PLAN COMMISSION
Wednesday, March 8, 2017
7:00 P.M.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, James C. Lytle City Council Chambers

AGENDA

1. CALL TO ORDER / DECLARATION OF QUORUM

2. APPROVAL OF MEETING MINUTES: January 11, 2017

3. NEW BUSINESS
   A. 831 Emerson Street
      Tim Anderson, CA/Focus Evanston JV, LLC, has applied for a Planned Development with a rezoning from C1 Commercial and R5 General Residential to C1a Commercial Mixed Use and Special Use for a Convenience Store to construct a 9-story, 242-unit residential building with a 3,330 square foot ground floor commercial space and 175 parking spaces. The applicant seeks site development allowances for: number of dwelling units, building height (103 feet), floor area ratio (4.66), number of parking spaces, 0-foot rear and side yard setbacks for open parking along the north, east, and west property lines, no landscaping buffer along the rear (north) property line, a loading berth in the front yard which is open to the sky and within 30 feet of an intersection, and reduced setback and screening for transformers located within 2 feet of a building. In addition, the applicant may seek and the Plan Commission may consider additional Site Development Allowances as may be necessary or desirable for the proposed development.

   B. Text Amendment – Generators
      A Zoning Ordinance Text Amendment pursuant to City Code Title 6, Zoning, to establish regulations for allowed location of generators.

   C. Text Amendment – Micro-distilleries
      A Zoning Ordinance Text Amendment pursuant to City Code Title 6, Zoning, to amend the permitted and special uses within a number of the Business, Commercial, and Industrial Zoning Districts relating to micro-distilleries.

4. PUBLIC COMMENT

5. ADJOURNMENT

The next regular meeting of the Plan Commission is scheduled for WEDNESDAY, APRIL 12, 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 847-448-8833 (Voice) or 847-448-8064 (TYY).

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).
MEETING MINUTES
PLAN COMMISSION
Wednesday, January 11, 2017
7:00 P.M.
Evanston Civic Center, 2100 Ridge Avenue, James C. Lytle Council Chambers

Members Present: Jim Ford (Chair), Simon Belisle, Terri Dubin, Carol Goddard, Colby Lewis, Jolene Saul

Members Absent: Patrick Brown, Andrew Pigozzi, Peter Isaac

Associate Members Present: none

Associate Members Absent: Scott Peters

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

Presiding Member: Jim Ford, Chairman

1. CALL TO ORDER / DECLARATION OF QUORUM

Chairman Ford called the meeting to order at 7:01 P.M. and introduced Jolene Saul, who was recently appointed to the Plan Commission.

2. APPROVAL OF MEETING MINUTES: December 14, 2016

Chair Ford requested a change to the minutes reflecting the Associate Member, Scott Peters being voted to maintain that position. Commissioner Goddard made a motion to approve the minutes from December 14, 2016 with the suggested change. Commissioner Dubin seconded the motion.

A voice vote was taken and the minutes were approved, 5-0, with one abstention.

3. OLD BUSINESS

Chairman Ford explained that the agenda item for old business is a continuation from the December Plan Commission meeting.

A. NORTH DOWNTOWN PLANNING

The City of Evanston proposes to amend the Downtown Plan to expand its boundaries by including an area roughly between Emerson Street to the south, Foster Street CTA Station to the north, the first north/south alley west of Sherman Avenue to the east, Maple Avenue to the west and properties on the north side of Emerson Street between Maple Avenue and Ridge Avenue. The plan amendment is intended to help guide future development in this area north of downtown.
Ms. Jones presented an overview of the revisions made to the plan amendment, including further explanation regarding the determination of subarea boundaries and preferred development, the addition maps and an implementation section and other minor corrections. The staff recommendation to amend the 2009 Downtown Plan to expand its boundaries to include 5 new subareas north of downtown is unchanged.

Ms. Jones then reviewed the subareas and the preferred uses, density and building design and materials that would be preferred for new development.

