

1/12/2016
1/26/2016

10-O-16

AN ORDINANCE

**Granting a Special Use Permit for Two Scoreboards Located at 1501
Central Street in the U2 University Athletic Facilities District**

WHEREAS, the Zoning Board of Appeals (“ZBA”) met on January 15, 2016, pursuant to proper notice, to consider case no. 15ZMJV-0105, an application filed by Charles Davidson, representative for the property legally described in Exhibit A, attached hereto and incorporated herein by reference, commonly known as 1501 Central Street (the “Subject Property”) and located in the U2 University Athletic Facilities District, for a Special Use Permit to install, pursuant to Subsections 6-15-7-3 of the Evanston City Code, 2012, as amended (“the Zoning Ordinance”), two Scoreboards on the Subject Property (one Scoreboard at the baseball field located at Rocky Miller Park and one Scoreboard located at the softball field located at Sharon Drysdale Field); and

WHEREAS, the ZBA, after hearing testimony and receiving other evidence, made a written record and written findings that the application for a Special Use Permit for two Scoreboards met the standards for Special Uses in Section 6-3-5 of the Zoning Ordinance and recommended City Council approval thereof; and

WHEREAS, after the January 15, 2016 meeting of the ZBA, the Applicant amended its application to include a revised set of plans that lower the height of the baseball scoreboard located at Rocky Miller Park to a total of thirty-four feet (34’) above grade; and

WHEREAS, at its meeting of January 25, 2016, the Planning and Development Committee of the City Council (“P&D Committee”) considered the ZBA’s record and findings and recommended the City Council accept the ZBA’s recommendation and approve the application in case no. 15ZMJV-0105; and

WHEREAS, at its meetings of January 25, 2016 and February 8, 2016, the City Council considered and adopted the respective records, findings, and recommendations of the ZBA and P&D Committee, as amended,

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

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

SECTION 2: The City Council hereby approves the Special Use Permit for a Commercial Indoor Recreational Facility on the Subject Property as applied for in case no. 15ZMJV-0096.

SECTION 3: Pursuant to Subsection 6-3-5-12 of the Zoning Ordinance, the City Council hereby imposes the following conditions on the Applicant’s Special Use Permit, violation of any of which shall constitute grounds for penalties or revocation of said 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 use the Subject Property in substantial compliance with: all applicable legislation; the Applicant’s testimony and representations to the ZBA, the P&D Committee, and the City Council; and the approved plans and documents on file in this case.
- B. Landscaping:** The Applicant shall install landscaping to maximize an obscuring view of the baseball scoreboard during the baseball season, subject to City of Evanston Design and Project Review (“DAPR”) approval, as depicted in the Landscape Plans in Exhibit B, attached hereto and incorporated herein by reference.

- C. Lighting:** The Applicant shall not install lighting on the baseball field located at Rocky Miller Park. The Applicant shall not install lighting on the softball field located at Sharon Drysdale Field.
- D. Sound:** The Applicant shall not install sound equipment to either scoreboard. At no time shall either scoreboard produce sound.
- E. Hours of Operation:** The Applicant shall not operate the scoreboards outside of Northwestern University baseball and softball games. The Applicant shall not operate the scoreboards from dusk until dawn on any given day.
- F. Scoreboard LED Panels:** Both scoreboard LED panels must be black when in standby mode.
- G. Recordation:** Before it may operate the Special Use authorized by the terms of this ordinance, the Applicant shall record, at its cost, a certified copy of this ordinance with the Cook County Recorder of Deeds.

SECTION 4: When necessary to effectuate the terms, conditions, and purposes of this ordinance, “Applicant” shall be read as “Applicant’s agents, assigns, and successors in interest.”

