

Effective date: February 13, 2008

1/3/2007

5-O-08

AN ORDINANCE

**Amending Chapters 15 and 18 of Title 6
of the City Code, the Zoning Ordinance,
to Create a New Chapter 15, Section 14,
"Central Street Corridor Overlay District"
and Related Definitions**

WHEREAS, the Zoning Committee of the Plan Commission held public hearings, received testimony, and made verbatim transcripts on August 15, 2007, August 22, 2007, September 26, 2007, October 3, 2007, October 17, 2007, October 30, 2007, pursuant to proper notice in case no. ZPC 07-05-M&T, to consider amending the text of the Zoning Ordinance to create a new Section 6-15-14, "oCSC – Central Street Corridor Overlay District" and add related definitions to Chapter 18, "Definitions;" and

WHEREAS, the Plan Commission received testimony and made verbatim transcripts and findings pursuant to Section 6-3-4-5 of the Zoning Ordinance that the proposed amendments met the standards for text amendments, and recommended City Council approval thereof; and

WHEREAS, at its January 14, 2008 meeting, the Planning and Development Committee of the City Council considered and adopted the findings and recommendation of the Plan Commission in case no. ZPC 07-05-M&T and recommended City Council approval thereof; and

WHEREAS, at its January 28, 2008 meeting, the City Council considered and adopted the respective records and recommendations of the Plan Commission and the Planning and Development Committee, and

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

SECTION 1: That the Zoning Ordinance, Title 6 of the Evanston City Code of 1979, as amended, is hereby further amended by adding a new Section 14 to Chapter 15, "oCSC – Central Street Corridor Overlay District," to read as follows:

6-15-14: OCSC CENTRAL STREET CORRIDOR OVERLAY DISTRICT

6-15-14-1: PURPOSE STATEMENT:

The oCSC District is intended as a primary means to implement the recommendations contained in the Central Street Master Plan (2007). The geographical scope of the plan extended the length of Central Street from Gross Point Road in the west to Ridge Avenue in the east, and includes intersecting portions of Gross Point Road, Crawford Avenue and Green Bay Road. Specifically, this overlay district seeks to:

- Preserve existing character and scale.
- Encourage a healthy mix of uses along the corridor; preserve independent and unique uses.
- Sustain and enhance the corridor as a location for diverse, unique, small-scale, pedestrian-oriented retail shops, services, and restaurants.
- Encourage retail uses close to transit.
- Allow a wide, consistent sidewalk width.
- Ensure wider, landscaped parkways as a transition between retail frontages and residential side streets.
- Provide improved sight lines for motorists.
- Ensure consistent building placement and create a pedestrian-friendly and human-scaled "street wall."
- Articulate buildings and reduce the perceived height and mass of new development by using building setbacks at upper stories.

- Establish new sidewalk standards for improved sidewalk widths, sight lines, and streetscapes.
- Encourage buildings with clearly defined bases, middles, and tops.
- Allow the intuitive identification of storefronts through the use of appropriate store windows and fenestration for retail and mixed-use buildings.

6-15-14-2: APPLICATION OF THE DISTRICT:

Any property that comes to be located within this district shall retain its original zoning district designation, and shall gain the additional designation of the oCSC district. The provisions of this Section 6-15-14 shall serve as a supplement to the zoning district regulations of the underlying district. Where a conflict exists between the provisions of this Section 6-15-14 and those of the underlying zoning district, the provisions of this Overlay District shall control.

6-15-14-3: DESIGNATION OF OVERLAY DISTRICT:

The Central Street Corridor Overlay District shall be designated by the City Council and shown as an overlay to the underlying districts with the designation "oCSC" on the City Zoning Map.

6-15-14-4: SUB-AREAS:

- (A) The Central Street Corridor Overlay District contains seven sub-areas that allow the district to be tailored to the needs and existing conditions of different areas along the corridor.
- (B) Sub-areas Defined. The following sub-areas are defined as part of the Central Street Corridor Overlay District:

Sub-area 1 – Multifamily Residential A. This sub-area is based on properties having a base zoning district of R4

Sub-area 2 – Multifamily Residential B. This sub-area is based on properties having a base zoning district of R5.

Sub-area 3 – Office. This sub-area is based on properties having a base zoning district of O1.

