

43-O-00

AN ORDINANCE

**Approving an Amendment to the Zoning Map to
Re-Zone 1210-1228 Chicago Avenue From C1 to
B2 and Granting a Special Use for a Planned
Development at 1210-1234 Chicago Avenue**

WHEREAS, TR Chicago Avenue Partners, L.P. (the "applicant") submitted an application in case no. ZPC 00-3 to the City seeking approval, as contract purchaser of 1210-1228 Chicago Avenue ("1210-1228 Chicago Parcel") for a Zoning Map amendment to rezone said property from C1 Commercial District to B3 Business District, and, with knowledge of the City of Evanston, as owner of the property at 1234-1238 Chicago ("1234-1238 Chicago Parcel"), located in a B2 Business Zoning District, to rezone said parcel to a B3 Business District, approval of a special use for a planned development (the "Planned Development") to permit demolition of existing structures and construction of a mixed-use development, including business, commercial, and residential, uses, parking, and other uses permitted in the B3 Business District on the aforescribed two parcels (collectively, "The Planned Development Property") for development as one Zoning Lot as same is defined in the City's Zoning Ordinance; and

WHEREAS, the Ordinance 24-O-00 authorized the City Manager to negotiate the sale of the 1234-1238 Chicago Parcel; and

WHEREAS, Ordinance 47-O-00, which authorizes the sale of the 1234-1238 Chicago Parcel to TR Chicago Avenue Partners, L.P., will be considered by the City Council for passage on April 11, 2000; and

WHEREAS, the City, pursuant to Ordinance 47-O-00 has agreed to sell 1234-1238 Chicago Parcel to TR Chicago Avenue Partners, L.P.; and

WHEREAS, construction of the Planned Development requires development allowances from the strict application of the Business regulations of the Zoning Ordinance so as to permit construction of structures to heights in excess of heights permitted by, and with yard requirements and a floor area ratio other 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 and modifications to site development allowances which depart from height, yard, floor area, ratio and other regulations established in the Zoning Ordinance, subject to approval of the City Council; and

WHEREAS, the Plan Commission held a public hearing in case no. ZPC 00-3 pursuant to proper notice on 03/08/00;

WHEREAS, the Plan Commission after hearing testimony and receiving other evidence, made written findings that the application for amendment of the Zoning Map from the B2 Business District to the B3 Business District did not meet the standards therefor in section 6-3-4-5 of the Zoning Ordinance given the potential intensity of development allowed in the B3 Business District; and

WHEREAS, the Plan Commission made written findings based upon the record that rezoning the 1210-1228 Chicago Parcel to the B2 Business District met the standards for rezoning in section 6-3-4-5; and

building height of 70 feet, whereas section 6-9-3-8 restricts building height to 45 feet.

- f. To modify section 6-9-3-7(F), to reduce the 10 foot required rear yard to 0 feet.
- g. To section 6-9-3-7, as authorized by section 6-3-6-5, allowing construction on the subject property not exclusively built to the lot lines along the front lot line to provide a front yard of 2 feet.

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: March 27, 2000

Adopted: April 11, 2000

Approved:

May 9, 2000

Louanne H. Morton
Mayor

ATTEST:

Mary D. Marris
City Clerk

Approved as to form:

[Signature]
Corporation Counsel



EXHIBIT 1 TO ORDINANCE 43-O-00

LOT 1, IN G.M. LIMITED PARTNERSHIP-CONSOLIDATION IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF EVANSTON, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 22, 1996 AS DOCUMENT NO. 96,891,657.

EXHIBIT 2 TO ORDINANCE 43-O-00

LOT 1, IN G.M. LIMITED PARTNERSHIP-CONSOLIDATION IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF EVANSTON, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 22, 1996 AS DOCUMENT NO.96,891657,

&

LOTS 1,2 AND 3 IN F.B.BREWER'S SUBDIVISION OF THE SOUTH 137 FEET (EXCEPT THE RAILROAD) OF THE NORTH 312 FEET OF BLOCK 1 OF SNYDER'S ADDITION TO EVANSTON, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4, EAST OF THE RAILROAD AND WEST OF CHICAGO AVENUE, IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF EVANSTON, IN COOK COUNTY.



EXHIBIT 3 TO ORDINANCE 43-O-00

| Sheet | Date |
|--|---------|
| Rendering | Undated |
| Site Plan: Preliminary Design | 3/17/00 |
| Site Plan::Phase 1: Phasing Diagram + Timeline | 3/3/00 |
| Site Plan::Phase 2: Phasing Diagram + Timeline | 3/3/00 |
| Site Plan::Phase 3: Phasing Diagram + Timeline | 3/3/00 |
| Basement Plan: Preliminary Zoning Analysis | 2/28/00 |
| First Floor Plan: Preliminary Zoning Analysis | 2/28/00 |
| Second Floor Plan: Preliminary Zoning Analysis | 3/3/00 |
| Third & Fourth Floor Plan: Preliminary Zoning Analysis | 3/3/00 |
| Fifth Floor Plan: Preliminary Zoning Analysis | 3/3/00 |
| Sixth & Seventh Floor Plan: Preliminary Zoning Analysis | 3/3/00 |
| East Elevation (Buildings C, A & D) | 2/28/00 |

| | |
|--|---------|
| South Elevation (Buildings B & A) | 2/28/00 |
| West Elevation (Building A) | |
| North Elevation (Buildings A & B) | 2/28/00 |
| East Elevation (Building B) | 2/28/00 |
| West Elevation (Buildings C, B & D) | 2/28/00 |
| North Elevation (Building C) | 2/28/00 |
| South Elevation (Building C) | 2/28/00 |
| North Elevation (Building D) | 2/28/00 |
| South Elevation (Building D) | 2/28/00 |
| Building D :: Partial Elevation | 3/8/00 |
| Building Section A-A | 2/28/00 |
| Building Section C-C | 2/28/00 |
| Building Section D-D | 2/28/00 |
| Building Section B-B | 2/28/00 |
| Conceptual Landscape Plan | 2/17/00 |
| Conceptual Landscape Sketches | 2/17/00 |

