

4-O-98

AN ORDINANCE

Granting Special Uses to Northwestern University  
for a Classroom Facility  
at the Southwest Corner of Sheridan Road and Foster Street

WHEREAS, the Zoning Board of Appeals ("ZBA") held a public hearing on September 2, 1997, October 7, 1997, October 21, 1997, and November 18, 1997, in Case No. 97-25-SU(R), pursuant to proper notice, on the application of Northwestern University, property owner, for special uses to permit a classroom facility (college and university) and a Parking Area containing more than five parking spaces, on property at the southwest corner of Sheridan Road and Foster Street, commonly known as 1958 Sheridan Road and 600 Foster Street (collectively "subject property") in a T2 Transitional Campus District; and

WHEREAS, the Zoning Board of Appeals did by a vote of four to zero recommend that the petitioner's request for a special use for a Parking Area containing more than five parking spaces be denied; and

WHEREAS, the Zoning Board of Appeals did by a vote of four to two recommend that the petitioner's request for a special use for a Classroom Facility (College and University) be denied; and

WHEREAS, the ZBA forwarded the said special use applications to the City Council with their recommendations; and

WHEREAS, the matter was before the Planning and Development Committee on December 15, 1997, January 12, 1998, and January 26, 1998, and was considered by the Committee on January 12, 1998 and January 26, 1998; and

WHEREAS, the Planning and Development Committee made no recommendation on this matter; and

WHEREAS, the City Council has made findings relative to the appropriateness of granting the above-mentioned special uses; and

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

SECTION 1: The City Council hereby grants the aforesaid special use application of Northwestern University for a special use to construct a Classroom Facility (College and University) for the aforesaid subject property legally described as follows:

Lot B in the Plat of Consolidation recorded August 20, 1976 as Document No. 23606324, in the Recorder's Office of Cook County, Illinois, of all of Lots 21, 22, 25, 26, 27, 28, Lot 2 in the Resubdivision of Lots 1, 2, 3, and 4 in the Subdivision of Lots 23 and 24 and Lot "A" in the Resubdivision of Lots 1 through 9, 17 through 20, part of Lots 10 and 16, together with the vacated portion of alley lying within said Lot "A", all in the Resubdivision North of Emerson Street of Lots 1 to 12 in Block 2 in the City of Evanston.

and

The vacated alley described in the Vacation Ordinance as all those portions of the public alley adjoining Lots 25 (except the North 100.03 feet thereof) 26, 27 and 28 in the Resubdivision North of Emerson Street of Lots 1 to 12 in Block 2 in the City of Evanston, in the Northeast 1/4 fractional Section 18, Township 41 North, Range 14 East of the Third Principal Meridian in the City of Evanston, County of Cook, State of Illinois.

SECTION 2: That the grant of special use is based upon these findings, made pursuant to section 6-3-5-10 of the Zoning Ordinance:

- a. The proposed special use is among those listed in the T2, Transitional Campus District.
- b. The proposed special use is in keeping with the Comprehensive General Plan and the Zoning Ordinance, as both defined this as a Transitional District and the classroom use is consistent with the transitional purpose of the District.
- c. The proposed special use will not have a negative cumulative effect, in that the classroom is 7% of the building and the building is the only classroom use west of Sheridan Road.
- d. The proposed special use will not diminish or interfere with the value of property in the neighborhood, in that the classroom is 7% of the building and the building is the only classroom use west of Sheridan Road.
- e. The proposed special use can be adequately served by public facilities and services, and will not cause undue traffic congestion, in that use of the building will be the same as the existing Transportation Center.
- f. The proposed special use has no apparent effect upon significant historical and architectural resources because there are none to be imparted by the project.
- g. The proposed special use has no apparent effect upon significant natural and environmental features, in that the classroom will be in the interior of

the building and will therefore have no significant effect upon any natural and environmental features.

- h. The proposed special-use will comply with all applicable regulations, including, but not limited to, regulations of the T2 Transitional Campus District.

