AN ORDINANCE

Granting a Special Use Permit for a Planned Development
Located at 1620 Central Street in the O1 Office District and oCSC
Central Street Corridor Overlay District

WHEREAS, the City of Evanston is a home-rule municipality pursuant to Article VII of the Illinois Constitution of 1970; and

WHEREAS, as a home rule unit of government, the City has the authority to adopt ordinances and to promulgate rules and regulations that protect the public health, safety, and welfare of its residents; and

WHEREAS, Article VII, Section (6)a of the Illinois Constitution of 1970, states that the “powers and functions of home rule units shall be construed liberally,” was written “with the intention that home rule units be given the broadest powers possible” (Scadron v. City of Des Plaines, 153 Ill.2d 164, 174-75 (1992)); and

WHEREAS, it is a well-established proposition under all applicable case law that the power to regulate land use through zoning regulations is a legitimate means of promoting the public health, safety, and welfare; and

WHEREAS, Division 13 of the Illinois Municipal Code (65 ILCS 5/11-13-1, et seq.) grants each municipality the power to establish zoning regulations; and

WHEREAS, pursuant to its home rule authority and the Illinois Municipal Code, the City has adopted a set of zoning regulations, set forth in Title 6 of the Evanston City Code of 2012, as amended, (“the Zoning Ordinance”); and
WHEREAS, John Myefski ("Applicant"), the Applicant for the proposed development located at 1620 Central Street, Evanston, Illinois (the "Subject Property"), legally described in Exhibit A, which is attached hereto and incorporated herein by reference, applied, pursuant to the provisions of the Zoning Ordinance, specifically Section 6-3-5, "Special Uses", Section 6-3-6, "Planned Developments", and Subsection 6-15-2-3, "Special Uses" in Office Districts, to permit the construction and operation of a Planned Development located at the Subject Property in the O1 Office District ("O1 District") and oCSC Central Street Corridor Overlay District ("oCSC District"); and

WHEREAS, the Applicant sought approval to construct a new four (4) -story forty five (45) foot tall multiple family residential building with ground floor dwelling units consisting of up to forty seven (47) residential units, fifty four (54) underground parking spaces, and a floor area ration ("FAR") of 1.93; and

WHEREAS, construction of the Planned Development, as proposed in the application, requires exception from the strict application of the Zoning Ordinance with regards to the number of parking spaces, the required step-back for the third and fourth floors from Central Street, the building height over the transitional height plane requirement along the south property line, and a landscape buffer for the loading dock in the rear; and

WHEREAS, pursuant to Subsection 6-3-6-5 of the Zoning Ordinance, the City Council may grant Site Development Allowances from the normal district regulations established in the Zoning Ordinance; and

WHEREAS, on March 11, 2015, in compliance with the provisions of the Illinois Open Meetings Act (5 ILCS 120/1 et seq.) and the Zoning Ordinance, the Plan

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Commission held a public hearing on the application for a Special Use Permit for a Planned Development, case no. 15PLND-0011, heard extensive testimony and public comment, received other evidence, and made written minutes, findings, and recommendations; and

WHEREAS, the Plan Commission's written findings state that the application for the proposed Planned Development meets applicable standards set forth for Special Uses in Subsection 6-3-5-10 of the Zoning Ordinance, for all Planned Developments in Subsection 6-3-6-9 of the Zoning Ordinance, and Planned Developments in the O1 Office District and the oCSC Central Street Corridor Overlay District per Subsection 6-15-1-9 of the Zoning Ordinance; and

WHEREAS, on March 11, 2015, the Plan Commission recommended the City Council approve the application with conditions; and

WHEREAS, on April 13, 2015, the Planning and Development ("P&D") Committee of the City Council held a meeting, in compliance with the provisions of the Open Meetings Act and the Zoning Ordinance, received input from the public, carefully considered and adopted the findings and recommendations of the Plan Commission, and recommended approval thereof by the City Council; and

WHEREAS, at its meetings on April 13, 2015 and April 27, 2015, held in compliance with the Open Meetings Act and the Zoning Ordinance, the City Council considered the recommendation of the P&D Committee, received additional public comment, made certain findings, and adopted said recommendation; and

WHEREAS, it is well-settled law that the legislative judgment of the City Council must be considered presumptively valid (see Glenview State Bank v. Village of
Deerfield, 213 Ill.App.3d 747) and is not subject to courtroom fact-finding (see National Paint & Coating Ass'n v. City of Chicago, 45 F.3d 1124),

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 facts and incorporated herein by reference.

