

DEPARTMENT OF COMMUNITY DEVELOPMENT - BUILDING AND ZONING DIVISION

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== PUBLIC NOTICE ==
631-749 Chicago Avenue
08PLND-0083

On **August 13, 2008 at 7:00 PM**, the Evanston Plan Commission will conduct a public hearing in the City Council Chambers, 2nd floor, Civic Center, 2100 Ridge Avenue, Evanston, Illinois, when they will consider the following matter:

Case 08PLND-0083: An application by Evanston Devco, LLC as contract purchaser for the subject property, for a Planned Development. The subject property, commonly known as 631-749 Chicago Avenue, is presently located within the C1a Commercial Mixed Use 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 631-749 Chicago Avenue as a mixed-use development including multi-family residential, live-work, retail, and accessory parking uses.

Generally, the applicant proposes to construct two new attached structures at 631-749 Chicago Avenue to develop a mixed-use development with the following characteristics:

- a) Approximately 232 dwelling units;
- b) Approximately 8,400 square feet of retail commercial space on the ground floor;
- c) A gross floor area of approximately 225,250 square feet, resulting in a floor area ratio of about 2.73;
- d) Two connected five-story buildings of approximately 62 feet each;
- e) Approximately 329 parking spaces distributed both below and above ground within the two buildings.

The applicant is requesting special use approval for a planned development as required by Section 6-10-1-9(D) for a development that includes the construction of more than 24 new residential units. The applicant is requesting no site development allowances above what is permitted in the C1a district.

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 for 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. §6-10-1-9 contains the requirements, procedures, and standards for planned developments within the C1a Commercial Mixed Use 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 631-749 Chicago Avenue bears the following Permanent Identification Numbers for real estate purposes: 11-19-407-001-0000, 11-19-407-002-0000, 11-19-407-003-0000, 11-19-407-005-0000, 11-19-407-021-0000, 11-19-407-023-0000, 11-19-407-027-8001, and 11-19-407-027-8002. The property is legally described as follows:

LOTS 3,4,5 and 6 (EXCEPT THAT PART OF LOT 5 LYING EAST OF THE WEST 88.25 FEET OF SAID LOT 5) IN BLOCK 2 IN KEDZIE AND KEENEY'S ADDITION TO EVANSTON, IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS **AND** LOTS 7 AND 8 IN BLOCK 2 IN KEDZIE AND KEENEY'S ADDITION TO EVANSTON IN THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS **AND** LOT 1 AND 2 IN BLOCK 2 IN KEDZIE AND KENNEY'S ADDITION TO EVANSTON, A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS **AND** LOTS 9 AND 10 IN BLOCK 2, IN KEDZIE & KEENEY'S ADDITION TO EVANSTON A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19 TOWNSHIP 41 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.


For questions about this notice, or general zoning questions:

Contact the Zoning Office at (847) 866-2930 or zoning@cityofevanston.org.

For access to the entire Zoning Ordinance on-line:

Visit our web page at www.cityofevanston.org/zoning. Click on "City Code" in the upper right. **Title 6** is the Zoning Ordinance.

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