ZONING COMMITTEE OF THE
PLAN COMMISSION

Wednesday, November 15, 2017
7:00 P.M.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2403

AGENDA

1. CALL TO ORDER / DECLARATION OF QUORUM

2. MINUTES: Approval of the October 11, 2017 Meeting Minutes

3. OLD BUSINESS

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

4. ADJOURNMENT
MEETING MINUTES

ZONING COMMITTEE OF THE PLAN COMMISSION
Wednesday, October 11, 2017
7:00 P.M.
Evanston Civic Center, 2100 Ridge Avenue, Room 4802

Members Present: Carol Goddard, Colby Lewis, Terri Dubin, Simon Belisle, Peter Isaac

Members Absent:

Other Plan Commission Members Present: none

Staff Present: Meagan Jones, Neighborhood and Land Use Planner
Scott Mangum, Planning and Zoning Administrator

Presiding Member: Colby Lewis, Chairman

1. CALL TO ORDER / DECLARATION OF QUORUM

With a quorum present, Chairman Lewis called the meeting to order at 7:00 pm.

2. MINUTES

Approval of October 21, 2015 Zoning Committee of the Plan Commission Meeting Minutes:

Commissioner Goddard made a motion to approve the minutes.

Commissioner Belisle seconded the motion. A voice vote was taken and the minutes were approved with a voice vote 5-0.

3. NEW BUSINESS

A. DISCUSSION
C1a Regulations

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

Ms. Meagan Jones gave a brief overview explaining the origins of the referral describing the existing locations for the C1a zoning district and current uses/development within the district, and possible solutions to concerns raised regarding several district regulations.

Chairman Lewis inquired whether there were other zoning districts that would meet similar intent of the C1a District.
Commissioner Belisle stated that the Zoning appears to fit the area, especially with regards to permitted uses, and that adjacent uses include 3 to 4 story apartment and condominium buildings.

Chairman Lewis stated that there has been increased development creating a more vibrant corridor than what was there previously.

Commissioner Belisle asked if there could be some provision that requires wider sidewalks similar to those created by the AMLI development. Chairman Lewis stated that there is a ziggurat setback for the rear yard which abuts less dense zoning districts in the area. He then stated that the canyon effect is not as significant on the western side of Chicago Avenue and Commissioner Belisle stated that lot sizes are also fairly small adjacent to the train tracks.

Commissioner Goddard stated that the Committee needs clarification on the Alderman’s concerns about the zoning district. Mr. Mangum clarified that Alderman Wynne’s concerns were the increased occurrence of smaller units (the lot area per dwelling unit is too small), the narrow widths of sidewalks especially next to a façade of a larger development creating a canyon effect, as well as the possibility of the C1a being expanded to other areas of the City, and keeping the streets pedestrian friendly.

There was discussion regarding how to best address the concerns raised by the Alderman, including a provision for increasing setbacks for residential floors of mixed-use buildings and keeping commercial uses on the ground floor at the lot line. A building stepback above the typical cornice height could be made to keep pedestrian walkability. This could be similar to the downtown district where there are several streets which require a ziggurat setback. The committee then addressed alleviating issues with narrow sidewalk width by adjusting the building setbacks.

A question was raised on what the intent of the C1a district is and what other districts may be able to be put in its place. Staff provided clarification on the zoning requirements within the C1a as well as a comparison to similar zoning districts. The Committee observed that surrounding districts had significantly lower FAR and could possibly create nonconforming structures if applied to the C1a zoning district. The area southwest of Lee Street is transit rich so greater density and FAR is more acceptable in that area.

Commissioner Goddard stated that a precedent had been set with newer development and that changing the zoning might not be appropriate at this point. Commissioner Isaac stated that now is time to change regulations as there are no major development projects proposed within the area being looked at.

Commissioner Dubin inquired about what current zoning regulations prohibit the goals the Alderman ultimately wants for the area. Chair Lewis stated that the front yard setback being up to the lot line seems to be a major factor. He used the recent 1571 Maple development as an example for density, sidewalk width and pedestrian scale.
Belisle used the Cross-Rhodes Restaurant building as an example of where the sidewalk becomes very narrow and discussion followed regarding possible ways to obtain wider sidewalks. Commissioner Isaac stated that the City cannot legislate giving up property for this purpose but the building setback could be adjusted. Larger developments (planned developments) enable more negotiation with regards to this concern. Questions arose of what new development would come in that would not be a planned development as there are few undeveloped lots along Chicago Avenue in this area but several lots exist that could be redeveloped.

