

7/28/2014
8/12/2014

99-O-14

AN ORDINANCE

**Granting a Special Use Permit for a Planned Development
Located at 2454 Oakton Street in the C-1 Commercial District, I2-
General Industrial District and oRD-Redevelopment Overlay District**

WHEREAS, the City of Evanston is a home-rule municipality pursuant to Article VII of the Illinois Constitution of 1970; and

WHEREAS, as a home rule unit of government, the City has the authority to adopt ordinances and to promulgate rules and regulations that protect the public health, safety, and welfare of its residents; and

WHEREAS, Article VII, Section (6)a of the Illinois Constitution of 1970, states that the "powers and functions of home rule units shall be construed liberally," was written "with the intention that home rule units be given the broadest powers possible" (*Scadron v. City of Des Plaines*, 153 Ill.2d 164, 174-75 (1992)); and

WHEREAS, it is a well-established proposition under all applicable case law that the power to regulate land use through zoning regulations is a legitimate means of promoting the public health, safety, and welfare; and

WHEREAS, Division 13 of the Illinois Municipal Code (65 ILCS 5/11-13-1, *et seq.*) grants each municipality the power to establish zoning regulations; and

WHEREAS, pursuant to its home rule authority and the Illinois Municipal Code, the City has adopted a set of zoning regulations, set forth in Title 6 of the Evanston City Code of 1979, as amended, ("the Zoning Ordinance"); and

WHEREAS, , 2424 W. Oakton Series, Mission Properties, LLC. an Illinois limited liability company ("Applicant"), the Applicant for the proposed development located at 2454 Oakton Street, Evanston, Illinois (the "Subject Property"), legally described in Exhibit A, which is attached hereto and incorporated herein by reference, applied, pursuant to the provisions of the Zoning Ordinance, specifically Section 6-3-5, "Special Uses", Section 6-3-6, "Planned Developments", and Subsection 6-10-1-9, "Planned Developments" in Commercial Zoning Districts, to permit the construction and operation of a Planned Development with accessory parking located at the Subject Property in the C1- Commercial District, I2-General Industrial and oRD Redevelopment Overlay Districts; and

WHEREAS, the Applicant sought approval to construct a new 60-foot high Indoor Recreation Sports Dome facility with approximately 67,660 square feet in area and 76 off-street parking spaces; and

WHEREAS, construction of the Planned Development, as proposed in the application, requires exception from the strict application of the Zoning Ordinance with regards to the height of the building, side yard parking setback from the south property line, size of parking spaces and parking modules, number of loading docks and the number of surface parking spaces provided; and

WHEREAS, pursuant to Subsection 6-3-6-5 of the Zoning Ordinance, the City Council may grant Site Development Allowances from the normal district regulations established in the Zoning Ordinance; and

WHEREAS, on July 23, 2014, in compliance with the provisions of the Illinois Open Meetings Act (5 ILCS 120/1 *et seq.*) and the Zoning Ordinance, the Plan

Commission held a public hearing on the application for a Special Use Permit for a Planned Development, case no. 14PLND-0080, heard extensive testimony and public comment, received other evidence, and made written minutes, findings, and recommendations; and

WHEREAS, the Plan Commission's written findings state that the application for the proposed Planned Development meets applicable standards set forth for Special Uses in Subsection 6-3-5-10 of the Zoning Ordinance and Planned Developments in the C-1 Commercial District per Subsection 6-10-1-9 of the Zoning Ordinance; and

WHEREAS, on July 23, 2014, the Plan Commission recommended the City Council approve the application with conditions; and

WHEREAS, on August 11, 2014, the Planning and Development ("P&D") Committee of the City Council held a meeting, in compliance with the provisions of the Open Meetings Act and the Zoning Ordinance, received input from the public, carefully considered and adopted the findings and recommendations of the Plan Commission, and recommended approval thereof by the City Council; and

WHEREAS, at its meeting on August 11, 2014, held in compliance with the Open Meetings Act and the Zoning Ordinance, the City Council considered the recommendation of the P&D Committee, received additional public comment, made certain findings, and adopted said recommendation; and

WHEREAS, it is well-settled law that the legislative judgment of the City Council must be considered presumptively valid (see *Glenview State Bank v. Village of*

Deerfield, 213 Ill.App.3d 747) and is not subject to courtroom fact-finding (see *National Paint & Coating Ass'n v. City of Chicago*, 45 F.3d 1124),

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

SECTION 1: The foregoing recitals are hereby found as facts and incorporated herein by reference.

SECTION 2: Pursuant to the terms and conditions of this ordinance, the City Council hereby grants the Special Use Permit applied for in case no. 14PLND-0080, to allow construction and operation of the Planned Development described herein.

SECTION 3: The City Council hereby grants the following Site Development Allowances:

- (A) **Building Height:** A Site Development Allowance is hereby granted to permit a building height of sixty (60) feet, whereas subsection 6-10-2-9 of the Zoning Ordinance requires a maximum building height of forty-five (45) feet.
- (B) **South Side Surface Parking Setback:** A Site Development Allowance is hereby granted for a zero (0) foot setback for surface parking spaces off of the south side property line, whereas subsection 6-10-2-8(E) of the Zoning Ordinance requires surface parking to be set back five (5) feet from any side lot line when not abutting a street in the C-1 District.
- (C) **Number of Parking Spaces:** A Site Development Allowance is hereby granted for a total of seventy-six (76) parking spaces, whereas subsection 6-16-3-5 of the Zoning Ordinance requires a minimum of one hundred thirty-one (131) parking spaces for the proposed sports dome facility.
- (D) **Length and Width of Parking Spaces:** A Site Development Allowance is hereby granted for twelve (12) parking spaces along the west side of the parking area facing the detention pond, plus an additional eighteen (18) parking spaces along the shared access drive, to be seventeen (17) feet in length for double module parking, whereas subsections 6-10-1-5 and 6-16-2-7(A) of the Zoning Ordinance requires a minimum length of eighteen (18) feet for double module parking spaces.

- (E) **Loading Dock:** A Site Development Allowance is hereby granted to Applicant for no loading dock for the facility, whereas subsection 6-16-5 of the Zoning Ordinance requires one long loading dock (12 feet by 50 feet) and one short loading dock (10 feet by 35 feet).

SECTION 4: Pursuant to Subsection 6-3-5-12 of the Zoning Ordinance, the City Council imposes the following conditions on the Special Use Permit granted hereby, which may be amended by future ordinance(s), and violation of any of which shall constitute grounds for penalties or revocation of said Special Use Permit pursuant to Subsections 6-3-10-5 and 6-3-10-6 of the Zoning Ordinance:

- (A) **Compliance with Applicable Requirements:** The Applicant shall develop and operate the Planned Development authorized by the terms of this ordinance in substantial compliance with the following: the terms of this ordinance; the Site and Landscape Plans in Exhibit B and C, attached hereto and incorporated herein by reference; all applicable City Code requirements; the Applicant's testimony and representations to the Site Plan and Appearance Review Committee, the Plan Commission, the P&D Committee, and the City Council; and the approved documents on file in this case.
- (B) **Fire Safety Inspection:** The Applicant will close the facility on the Subject Property for a period of not less than 48 hours every six months for fire safety inspections.
- (C) **Exterior Lights:** Applicant shall install exterior lights on the north, south, and east sides of the facility to illuminate the pedestrian walkway around the facility.
- (D) **Bicycle Parking:** The Applicant will install a bicycle parking facility with a minimum of twelve (12) reverse U-shape parking slots on the Subject Property.
- (E) **Mechanical Equipment Fence:** The fencing to surround the mechanical equipment area shall have a maximum height of six (6) feet.
- (F) **Changes in Property Use:** This ordinance hereby grants approval for an indoor recreational use. Any change as to the property's use in the future must be processed and approved as an amendment to the Planned Development.
- (G) **Environmental Remediation:** The Applicant will complete all site remediation of the Subject Property and install any and all environmental remediation required under its site remediation plan as approved by the IEPA. Prior to the issuance of the Final Certificate of Occupancy, the Applicant must submit the "No Further

Remediation Necessary" (NFR) Letter (or similar remediation approval by the IEPA) to the City.

- (H) **Oakton Street Sidewalk Construction:** The Applicant shall complete construction of the standard five-foot four inches wide public sidewalk on the north side of Oakton Street from its current point of termination in front of 2405 Oakton Street to the terminus of the existing carriage walk immediately west of the traffic signal in front of 2425 Oakton Street. The sidewalk construction shall comply with the Americans with Disabilities Act ("ADA") requirements. Upon the completion of the sidewalk and ADA ramps, the Applicant shall install pedestrian crosswalk markings on Oakton Street on the west side of the access drive and pedestrian countdown signals at the intersection crossings.
- (I) **Traffic Study and Future Improvements:** After the facility is open, the Applicant, or its representative, shall conduct traffic counts and signal coordination and timing analysis and submit the report to the Public Works Department. Upon review and determination by the Public Works Department, the Applicant, or its representative, shall make any necessary signal timing upgrades to the traffic signal at Oakton Street and Home Depot access drive as these two signals are interconnected.
- (J) **Evanston Participants:** The Applicant will provide a fifteen percent (15%) discount for all programming activities to all Evanston residents.
- (K) **Program Scholarships:** The Applicant shall provide scholarships for programs based on individual's need evaluation similar to the City of Evanston Parks and Recreation Department scholarship program for disadvantaged youth and young adults.
- (L) **Landscape Design:** The Applicant shall install and maintain landscaping as depicted in Exhibit C.
- (M) **Recordation:** Pursuant to Subsection 6-3-6-10 of the Zoning Ordinance, the Applicant shall, at its cost, record a certified copy of this ordinance, including all exhibits attached hereto, with the Cook County Recorder of Deeds, and provide proof of such recordation to the City, before the City may issue any permits pursuant to the Planned Development authorized by the terms of this ordinance.

SECTION 5: When necessary to effectuate the terms, conditions, and purposes of this ordinance, "Applicant" shall be read as "Applicant's tenants, agents, assigns, and successors in interest."

SECTION 6: This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

SECTION 7: Except as otherwise provided for in this ordinance, all applicable regulations of the Zoning Ordinance and the entire City Code shall apply to the Subject Property and remain in full force and effect with respect to the use and development of the same. To the extent that the terms and provisions of any of said documents conflict with the terms herein, this ordinance shall govern and control.

SECTION 8: All ordinances or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

SECTION 9: If any provision of this ordinance or application thereof to any person or circumstance is ruled 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 10: The findings and recitals herein are hereby declared to be prima facie evidence of the law of the City and shall be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

Introduced: August 11, 2014

Approved:

Adopted: August 11, 2014

August 13, 2014

Elizabeth B. Tisdahl
Elizabeth B. Tisdahl, Mayor

Attest:

Approved as to form:

