PLAN COMMISSION
Wednesday, August 30, 2017

(Plan Commission Meeting will convene at the conclusion of the
7:00 P.M. Joint Plan Commission and Zoning Board of Appeals Meeting)
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, James C. Lytle City Council Chambers

AGENDA

1. CALL TO ORDER / DECLARATION OF QUORUM

2. DISCUSSION

   A. C1a Regulations
      Aldermanic referral to Plan Commission to discuss possible retirement of or revisions to
      the C1a Commercial Mixed-Use Zoning District.

3. PUBLIC COMMENT

4. ADJOURNMENT

The next regular meeting of the Plan Commission is scheduled for WEDNESDAY, September 13, 2017 at 7:00 P.M. in JAMES C. LYTLE CITY COUNCIL CHAMBERS of the Lorraine H. Morton Civic Center.

Order of agenda items is subject to change. Information about the Plan Commission is available online at: http://www.cityofevanston.org/plancommission. Questions can be directed to Meagan Jones, Neighborhood and Land Use Planner, at 847-448-8170 or via e-mail at mmjones@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).

La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las que no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847/866-2916 (voz) o 847/448-8052 (TDD).
Plan Commission

Discussion

C1a Commercial Mixed-Use District Regulations
Memorandum

To: Chair and Members of the Plan Commission

From: Johanna Leonard, Director of Community Development
Scott Mangum, Planning and Zoning Administrator
Meagan Jones, Neighborhood and Land Use Planner

Subject: Discussion regarding C1a Zoning District Regulations

Date: August 25, 2017

Background
During the April 24, 2017 City Council meeting, Council referred the topic of C1a Commercial Mixed-Use Zoning District regulations to the Plan Commission. Specifically Council asked that the Commission look into possibly retiring the C1a Zoning in place of new regulations. Staff has done some initial research on the C1a district and corresponding regulations which are outlined below.

Analysis
The C1a Commercial Mixed-Use Zoning District is primarily located along a portion of the Chicago Avenue corridor, from Lee Street to South Boulevard on both sides of the street. The 831 Emerson site was also recently rezoned to C1a from C1 Commercial and R5 General Residential in June of this year. The District permits and currently consists of a variety of uses including multifamily residential, commercial and institutional, much of which is within mixed-use buildings. It is also adjacent to a number of different districts, including: B2 Business, C2 Commercial, MUE Mixed-Use Employment, MXE Transitional Manufacturing Employment, R3 Two-Family Residential, R4, R5, and R6 General Residential and OS Open Space (zoning map and zoning district comparison chart are attached). It should be noted that to the west of the designated C1a zoning districts, CTA/Metra railroad right-of-way acts as a boundary to other zoning districts further west.

The C1a Zoning District was established in 1993, with the overhaul of the City’s Zoning Ordinance, and then significantly revised in 2000, correlating with the completion of the Chicago Avenue Corridor Recommendations Report. The Chicago Avenue Corridor Recommendations Report came about from a two year planning process and created a document with the purpose of creating a vision that would guide future redevelopment and promote compatible economic development along Chicago Avenue. As part of the
report’s recommendations, several items directly addressed the C1a District. These are listed below:

- Revising of allowable height from 107 feet to a height within 55-67 feet (recommendation adopted into Zoning Ordinance).
- Elimination of parking floor exemption rule (recommendation adopted into Zoning Ordinance).
- Revising parking space requirements to provide for guest parking and require 1.25 to 1.5 spaces per unit (recommendation partially adopted into Zoning Ordinance).
- Review lot coverage and FAR regulations to be compatible with overall goal of reducing height and bulk of new development (recommendation partially adopted into Zoning Ordinance).