Possible solutions to address concerns included slightly lowering the maximum height and, if a greater building setback is provided (at least at the ground level) allowing a greater maximum height in return. With regards to density, reducing the maximum percentage increase for site development allowances was suggested. A possibility of creating requirements for unit mix was suggested but it was agreed to start with adjusting existing requirements. It was clarified that unit mix is largely a market driven aspect of a development as is size of the units.

Commissioner Isaac suggested keeping the height cap within the C1a at 97 feet with site development allowances but reducing the base maximum height to encourage wider sidewalk in exchange for height. Setback for upper levels were discussed, specifically how to determine (standard height across the board versus based on use).

C1a was seen by the Committee as having the appropriate goal, and being appropriate for the TOD area, but adjustments could be made to achieve solutions for concerns raised. The zoning can be modified in order to achieve goals of a more walkable environment.

The Committee requested that additional information on the Floor Area Ratio (FAR), building height in feet, and square footage of lots with recent development be added to the chart provided in the meeting packet along with possible recommendations for code revisions.

**The Commissioners voted to continue the discussion to a date to be determined in order to gather additional information.**

4. **ADJOURNMENT**

Commissioner Belisle made a motion for adjournment and Commissioner Dubin seconded the motion. With all commissioners in favor, the meeting was adjourned at 8:20 pm.

Respectfully Submitted,
Meagan Jones
Neighborhood and Land Use Planner
Community Development Department
Zoning Committee of the Plan Commission

Discussion

C1a Commercial Mixed-Use District Regulations
To: Chair and Members of the Zoning Committee

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: November 8, 2017

Update Since October 11, 2017

At the October 11, 2017 the Zoning Committee of the Plan Commission began to look at the C1a Zoning District and evaluate possible changes to the Zoning Code to address concerns regarding density, height and walkability within the areas zoned C1a. During this meeting, the Committee expressed that the intent of the zoning district appears to fit the area but that some amendments could be made to the code to improve upon concerns previously mentioned. The Committee ultimately decided to send the item back to staff for additional information and possible recommendations for text amendments to the C1a District. The information and recommendations are outlined below.

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. At the August 30, 2017 Plan Commission meeting, this item was referred to the Zoning Committee for further review. Staff has performed 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, number of parking spaces, FAR and lot size per dwelling unit 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 and Zoning Committee.

Looking at the revised recent development chart (attached), there is a range of heights from 3 stories (or 37.5 feet) to 9 stories (or 103 feet). The density of these developments varies greatly from approximately 175 square feet per unit (831 Emerson St. development) to 1,378 square feet per unit (the Courts of Evanston Townhomes at Chicago Ave. and South Blvd). The exact FAR for the developments which was not readily accessible also varies from 2.73 to 4.66.

Per the Public Works Agency, the minimum sidewalk width allowed is 5 feet 6 inches. Within the C1a district, sidewalk widths vary. The recently approved 831 Emerson planned development will have a sidewalk width of 11 feet 6 inches from the curb to the building. The Main development at 835 Chicago Avenue has similarly wider sidewalks at approximately 12 feet. The area near Cross-Rhodes restaurant at the 525 Main Street development has a smaller sidewalk width of approximately 8 feet 6 inches from the curb to the building (with the width in front of Cross-Rhodes restaurant being slightly more narrow).

Proposal
Based on the information obtained and discussions with the Zoning Committee, there are a number of possible text amendments that could address the concerns brought up regarding the C1a District. These include:

- Increasing the minimum lot size per dwelling unit (Section 6-10-3-4) from 350 sq. ft. to 400 sq. ft. per dwelling unit. This change would make the lot size requirement the same as the B2 Business District and would be slightly closer to the requirements of some adjacent residential areas.
- Similarly, reduce the maximum planned development site development allowance for dwelling units (Section 6-10-1-9(C)2) from 40% to 30%.
- Further reduce the height allowed by right (Section 6-10-3-9) from 67 feet to 55 feet as recommended within the Chicago Avenue Corridor Recommendations Report. Additional height could then be permitted with an increase in front yard building setback at a rate of 5 feet in height per additional foot of front yard setback provided. Alternately, the building height allowed could remain the same, but a required front setback could be established from the curb to the face of the
building to allow for adequate pedestrian walkway using both public right-of-way and private property.