Rodney Greene
Rodney Greene, City Clerk

W. Grant Farrar
W. Grant Farrar, Corporation Counsel

EXHIBIT A

Legal Description

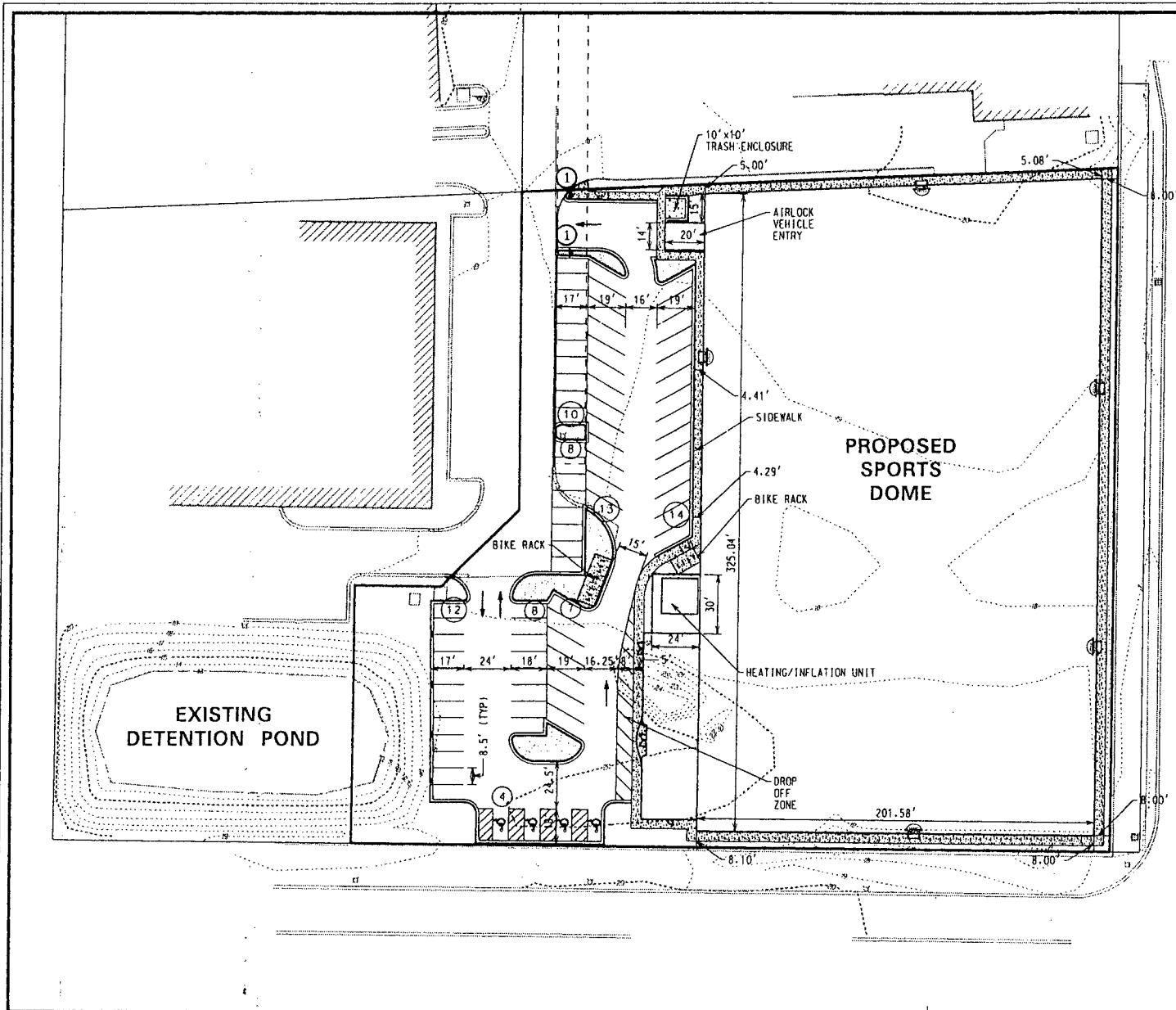
LOTS 2, 3, 4, 5 IN OAKTON SHOPPES OF EVANSTON RESUBDIVISION, BEING A RESUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 28, 2007, AS DOCUMENT 0705915103, IN COOK COUNTY, ILLINOIS.

PINs: 10-25-100-039-0000, 10-25-100-040-0000, 10-25-100-041-0000 and 10-25-100-042-0000

COMMONLY KNOWN AS: 2454 Oakton Street, Evanston, IL 60202

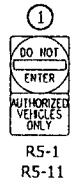
EXHIBIT B

Development Plans



NOTES:
 1. DIMENSIONS OF PROPOSED DOME, EQUIPMENT, AND ENTRANCES ARE APPROXIMATE. FINAL DIMENSIONS TO BE PROVIDED BY DOME MANUFACTURER.

LEGEND:
 LANDSCAPE AREA



SITE DATA TABLE:

SITE AREA = 2.62 AC
TOTAL PARKING STALLS = 76

SITE PLAN

SPORTS DOME
 EVANSTON, IL

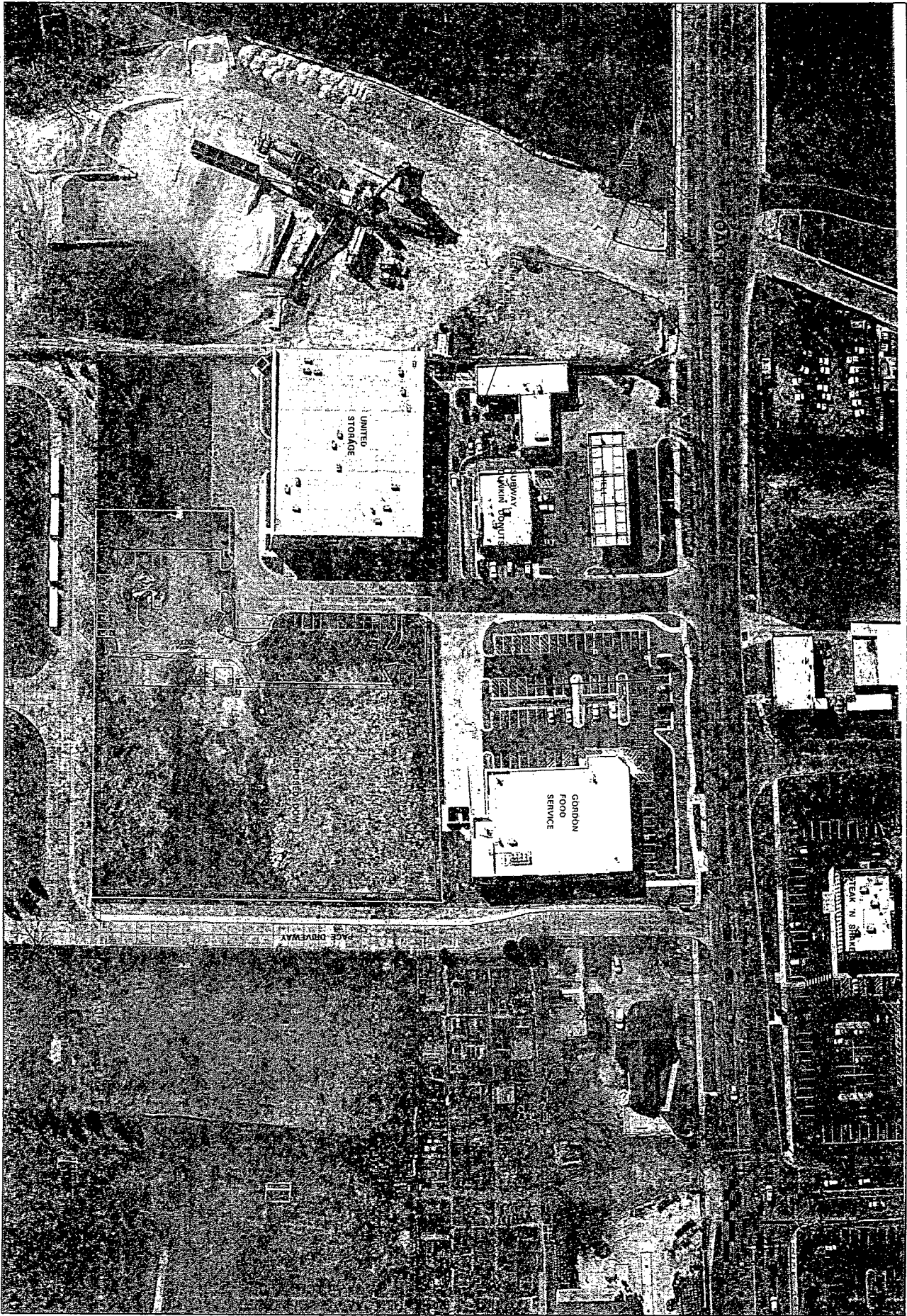
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
 Rosemont, Illinois 60018
 Phone: (847) 896-4060 Fax: (847) 696-4065

FILENAME: 7950-Site Plan JOB NO: 7950

SPACECO INC.

DATE: 7/15/14



CONSULTING ENGINEERS
 LAND DEVELOPMENT ENGINEER
 LAND SURVEYORS

1800 N. MICHIGAN
 SUITE 200
 CHICAGO, ILL. 60610
 PHONE 312.329.1000
 FAX 312.329.1001

DATE: 12/28/2011
 JOB NO: 990

SHEET: 1
 OF: 1

EXH

AERIAL EXHIBIT

SPORTS DOME
 EVANSTON, IL

NO.	DATE	REMARKS

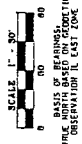
NO.	DATE	REMARKS

PLAT OF EASEMENT ABROGATION

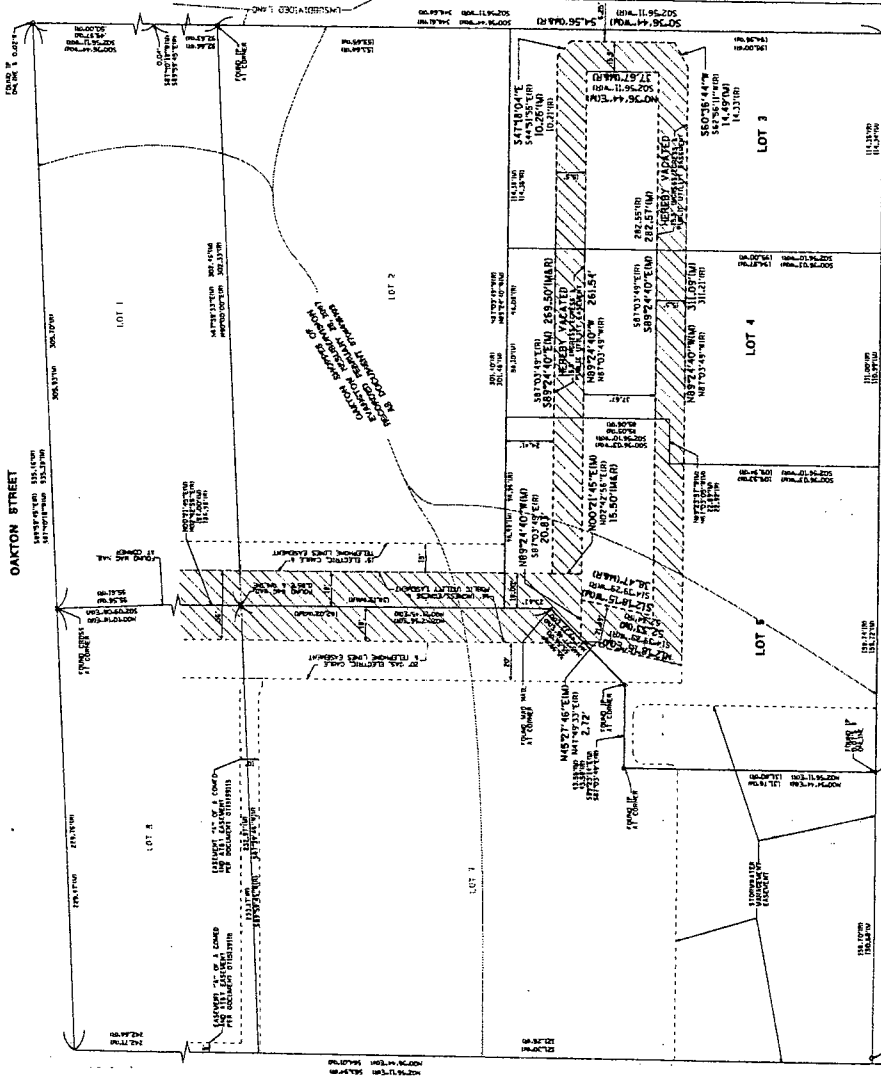
IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, T41N, R10W, IN CLATSOP COUNTY, OREGON

DESCRIPTION OF AFFECTED PROPERTY
LOT 1 AND 2, BEING PORTION OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, T41N, R10W, CLATSOP COUNTY, OREGON, BEING PART OF THE 1991 PLAT OF EASEMENT ABROGATION, BOOK 1108, PAGE 12.

OWNER, CEMERALI
STATE OF OREGON
COUNTY OF CLATSOP
DATE THIS DEED WAS RECORDED, A.D. 1991



SCALE 1" = 20'
ON BASIS OF RESURVEY
TRUE NORTH BASED ON GEODETIC
OBSERVATION IN EAST ZONE



WARRANTY OF TITLE: THE UNDERSIGNED WARRANTS THAT THE TITLE TO THE LAND HEREIN DESCRIBED IS FREE FROM ALL ENCUMBRANCES, UNLESS OTHERWISE SPECIFIED IN THESE INSTRUMENTS.

