

41-O-99

**AN ORDINANCE
GRANTING A SPECIAL USE FOR A PLANNED DEVELOPMENT
IN THE RESEARCH PARK ZONING DISTRICT
("CHURCH STREET PLAZA")**

WHEREAS, the City of Evanston (the "City") and AHC Evanston, L.L.C. ("AHC"), as co-applicants, submitted an application to the City seeking approval of a special use for a planned development (the "Planned Development"), including approval of development allowances related to building height and setbacks as regulated in the Zoning Ordinance of the City of Evanston (the "Zoning Ordinance"), as affects certain property located within the Research Park zoning district shown on the Development Plan (as hereinafter defined) and lying generally between the CTA tracks on the east, the Metra tracks on the west, Davis Street on the south and University Avenue on the north (the "Property"); and

WHEREAS, in addition to applicable requirements of the Zoning Ordinance, the development of the Property is governed by that certain Redevelopment Agreement made and entered into as of October 23, 1998 by and between the City and AHC, as the same has been or may hereafter be amended from time to time (the "Redevelopment Agreement"); and

WHEREAS, the Property is intended to be developed pursuant to that certain Site Plan/Lot Area Plan (Document ZA1) prepared by Elbasani & Logan Architects dated February 12, 1999 and further modified as of March 15, 1999 and that certain Site Plan/Setbacks/R-O-W/Property Line Plan (Document ZA2) prepared by Elbasani & Logan Architects dated February 12, 1999 and further modified as of March 23, 1999 attached hereto and made a part of this Ordinance as Exhibit A (collectively, the "Development Plan"); and

WHEREAS, the Property is intended to be developed within the Planned Development as three separate Zoning Lots (as defined in the Zoning Ordinance) designated as Lot A, Lot B and Lot C on the Development Plan, and in furtherance thereof, (i) Lot A is intended to be redeveloped with structures containing retail, residential, parking, restaurant, hotel, service commercial and related uses generally as set forth in the Development Plan; (ii) Lot B is intended to be redeveloped with structures containing retail, restaurant, cinema, service commercial and related uses, generally as set forth in the Development Plan; and (iii) Lot C is intended to be redeveloped with structures containing retail, restaurant, service commercial and related uses, a performing arts theater and a senior center, generally as set forth in the Development Plan; and

WHEREAS, Section 6-16-2-1 of the Zoning Ordinance requires that AHC and the City enter into a lease for the provision of certain accessory parking, which accessory parking will serve all of the non-residential uses of the Property; and

WHEREAS, the development of the Property pursuant to the Development Plan requires development allowances from the strict application of the Research Park District regulations of the Zoning Ordinance so as to permit construction of structures to heights in excess of heights permitted by, and with lesser setbacks than those required by, applicable zoning regulations of the Zoning Ordinance; and

WHEREAS, pursuant to Sections 6-3-6-4, 6-3-6-5 and 6-3-6-6 of the Zoning Ordinance, a planned development may provide for development allowances which depart from height, setback and other regulations established in the Zoning Ordinance, subject to approval of the City Council; and

WHEREAS, the City's Plan Commission conducted a public hearing on March 3, 1999 upon application of the City and AHC for approval of a special use to establish the Planned Development and the Plan Commission made certain positive findings of fact and recommended the approval of said matters, including the requested relief for height and setbacks, which findings and recommendations are incorporated herein by reference; and

WHEREAS, the Planning and Development Committee of the City Council of Evanston has considered the application, documents and testimony related to the Planned Development, including the Development Plan; and

WHEREAS, the City finds that the proposed redevelopment of the Property as a mixed use development in a Planned Development is appropriate, including the required development allowances, all generally as set forth in the Development Plan and herein and has determined that the approval of the Planned Development within the Property as herein set forth and generally as set forth in the Development Plan is in the best interests of the City and meets the standards and requirements therefor set forth in the Zoning Ordinance.

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

SECTION ONE: That the Planned Development be and it is hereby approved to permit the construction and operation on the Property of a mixed use development generally in conformance with the Research Park zoning district regulations, the Development Plan and the terms of this Ordinance.

SECTION TWO: Pursuant to § 6-3-6 of the Zoning Ordinance, a development allowance relative to the regulations of § 6-12-2-7 of the Zoning Ordinance is hereby granted to waive or reduce applicable setback and yard requirements, both minimum and maximum, set forth in § 6-12-2-7 of the Zoning Ordinance to permit the construction of a principally multi-family residential structure on Lot A located approximately 4.25 feet from the Maple Avenue lot line, a principally retail structure at the south end of Lot A at the property line without setbacks, a principally retail/restaurant/cinema structure on Lot B having a setback between zero

and approximately 1.75 feet from the Maple Avenue lot line and approximately 2.17 feet from the Church Street lot line, and a structure on Lot C located at the Church Street property line without setbacks, all generally in accordance with the Development Plan.

SECTION THREE: Pursuant to § 6-3-6 of the Zoning Ordinance and in general conformance with the Development Plan, a development allowance relative to the regulations of § 6-12-2-8 of the Zoning Ordinance is hereby granted so as to permit the construction on Lot A of a principally multi-family residential structure having a height not to exceed approximately 250 feet to the top of the parapet and approximately 265 feet to the top of the mechanical penthouse, a parking structure having a building height not to exceed approximately 80 feet, and a hotel having a building height not to exceed approximately 120 feet.

SECTION FOUR: All regulations applicable in the Research Park zoning district as provided in the Zoning Ordinance shall govern and remain in full force and effect with respect to the use and development of the Property, except as and to the extent said regulations have been modified by this Ordinance, and the Property may be developed in any manner that conforms to said regulations as modified hereby; provided, however, that any material change in the uses on Lot A, Lot B or Lot C as shown on the Development Plan, or any additional site development allowances for the Property beyond those granted pursuant hereto, shall require that the Planned Development be modified only as applies to the applicable Zoning Lot(s) in the manner required for adjustments to planned developments set forth in § 6-3-6-12 of the Zoning Ordinance.

