

59-0-93

AN ORDINANCE

**Granting a Special Use for a Planned Development
for the Church & Chicago Limited Partnership
at 1660 Chicago Avenue**

WHEREAS, the Church & Chicago Limited Partnership submitted an application for a planned development and variations from the building height regulations from the Zoning Ordinance; and

WHEREAS, the Evanston Plan Commission reviewed the said application at their meeting of December 9, 1992; and

WHEREAS, the Evanston Zoning Board of Appeals conducted public hearings on January 19, 1993, February 25, 1993, and March 11, 1993; upon the application of the Church & Chicago Limited Partnership for the planned development and variations of the Zoning Ordinance to permit construction of a Phase I mixed use development consisting of a maximum building height of 295 feet, 304 dwelling units, 304 parking spaces, and a FAR of 7.09; and a Phase IIA development of 295 feet, 200 dwelling units, 20,000 square feet of gross commercial area, 200 parking spaces, and total FAR of 7.9; or a Phase IIB development of 215 feet, 200 dwelling units and 200 parking spaces and total FAR of 7.9, or a Phase IIC development of 60 feet, 200 dwelling units, and a total FAR of 7.9; and

WHEREAS, the Zoning Board of Appeals recommended the granting of the Phase I Planned Development which would allow a building height of 221 feet, 304 dwelling units, 304 parking spaces, a commercial building and a FAR of 7.0 and to deny the variations; and grant the Phase IIA planned development of 295 feet, 200 dwelling units, 20,000 square feet of gross commercial area, and 200 parking spaces, and to deny the height variation; and to deny the Phase IIB planned development and to deny the Phase IIC planned development; and

WHEREAS, the Planning and Development Committee of the City Council of Evanston has considered the application, submitted documents, and testimony; and

WHEREAS, the City Council has determined that the approval of a planned unit development as hereinafter set forth is in the best interests of the City of Evanston;

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

SECTION ONE: That a Planned Development be and it is hereby approved to permit the construction of a residential development consisting of 304 dwelling units with 304 parking spaces and an FAR of 7.9, and a height of 221 feet on the property legally described as:

"LOTS 1, 12, 13, 14, 15 AND 16 IN BLOCK 19 IN THE ORIGINAL VILLAGE (NOW CITY) OF EVANSTON IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS." commonly known as 1660 Chicago Avenue, subject to the following conditions:

1. The proposed parking structure shall be of sufficient size and structural capability to accommodate off-street parking for both Phase I and Phase II of the project;
2. Off-street parking spaces for the residential uses in Phase I and Phase II shall be supplied at the rate of not less than one space per dwelling unit;
3. Off-street parking for the retail or commercial use shall be supplied at the rate of one parking space for each of 800 square feet of such floor area in excess of 2,000 square feet;
4. The first four floors of the proposed towers and commercial buildings facades shall be of brick, limestone, or material of a similar quality;
5. The first floor frontage of the proposed Phase I commercial building shall be limited to retail uses only;

6. The north and east facades of the proposed parking structures shall be of materials compatible to that of the front elevation;

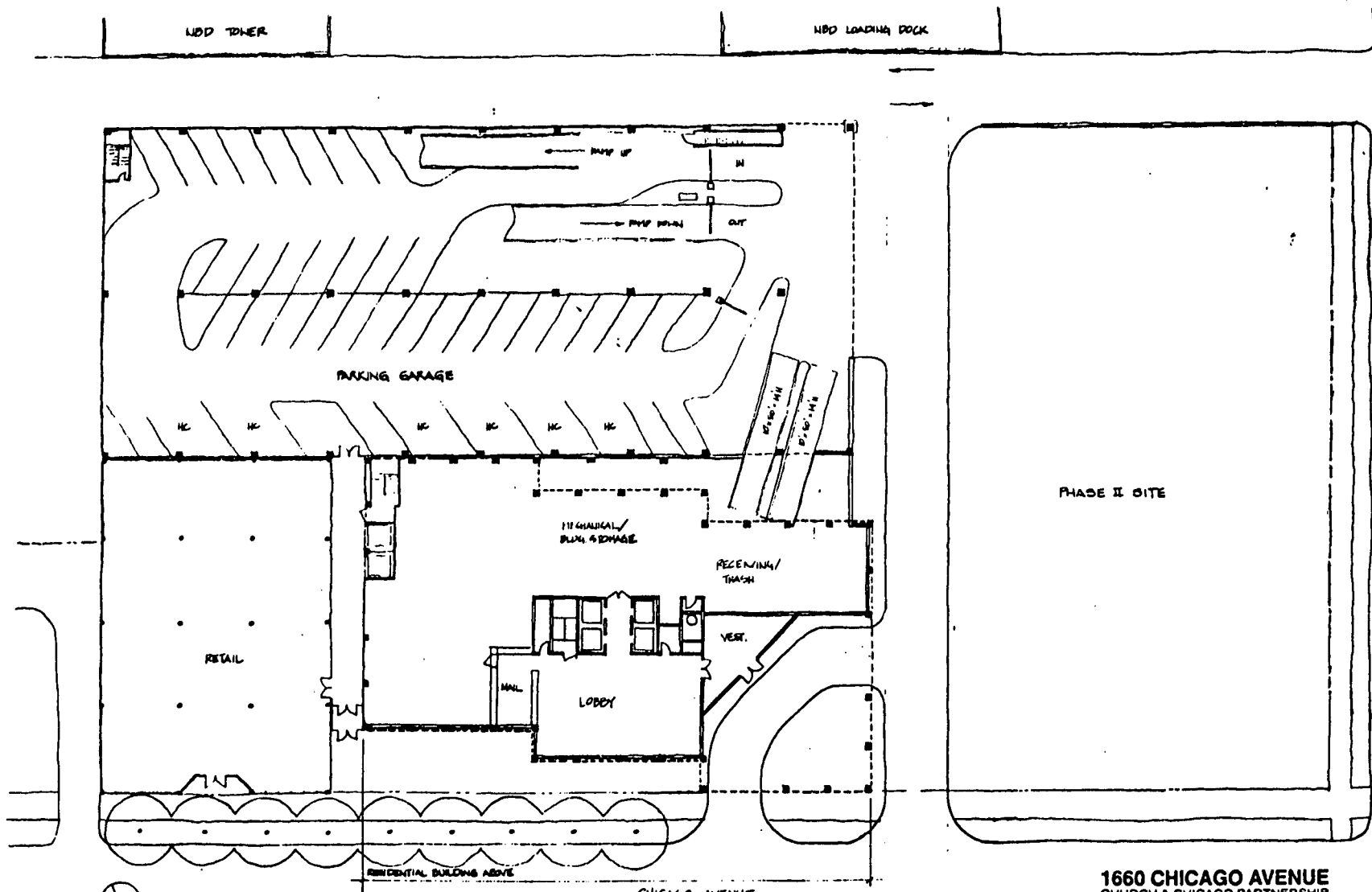
7. Best efforts shall be used to maximum ground level retail use(s) in Phase II on the Church and Chicago frontages and shall be developed to the lot line;