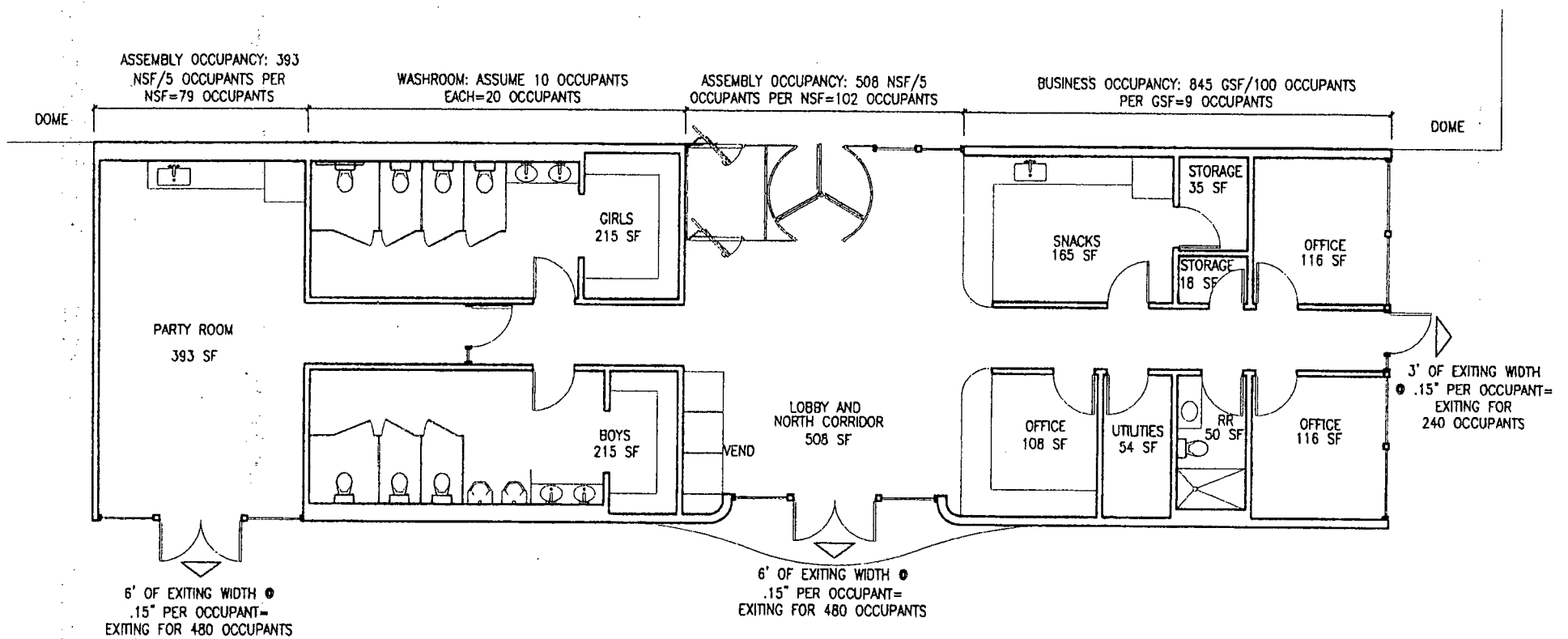
STATE OF OREGON
COUNTY OF CLATSOP
DATE THIS DEED WAS RECORDED, A.D. 1991

STATE OF OREGON
COUNTY OF CLATSOP
DATE THIS DEED WAS RECORDED, A.D. 1991

STATE OF OREGON
COUNTY OF CLATSOP
DATE THIS DEED WAS RECORDED, A.D. 1991

PLAT OF EASEMENT ABROGATION
CLATSOP COUNTY, OREGON

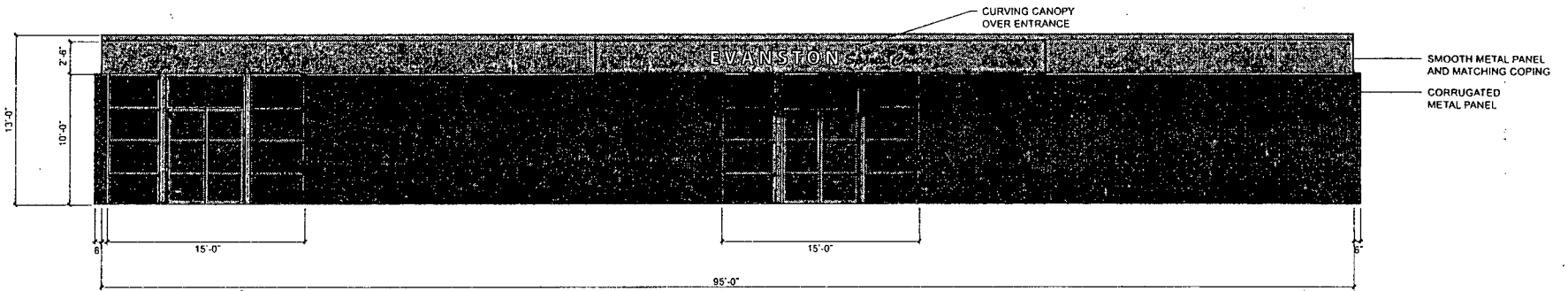
FOR REVIEW
PURPOSES ONLY



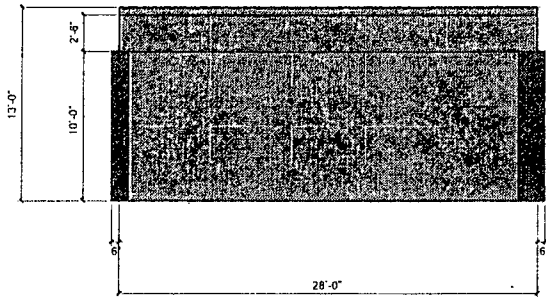
.15" OF EXITING WIDTH PER OCCUPANT IS REQUIRED (ASSUMING BUILDING IS SPRINKLERED).
TOTAL BUILDING OCCUPANCY IS 210 OCCUPANTS.
180" OF EXITING WIDTH PROVIDED ALLOWS FOR EXITING OF 1200 OCCUPANTS.
DOME IS ASSUMED TO HAVE SUFFICIENT EXITS FOR ALL DOME OCCUPANTS WITHOUT MAKING USE OF ENTRY PAVILION'S EXITS.

EVANSTON SPORTS CENTER OCCUPANCY AND EGRESS PLAN AND CALCULATION

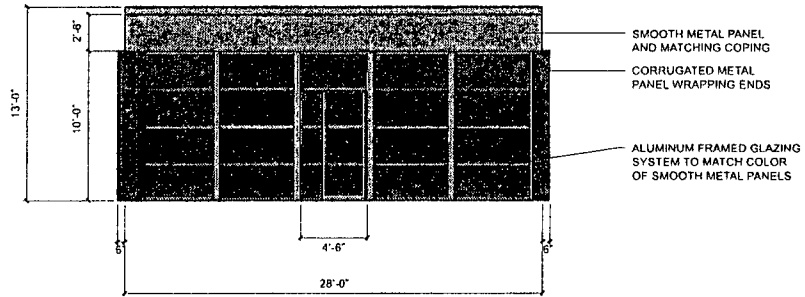
SCALE 3/32" = 1'-0"



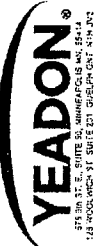
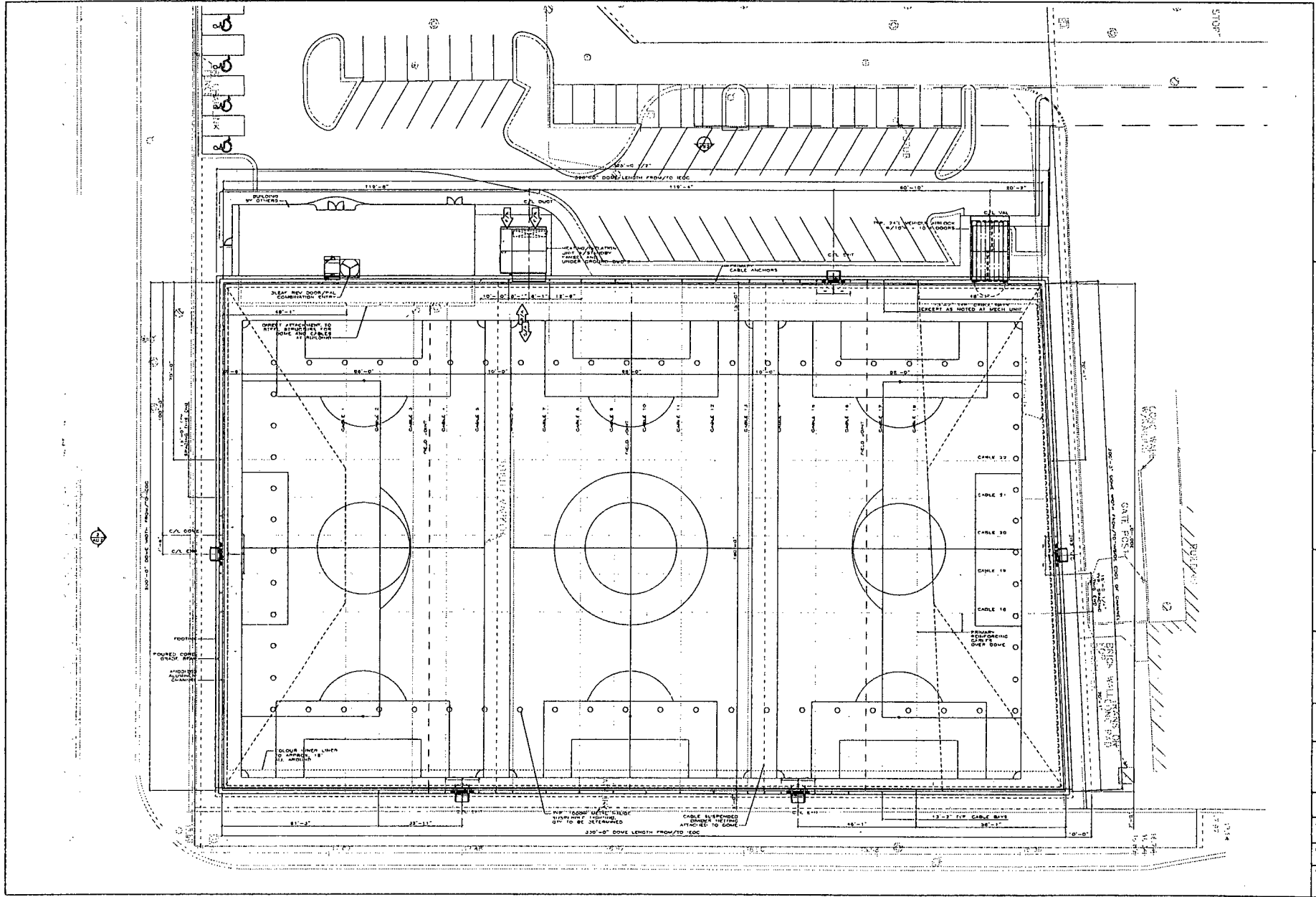
PRIMARY (WEST) ELEVATION
Scale 1/8" = 1'-0"



NORTH ELEVATION
Scale 1/8" = 1'-0"

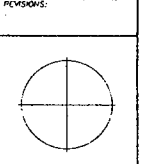


SOUTH ELEVATION
Scale 1/8" = 1'-0"



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NO.	DESCRIPTION	DATE



SEAL:
 PRELIMINARY
 1971 FOR
 CONSTRUCTION

PROJECT:
**EVANSTON
 SPORTS DOME**

PROJECT LOCATION:
CHICAGO, IL.

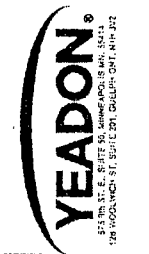
DRAWING:
**PLAN VIEW
 (PRELIMINARY)**

SCALE:
1/16"=1'-0"

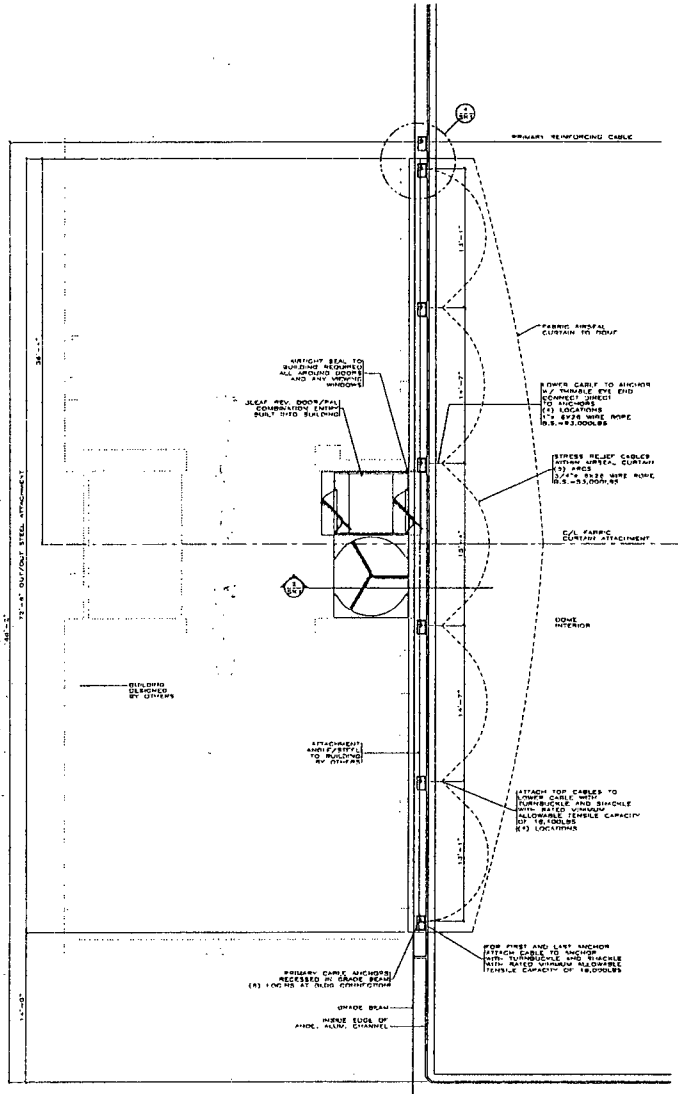
DATE:
26/JUN/14

DRAWN BY:
 D.K.

