

05/02/2000

60-O-00

AN ORDINANCE

**Granting a Special Use for a Planned
Development and a Special Use
For a Drive-Through Facility at
1004-1010 Church Street/1642 Maple Avenue**

WHEREAS, Walter Kihm ("applicant") submitted an application in case no. ZPC 00-5-PD, as owner, for approval of a special use for a planned development ("the Planned Development") and a special use for a drive-through facility accessory to a financial institution; to permit a mixed-use development, consisting of retail and other commercial uses, residential, parking, and other uses permitted in the D3 Downtown District at 1010 Church Street/1642 Maple Avenue ("the subject property");

WHEREAS, construction of the Planned Development as proposed requires site development allowances pursuant to section 6-3-6-5 of the Zoning Ordinance from the strict application of the Downtown District regulations of the Zoning Ordinance regarding floor area ratio, height, number of short loading berths, building to lot line, and ziggurat setbacks; and

WHEREAS, the Plan Commission held a public hearing in case no. ZPC 00-5-PD pursuant to proper notice on April 14, 2000 and made a written record of its proceedings; and

WHEREAS, the Plan Commission made written findings based upon the record that the aforescribed application met all applicable standards in the Zoning Ordinance, namely, those for special uses in section 6-3-5-10, for planned developments in the D3

Downtown Districts in section 6-11-1-10 (A), and of section 6-11-1-10 (B) for public benefits in section 6-3-6-3, and recommended City Council approval thereof, for certain site development allowances in section 6-3-6-5, and for certain exceptions to site benefit allowances in section 6-3-6-6; and

WHEREAS, the Planning and Development Committee of the City Council adopted the Plan Commission's findings and recommendation at its May 8, 2000 meeting and recommended City Council approval thereof,

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

SECTION 1: That the City Council hereby accepts the findings and recommendations of the Plan Commission and approves the Planned Development and special use for a drive-through facility for a financial institution to permit the construction and operation on the Planned Development Property legally described in Exhibit 1, attached hereto and made a part hereof, of a mixed-use development generally in conformance with the D3 Downtown Zoning District regulations, the Planned Development Plan, as modified by this Ordinance 60-O-00, which modifications are indexed in Exhibit 2 and set forth in Exhibit 3, both attached hereto and made a part hereof.

SECTION 2: Pursuant to section 6-3-6-5 and section 6-3-6-6 of the Zoning Ordinance, these site development and site benefit allowances, respectively, are hereby granted to the Planned Development:

- a. A site benefit allowance to section 6-11-4-6, to allow use of the subject property for a development with a floor area ratio of 5.1 or approximately 160,000 square feet, whereas, the Zoning Ordinance establishes a maximum as-of-right floor area ratio of 4.5 or approximately 142,000 square feet gross floor area.
- b. A site benefit allowance to section 6-11-4-8, to allow use of the subject property for a building with a building height of 170 feet, whereas, the Zoning Ordinance establishes a maximum as-of-right building height of 85 feet.
- c. A site benefit allowance to the off-street loading requirements of section 6-16-5, to allow use of the subject property with 4 short loading berths for approximately 13,100 square feet of retail (requiring 2 short loading berths), approximately 16,300 square feet of office (requiring 1 short loading berth), and approximately 125,000 square feet of residential (requiring 2 short loading berths), whereas the Zoning Ordinance requires 5 short loading berths for each of these areas.
- d. A site benefit allowance to section 6-11-4-7, yard requirements, to allow construction of the subject property not built to the lot lines along the street-facing lot lines, but to have a footprint in conformity with Exhibit 3 of the Planned Development Plan incorporated by reference and made a part hereof.
- e. A site benefit allowance to section 6-11-1-4, ziggurat setbacks, to allow use of the subject property for a structure along Church Street that does not conform to the required ziggurat setback for Downtown Zoning Districts, which requires that buildings along Church Street be built to the lot line to a height not less than 24 feet nor more than 42 feet, and thereafter be set back a minimum of 40 feet. The Planned Development as approved contains a tower, built to an approximate height of 155 feet at the lot line along Church Street.

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 law.

Introduced: May 8, 2000

Adopted: May 22, 2000

Approved:

June 2, 2000
Lerraine D. Norton
Mayor

Ayes: 9

Nays: 0

ATTEST:

Mary D. Morris
City Clerk

Approved as to form:
[Signature]
Corporation Counsel

EXHIBIT 1 TO ORDINANCE 60-O-00

PARCEL 1:

LOTS 1, 2, 3, AND 4 IN OWNER'S SUBDIVISION OF PARTS OF LOTS 1 AND 2 IN BLOCK 67 IN EVANSTON IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

ALL THAT PART OF SAID LOTS LYING WESTERLY OF A LINE:

COMMENCING AT A POINT AT THE SOUTH LINE OF LOT 1, 5.4 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 1 AND THENCE NORTHWESTERLY IN A STRAIGHT LINE TO A POINT IN THE NORTH LINE OF SAID LOT 2, 17.66 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 2 IN THE CITY OF EVANSTON, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 5, 6, 7 AND 8 IN OWNER'S SUBDIVISION OF PART OF LOTS 1 AND 2 IN BLOCK 67 IN EVANSTON IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

ALL THAT PART OF SAID LOTS LYING WESTERLY OF A LINE:

COMMENCING AT A POINT IN THE SOUTH LINE OF LOT 1, 5.4 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 1 AND THENCE NORTHWESTERLY IN A STRAIGHT LINE TO A POINT IN THE NORTH LINE OF SAID LOT 2, 17.66 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 2 IN THE CITY OF EVANSTON, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE SOUTH 91 FEET OF LOT 3 IN BLOCK 67 IN EVANSTON IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOT 3 (EXCEPT THE SOUTH 91 FEET THEREOF) IN BLOCK 67 IN EVANSTON IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT 2 TO ORDINANCE 60-O-00

Sheet	Received 4/3/00 (changes)
Ground Floor	4/6/00
Parking & Offices	4/6/00
Parking & Recreational/Storage/Mechanical	4/6/00
Typ. Res Floor	3/31/00
Roof/Mechanical Penthouse	
Northeast Elevation	2/17/00
Longitudinal Section	Undated: Received 4/3/00 (heights of parking levels indicated)
North Elevation	2/24/00
East Elevation	2/25/00
South Elevation	2/24/00
West Elevation	2/24/00
Partial Elevation & Section	2/17/00
Window Head Detail	

Slab Bridge Detail C-1	
Development Plan Ground Floor	4/6/00
Development Plan Parking & Offices (Exhibit 5)	4/6/00
Development Plan Parking & Recreational/Storage/Mechanical	4/6/00
Development Plan Typ. Residential Floor	3/31/00
Roof/Mechanical Penthouse	
Landscape Plan Ground Floor	4/6/00
Exhibit 3 Presented at Hearing 4/12/00	
Exhibit 4 Presented at Hearing 4/12/00	
Exhibit 5 Presented at Hearing 4/12/00	



Note: Configuration of parking spaces; ingress and egress; accessory building uses and amenities, including stairwells and elevators; and dwelling units, and size of dwelling units are for illustration purposes only.

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4-6-2000

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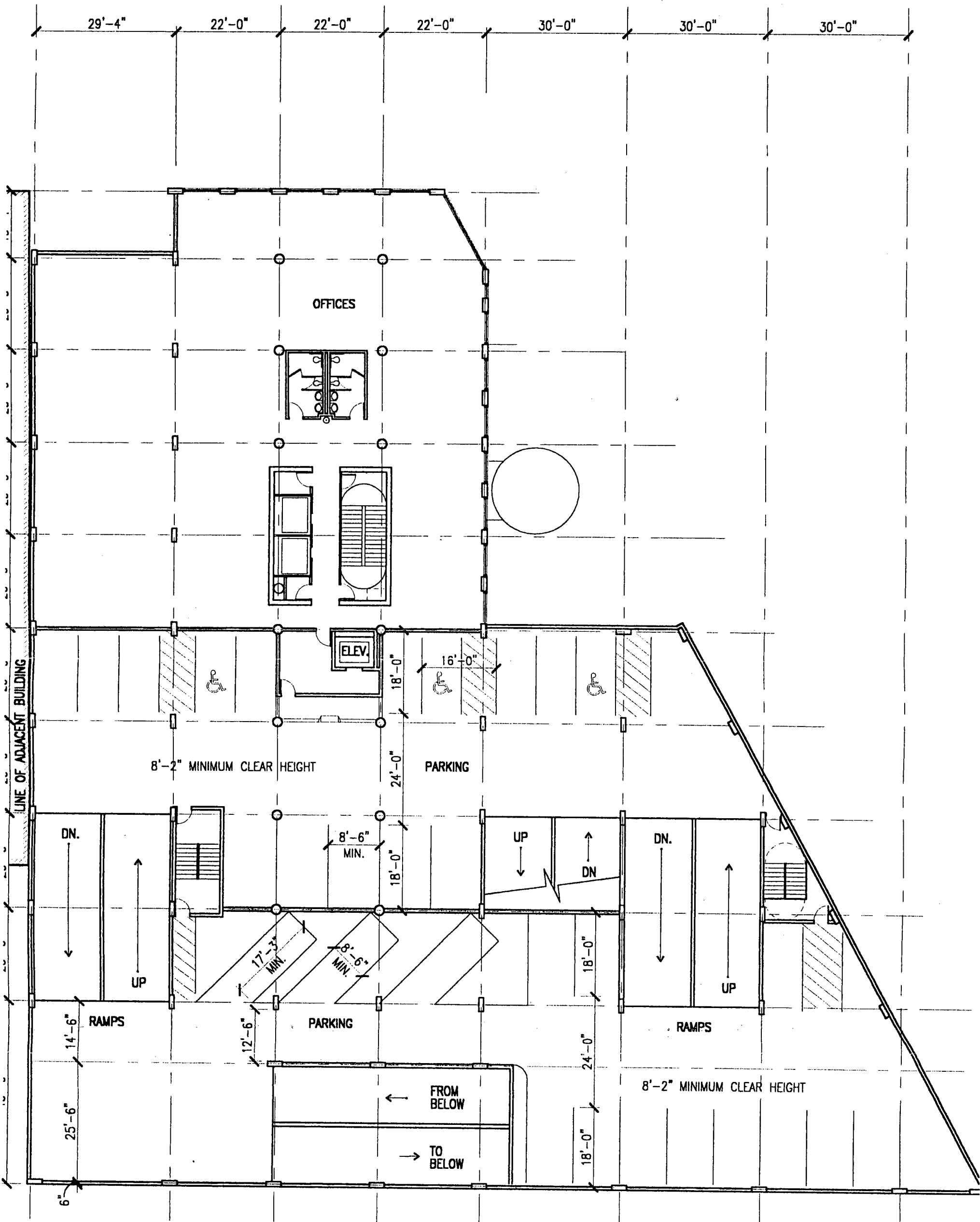
PARKING AND RECREATIONAL/STORAGE/MECHANICAL

SCALE: 1"=20'-0"

EL: ±41.0'

EXHIBIT 3 TO ORDINANCE 60-O-00

PAGE 3 OF 19



Note: Configuration of parking spaces; ingress and egress; accessory building uses and amenities, including stairwells and elevators; and dwelling units, and size of dwelling units are for illustration purposes only.

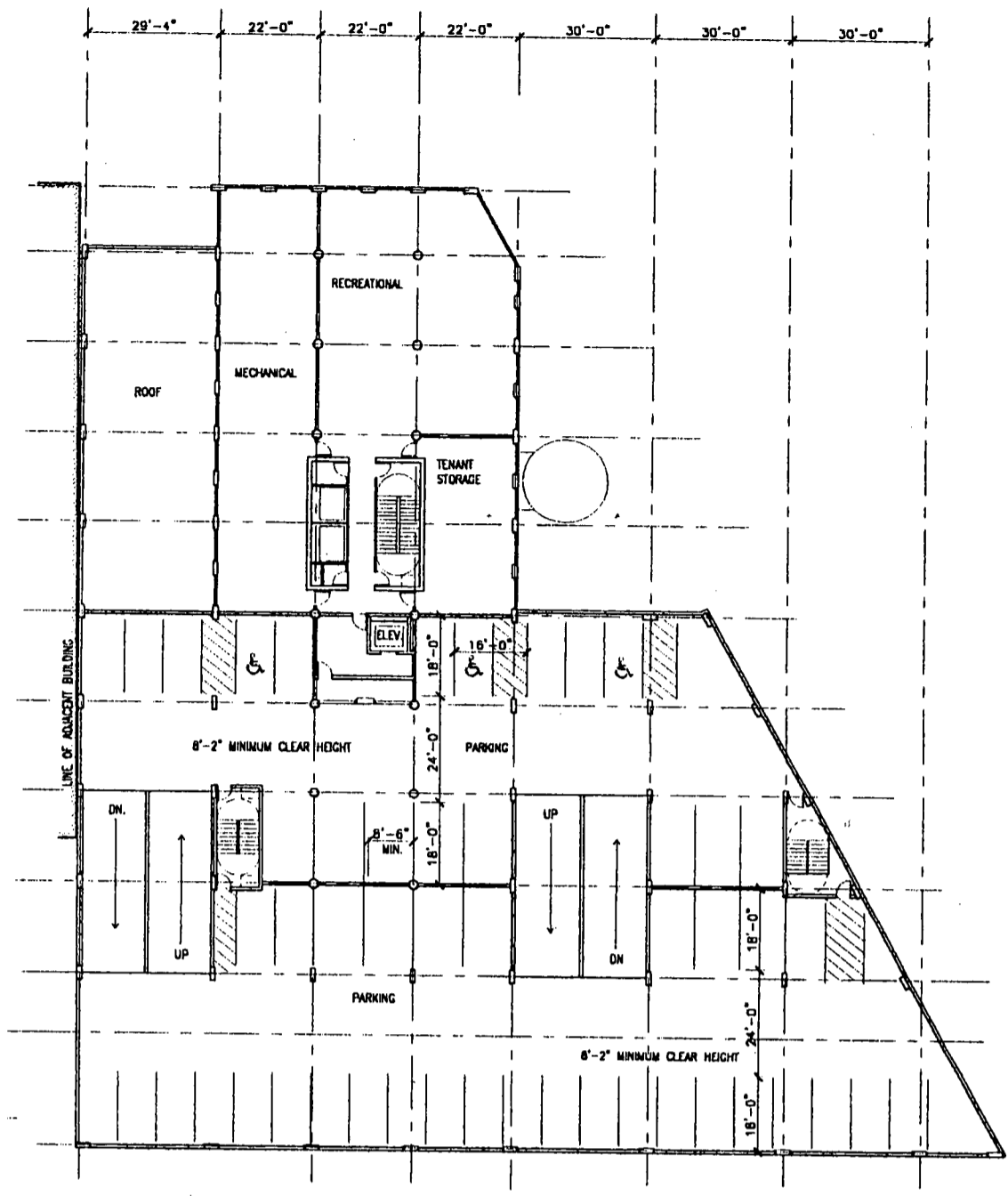
PARKING AND OFFICES
 SCALE: 1"=20'-0" EL: ±21.0' & EL: ±31.0'