During the same time period of the Corridor Recommendation Report adoption, revisions were made to the C1a District. The specific revisions adopted by ordinance 42-O-00 (attached) addressed the following regulations within the C1a District:

- Revising the purpose statement to remove references to providing locations for the development of contemporary shopping developments characterized by large parking areas.
- Revising permitted and special uses within the district.
- Increasing the lot area required per dwelling unit from 300 to 350 square feet.
- Updating setback requirements: reducing side yard abutting a street for a building from 5 feet to 0 feet; rear yard abutting a residential district for a building reduced from 15 feet to 10 feet. Side yard abutting non-residential district for a building was changed from 5 feet to 0 feet to a height of 25 feet above grade above which a 5 foot setback is required.
- Special regulations for enclosed parking including screening, setback and aesthetic considerations to lessen the effects on the streetscape.

Approximately 9 developments have been constructed or approved within the C1a District since the 2000 revision of zoning regulations. A list of these developments, which includes information on the height, number of units, and number of parking spaces, is included as an attachment. A recent concern expressed by members of the City Council was the cumulative effect of developments such as these- with increased height, increased density and limited setbacks and sidewalk widths- on surrounding neighborhoods and the walkability of Chicago Avenue. Thus, the referral to the Plan Commission.

There are a number of possible text and/or map amendments that could address the concerns brought up regarding the C1a District. These include:

- Further reducing the height allowed by right and increasing required setbacks.
- Determine maximum heights using calculations similar those within the Central Street Overlay (oCSC) District which uses a transitional height plane to determine maximum heights based on the maximum height of adjacent lower intensity districts.
- Similar to certain areas of the Downtown, require a ziggurat setback above a certain height along Chicago Avenue and if adjacent to residentially zoned areas.
- Dissolve C1a zoning district and replace with an established or new zoning district (Map Amendment required).
- Create an overlay district (Map and Text Amendment required).

**Recommendation**

Staff recommends that this item be sent to the Zoning Committee of the Plan Commission for further discussion on possible text amendments, with the goal being to bring a recommendation to the Plan Commission on text amendment that would best address concerns mentioned above by the end of 2017.

**Attachments**

- Existing C1a Regulations
- Ordinance 42-O-00
- Zoning Map
- Adjacent Zoning District Comparison
- Developments within the C1a District
6-10-3. - C1a COMMERCIAL MIXED USE DISTRICT.

6-10-3-1. - PURPOSE STATEMENT.

The C1a commercial mixed use district is intended to provide locations for the development of mixed use buildings consisting of retail oriented and office uses on the ground level and office uses and/or residential dwellings located above as well as multifamily residential. A higher FAR and building height will be permitted in the C1a district in order to encourage this type of development.

(Ord. 42-0-00)

6-10-3-2. - PERMITTED USES.

The following uses are permitted in the C1a district:

Business or vocational school.
Caterer.
Commercial indoor recreation.
Commercial shopping center.
Cultural facility.
Dwellings (except that within the C1a district lying between Lee Street on the north and Kedzie Street on the south dwellings are only allowed when located above the ground floor).
Educational institution—Private.
Educational institution—Public.
Financial institution.
Food store establishment (with hours of operation between 6:00 a.m. and 12:00 midnight).
Government institution.
Hotel.
Neighborhood garden.
Office.
Public utility.
Religious institution.
Restaurant—Type 1.
Retail goods establishment.
Retail service establishment.

(Ord. 42-0-00; Ord. No. 3-O-14, § 8, 2-10-2014; Ord. No. 81-O-14, § 35, 8-11-2014)
6-10-3-3. - SPECIAL USES.

The following uses may be allowed in the C1a district, subject to the provisions set forth in Section 6-3-5 of this Title:

Animal hospital.

Aquaponics.

Assisted living facility.

Banquet hall.

Commercial outdoor recreation.

Convenience store.

Craft-brewery.

Daycare center—Adult (subject to the general requirements of Section 6-4-3 of this Title).

Daycare center—Child (subject to the general requirements of Section 6-4-2 of this Title).

Drive-through facility (accessory only).

Dwelling—Multiple-family.

Food store establishment.

Funeral services excluding on-site cremation.

Independent living facility.

Long-term care facility.

Media broadcasting station.

Membership organization.

Micro-Distillery.

Open sales lot.