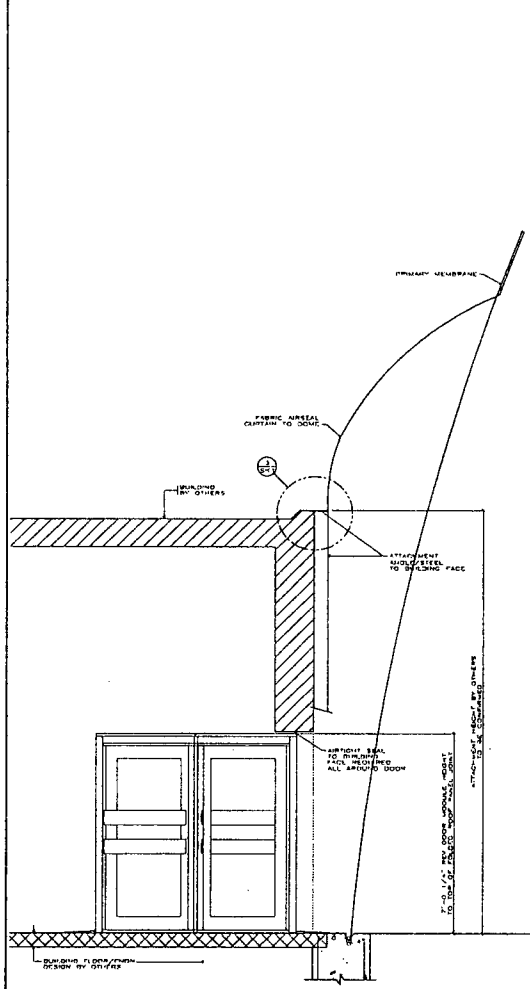
APPROVED BY:
AS1



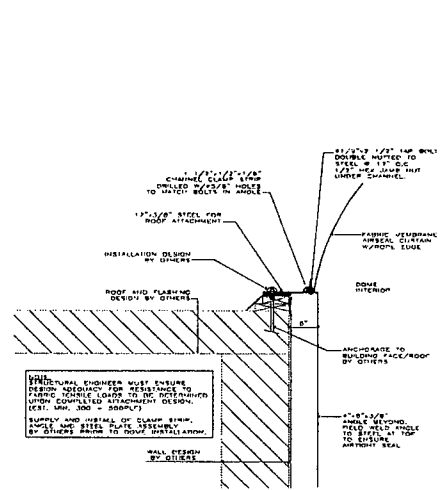
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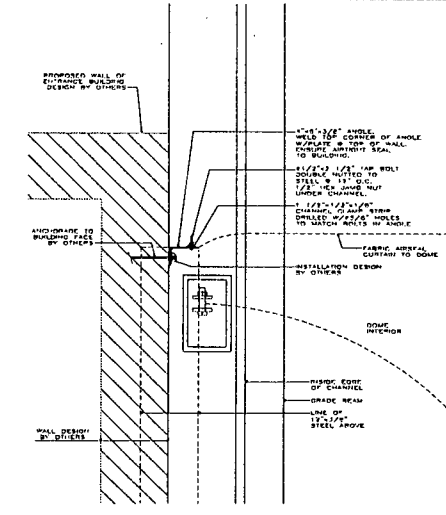
157 BUILDING CONNECTION-PLAN VIEW DATE: 07-20-05



158 BUILDING CONNECTION-SECTION DATE: 07-20-05

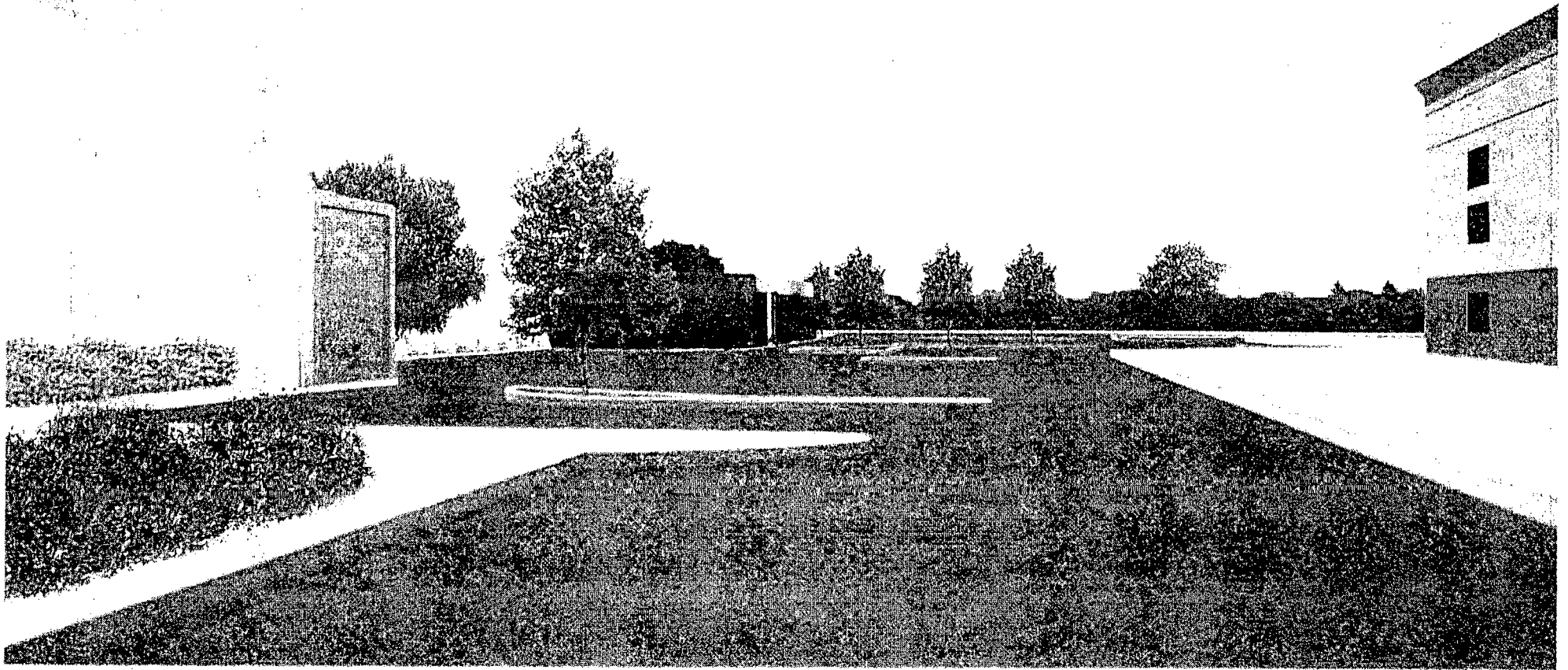


159 ATTACHMENT DETAIL AT ROOF DATE: 07-20-05

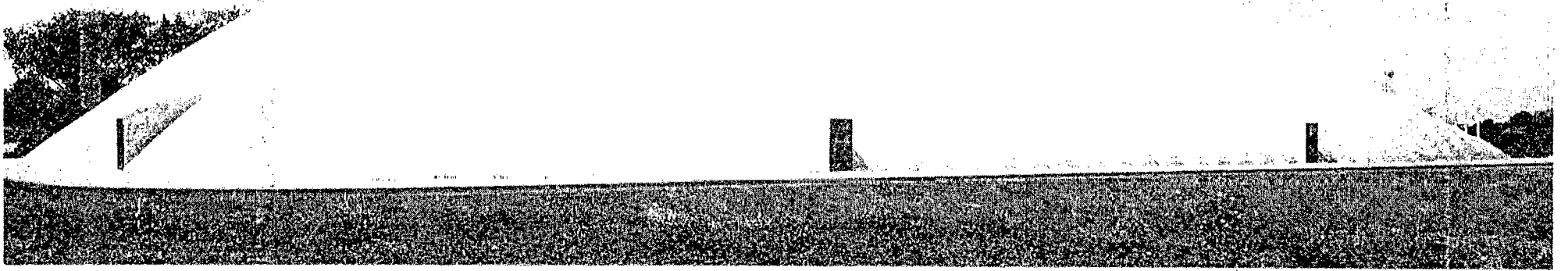


160 ATTACHMENT DETAIL AT DOOR DATE: 07-20-05

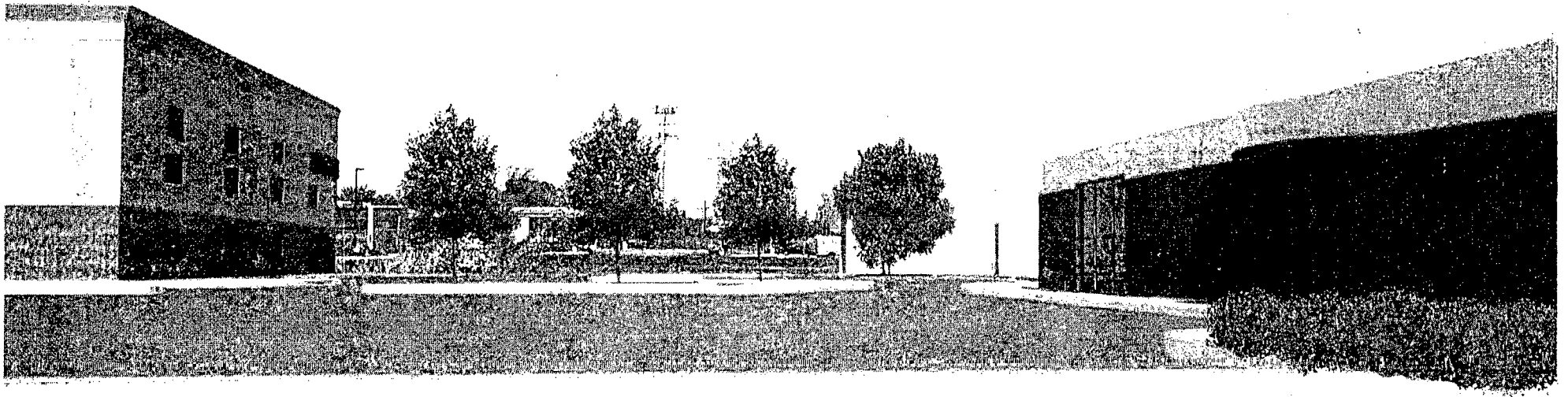
NO REVISIONS	
NO REVISIONS	DATE
PROJECT:	
PROJECT LOCATION:	
DRAWING: TYPICAL LARGE BUILDING ATTACHMENT	
SCALE: AS NOTED	
DATE:	
DRAWN BY:	APPROVED BY:
PROJECT NO. 14-F	DWG. NO. SK1



