PLAN COMMISSION
Wednesday, August 13, 2014
7:00 P.M.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, City Council Chambers

AGENDA

1. CALL TO ORDER / DECLARATION OF QUORUM

2. APPROVAL OF MEETING MINUTES: July 23, 2014

3. NEW BUSINESS

   A. TEXT AMENDMENT TO THE ZONING ORDINANCE 14PLND-0102

      Section 6-15-14-10 Site Development Allowances in oCSC

      Specifically consider a text amendment, pursuant to City Code Title 6, Zoning, regarding Section 6-15-14-10 Site Development Allowances of the City Code for Central Street Corridor Overlay District.

4. ADJOURNMENT

The next regular Plan Commission meeting is scheduled for **WEDNESDAY, September 10, 2014** at **7:00 P.M.** in **COUNCIL CHAMBERS** of the Lorraine H. Morton Civic Center.

Order of agenda items are subject to change. Information about the Plan Commission is available online at: [http://www.cityofevanston.org/plancommission](http://www.cityofevanston.org/plancommission). Questions can be directed to Damir Latinovic, Neighborhood and Land Use Planner, at 847-448-8675 or via e-mail at dlatinovic@cityofevanston.org.

The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact the Community Development Department 48 hours in advance of the scheduled meeting so that accommodations can be made at 847-448-8683 (Voice) or 847-448-8064 (TTY).
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
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
PLAN COMMISSION

CASE # 13PLND-0102

Zoning Ordinance Text Amendment

Site Development Allowances in oCSC District
Memorandum

To: Chair and Members of the Plan Commission
From: Mark Muenzer, Community Development Director
Lorrie Pearson, Planning and Zoning Administrator
Damir Latinovic, Neighborhood and Land Use Planner

Subject: Zoning Ordinance Text Amendment
Section 6-15-14-10 Site Development Allowances in oCSC Central Street Overlay District - 14PLND-0102

Date: August 7, 2014

Request
Staff recommends approval of the Zoning Ordinance Text Amendment to eliminate Section 6-15-14-10 - Site Development Allowances. The section prohibits any site development allowances for Planned Developments in the Central Street Overlay District.

Notice
The application has been filed in conformance with applicable procedural and public notice requirements.

Analysis
On January 28, 2008, the City Council adopted Ordinance 5-O-08 which created the Central Street Overlay District. The intent of the Ordinance was to implement the findings and recommendations from the Central Street Master Plan that was adopted in 2007. The Central Street Overlay District extends from Gross Point Road on the west to Ridge Avenue on the east (map attached). The oCSC zoning regulations seek to: preserve the existing character and scale of developments along Central Street, encourage a healthy mix of uses along the corridor, encourage retail uses close to transit, establish new sidewalk standards and encourage buildings with clearly defined bases, middles and tops among other things.

The district regulations also include Section 6-15-14-10 below:

6-15-14-10 Site Development Allowances
Sections 6-3-6-5 and 6-3-6-6 and Subsections 6-8-1-10 C), 6-9-1-9 C) and 6-10-1-9 C) of this Title, and Subsection 6-15-1-9 C) of this Chapter notwithstanding, site development allowances for planned developments are not permitted in the oCSC district.
Therefore no Site Development Allowances are permitted for Planned Developments within the Central Street Overlay District.

Section 6-15-14-10 is not consistent with the intent of the Planned Development regulations. Planned Developments are a type of special use that is intended to encourage the efficient use of land and resources, promote greater efficiency in public and utility services and encourage innovation in the planning and building of all types of developments. Site Development Allowances, such as variation from parking requirements, setbacks, height, FAR, etc., are often necessary to achieve such public benefits and innovations in new development. As a result, a vast majority of Planned Developments include a request for approval of one or more Site Development Allowances. This in return allows the City to negotiate larger public benefits from Planned Developments that seek Site Development Allowances.

Section 6-15-14-10 is also not consistent with City’s previous practice throughout the City. Site Development Allowances for Planned Developments are allowed per the Zoning Ordinance throughout the City. Each zoning district includes regulations for Planned Developments which specifically list the type and amount of allowances City Council may grant. Since 2000, the City has approved 35 Planned Developments and all but three required approval of Site Development Allowances.