8. Landscaping shall be provided on all undeveloped portions of the property;

9. The project phasing shall be as follows: (a) construction of Phase I as hereinabove described shall commence within twenty-four months of the date of this ordinance and construction shall have been deemed to have commenced upon the issuance of a building permit and the beginning of construction as indicated by excavation or other substantial work, and (b) the entire project shall be completed within a period of eight years from adoption of this Ordinance;

10. The lots comprising the property shall be consolidated prior to issuance of any building permits.

SECTION TWO: The Planned Development herein approved shall be Phase I of the development of said entire parcel and shall be



1660 CHICAGO AVENUE
CHURCH & CHICAGO PARTNERSHIP

HARRY WEESE ASSOCIATES
ARCHITECTS PLANNERS

GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0" 8/1993

221' SCHEME



constructed in substantial compliance with the plans attached hereto and made part of this Ordinance as Exhibit A.

SECTION THREE: That the remaining development of said parcel, as hereinabove described, shall be in accordance with the Zoning Ordinance of the City of Evanston then in full force and effect at such time as plans are submitted for successive phases of development, and nothing in this Ordinance shall preclude the application of the then existing Zoning Ordinance to subsequent development on said parcel, except that the parking requirements for residential uses shall not be reduced below one space per dwelling unit and off-street parking for the retail or commercial use shall not be reduced lower than one parking space for each 800 square feet of such floor in excess of 2,000 square feet."

SECTION FOUR: That the development herein approved is contemplated for development pursuant to a tax increment financing district to be established by the City of Evanston, provided, however, that the developer may, at its sole discretion, develop said property in accordance with the planned unit development herein approved without the establishment of such tax increment financing district.

SECTION FIVE: The Director of Building and Property Services is hereby directed to issue appropriate permits upon proper application for the implementation of the Planned Development

herein approved.

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

AYES: 5
NAYS: 4

PASSED & APPROVED this 14th day of June, 1993.

Lorraine A. Morton
Mayor

ATTEST:
Kristen Davis
City Clerk



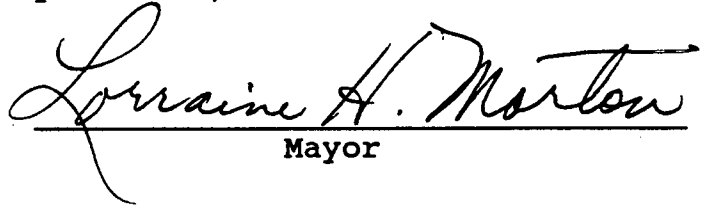
herein approved.

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

AYES: Guthrie, Heydemann, Moran, Engelman, Drummer

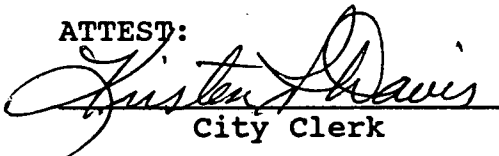
NAYS: Kent, Holsman, Feldman, Newman

PASSED & APPROVED this 14th day of June, 1993.



Mayor

ATTEST:



City Clerk