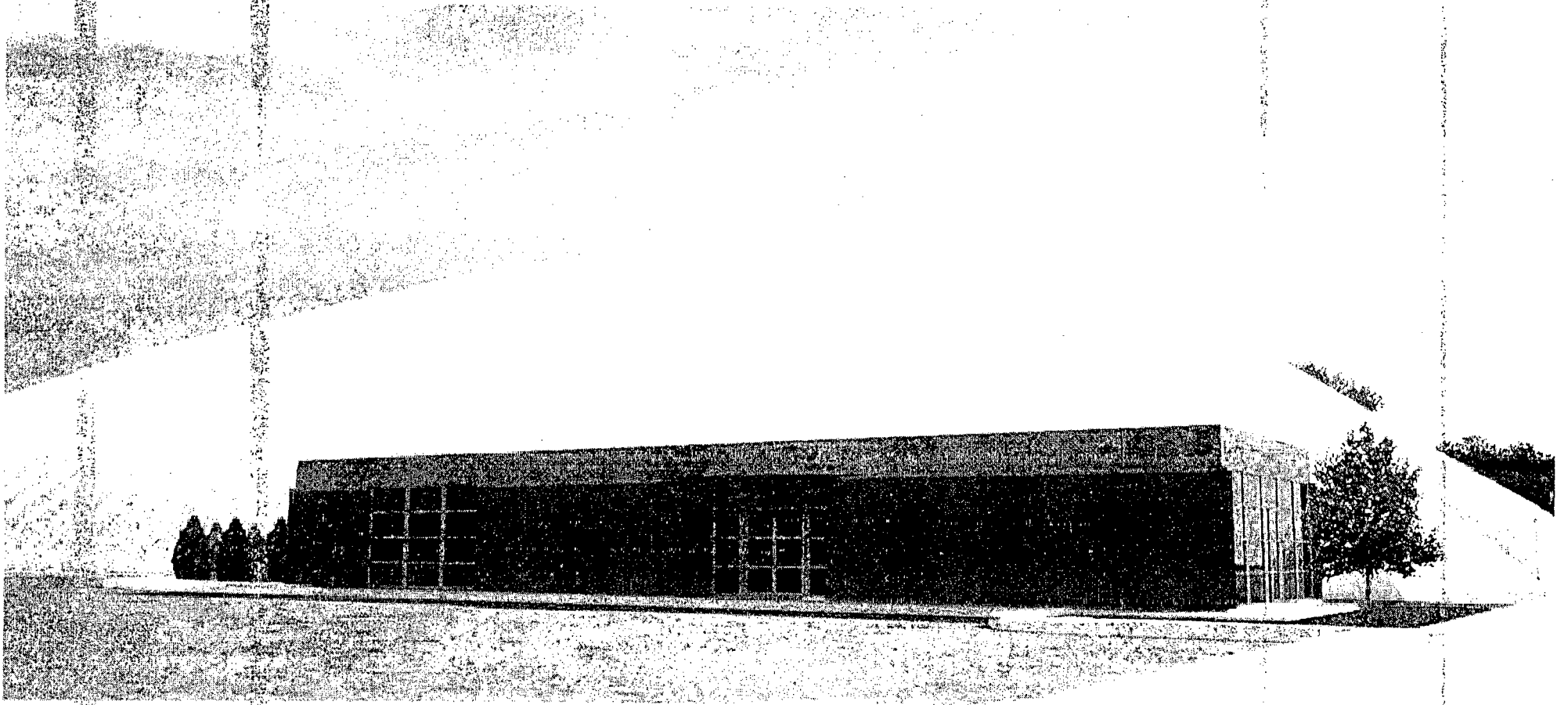
View Looking South from Oakton
NTS



View Looking West from James Park
NTS



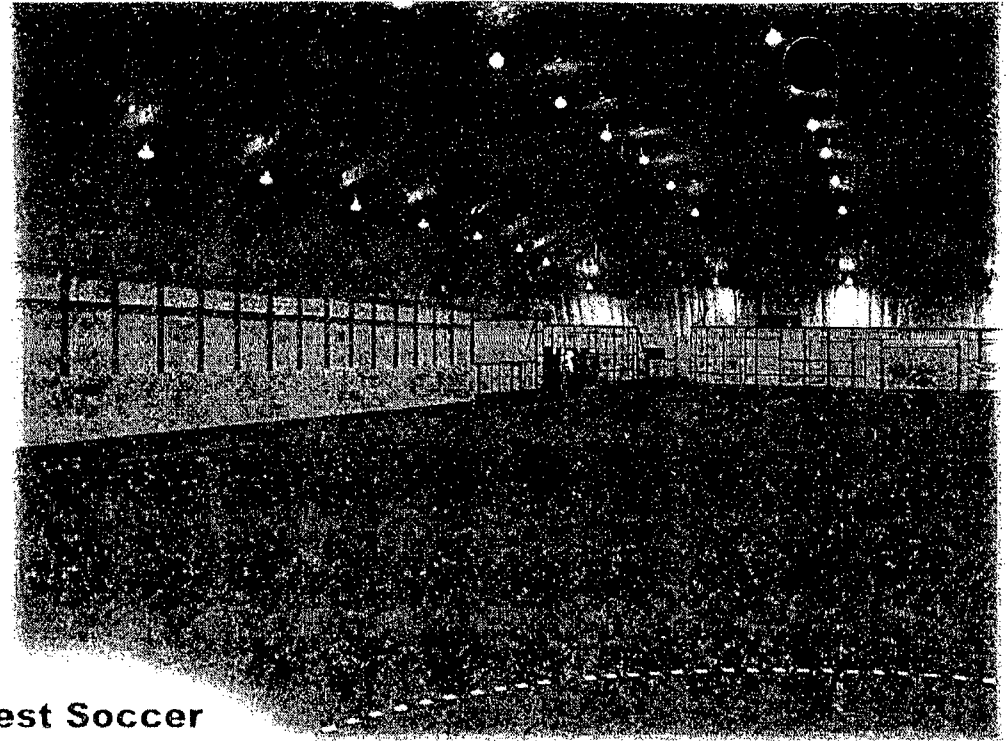
View Looking North Towards Oakton
NTS



View Looking Northeast Towards Entry
NTS



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Fabric Structures Ltd.®

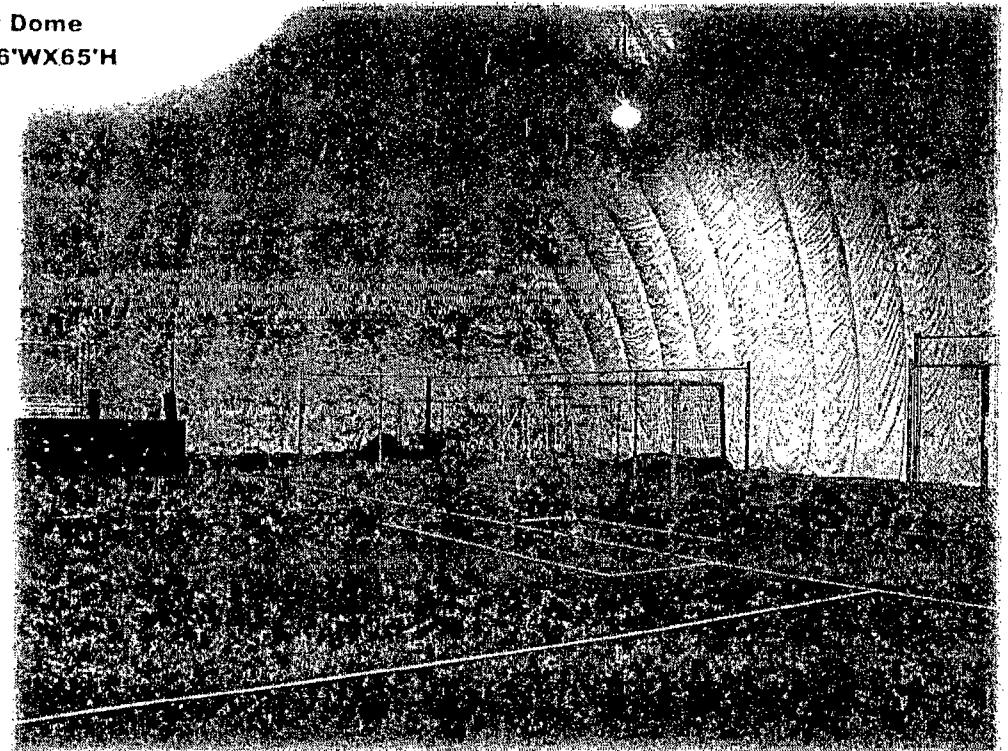
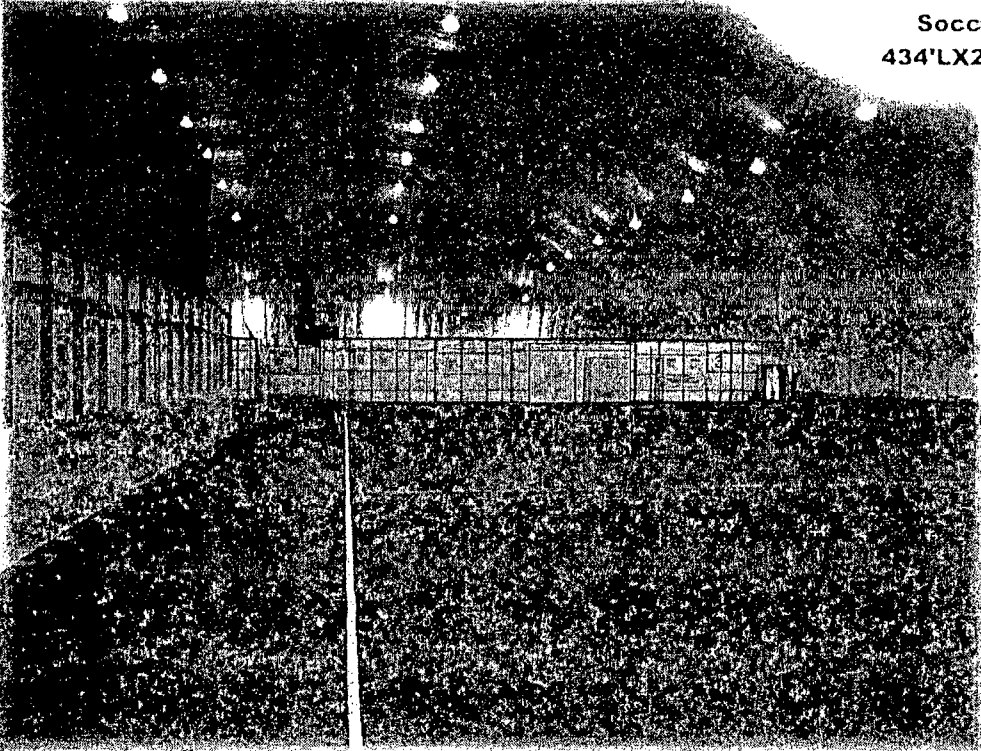


Calgary West Soccer

Calgary, Alberta

Soccer Dome

434'LX216'WX65'H





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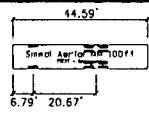
**Ecole Louis Riel
Ottawa, Ontario**

