

4/19/2018
5/7/2018
5/21/2018

61-O-18

AN ORDINANCE

**Granting a Special Use Permit for a Planned Development and
Special Use Approval for an Open Sales Lot at 100 and 128-132
Chicago Avenue and Amending the Zoning Map to Re-Zone Certain
Properties from the C1 Commercial Zoning District to the B3 Business
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, which 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); 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, Evanston Gateway, LLC (the “Applicant,”), developer of the property located at 100 and 128-132 Chicago Avenue, 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 6-7-2 “Zoning Map”, Section 6-3-4 “Amendments”, Section 6-3-5, “Special Uses”, Section 6-3-6, “Planned Developments”, and Subsection 6-9-1-9, “Planned Developments” in Business Zoning Districts, to permit the construction and operation of a Planned Development with accessory parking located at the Subject Property in the B3 Business Zoning District (“B3 District”); and

WHEREAS, the Applicant sought approval to re-zone the Subject Property from the current C1 Commercial and B3 Business Zoning Districts entirely to the proposed B3 Business Zoning District; and

WHEREAS, the Applicant sought approval to construct a new five (5) story seventy-two (72) foot tall multi-family development consisting of twenty-six (26) dwelling units, approximately four thousand nine hundred ninety-nine (4,999) square feet of ground indoor floor commercial space, approximately two thousand three hundred seventy-four (2,374) square feet of commercial space on the second floor, approximately seven thousand (7,000) square feet of outdoor garden/open sales lot, and thirty (30) 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 number of required parking spaces, fence location, and parking setbacks from the north and west property line; and

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

WHEREAS, on April 18, 2018, 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 with Open Sales Lot and Rezoning from C1 Zoning District to B3 Zoning District, case no. 17PLND-0112, 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 B3 Zoning District per Subsection 6-9-1-9 of the Zoning Ordinance and Map Amendments per Subsection 6-3-4-5; and

WHEREAS, the Plan Commission recommended the City Council approve the application with conditions; and

WHEREAS, on May 14, 2018, 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 with an amendment, and recommended approval thereof by the City Council; and

WHEREAS, at its meetings of May 14, 2018 and May 29, 2018, held in compliance with the Open Meetings Act and the Zoning Ordinance, the City Council considered the recommendation of the P&D Committee, the Applicant application, 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 (1991)) and is not subject to courtroom fact-finding (see *National Paint & Coating Ass'n v. City of Chicago*, 45 F.3d 1124 (7th Cir. 1995)),

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: The City Council hereby amends the Zoning Map to remove those properties with the addresses and PINs listed in Exhibit B and identified in Exhibit C, both attached hereto and incorporated herein by reference, from the C1 Commercial District and place them within the B3 Business District.

SECTION 3: Pursuant to the terms and conditions of this ordinance, the City Council hereby grants the Special Use Permit applied for in case no. 17PLND-

0112, to allow construction and operation of the Planned Development described herein.

SECTION 4: The City Council hereby grants the following Site Development Allowances:

- (A) **Number of Required Parking Spaces:** A Site Development Allowance is hereby granted for thirty (30) parking spaces, whereas Table 16-B of the Zoning Ordinance requires a minimum of thirty-seven (37) parking spaces based on the proposed combination of uses in the B3 District.
- (B) **Fence Location:** A Site Development Allowance is hereby granted to place a fence with a zero (0) foot setback from the street side Subject Property line, whereas subsection 6-4-6-7(F)2(b)(1) of the Zoning Ordinance requires a two (2) foot setback from the street side Subject Property line in the B3 District.
- (C) **Parking Setbacks:** A Site Development Allowance is hereby granted permitting a zero (0) foot parking setback from the north and west Subject Property lines, whereas subsection 6-9-4-7 of the Zoning Ordinance requires a minimum of a five foot parking setback from the north and west Subject Property lines in the B3 District.

SECTION 5: 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 terms of this ordinance; the Site and Landscape Plans in Exhibits D and E, attached hereto and incorporated herein by reference; all applicable legislation; the Applicant's testimony and representations to the Design and Project Review Committee, the Plan Commission, the P&D Committee, and the City Council; and the approved documents on file in this case.
- (B) **Construction Management Plan:** The Applicant shall sign and agree to a Construction Management Plan (CMP) with the City of Evanston prior to issuance of the Building Permit. The CMP shall include but is not limited to the following: construction phasing/staging plans; construction hours; site access including traffic and pedestrian safety plans; contractor parking; damage control

and vibration monitoring; construction exhibits; project communication and signage.

- (C) **Metal Fence:** The Applicant must provide to the City the metal fence detail for the six (6) foot tall metal fence surrounding the garden yard/open sales area on the Subject Property indicating the fence material, finish, and design to the Design and Project Review (DAPR) Committee prior to issuance of building permit.
- (D) **Landscaping:** Applicant must install and maintain the landscaping improvements as depicted in Exhibit E.
- (E) **Street Improvements:** The Applicant must install all improvements to the streets, including grinding of existing pavement markings, restriping, and asphalt patching at new water/sewer services within the Howard Street and Chicago Avenue Right of Ways.
- (F) **Sidewalk Replacement:** The Applicant must replace all sidewalks adjacent to the Subject Property along the full length of the property on both Howard Street and Chicago Avenue.
- (G) **METRA Embankment Improvements:** The Applicant agrees to continue working with METRA and/or Union Pacific Railroad regarding obtaining written permission for the installation and maintenance of landscaped embankment improvements adjacent to the Subject Property for the life of the development.
- (H) **Color Accents:** The Applicant agrees to incorporate color accents on all facades, as incorporated in the Development Plans, as revised pursuant to recommendation from the Design and Project Review (DAPR) Committee.
- (I) **Harm Mitigation for Birds:** The Applicant will implement the following strategies to improve and incorporate bird friendly measures:
 - a. Install low reflective glass windows;
 - b. Install metal balcony railings rather than glass doors and balconies;
 - c. Minimize any external lighting from 12:00 a.m. until dawn during Spring and Fall bird migration; and
 - d. Avoid guy wires and roof lighting that pose a bird hazard.
- (J) **Affordable Housing Units:** The Applicant shall provide five (5) units of on-site affordable housing for the following twenty-five (25) years in accordance with the approved equivalent alternative inclusionary housing proposal. The affordable units shall be affordable to households earning no more than the following area median income (AMI): three (3) 1-bedroom units must be affordable at eighty percent (80%) AMI and two (2) 2-bedroom units must be affordable at eighty percent (80%) AMI.