The proposed text amendment to eliminate the Section 6-15-14-10 will enable the City to process approvals of Planned Developments within Central Street Overlay District in the same manner as is the practice in other zoning districts. The proposal will also encourage desirable Planned Developments that promote greater quality and efficiency in building and site design. Such new Planned Developments will also further the goals and recommendations of the Central Street Master Plan to encourage a healthy mix of uses, consistent street walls and sidewalk widths and continue to foster the vibrant pedestrian environment Central Street corridor is known for.

Standards of Approval
The proposed Zoning Ordinance Text Amendment to eliminate Section 6-15-14-10 – Site Development Allowances in Central Street Overlay District meets the standards for approval of amendments outlined in Section 6-3-4-5 of the City Code. Site Development Allowances are often necessary for Planned Developments. Planned Developments must be reviewed by the Plan Commission and approved by the City Council and are approved if they are consistent with the goals and recommendations of the Comprehensive General Plan and other plans and policies. The proposed text amendment encourages approval of projects as Planned Developments to give the City larger control over the quality of projects to assure they are compatible with the overall character of existing development along Central Street. As part of this approval process, the City also verifies that such projects can be adequately served by existing or proposed public facilities and services. As a result, the proposed text amendment will not have any adverse effect on the value of adjacent properties.
Recommendation

Based on the analysis above, staff recommends Plan Commission make a positive recommendation to the City Council regarding the proposed Text Amendment to eliminate *Section 6-15-14-10 Site Development Allowances* in the Central Street Overlay District.

Attachments

Ordinance 102-O-14  
Central Street Overlay District Map
102-O-14

AN ORDINANCE

Amending the Text of the Zoning Ordinance
with Regards to Site Development Allowances in the oCSC Central Street Overlay District

WHEREAS, on, August 13, 2014, the Plan Commission held a public hearing, pursuant to proper notice, regarding case no. 14PLND-0102 to consider an amendment to the text of Title 6 of the Evanston City Code of 2012, as amended (the “Zoning Ordinance”), relating to site development allowances in the oCSC Central Overlay District; and

WHEREAS, the Plan Commission received testimony and made written 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 meeting of September 8, 2014, the Planning and Development Committee of the City Council considered and adopted the findings and recommendation of the Plan Commission in case no. 14PLND-0102 and recommended City Council approval thereof; and

WHEREAS, at its meetings of September 8 and September 22, 2014, the City Council considered and adopted the records and recommendations of the Plan Commission and the Planning and Development Committee,

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 fact and incorporated herein by reference.

SECTION 2: Section 6-15-14-10 of the Zoning Ordinance is hereby amended to read as follows:

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

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

6-15-14-10. DEVELOPMENT BONUSES.

Floor area ratio (FAR) bonuses are available and may be approved for developments in the subareas identified in Table 5, "Development Bonuses," of this Section:

TABLE 5: DEVELOPMENT BONUSES

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<th>Subarea</th>
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(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:
   Bonus FAR = [(number of qualified parking spaces in excess of requirement × 350 square feet)/lot area] × 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) Aboveground 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 subareas as shown under "underground parking" in Table 5 of this Section, in accordance with the following formula:

   Bonus FAR = [(number of qualified underground parking spaces × 350 square feet)/lot area] × 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.

**SECTION 3:** Section 6-15-14-11 of the Zoning Ordinance is hereby amended to read as follows:

**6-15-14-11. DEVELOPMENT BONUSES.**

Floor area ratio (FAR) bonuses are available and may be approved for developments in the subareas identified in Table 5, "Development Bonuses," of this Section:

**TABLE 5: DEVELOPMENT BONUSES**

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(B) 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:
   
   \[
   \text{Bonus FAR} = \left( \frac{\text{number of qualified parking spaces in excess of requirement} \times 350 \text{ square feet}}{\text{lot area}} \right) \times 0.40
   \]

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) Aboveground 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:

2. Bonus Formula: A floor area bonus may be approved for qualifying underground parking in subareas as shown under "underground parking" in Table 5 of this Section, in accordance with the following formula:

   \[
   \text{Bonus FAR} = \left( \frac{\text{number of qualified underground parking spaces} \times 350 \text{ square feet}}{\text{lot area}} \right) \times 0.20
   \]

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.  
(e) Vehicular access to the parking garage must be located off an alley.

6-15-14-11. PEDESTRIAN AREA REQUIREMENTS.

(A) Location: A pedestrian area shall be located between the front facade 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 nonresidential uses. Each pedestrian area shall consist of two (2) 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," of this Section.

