night. He stated he can commit to solving potential issues on-site.

Chair Isaac asked for more clarification on the vehicle use of CJE employees. Ms. Prohov stated that 19 employees drive to work while others take public transportation. Buses are pulled out so employees are able to park. There are 8 drivers and 11 employees use other spaces. Shalom buses are used for 98% of the clients, as is required by the Illinois Department of Aging, and some have family members drop them

off.

Commissioner Pigozzi stated that he does not believe parking will be as big an issue. The Zoning Code does not address this type of use. Chair Isaac responded that he is attempting to figure out the net effect, not make a value judgement.

Commissioner Draper clarified where the ADA parking spaces are located in the garage.

Chair Isaac asked if there will be a charge for parking. Mr. Block replied that there will not be but that it will be gated since it is not intended to be open to the public.

The Commission then reviewed the standards and largely found that they had been met with the exception of some disagreement on Item 2 in Section 6-3-5-10 and stating that full effects on property value testimony had not been presented.

Commissioner Pigozzi made a motion to recommend approval of the planned development as presented by staff. Commissioner Halik seconded the motion.

Chair Lewis suggested an amendment to the motion regarding making the project affordable in perpetuity. Mr. Block clarified that there is a 30 year affordability requirement from both IHDA and the City of Evanston. Staff then added that the affordability aspect is not under the purview of the Commission so the amendment was rejected.

A roll call vote was then taken on the main motion for the planned development and the motion passed, 4-0.

Ayes: Isaac, Draper, Halik, Pigozzi

Nays:

5. PUBLIC COMMENT

There was no public comment.

6. ADJOURNMENT

Commissioner Pigozzi made a motion to adjourn the meeting. Commissioner Draper seconded the motion.

A voice vote was taken and the motion was approved by voice vote 4-0. The meeting was adjourned at 9:51 pm.

Respectfully Submitted,
Meagan Jones

DRAFT- NOT APPROVED

Neighborhood and Land Use Planner
Community Development Department

Page 8 of 8
Plan Commission Minutes 12/11/19

Page 45 of 45

P5.

Page 94 of 107



Memorandum

To: Honorable Mayor and Members of the City Council
CC: Members of the Planning and Development Committee
From: Melissa Klotz, Zoning Administrator
CC: Johanna Leonard, Community Development Director; Scott Mangum, Planning and Zoning Manager
Subject: Ordinance 2-O-20, Granting a Special Use for a Daycare Center - Child, Guidepost Montessori, at 1012-1014 Davis Street
Date: January 13, 2020

Recommended Action:

The Zoning Board of Appeals and staff recommend adoption of Ordinance 2-O-20, granting special use approval for a Daycare Center - Child, Guidepost Montessori, at 1012-1014 Davis St. in the D2 Downtown Retail Core District. The applicant has complied with all zoning requirements and meets all of the standards for a special use for this district. **Alderman Wilson requests suspension of the rules for Introduction and Action at the January 13, 2020 City Council Meeting.**

Council Action:

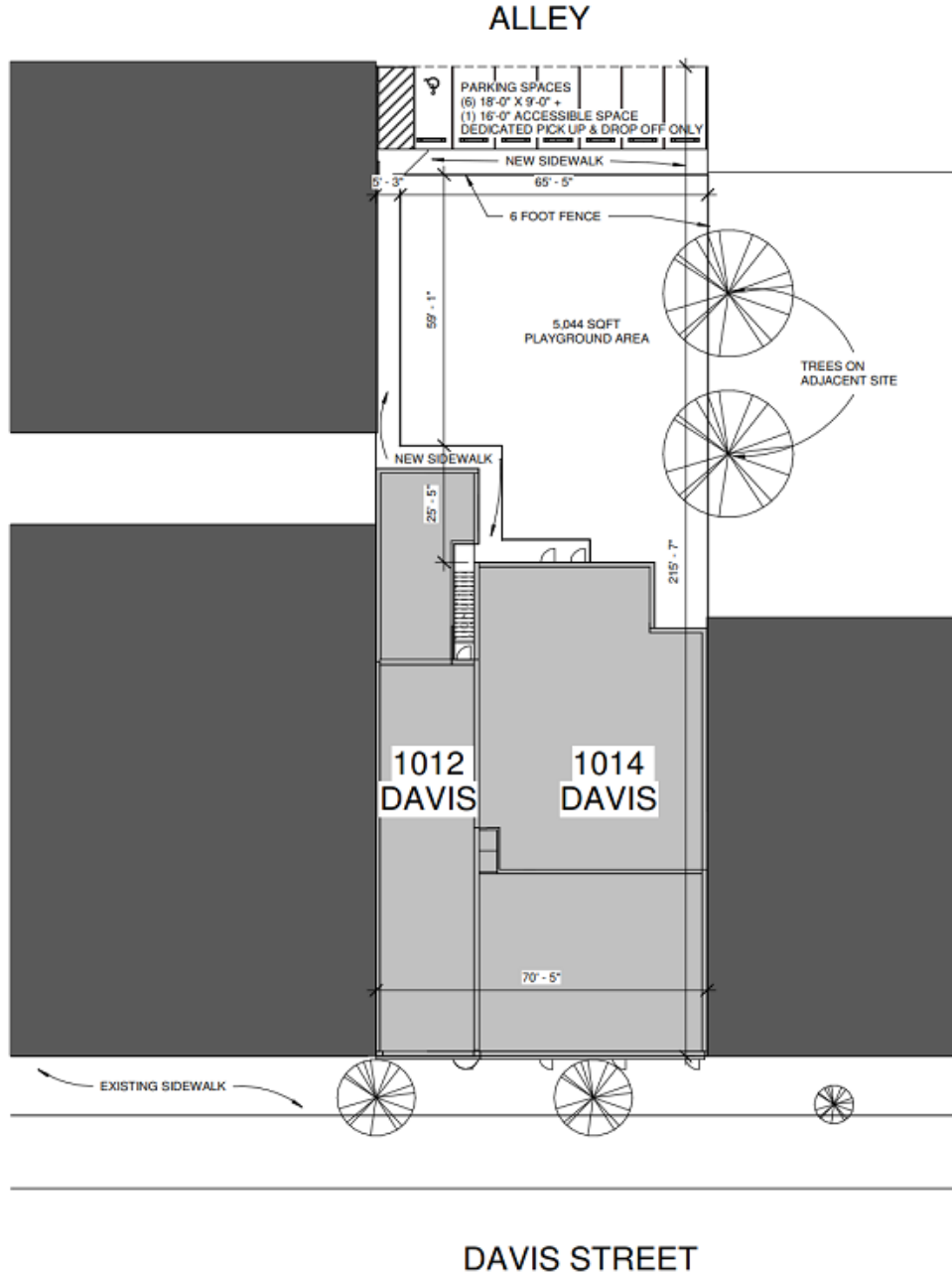
For Introduction and Action

Summary:

The applicant proposes to operate Guidepost Montessori School, a Daycare Center - Child, at 1012-1014 Davis Street. The applicant will rehab the extant building(s) with the daycare as the single tenant occupying the entire building and property. The rear of the property will feature a 5,000 square foot outdoor playground and 7 on-site parking spaces accessed via the alley for pick-up/drop-off. The estimated capacity of the daycare will be 122 children from the age of 6 weeks to 6 years, with a total staff of 22.

Students will generally arrive between 7am and 8:30am and leave between 3pm and 6pm, with a smaller portion of the students departing at half-day between noon and 1:30pm. Arrivals and departures are inherently varied, minimizing traffic congestion. To further limit congestion, the applicant estimates based on similar locations in urban areas, that 15-20% of drop-offs will utilize public transportation and that an additional 30% will carpool. The average drop-off and pick-up time per car is estimated to be 7-10 minutes during peak periods.

Employees will use public transit options available near the site as well as nearby parking garages so that all on-site parking is available for pick-up/drop-off.