- (K) **Changes in Building Use:** Any material changes in the use of the building on the Subject Property must be approved as an amendment to this Planned Development in accordance with Subsection 6-3-6-12 of the Zoning Ordinance.
- (L) **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 6: 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 7: This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

SECTION 8: 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 9: All ordinances or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

SECTION 10: 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 11: 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: May 14, 2018


Adopted: May 29, 2018

Approved:

June 26, 2018

Stephen H. Hagerty
Stephen H. Hagerty, Mayor

Attest:


Devon Reid, City Clerk

Approved as to form:

Michelle L. Masoncup
Michelle L. Masoncup, Interim
Corporation Counsel

EXHIBIT A**Legal Description****PARCEL 1:**

THAT PART LYING WEST OF THE WEST LINE OF CHICAGO AVENUE (NOW CLARK STREET) AND EAST OF THE EAST LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY (FORMERLY CHICAGO AND MILWAUKEE RAILROAD COMPANY) OF THE SOUTH 6.25 CHAINS OF THE NORTHEAST 1/4 SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND NORTH OF A LINE 150.00 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF HOWARD STREET, MEASURED ALONG THE WEST LINE OF CHICAGO AVENUE, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH 50 FEET OF THE SOUTH 150 FEET OF THAT PART OF THE SOUTH 6.25 CHAINS, LYING WEST OF THE WEST LINE OF CHICAGO AVENUE, EAST OF THE EAST UNE OF CHICAGO AND NORTHWESTERN RAILROAD AND NORTH OF THE NORTH LINE OF HOWARD STREET OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE SOUTH 8.25 CHAINS OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD MERIDIAN, DESCRIBED AS COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF HOWARD STREET, WITH THE EAST LINE OF THE RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD RUNNING; THENCE EAST ALONG THE NORTH LINE OF HOWARD STREET TO ITS INTERSECTION WITH THE WEST LINE OF NORTH CLARK STREET (FORMERLY CHICAGO AVENUE); THENCE NORTHERLY ALONG THE WEST LINE OF SAID NORTH CLARK STREET 100 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF HOWARD AVENUE TO THE EAST LINE OF THE RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY, MORE OR LESS TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PINs: 11-30-212-004-0000
11-30-212-005-0000
11-30-212-006-0000
11-30-212-007-0000
11-30-212-008-0000

COMMONLY KNOWN As: 100 and 128-132 Chicago Avenue, Evanston, IL (approx. 25,412 sq. ft.)

EXHIBIT B

**Addresses and PINs of Properties Removed from the C1 Commercial District and
Placed Within the B3 Business District**

Commonly Known As: 128-132 Chicago Avenue, Evanston, IL

PINs: 11-30-212-004-0000
11-30-212-005-0000
11-30-212-006-0000

EXHIBIT C

**Map of Properties Removed from the C1 Commercial District and Placed Within
the B3 Business District**

Properties Removed from the C1 Commercial District and Placed Within the B3 Business District



May 3, 2018

drawGraphics_poly

User drawn polygons



Zoning Boundaries & Labels

Zoning Overlay Districts



oCSC - Central Street Corridor



oDM - Dempster-Main Overlay



oH - Hospital Overlay



oRD - Redevelopment Overlay



oWE - West Evanston Overlay

Federal Historic Districts



Northeast



Ridge

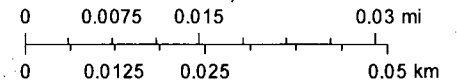


Lakeshore



Oakton

1:1,000



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This map is not a plat of survey. This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapdisclaimers.html for more information.