TABLE 6: PEDESTRIAN AREA REQUIREMENTS

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<th>Subarea</th>
<th>Minimum Width Along Central, Green Bay, Gross Point, Crawford</th>
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(B) Sidewalk Clear Zone Requirements:

1. The sidewalk clear zone shall be a minimum width as specified in Table 6 of this Section, 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 (8) 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 of this Section. 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 Sightlines 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 (2 1/2) feet and eight (8) 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 (1) facade adjacent to the pedestrian area shall have a pedestrian entrance located on the ground floor of that facade 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 (10) feet from the sidewalk. The resulting area between the front facade 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.

SECTION 4: Section 6-15-14-12 of the Zoning Ordinance is hereby amended to read as follows:

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

(B) Location: A pedestrian area shall be located between the front facade 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 nonresidential uses. Each pedestrian area shall consist of two (2) 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," of this Section.

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<td>(C) Minimum Pedestrian</td>
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<tr>
<td>(D) Clear Zone</td>
<td>(E) Parkway/Street Furniture Zone</td>
<td>(F) Minimum Pedestrian</td>
</tr>
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Sidewalk Clear Zone Requirements:

1. The sidewalk clear zone shall be a minimum width as specified in Table 6 of this Section, 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 (8) 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.

Parkway/Street Furniture Zone Requirements: The parkway/street furniture zone shall have a minimum width as specified in Table 6 of this Section. 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.

Vehicle Sightlines 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 (2 1/2) feet and eight (8) feet above grade.

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.

Relationship Of Building To Pedestrian Area: Each building with at least one (1) facade adjacent to the pedestrian area shall have a pedestrian entrance located on the ground floor of that facade and opening directly onto the pedestrian area. Such entrance shall be unlocked and accessible during business hours.

Optional Sidewalk Setback Area: Buildings may be set back an additional distance up to ten (10) feet from the sidewalk. The resulting area between the front facade 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.
6-15-14-12. MINIMUM BICYCLE PARKING REQUIREMENTS.

(A) All nonresidential 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 bicycle parking space for every five (5) multi-family units.

(C) No development, except a one- or two-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 (50) feet 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.

SECTION 5: Section 6-15-14-13 of the Zoning Ordinance is hereby amended to read as follows:

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

(A) All nonresidential 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 bicycle parking space for every five (5) multi-family units.

(C) No development, except a one- or two-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 (50) feet 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.

6-15-14-13. 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 (40) feet 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 (3) feet above grade.
2. Upper edge of lite (header) is no lower than ten (10) feet 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.

SECTION 6: Section 6-15-14-14 of the Zoning Ordinance is hereby amended to read as follows:

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 (40) feet 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 (3) feet above grade.
2. Upper edge of lite (header) is no lower than ten (10) feet above grade.

(D) 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.

6-15-14-14. BUILDING FACADE ARTICULATION.

For all building facades facing public streets:

(A) The length of facade without intervening fenestration or entryway shall not exceed twenty (20) feet.

(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 (25) feet 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.
SECTION 7: Section 6-15-14-15 of the Zoning Ordinance is hereby amended to read as follows:

6-15-14-15. BUILDING FACADE ARTICULATION.

For all building facades facing public streets:

(A) The length of facade without intervening fenestration or entryway shall not exceed twenty (20) feet.
(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 (25) feet 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.

6-15-14-15. ALLEY ACCESS.

New nonresidential or mixed use construction in the oCSC overlay district on zoning lots that abut a public alley narrower than eighteen (18) feet in width must provide a clear area immediately abutting and parallel to the public alley extending to a depth of eighteen (18) feet 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 8: Section 6-15-14-16 of the Zoning Ordinance is hereby deleted in its entirety as follows:

6-15-14-16. ALLEY ACCESS.

New nonresidential or mixed use construction in the oCSC overlay district on zoning lots that abut a public alley narrower than eighteen (18) feet in width must provide a clear area immediately abutting and parallel to the public alley extending to a depth of eighteen (18) feet 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 9: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 10: 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 11: This ordinance shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.

SECTION 12: 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:___________________, 2014
Adopted:___________________, 2014
Approved:___________________, 2014

________________________________________
Elizabeth B. Tisdahl, Mayor

Attest:_______________________________

Approved as to form:

Rodney Greene, City Clerk

W. Grant Farrar, Corporation Counsel