Sub-area 4 – Mixed-Use A. This sub-area is based on neighborhood commercial properties having a base zoning district of B1a.

Sub-area 5 – Mixed-Use B. This sub-area is based on commercial properties having a base zoning district of B1a.

Sub-area 6 – Gross Point/Crawford Mixed-Use. This sub-area is based on properties surrounding the intersection of Gross Point Rd, Crawford Avenue, and Central Street, having a base zoning district of B1a.

Sub-area 7 – Green Bay Commercial. This sub-area is based on properties along Green Bay Road having a base zoning district of C2.

- (C) Sub-area Designation. Sub-areas will be designated by the City Council and shown on the City Zoning Map or on a separate detail map that is indicated and referenced on the City Zoning Map. Sub-areas shall be indicated by appending the sub-area number to the overlay district designation: oCSC-1 through oCSC-7.

6-15-14-5: ADDITIONAL USES:

- (A) Uses listed under (A) "Additional Permitted Uses" in Table 1 shall be permitted in the oCSC District, in the indicated sub-area. These uses are in addition to those permitted in the base zoning district.
- (B) Uses listed under (B) "Additional Special Uses" in Table 1 may be allowed in the oCSC District in the indicated sub-area subject to the general provisions set forth in Section 6-3-5 of this Title, and the special provisions contained herein.

TABLE 1: ADDITIONAL USES		
Sub-area	(A) Additional Permitted Uses	(B) Additional Special Uses
1	None.	None.
2	None.	None.
3	Retail goods establishment (on ground floor only) Retail services establishment (on ground floor only)	Commercial Indoor Recreation. Performance Entertainment Venue. Dormitory. Cultural Facility.
4	None.	Commercial Indoor Recreation. Performance Entertainment Venue. Cultural Facility .
5	None.	Commercial Indoor Recreation. Performance Entertainment Venue. Cultural Facility .
6	Automobile Service Station.	Commercial Indoor Recreation. Performance Entertainment Venue. Cultural Facility .
7	None.	Commercial Indoor Recreation. Performance Entertainment Venue. Cultural Facility.

6-15-14-6: PROHIBITED USES: Uses shown in Table 2 shall be prohibited in the indicated sub-area. This prohibition supersedes any permitted uses identified in the base zoning district.

Table 2: PROHIBITED USES	
Sub-area	Prohibited Uses
1	
2	
3	Drive-through facility.
4	Drive-through facility.

5	Drive-through facility.
6	Drive-through facility.
7	Drive-through facility.

6-15-14-7: ACTIVE GROUND-FLOOR USES: In sub-areas 3, 4, 5, 6 and 7, active uses shall occupy the ground floor level for a minimum depth of fifty feet (50') along the primary street frontage. Active uses are hereby defined as retail goods establishments, retail service establishments, food store establishments, hotels, restaurant – type 1, restaurant – type 2, specialty food store, indoor commercial recreation, performance entertainment venue, cultural facility.

6-15-14-8: BUILDING HEIGHT:

- (A) **Maximum Building Height.** The maximum building height in the oCSC district, without bonuses, is shown in Column (A) of Table 3: "Maximum Building Height," in both feet and number of stories. The maximum height is the shorter of the two.

TABLE 3. BUILDING HEIGHT				
Sub-area	(A) Maximum Building Height (the shorter of)		(B) Transitional Height Plane applies to properties adjacent to districts listed below	(C) 10% Required Stepback
	Feet	Stories		
1	35'	2.5	NONE	NONE
2	45'	4	R1, R2, R3, R4	NONE
3	52'	5	R1, R2, R3, R4	3 rd story and above
4	35'	3	R1, R2, R3, R4	10%: 2 nd story and above 15%: 3 rd story and above*
5	45'	4	R1, R2, R3, R4	2 nd story and above
6	45'	4	R1, R2, R3, R4	3 rd story and above
7	45'	4	R1, R2, R3, R4	3 rd story and above

*See text of (C), below regarding the location of the additional 15% setback.

