



DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING AND ZONING DIVISION

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PUBLIC NOTICE

1890 MAPLE AVENUE

ZPC 07-01 PD

On February 21, 2007 at 7:00 PM., the Evanston Plan Commission will conduct a public hearing, City Council Chambers, 2nd floor, Civic Center, 2100 Ridge Avenue, Evanston, Illinois, when they will consider the following matter:

An application by Robert King, o/b/o Carroll Properties, Inc. contract purchaser, with permission from 1890 Maple, LLC, property owner, for a Planned Development. The subject property, commonly known as 1890 Maple, is presently located within the RP Research Park Zoning District. The applicant requests that the City grant a planned development as a form of special use permit including such development allowances, exceptions to development allowances, and other relief as may be necessary to allow redevelopment of 1890 Maple for a mixed-use development with accessory parking.

Generally, the applicant proposes to construct a new structure at 1890 Maple to develop a multi-family residential building with the following characteristics:

- a) Approximately 152 dwelling units;
- b) Approximately 40,000 square feet of retail/commercial space;
- c) A defined gross floor area (excluding parking loading, storage, mechanicals, and uses accessory to the building) of approximately 183,927 square feet, resulting in a floor area ratio of about 4.93;
- d) A maximum defined building height of approximately 158 feet; and
- e) Approximately 313 parking spaces (269 off-street parking spaces enclosed within the building and 44 off-street parking spaces provided off-site).

The applicant is requesting special use approval, development allowances, and exceptions to development allowances for the following regulatory concerns.

1. The applicant requests grant of a special use as authorized by §6-12-2-3 for a planned development.
2. §6-12-1-7 (D) establishes the mandatory planned development thresholds for a project located in the RP Research Park District. The subject property at 1890 Maple is located on a lot that is approximately 37,283 square feet in size. In addition, the project will result in the development of approximately 152 new residential units. Both characteristics trigger a mandatory planned development request to obtain approval for the proposed project.

3. §6-12-2-8 establishes the maximum building height for properties within the RP district as 85 feet. The applicant is proposing to construct a building with a defined maximum building height of approximately 158'. The applicant requests an exception to a planned development site development allowance under §6-12-1-7 (C) 1 allowing this height.

The public hearing may be continued to a further date, time and place without the delivery of an additional notice such as this one.

The Zoning Ordinance contains the following relevant sections including sections for which the applicant may seek development allowances and exceptions to development allowances within the planned development special use permit.

§6-3-6 contains the requirements, procedures, and standards for planned developments, including the rights of the applicant and neighboring land users.

§6-12-1-7 contains the requirements, procedures, and standards for planned developments within the RP Research Park District.

§6-12-2 contains the allowances, requirements, standards and limitations within the RP Research Park District.

§6-16-2 contains the general off-street parking requirements.

§6-16-4 contains the general off-street loading requirements.

The subject property commonly known as 1890 Maple bears the following Permanent Identification Numbers for real estate purposes: 11-18-117-004 and 11-18-112-038. The property is legally described as follows:

PARCEL 1:

LOT 1 (EXCEPT THE WEST 20 FEET THEREOF) IN CITY CONSOLIDATION NO.1 OF LOTS 1, 2, 3, 4, AND 5 IN CIRCUIT COURT SUBDIVISION OF PARTITION OF LOT 22, BEING A TRIANGULAR PIECE OF LAND BOUNDED ON THE NORTH BY EMERSON STREET, ON THE SOUTHWESTERLY BY EAST RAILROAD AVENUE AND ON THE EAST BY MAPLE AVENUE (EXCEPT 1 ACRE IN THE NORTHWEST CORNER THEREOF) IN COUNTY CLERK'S DIVISION, IN THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; IN COOK COUNTY ILLINOIS, TOGETHER WITH THE WEST 20 FEET OF THE NORTH HALF OF THE VACATED 16 FOOT ALLEY LYING SOUTH OF AND ADJOINING SAID LAND.

The Chicago Tribune Publication Date: February 5, 2007

Information about the Plan Commission can be found online at:

<http://www.cityofevanston.org/departments/communitydevelopment/planning/PlanCommissionMinutesAgendas.shtml>

For zoning questions:

Contact the Zoning Division of the Community Development Department, at 847/ 866-2930 (phone), 847/448-8120 (fax), or zoning@cityofevanston.org (e-mail). The City's website at <http://www.cityofevanston.org> provides access to the entire City Code, including the Zoning Ordinance. To receive meetings agendas and other information, join the ZONING_INFORMATION electronic bulletin board from the City's home page: click on the following: SERVICES (in left column); ON LINE SERVICES (in left column); LIST - MAIN INDEX (in center); COMMUNITY DEVELOPMENT DEPARTMENT (in top center); ZONING_INFORMATION (in center); & join ZONING_INFORMATION

Persons needing mobility or communications access:

Contact Facilities Management at 847/866-2916 (voice) or 847/328-4080 (TDD).