Planned development (subject to the requirements of Section 6-10-1-9 of this Chapter and Section 6-3-6 of this Title).

Recording studio.

Resale establishment.

Residential care home—Category I (when located above the ground floor and subject to the general requirements of Section 6-4-4 of this Title).

Residential care home—Category II (subject to the general requirements of Section 6-4-4 of this Title).

Restaurant—Type 2.

Retirement hotel.
Sheltered care home.

Transitional shelter (subject to the requirements of Section 6-3-5-11 of this Title).

Urban farm, rooftop.

Wholesale goods establishment.

(Ord. 42-0-00; amd. Ord. 58-0-02; Ord. 114-0-02; Ord. 122-0-09; Ord. No. 78-O-10, § 6, 11-8-10; Ord. No. 71-O-10, § 8, 10-25-10; Ord. No. 129-O-12, § 8, 1-14-2013; Ord. No. 56-O-14, § 8, 5-27-2014; Ord. No. 57-O-14, § 8, 6-9-2014; Ord. No. 81-O-14, § 9, 8-11-2014)

6-10-3-4. - LOT SIZE.

The minimum lot size requirements for the C1a district are as follows:

(A) Nonresidential uses: There is no minimum lot size requirement for nonresidential uses in the C1a district.

(B) Residential uses: The minimum residential lot size in the C1a district is three hundred fifty (350) square feet per dwelling unit.

(Ord. 42-0-00)

6-10-3-5. - LOT WIDTH.

The lot width requirements for the C1a district are as follows:

(A) Uses when not incorporated within a commercial shopping center: None.

(B) Commercial shopping centers: One hundred fifty (150) feet.

(Ord. 42-0-00)

6-10-3-6. - LOT COVERAGE.

There is no maximum lot coverage in the C1a district.

(Ord. 42-0-00)

6-10-3-7. - FLOOR AREA RATIO.

The maximum floor area ratio in the C1a district is 4.0.

(Ord. 42-0-00)

6-10-3-8. - YARD REQUIREMENTS.

The yard requirements for the C1a district are as follows:

| (A) | Front yard | Building, none; parking, landscaped setback required subject to design and project review as set forth in |

Page 3
<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
<th>Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>(B)</td>
<td>Side yard abutting a street</td>
<td>Building, zero (0) feet; parking, five (5) feet</td>
</tr>
<tr>
<td>(C)</td>
<td>Side yard when abutting residential district</td>
<td>Building, fifteen (15) feet; parking, ten (10) feet</td>
</tr>
<tr>
<td>(D)</td>
<td>Rear yard when abutting residential district or when separated from a residential district by a public alley</td>
<td>Building, ten (10) feet; parking, ten (10) feet</td>
</tr>
<tr>
<td>(E)</td>
<td>Side yard when abutting nonresidential district</td>
<td>Building, zero (0) feet to a height of twenty-five (25) feet above grade, above twenty-five (25) feet, a five-foot setback is required; parking, five (5) feet</td>
</tr>
<tr>
<td>(F)</td>
<td>Rear yard when abutting non-residential district except when separated from a residential district by a public alley</td>
<td>None</td>
</tr>
</tbody>
</table>

(Ord. 42-0-00; Ord. No. 66-O-15, § 17, 6-22-2015)

6-10-3-9. - BUILDING HEIGHT.

The maximum building height in the C1a district is sixty-seven (67) feet.

(Ord. 42-0-00)

6-10-3-10. - SPECIAL REGULATIONS FOR PARKING.

Within the C1a district, enclosed parking and appurtenant areas must be twenty (20) feet set back from any front or street side lot line, except for driveways. Enclosed parking may not be visible from any abutting streets. No devices or openings for automobile or other vehicle ventilation may be visible from abutting streets.