SECTION 5: This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

SECTION 6: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 7: 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 8: The findings and recitals contained herein are 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: January 25, 2016

Adopted: February 8, 2016

Approved:

February 22, 2016

Elizabeth B. Tisdahl
Elizabeth B. Tisdahl, Mayor

Attest:

Rodney Greene
Rodney Greene, City Clerk

Approved as to form:

W. Grant Farrar
W. Grant Farrar, Corporation Counsel

EXHIBIT A

LEGAL DESCRIPTION

THE PART OF LOTS 17 AND 18 LYING EAST OF THE EAST LINE OF ASHLAND AVENUE, SOUTH OF THE SOUTH LINE OF ISABELLA STREET AND NORTH OF THE NORTH LINE OF CENTRAL AVENUE (EXCEPT THE EASTERLY 4 FEET OF THE SOUTHERLY 432.92 FEET OF THE NORTHERLY 465.92 FEET OF LOT 18) IN GEORGE SMITH'S SUBDIVISION OF THE SOUTH PART OF ARCHANGEL QUILMETTE RESERVATION IN TOWNSHIP 42 NORTH, RANGE 13, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 05-35-310-015-0000

COMMONLY KNOWN AS: 1501 Central Street, Evanston, Illinois.

EXHIBIT B

LANDSCAPE PLANS

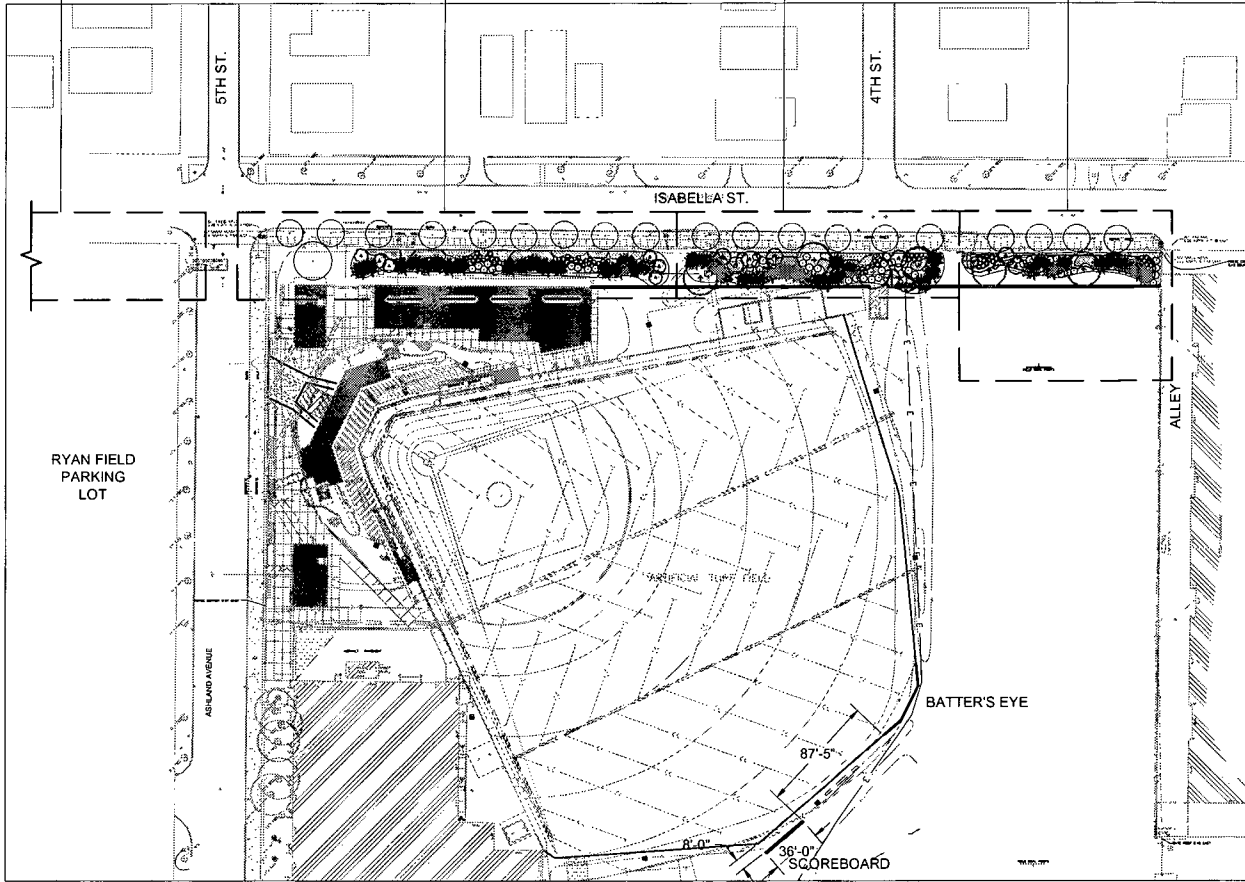
REFER TO RYAN FIELD
LANDSCAPE PLANTINGS

1
L-02

SECTION A
L-02

SECTION B
L-03

SECTION C
L-04



1

OVERALL PLAN
SCALE: NTS



Client Name
Northwestern University
Project Name
Rocky Miller Field
Isabella St. Planting
Project Address
633 Clark Street
Evanston, Illinois 60208

Contract Designer
Landscape Architecture, Inc.
2120 Ridge Avenue #200
Evanston, IL 60208
p 847.831.2211
Landscape Architect of Record
LISA ASSOCIATES, INC.
827 Grand Street
Evanston, IL 60201
p 847.869.2015 1.847.869.2099

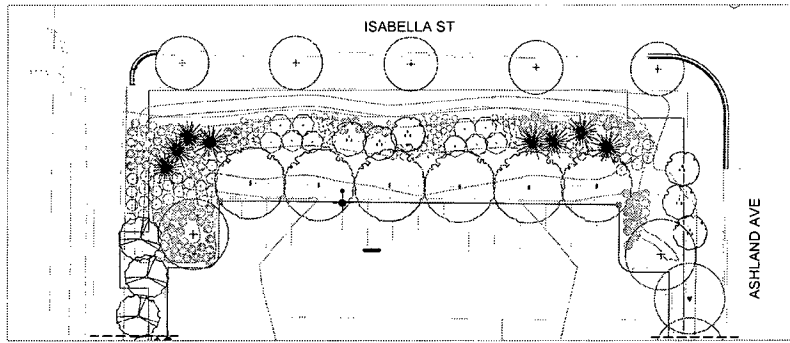
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NOT FOR CONSTRUCTION

Sheet	Date	Description
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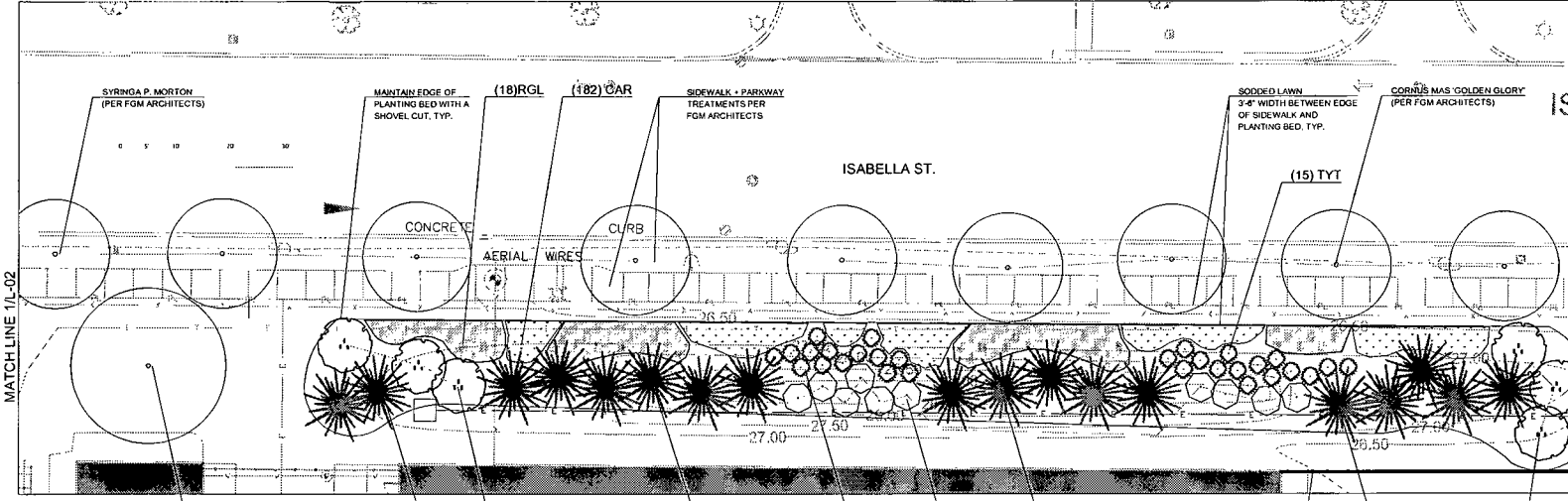
DESIGNED BY: JLM
DRAWN BY: JLM
CHECKED BY: JLM
DATE: 02/26/2016

