

**57-O-00**

**AN ORDINANCE**

**AMENDING THE DEVELOPMENT PLAN  
FOR ORDINANCE 41-O-99,  
THE PLANNED DEVELOPMENT  
FOR CHURCH STREET PLAZA  
IN THE RESEARCH PARK ZONING DISTRICT**

**WHEREAS**, on April 5, 1999, the Evanston City Council, pursuant to Ordinance 41-O-99 (the "PD Ordinance"), granted a special use for a planned development affecting certain property in the City of Evanston (the "City") within the Research Park zoning district and lying generally between the CTA right-of-way on the East, the Metra right-of-way on the West, Davis Street on the South, and University Avenue on the North ("Church Street Plaza"); and

**WHEREAS**, the PD Ordinance designated portions of Church Street Plaza as Lot A, Lot B and Lot C, and included and approved the Development Plan for Church Street Plaza; and

**WHEREAS**, on March 23, 2000, Davis Church Office Development, L.L.C. ("DCOD") and the City filed an application for an amendment to the PD Ordinance to modify the Development Plan, as it applies to Lot C only, as set forth in Exhibit A attached hereto and made a part hereof by reference (the "Lot C Modified Development Plan"); and

**WHEREAS**, on March 30, 2000, pursuant to proper notice in case number ZPC 00-4-PD, the City Plan Commission conducted a public hearing upon, made a written record setting forth certain positive findings of fact with respect to, and recommended that the City Council Planning and Development Committee approve, the proposed modifications to the Development Plan, which findings and recommendation are incorporated herein by reference; and

**WHEREAS**, on April 24, 2000, the City Council Planning and Development Committee considered the Plan Commission's record and recommendation, made modifications, and voted to recommend City Council approval thereof; and

**WHEREAS**, the City Council finds that the proposed modifications to the Development Plan, as it applies to Lot C only and as set forth in Exhibit A attached hereto, are appropriate, and has determined

that approval of the proposed modifications to the Development Plan is in the best interest 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 foregoing recitals are found as fact and made a part hereof.

SECTION TWO: That the Lot C Modified Development Plan be approved.

SECTION THREE: That the structures located on Lot C, as set forth on the Lot C Modified Development Plan, shall have a side yard depth of approximately 15.4 feet at grade and approximately 10 feet at roof level from the West lot line of Lot C, and a yard depth of approximately 226.8 feet from the South (Davis Street) lot line of Lot C, all generally in accordance with the Lot C Modified Development Plan.

SECTION FOUR: That permitted uses on Lot C shall include office (including but not limited to medical office), retail goods establishments, retail services establishments, restaurants, and accessory buildings and structures, all as set forth on the Lot C Modified Development Plan.

SECTION FIVE: That the Lot C Modified Development Plan shall be substituted for the Development Plan for Lot C only set forth in Ordinance 41-O-99. The Development Plan approved in Ordinance 41-O-99 shall remain unchanged and in full force and effect as concerns Lot A and Lot B.

SECTION SIX: 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 DCOD for parking spaces in City-owned parking garages (including the parking garage to be located on Lot A of Church Street Plaza) to satisfy the parking requirements of the Zoning Ordinance and the PD Ordinance for all of the non-residential uses to be established on Lot C as set forth on the Lot C Modified Development Plan.

SECTION SEVEN: All provisions of the PD Ordinance, except as and to the extent said provisions have been specifically modified by this Ordinance, shall govern and remain in full force and

effect with respect to the use of Church Street Plaza generally and Lot A, Lot B and Lot C in particular, and Church Street Plaza may be developed in any manner that conforms to said provisions, as the same may have been specifically modified hereby. All terms used herein which are not otherwise expressly defined herein shall have the same meaning as is ascribed to said terms in the PD Ordinance.

SECTION EIGHT: This Ordinance and the PD Ordinance shall, for all purposes, be deemed to be one instrument. In the event of any conflict between the terms, conditions and provisions of this Ordinance and the terms, conditions and provisions of the PD Ordinance, the terms, conditions and provisions of this Ordinance shall control and prevail.

SECTION NINE: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION TEN: This Ordinance shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.

