

**An Ordinance Granting Special Uses and
Variations To Allow Expansion of the Gross Floor Area
of a Hospital and Construction of a Commercial
Parking Garage at 2650 Ridge Avenue**

WHEREAS, the Zoning Board of Appeals ("ZBA") held public hearings in Case No. ZBA 97-30 SU and V(R) on December 2, 1997, January 6, 1998, January 20, 1998, February 3, 1998, February 17, 1998, March 3, 1998, and April 7, 1998, upon the application of Evanston Northwestern Health Care, owner of the property at 2650 Ridge Avenue ("subject property"), for a special use to allow an expansion of the gross floor area of a hospital building, pursuant to Section 6-15-9-7; a special use to allow the subject property to be used for construction, maintenance and use of a commercial parking garage pursuant to Section 6-9-3-3; a variance to vary the requirement of Section 6-15-9-7 limiting the height of a building to 85 feet to allow mechanical penthouse construction which exceeds by approximately 15 feet the 85-foot maximum height limit; and variances to the yard and transition landscape strip requirements of Section 6-15-9-12.

WHEREAS, the ZBA, after hearing testimony and receiving other evidence, made written findings, pursuant to Sections 6-3-5-10 and 6-3-8-12 of the Zoning Ordinance, that the application met the standards for granting the special use to expand the floor area and all the aforesaid variances, respectively, recommended that the City Council grant the application; and

WHEREAS, the aforescribed special use for a commercial parking garage failed to receive the minimum four (4) votes required for the ZBA to recommend approval or denial by the City Council; and

WHEREAS, the Planning and Development Committee of the City Council considered and adopted the ZBA's findings and recommendations as to the special use to expand the floor area and all aforesaid variances; and

WHEREAS, the Planning and Development Committee recommended approval of the special use for the commercial parking garage; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Evanston, Cook County, Illinois:

SECTION 1: That the findings and recommendations of the ZBA and the recommendation of the Planning and Development Committee are adopted and the aforescribed application for zoning relief is hereby granted for the property at 2650 Ridge Avenue, on property legally described as:

LOT 1 IN EVANSTON HOSPITAL CONSOLIDATION OF VARIOUS BLOCKS, LOTS, STREET AND ALLEY IN THE SOUTHWEST 1/4 AND IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SECTION 2: Pursuant to Sections 6-3-5-12 and 6-3-8-2, which, respectively, provide for the imposition of conditions on the grant of special uses and variations, the following conditions are hereby granted:

- (A.) The grants are subject to compliance with all other applicable provisions of the Zoning Ordinance and all other applicable legislation.
- (B.) Development and use of the property shall be in substantial compliance with the testimony presented, and the plans and documents placed on file, in connection with this case, including, without limitation, the petitioner's representations concerning lighting of the lobby and atrium perceptible from off the subject property, and the establishment and maintenance of the landscaping on the subject property.
- (C.) No construction relative to this petition for zoning relief shall take place between the hours of 5:00 p.m. and 7:00 a.m.
- (D.) No outdoor construction relative to this petition for zoning relief, perceptible by means of sight, hearing, smell, or taste from any point not on the subject property, shall take place on any weekend.
- (E.) Construction vehicles entering or exiting the subject property, relative to any construction permitted by virtue of this petition for zoning relief, shall enter and exit from Girard Avenue to the maximum extent possible.
- (F.) The petitioner and the petitioner's agents shall locate, to the maximum extent possible, all construction vehicles, equipment, dumpsters, and debris so that these are not perceptible by means of sight, hearing, smell, or taste from any point not on the subject property east of the subject property's east lot line (along Ridge Avenue).
- (G.) The petitioner and its successors and assigns shall subsidize and in other ways encourage the use of public transportation by employees and staff of the hospital and by physicians. To this end the petitioner and its successors and assigns shall undertake the study and implementation of trip reduction mechanisms, including but not limited to expanding its public transportation subsidy for employees to no less than 40% of the cost of such public transportation.
- (H.) The petitioner shall cause to be placed and shall maintain a school crossing guard in conformance with the petitioner's testimony in this hearing.
- (I.) The petitioner shall request that the City investigate the utility of establishing a school zone reduced speed zone along Ridge Avenue.
- (J.) Construction and use of all improvements authorized by this ordinance granting variances and special use permits shall be in substantial compliance with the

- petitioner's presentations and representations before the Site Plan and Appearance Review Committee, the Zoning Board of Appeals, and the Planning and Development Committee of the City Council modified by the elevation drawing dated June 5, 1998, presented to the P&D Committee on June 8, 1998, and attached as Attachment 1.
- (K.) The design and use of the new hospital lobby, referred to as the "atrium" in discussions before the ZBA and P&D shall be modified in the following manner:
1. the petitioner shall remove from the approved design the top and bottom runs of glass as presented in the drawing dated June 5, 1998, and attached as Attachment 1;
 2. the petitioner shall use tinted glass similar to that presently existing in the Searle Building;
 3. the petitioner shall use blinds on all east-facing glass which will automatically close when the interior lights are lit; and
 4. the petitioner shall reduce the illumination of lights in the atrium as required.
- (L.) The petitioner and its successors and assigns in the subject property shall charge the employees of the hospital the prevailing market charge for parking in the commercial parking garage as is prevalent for such similar hospital garages within the Chicago metropolitan area.
- (M.) The petitioner and its successors and assigns in the subject property binds itself to not petition the City for a special use permit or any zoning relief to allow the construction of an additional level in height to the commercial parking garage authorized by this ordinance granting variances and special use permits for a period no less than 35 years.
- (N.) Vehicles shall not exit directly on to Ridge Avenue from either the commercial parking garage or the turn-around authorized by this ordinance granting variances and special use permits.
- (O.) The petitioner and its successors and assigns in the subject property shall establish an ombudsman position on its staff to address concerns of neighboring residents regarding the operation of the hospital, and shall further commit to participating in discussions with and to regularly meet with groups representing the neighboring residents.
- (P.) The petitioner and its successors and assigns in the subject property shall establish a position of liaison with the neighboring residents for the period of the construction authorized by this ordinance granting variances and special use permits. Said liaison shall have regular meetings with the neighboring residents.
- (Q.) The petitioner and its successors and assigns in the subject property shall be responsible to ameliorate by means of berming or otherwise any illumination or light originating in the construction authorized by this ordinance granting variances and special use permits that is shown to adversely affect the quiet and reasonable enjoyment of the occupants of the neighboring residential properties.
- (R.) The petitioner and its successors and assigns in the subject property shall cause to be placed at the intersection of Girard and Central an off-duty traffic officer at high-impact and hospital day shift change times if the City Traffic Engineer

deems such a placement of an off-duty traffic officer is merited by traffic conditions at Girard and Central.

SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: That this ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by the law.

Introduced April 27, 1998 Approved: July 6, 1998

Adopted June 8, 1998 Lorraine H. Norton
Mayor

ATTEST:

Macey D. Morris
City Clerk

Approved as to form:
[Signature]
Corporation Counsel