Proposed Site Plan

Staff and children will directly access the playground from the rear of the first floor. The playground will be secured with a fence around its entirety. Interior renovation of the building

will include the installation of an elevator and a full fire suppression system. Additional exterior work is proposed to repair and replace the roofing and mechanical systems, repair masonry, and replace glass-block with new storefront windows showcasing the school's first-floor classroom spaces.

City Staff has not received correspondence from neighboring property owners.

Legislative History:

Zoning Board of Appeals: On November 19, 2019, the ZBA unanimously recommended approval of the special use with the following conditions:

1. A minimum of 10 parking spaces shall be leased from the Maple Ave. parking garage for employees.
2. Events that are accessory to the daycare use outside of the regular daycare hours are permitted.
3. Applicant shall repave the alley apron at Maple Ave., patch the alley where needed, and add alley lighting as necessary.
4. Employees shall not park on the street.
5. Hours of operation shall not exceed 7am-6pm (but shall not limit accessory events by Guidepost outside of those hours).
6. The applicant shall instill a street-facing design scheme that is consistent and appropriate to the neighborhood.
7. Substantial compliance with the documents and testimony on record.

[Link to November 19, 2019, ZBA Packet](#) (item materials begin on page 9)

Attachments:

[Ordinance 2-O-20 Granting a Special Use for a Child Daycare at 1012-1014 Davis St.](#)
[Findings For Special Use for 1012-1014 Davis St](#)
[ZBA Meeting Minutes Excerpt - November 19, 2019](#)

2-O-20

AN ORDINANCE

**Granting a Special Use Permit for a Child Daycare Center Located at
1012-1014 Davis Street in the D2 Downtown Retail Core District
("Guidepost Montessori")**

WHEREAS, the Zoning Board of Appeals ("ZBA") met on November 19, 2019, pursuant to proper notice, to consider case no. 19ZMJV-0085, an application filed by Grant Manny, broker for the property legally described in Exhibit A, attached hereto and incorporated herein by reference, commonly known as 1012-1014 Davis Street (the "Subject Property") and located in the D2 Downtown Retail Core District, for a Special Use Permit to establish, pursuant to Subsection 6-11-3-4 of the Evanston City Code, 2012, as amended ("the Zoning Ordinance"), a Child Daycare Center, "Guidepost Montessori," on the Subject Property; and

WHEREAS, the ZBA, after hearing testimony and receiving other evidence, made a written record and written findings that the application for a Special Use Permit for a Child Daycare Center met the standards for Special Uses in Section 6-3-5 of the Zoning Ordinance and recommended City Council approve the application; and

WHEREAS, at its meeting of January 13, 2020, the Planning and Development Committee of the City Council ("P&D Committee") received input from the public, carefully considered the ZBA's record and findings and recommended the City Council accept the ZBA's recommendation and approve the application in case no. 19ZMJV-0085; and

WHEREAS, at its meeting of January 13, 2020, the City Council considered the ZBA's and P&D Committee's records, findings, and recommendations, and adopted the recommendation of the P&D Committee, as amended.

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

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

SECTION 2: The City Council hereby approves the Special Use Permit for a Child Daycare Center on the Subject Property as applied for in case no. 19ZMJV-0085.

SECTION 3: Pursuant to Subsection 6-3-5-12 of the Zoning Ordinance, the City Council hereby imposes the following conditions on the Applicant's Special Use Permit, violation of any of which shall constitute grounds for penalties or revocation of said 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 use the Subject Property in substantial compliance with: all applicable legislation; the Applicant's testimony and representations to the ZBA, the P&D Committee, and the City Council; and the approved plans and documents on file in this case.
- B. Hours of Operation:** Hours of operation shall not exceed 7 a.m. to 6 p.m. This condition shall not limit accessory events by Guidepost Montessori outside of these hours.
- C. Employee Parking:** Employees shall not park on the street.
- D. Design Scheme:** The applicant shall install a street-facing design scheme that is consistent and appropriate to the neighborhood.
- E. Accessory Events:** Events that are accessory to the daycare use outside of regular daycare hours are permitted.