Sheet Name
Overall Plan
Sheet Number
L-01





1 RYAN FIELD LANDSCAPE PLANTINGS
 REFER TO RYAN FIELD LANDSCAPE PERMIT SET DATED 01/28/2016
 BY TESKA ASSOCIATES. THIS DRAWING IS FOR REFERENCE ONLY



2 SECTION A ENLARGED PLAN

427 Clark Street, Evanston, Illinois 60201
 847.491.3244

Client: Northwestern University

Project Name: Rocky Miller Field
 Isabella St. Planting

Project Address: 6333 Clark St.
 Evanston, IL 60201

Author / Developer:
 Tessa Associates, Inc.
 627 Center Street
 Evanston, IL 60201
 p.847.491.3244

Landscape architect of record:
 TESKA ASSOCIATES, INC.
 627 Center Street
 Evanston, IL 60201
 p.847.491.3244

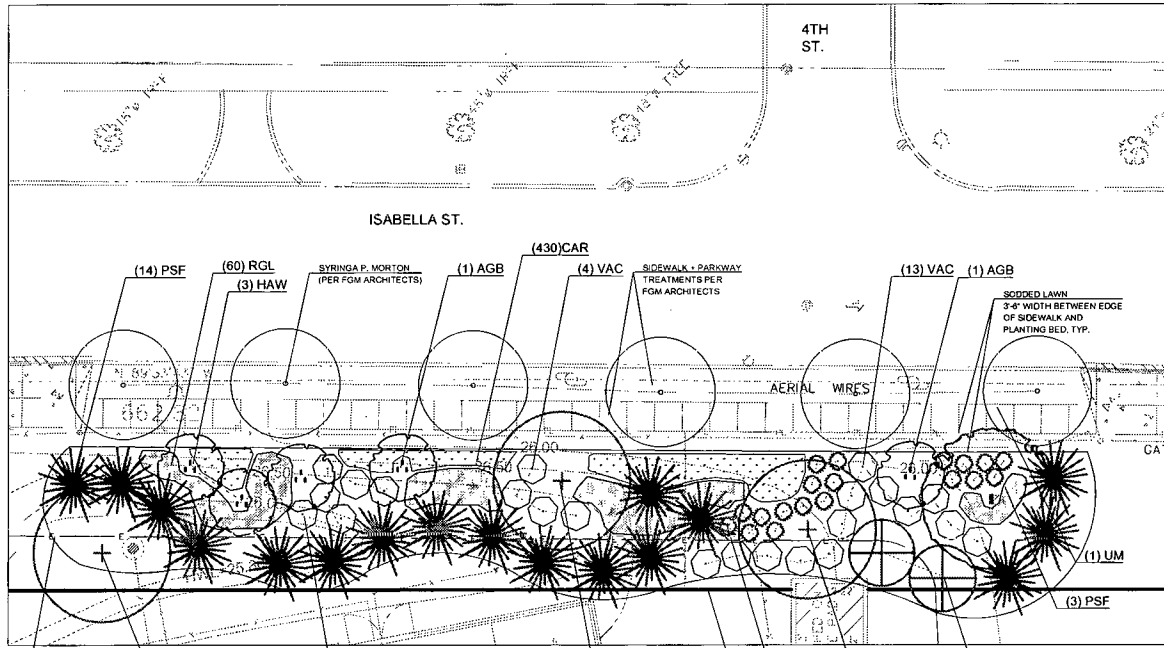
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Sheet #	Date	Description
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Scale: 1/4" = 1'-0"