SECTION 2: Pursuant to the terms and conditions of this ordinance, the City Council hereby grants the Special Use Permit applied for in case no. 15PLND-0011, to allow construction and operation of the Planned Development for a four (4) -story forty five (45) foot tall multiple family residential building with ground floor dwelling units consisting of up to forty seven (47) residential units, fifty four (54) underground parking spaces, and a floor area ration ("FAR") of 1.93.

SECTION 3: The City Council hereby grants the following Site Development Allowances:

(A) **Number of Parking Spaces:** A Site Development Allowance is hereby granted for a total of fifty four (54) on-site underground parking spaces, whereas Subsection 6-16-3-5 of the Zoning Ordinance requires a minimum of seventy two (72) parking spaces for the proposed Planned Development in the O1 District.

(B) **Stepbacks for the Third and Fourth Floors from Central Street:** A Site Development Allowance is hereby granted for a third floor twelve and a half (12.5) foot stepback from the sidewalk, a fourth floor seventeen and a half (17.5) foot stepback from the sidewalk, whereas Subsection 6-15-14-8-C of the Zoning Ordinance requires a stepback of ten percent (10%) of the lot depth, which is twenty and four tenths (20.4) feet, for sixty five percent (65%) of third or fourth floors for buildings with facades of at least forty five (45) feet in width.

(C) **Building Height Over the Transitional Height Plane Requirement Along the South Property Line:** A Site Development Allowance is hereby granted for a forty five (45) foot maximum height at the proposed ten (10) foot building setback along the southern (rear) property line, whereas Subsection 6-15-14-8-B of the

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Zoning Ordinance allows for a maximum building height of thirty five (35) feet at
the required ten (10) foot rear setback in the oCSC District.

(D) **Landscape Buffer for the Loading Dock in the Rear:** A Site Development
Allowance is hereby granted for not completely screening and/or landscaping the
loading dock, whereas subsection 6-16-4-1 of the Zoning Ordinance requires that
the loading dock be completely screened and/or landscaped.

**SECTION 4:** Pursuant to Subsection 6-3-5-12 of the Zoning Ordinance,
the City Council imposes the following conditions on the Special Use Permit granted
hereby, which may be amended by future ordinance(s), and violation of any of which
shall constitute grounds for penalties or revocation of said Special Use Permit pursuant
to Subsections 6-3-10-5 and 6-3-10-6 of the Zoning Ordinance:

(A) **Compliance with Applicable Requirements:** The Applicant shall develop and
operate the Planned Development authorized by the terms of this ordinance in
substantial compliance with the following: the terms of this ordinance; the Site
and Landscape Plans in Exhibit B and C, attached hereto and incorporated
herein by reference; all applicable City Code requirements; the Applicant's
testimony and representations to the Design and Project Review Committee, the
Plan Commission, the P&D Committee, and the City Council; and the approved
documents on file in this case.

(B) **Construction Management Plan:** The Applicant shall sign and agree to a
Construction Management Plan (CMP) with the City of Evanston prior to
issuance of the Building Permit. The CMP shall include but is not limited to the
following: construction staging plan, on-street and on-site construction parking
restrictions, hours of operation, a plan including cross sections showing
pedestrian access around the site with the use of curb ramps, signage and/or
striping, submittal of environmental testing report prior to construction, visibility
diagram for all construction site access points, proposed schedule for street
opening for utility connections with cross section details, and project updates via
monthly newsletter and project website.

(C) **Overhead Utility Lines:** If possible, and in coordination with utility companies,
the Applicant agrees to bury all overhead utility lines in the alley adjacent to the
Subject Property.

(D) **Elm Tree Preservation:** The Applicant agrees to preserve the elm tree located
in the southeast corner of the Subject Property.

(E) **Easement:** The Applicant agrees to prepare and record an access easement for
a fifteen-foot wide area along the east property line for the benefit of the
residential properties along Ashland Avenue (2522 Ashland Avenue, 2524 Ashland Avenue, 2526 Ashland Avenue, and 2530 Ashland Avenue) and to pave a ten foot wide portion of the access aforementioned access easement to allow access to those properties. A copy of the recorded easement document must be submitted prior to issuance of a building permit by the City of Evanston.

(F) **Bike Share Membership:** The Applicant shall provide one (1) Divvy bike share membership for every unit in the building for three (3) years.

(G) **Transit Passes:** The Applicant shall provide one (1) free transit pass for each unit, based on each unit lessee’s preference of either CTA or Metra for one (1) year to support transit ridership.