SECTION FIVE: All development and redevelopment of the Property shall in all cases comply with the applicable terms of the Redevelopment Agreement during the term thereof.

SECTION SIX: Nothing herein shall be construed to prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein except to the extent specifically otherwise set forth in the Redevelopment Agreement, single ownership and control being evidenced by the Redevelopment Agreement and this Planned Development.

SECTION SEVEN: Pursuant to § 6-16-2-1(B) of the Zoning Ordinance, the City is authorized and hereby acknowledges and agrees to enter into a parking lease with AHC for spaces in City-owned parking garages (including the parking garage to be located on Lot A) to satisfy the parking requirements of the Zoning Ordinance for all of the non-residential uses to be established in the Planned Development set forth herein and generally set forth on the Development Plan.

SECTION EIGHT: For the purposes of this Ordinance, any "cinema use" shall be deemed a "Cultural Facility" as that term is defined in §6-18-3 of the Zoning Ordinance.

SECTION NINE: The City shall approve the subdivision and resubdivision of the Property or portions thereof if and as necessary to permit the implementation of the Planned Development in general conformance with the Development Plan and the terms of this Ordinance.

SECTION TEN: In accordance with the provisions of Section 6-12-1-7(A), the applicable terms of the Redevelopment Agreement regarding the timing and phasing of construction shall in all cases govern the development of the Property to the extent provided therein and such terms are hereby adopted as the exclusive time schedule for the Planned Development.

SECTION ELEVEN: Construction of the Planned Development as set forth in the Development Plan shall be subject to the Site Plan and Appearance Review provisions of the Zoning Ordinance and other applicable codes and ordinances of the City; provided, however, that no action relating to such matters shall contradict or conflict with the terms of this Ordinance.

SECTION TWELVE: References herein to the "Zoning Ordinance" shall in all cases mean the Zoning Ordinance in effect as of the date hereof; provided, however, that if the Zoning Ordinance is hereafter amended or interpreted so as to be less restrictive relative to the use and development of the Property than is currently the case, then such less restrictive amendment or interpretation shall control.

SECTION THIRTEEN: 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.

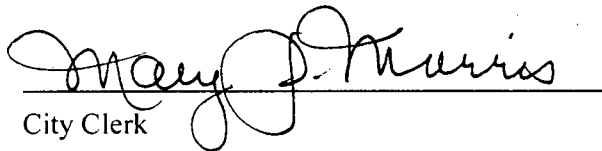
AYES: 6
NAYS: 1

PASSED AND APPROVED THIS 5th DAY OF APRIL, 1999.



Mayor pro tem

ATTEST:



City Clerk

Approved as to Form
Hudson City
Corporation Counsel



City of Evanston

City of Evanston
City Council
City Hall
171 North Franklin Street
Evanston, IL 60201
Phone: 847-329-1000
Fax: 847-329-1001

Date: March 17, 1999

To: City Council

From: Plan Commission

**RE: PLAN COMMISSION RECOMMENDATION ON CASE ZPC 99-2-PD:
PLANNED DEVELOPMENT OF AN AREA WITHIN THE RP, RESEARCH PARK DISTRICT, LYING
GENERALLY BETWEEN THE CTA TRACKS ON THE EAST; THE METRA TRACKS ON THE WEST; DAVIS
STREET ON THE SOUTH; & UNIVERSITY AVENUE ON THE NORTH, FOR RETAIL; CINEMA; RESIDENTIAL;
HOTEL; RESTAURANT, INCLUDING TYPE 1 AND TYPE 2; PARKING; GOVERNMENTAL/QUASI-
GOVERNMENTAL/PUBLIC USES, AND OTHER USES PERMITTED IN THE RESEARCH PARK DISTRICT
PURSUANT TO A REDEVELOPMENT AGREEMENT ENTERED INTO ON OCTOBER 25, 1998, AS
AMENDED, BY THE CITY OF EVANSTON AND AHC EVANSTON
HEARD MARCH 3, 1999**

Based on the submitted documents, testimony, deliberations, and findings as contained in the transcript of the public hearing, the Plan Commission recommends that the City Council grant a planned development as a form of special use for the property legally described on Attachment 1. The subject planned development will encompass three zoning lots. These zoning lots the planned development will use for the following uses: retail; cinema; residential; hotel; restaurant, including type 1 and type 2; parking; governmental/quasi-governmental/public uses, and other uses permitted in the Research Park District pursuant to a Redevelopment Agreement entered into on October 23, 1998, as amended, by the City of Evanston and AHC Evanston, and incorporated into this hearing.

The Plan Commission further recommends that the City Council grant the subject planned development the following site benefit allowances:

- a. to § 6-12-2-7:
 - i. reducing the yard requirements on zoning lot A to not less than 4.25 feet as the proposed multifamily residential structure and Public Parking Structure are this distance from the Maple Avenue lot line, whereas the Zoning Ordinance requires a setback not less than 13 feet nor greater than 15 feet;
 - ii. reducing the yard requirements at the south end of zoning lot A to 0 feet as the proposed retail tower is this distance from the Church Street lot line, whereas the Zoning Ordinance requires a setback not less than 3 feet nor greater than 15 feet;
 - iii. reducing the yard requirements along the west lot line of zoning lot B to 0 feet, and along the south lot line of zoning lot B to 2.17 feet as the proposed cinema is located this distance from the Maple Avenue lot line and the Church Street lot line respectively, whereas the Zoning Ordinance requires a setback not less than 3 feet nor greater than 15 feet; and
 - iv. reducing the yard requirements along the north lot line of zoning lot C to 0 feet, as the proposed structure is located this distance from the Church Street lot line, whereas the Zoning Ordinance requires a setback not less than 3 feet nor greater than 15 feet;
- b. to § 6-12-2-8:
 - i. increasing the height on zoning lot A for the multifamily residential structure to approximately 250 feet to the top of the parapet and approximately 265 feet to

- the top of the mechanicals whereas the Zoning Ordinance establishes a maximum permitted height for the Research Park Central Plaza of 150 feet;
- ii. increasing the height on zoning lot A for the Public Parking Structure to approximately 80 feet, and for the hotel to approximately 120 feet whereas the Zoning Ordinance establishes a maximum permitted height for Maple Avenue of 60 feet with additional stories to achieve the desired building density as referenced in the Research Park Master Plan permitted at least 50 feet back from setback line.