- (B) **Transitional Height Plane** – A transitional height plane shall apply in those sub-areas as indicated in column (B) of Table 3, for properties adjacent to or abutting the districts listed. See Chapter 18 for details on determining the transitional height plane. This height plane shall be used in place of any transitional height plane height-restricting device required by the base district zoning code (for example, the O1 district, Section 6-15-2-9).
- (C) **Required Stepback** – As indicated in column (C) of Table 3, a setback from the required Pedestrian Area of ten percent (10%) of the lot width or depth, as applicable, is required for upper stories, with a minimum stepback of five feet (5'). Ten percent (10%) or five feet (5') of the lot depth is required for building front stepback. Ten percent (10%) or five feet (5') of the lot width is required for building side stepbacks.
1. An additional stepback of fifteen percent (15%) of the lot depth or width is required in Sub-area 4 from Hartrey Street in the west to the north leg of Prairie Avenue in the east.
 2. Buildings with front or side facades of seventy-five feet (75') or more are required to meet this requirement for sixty-five percent (65%) of the second floor front or side façade. Buildings with front or side facades less than seventy-five feet (75') must meet this requirement for one hundred percent (100%) of the second floor front or side façade. The requirements must be met for one hundred percent (100%) of the front or side façade for the third story and above.
 3. Stepbacks are required only for building facades that are adjacent to street rights-of way.
- (D) **Prohibition of Sheer Walls** – No more than twenty-five feet (25') of width of any building façade shall form a "sheer wall" from ground level to the topmost floor. A "Sheer Wall" is defined as a vertical unbroken plane of façade that is unarticulated in depth.

6-15-14-9: FLOOR AREA RATIO:

- A. The maximum floor area ratio in the oCSC district without bonuses is shown by sub-area in Table 4, column (A).
- B. The maximum floor area ratio in the oCSC district with bonuses is shown by sub-area in Table 4, column (B).

TABLE 4: MAXIMUM FAR		
Sub-area	(A) Maximum FAR without bonuses	(B) Maximum FAR with bonuses
1	None	None
2	None	None
3	1.4	2.0
4	1.4	2.0
5	1.4	2.0
6	1.4	2.0
7	1.0	2.0

6-15-14-10: SITE DEVELOPMENT ALLOWANCES:

Sections 6-3-6-5, 6-3-6-6 , 6-8-1-10 (C), 6-9-1-9 (C), 6-10-1-9 (C), and 6-15-1-9 (C) notwithstanding, site development allowances for planned developments are not permitted in the oCSC district.

6-15-14-11: DEVELOPMENT BONUSES:

Floor Area Ratio (FAR) bonuses are available and may be approved for developments in the sub-areas identified in Table 5: Development Bonuses.

TABLE 5: DEVELOPMENT BONUSES		
Sub-area	(A) Extra Parking	(B) Underground Parking
1		
2		
3		Available
4	Available	Available
5	Available	Available
6	Available	Available
7		Available

(A) Bonus for Extra Parking

1. **Bonus Formula.** A floor area bonus may be approved for qualifying parking in excess of that required, in accordance with the following standards:

$$\text{Bonus FAR} = [(\text{number of qualified parking spaces in excess of requirement} \times 350 \text{ square feet}) / \text{lot area}] \times 0.40$$

2. **Design Standards and Guidelines.** A parking space is qualified if it meets the following standards:

- (a) It is located on-site, specifically identified in the development plan, and legal text indicating that the parking space shall be made available to the general public regardless of whether they are visiting any of the on-site uses shall be recorded with the property deed.
- (b) It is in excess of the number of on-site spaces required by the Zoning Ordinance.
- (c) It is made available for use to the general public, as well as to on-site users.
- (d) If parking spaces are posted as available for a limited time per user, the time period available to general public users shall not be less than the time period for on-site users.
- (e) Above-ground parking garages must be concealed from public view.
- (f) Pedestrian access to the garage must be provided from the public sidewalk.

(B) Bonus for Underground Parking

1. **Bonus Formula.** A floor area bonus may be approved for qualifying underground parking in sub-areas as shown in Table 5 Column B: Underground Parking, in accordance with the following formula:

$$\text{Bonus FAR} = [(\text{number of underground parking spaces} \times 350 \text{ square feet}) / \text{lot area}] \times 0.20.$$

2. **Standards and Guidelines.** An underground parking space is qualified if it meets the following standards:
- (a) Parking spaces must be located entirely below the lowest grade level of any adjacent street frontage.
 - (b) Parking spaces must comply with all parking dimension and access requirements.
 - (c) Vehicular access to the parking garage must be located off an alley.