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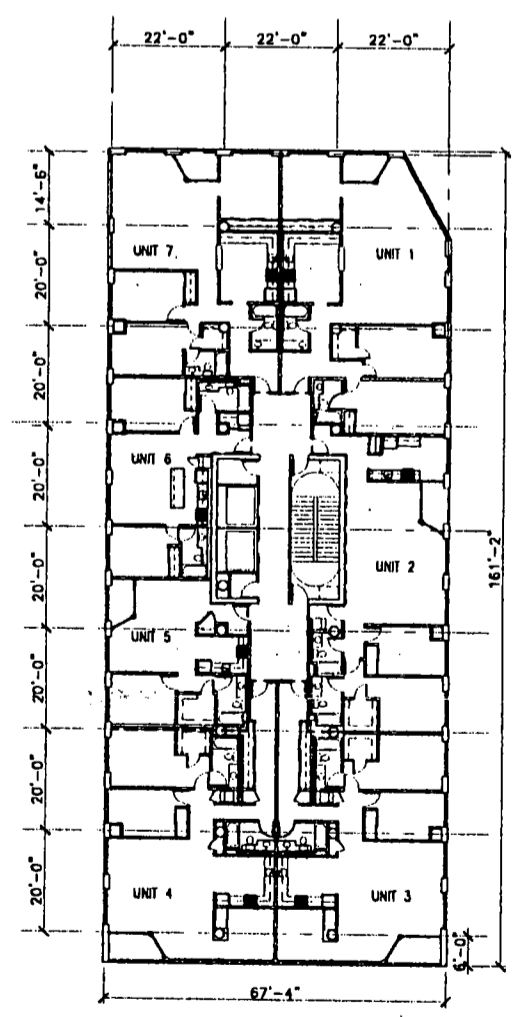
EXHIBIT

4

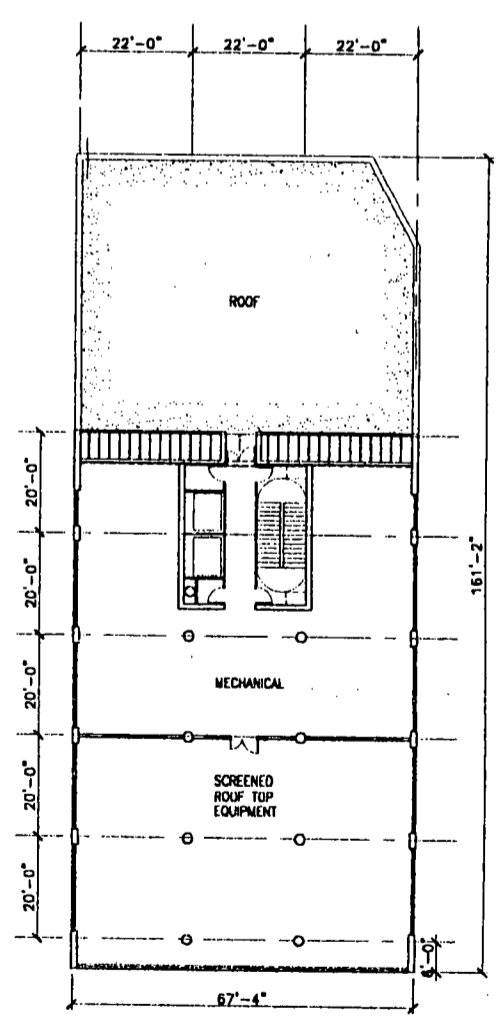
PRESENTED AT HEARING
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PARKING AND RECREATIONAL/STORAGE/MECHANICAL
SCALE: 1"=20'-0" EL.: ±41.0'



TYP. RESIDENTIAL FLOOR
SCALE: 1"=20'-0" EL.: VARIOUS

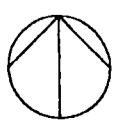


ROOF/MECHANICAL PENTHOUSE
SCALE: 1"=20'-0" EL.: ±155.0'

Note: Number of dwelling units on each floor is approximate.

Note: Configuration of parking spaces; ingress and egress; accessory building uses and amenities, including stairwells and elevators; and dwelling units, and size of dwelling units are for illustration purposes only.

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PAGE 18 OF 19

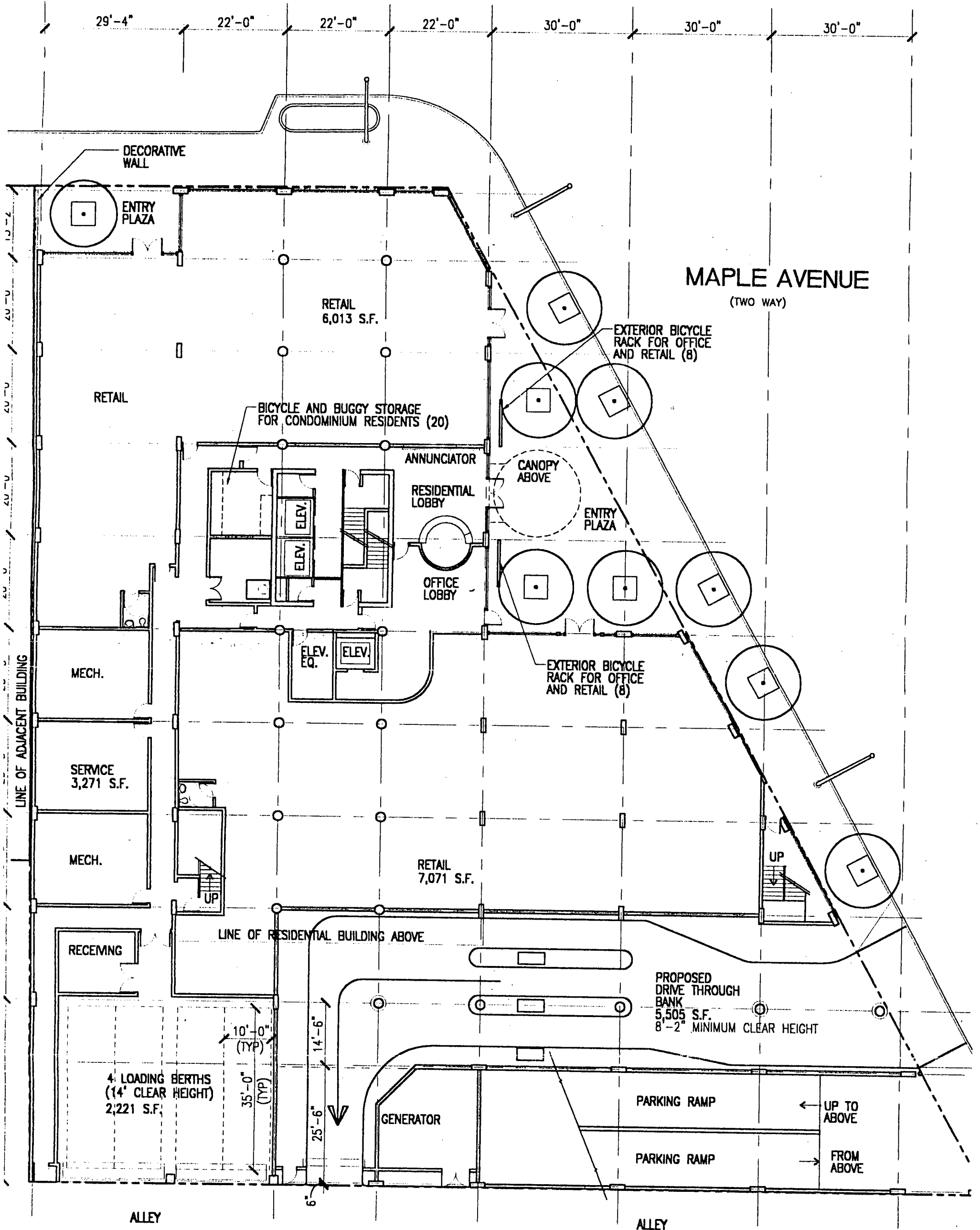


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CHURCH STREET
(TWO WAY)



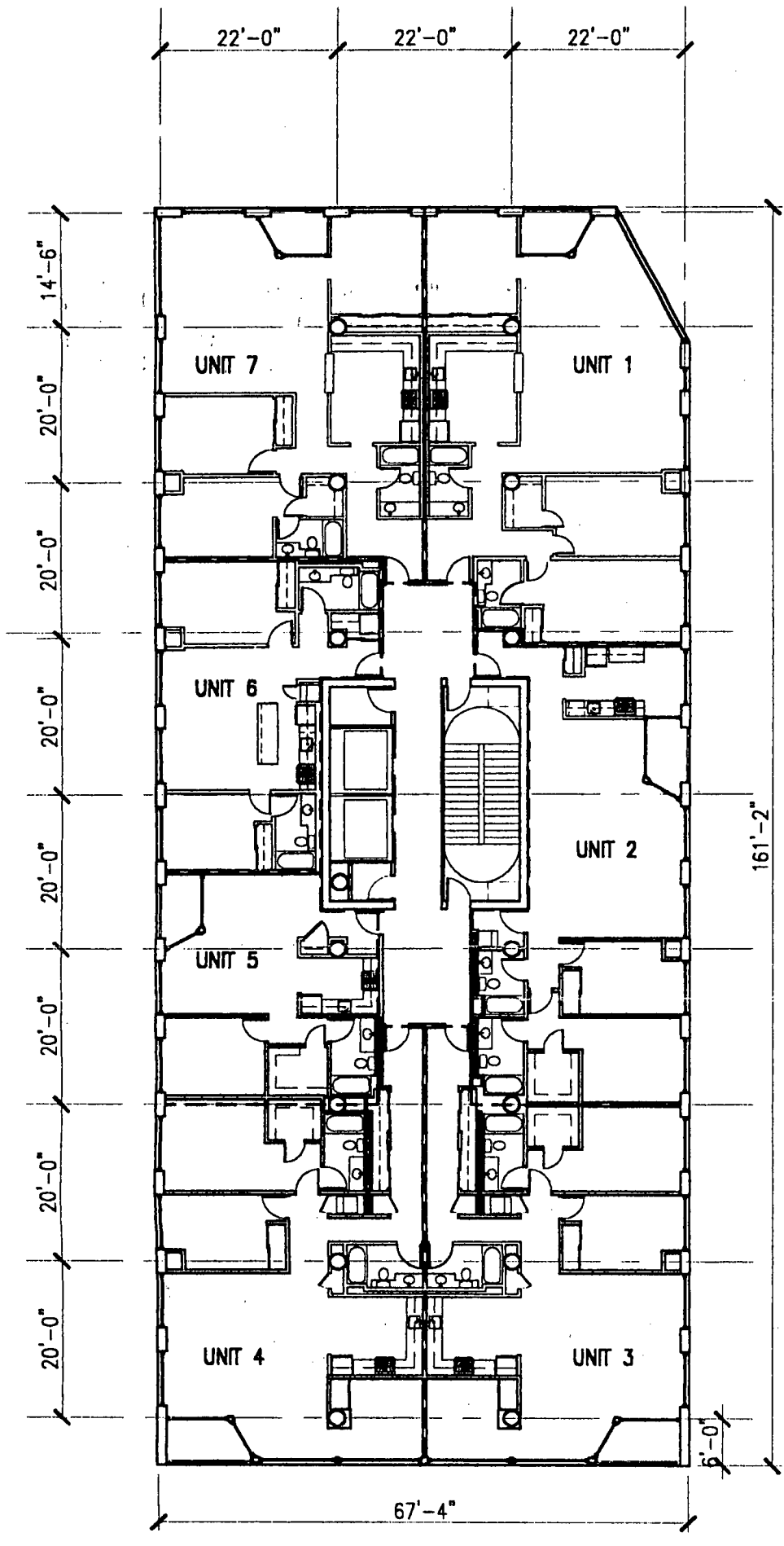
Note: Configuration of parking spaces; ingress and egress; accessory building uses and amenities, including stairwells and elevators; and dwelling units, and size of dwelling units are for illustration purposes only.