(Ord. 42-0-00)
42-O-00

AN ORDINANCE

Amending the Text of the Zoning Ordinance
Relating to the C1a Commercial District

WHEREAS, the Plan Commission held public hearings pursuant to proper notice in case no. ZPC 00-1 on January 12, 2000, January 26, 2000, January 27, 2000, February 2, 2000, February 9, 2000, February 22, 2000, and March 8, 2000 to consider amendments to Chapter 10, “Commercial Districts”, Chapter 16, “Off-Street Parking and Loading”, Chapter 17, “Landscaping and Screening”, Chapter 18, “Definitions”, Chapter 3, “Implementation and Administration”, Chapter 7, “Zoning Districts and MAP”, and any other related sections of the Zoning Ordinance regarding the C1a Commercial District, including lot requirements, building height, exclusion from certain bulk limitations of floors used for parking, yard requirements, lot coverage, and floor area ratio; and

WHEREAS, the Plan Commission, after hearing testimony and receiving other evidence, made written findings pursuant to Section 6-3-4-5 of the Zoning Ordinance that the application in the aforementioned case no. ZPC 00-2 met the standards for amendments to the text of the Zoning Ordinance; and

WHEREAS, the Planning and Development Committee of the City Council considered and adopted the Plan Commission’s findings and recommendation at its March 27, 2000, April 10, 2000, and April 11, 2000 meetings, and

WHEREAS, at its April 11, 2000 meeting the Planning and Development Committee accepted the Plan Commission’s recommendation, with modifications,

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

SECTION 1: That the City Council hereby adopts the findings and recommendation of
the Plan Commission as modified by the Planning and Development Committee in the
aforedescribed case no. ZPC 00-1 and amends the text of the Zoning Ordinance, as more
particularly described below.

SECTION 2: That Section 6-16-3 of the Zoning Ordinance of the Evanston City Code
of 1979, as amended, be, and it hereby is further amended, to read as follows:

6-10-3: C1a COMMERCIAL MIXED-USE DISTRICT:

6-10-3-1: PURPOSE STATEMENT:
The C1a Commercial Mixed-Use District is intended to provide locations for the development of
mixed use buildings consisting of retail-oriented and office uses on the ground level and office
uses and/or residential dwellings located above as well as multi-family residential. A higher FAR
and building height will be permitted in the C1a District in order to encourage this type of
development.

6-10-3-2: PERMITTED USES:
The following uses are permitted in the C1a District:
Caterer; Commercial indoor recreation; Commercial shopping center; Cultural facility; Dwellings
(except that within the C1a District lying between Lee Street on the north and Kedzie Street on the
south dwellings are only allowed when located above the ground floor); Educational institution –
private; Educational institution – public; Financial institution; Food store establishment (with hours
of operation between 6:00 A.M. and 12:00 A.M.); Government institution; Hotel; Office; Public
utility; Religious institution; Restaurant - Type 1; Retail goods establishment; Retail services
establishment.

6-10-3-3: SPECIAL USES:
The following uses may be allowed in the C1a District, subject to the provisions set forth in Section
6-3-5, "Special Uses":
Assisted living facility; Commercial outdoor recreation; Convenience store; Day care center - Adult
(subject to the general requirements of Section 6-4-3, "Adult Day Care Homes"); Day care center
- Child (subject to the general requirements of Section 6-4-2, "Child Day Care Homes"); Drive-
through facility (accessory only); Dwelling – Multiple family; Food store establishment;
Independent living facility; Long term care facility; Media broadcasting station; Membership
organization; Recording studio; Residential care home - Category I (when located above the ground floor and subject to the general requirements of Section 6-4-4, "Residential Care Homes"); Residential care home - Category II (subject to the general requirements of Section 6-4-4, "Residential Care Homes"); Restaurant - Type II. Retirement hotel; Sheltered care home; Transitional shelter (subject to the requirements of Section 6-3-5-11, "Additional Standards for a Special Use for Transitional Shelters"); Wholesale goods establishment; Planned development (subject to the requirements of Section 6-10-1-9 and Section 6-3-6, "Planned Developments").

6-10-3-4: LOT SIZE:
The minimum lot size requirements for the C1a District are as follows:
(A) Nonresidential Uses: There is no minimum lot size requirement for nonresidential uses in the C1a District.
(B) Residential Uses: The minimum residential lot size in the C1a District is 350 square feet per dwelling unit.