- F. Parking Lease Requirements:** A minimum of ten (10) parking space shall be leased from the Maple Avenue parking garage for employees.
- G. Alley Improvements:** Applicant shall repave the alley apron at Maple Avenue, patch the alley where needed, and add lighting as necessary.
- H. Recordation:** Before it may operate the Special Use authorized by the terms of this ordinance, the Applicant shall record, at its cost, a certified copy of this ordinance with the Cook County Recorder of Deeds.

SECTION 4: When necessary to effectuate the terms, conditions, and purposes of this ordinance, "Applicant" shall be read as "Applicant's agents, assigns, and successors in interest."

SECTION 5: This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

SECTION 6: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 7: 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 8: The findings and recitals contained herein are 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: _____, 2020

Approved:

Adopted: _____, 2020

_____, 2020

Stephen H. Hagerty, Mayor

Attest:

Approved as to form:

Devon Reid, City Clerk

Michelle L. Masoncup, Corporation
Counsel

EXHIBIT A

LEGAL DESCRIPTION

Lot 3 of Block 62 of Evanston in Section 18, Township 41 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PINs: 11-18-309-026-0000
11-18-309-027-0000

COMMONLY KNOWN AS: 1012-1014 Davis Street, Evanston, Illinois.



FINDINGS

FOR STANDARDS OF
SPECIAL USE PERMITS

In the case of

Case Number: 19ZMJV-0085
Address or Location: 1012-1014 Davis St.
Applicant: Grant Manny, broker
Proposed Special Use: Daycare Center – Child, Guidepost Montessori

After conducting a public hearing on November 19, 2019, the Zoning Board of Appeals makes the following findings of fact, reflected in the audio-visual recording of the hearings, based upon the standards for special uses specified in Section 6-3-5-10 of the Zoning Ordinance:

<u>Standard</u>	<u>Finding</u>
(A) It is one of the special uses specifically listed in the zoning ordinance;	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Not Met Vote 6-0
(B) It is in keeping with purposes and policies of the adopted comprehensive general plan and the zoning ordinance as amended from time to time;	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Not Met Vote 6-0
(C) 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;	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Not Met Vote 6-0
(D) It does not interfere with or diminish the value of property in the neighborhood;	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Not Met Vote 6-0

PLANNING AND ZONING DIVISION ☎ 847-448-8230
 Community Development Department
 2100 Ridge Ave., Rm. 3202 Evanston, IL 60201

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 🌐 www.cityofevanston.org/zoning

(E) It can be adequately served by public facilities and services	<u> X </u> Met <u> </u> Not Met Vote 6-0
(F) It does not cause undue traffic congestion;	<u> X </u> Met <u> </u> Not Met Vote 6-0
(G) It preserves significant historical and architectural resources;	<u> X </u> Met <u> </u> Not Met Vote 6-0
(H) It preserves significant natural and environmental features; and	<u> X </u> Met <u> </u> Not Met Vote 6-0
(I) 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.	<u> X </u> Met <u> </u> Not Met Vote 6-0

and, based upon these findings, and upon a vote

 6 in favor & 0 against

Recommends to the City Council

 approval without conditions
 denial of the proposed special use
 X approval with conditions *specifically*:

1. A minimum of 10 parking spaces shall be leased from the Maple Ave. parking garage for employees.
2. Events that are accessory to the daycare use outside of the regular daycare hours are permitted.
3. Applicant shall repave the alley apron at Maple Ave, patch the alley where needed, and add lighting as necessary.
4. Employees shall not park on the street.
5. Hours of operation shall not exceed 7am-6pm (but shall not limit accessory events by Guidepost outside of those hours).
6. The applicant shall instill a street-facing design scheme that is consistent and appropriate to the neighborhood.
7. Substantial compliance with the documents and testimony on record.