GROUND FLOOR
SCALE: 1"=20'-0" EL: ±0.0'

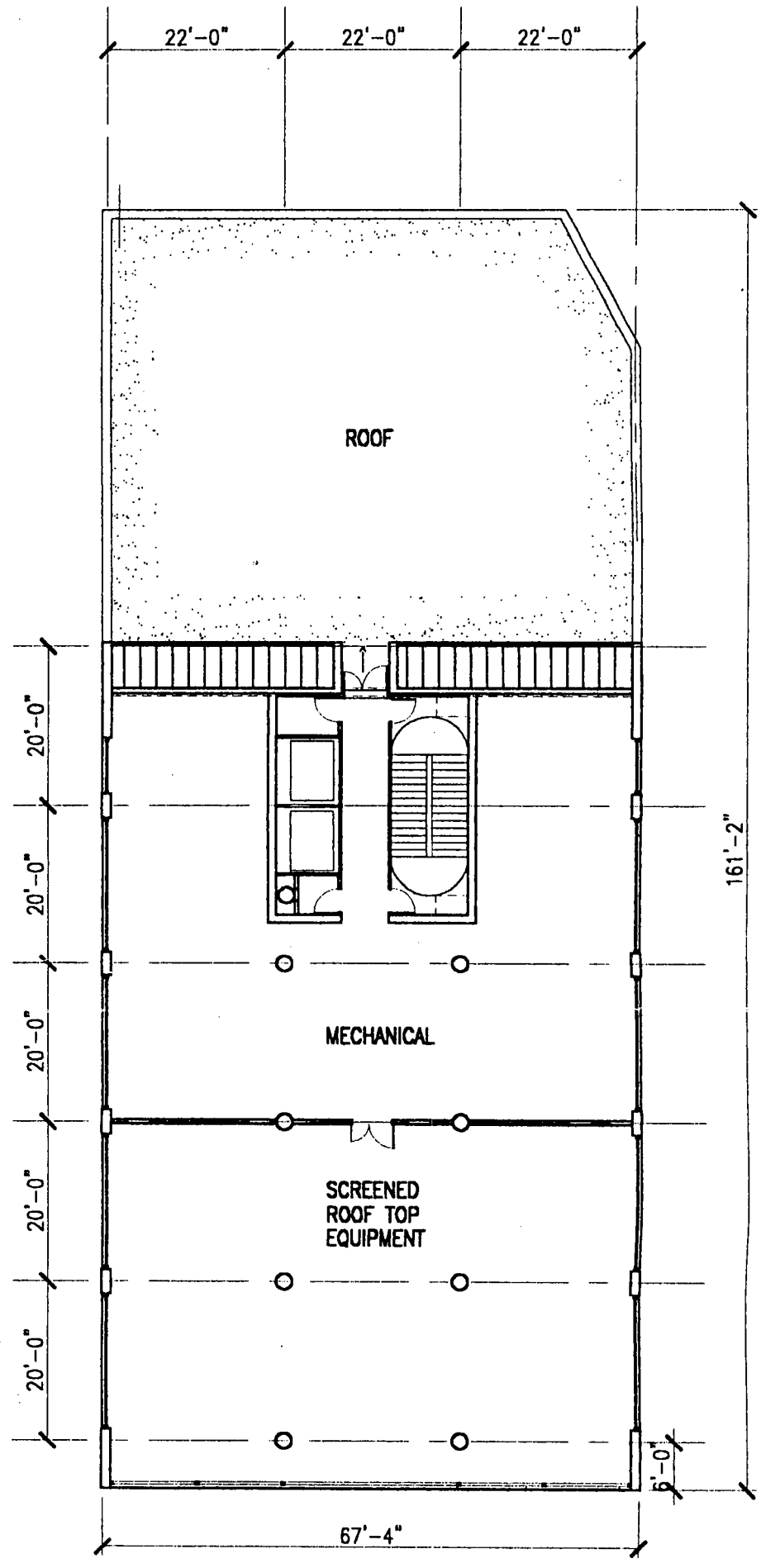
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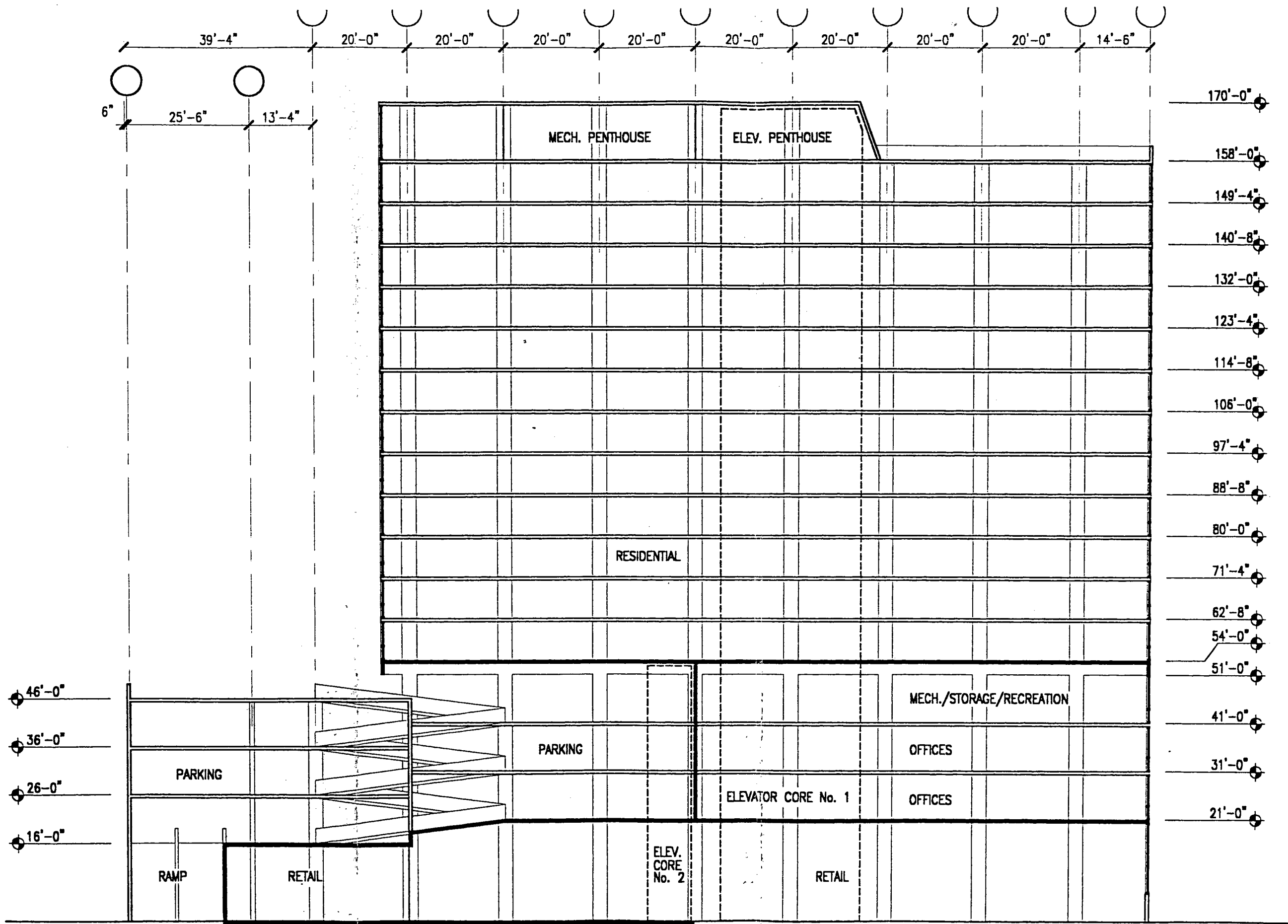
TYP. RESIDENTIAL FLOOR
 SCALE: 1"=20'-0"
 EL.: VARIOUS



ROOF/MECHANICAL PENTHOUSE
 SCALE: 1"=20'-0"
 EL.: ±155.0'

Note: Number of dwelling units on each floor is approximate.

Note: Configuration of parking spaces; ingress and egress; accessory building uses and amenities, including stairwells and elevators; and dwelling units, and size of dwelling units are for illustration purposes only.

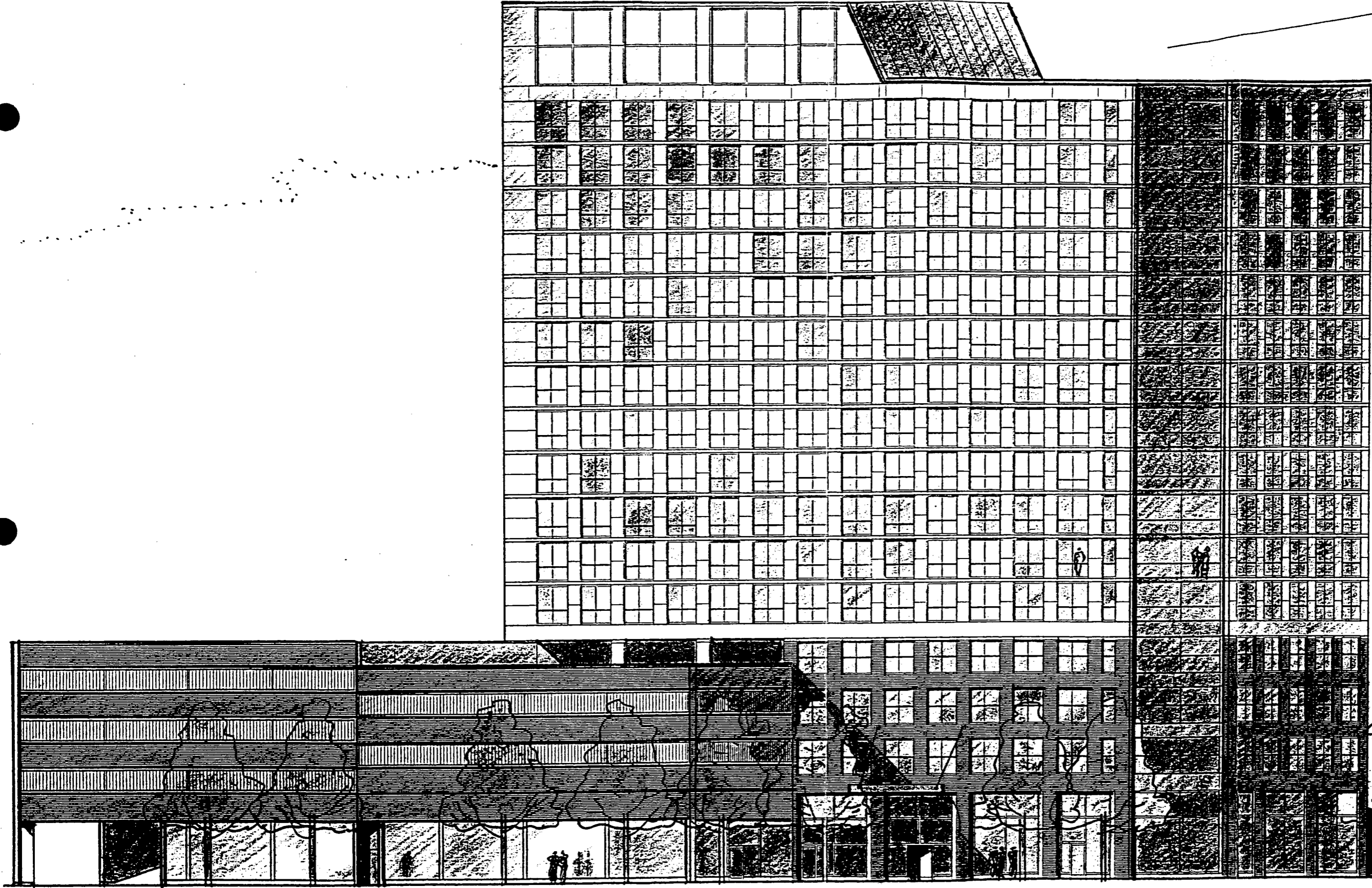


LONGITUDINAL SECTION
 SCALE: 1"=20'-0"

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NORTHEAST ELEVATION

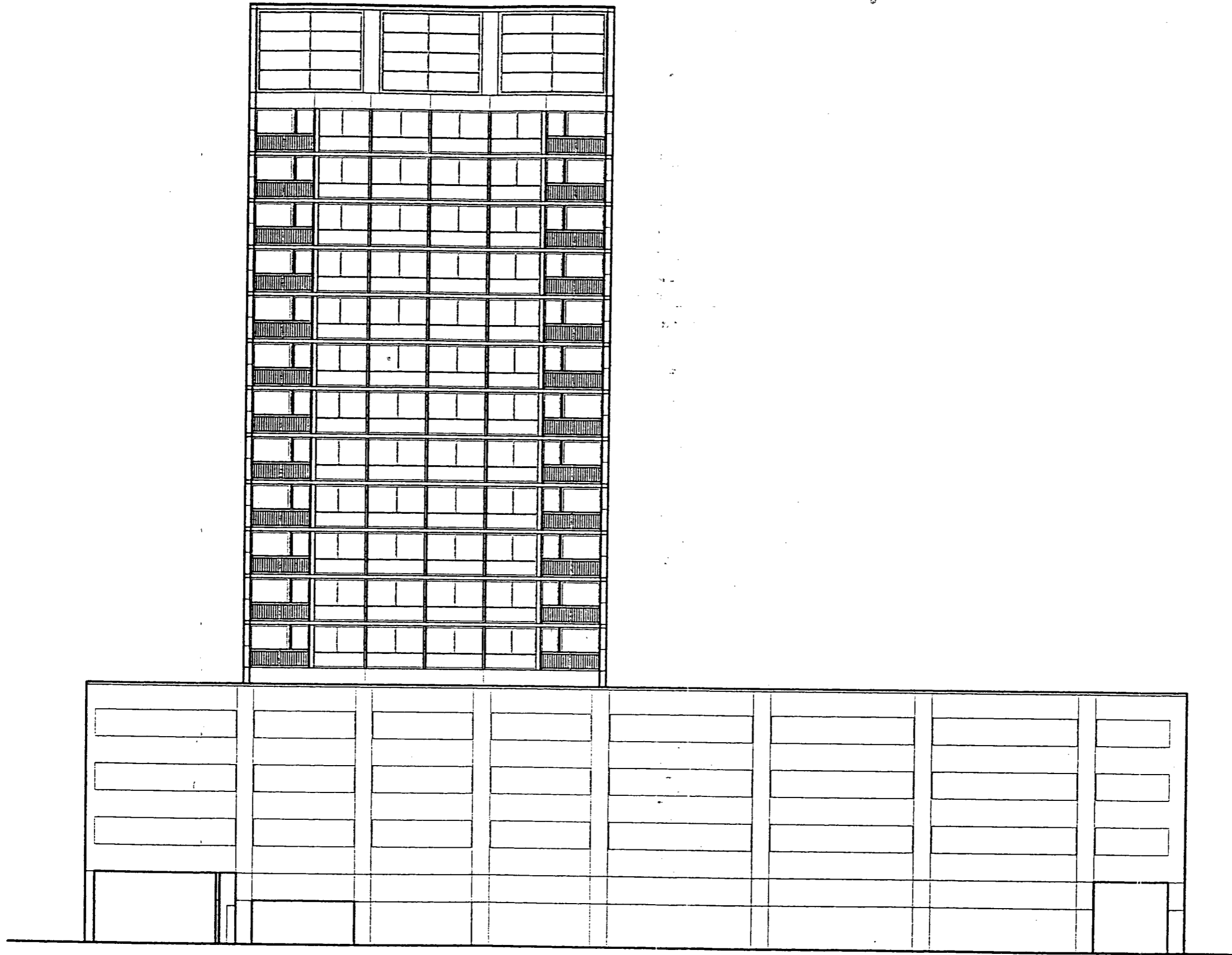
SCALE: 1"=20'-0"