Introduced: April 24, 2000

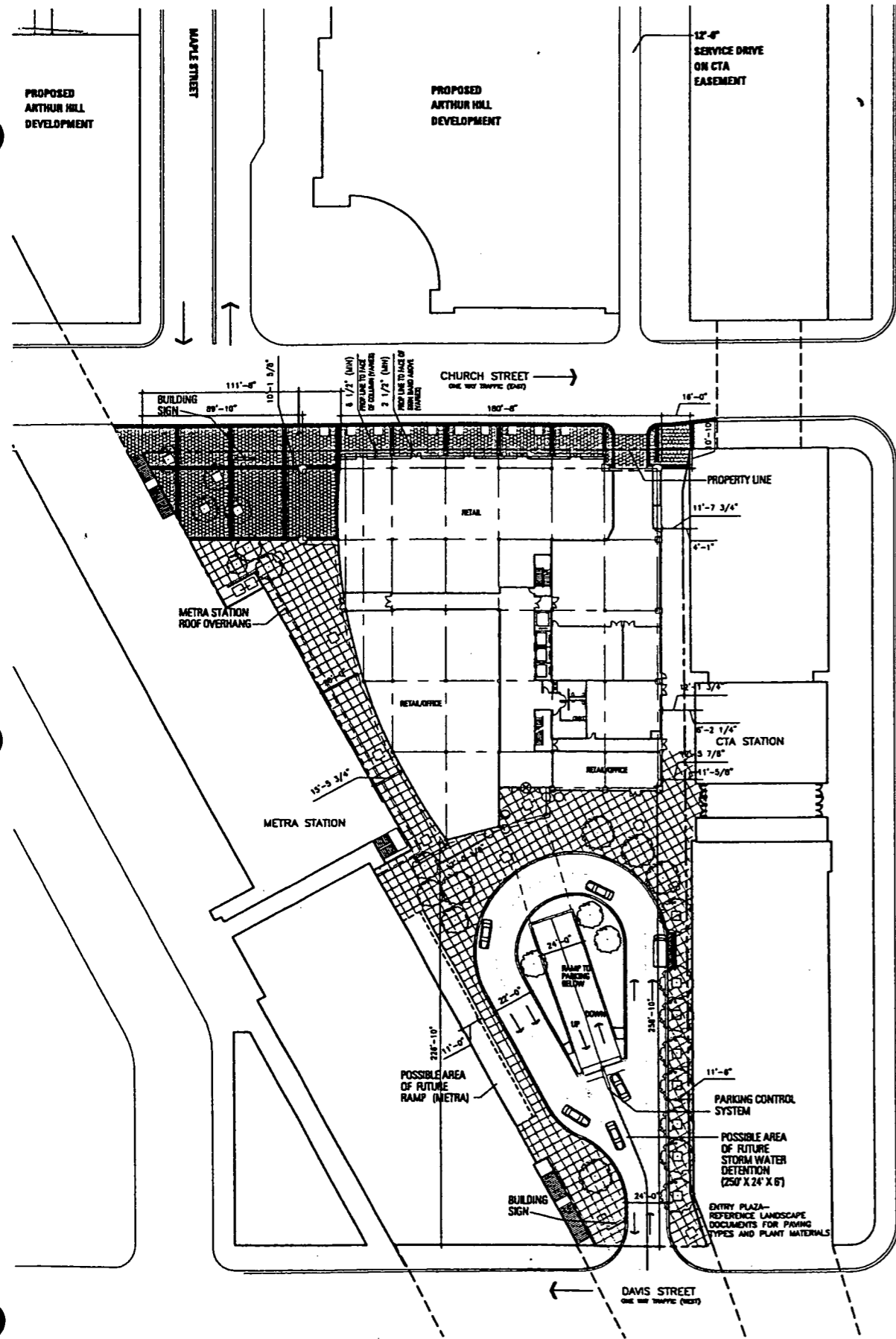
Adopted: May 8, 2000

Approved: May 9, 2000  
Lorraine H. Norton  
Mayor

ATTEST:

Mary J. Morris  
City Clerk

Approved as to form:  
[Signature]  
Corporation Counsel

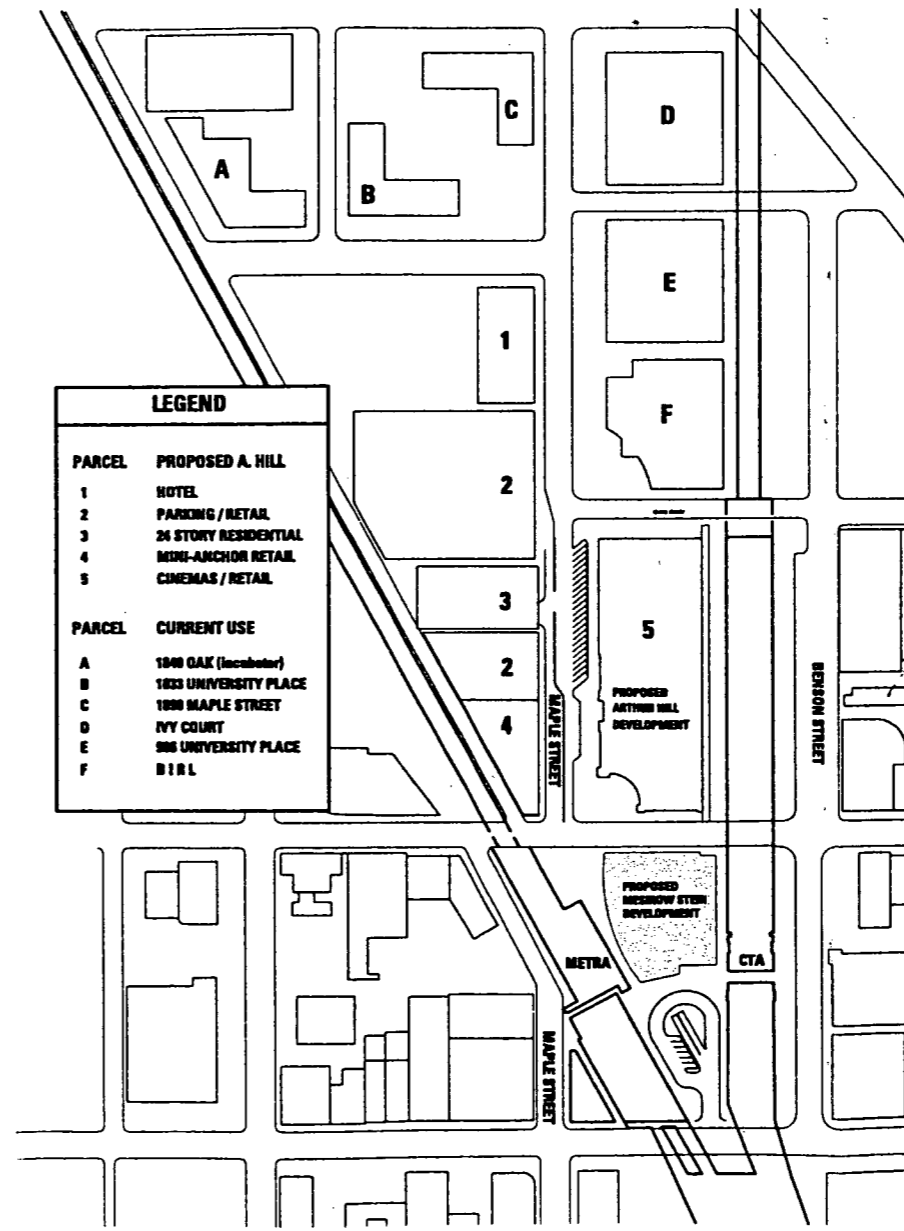


SITE PLAN

**McDOUGAL LITTELL OFFICE BUILDING**

**DAVIS STREET / CHURCH STREET EVANSTON, ILLINOIS**

<b>SITE AREA</b>	77,683 SF	1.7833 ACRES
<b>TOTAL BUILDING GROSS FLOOR AREA</b> (PER ZONING SECTION 6-18-3)	185,970 GSF ABOVE GRADE	
	685 GSF BELOW GRADE BASEMENT PARKING	
	<b>186,655 GSF TOTAL</b>	
<b>ZONING NOTES:</b>		
1. THOSE USES LABELED "RETAIL" INCLUDE RESTAURANTS AND SERVICE/COMMERCIAL.		
2. THOSE USES LABELED "RETAIL/OFFICE" INCLUDE RESTAURANTS, RETAIL GOODS AND/OR SERVICES, MEDICAL OFFICES AND OFFICES.		
3. RIGHT-OF-WAY IMPROVEMENTS ARE SUBJECT TO CHANGE IN ACCORDANCE WITH THE TERMS OF OF THE REDEVELOPMENT AGREEMENT AND OTHER APPLICABLE REGULATIONS.		
<b>NOTE:</b> THE PORTIONS OF THE SITE OTHER THAN THE LOCATIONS OF: THE OFFICE BUILDING, THE PASSAGEWAY BETWEEN THE OFFICE BUILDING AND THE CTA RIGHT OF WAY, THE RAMP LEADING TO THE UNDERGROUND PARKING AREA, AND THE ACCESSIBILITY RAMP TO THE METRA STATION WILL BE SUBJECT TO A NON-EXCLUSIVE PUBLIC ACCESS EASEMENT TO BE CREATED BY THE PLAT OF CONSOLIDATION THAT WILL RESUBDIVIDE THE ENTIRE SITE.		



LOCATION MAP

LOT C MODIFIED DEVELOPMENT PLAN

EXHIBIT A



30 March, 2000  
NOT TO SCALE