The Plan Commission yet further recommends that the City Council grant as part of this planned development a special use permit allowing the use of 7500 square feet within the planned development for type 2 restaurant use.

The Plan Commission recommends still yet further that the City Council grant this relief from the requirements of the Zoning Ordinance subject to the condition that any material changes in the use to which the land user devotes the subject property from substantial compliance with the application, and the testimony and exhibits of the hearing on any individual zoning lot within the planned development requires the land user to submit for review and approval through the planned development process of the Zoning Ordinance those material changes on that individual zoning lot.

FINDINGS:

The Plan Commission considered the Zoning Ordinance's specified standards and required determination of the presence or absence of various characteristics of a proposal to merit its being an appropriate recipient of the City's designation as a planned development as a form of special use with specific site development allowances and modifications to the site development allowances for the Research Park District in excess of those which the Zoning Ordinance has established. The Plan Commission in making this recommendation incorporates as findings of fact relative to these factors, except as far as such is inconsistent with the substance of their recommendation, the brochure entitled *Church Street Plaza, Planning and Zoning Evaluation*, dated February 10, 1999, produced by Okrent Associates, Inc. and included among the application documents for this hearing, and the following specific findings relative to the indicated sections of the Zoning Ordinance.

6-3-6-3 Public Benefits *The public benefits to the surrounding neighborhood and the City as a whole that are intended to be derived from the approval of planned developments, include, but are not limited to:*

(a) Preservation and enhancement of desirable site characteristics and open space;

The applicants have included as a programmatic element for Church Street Plaza the creation of public open spaces with special attention to the pedestrian nature of the street scape.

(b) A pattern of development which preserves natural vegetation, topographic and geologic features;

The project area consists of developed land which either has or will be cleared of improvements. These natural features are presently lacking. To the extent that the replacement of the existing sterile landscape with a massing of elements, architecture, street furniture, and plantings which the applicant has crafted to produce an enjoyable urban experience will encourage such maintenance and preservation throughout the City, the proposal provides for this public benefit.

(c) Preservation and enhancement of historic and natural resources that significantly contribute to the character of the City;

Historic and natural resources are absent from the project area. The applicants have developed the program for the proposal to supplement and strengthen the character of the existing, historic, commercial downtown east of the CTA tracks.

(d) Use of design, landscape, or architectural features to create a pleasing environment or other special development features;

Among the applicants' objectives is the creation through design, landscape, and architecture of a unique urban destination, attractive owing to its physical characteristics, which nevertheless blends with the historic downtown to produce a reinvigorated whole.

(e) Provision of a variety of housing types in accordance with the City's housing goals;

The proposal includes a 260 unit residential building with a size mix prognostication of approximately 14% studio; 53% single bedroom; 5% single bedroom and den; 20% two bedroom, and 8% two bedroom plus den. These units will be offered as rentals initially. This will further the provision of residential units of moderate size within multi-use projects.

(f) Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;

For the most part, the site has been cleared of improvements. Those that remain are to be demolished.

(g) Business, commercial, and manufacturing development to enhance the local economy and strengthen the tax base;

The project will result in the infusion of business, commercial and manufacturing development through ...

(h) The efficient use of the land resulting in more economic networks of utilities, streets, schools, public grounds, buildings, and other facilities.

The project will result in land which has largely been used for surface parking lots being put to a higher economic use, with a more rationally laid out pattern of streets, drives, buildings, and open spaces, a sufficiency of utilities, and adequate drainage.

6-3-5-10 Standards for Special Uses: The Zoning Board of Appeals or the Plan Commission, as the case may be, shall only recommend approval, approval with conditions, or disapproval of a special use based upon written findings of fact with regard to each of the standards set forth below and, where applicable, any special standards for specific uses set forth in the provisions of a specific zoning district:

(a) It is one of the special uses specifically listed in the Zoning Ordinance;

§6-12-2-3 lists planned developments and type 2 restaurants as special uses within the Research Park District.

(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;

The following are some areas of congruence between the 1986 Comprehensive Plan and the Church Street Plaza Planned Development.

Vision Statement: Church Street Plaza will maintain and enhance the distinguishing characteristics of Evanston.

1. Evanston's "diverse population ...is an attraction to people who wish to live in a vibrant small urban center." Evanston is "a microcosm of a larger city ...with both its richness and its challenges." (p. 1)
2. Church Street Plaza will attract the following diverse groups to the Central Business District throughout the day and week and will contribute to Evanston's cosmopolitan vibrancy:
 - a. work day office & retail staff population;
 - b. evening & weekend cinema & performance center population;
 - c. residential population;
 - d. hotel population;
 - e. retail clientele population.

Vision Statement: Church Street Plaza will enhance the economic and cultural vitality of the Central Business District.