**Recommendation**

Staff recommends that the Zoning Committee refine the proposed text amendment options to the C1a District and make a recommendation for approval to the Plan Commission.

**Attachments**

- Ordinance 42-O-00
- Existing C1a Regulations
- Zoning Map
- Revised Chart of Developments within the C1a District
- Adjacent Zoning District Comparison
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 aforesaid 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"); Drivethrough 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
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:

<table>
<thead>
<tr>
<th>(A)</th>
<th>Front yard</th>
<th>Building, none; parking, landscaped setback required subject to design and project review as set forth in</th>
</tr>
</thead>
</table>
Chapter 3 of this Title

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></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)
<table>
<thead>
<tr>
<th>Address</th>
<th>Year Built</th>
<th>Lot Size (sq. ft.)</th>
<th>No. of Units</th>
<th>Height</th>
<th>FAR</th>
<th>No. of Parking Spaces</th>
<th>Lot Size per unit (sq. ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>831 Emerson Street</td>
<td>NA</td>
<td>42,331</td>
<td>242</td>
<td>9 stories (103 ft)</td>
<td>4.66</td>
<td>174</td>
<td>175</td>
</tr>
<tr>
<td>515 Main Street</td>
<td>2002</td>
<td>42,985</td>
<td>63</td>
<td>9 stories (103 ft)</td>
<td>2.96</td>
<td>63</td>
<td>682</td>
</tr>
<tr>
<td>900 Chicago Avenue</td>
<td>2005</td>
<td>26,297</td>
<td>77</td>
<td>7 stories (75 ft)</td>
<td></td>
<td>136</td>
<td>342</td>
</tr>
<tr>
<td>835 Chicago Avenue</td>
<td>2015</td>
<td>30,500</td>
<td>112</td>
<td>9 stories (97 ft)</td>
<td>4.86</td>
<td>127</td>
<td>272</td>
</tr>
<tr>
<td>817 Chicago Avenue</td>
<td>2003</td>
<td>9,805</td>
<td>9</td>
<td>4 stories (46.25 ft)</td>
<td>2.73</td>
<td>14</td>
<td>1,089</td>
</tr>
<tr>
<td>811 Chicago Avenue</td>
<td>1998</td>
<td>19,443</td>
<td>62</td>
<td>8 stories (92 ft)</td>
<td></td>
<td>63</td>
<td>314</td>
</tr>
<tr>
<td>805 Chicago Avenue/525 Kedzie Street</td>
<td>2007</td>
<td>13,366</td>
<td>20</td>
<td>6 stories (67 ft)</td>
<td>2.82</td>
<td>30</td>
<td>668</td>
</tr>
<tr>
<td>737 Chicago Avenue - AMLI</td>
<td>2013</td>
<td>85,525</td>
<td>214</td>
<td>6 stories (62 ft)</td>
<td>2.69</td>
<td>309</td>
<td>399</td>
</tr>
<tr>
<td>500 Block of Chicago - Courts of Evanston Townhomes</td>
<td>2004</td>
<td>124,050</td>
<td>90</td>
<td>3 stories (37.5 ft)</td>
<td>1.79</td>
<td>180</td>
<td>1,378</td>
</tr>
<tr>
<td>Zoning District</td>
<td>Max. Bldg. Height (ft.)</td>
<td>Max. FAR</td>
<td>Max # of Units</td>
<td>Max. Bldg. Height (ft.)</td>
<td>Max. FAR</td>
<td>Max. # of Units</td>
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</tr>
<tr>
<td>----------------</td>
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<td></td>
</tr>
<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>
<td></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>
<td></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>
<td></td>
</tr>
<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>
<td></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>
<td></td>
</tr>
<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>
<td></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>
<td></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>
<td></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>
<td></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>
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