EXHIBIT D

Development Plans

EVANSTON GATEWAY, LLC

Future home of CITY GRANGE - Education-based urban garden and lifestyle center



RE-ZONING, SPECIAL USE AND PLANNED DEVELOPMENT APPLICATION

100 Chicago Avenue, Evanston, IL



AERIAL IMAGE

EVANSTON GATEWAY, LLC | 100 CHICAGO AVENUE #17.03 | November 10, 2017

photographs of site and surrounding properties

LEVEL

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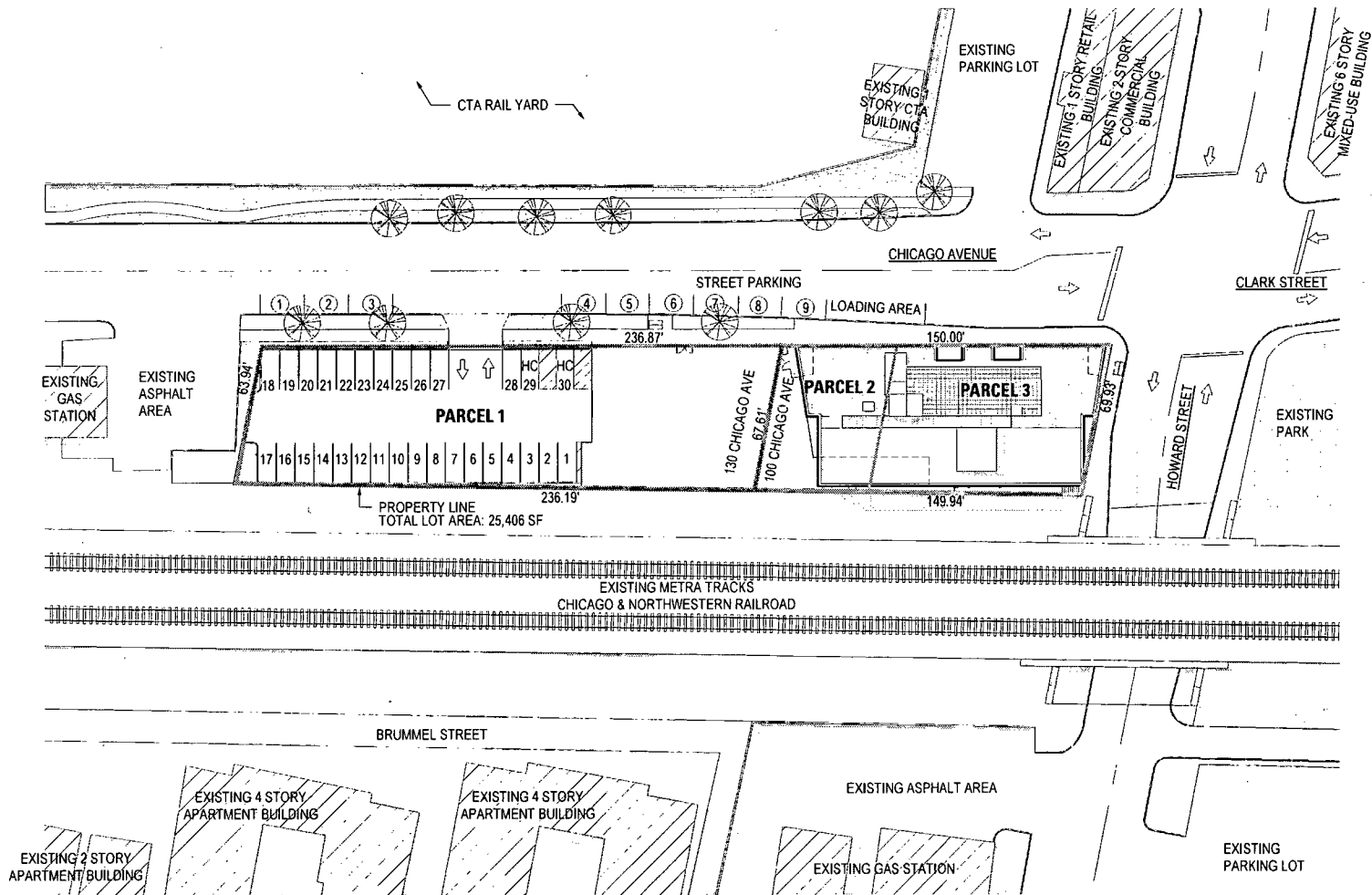
AERIAL VIEW OF SITE AND SURROUNDING CONTEXT

EVANSTON GATEWAY, LLC | 100 CHICAGO AVENUE #17.03 | March 28, 2018

LEVEL

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renderings of proposed project

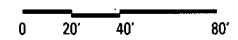


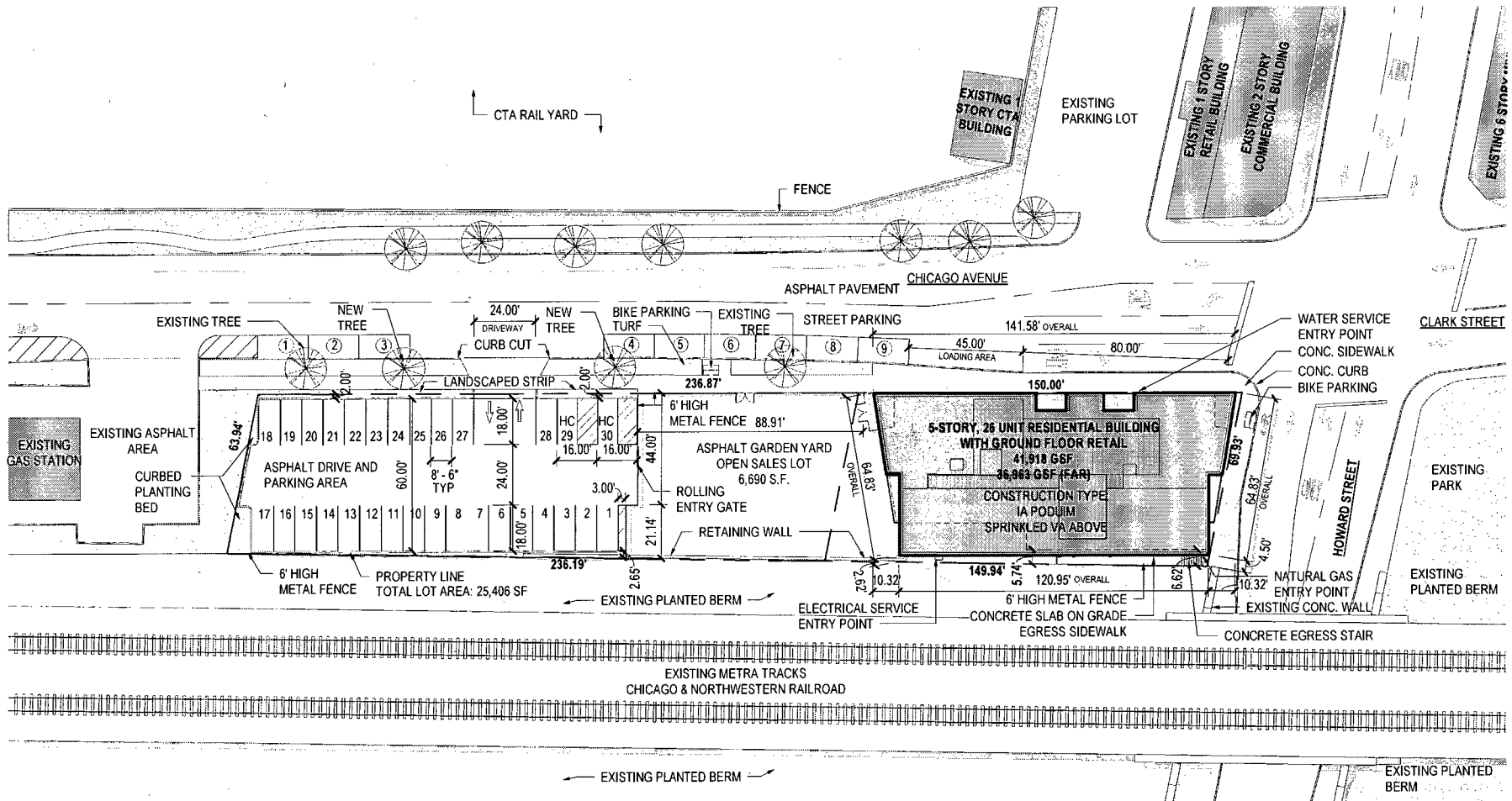
EVANSTON GATEWAY, LLC | 100 CHICAGO AVENUE #17.03 | March 13, 2018