6-10-3-5: LOT WIDTH:
The lot width requirements for the C1a District are as follows:
(A) Uses when not incorporated within a commercial shopping center: None.
(B) Commercial shopping centers 150'.

6-10-3-6: LOT COVERAGE: There is no maximum lot coverage in the C1a District.

6-10-3-7: FLOOR AREA RATIO: The maximum floor area ratio in the C1a District is 4.0.

6-10-3-8: YARD REQUIREMENTS: The yard requirements for the C1a District are as follows:
(A) Front yard: Building, none; parking, landscaped setback required subject to site plan review as set forth in Chapter 3, "Implementation And Administration".
(B) Side yard abutting a street: Building, 0'; Parking, 5'.
(C) Side yard when abutting residential district Building, 15'; Parking 10'.
(D) Rear yard when abutting residential district or when separated from a residential district by a public alley: Building, 10'; Parking 10'.
(E) Side yard when abutting nonresidential district: Building, 0' to a height of 25 feet above grade, above 25 feet, a 5-foot setback is required; Parking 5'.
(F) Rear yard when abutting nonresidential district except when separated from a residential district by a public alley: none.

6-10-3-9: BUILDING HEIGHT: The maximum building height in the C1a District is 67'.

6-10-3-10: SPECIAL REGULATIONS FOR PARKING: Within the C1a District, enclosed parking and appurtenant areas must be 20 feet set back from any front or street side lot line,
except for driveways. Enclosed parking may not be visible from any abutting streets. No devices or openings for automobile or other vehicle ventilation may be visible from abutting streets.

SECTION 3: That Section 6-18-3 of the Zoning Ordinance be amended by adding the following in appropriate alphabetical order:

6-18-3: DEFINITIONS

BUILDING, HEIGHT OF:
(A) The perpendicular distance at the center of a building's principal front measured from the established grade to the high point of the roof for a flat roof, and to the mean height level for gable, hip or gambrel roofs. Chimneys and spires shall not be included in calculating the height nor shall mechanical penthouses provided the penthouses can not be seen from the street.
(B) The height of any story of a building shall be excluded from the calculation of building height when seventy-five percent (75%) or more of the gross floor area of such story consists of parking required for the building (excluding mechanical penthouse). This exclusion of required parking from the calculation of building height shall be applicable to all permitted and special uses in the B3, D2, D3 and D4 zoning districts including planned developments, with the exception of planned developments in the D3 zoning district. Where the required parking exclusion is applicable, it shall in no case be greater than 4 stories or 40 feet, whichever is less.

SECTION 4: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

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

Introduced: March 27, 2000
Adopted: April 11, 2000
Approved: May 9, 2000
ATTEST:

Mary P. Harris
City Clerk

Approved as to form:

Corporation Counsel
## Zoning District Comparison

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Max. Bldg. Height (ft.)</th>
<th>Max. FAR</th>
<th>Max # of Units</th>
<th>Max. Bldg. Height (ft.)</th>
<th>Max. FAR</th>
<th>Max. # of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>B2</td>
<td>45</td>
<td>2.0</td>
<td>400 sf/unit</td>
<td>57</td>
<td>3.0</td>
<td>20%</td>
</tr>
<tr>
<td>C1a</td>
<td>67</td>
<td>4.0</td>
<td>350 sf/du</td>
<td>97</td>
<td>5.5</td>
<td>40%</td>
</tr>
<tr>
<td>C2</td>
<td>45</td>
<td>1.0</td>
<td>NA</td>
<td>60</td>
<td>2.0</td>
<td>25%</td>
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<tr>
<td>MUE</td>
<td>40 ft or 3 stories, whichever is less</td>
<td>0.45</td>
<td>4000 sf for sfdu, 2000 sf/du for 2-family, 1500 sf/du fr multi-family</td>
<td>55</td>
<td>0.55</td>
<td>25%</td>
</tr>
<tr>
<td>MXE</td>
<td>41 ft or 3 stories, whichever is less</td>
<td>4.5</td>
<td>4000 sf for sfdu, 2000 sf/du for 2-family, 1500 sf/du fr multi-family</td>
<td>56</td>
<td>4.6</td>
<td>25%</td>
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<tr>
<td>R3</td>
<td>35 ft. or 2.5 stories, whichever is less</td>
<td>45% (Bldg. lot coverage)</td>
<td>5000 sf for sfdu, 3500 sf/du for 2-family</td>
<td>47</td>
<td>10% (Bldg lot coverage)</td>
<td>NA</td>
</tr>
<tr>
<td>R4</td>
<td>35 ft. or 2.5 stories, whichever is less</td>
<td>40% (Bldg. lot coverage)</td>
<td>5000 sf for detached sfdu, 2500 sf/du for two family and up</td>
<td>47</td>
<td>15% (Bldg. lot coverage)</td>
<td>25%</td>
</tr>
<tr>
<td>R5</td>
<td>50</td>
<td>45% (Bldg. lot coverage)</td>
<td>1500 sf for first 4 units + 800 sf for each additional unit</td>
<td>62</td>
<td>15% (Bldg. lot coverage)</td>
<td>25%</td>
</tr>
<tr>
<td>R6</td>
<td>85</td>
<td>50% (Bldg. lot coverage)</td>
<td>2,000 sf for first 2 units + 1000 sf for each additional unit</td>
<td>97</td>
<td>20% (Bldg. lot coverage)</td>
<td>25%</td>
</tr>
<tr>
<td>OS</td>
<td>35 ft. or 2.5 stories, whichever is less</td>
<td>0.15</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

### Standard Requirements
- **MUE**: 40 ft or 3 stories, whichever is less
- **MXE**: 41 ft or 3 stories, whichever is less
- **R3**: 35 ft. or 2.5 stories, whichever is less
- **R4**: 35 ft. or 2.5 stories, whichever is less
- **R5**: 50
- **R6**: 85
- **OS**: 35 ft. or 2.5 stories, whichever is less

### PD Site Development Allowances
- **R3**: 10% (Bldg. lot coverage)
- **R4**: 15% (Bldg. lot coverage)
- **R5**: 15% (Bldg. lot coverage)
- **R6**: 20% (Bldg. lot coverage)
# Developments in C1a

<table>
<thead>
<tr>
<th>Address</th>
<th>Year Built</th>
<th>No. of Units</th>
<th>Height</th>
<th>No. of Parking Spaces</th>
</tr>
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<tbody>
<tr>
<td>831 Emerson Street</td>
<td>NA</td>
<td>242</td>
<td>9 stories</td>
<td>174</td>
</tr>
<tr>
<td>515 Main Street</td>
<td>2002</td>
<td>63</td>
<td>9 stories</td>
<td>63</td>
</tr>
<tr>
<td>900 Chicago Avenue</td>
<td>2005</td>
<td>77</td>
<td>7 stories</td>
<td>136</td>
</tr>
<tr>
<td>835 Chicago Avenue</td>
<td>2015</td>
<td>112</td>
<td>9 stories</td>
<td>127</td>
</tr>
<tr>
<td>817 Chicago Avenue</td>
<td>2003</td>
<td>9</td>
<td>4 stories</td>
<td>14</td>
</tr>
<tr>
<td>811 Chicago Avenue</td>
<td>1998</td>
<td>62</td>
<td>8 stories</td>
<td>63</td>
</tr>
<tr>
<td>805 Chicago Avenue/525 Kedzie Street</td>
<td>2007</td>
<td>20</td>
<td>6 stories</td>
<td>30</td>
</tr>
<tr>
<td>737 Chicago Avenue - AMLI</td>
<td>2013</td>
<td>214</td>
<td>6 stories</td>
<td>309</td>
</tr>
<tr>
<td>500 Block of Chicago - Courts of Evanston Townhomes</td>
<td>2004</td>
<td>90</td>
<td>3 stories</td>
<td>180</td>
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