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DSK016



SOUTH ELEVATION

SCALE: 1"=20'-0"

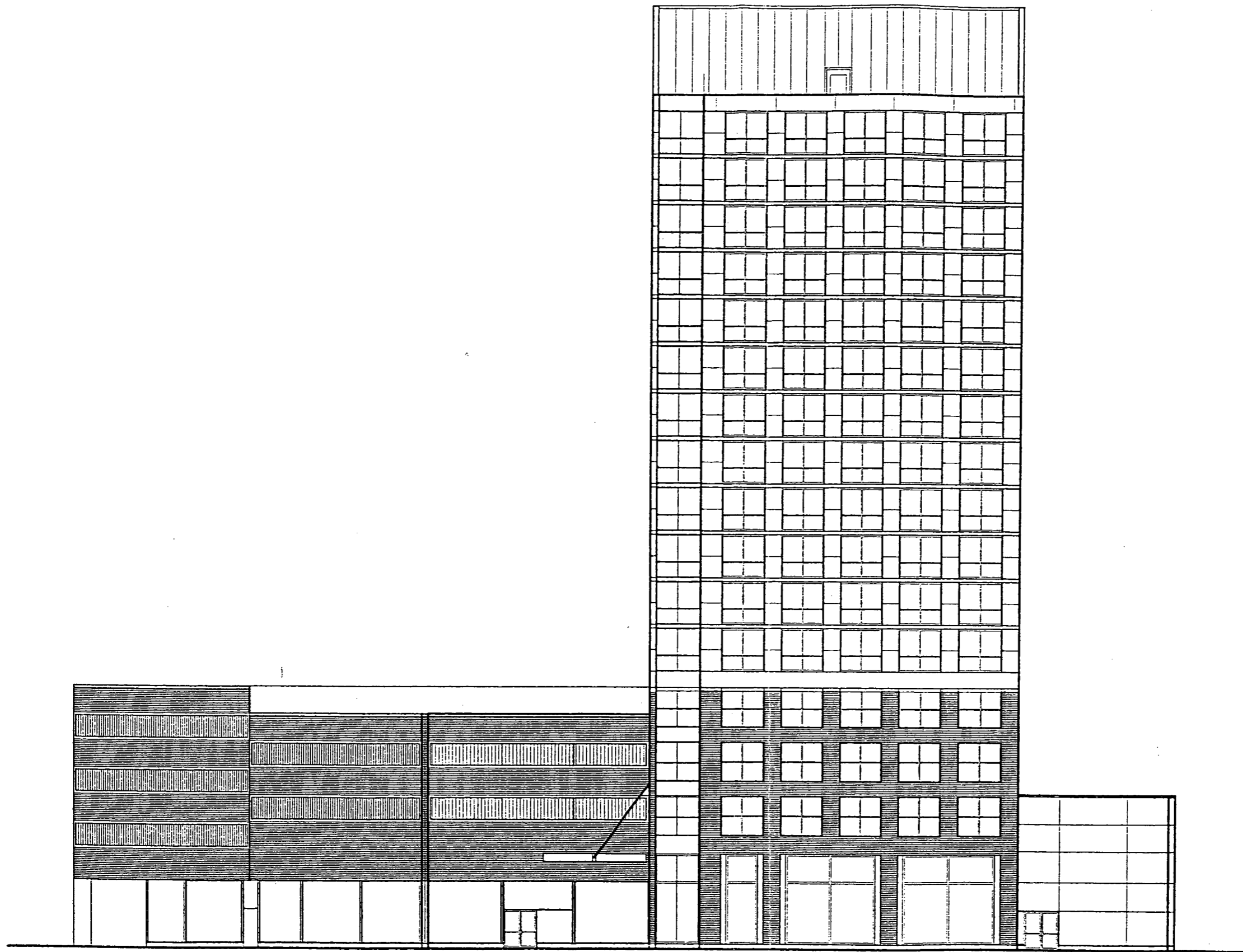
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NORTH ELEVATION

SCALE: 1"=20'-0"

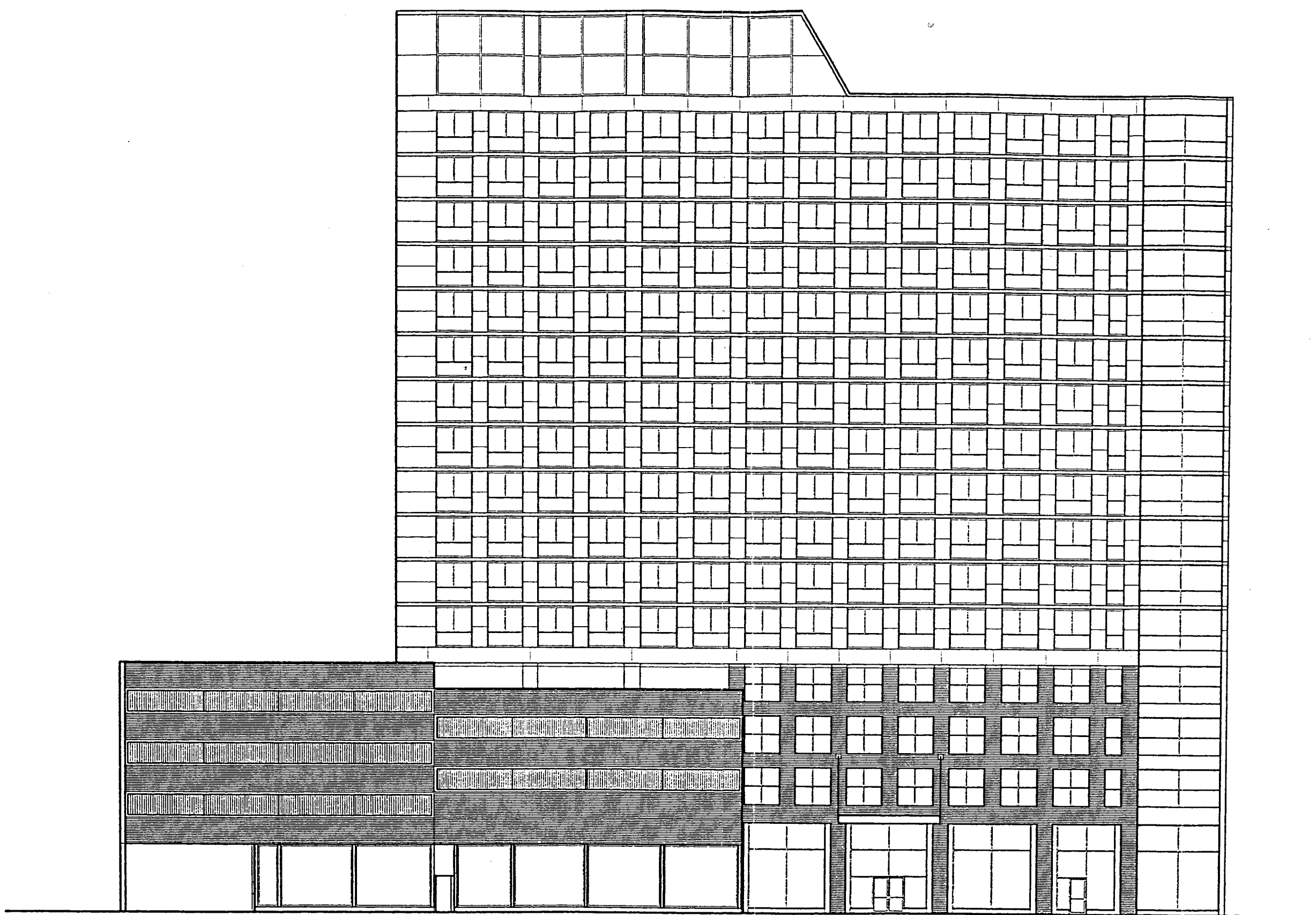
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EAST ELEVATION

SCALE: 1"=20'-0"

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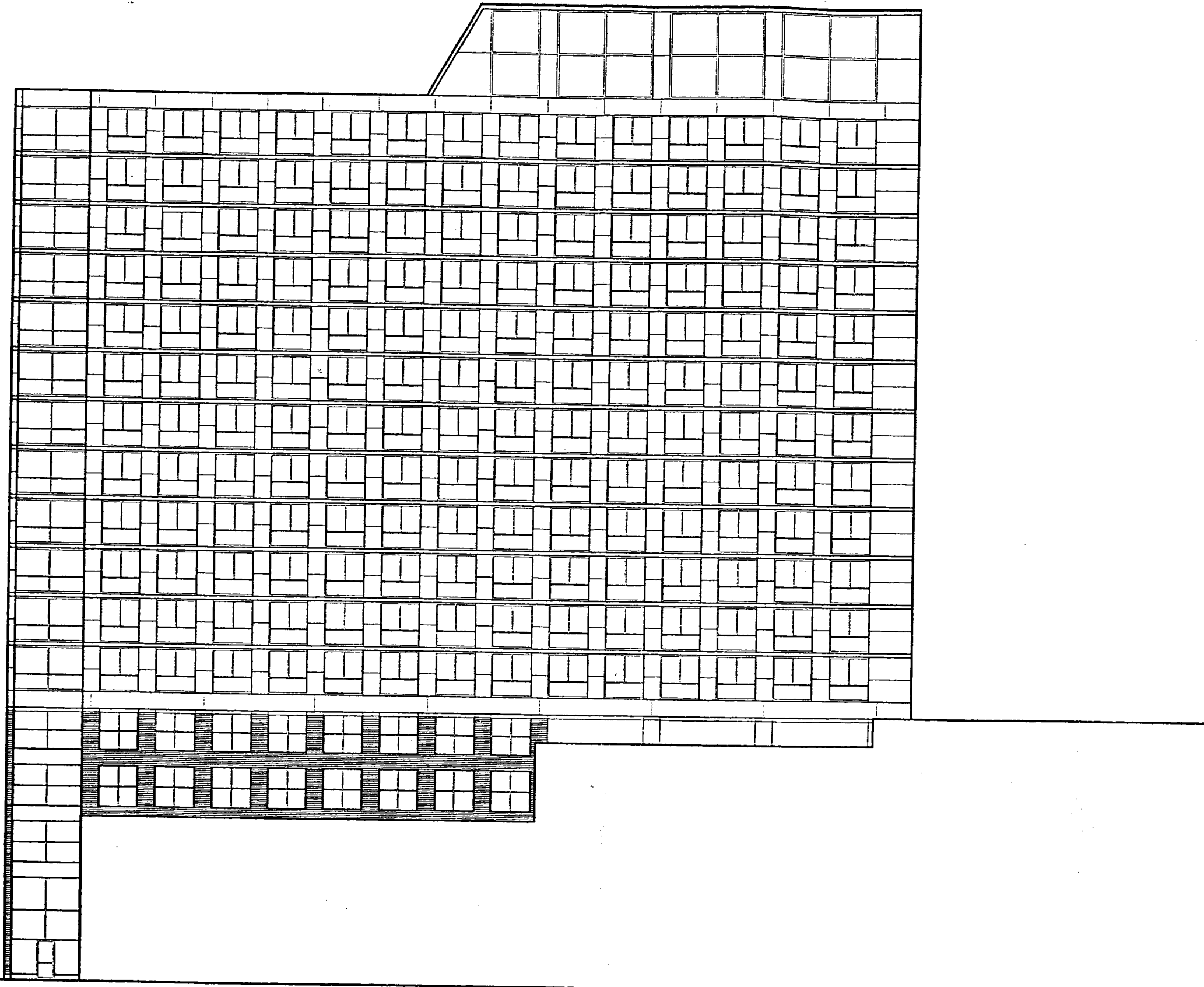


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WEST ELEVATION

SCALE: 1"=20'-0"

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Note: Configuration of parking spaces; ingress and egress; accessory building uses and amenities, including stairwells and elevators; and dwelling units, and size of dwelling units are for illustration purposes only.