1. "Evanston's downtown ...productive and vital ...sparked by ...diversified research center and enhanced by strong cultural facilities. The business environment will be visually attractive. Redevelopment ...of a research park ... will make an enormous impact by ...mixed uses designed to be a unified whole. Business development will generate jobs and the tax base ...new cultural facilities such as ...center for performing arts ..." (p.1)
2. Church Street Plaza will further accomplishment of this vision:
 - a. Theaters will further cultural objectives for a variety of populations and tastes;

- b. physical design will be result of high quality professional designers acting in concert with informed local opinion and taste.
- c. retail, office, hotel and cultural uses will complement "integral office and research laboratory facilities with a direct relationship to the major academic strengths of the university" (Downtown II Tax Increment Redevelopment Area Redevelopment Plan and Project, p. 24);
- d. new jobs will result from retail, commercial, hotel, and cultural aspects of development which will increase the spending power of Evanstonians while enhancing the customer base for local retail;
- e. Church Street Plaza will generate sales tax receipts, parking fees, and real estate tax increment.

Neighborhoods: Church Street Plaza will create a new neighborhood, and enhance existing ones.

1. The "Neighborhoods" chapter of the 1986 Comprehensive Plan indicates the following dicta relevant to "the living areas or neighborhoods that give each of us our sense of place or belonging within the community" (p.9)
 - a. "We want each neighborhood to be an oasis on a human scale, free of nuisances and concern." (p.9)
 - b. "The redevelopment process can also create opportunities to replace clearly incompatible land uses with ones more sensitive to the needs of adjacent residential neighborhoods." (p. 11)
 - c. "Potential for high intensity residential development is ...downtown, although there may be some sifts of under used commercial land into multifamily residential development." (p.11)
2. Church Street Plaza will further these desires:
 - a. Church Street Plaza will provide jobs especially for neighborhood youth and young adults;
 - b. Church Street Plaza will provide a pedestrian scaled retail center to serve hotel guests and multi-family residents, in addition to the surrounding existing neighborhoods;
 - c. Traffic flows to and from Church Street Plaza will be laid out to minimize impacts on surrounding residential neighborhoods;
 - d. Church Street Plaza will contain structures massed to minimize adverse impacts and capitalize upon desired impact of views from surrounding residential neighborhoods;
 - e. Church Street Plaza will replace surface parking lots, and commercial areas which do not comply with current codes with a new mix of retail, office, cultural, public, hotel and residential space, with self-contained parking, to serve the new neighborhood within the Church Street Plaza, and adjoining neighborhoods while providing public and private amenities to residents of all neighborhoods;
 - f. Church Street Plaza will establish a multi-family structure as part of its menagerie of mixed uses within the greater downtown on underutilized commercially zoned land.

Housing: Church Street Plaza will aid the accomplishment of certain of the 1986 Comprehensive Plan's objectives and policies for housing.

1. Objective: "Sustain the diversity of the housing supply as to types and costs ..."
Policy: "Maintain an adequate supply of moderately-priced rental housing." (p. 18)
2. Church Street Plaza initially will provide 260 initially rental units of varying moderate sizes.

Institutions: Church Street Plaza is an important step towards successfully developing the Research Park.

1. "An important cooperative effort involves development of the Evanston/University Research Park. ...The City of Evanston is committed to the effort thorough development support including: land acquisition, capital improvements, financial assistance, traffic planning, and administrative or regulatory assistance." (p. 19)
2. The City, through the Redevelopment Agreement and application for a planned development, has taken steps to encourage land assembly; has done thorough traffic planning; and has partaken in the regulatory approval process as applicant.

Institutions: Church Street Plaza will assist Evanston's institutions.

1. Policy: "Work with Evanston's institutions to help them cope with the changes forced by shifting demographic, economic and social problems."(p. 22)
2. Church Street Plaza will further the programs of the City's institutions.
 - a. For non-municipal, tax supported community institutions Church Street Plaza will provide the following:
 - i. strengthen Evanston's tax base;
 - ii. provide jobs for youths and young adults;
 - iii. expand cultural opportunities within the City.
 - b. For the City's advanced educational institutions and churches Church Street Plaza will:
 - i. enhance the cosmopolitan diversity and richness of cultural life of the City;
 - ii. provide avenues for positive cultural experiences for the community's youth.

Business, Commercial & Industrial Areas: Church Street Plaza will promote the business characteristics which have made Evanston strong while furthering the capacity of Evanston's business community to contribute to the City's economic well being.

1. The "Business, Commercial & Industrial Areas" chapter of the 1986 Comprehensive Plan makes the following statements concerning the "strong and diversified economy ... essential to Evanston's tax base and its ability to maintain quality." (p.23)
 - a. Evanston is in the fortunate position of having achieved a balance ... employees commute to Evanston as well as from it." (p.23)
 - b. "Small and medium sized businesses are especially important to the local economy. However, because the can generate traffic , parking and other problems, their location and relationship to other land uses has significance for planning." (p.9)
 - c. "Commercial districts play a vital role in sustaining the local tax base." (p.24)
 - d. "...a new opportunity is likely to be created to redevelop other areas with high-tech industry generated by the research park envisioned by Downtown II." (p.25)
 - e. "Economic growth means that new businesses will start to pay a share of local property taxes, making the share for residential property owners a little less. Economic development also means jobs for residents. Finally, expansion of the local economy demonstrates to those both inside and outside of the community that Evanston is a dynamic city."
2. Church Street Plaza will maintain, enhance and develop these characteristics.
 - a. Church Street Plaza will result in an interwoven economic enhancement, developing:
 - b. jobs for occupants of existing housing and the housing developed as part of the project; and
 - c. commercial and entertainment venues to tap into the income stream produced by these jobs in addition to diverting some of the spending of other Evanston residents to local businesses from those in surrounding communities.