6-15-14-12: PEDESTRIAN AREA REQUIREMENTS:

- (A) A Pedestrian Area shall be located between the front façade of all buildings and the curb along Central Street, Green Bay Road, Gross Point Road and Crawford Avenue and along all intersecting streets for properties occupied by non-residential uses. Each pedestrian area shall consist of two zones parallel to the curb: a sidewalk clear zone and a parkway/street furniture zone. In addition to satisfying all setback and required yard requirements of the underlying zoning district, each zone shall have a minimum width as specified in Table 6: Pedestrian Area Requirements.

TABLE 6: PEDESTRIAN AREA REQUIREMENTS						
Sub-area	Minimum Width Along Central, Green Bay, Gross Point, Crawford			Minimum Width Along Side Street Frontage		
	(B) Clear Zone	(C) Parkway/Street Furniture Zone	Minimum Pedestrian Area Width (A) + (B)	(B) Clear Zone	(C) Parkway/Street Furniture Zone	Minimum Pedestrian Area Width (A) + (B)
1	5 feet	9 feet	14 feet	5 feet	9 feet	14 feet
2	5 feet	9 feet	14 feet	5 feet	9 feet	14 feet
3	8 feet	6 feet	14 feet	10 feet	10 feet	20 feet
4	8 feet	6 feet	14 feet	10 feet	10 feet	20 feet

5	8 feet	6 feet	14 feet	10 feet	10 feet	20 feet
6	15 feet	15 feet	30 feet	15 feet	30 feet	30 feet
7	8 feet	6 feet	14 feet	10 feet	10 feet	20 feet

- (B) Sidewalk Clear Zone requirements.
1. The sidewalk clear zone shall be a minimum width as specified in Table 6, shall be located immediately contiguous to the parkway/street furniture zone and shall be continuous.
 2. This zone shall be hardscape, and shall be unobstructed for a minimum height of eight feet.
 3. Building entryway doors shall not open in a manner that causes them to swing into or in any way obstruct the sidewalk clear zone.
- (C) Parkway/Street Furniture Zone requirements. The Parkway/Street Furniture zone shall have a minimum width as specified in Table 6. This zone shall be located immediately adjacent to the curb and shall be continuous. This zone shall be landscaped or hardscaped, and may be used for the placement of trees, street furniture, benches, waste receptacles, fire hydrants, traffic signs, newspaper vending boxes, bus shelters, bicycle racks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility.
- (D) Vehicle Sight Lines and Visibility. Nothing shall be erected, placed, planted or allowed to grow in such a manner as to impede visibility within visibility triangles at street intersections between the heights of two and one-half feet and eight feet above grade.
- (E) Utilities. Every commercially reasonable effort shall be made to place utilities underground or to the rear of structures to allow for unobstructed use of sidewalks.
- (F) Relationship of Building to Pedestrian Area. Each building with at least one façade adjacent to the Pedestrian Area shall have a pedestrian entrance located on the ground floor of that façade and opening directly onto the Pedestrian Area. Such entrance shall be unlocked and accessible during business hours.

- (G) Optional Sidewalk Setback Area. Buildings may be set back an additional distance up to ten feet (10') from the sidewalk. The resulting area between the front façade and the sidewalk may be used for landscaping, seating, public art, street furniture, outdoor dining, outdoor display of merchandise during business hours, or other similar uses, provided they are permissible for that location otherwise.

6-15-14-13: MINIMUM BICYCLE PARKING REQUIREMENTS:

- (A) All non-residential developments which provide automobile parking facilities shall provide bicycle parking facilities (bike racks) at a ratio of at least one (1) bicycle parking space for every ten (10) automobile parking spaces.
- (B) Multi-family developments shall provide said facilities at a ratio of at least one (1) bicycle parking space for every five (5) multi-family units.
- (C) No development, except a one (1) or two (2)-family development, shall have fewer than three (3) bicycle/moped parking spaces nor be required to exceed a maximum of ten (10) such spaces.
- (D) Bicycle spaces shall be located within the parkway/street furniture zone a maximum distance of fifty feet (50') from the building entrance, or shall be located at least as close as the closest automobile space.
- (E) Each space shall include a metal anchor sufficient to secure the bicycle frame when used in conjunction with a user-supplied lock.