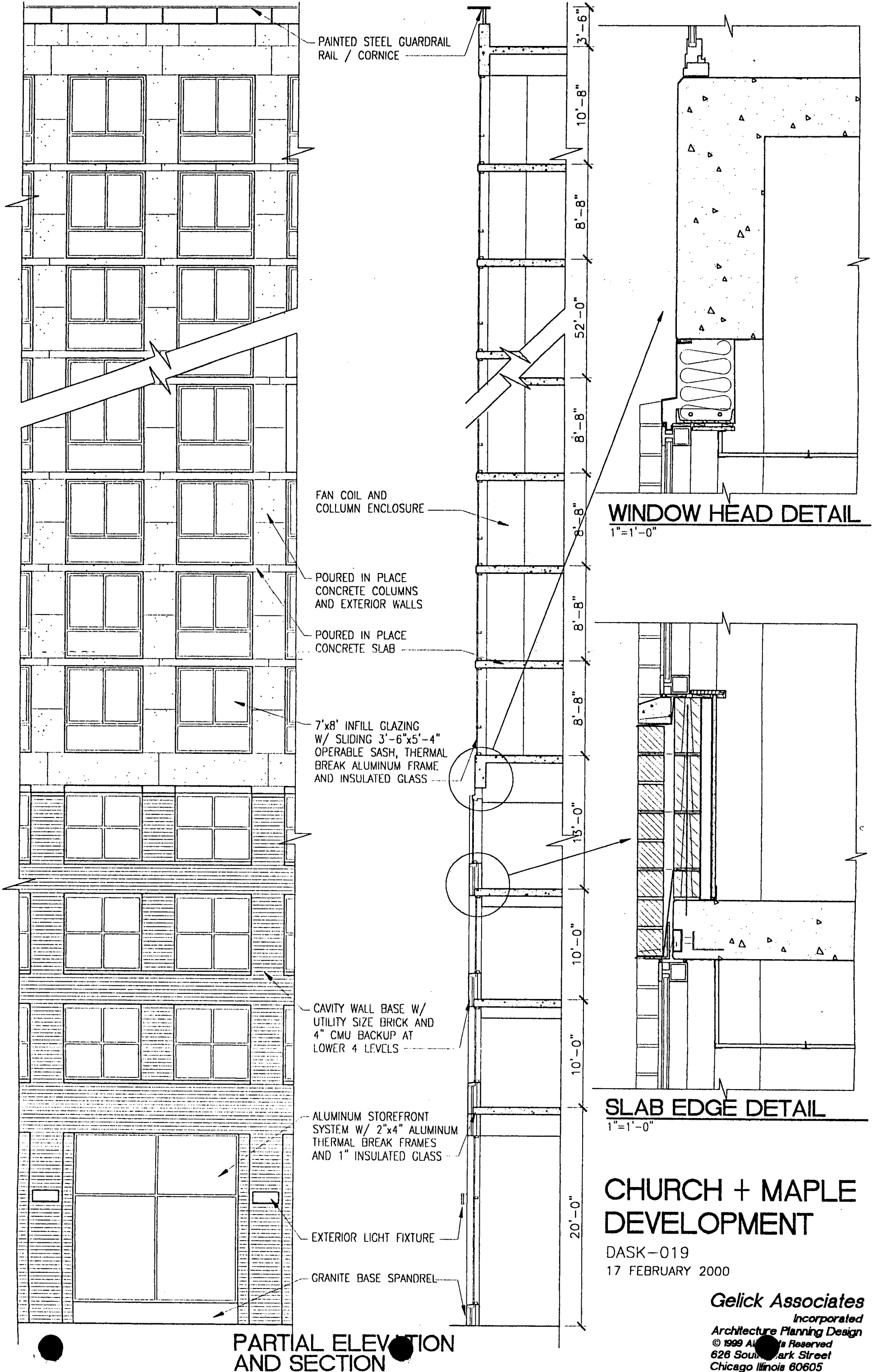


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CHURCH + MAPLE DEVELOPMENT

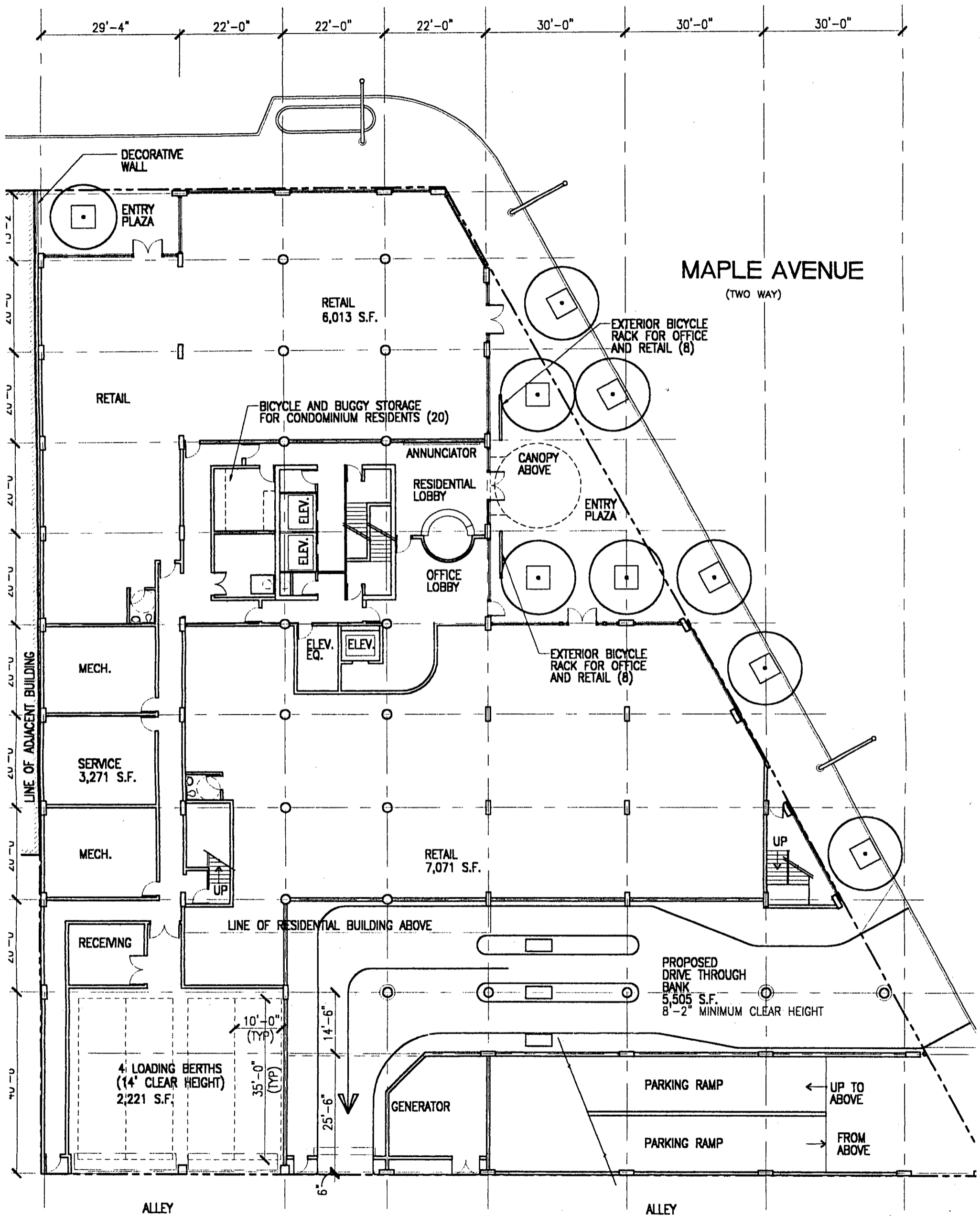
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CHURCH STREET

(TWO WAY)

Note: Configuration of parking spaces; ingress and egress; accessory building uses and amenities, including stairwells and elevators; and dwelling units, and size of dwelling units are for illustration purposes only.



GENERAL NOTES:

1. ALL CONSTRUCTION TO BE "1B"
2. REFER TO SECTION IN EXHIBIT 3C FOR BUILDING ROOF ELEVATIONS AND OCCUPANCY LOCATIONS
3. SPRINKLERS TO BE PROVIDED IN ALL AREAS, EXCEPT OPEN PARKING STRUCTURE

**DEVELOPMENT PLAN
GROUND FLOOR**

SCALE: 1"=20'-0" EL: ±0.0'

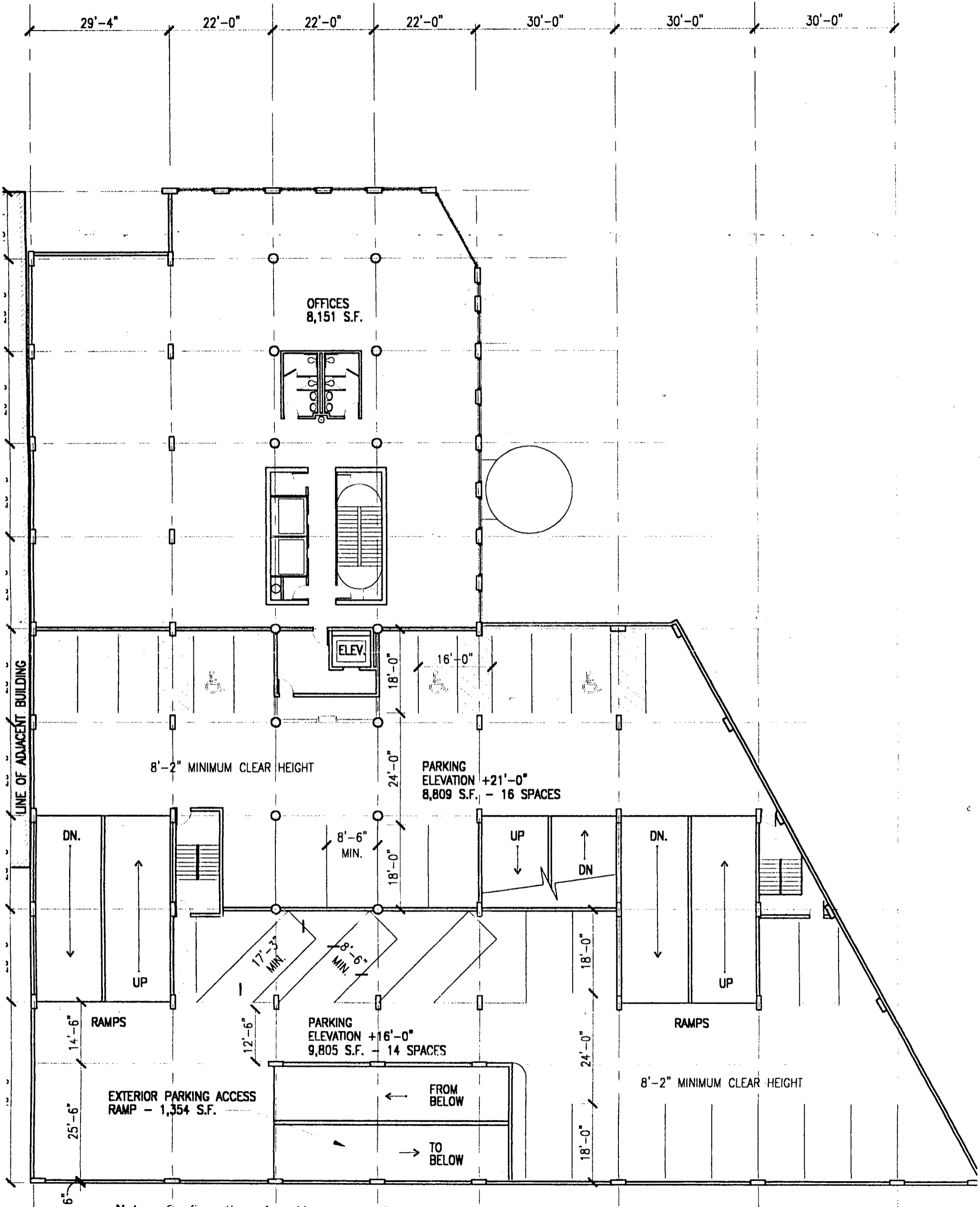
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Note: Configuration of parking spaces; ingress and egress; accessory building uses and amenities, including stairwells and elevators; and dwelling units, and size of dwelling units are for illustration purposes only.

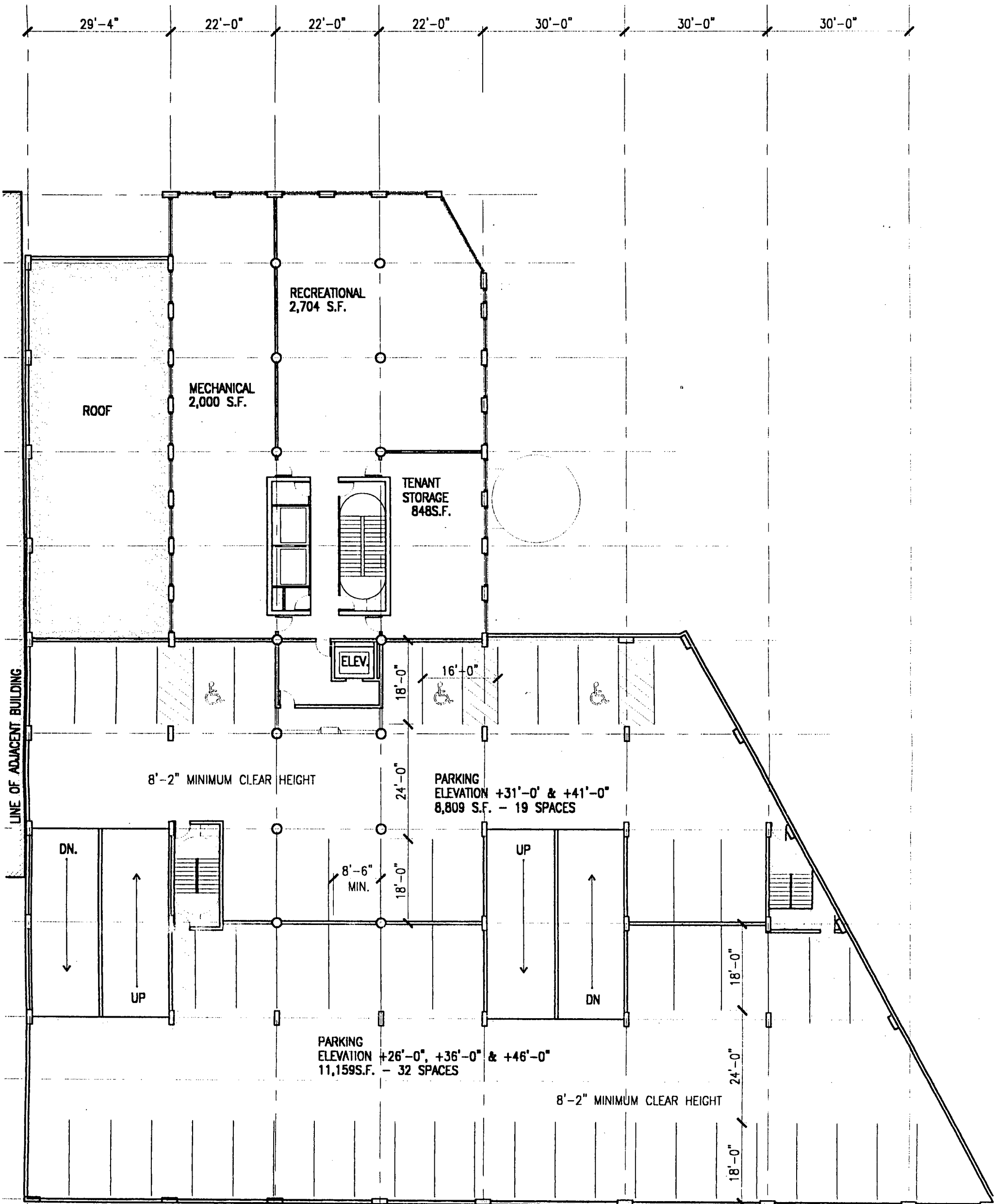
GENERAL NOTES:

1. ALL CONSTRUCTION TO BE "B"
2. REFER TO SECTION IN EXHIBIT 3C FOR BUILDING ROOF ELEVATIONS AND OCCUPANCY LOCATIONS
3. SPRINKLERS TO BE PROVIDED IN ALL AREAS, EXCEPT OPEN PARKING STRUCTURE

**DEVELOPMENT PLAN
PARKING AND OFFICES**
 SCALE: 1"=20'-0" EL: ±21.0' & EL: ±31.0'
EXHIBIT 3 TO ORDINANCE 60-O-00
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Note: Configuration of parking spaces; ingress and egress; accessory building uses and amenities, including stairwells and elevators; and dwelling units, and size of dwelling units are for illustration purposes only.



GENERAL NOTES:

1. ALL CONSTRUCTION TO BE "18"
2. REFER TO SECTION IN EXHIBIT 3C FOR BUILDING ROOF ELEVATIONS AND OCCUPANCY LOCATIONS
3. SPRINKLERS TO BE PROVIDED IN ALL AREAS, EXCEPT OPEN PARKING STRUCTURE

**DEVELOPMENT PLAN
PARKING AND RECREATIONAL/STORAGE/MECHANICAL**

SCALE: 1"=20'-0"

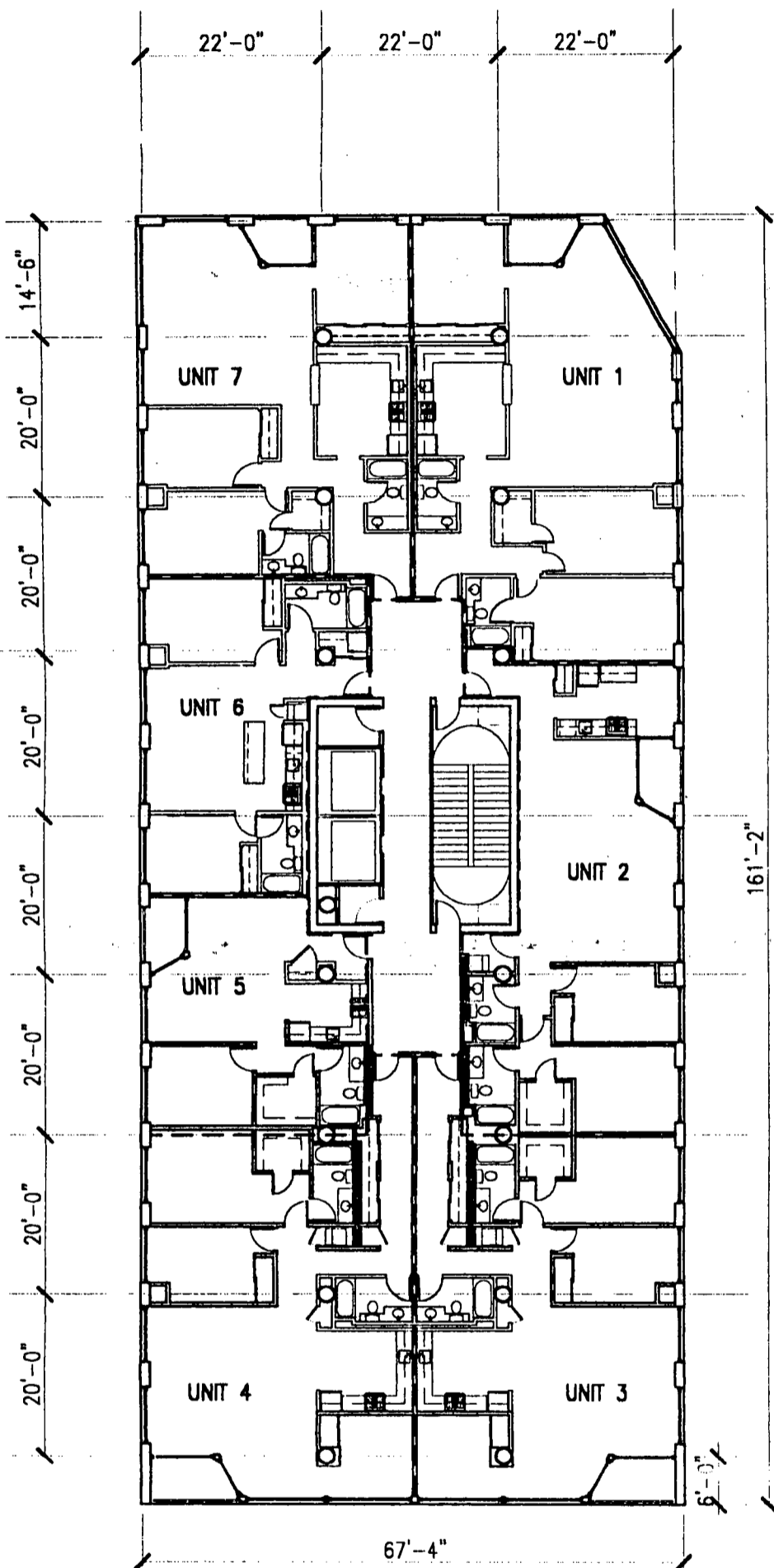
EL.: ±41.0'

EXHIBIT 3 TO ORDINANCE 60-O-00

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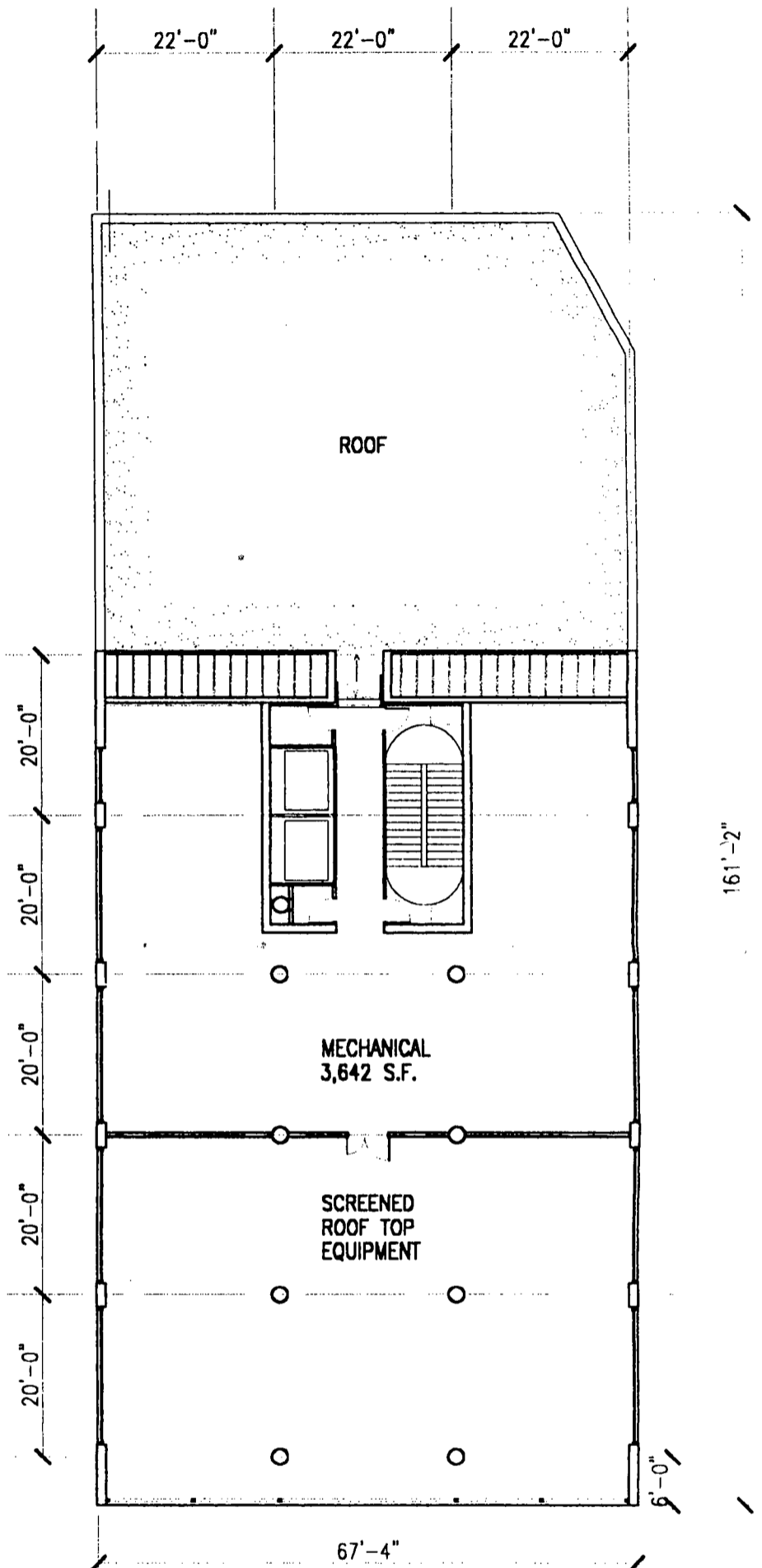
RESIDENTIAL - 12 FLOORS
10,177 S.F. PER FLOOR

**DEVELOPMENT PLAN
TYP. RESIDENTIAL FLOOR**



SCALE: 1"=20'-0"

EL: VARIOUS



ROOF/MECHANICAL PENTHOUSE

SCALE: 1"=20'-0"

EL: ±155.0'

Note: Configuration of parking spaces; ingress and egress; accessory building uses and amenities, including stairwells and elevators; and dwelling units, and size of dwelling units are for illustration purposes only.

Note: Number of dwelling units on each floor is approximate.

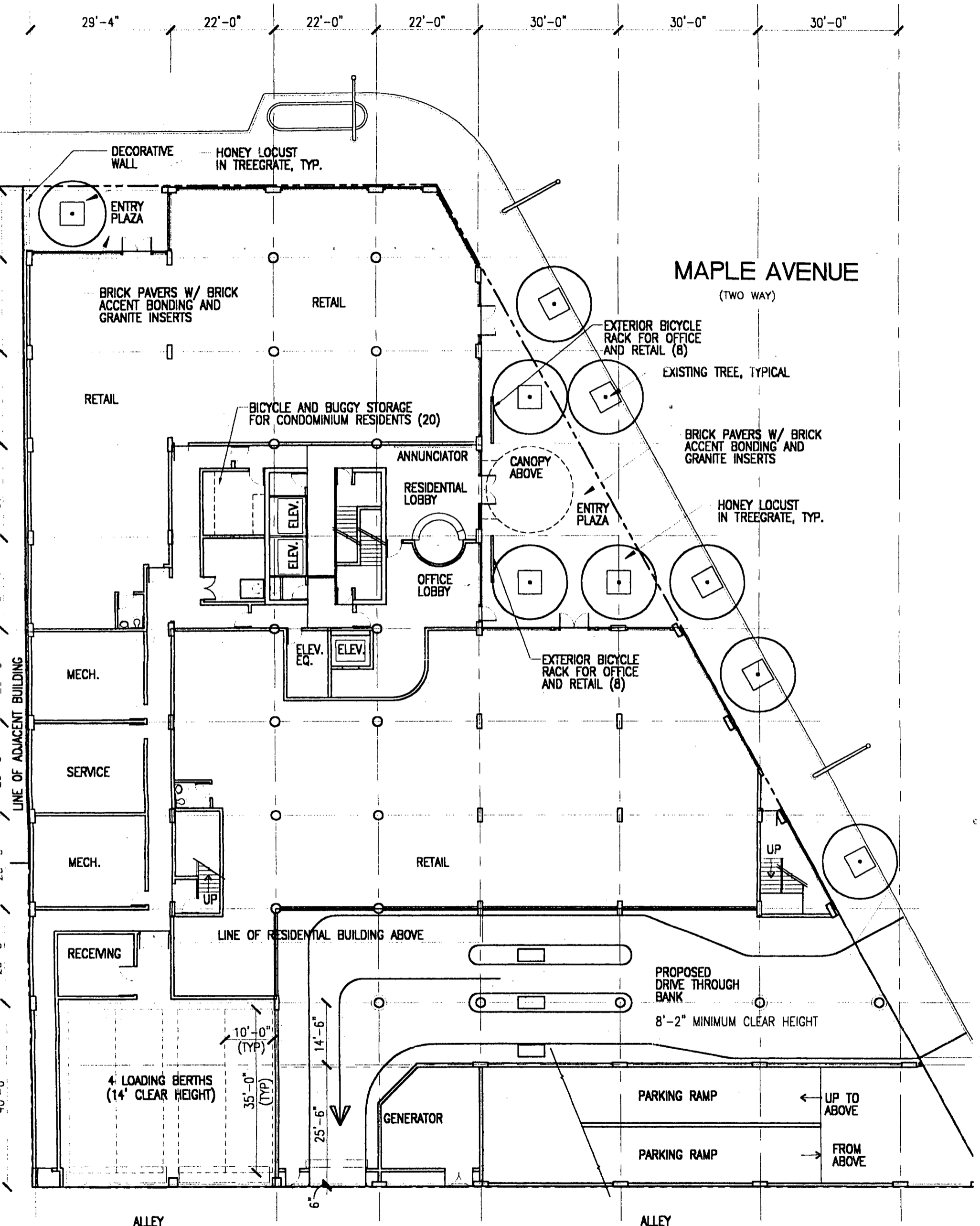
GENERAL NOTES:

1. ALL CONSTRUCTION TO BE 78"
2. REFER TO SECTION IN EXHIBIT 3C FOR BUILDING ROOF ELEVATIONS AND OCCUPANCY LOCATIONS

CHURCH STREET

(TWO WAY)

Note: Configuration of parking spaces; ingress and egress; accessory building uses and amenities, including stairwells and elevators; and dwelling units, and size of dwelling units are for illustration purposes only.