SECTION 3: That, pursuant to section 6-3-5-12 of the Zoning Ordinance, which provides that the City Council may attach conditions to the grant of a special use, these conditions are hereby imposed:

- a. The special use herein granted is solely limited to a Classroom Facility (College and University) generally as depicted in the exhibits and testimony of the hearing and shall specifically though without limitation be confined to that portion of the lower level of a Northwestern University Transportation Center building designated as "undesigned shell space" as depicted on page A2.1, "Lower Level Floor Plan and Reflected Ceiling Plan," dated 8/1/97, of a plan set issued for permit by DLK Architecture Landscape Planning, entitled Northwestern University Transportation Center, which the grantee of this special use had identified in its application for said special use as General and Technical Item 8 (p.3), and further shall specifically though without limitation be confined to a building generally within that area of the northeast quadrant of the subject property designated as "transportation center building" as depicted on page A1.3, "Site Plan and Alternate #1," dated 8/15/97, of a plan set issued for permit by DLK Architecture Landscape Planning, entitled Northwestern University Transportation Center, which the grantee of this special use had identified in its application for said special use as General and Technical Item 8 (p.2), said area being generally described as follows:

Commencing at a point at the northeast corner of the subject property; thence west along the north lot line of said subject property a distance of 180 feet; thence south along a line parallel to and 180 feet west of the east lot line of said subject property a distance of 80 feet; thence east 180 feet along a line parallel to and 80 feet south of said north lot line to the point of intersection with the east lot line of said subject property; thence north along the east lot line of said subject property a distance of 80 feet to the point of beginning.

Said page A1.3, "Site Plan and Alternate #1," is attached as Attachment 1 and incorporated herein. Said page A2.1, "Lower Level Floor Plan and Reflected Ceiling Plan," is attached as Attachment 2 and incorporated herein.

- b. The special use herein granted is solely limited to a Classroom Facility (College and University) solely used as a classroom for participants in executive seminars of the Northwestern University Transportation Center and excludes classes

serving regular undergraduate or graduate students unless otherwise enrolled in the above-mentioned executive seminars.

- c. The construction and use of the special use herein granted shall be in relative compliance with the testimony and exhibits presented and the plans and documents placed on file in connection with this case.

SECTION 4: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

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

Introduced: January 26, 1998

Adopted: January 26, 1998

Approved: March 12, 1998

Lorraine H. Marten  
 Mayor

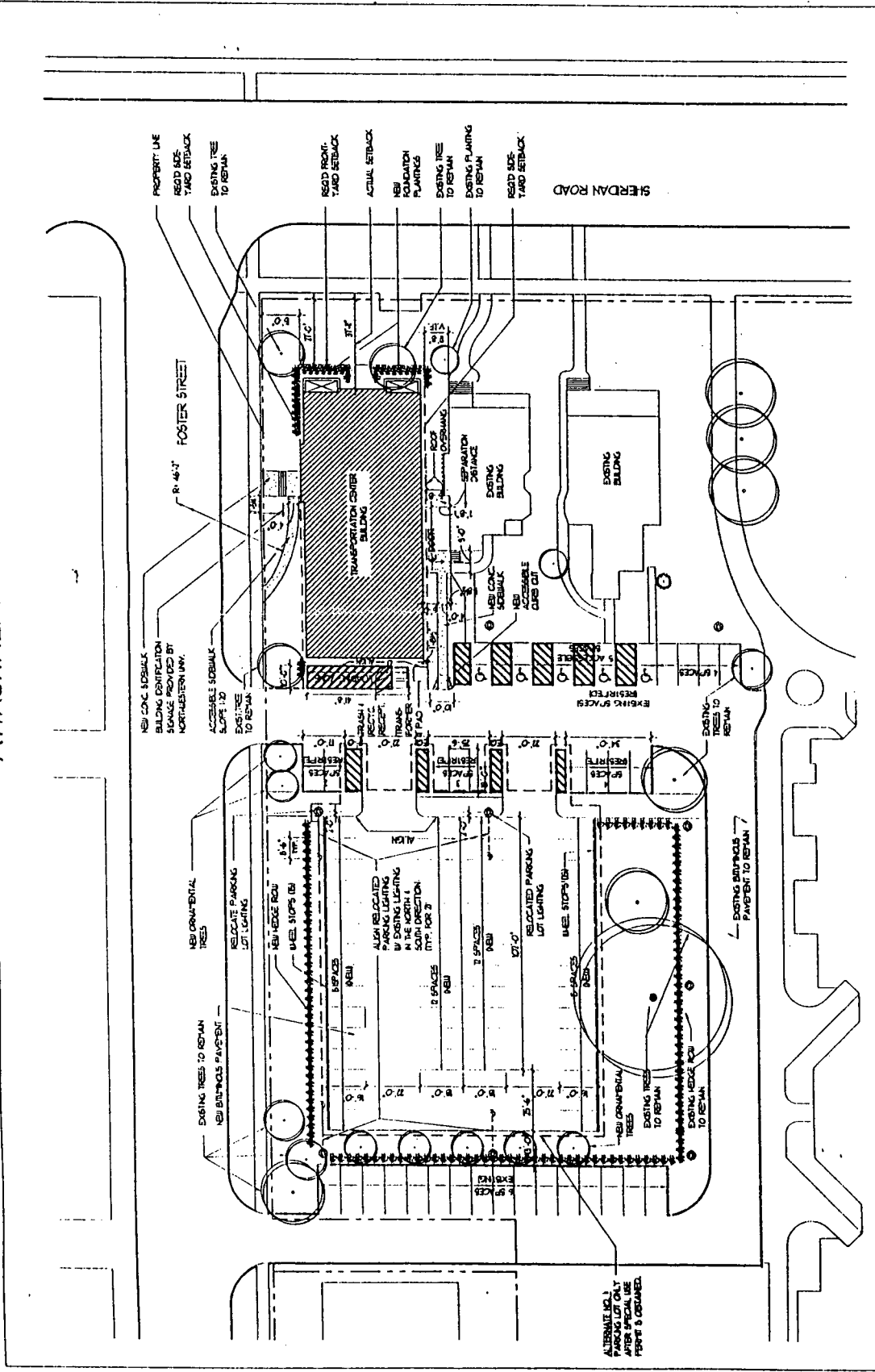
ATTEST:

Mary D. Morris  
 City Clerk

Approved as to form:

[Signature]  
 Corporation Counsel

ATTACHMENT I TO ORDINANCE 4-O-98



THE  
TRANSPORTATION CENTER  
BUILDING

**DLK**  
ARCHITECTURAL  
LANDSCAPE  
PLANNING

**HK+SE**  
Mechanical Engineers, PC  
1400 West Ave., Suite 300  
Deerfield, IL 60015  
Phone: 312.930.0500  
Fax: 312.930.0505

**PERKINS & MEER ENGINEERS, INC.**  
**CONSULTING ENGINEERS**  
110 N. LaSalle Street  
Chicago, IL 60602  
Phone: 312.427.1000  
Fax: 312.427.1005

NO.	DATE	DESCRIPTION	BY
1	10.15.97	NO	AS
2	10.20.97	PERMIT REVISIONS	AS
3	10.20.97	TO OWNER	AS
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**SITE PLAN**  
**ALTERNATE #1**

Scale: AS NOTIC  
Drawn By: AS  
Checked By: CF  
Date: 11/23/98  
Approved By: ME

A1.3

**KEY**

- EXISTING PARKING AREAS TO BE RETAINED
- NEW CONCRETE PAVEMENT
- NEW CONCRETE SOBBLE
- NEW CONCRETE PAVEMENT
- NEW CONCRETE SOBBLE

**NOTES**

- CIVIL INFORMATION PROVIDED BY ARCHITECT
- SEE CONCRETE WORK FOR FINISH INFORMATION

**PARKING SUMMARY**

EXISTING PARKING AREAS TO BE RETAINED

- 2 SPACES - EAST
- 1 ACCESSIBLE SPACE
- 8 SPACES - WEST
- 11 TOTAL

NEW PARKING AREAS TO BE CONSTRUCTED ON SITE AFTER SPECIAL USE PERMIT

- 3 SPACES
- 4 SPACES - EAST
- 1 ACCESSIBLE SPACE - EAST
- 8 SPACES - WEST
- 16 TOTAL

**TOTAL EXISTING SPACES: 22**

**TOTAL NEW SPACES: 19**


**TOTAL SPACES: 41**

**SCALE: 1" = 30'-0"**

**NORTH**

**SITE PLAN**  
**SCALE: 1" = 30'-0"**

**ALTERNATE NO. 1 PARKING LOT ONLY AFTER SPECIAL USE PERMIT IS OBTAINED.**



**THE  
TRANSPORTATION CENTER  
BUILDING**

**DLK**  
ARCHITECTURE  
LANDSCAPE  
PLANNING

**HKSE**  
Hobson & Eyrich  
Structural Engineers, PC

**INTERNATIONAL EXTERIORS ARCHITECTURE**  
CONSULTANTS, INC.

**WINTERS + WEAVER ENGINEERS, INC.**  
CONSULTING ENGINEERS

**LOWER LEVEL FLOOR PLAN and FLOOR PLAN and REFLECTED CEILING PLAN**

Drawn By: HBAC  
Checked By: CR  
Scale: AS NOTED  
Date: 11-22-96  
Approved By: MB