(H) **Streetscape Improvements:** The Applicant shall construct the streetscape improvements along Central Street per proposed development plans and landscape plans in Exhibit B and Exhibit C.

(I) **Neighborhood Improvements:** The Applicant shall replace the existing wood fence along the west property line belonging to the townhome association adjacent to the west.

(J) **On-Site Electric Charging Station:** Two on-site electric charging stations must be installed and be free of charge.

(K) **Car Share Spaces:** Two car share spaces along Central Street near the Subject Property must be arranged and provided through an arrangement with a common third party commercial car-share company prior to the issuance of the final Certificate of Occupancy.

(L) **Green Roof Construction:** The Applicant shall construct a green roof on a portion of the underground parking garage as depicted in the development plans in Exhibit B and landscape plans in Exhibit C.

(M) **Exterior Lighting:** No exterior lighting, except to meet fire and life safety code requirements, shall be installed along the west and east sides of the building.

(N) **Underground Parking Garage Traffic Circulation:** The traffic circulation within the underground parking garage shall be one-way with at least one traffic mirror installed at the bottom and at least one traffic mirror installed at the top of the parking garage access ramp.

(O) **Residential On-Street Parking Permits:** Residents of the building shall not be eligible to obtain residential on-street parking permits in the area.

(P) **LEED Silver Certification:** The Applicant agrees to comply with the City of Evanston Green Building Ordinance and obtain a LEED Silver Certification Rating or higher for the Planned Development on the Subject Property.
(Q) Affordable Housing: The Applicant shall provide two on-site affordable housing one-bedroom units to households earning at or below one hundred percent (100%) of Area Median Income. The units provided shall be equal in size to the market-rate units within the building. The Applicant must submit a compliance report by January 31st of each year to the Housing Division of the Community Development Department showing the following: (1) unit number; (2) number of bedrooms; (3) tenant name; (4) number of persons in each affordable household unit; (5) annual gross income of each affordable housing unit; (6) date of income certification; and (7) monthly unit rent. The compliance report must also include the list of any utilities included in rent.

(R) Changes in Property Use: This ordinance hereby grants approval for a multiple family residential building with ground floor dwelling units. Any change as to the property's use in the future must be processed and approved as an amendment to the Planned Development.

(S) Recordation: Pursuant to Subsection 6-3-6-10 of the Zoning Ordinance, the Applicant shall, at its cost, record a certified copy of this ordinance, including all exhibits attached hereto, with the Cook County Recorder of Deeds, and provide proof of such recordation to the City, before the City may issue any permits pursuant to the Planned Development authorized by the terms of this ordinance.

SECTION 5: When necessary to effectuate the terms, conditions, and purposes of this ordinance, "Applicant" shall be read as "Applicant's tenants, agents, assigns, and successors in interest."

SECTION 6: This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

SECTION 7: Except as otherwise provided for in this ordinance, all applicable regulations of the Zoning Ordinance and the entire City Code shall apply to the Subject Property and remain in full force and effect with respect to the use and development of the same. To the extent that the terms and provisions of any of said documents conflict with the terms herein, this ordinance shall govern and control.

SECTION 8: All ordinances or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.
SECTION 9: If any provision of this ordinance or application thereof to any person or circumstance is ruled 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 10: The findings and recitals herein are hereby 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: April 13, 2015
Adopted: April 27, 2015

Approved: April 29, 2015

Elizabeth B. Tisdahl, Mayor

Attest: Rodney Greene, City Clerk

Approved as to form:

W. Grant Farrar, Corporation Counsel
EXHIBIT A

Legal Description

LOT 2 IN OWNER'S RESUBDIVISION OF LOT 1 IN THE SUBDIVISION OF LOTS 7 AND 8 IN BLOCK 8 IN NORTH EVANSTON, TOGETHER WITH LOTS 2 THROUGH 6, INCLUSIVE, IN BLOCK 8 IN NORTH EVANSTON, A SUBDIVISION OF THE SOUTH PART OF OUILMETTE RESERVATION AND THE NORTH PART OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINs: 10-12-203-028-0000

Commonly Known As: 1620 Central Street, Evanston, IL 60201
EXHIBIT B

Development Plans
EXHIBIT C

Landscape Plans
# LANDSCAPE PLANT LIST

- **TREES**
  - *Gleditsia triacanthos inermis* 'Skyline' / Skyline Honey Locust
    - 3' 4
  - *Tsuga canadensis* / Canadian Hemlock
    - 10' HT 6
  - *Thuja occidentalis* 'Smaragd' / Emerald Green Arborvitae
    - 6' HT 20