site diagram

LEVEL

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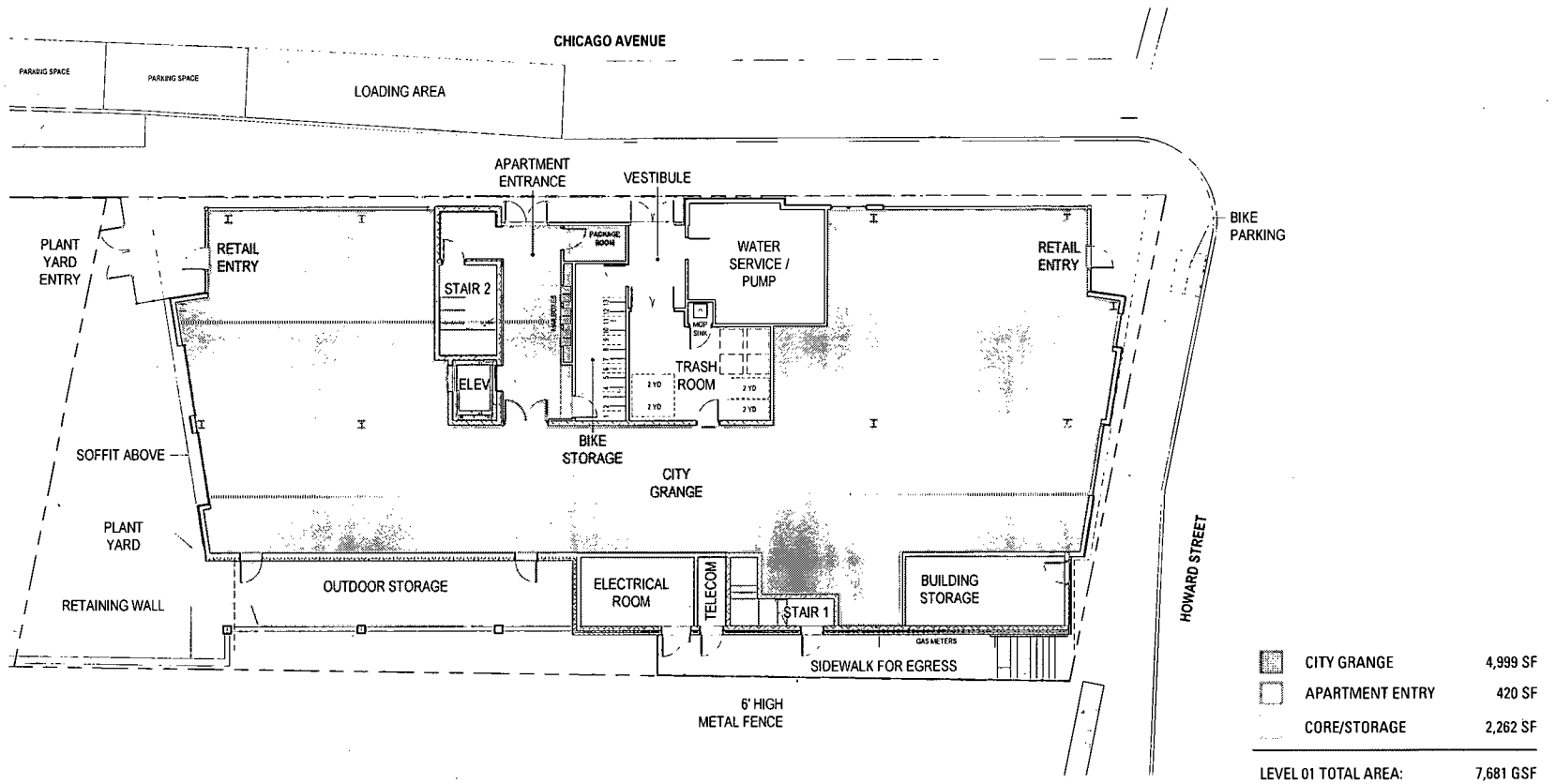
EVANSTON GATEWAY, LLC | 100 CHICAGO AVENUE #17.03 | March 27, 2018

LEVEL

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site plan





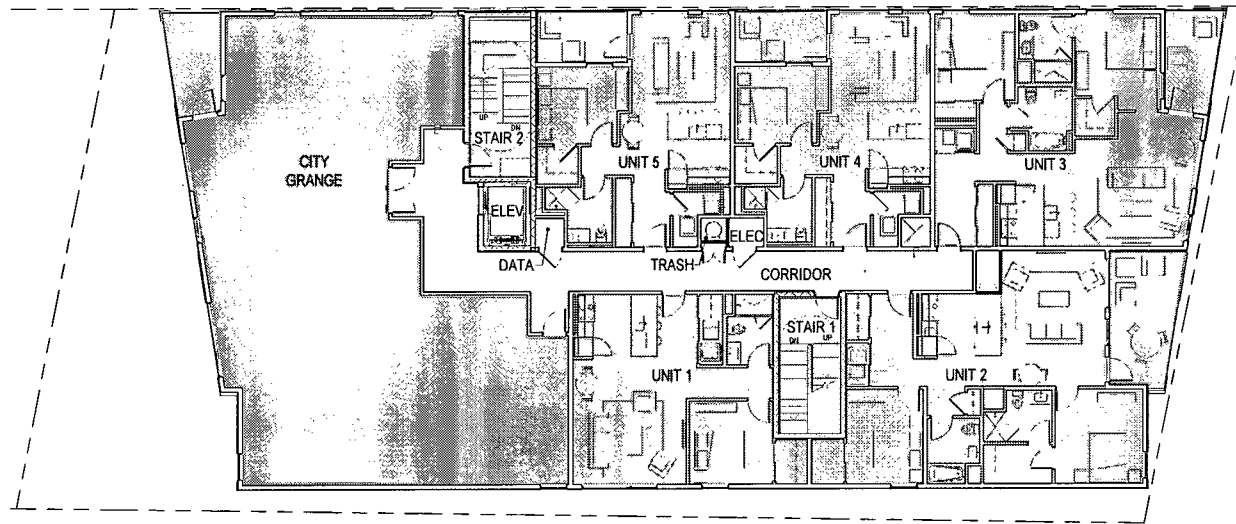
EVANSTON GATEWAY, LLC | 100 CHICAGO AVENUE #17.03 | April 11, 2018

level 01

LEVEL

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	CITY GRANGE	2,374 SF
	UNIT 1 - 1 BED / 1 BATH	765 SF
	UNIT 2 - 2 BED / 2 BATH	1,125 SF
	UNIT 3 - 2 BED / 2 BATH	1,076 SF
	UNIT 4 - 1 BED / 1 BATH	732 SF
	UNIT 5 - 1 BED / 1 BATH	741 SF
	COVERED BALCONIES	511 SF
	CORRIDOR	540 SF
	CORE	518 SF
LEVEL 02 TOTAL AREA:		8,382 GSF