Central Business District: Church Street Plaza is designed to "enhance the economic vitality, physical quality and diversity of services of downtown Evanston so that it will remain an attractive center of activity which serves the needs of Evanston residents, businesses, and users from surrounding areas" (p.32) by increasing the vital area of the central business district in a manner which complements and strengthens the traditional downtown while attracting new users and residents.

1. Church Street Plaza is designed to produce a compatible mix of land uses within itself and in conjunction with the remainder of the downtown.
2. Church Street Plaza will expand the revenue generating and employment potential of downtown Evanston through an expanded property tax base, increased sales or other tax revenues, and users fees while expanding Downtown Evanston's job pool.
3. CSP will develop the Research Park in a manner which will harmonize with the aesthetic amenities of the traditional Downtown.

(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;

There is no special use of the character of the proposed development within Evanston. In the general vicinity of Church Street Plaza are uses listed as special uses for their respective zoning districts, such as type 2 restaurants and religious institutions. however any effect which the proposal will have on these will be positive as Church Street Plaza will generate new customers and clients for existing businesses and will enforce interest in real estate within the central business district. While other shopping areas exist in Evanston, Church Street Plaza will not have a negative effect on these as there will be a lack of competition with these other commercial areas, and no adverse effect upon circulation patterns to them.

(d) It does not interfere with or diminish the value of property in the neighborhood;

Church Street Plaza will enhance the value of property in the neighborhood as it will result in vacant or near vacant land within the Research Park being put to a more productive use. The project area is relatively insulated from the surrounding properties to the east, west and south owing to the convergence of the Metra and the CTA tracks and should only effect their values positively owing to the infusion of customers for these commercial destinations throughout the day. Additionally, Church Street Plaza will only have a positive effect upon the values of properties to the north owing to the increased activity and interest the project will bring to the Research Park. in addition to the amenities the project will contain for workers and residents in the north portion of the Research Park.

(e) It can be adequately served by public facilities and services;

City staff have reviewed and will continue to review the project to ensure that it can be adequately served by public facilities and services to the maximum extent allowed by law.

(f) It does not cause undue traffic congestion;

City staff and consultants have analyzed the traffic and parking impacts of the proposal and have found that the traffic and parking patterns resulting can be accommodated with mostly minor street improvements.

(g) It preserves significant historical and architectural resources;

Historic and architectural resources are absent from the project area. The applicants have developed the program for the proposal to supplement and strengthen the character of the existing, historic, commercial downtown east of the CTA tracks.

(h) It preserves significant natural and environmental features; and

The project area consists of developed land which either has or will be cleared of improvements. Natural features are presently lacking. To the extent that the replacement of the existing sterile landscape with a massing of elements, architecture, street furniture, and plantings which the applicant has crafted to produce an enjoyable urban experience will encourage such maintenance and preservation throughout the City, the proposal provides for environmental amenities.

(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.

The proposed development will comply with all requirements of the Research Park District except for the following for which the applicant requests site development allowances.

§6-12-2-7	To vary the yard requirements within the Research Park District for the following construction. <ol style="list-style-type: none">1. On Lot A, to reduce the yard requirements along Maple Avenue for the buildings proposed for Parcel 10 and Parcel 9 for the residential and public garage buildings from no less than 13 nor greater than 15 feet to approximately 4.25 feet.2. On Lot A, to reduce the yard requirements along Church Street for the retail "mini-anchor" from no less than 3 nor greater than 15 feet to 0 feet.3. On Lot B, to reduce the yard requirements along Maple Avenue from no less than 3 nor greater than 15 feet to 0 feet.4. On Lot B, to reduce the yard requirements along Church from no less than 3 nor greater than 15 feet to approximately 2.17 feet.5. On Lot C, to reduce the yard requirements along Church from no less than 3 nor greater than 15 feet to approximately 0 feet.
-----------	--

And the following for which the applicant requests a modification to a site development allowance in excess of that which the Zoning Ordinance has established for the Research Park District.

§6-12-2-8	To vary the maximum building height allowed within the Research Park District for the following construction on Lot A. <ol style="list-style-type: none">1. To increase the maximum building height for the residential building on the Central Plaza of the Research Park from 150 feet to approximately 260 feet.2. To increase the maximum building height for the public parking garage on Maple Avenue from 60 feet to approximately 80 feet.3. To increase the maximum building height for the hotel on Maple Avenue from 60 feet to approximately 120 feet.
-----------	--

The applicant further requests that the special use permit authorizes the utilization of a specified amount of floor area for use as type 2 restaurants in accordance with the general provisions for planned developments and the provision for type 2 restaurants as special uses within the Research Park District.

6-12-1-7(A) Planned Developments 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".***

6-1-2 PURPOSE AND INTENT 1-; This Ordinance is adopted, by the City of Evanston as a home rule unit of local government, for the purposes of:

- (A) ***Promoting the public health, safety, comfort, morals, convenience, general welfare, and the objectives and policies of the Comprehensive General Plan as adopted and amended, from time to time, by the City Council;***

The proposed development will further this purpose by stimulating the economy of the City, providing jobs, providing outlets for entertainment, relaxation, and cultural appreciation in a built environment designed to heighten the sensitivity of the public to good architecture and lay out.

- (B) ***Securing adequate light, pure air, and safety from fire and other dangers;***

The proposed development will have no adverse impact on any surrounding property by way of these factors and is designed to go beyond the minimum provision for these as found in the relevant codes and regulations.

- (C) ***Conserving and enhancing the taxable value of land and buildings throughout the City;***

The applicants have designed the proposed development to maximize the value of a large tract of underutilized land immediately adjacent to the traditional Downtown, and other intensive activity centers of the City.

- (D) ***Dividing the entire City into districts and restricting and regulating therein the location, construction, reconstruction, alteration, and use of buildings, structures, and land, whether for residential, university, business, industrial, or other specified uses;***

The applicants recognize the authority of the City to apply the zoning power, and see the proposal of as furtherance of orderly development process.