Attending:

 X Scott Gingold

Vote:

Aye *No*
 X

<u> X </u> Myrna Arevalo	<u> X </u> _____
<u> </u> Jill Zordan	<u> </u> _____
<u> X </u> Violetta Cullen	<u> X </u> _____
<u> X </u> Lisa Dziekan	<u> X </u> _____
<u> X </u> Mary McAuley	<u> X </u> _____
<u> X </u> Kiril Mirintchev	<u> X </u> _____



DRAFT NOT APPROVED

MEETING MINUTES EXCERPT

ZONING BOARD OF APPEALS

Tuesday, November 19, 2019

7:00 PM

Civic Center, 2100 Ridge Avenue, Council Chambers

Members Present: Lisa Dziekan, Myrna Arevalo, Violetta Cullen, Mary McAuley, Kiril Mirintchev, Scott Gingold

Members Absent: Jill Zordan

Staff Present: Melissa Klotz

Presiding Member: Violetta Cullen

Declaration of Quorum

With a quorum present, Chair Cullen called the meeting to order at 7:00 p.m.

1012-1014 Davis St.

19ZMJV-0085

Grant Manny, broker, submits for a special use, Daycare Center-Child, for Guidepost Montessori to provide daycare services for children 6 years and younger, in the D2 Downtown Retail Core District (Zoning Code Section 6-11-3-4). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

Ms. Klotz read the case into the record.

Grant Manny, applicant, explained the proposal:

- Daycare will serve 122 students and 22 employees.
- 5,000 sq. ft. playground area will be constructed in the rear.
- There are 7 parking spaces in the rear off of the alley for pickup and drop-off.
- Agree to provide additional staff parking (10 spaces) at the Maple garage, but many employees will take public transportation.
- Drop-off is 7am-9am so staggered drop-off means there is not a large backup of vehicles. Many of the students are siblings that will share a ride, and some students will be walked to the facility.
- Eastern facade of building will be painted to match the other side and windows will be replaced to match.
- Daycare will use the first and second floor of the building but not the basement.
- Daycare is for infants to 6 year olds. Typically there is one infant room, twice as many toddlers, and more preschoolers.
- There will be occasional weekend events for parents (2-3 times per year).
- City staff recommended looking into a drive aisle drop off at the rear instead of parking spaces, but since only 3 vehicles could stack there is more likelihood for a backup of vehicles than if the site keeps the 7 parking spaces.
- At the front entrance, parents will walk the children into the building (staff will not meet children at the vehicles) but at the rear entrance where most drop-off will occur, staff can get children from the vehicle area and walk them inside.

Page 1 of 2
Zoning Board of Appeals

- 10 street parking spaces on Davis can be changed to short-term parking but the spaces will not be exclusive for the daycare.
- Green Monkey and Gourmet Gorilla catered meal deliveries will provide food via van daily around 10:30am.

Ms. Dziekan stated parking on Davis St. is in high demand during the evening rush hour, so taking 10 parking spaces on the street and making them 20 minute spaces might be harmful to other surrounding businesses.

Mr. Mirintchev noted it is great the windows will be transparent but that means the windows will be dark after 6pm. Something should be done to make the space look active after 6pm.

Deliberation:

Mr. Gingold and Mr. Mirintchev both agreed that the 7 parking spaces in the rear are preferable to the drop off lane off of the alley.

Mr. Gingold stated the business will not cause undue congestion because all of the parents are temporary parkers that will leave within a few minutes. Ms. McAuley stated this type of business has a high parking demand at specific times only, and if those parkers want to stay and visit other businesses then that is great for the downtown area.

Standards:

1. Yes
2. Yes
3. Yes
4. Yes
5. Yes
6. Yes
7. Yes
8. Yes
9. Yes

Mr. Gingold motioned to recommend approval of the special use with conditions, seconded by Ms. McAuley:

1. A minimum of 10 parking spaces shall be leased from the Maple Ave. parking garage for employees.
2. Events that are accessory to the daycare use outside of the regular daycare hours are permitted.
3. Applicant shall repave the alley apron at Maple Ave, patch the alley where needed, and add lighting as necessary.
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