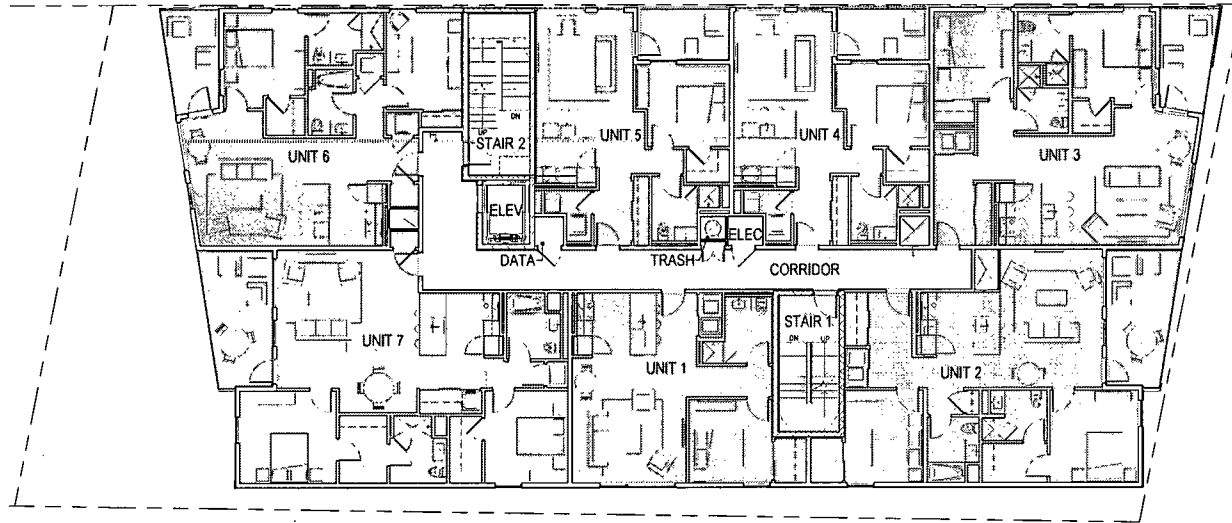
EVANSTON GATEWAY, LLC | 100 CHICAGO AVENUE #17.03 | March 28, 2018

LEVEL

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level 02





	UNIT 1 - 1 BED / 1 BATH	765 SF
	UNIT 2 - 2 BED / 2 BATH	1,125 SF
	UNIT 3 - 2 BED / 2 BATH	1,076 SF
	UNIT 4 - 1 BED / 1 BATH	732 SF
	UNIT 5 - 1 BED / 1 BATH	741 SF
	UNIT 6 - 2 BED / 2 BATH	1,034 SF
	UNIT 7 - 2 BED / 2 BATH	1,238 SF
	COVERED BALCONIES	669 SF
	CORRIDOR	479 SF
	CORE	523 SF

LEVEL 03-05, TYP AREA: 8,382 GSF

EVANSTON GATEWAY, LLC | 100 CHICAGO AVENUE #17.03 | March 28, 2018

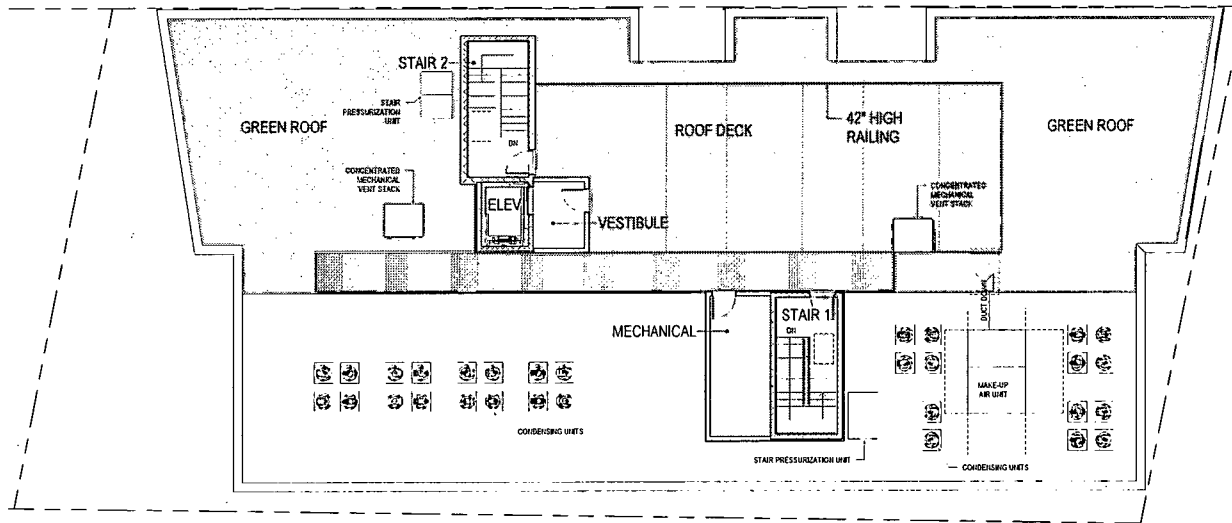
level 03-05, typical

LEVEL

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0 4' 8' 16' 32'





	ROOF DECK	1,733 SF
	GREEN ROOF	2,562 SF
	CORE + VESTIBULE	709 GSF

TOTAL ROOF AREA
OPEN TO SKY: 7,374 GSF

EVANSTON GATEWAY, LLC | 100 CHICAGO AVENUE #17.03 | March 28, 2018

LEVEL

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roof

0 4' 8' 16' 32'