Sheet Name: Enlargement Plan

Sheet Number: L-02



1 SECTION B ENLARGED PLAN



teska
67 Corporate Center, Downers Grove, IL 60130
Tel: 630.583.2000 Fax: 630.583.2004

Client / project
Northwestern University
Rocky Miller Field
Isabella St. Planting
project address
633 Clark St.
Evanston, IL 60208

Author / Designer
Northwestern University Facilities Management
2020 Rocky Ave # 200
Evanston, IL 60208
p.847.491.3741

Architect and/or client of record
TESKA ASSOCIATES, INC.
627 Crane Street
Evanston, IL 60201
p.847.869.2015 f.847.869.2059

CHECK SET
NOT FOR CONSTRUCTION

Sheet / Revision	Date	Description
△	07/28/16	ISSUED
△		
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DESIGNED BY: JLN/MS
DATE: 07/28/2016

Sheet Name
Enlargement Plan

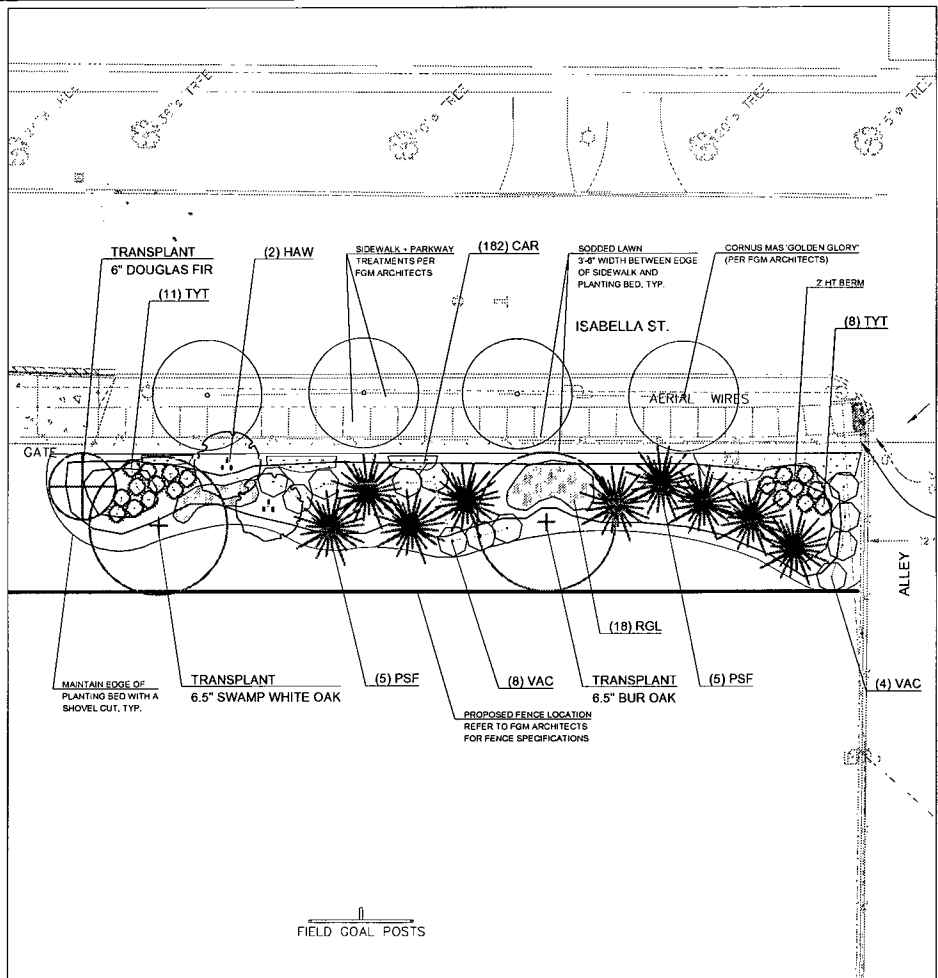
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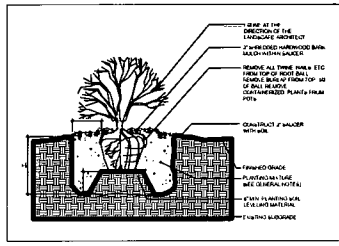
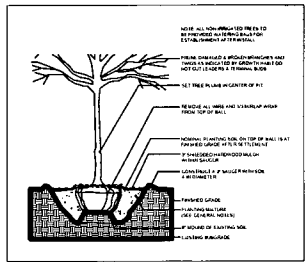
teska
4750 Greenway, Suite 1000
Evanston, IL 60201