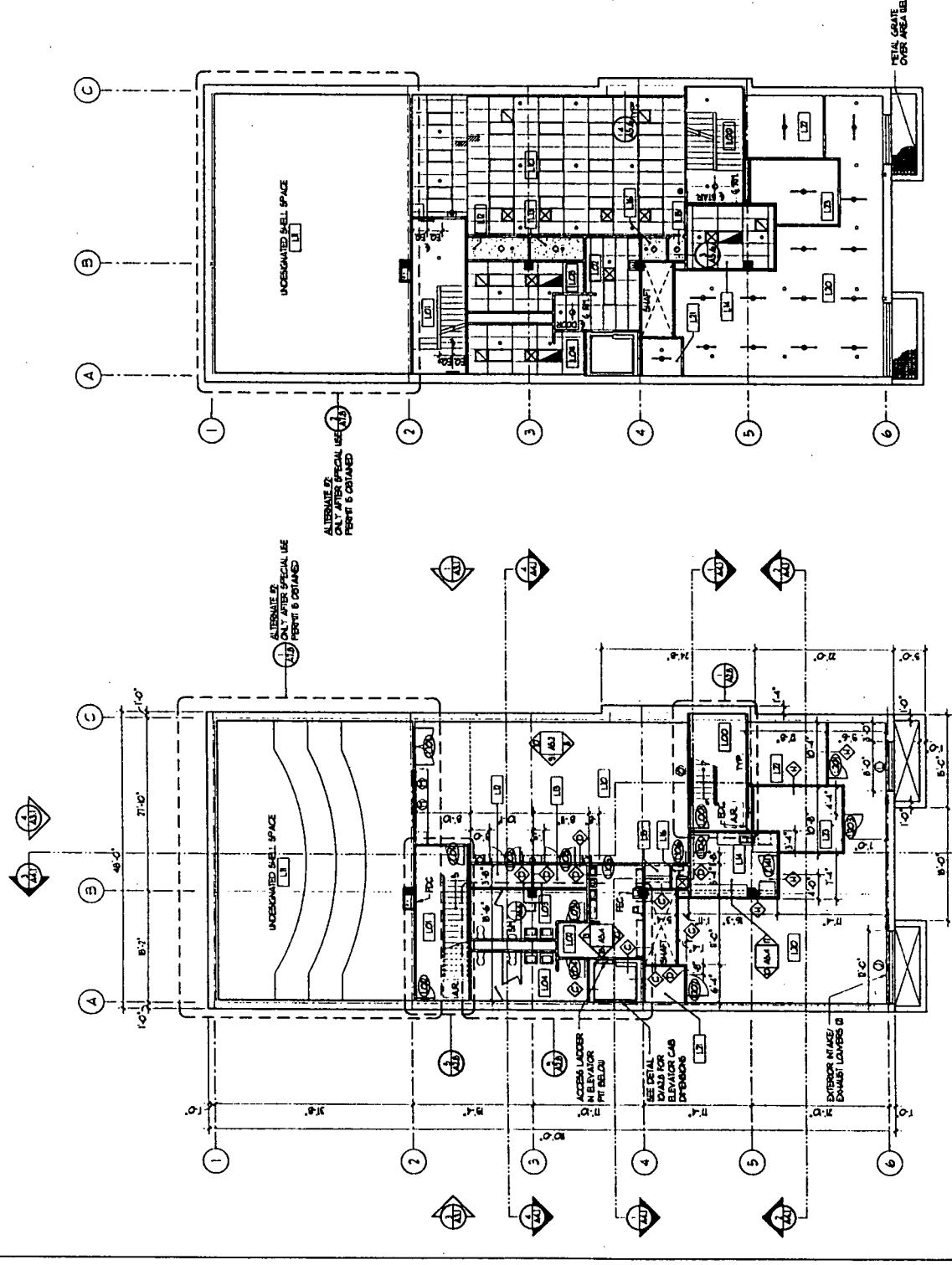
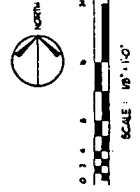
A2.1

- NOTES:**
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- KEY:**
- 1. 1/4" RATED SEPARATION WALL AND FRAME SCHEDULE SHT. A11
  - 2. 1/4" RATED SEPARATION WALL AND FRAME SCHEDULE SHT. A11
  - 3. 1/4" RATED SEPARATION WALL AND FRAME SCHEDULE SHT. A11
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**ROOM KEY:**

100	STAR 'A'
101	ELEV. LOBBY
102	MEN'S TOILET
103	WOMEN'S TOILET
104	LOBBY / UNICH.
105	DISORGANIZED SHL. SPACE
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2 LOWER LEVEL REFLECTED CEILING PLAN  
SCALE: 1/8" = 1'-0"

1 LOWER LEVEL FLOOR PLAN  
SCALE: 1/8" = 1'-0"