VIEW LOOKING WEST AT HOWARD/CHICAGO INTERSECTION

EVANSTON GATEWAY, LLC | 100 CHICAGO AVENUE #17.03 | April 11, 2018

renderings of proposed project

LEVEL

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METRA

BUILDING

RETAIL ENTRANCE

SIDEWALK

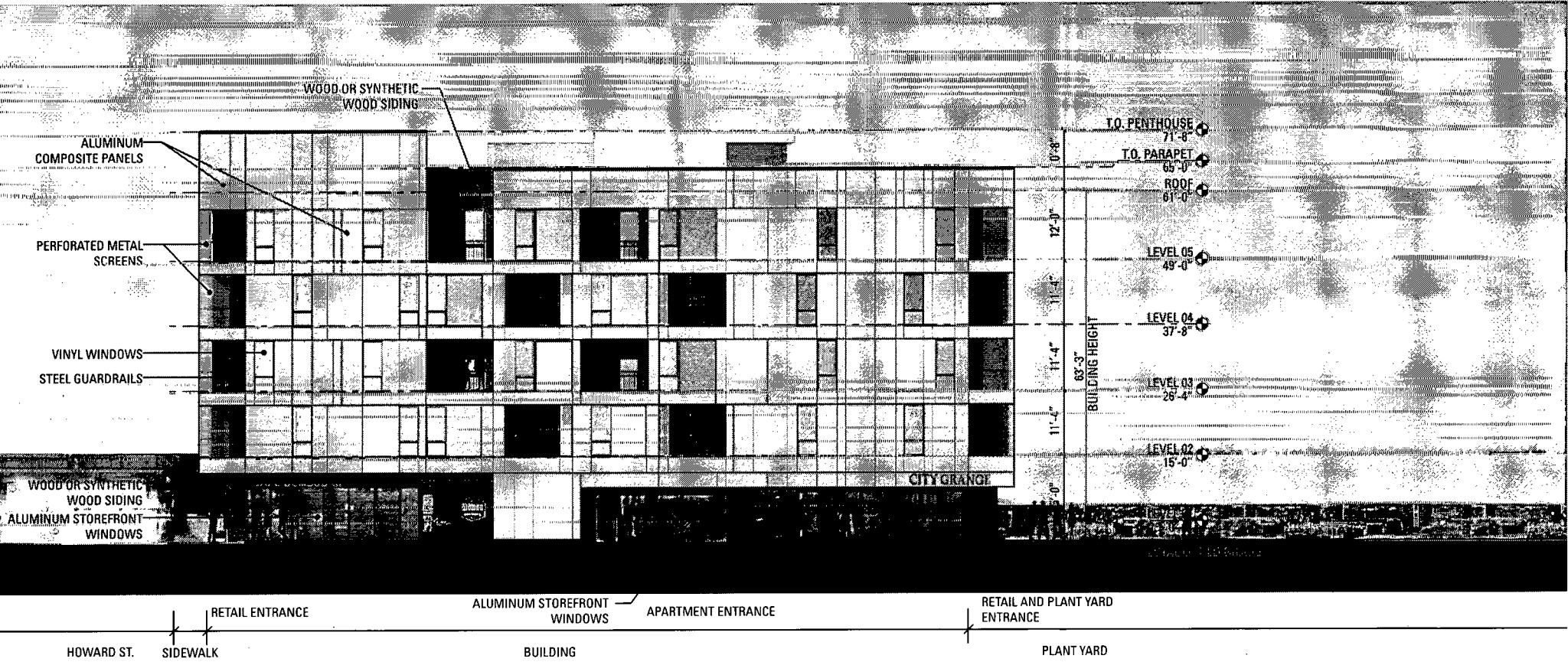
CHICAGO AVE.

EVANSTON GATEWAY, LLC | 100 CHICAGO AVENUE #17.03 | April 11, 2018

exterior elevation - south

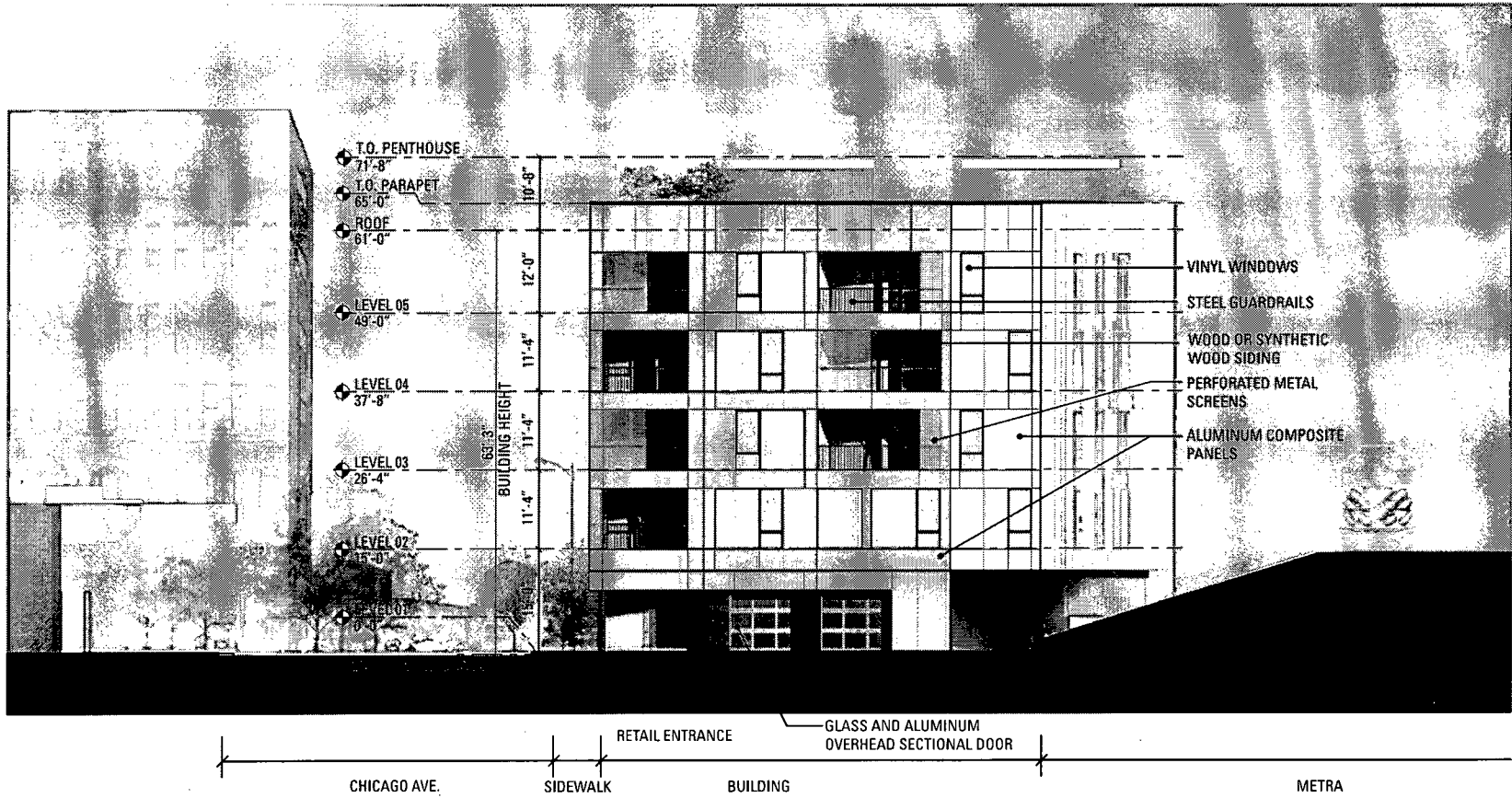
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exterior elevation - east