- (E) ***Minimizing or lessening congestion in the public streets;***

The applicants have taken great pains to evaluate and reduce to minimal levels the parking and traffic impacts of Church Street Plaza.

- (F) ***Preventing the overcrowding of land by regulating and limiting the height and bulk of buildings hereafter erected, as said buildings relate to land area;***

Church Street Plaza is dependent on a complex relationship between various uses and structural masses. To the extent that the development plan exceeds the established regulations regarding height and bulk, these deviations are necessary to fulfill the public benefits of the project.

- (G) ***Establishing, regulating, and limiting the building or set-back lines on or along streets, alleys, and property lines;***

Church Street Plaza is dependent on a complex relationship between various uses and structural masses. To the extent that the development plan exceeds the established regulations regarding height and bulk, these deviations are necessary to fulfill the public benefits of the project.

- (H) ***Regulating and limiting the intensity of the use of lot areas, and regulating and determining the area of open spaces within the surrounding buildings;***

All of the land uses of Church Street Plaza are permitted as of right, except for type 2 restaurants which are a listed special use within the Research Park District as they are within all districts in which the Zoning Ordinance allows them. The floor area ratios on all zoning lots within Church Street Plaza conform with the requirements of the District. The applicants have designed the massing of buildings and open spaces within Church Street Plaza to produce an appealing pedestrian experience which will aid the success of the development by making it an attractive destination.

- (I) ***Establishing standards to which buildings or structures shall conform;***

Church Street Plaza will further the purposes of the Zoning Ordinance.

- (J) ***Prohibiting uses, buildings, or structures that are incompatible with the character of established zoning districts;***

The proposed development is compatible with and complementary to the Research Park District and the surrounding districts with which Church Street Plaza interacts.

(K) Encouraging the preservation and enhancement of natural resources, historic resources, natural features, and aesthetic amenities in the City.

The applicants have focused Church Street Plaza on providing aesthetic amenities. The site presently lacks natural or historic features worthy of preservation or capable of enhancement.

6-12-1-A1 Planned Developments General Conditions. If the proposed planned development is for a property listed as an Evanston landmark, or for property located within a historic district ...

The project area is neither a landmark nor within a historic district.

6-12-1-7A2 Planned Developments General Conditions. Each planned development shall be compatible with and implement the Research Park Master Plan as amended and the Comprehensive General Plan as amended.

Church Street Plaza while compatible with and implementing the Research Park Master Plan, represents a maturation of the vision which produced the Master Plan. The Research Park Master Plan and Development Guidelines indicate that the Park is to include "research, commercial, community, hotel, office and residential uses." (p. 11) which CSP provides. The listed goals of the Research Park include:

- "...a pleasant pedestrian environment with enough street-level commercial activity to provide both day and night time activities" ;
- "a park whose architectural character harmonizes with that of the City of Evanston, yet establishes an identity ...";
- "control vehicular traffic and ensure continued and orderly traffic movement within the park and within the community that minimize the impact of the new parking and traffic volumes on the rest of the City..."(p. 13).

The applicant has demonstrated that fulfillment of these goals coincides with the objective of Church Street Plaza's site plan and use mixture. The applicant has further demonstrated that Church Street Plaza conforms with the Comprehensive General Plan as indicated elsewhere.

6-12-1-7A3 Planned Developments General Conditions. Each planned development shall be completed within 2 years of the issuance of the special use permit ...

6-12-1-7A4 No special use permit for a planned development shall be valid for a period longer than 1 year ...

This are operational conditions with which the applicant shall remain in compliance as specified within the Redevelopment Agreement as this may be from time to time amended.

6-12-1-7A5 All landscaping treatment within the planned development shall be provided in accordance with requirements set forth in the Research Park Master Plan and Chapter 17 (Landscaping and Screening). All landscaping treatment shall be shown on the required landscape plan submitted as part of the planned development application.

The plant materials employed by the Streetscape/Landscape Plan, including honey locust, littleleaf linden and multistem pear, conform with the landscape materials palette of the Research Park Master Plan. This aspect of the development, as all design features of the project, has, and will continue to be, subject to the design review procedures established by the City.

6-12-1-7B 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 Site Plan and Appearance 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 Research Park Master Plan, 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 Research Park Districts shall [be] 19,500 square feet.

Church Street Plaza is approximately 9.6 acres, or 418,176 square feet. Each of the three zoning lots within the project exceeds the minimum required area.

2. For each planned development there shall be submitted a Tree Preservation Statement

...
The project area is largely devoid of trees. Existing trees are along the CTA embankment.

3. Walkways developed for a planned development shall form a logical, safe, and convenient system for pedestrian access ...

A critical program element of Church Street Plaza is its pedestrian character and the dependence of the use mix on the efficient and safe flow of non-single occupancy vehicle traffic. Pedestrian and bicycle aspects of the transportation flow will continue to be subject to the City's design review program.

4. The location, construction, and of operation of parking, loading areas, and service areas, shall be designed to avoid adverse effects on residential uses within or adjoining the development.

City staff have reviewed these aspects of the project and find that they meet the appropriate criteria for this stage in the Church Street Plaza's development. These aspects will continue to be subject to the City's design review program.

5. Principal vehicular access points shall be designed to permit smooth traffic flow with controlled turning movements and minimum hazards to vehicular and pedestrian traffic

City staff also have reviewed these aspects of the project and find that they meet the appropriate criteria for this stage in the Church Street Plaza's development. These aspects will continue to be subject to the City's design review program.

6. 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.

The applicants will comply with this requirement: City staff also have reviewed these aspects of the project and find that they meet the appropriate criteria for this stage in the Church Street Plaza's development. These aspects will continue to be subject to the City's design review program.

7. 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.