Sports Dome
183mLX66.8mWX18mH

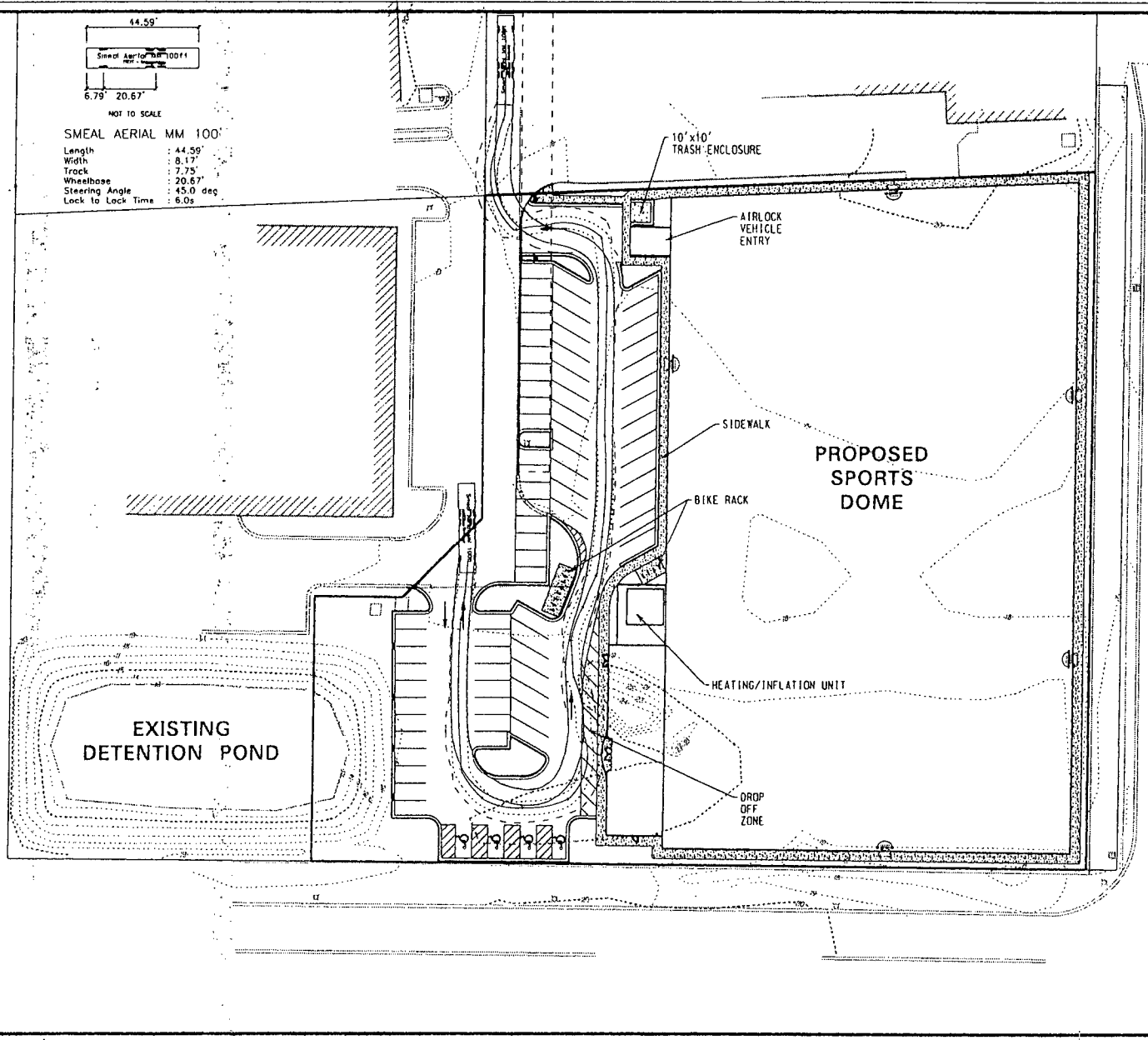
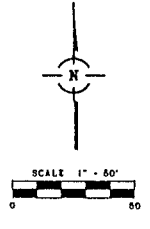


YEADON
Fabric Structures Ltd.®

Ecole Louis Riel
Ottawa, Ontario
Sports Dome
183.8mLX66.8mWX18mH



NOT TO SCALE
 SMEAL AERIAL MM 100'
 Length : 44.59'
 Width : 8.17'
 Track : 7.75'
 Wheelbase : 20.67'
 Steering Angle : 45.0 deg
 Lock to Lock Time : 6.0s



FIRE TRUCK TURN EXHIBIT

SPORTS DOME
 EVANSTON, IL

CONSULTING ENGINEERS
 SITE DEVELOPMENT ENGINEERS
 LAND SURVEYORS

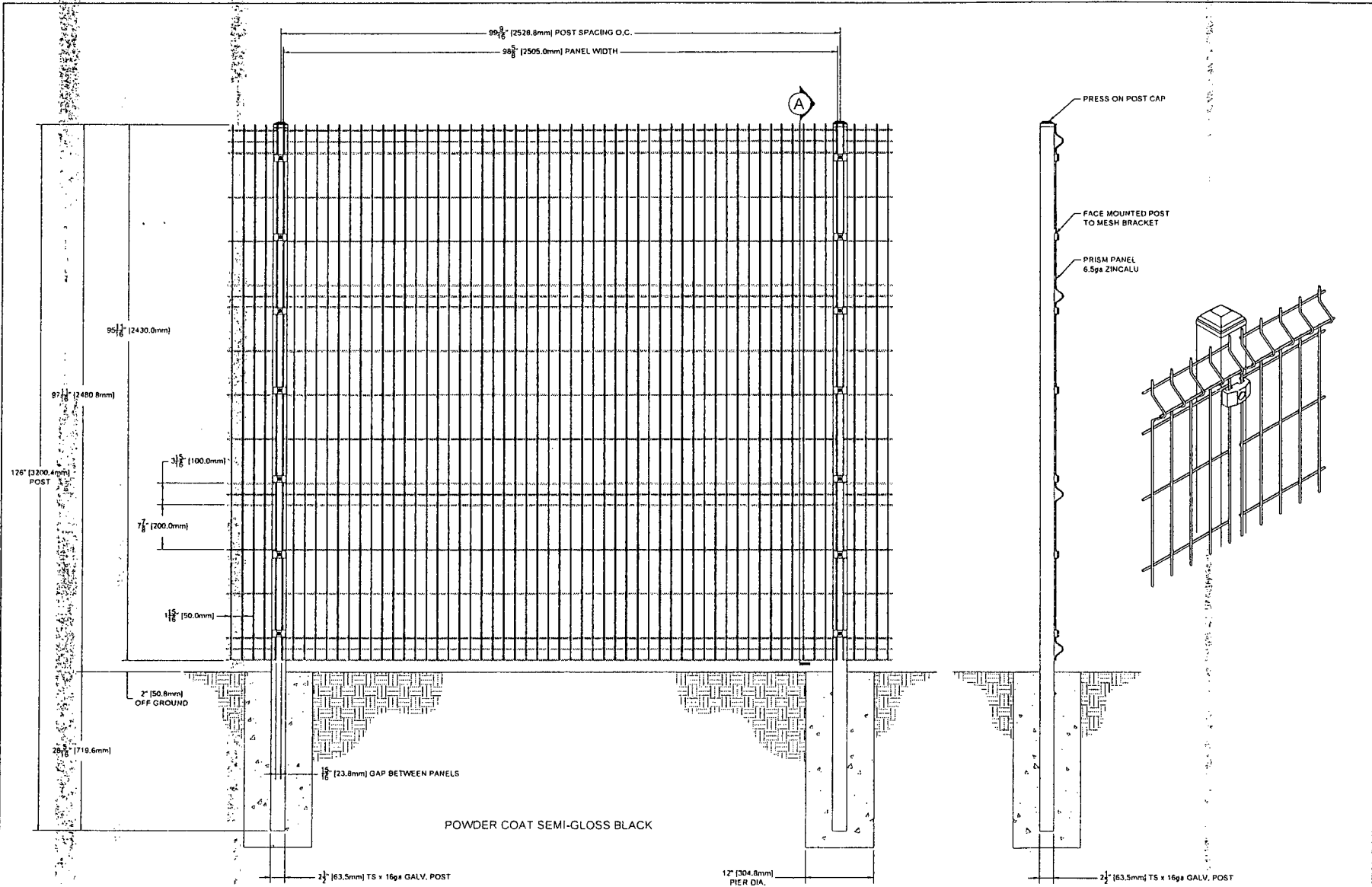
9575 W. Higgins Road, Suite 700,
 Rosemont, Illinois 60018
 Phone: (847) 696-4060 Fax: (847) 696-4065

FILENAME: 7950EXH-Fire JOB NO: 7950



SPACECO INC.

DATE: 7/16/14



① 8'W x 8'H PANEL ELEVATION
SCALE: NTS

Ⓐ 8'W x 8'H PANEL SECTION
SCALE: NTS

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PATENT PENDING

BETAFENCE USA
 MANUFACTURED BY PAYNE
 Main: 972-878-7000 Fax: 972-878-4703
 3309 S. I-45 ENNIS, TX 75119
 www.BetafenceUSA.com

8'W x 8'H STANDARD PRISM PANEL TYPICAL ELEVATION			
PROJECT NAME	SALES ORDER	SOXXXX	XXXX
CITY, STATE	CUSTOMER NAME	CUSTOMER #	STORE #
VIEW:	MULTI		
SCALE:	NTS		
DRAWN BY:	JGS		
CHECKED BY:			
APPROVED BY:			
DATE:	22-MAR-10		
FILE:	8'W x 2'H Prism.dwg		
REV	DATE	DRAFTER	
1	09-APR-10	JGS	

SHEET
1
OF 1



The Strong and Affordable Alternative to Chain Link



THE GLOBAL STANDARD

The Prism 3-D Fence System is the global standard for mesh panel fencing, and is now manufactured in the United States, providing a high value, attractive security fence solution.

Recommended for:

- Public Buildings
- Industrial Facilities
- Airports
- Schools
- Parks
- Playgrounds
- Ball Fields
- Sports Stadiums

BENEFITS

Rigidity

Heavy welded security mesh panels with rectangular meshes and horizontal reinforcement ribs guarantee strength and rigidity.

Complete System

The system consists of high-quality panels available in various heights, secured to high-strength steel posts. Swing, sliding and cantilever gates are available for the Prism 3-D Fence System.

Long Service Life

Betafence USA's exclusive super-durable powder coating assures a long service life for this fence system. This coating is applied over galvanization to ensure total protection of panels and gates.

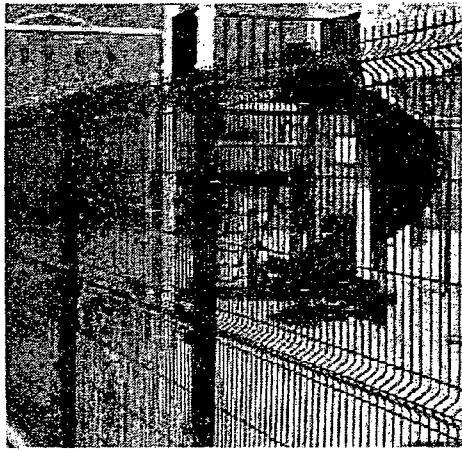
Fast Installation

All components have been developed to provide a professional product of high quality that can be installed efficiently and rapidly.

B BETAFENCE
USA



The original 3-D fence, developed by Betafence, made in the U.S.A.



Panels

The panels have a width of 8.2 feet and heights ranging from 2 to 8 feet. The panels have vertical barbs of 1.2 inches on one side and are reversible (barbs at top or at bottom). Mesh sizes are 7 7/8" x 2", and 4" x 2" for the beam sections. The heavy wires guarantee strength and rigidity.

Posts

The panels are attached with high strength steel brackets to the front side of galvanized steel square tubular posts (2" x 2").

Gates

The Prism 3-D Fence System includes the availability of swing, slide and cantilever gates.

Coating

The welded mesh panels are manufactured using galvanized steel wire, coated with Betafence USA's exclusive Architectural Grade Powder Coat. This coating, used exclusively by Betafence Products, is super-durable and environmentally sound. Our powder coating provides the industry's Highest Weatherability and Gloss Retention in U.V. exposure – up to 5 times longer than competitors' powder coatings!



Colors

Betafence 3D is standard available in black. Custom colors are available.

Warranty

The Prism 3-D Fence System is produced using the highest quality material and equipment – and is backed by our 10-year Manufacturer's Warranty.



Prism 3-D Specifications

Additional mesh configurations (wire gauge, mesh openings) are available upon request.