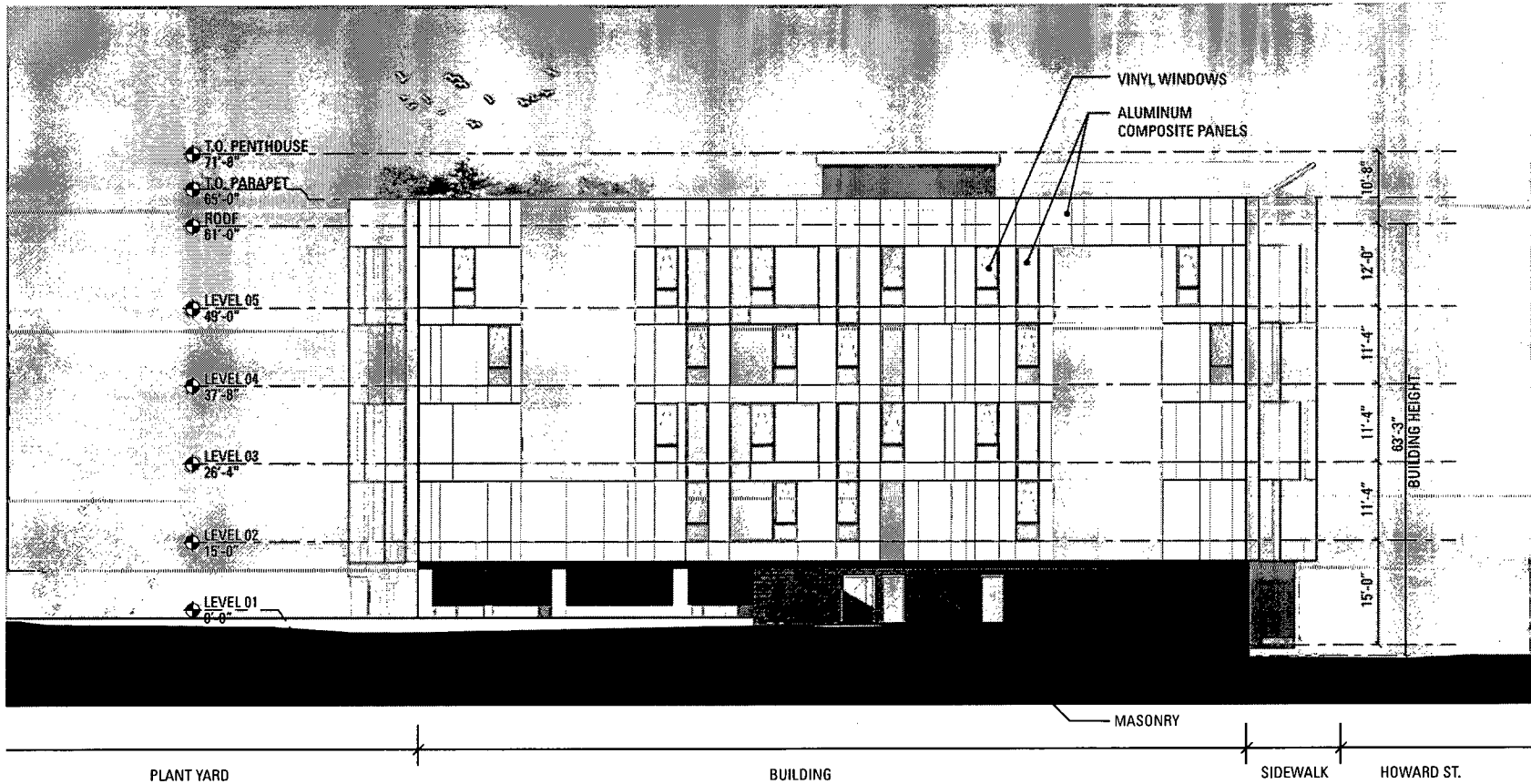


EVANSTON GATEWAY, LLC | 100 CHICAGO AVENUE #17.03 | April 11, 2018

exterior elevation - north

LEVEL

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EVANSTON GATEWAY, LLC | 100 CHICAGO AVENUE #17.03 | April 11, 2018

exterior elevation - west

LEVEL

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Project Name: **Evanston Gateway**
 Project Location: 100 North Chicago Avenue, Evanston, IL
 Project Number: 17.030
 Date: Apr. 11, 2018

Based on 2017 City of Evanston B1-B3 Regulations
 Lot Area: 25,406
 Total FAR: 3.00