The applicants have and continue to satisfy these requirements.



Ronald Kobold, Chair, Plan Commission

3.17.99

Date

Voting Aye: Cook, Grevas, Hart, Keith, Kobold, Knutson, Lyman

Voting Nay: Anderson

Abstention: none

Absent: none



PARCEL 1

THAT PART OF DEMPSTER'S SUBDIVISION OF BLOCK 66 OF EVANSTON, COOK COUNTY, ILLINOIS, AS SHOWN TO THE RECORDED PLAT THEREOF, BOUNDED AND DESCRIBED AS FOLLOWS: START AT THE NORTHEAST CORNER OF LOT 1 IN SAID BLOCK 66; THENCE WEST ALONG THE NORTH LINE OF LOTS 1, 2 AND 3 IN SAID BLOCK 66 A DISTANCE OF 64.36 FEET TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE CONTINUE WEST ALONG THE NORTH LINE OF LOTS 3 AND 4, 35.64 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT, 99.74 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE WEST ALONG THE NORTH LINES OF LOTS 16, 15, 14 AND 13, 161.86 FEET TO THE EASTERLY BOUNDARY LINE OF THE RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID RIGHT-OF-WAY, WHICH EASTERLY LINE IS ALSO THE WESTERLY LINE OF DEMPSTER'S SUBDIVISION OF SAID BLOCK 66, 398.75 FEET TO THE SOUTHWEST CORNER OF LOT 27 IN SAID BLOCK; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 27, 6.78 FEET THENCE NORTHWESTERLY ON A STRAIGHT LINE HEREINAFTER REFERRED TO AS LINE A-B, 51.3 FEET, MORE OR LESS, TO A POINT WHICH IS 68.22 FEET WEST AND 51 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 29 IN SAID DEMPSTER'S SUBDIVISION OF SAID BLOCK 66; THENCE NORTHERLY ON A STRAIGHT LINE 373.84 FEET, MORE OR LESS, TO A POINT WHICH IS 69 FEET WEST AND 24 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 1 IN SAID DEMPSTER'S SUBDIVISION OF BLOCK 66; THENCE NORTHEASTERLY ON A STRAIGHT LINE 24.44 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2

ALL THAT PART OF LOT 27 OF DEMPSTER'S SUBDIVISION OF SAID BLOCK 66 LYING EASTERLY OF A LINE RUNNING FROM A POINT IN THE SOUTH BOUNDARY LINE OF LOT 27, 6.78 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 27 AND RUNNING NORTHWESTERLY 51.3 FEET, MORE OR LESS, TO A POINT WHICH IS 68.22 FEET WEST AND 51 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 29 IN SAID DEMPSTER'S SUBDIVISION OF SAID BLOCK 66 (HEREINAFTER REFERRED TO AS LINE A-B) AND WESTERLY OF A-B) AND WESTERLY OF A STRAIGHT LINE WHICH INTERSECTS THE SOUTH LINE OF SAID LOT 27 AT A DISTANCE OF 14.75 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT AND THENCE RUNS NORTHWESTERLY ON A STRAIGHT LINE FOR A DISTANCE OF 30 FEET TO AN INTERSECTION WITH SAID LINE A-B, IN COOK COUNTY, ILLINOIS.

PARCEL 3

LOTS 5 AND 6 IN DEMPSTER'S SUBDIVISION OF BLOCK 66 IN THE VILLAGE (NOW CITY) OF EVANSTON IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, IN COOK COUNTY, ILLINOIS.

PARCEL 4

LOTS 7, 8, 9, 10, 11 AND 12 IN DEMPSTER'S SUBDIVISION OF BLOCK 66 IN THE VILLAGE (NOW CITY) OF EVANSTON IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN DEMPSTER'S SUBDIVISION OF BLOCK 66 IN THE CITY OF EVANSTON, RECORDED AUGUST 23, 1860; THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 49 MINUTES 01 SECONDS WEST, ALONG THE NORTH LINE OF SAID SUBDIVISION, 324.29 FEET TO THE NORTHWEST CORNER OF LOT 12 IN SAID SUBDIVISION, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD COMPANY AS DESCRIBED IN THE DEED RECORDED APRIL 29, 1854, IN BOOK 75, PAGE 482, IN COOK COUNTY, ILLINOIS, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY ALONG A CURVED LINE HAVING A RADIUS OF 5815 FEET, WHOSE CENTER OF CIRCLE BEARS SOUTH 57 DEGREES 58 MINUTES 26 SECONDS WEST, 514.42 FEET, CENTRAL ANGLE 5 DEGREES 04 MINUTES 07 SECONDS, TO THE SOUTHWEST CORNER OF LOT 27 IN SAID DEMPSTER'S SUBDIVISION; THENCE SOUTH 89 DEGREES 48 MINUTES 02 SECONDS WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION, SAID SOUTH LINE ALSO BEING THE NORTH LINE OF DAVIS STREET, 47.84 FEET TO THE SOUTHEAST CORNER OF THE EXISTING RETAINING WALL OF THE CHICAGO AND WESTERN RAILROAD; THENCE NORTHWESTERLY FOLLOWING SAID RETAINING WALL ALONG THE FOLLOWING SEVEN COURSES: THENCE NORTH 29 DEGREES 05 MINUTES 26 SECONDS WEST, 55.96 FEET; THENCE SOUTH 60 DEGREES 34 MINUTES 34 SECONDS WEST, 7.00 FEET; THENCE NORTH 28 DEGREES 42 MINUTES 30 SECONDS WEST, 188.99 FEET; THENCE NORTH 60 DEGREES 56 MINUTES 37 SECONDS EAST, 23.82 FEET; THENCE NORTH 28 DEGREES 39 MINUTES 45 SECONDS WEST, 169.57 FEET; THENCE SOUTH 60 DEGREES 54 MINUTES 41 SECONDS WEST, 23.96 FEET; THENCE NORTH 28 DEGREES 28 MINUTES 48 SECONDS WEST, 99.78 FEET TO A POINT ON THE NORTH LINE OF SAID DEMPSTER'S SUBDIVISION, SAID LINE ALSO BEING THE SOUTH LINE OF CHURCH STREET; THENCE NORTH 89 DEGREES 49 MINUTES 01 SECONDS EAST, 47.82 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 6