LANDSCAPE PLAN GROUND FLOOR

SCALE: 1"=20'-0" EL: ±0.0'

EXHIBIT 3 TO ORDINANCE 60-0-00

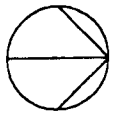
PAGE 16 of 19

CHURCH STREET STATION
4-6-2000

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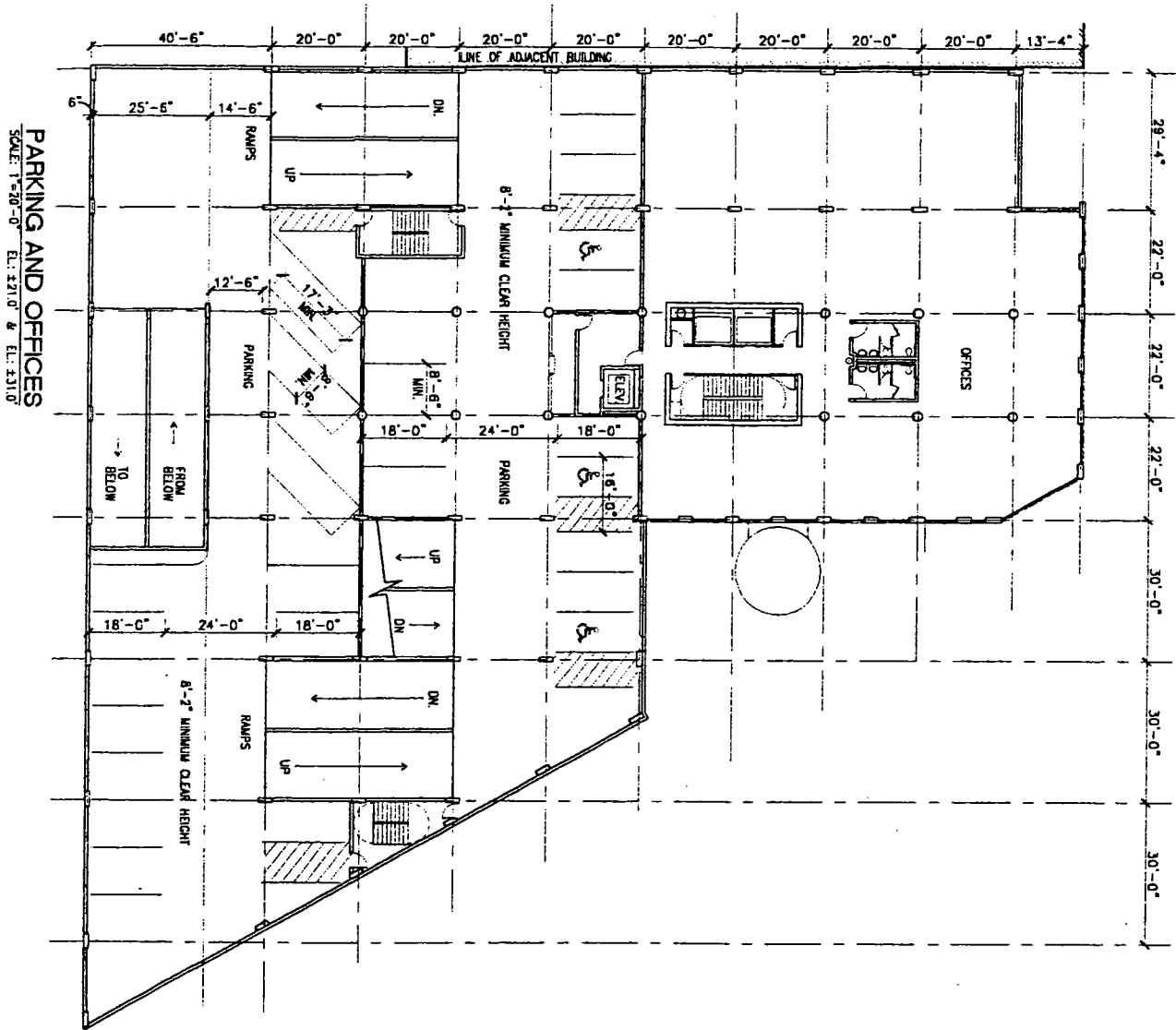
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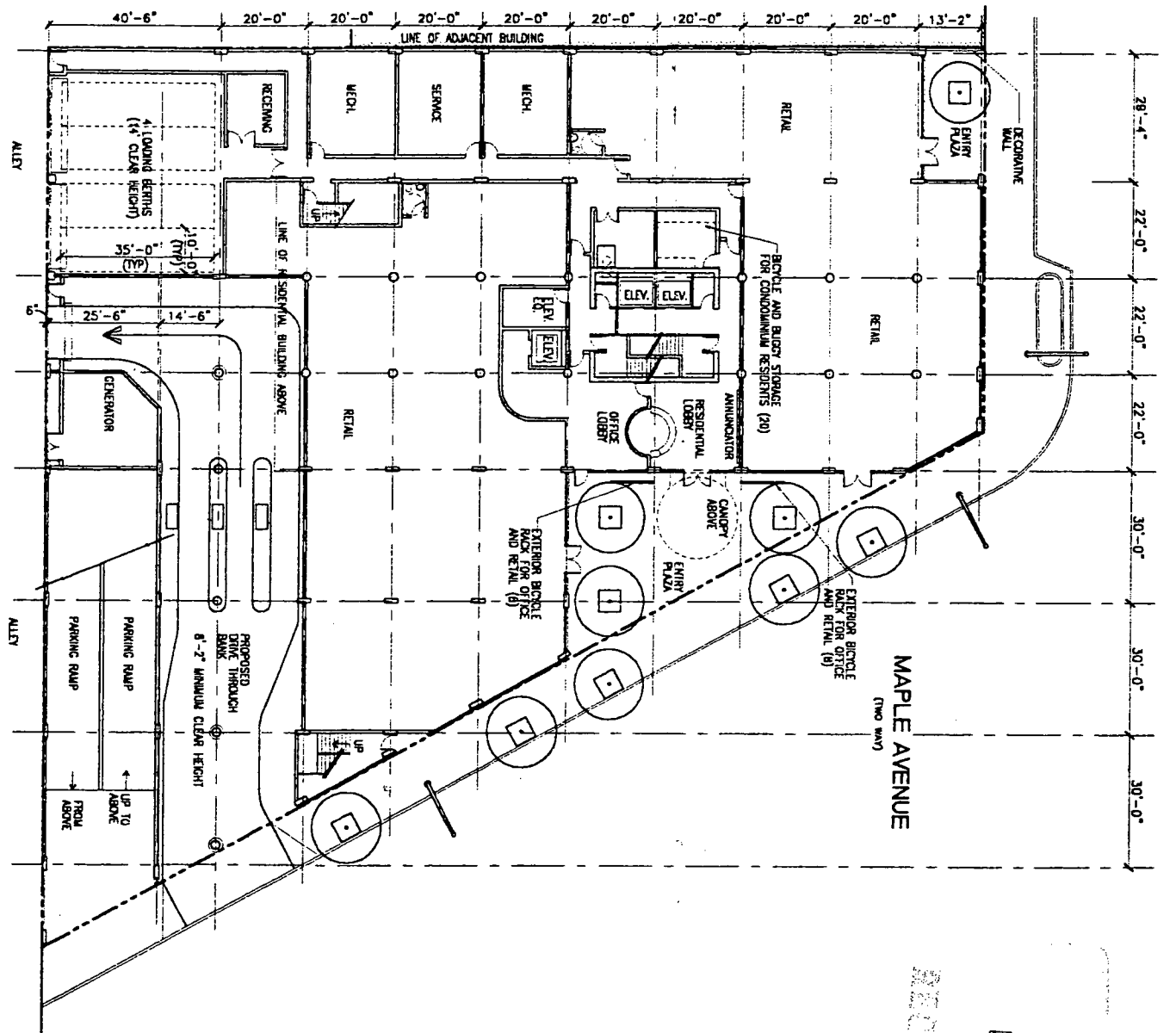


CHURCH STREET STATION

1010 - 1004 Church Street, Evanston, Illinois



PARKING AND OFFICES
SCALE: 1"=20'-0" EL: 221'0" & EL: 231'0"



GROUND FLOOR
SCALE: 1"=20'-0" EL: 230'0"

Note: Configuration of parking spaces; ingress and egress; accessory building uses and amenities, including stairwells and elevators; and dwelling units, and size of dwelling units are for illustration purposes only.

EXHIBIT 3 TO ORDINANCE 60-O-00

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CHURCH STREET
(Two Way)

MAPLE AVENUE
(Two Way)

PRESENTED AT HEARING

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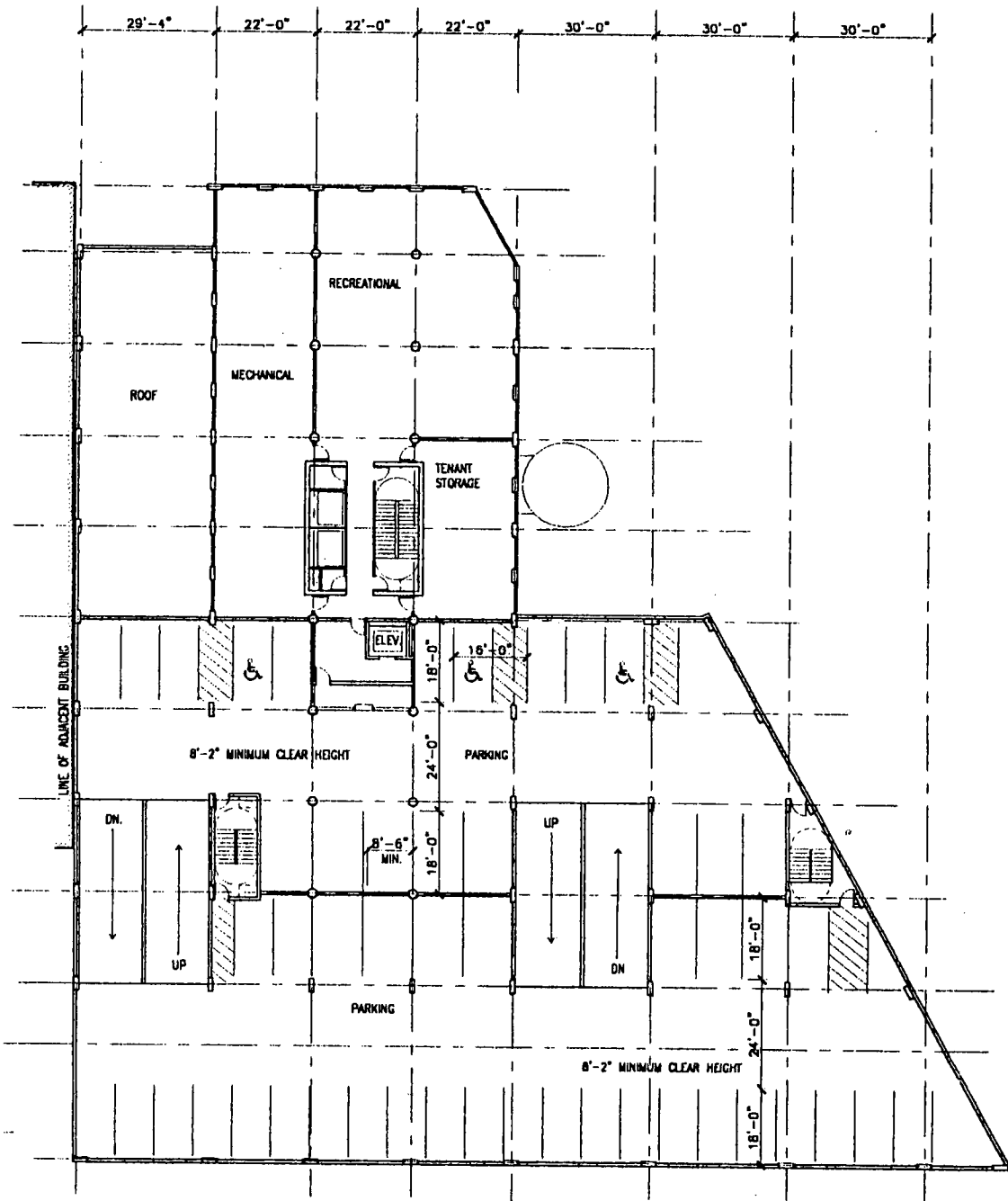
EXHIBIT
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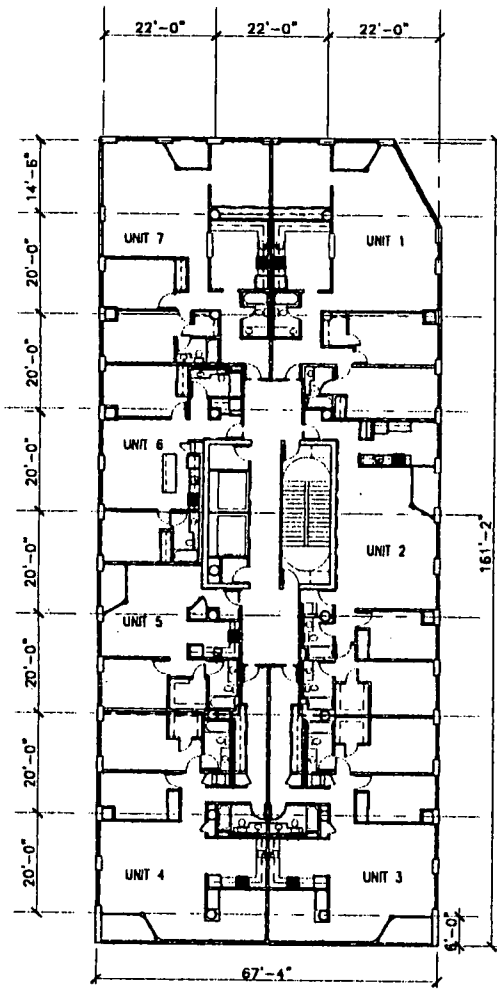
EXHIBIT