Included in FAR

Building GSF		Total Leasable Residential								Total Leasable Residential			
Enclosed Area	Total GSF	Units								Enclosed Balconies GSF	Residential GSF	Corridors GSF	Retail/office GSF
		1B 1BA nsf "1"	2B 2BA nsf "2"	2B 2BA nsf "3"	1B 1BA nsf "4"	1B 1BA nsf "5"	2B 2BA nsf "6"	2B 2BA nsf "7"					
penthouse	709											82	
05 residential	8,382	765	1,125	1,076	732	741	1,034	1,238	669		7,380	479	
04 residential	8,382	765	1,125	1,076	732	741	1,034	1,238	669		7,380	479	
03 residential	8,382	765	1,125	1,076	732	741	1,034	1,238	669		7,380	479	
02 residential	8,382	765	1,125	1,076	732	741	0	0	511		4,950	540	2,374
01 ground floor	7,681											345	4,999
Subtotals	41,918	4	4	4	4	4	3	3	2,518		27,090	2,404	7,373

EVANSTON GATEWAY, LLC | 100 CHICAGO AVENUE #17.03 | April 11, 2018

area calculation



Not Included in FAR

	Loading	Bike Parking	Mech, elec, data, water	Trash	Storage + BOH	Stairs, elev, and shafts
	GSF	GSF	GSF	GSF	GSF	GSF
penthouse			185			442
05 residential			45	17		461
04 residential			45	17		461
03 residential			45	17		461
02 residential			45	17		456
01 ground floor		172	589	301	962	313
Subtotals	0	172	954	369	962	2,594

Summary

	SUBTOTAL: NON-FAR	Total GSF	Subtotal attributable to FAR	Flr.
	627	709	82	penthouse
	523	8,382	7,859	05 residential
	523	8,382	7,859	04 residential
	523	8,382	7,859	03 residential
	518	8,382	7,864	02 residential
	2,337	7,681	5,344	01 ground floor
	5,051	41,918	36,867	Subtotals

TOTAL GSF 41,918

FAR	3.00
allowable FAR area	76,220
proposed FAR area	36,867
proposed FAR	1.45

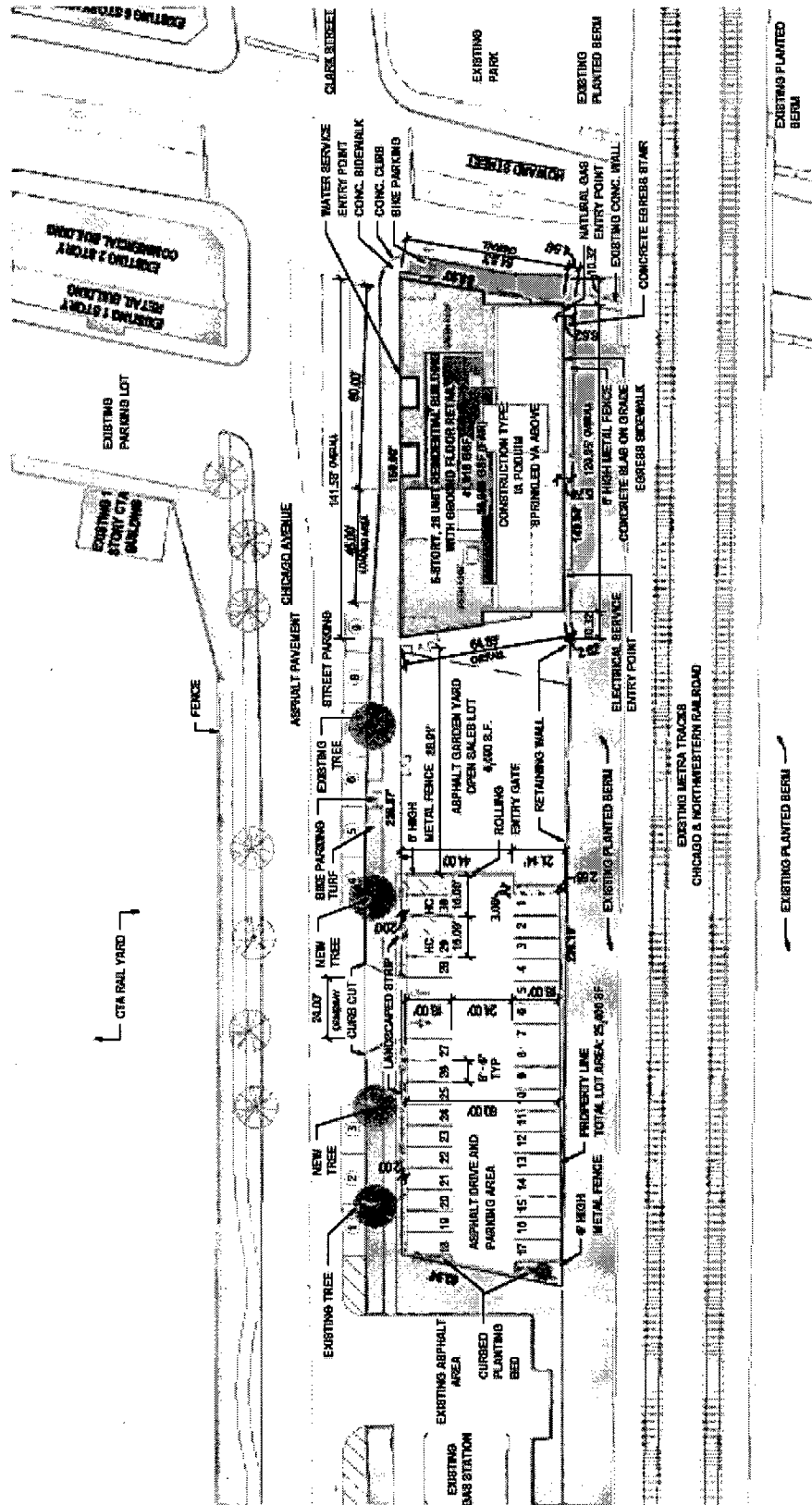
EVANSTON GATEWAY, LLC | 100 CHICAGO AVENUE #17.03 | April 11, 2018

area calculation



EXHIBIT E

Landscape Plans



EVANSTON GATEWAY, LLC | 100 CHICAGO AVENUE #17.03 | March 27, 2018
 landscape plan



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