LOTS 1 TO 10, BOTH INCLUSIVE, TOGETHER WITH THE VACATED ALLEY LYING BETWEEN AND ADJOINING SAID LOTS (EXCEPTING THEREFROM THE EAST 100 FEET OF SAID LOTS 1 TO 6 AND EXCEPTING THEREFROM THE WEST 33 FEET OF SAID LOTS 8 AND 9), ALL IN BLOCK 14 IN THE VILLAGE OF EVANSTON, IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 7

LOT 18 IN BLOCK 2 IN CIRCUIT COURT SUBDIVISION IN PART OF LOT 22, BEING THAT TRIANGULAR PIECE OF LAND BOUNDED ON THE NORTH BY EMERSON STREET, ON THE SOUTHWEST BY EAST RAILROAD AVENUE, AND ON THE EAST BY MAPLE AVENUE (EXCEPT 1 ACRE IN THE WEST ANGLE THEREOF) IN COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LAND IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 8

THAT PART OF BLOCK 3 IN THE CIRCUIT COURT SUBDIVISION IN PARTITION OF LOT 22 IN COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF EAST RAILROAD AVENUE WITH THE SOUTH LINE OF CLARK STREET; RUNNING THENCE EAST ON THE SOUTH LINE OF CLARK STREET 296.65 FEET TO THE SOUTHWEST CORNER OF CLARK STREET AND MAPLE AVENUE; THENCE SOUTH ON THE WEST LINE OF MAPLE AVENUE 175 FEET; THENCE WEST ON A LINE PARALLEL TO THE SOUTH LINE OF CLARK STREET 183.43 FEET TO THE EAST LINE OF EAST RAILROAD AVENUE; THENCE NORTHWESTERLY ON THE EAST LINE OF EAST RAILROAD AVENUE; THENCE NORTHWESTERLY ON THE EAST LINE OF EAST RAILROAD AVENUE 208.40 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 9

THAT PART OF BLOCK 3 IN CIRCUIT COURT PARTITION OF LOT 22 IN THE COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LAND IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF MAPLE AVENUE WITH THE NORTHEASTERLY LINE OF EAST RAILROAD AVENUE; RUNNING THENCE NORTH ON THE WEST LINE OF MAPLE AVENUE 283.65 FEET; THENCE WEST ON A LINE PARALLEL WITH THE NORTH LINE OF BLOCK 3, 183.43 FEET TO THE EAST LINE OF EAST RAILROAD AVENUE; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID EAST RAILROAD AVENUE, 337.81 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 10

THE EASTERLY HALF OF THAT PORTION OF EAST RAILROAD AVENUE LYING WEST OF AND ADJOINING THAT PART OF BLOCK 3 IN CIRCUIT COURT PARTITION OF LOT 22 IN THE COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LAND IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, VACATED BY ORDINANCE RECORDED JANUARY 30, 1970, AS DOCUMENT 24304331, IN COOK COUNTY, ILLINOIS.

PARCEL 11

THAT PART OF EAST RAILROAD AVENUE LYING WESTERLY OF BLOCK 3 IN THE CIRCUIT COURT PARTITION OF LOT 22 IN THE COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF CHURCH STREET AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF EAST RAILROAD AVENUE, SAID LINE ALSO BEING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE NORTH 33 DEGREES 10 MINUTES 04 SECONDS WEST, 445.87 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTH 56 DEGREES 49 MINUTES 56 SECONDS EAST, 40.00 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF EAST RAILROAD AVENUE; THENCE SOUTH 33 DEGREES 10 MINUTES 04 SECONDS EAST, 103.89 FEET, MORE OR LESS, TO THE NORTHEASTERLY CORNER OF THAT PART OF EAST RAILROAD AVENUE VACATED BY DOCUMENT NO. 24304331; THENCE SOUTH 89 DEGREES 52 MINUTES 06 SECONDS WEST, 23.86 FEET ALONG THE NORTH LINE OF SAID VACATED EAST RAILROAD AVENUE TO THE CENTERLINE; THENCE SOUTH 33 DEGREES 10 MINUTES 04 SECONDS EAST, 367.96 FEET ALONG THE CENTERLINE OF SAID EAST RAILROAD AVENUE TO THE NORTH LINE OF CHURCH STREET AFORESAID; THENCE SOUTH 89 DEGREES 49 MINUTES 01 SECONDS WEST, 23.84 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

PARCEL 12

THAT PART OF CLARK STREET, BEING A 66.00 FOOT RIGHT-OF-WAY LYING NORTH OF BLOCK 3, SOUTH OF BLOCK 2 IN THE CIRCUIT COURT PARTITION OF LOT 22 IN THE COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS, LYING NORTHEASTERLY OF EAST RAILROAD AVENUE AND LYING WESTERLY OF A LINE 7.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF MAPLE AVENUE, ALL IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS.

PARCEL 13

ALL OF THAT PART OF THE 16 FOOT ALLEY (EXCEPT THE EAST 7.0 FEET THEREOF) IN BLOCK 2 IN THE CIRCUIT COURT SUBDIVISION IN PARTITION OF LOT 22 IN THE COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS.

ATTACHMENT 1 TO PLAN COMMISSION
RECOMMENDATION ON ZPC 99-2-PD