6-15-14-14: FENESTRATION

- (A) Ground-level retail and office uses that face a public way shall provide a minimum linear fenestration of sixty-five percent (65%), measured along the length of the street frontage. Corner buildings shall continue such fenestration around the corner of the building for at least forty feet (40') or the length of the building, whichever is shorter.
- (B) Qualifying frontage shall meet the following conditions:

1. Lower edge of lite (sill) is no higher than three feet (3') above grade.
 2. Upper edge of lite (header) is no lower than ten feet (10') above grade.
- (C) Fenestration shall utilize clear glass. Painted glass, reflective glass or other similarly treated or opaque windows are not eligible. Entrances with glass elements may be counted towards fenestration requirement, as long as qualifying fenestration extends above the entrance to the minimum height specified above.

6-15-14-15: BUILDING FAÇADE ARTICULATION.

For all building facades facing public streets:

- (A) The length of facade without intervening fenestration or entryway shall not exceed twenty feet (20').
- (B) Building floors from ground level to third story above ground level shall be delineated through the use of windows, belt courses, cornice lines or similar architectural detailing.
- (C) Facades wider than twenty-five feet (25') shall be vertically articulated to give the appearance of being composed of multiple buildings. Such articulation shall be accomplished by using projections, recesses, material changes, parapets, cornices, varying roof heights/lines, or other similar architectural features.

6-15-14-16: ALLEY ACCESS:

New non-residential or mixed-use construction in the oCSC overlay district on zoning lots that abut a public alley narrower than eighteen feet (18') in width must provide a clear area immediately abutting and parallel to the public alley extending to a depth of eighteen feet (18') from the opposite edge of the existing alley. This area may not be used for parking and is to remain free of all obstructions, including but not limited to fences, posts, bollards, retaining walls, dumpsters, garbage cans, etc. Relief from this requirement based on exceptional site conditions or other practical difficulties may be granted by approval of the Zoning Administrator and the Director of Public Works.

SECTION 2: That Section 6-18-3 of the Zoning Ordinance is

hereby further amended to include the following definitions:

FENESTRATION: The design and placement of windows in a building.

MINIMUM LINEAR FENESTRATION: A minimum total horizontal distance along a façade containing fenestration that meets the specified criteria, usually in terms of height and placement of windows and doors.

PEDESTRIAN AREA: The area between the front façade of a building and the curb. The pedestrian area consists of a sidewalk clear zone closest to the building, and a parallel parkway/street furniture zone that is between the sidewalk and the curb.

STEPBACK: An additional setback that applies to upper stories of a building. Stepbacks can be effective in reducing the perception of building mass at ground level, reducing potential "wind tunnel" effects, increasing the amount of sunlight at ground level, providing increased articulation of the street wall, and avoiding a "canyon effect" for corridors.

TRANSITIONAL HEIGHT PLANE: A two-dimensional, geometric plane that defines the upper boundary (i.e., maximum permitted height) of the buildable area of a higher intensity district that is adjacent to a lower-intensity residential district. The effect of a transitional height plane (plane) is to progressively lower the allowable building height of a higher intensity district as one approaches that district's boundary and the adjacent lower-intensity residential district. The plane does not supersede other building height restrictions; it is an additional height restriction that must be considered in conjunction with any other height restrictions imposed.

A transitional height plane extends over the higher intensity district, upward and away from all adjacent lower-intensity residential districts, as follows:

1. The origin of the plane is a horizontal line in space in the higher-intensity district at the location of the defined setback closest to the adjacent lower-intensity residential district, and having a height the same as the defined maximum building height of the adjacent lower-intensity residential district.
2. The plane extends orthogonally from this line of origin away from the lower-intensity residential district and upward over the higher-intensity district at an elevation of 45 degrees from horizontal, as measured from the grade directly below the line of origin.

- 3. If the higher-intensity district is adjacent to (a) lower-intensity residential district(s) on more than one side, transitional height planes must be calculated for each such adjacent side.

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

SECTION 4: That if any provision of this Ordinance or application thereof to any person or circumstance is held unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

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: January 14, 2008 Approved:
 Adopted: January 28, 2008 January 30, 2008

Lorraine H. Morton
 Lorraine H. Morton, Mayor

Attest:
Mary R. Morris
 Mary R. Morris, City Clerk

Approved as to form:
[Signature]
 Corporation Counsel