- **ORNAMENTAL**
  - *Amelanchier x grandiflora* 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry
    - 10' HT 4
  - *Betula papyrifera japonica* 'Whiteispire' / Whitespire Birch
    - 10', 12', & 14' HT 10
  - *Cercis canadensis* / Eastern Redbud
    - 6' HT 3
  - *Hamamelis vernalis* / Spring Blooming Witchhazel
    - 35' B&B 15

- **SHRUB AREAS**
  - *Hydrangea arborescens* / Wild Hydrangea
    - 24'h 24' o.c. 28
  - *Buxus microphylla* 'Wintergreen' / Wintergreen Boxwood
    - 24'h 41
  - *Buxus x 'Green Mountain' / Green Mountain Boxwood
    - 24'h 8
  - *Taxus x media* 'Everlow' / Everlow Yew
    - 36'W 145

- **GROUND COVERS**
  - *Euonymus fortunei* 'Colorata' / Purple-leaf Winter Creeper
    - 2.25' pot 8" o.c. 1,638
  - *Miscanthus sinensis* 'Adagio' / Adagio Eulalia Grass
    - #1 cont 24" o.c. 77
  - *Pachysandra terminalis* 'Green Carpet' / Japanese Spurge
    - 2.25' pot 10' o.c. 549

- **ORNAMENTAL GRASS**
  - *Carex pensylvanica* / Pennsylvania Sedge
    - #1 cont 12" o.c. 2,612
  - *Sesleria autumnalis* / Autumn Moor Grass
    - 1 gal 18" o.c. 420

- **SOD/SEED**
  - *Turf Sod / Sod
    - Shade Tolerant Blend
      - CONT 1,887 sf

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**MAINTENANCE PLAN:**

1. A COMPREHENSIVE LANDSCAPE MAINTENANCE PLAN SHALL BE PROVIDED BY THE CONTRACTOR (TO THE OWNER) WITH SPECIFIC MAINTENANCE CRITERIA & INSTRUCTIONS FOR EACH INDIVIDUAL SITE LANDSCAPE AREA INSTALLED IN ADDITION TO EACH TYPE OF PLANT SPECIES INSTALLED. THIS MAINTENANCE PLAN SHALL BE PUT IN PLACE AS STANDARD PRACTICE FOR EXTERIOR BUILDING OPERATIONS AND MAINTENANCE PROCEDURES.

2. THE SITE LANDSCAPE AREAS ARE CATEGORIZED AS FOLLOWS:
   - A. NORTH SIDE PARKWAY AND FACADE PLANTINGS
   - B. EAST SIDE GREEN ROOF PLANTINGS (6'-18' SOIL DEPTH)
   - C. EAST SIDE PERIMETER PLANTINGS
   - D. WEST SIDE GREEN ROOF PLANTINGS (6'-36' SOIL DEPTH)
   - E. WEST SIDE PERIMETER PLANTINGS

3. GREEN ROOFS NOTED ABOVE ARE CONSIDERED INTENSIVE AND WILL INCLUDE SOIL DEPTHS OVER 6" IN ADDITION TO PROPER DRAINAGE & WATERPROOFING SYSTEMS. PLANTINGS WILL CONSIST OF GROUNDCOVERS, PERENNIALS, SHRUBS AND SMALL ORNAMENTAL TREES. GREEN ROOFS SHALL BE CONSISTENTLY IRRIGATED WITH AN AUTOMATIC SPRAY IRRIGATION SYSTEM. ALL GREEN ROOFS ARE ACCESSIBLE FOR REGULAR MONITORING AND MAINTENANCE.

4. THE OWNER SHALL PROVIDE (VIA THE CONTRACTOR AND/OR EXTERIOR MAINTENANCE COMPANY) A BONDED, WRITTEN THREE-YEAR WARRANTY AGREEMENT BEGINNING ON THE FIRST DAY OF THE OWNER'S POSSESSION. THIS AGREEMENT SHALL PROVIDE FOR THE REPLACEMENT OF DEAD OR DYING PLANT MATERIAL WITHIN THE FIRST THREE YEARS OF INSTALLATION.

5. IRRIGATION FOR THE SITE LANDSCAPE SHALL INCLUDE A COMPLETE SPRAY HEAD, LINE AND VALVE LAYOUT FOR AN AUTOMATIC UNDERGROUND SYSTEM LOCATED AT ALL EXTERIOR PLANTING BEDS (INCLUDING PLANTED GREEN ROOF AREAS) WEATHER-BASED IRRIGATION CONTROLLER TO BE INCLUDED WITH IRRIGATION SYSTEM.