Panel Height	Panel Width	Wire Gauge	Mesh Opening	Number of Panels	Panel Length
6 x 2.0	6 ga.	6 ga.	8.20	4 (2)	4' - 4
7.87 x 2.0				5 (3)	5' - 4
				6 (3)	6' - 5
				7 (4)	7' - 6
				8 (4)	8' - 7

Contact Us 3309 SW Interstate 45
 Ennis, TX 75119
 888-650-4766 - toll free
 (972) 878-7000 – phone
 (214) 887-4552 – fax
 Fence@BetafenceUSA.com
 www.BetafenceUSA.com



Securing what matters

EXHIBIT C

Landscape Plans

WOLFF LANDSCAPE ARCHITECTURE
 3400 W. LAKE STREET
 EVANSTON, ILLINOIS 60120
 TEL: 847.329.1234
 FAX: 847.329.1235
 WWW.WOLFFLANDSCAPE.COM

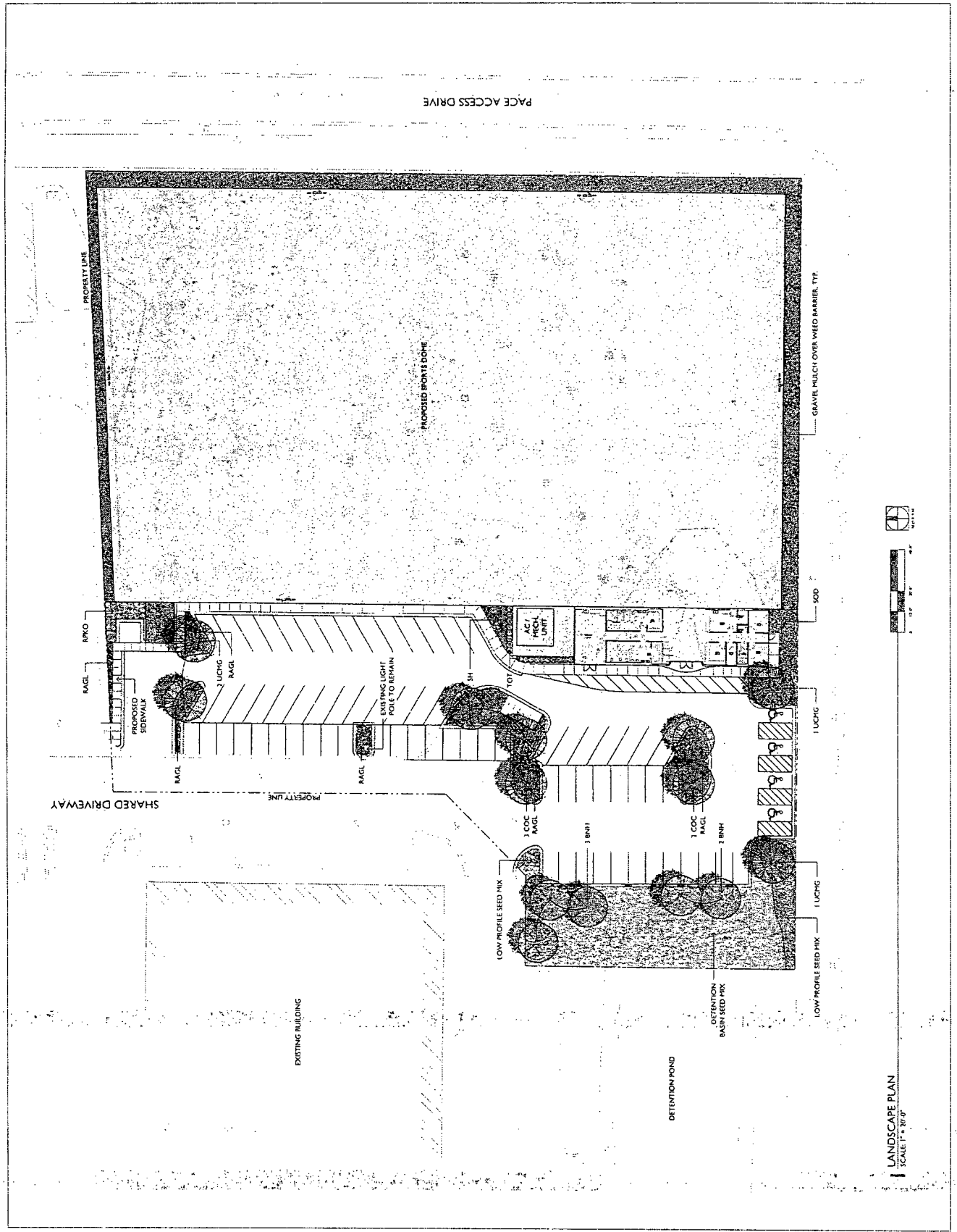
**EVANSTON
SPORTS DOME**
 749 LAOKTON STREET
 EVANSTON, ILLINOIS
 PROJECT NO: 14042

DRAWN BY: [blank]
 CHECKED BY: [blank]
 DATE: [blank]
 SCALE: AS NOTED
 PROJECT NAME: [blank]

LANDSCAPE PLAN

L101

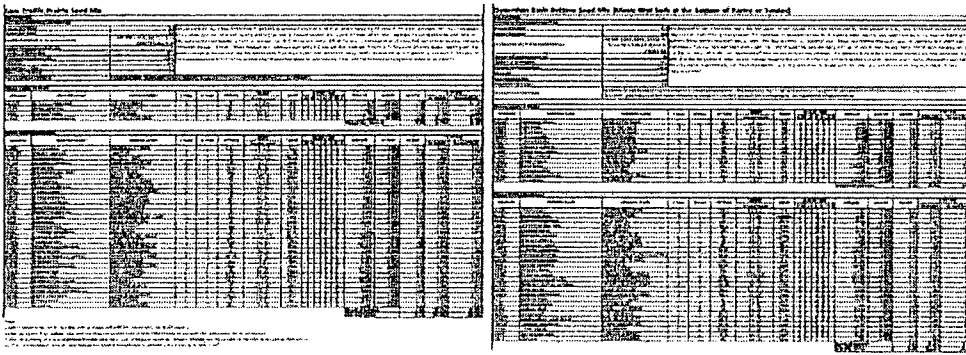
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 TEL: 847.329.1234
 FAX: 847.329.1235
 WWW.WOLFFLANDSCAPE.COM



PLANT LIST

NOTE: QUANTITIES ON THE PLANT LIST ARE PROVIDED FOR INFORMATION ONLY. PLANT QUANTITIES UNDER THE CONTRACT ARE INDICATED ON THE PLANS. IN THE EVENT OF ANY DISCREPANCIES, THE CONTRACT SHALL BE BASED ON THE QUANTITIES SHOWN ON THE PLANS.

	CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL	HT	SPRD	ROOT	REMARKS
TREES	CCG	CELTIS OCCIDENTALIS 'CHICAGOLAND'	CHICAGOLAND COMMON HACKBERRY	5	1.5"	-	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	UCMG	ULMUS X 'MORTON GLOSSY'	TRUMPET ELM	3	3.5"	-	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	B&H	BETULA NIGRA 'HEATAGE'	HEATAGE RIVER BIRCH	5	-	10'	-	B&B	MULTI-STEM, 4-5 STEMS MINIMUM, SPRING DIG ONLY
SHRUBS	R&L	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	-	-	-	74"	#5	3'-0" ON CENTER
	RPKO	ROSA X 'PINK KNOCKOUT'	PINK KNOCKOUT ROSE	-	-	-	18"	#3	PER LANDSCAPE PLAN
	TOY	THUJA OCCIDENTALIS 'TECHNY'	MISSION ARBORVITAE	-	-	-	6"	B&B	PER LANDSCAPE PLAN
GRASSES / SEED MIX	SH	SPOROBIOLUS HETEROLEPIS	PAIRIE DROPSFEED	-	-	-	-	#1	1'-4" ON CENTER
		VARIES	LOW PROFILE SEED MIX	-	-	-	-		SEE CHART BELOW
		VARIES	DETENTION BASIN SEED MIX	-	-	-	-		SEE CHART BELOW

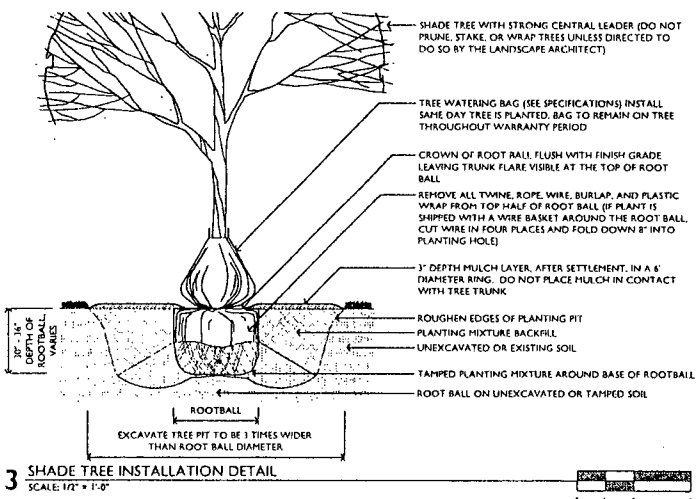


SOIL DEPTH CHART NOTE: THE CONTRACTOR IS TO SUPPLY SOIL FILL MATERIAL TO THE DEPTHS INDICATED ON THE CHART BELOW.

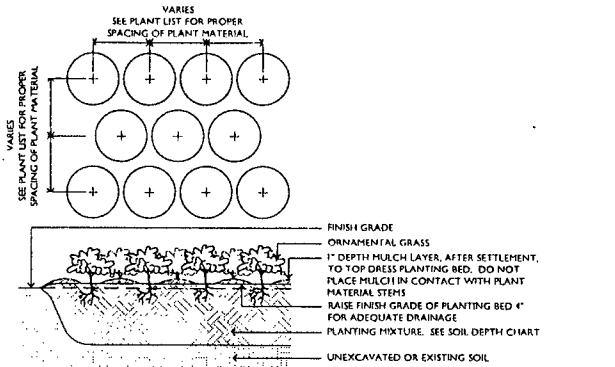
LANDSCAPE AREAS	DEPTH IN INCHES
LAWN AREAS (SOIL)	6
LAWN AREAS (SEED)	NA
PLANTING BEDS - GRASSES, PERENNIALS AND GROUND COVER	12 PLANTING MIX
PLANTING BEDS - MEDIUM AND SMALL SHRUBS	18 PLANTING MIX
RAISED PLANTERS	24 PLANTING MIX
SHADE AND ORNAMENTAL TREES	PER TREE INSTALLATION DETAIL

GENERAL NOTES:

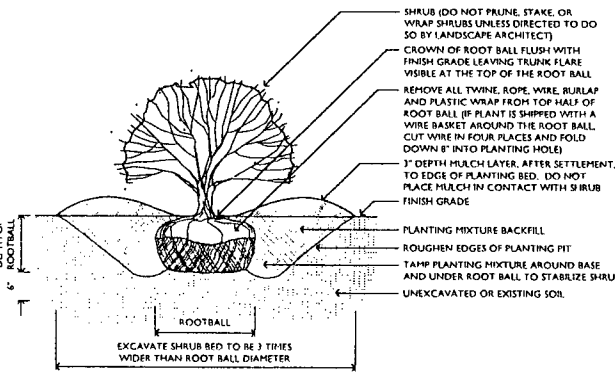
- THE PLANT LIST IS PROVIDED FOR INFORMATION ONLY. PLANT QUANTITIES UNDER THE CONTRACT ARE INDICATED ON THE PLANS. IN THE EVENT OF ANY DISCREPANCIES, THE CONTRACT SHALL BE BASED ON THE QUANTITIES SHOWN ON THE PLANS.
- CONTRACTOR MUST REPAIR ALL SIDEWALKS, CURBS AND GUTTERS AND ALLEYS TO THEIR ORIGINAL FORM IF DAMAGE OCCURS DURING CONSTRUCTION.
- CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS.
- ALL PLANTING SOILS MUST BE AMENDED TO MEET THE FOLLOWING REQUIREMENTS:
 - A. 45-77% - SILT
 - B. 0-25% - CLAY
 - C. 25-33% - SAND
 - D. 3-5% - ORGANIC CONTENT
 - E. PH BETWEEN 6.0 - 7.0
- CONTRACTOR TO PROVIDE A PLAN OF TYPES AND EXTENT OF SOIL MODIFICATION.
- CONTRACTOR TO PROVIDE SOIL PERCOLATION TESTS.
- CONTRACTOR TO PROVIDE MECHANICAL SURFACE DRAINAGE, AS REQUIRED IN AREAS WITH PERCOLATION RATES LESS THAN 0.5"/HR. CONNECTIONS FROM SUBSURFACE DRAIN PIPES SHALL BE TO APPROVED STORM SEWER CONNECTIONS ONLY.
- ALL TREES TO BE BRANCHED A MINIMUM OF 4'-0" HEIGHT FROM GRADE.
- NATURALLY OCCURRING MINERAL SOIL CAN BE AMENDED AND BLENDED TO MEET SPECIFICATIONS, MULCHERIZED SOIL WILL NOT BE ACCEPTED.