Client Name
Northwestern University
Project Name
Rocky Miller Field
Isabella St. Planting
Project Address
633 Clark St.
Evanston, IL 60208

Owner / Designer
Northwestern University / Facilities Management
2030 Ridge Ave., #200
Evanston, IL 60208
p 847. 491.3721
Landscape Architect of Record
TESKA ASSOCIATES, INC.
827 Green Street
Evanston, IL 60201
p 847. 869.2253 f 847.869.2199



1 SECTION C ENLARGED PLAN



2 PLANTING DETAILS
SCALE: NTS

Plant List

QTY.	SYS.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
DECIDUOUS SHADE TREES						
1	UM	Ulmus 'Marston'	Accolade Elm	3.5" cal.	as shown	BAB
DECIDUOUS UNDERSTORY TREES						
2	AGB	Amelanchier 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8 ft.	as shown	SS/ BAB
6	CP	Cornus alternifolia	Pagoda Dogwood	8 ft.	as shown	MS/ BAB
5	HAW	Crataegus crugata var. inermis	Thornless Hawthorn Tree	8 ft.	as shown	SS/ BAB
EVERGREEN TREES						
32	PSF	Pinus strobus 'Fastigial'	Columnar White Pine	11 1/2' ft.	as shown	SS/ BAB
13	TVC	Taxus canadensis 'Capitata'	Upright Yew	11 1/2' ft.	as shown	SS/ BAB
DECIDUOUS SHRUBS						
138	RGL	Rhus aromatica 'Crisp-Leaf'	Sweet 'Crisp-Leaf'	24" sp.	as shown	CC
45	VAC	Viburnum trilobum	American Cranberry Bush	30" ft.	as shown	CC
EVERGREEN SHRUBS						
67	TYT	Taxus media 'fastigiata'	Lambton Yew	30" ft.	as shown	CC
PERENNIALS						
1014	CAR	Carex flacca	Blue Sedge	gal	18 in O.C.	CC
SODDED LAWN						
2,084 sq ft						
WATERLINE TREE TRANSPLANTS TO BE PROVIDED BY NORTHWESTERN UNIVERSITY						
1		Elm		1 1/2" cal. x 22 ft. - 100' spade		
1		Elm		1 1/2" cal. x 20 ft. - 100' spade		
1		Swamp White Oak		3" cal. x 12 ft. - 90' spade		
1		Swamp White Oak		6.5" cal. x 15 ft. - 90' spade		
1		Burr Oak		6.5" cal. x 15 ft. - 90' spade		
1		Douglas Fir		45" cal. x 15 ft. - 90' spade		
1		Autumn Pine		10" cal. x 30' ft. - 100' spade		
1		Autumn Pine		12" cal. x 30' ft. - 100' spade		

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Issue #	Date	Description
1	08.28.2015	Issue 1
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Issue Name
Enlargement Plan, Details,
Plant Schedule
Issue Number
L-04