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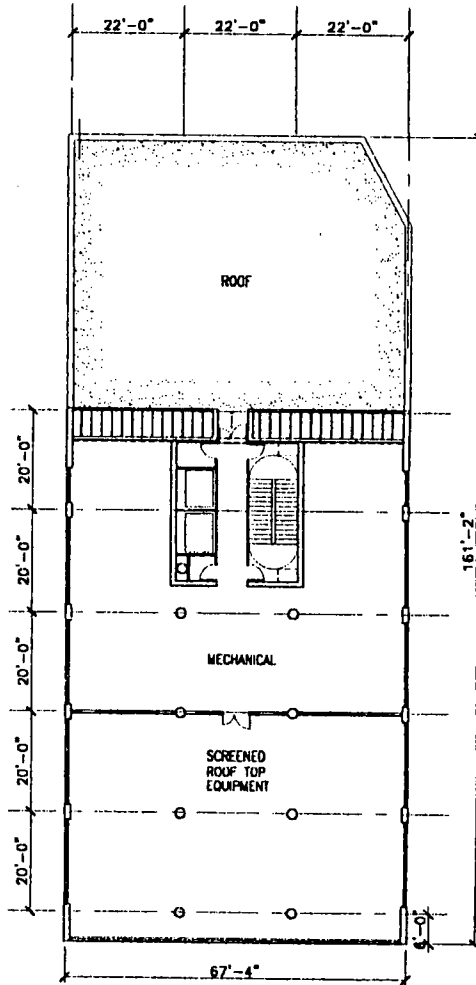
PRESENTED AT HEARING
RECEIVED APR 12 2000



PARKING AND RECREATIONAL/STORAGE/MECHANICAL
SCALE: 1"=20'-0"
EL.: ±41.0'



TYP. RESIDENTIAL FLOOR
SCALE: 1"=20'-0"
EL.: VARIOUS

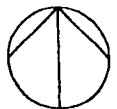


ROOF/MECHANICAL PENTHOUSE
SCALE: 1"=20'-0"
EL.: ±155.0'

Note: Number of dwelling units on each floor is approximate.

Note: Configuration of parking spaces; ingress and egress; accessory building uses and amenities, including stairwells and elevators; and dwelling units, and size of dwelling units are for illustration purposes only.

EXHIBIT 3 TO ORDINANCE 60-0-00
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CHURCH STREET STATION

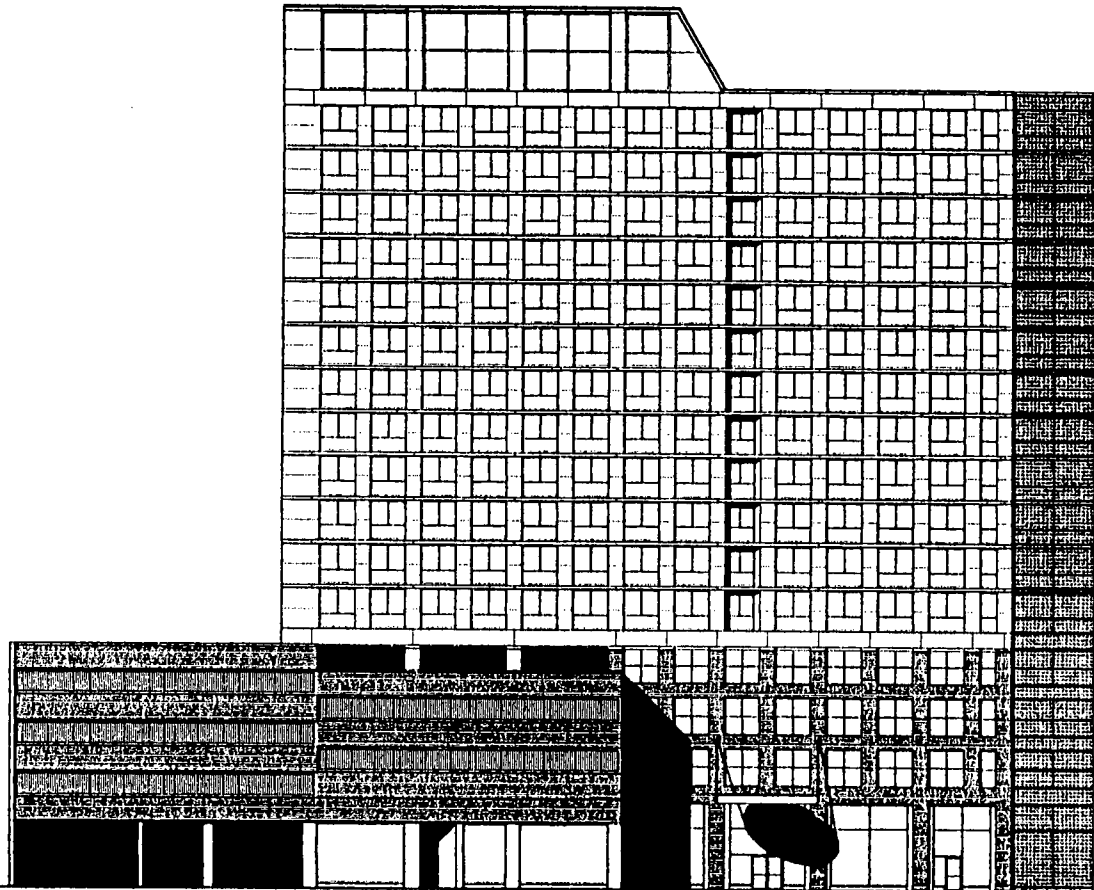
1010 - 1004 Church Street, Evanston, Illinois

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EXHIBIT
5

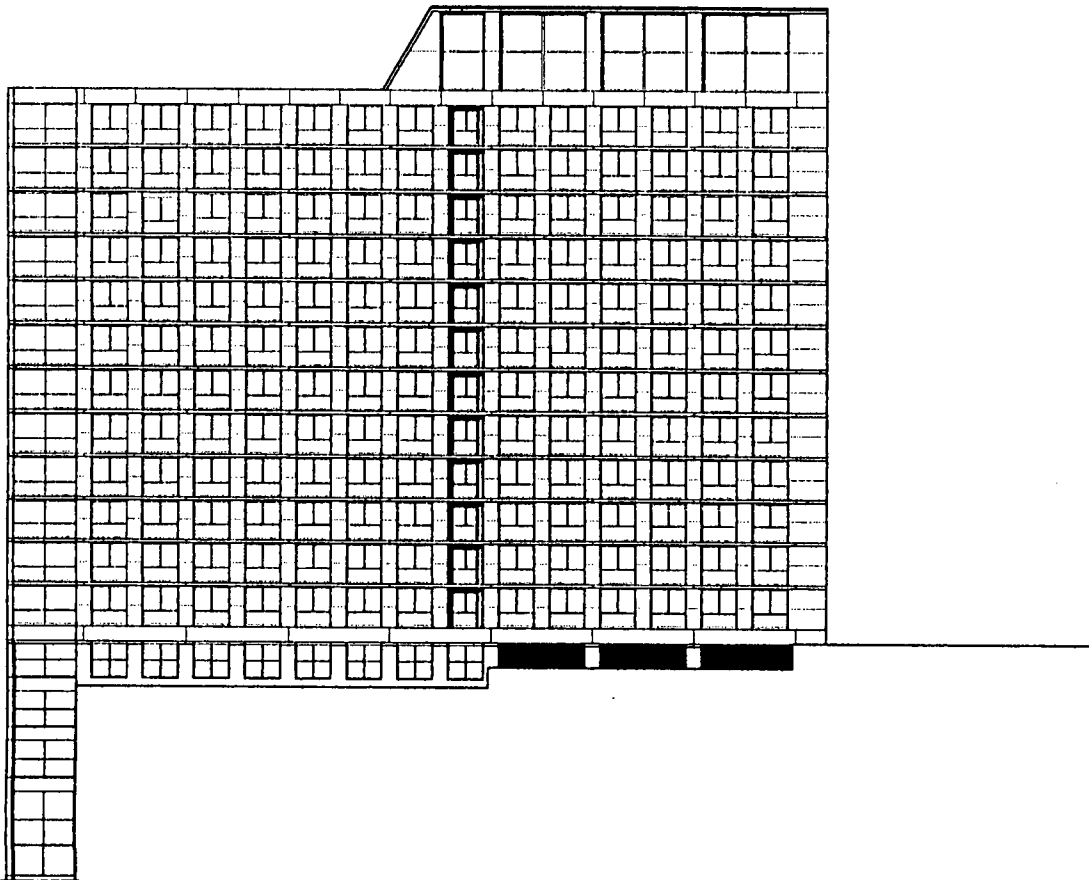
PRESENTED AT HEARING

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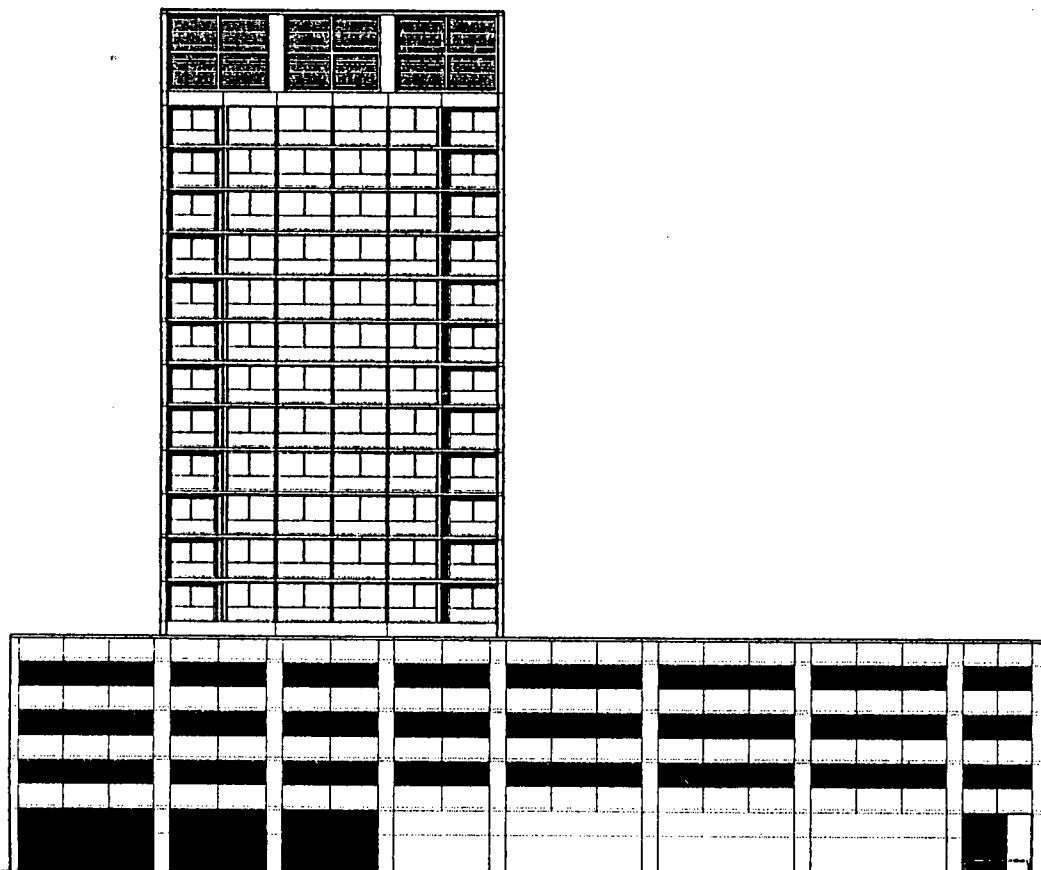
EAST ELEVATION

SCALE: 1"=20'-0"



WEST ELEVATION

SCALE: 1"=20'-0"



SOUTH ELEVATION

SCALE: 1"=20'-0"

Note: Configuration of parking spaces; ingress and egress; accessory building uses and amenities, including stairwells and elevators; and dwelling units, and size of dwelling units are for illustration purposes only.

EXHIBIT 3 TO ORDINANCE 60-0-00

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