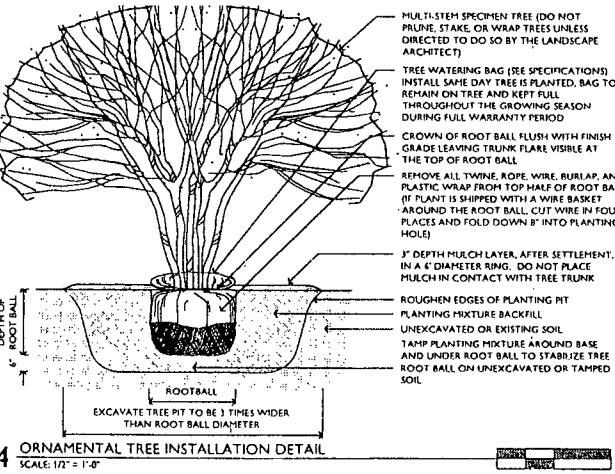
3 SHADE TREE INSTALLATION DETAIL
SCALE: 1/2" = 1'-0"



1 ORNAMENTAL GRASS INSTALLATION DETAIL
SCALE: NOT TO SCALE



2 SHRUB INSTALLATION DETAIL
SCALE: NOT TO SCALE



4 ORNAMENTAL TREE INSTALLATION DETAIL
SCALE: 1/2" = 1'-0"

LANDSCAPE ARCHITECTURE
URBAN DESIGN
WOLFF LANDSCAPE ARCHITECTURE
1500 WOODRIDGE ROAD, SUITE 100
EVANSTON, ILLINOIS 60120
TEL: 708.326.1100
WWW.WOLFFLANDSCAPE.COM

ISSUED FOR SPARK REVIEW 04/15/2014
ISSUE DESCRIPTION DATE
CHECKER SEAL

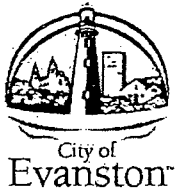
EVANSTON SPORTS DOME
2424 OAKTON STREET
EVANSTON, ILLINOIS
PROJECT NO: 14042

DRAWN BY: J
REVIEWED BY: TW
DATE: 04/15/2014
SCALE: AS SHOWN
PROJECT NUMBER: 14042

PLANT SCHEDULE AND DETAILS

L201

WOLFF LANDSCAPE ARCHITECTURE, INC.



MEETING MINUTES

PLAN COMMISSION

Wednesday, July 23, 2014
7:00 P.M.

Evanston Civic Center, 2100 Ridge Avenue, Council Chambers

Members Present: Scott Peters (Chair), Jim Ford, Terri Dubin, Carol Goddard, Lenny Asaro, Richard Shure, Andrew Pigozzi, Colby Lewis

Members Absent: Kwesi Steele

Associate Members Present: None

Associate Members Absent: Seth Freeman, Stuart Opdycke, David Galloway

Staff Present: Damir Latinovic, Neighborhood and Land Use Planner
Lorrie Pearson, Planning and Zoning Administrator
Michelle Masoncup, Deputy City Attorney

Presiding Member: Scott Peters, Chairman

1. CALL TO ORDER / DECLARATION OF QUORUM

Chairman Peters called the meeting to order at 7:00 P.M and explained the general meeting procedure, schedule, agenda items, time limits on public testimony and opportunities for cross examination of witnesses. Chairman Peters concluded the opening statement by saying that the Plan Commission forwards a recommendation to the City Council which makes the final determination on any matters discussed by the Plan Commission.

As requested by staff, Chairman Peters read aloud minor changes to Plan Commission procedures.

2. APPROVAL OF MEETING MINUTES: June 11, 2014

Commissioner Goddard made a motion to approve the minutes as prepared. Commissioner Ford seconded the motion.

A voice vote was taken and the minutes were approved by voice call 4-0. Commissioner Lewis and Commissioner Shure abstained.

At this time Commissioners Asaro and Pigozzi joined the meeting.

3. NEW BUSINESS

A. PLANNED DEVELOPMENT

2454 Oakton Street—Sports Dome

14PLND-0080

Randall T. Mayne and William Kindra of 2424 W. Oakton Series, Mission Properties, LLC, developer of the proposed project, has applied for a Special Use for a Planned Development in the C-1 Commercial District (Zoning Code 6-10) to construct an approximately 68,000-square foot and 60-ft. high sports dome structure. The proposal would include 76 open parking spaces. The applicant seeks Site Development Allowances for the maximum building height, setback for the open parking spaces, number of parking spaces provided, the dimension of parking stalls and parking module width and the number of loading docks. In addition, the applicant may seek and the Plan Commission may consider additional Site Development Allowances as may be necessary or desirable for the proposed development. The Plan Commission makes a recommendation to the City Council, the final determining body for this proposal.

Mr. Damir Latinovic, Neighborhood and Land Use Planner summarized the staff's memo. He concluded by saying the proposal is consistent with the General Comprehensive Plan and meets all standards for approval of Planned Developments. As such, Staff recommends approval to the Planning and Development Committee with the conditions outlined in Staff's memo.

Mr. Latinovic invited questions. With no questions from the Commission, Chairman Peters invited the applicant to make a presentation.

Andrew Werth, attorney with the Central Law Group, introduced the team—Randall Mayne and William Kindra, the developers and operators; Larry Okrent with Okrent Associates, the zoning and planning consultant; Matt Mejia and David Green are the president and project manager respectively from Yeadon Fabric Domes, the manufacturers of the dome; Eric Russell of KLOA, the traffic consultant, Phil Grosche the architect from JLA; and Rob Bielaski of SpaceCo Engineers, civil engineer.

All speakers were sworn in. Randy Mayne, 321 Lake St., began the presentation. He is the vice Chairman of the Parks and Rec. Board. In 2008 he founded the Evanston Youth Lacrosse Association. Bill Kindra has lived in Chicago for 25 years and has also been very active in youth sports.

The structure is column free. Preschool aged children and adults will also use the facility. The fields could be used for a variety of activities, including softball, baseball, tennis, badminton, golf, aerobics and fitness classes. Hours of operation would ideally meet the demand for activities.

Larry Okrent of 122 S. Michigan Avenue has been an Evanston resident since 1966 and provided the history of the area.

Mr. Mayne returned to talk more about the site plan and the surroundings of the site. He also presented the floor plan, showing the three-field configuration and a typical interior view. Cables will hold the structure down. Mr. Mayne showed the parking plan. He added that four spots will be rented from the Subway/Dunkin Donuts/Shell parking lot where signs would be installed to mark them for Sports Dome use. He also stated there is a verbal agreement with GFS to use ten of their spots during peak times. The spots are not specified. A parking tag for the vehicles would be used to notify GFS that Sports Dome

customers or staff are using the spaces. These spots would likely be used by coaches or others with whom Sports Dome can more easily communicate.

Mr. Okrent returned to discuss the five development allowances. The 76 on-site spaces, plus the 14 off-site spaces total 90 spaces. Based on the traffic and parking study by KLOA, this would be sufficient. The second allowance deals with the length of parking stalls. Some parking stalls are only 17 feet deep rather than the 18 required feet. Mr. Mayne explained the reason for this. The spots with a 17 foot length will allow cars to overhang.

Chairman Peters noted that the 20 minute mark had approached. He asked that when the Board addresses comments to the rules committee through Mr. Latinovic, that they comment on the 20 minute timing. Chairman Peters allowed the presentation to be extended for an additional 15 minutes.

Mr. Okrent summarized the other development allowances.

Mr. Okrent concluded by listing the public benefits of the project:

- Seasonal complement to James Park
- Remediation of contaminated 2.62-acre site
- Weed-filled lot to be fully improved and partially landscaped
- Development of long-vacant marginal site
- Strengthens local tax base, provides jobs
- Efficient building materials and mechanical systems
- Westward extension of Oakton sidewalk
- Improvements to Oakton Street traffic signal
- Discounted member fees to all Evanston residents
- Need-based scholarships for youth and adults
- Consideration of Divvy bike sharing on site, along with planned bike parking

Chairman Peters invited questions from Commission members and the public. Commissioner Shure asked about the sidewalk and bike riding on the south side of Oakton. Mr. Okrent replied that the sidewalk continues until the stoplight intersection and connects to the canal path.

Commissioner Goddard asked about the status of the IEPA report of the site. Mr. Mayne replied that they have submitted their proposal and are expecting a reply in the next 30 to 45 days.

Commissioner Lewis asked what type of contamination is involved at the site. Mr. Mayne answered the level of contamination is very minimal. Commissioner Lewis asked about the required remediation for Gordon Food Store when they opened. Mr. Mayne replied, from what he knows, GFS tested and did a phase I but chose not to fully remediate and does not have a NFR.

Commissioner Lewis asked if the parking spaces to be leased from other businesses are in excess to what is required. Mr. Latinovic answered that the other businesses are well above what is required for them and will continue to meet parking requirements with the shared parking agreements.

Commissioner Lewis also asked about alternate uses to the large space. Mr. Mayne replied that other uses are conceivable but it would be restricted by parking supply.

Commissioner Shure asked Mr. Latinovic about other permitted uses. He responded that PD approval would allow only the recreational use. Any other use would be a concern and would have to be processed as an amendment to the Planned Development.

Commissioner Shure commented that in the event of lack of parking availability on site, people may park at Home Depot and walk over. Mr. Mayne added that there are three City spots on Oakton Street. He noted that a sign will likely be posted in the lobby asking customers not to park in spaces for neighboring businesses.

Commissioner Shure asked about the number of employees. Mr. Mayne answered that there will likely be no more than ten direct Sports Dome employees. He added that during clinics there may be temporary employees and that the clients may also bring their own employees, such as coaches.

Commissioner Shure asked Matt Mejia, the manufacturer, about the energy source to keep the dome up, pressure, and materials used. He confirmed that it will run off of the energy grid, and have a backup natural gas powered direct drive motor that is connected by clutch to a fan. In the event of a power failure, the natural gas motor will be started. Commissioner Shure also asked about the weight of snow. Mr. Mejia replied that the dome is designed to hold a certain amount of snow and the removal is done primarily through shedding. A snow sensor will increase pressure and heat to melt the bottom layer and allow the snow to slide off.

Commissioner Lewis returned to the discussion on uses. He asked if music concerts or markets would be allowed. Mr. Latinovic replied that only recreational uses would be allowed. Chairman Peters added that if use is a concern, a condition may be added that only uses presented in the testimony be allowed.

Commissioner Lewis asked about the walkway around the building. Mr. Kindra replied that the Fire Prevention Department requires it to be a hard surface. The width is eight feet all around. Mr. Latinovic clarified it must meet building code requirements for emergency exit doors. Commissioner Lewis asked if it would be possible to move the building over a foot or two to make the 17 foot parking stall length compliant. Mr. Kindra replied that the biggest consideration for setbacks was for snow removal vehicles.

Commissioner Lewis commented about the parking lot circulation. He noted that parking goes from perpendicular parking to parallel. Mr. Russell replied that the reasoning for this configuration was to maximize the number of parking spaces.

Commissioner Asaro noted that IEPA will make the final determination on the site contamination and remediation measures. A No Further Remediation is not required. Mr. Mayne responded that given the clientele expected for this site, they will do the NFR voluntarily even if not required. Commissioner Asaro commented that it might be a good idea to have a designated drop off and pick up area so that it is clear that the area is not for spectators and to help the parking situation. Mr. Mayne stated that they do have a spot for drop off and pick up that was not as apparent on this site plan.

Chairman Peters invited comments from the general public.

Howard Grimms from Howard's Tennis noted his interest in teaching tennis at the facility should the owners become interested in offering tennis in the future.

In closing, Mr. Mayne commented on the need for this type of facility in the community. He added that they will actively encourage facility users to carpool. Mr. Kindra noted that they hope this facility will help keep Evanston residents in Evanston.

Commissioner Ford made a motion to approve the project as presented with the condition that the facility be used for sports oriented recreational activities only. He also included the following conditions as outlined in Staff's Memo:

1. The proposed planned development for the Sports Dome at 2454 Oakton Street shall substantially conform to the plans and documents attached to this report.
2. The facility must be closed for a period of 48 hours twice per year for Fire Safety inspection.
3. Exterior lights must be installed on the north, south and east side to illuminate the concrete walkway around the building.
4. The applicant must construct the sidewalk extension on the north side of Oakton Street near the access drive entrance into the site.
5. After the facility is open, the applicant will conduct a traffic count analysis and complete upgrades to the traffic signal timing at Oakton Street and access drive into the shopping center.
6. The applicant must schedule successive use of the same field with a time gap of minimum 30 minutes during December, January, February and March to provide adequate time and space for participant turnover and on-site pick up/drop off. The starting times of games may be adjusted upon review and approval by the Director of Community Development.
7. A minimum of 12 reverse U-shape bike parking facilities must be installed.
8. The proposed fence around the mechanical equipment area must have a maximum height of six feet.
9. If a public parking lot is constructed on the west end of James Park in the future, the applicant must enter into an agreement with the City of Evanston for the use of said parking lot and should pursue access easement rights with Pace to install a pedestrian crosswalk over the Pace access driveway in-line with the proposed walkway on the north side of the building.

Chairman Peters read the relevant standards for approval of planned developments and confirmed the project meets all standards.

Commissioner Shure seconded the motion.

A voice vote was taken and a motion was approved by voice call 8-0.

4. ADJOURNMENT

DRAFT

There being no further discussion, Commissioner Shure made a motion to adjourn the meeting, and Commissioner Goddard seconded the motion.

The meeting was adjourned at 8:20 pm.

Respectfully Submitted,
Damir Latinovic
Neighborhood and Land Use Planner
Community Development Department