Chair Ford opened the hearing to Commissioner questions and comments. Questions and comments included:

- The future of the Foster Street CTA station
- Clarification on the changes made (substantive versus language and description).
- Concerns of the height proposed at each of the corners of the intersection of Maple Avenue and Foster Street.
- Consideration of pedestrian changes to the area near the Foster Street Station

Chair Ford opened the hearing to questions and comments from the public. Four members of the public spoke. General questions and comments included:

- Defining “contemporary” building design and how future development would fit within existing development;
- Intentions for zoning district regulations within the area in the future.
- Possible projects that may be permitted or proposed within these subareas.

Ms. Jones responded to these discussion items, clarifying revisions made to the proposed amendment and emphasizing that the proposed plan does not propose zoning changes. She gave some examples of development that could take place and indicated that those developments would go through several levels of review. Staff then stated that, at this time, the Foster Street CTA station will remain open despite some discussion indicating otherwise.

The Commission began their deliberation with additional discussion centered on development near the intersection of Maple Avenue and Foster Street. Examples of other commercial areas such as Central Street and the west end of Davis Street were discussed as points of reference for height and density. Comments were made about the need for a continuous storefront along these streets and to emphasize the importance of the Northwestern University parking lot. It was suggested that more language be added to this point as well as the need for small neighborhood scale development along both sides of Maple Avenue and Foster Streets.

**Commissioner Goddard** then made a motion to recommend approval of the proposed plan amendment to City Council with the suggested revisions. **Commissioner Lewis** seconded the motion. The motion was approved unanimously 6-0.
4. **PUBLIC COMMENT**

A resident gave some background information regarding past plans for Northwestern University’s surface parking lot at Foster Street and Maple Avenue which were tabled some time ago.

5. **ADJOURNMENT**

Commissioner Dubin made a motion to adjourn the meeting. Commissioner Saul seconded the motion.

A voice vote was taken and the motion was approved by voice call 6-0. The meeting was adjourned at 8:08 pm.

Respectfully Submitted,
Meagan Jones
Neighborhood and Land Use Planner
Community Development Department
Plan Commission

831 Emerson Street

CASE# 17PLND-0011
Planned Development
Memorandum

To: Chair and Members of the Plan Commission

From: Mark Muenzer, Community Development Director
Scott Mangum, Planning and Zoning Administrator
Meagan Jones, Neighborhood and Land Use Planner

Subject: Planned Development
831 Emerson Street, 17PLND-0011

Date: March 2, 2017

Request
The applicant is requesting approval of a Planned Development with a rezoning from C1 Commercial and R5-General Residential to C1a Commercial Mixed Use and Special Use for a Convenience Store to construct a 9-story, 242-unit residential building with a 3,300 square foot ground floor commercial space and 175 parking spaces. The applicant seeks site development allowances for: number of dwelling units (242 units proposed where maximum 121 are allowed by Code), building height (103 feet proposed where maximum 67 is allowed by Code), floor area ratio (4.66 proposed where maximum 4.0 is allowed by Code), number of parking spaces (175 spaces proposed where 358 are required by Code), 0-foot rear yard setback for open parking along the north property line where minimum 10 feet is required, 0-foot side yard setback for open parking along the east property line where minimum 10 feet is required, 0-foot side yard setback for open parking along the west property line where minimum 5 feet is required, no landscaping buffer along the rear (north) property line where minimum 10-foot landscape buffer is required, a loading berth in the front yard which is open to the sky and within 30 feet of an intersection where a loading berth may only be open to the sky when in the required rear yard and may not be within 30 feet of an intersection, and reduced setback and screening for transformers located within 2 feet of a building.

Notice
The Application has been filed in conformance with applicable procedural and public notice requirements.
General Information
Applicant: Tim Anderson
CA/Focus Evanston JV, LLC.
130 E. Randolph Street, Ste 2100
Chicago, IL 60601

Owner: Perfecto Corners, LLC / Ron Ipjian
821 Emerson Street
Evanston, IL 60201

Existing Zoning: C1, Commercial and R5, General Residential

Existing Land Use: Commercial
Property Size: 42,331 sq. ft. (0.97 acres)
PINs: 11-18-109-062-0000, -064-0000, -053-0000, -052-0000, -020-0000,
-019-0000, -018-0000, -043-0000

<table>
<thead>
<tr>
<th>Surrounding Zoning and Land Uses</th>
<th>Zoning</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>R5, General Residential</td>
<td>Off-site residential parking lot</td>
</tr>
<tr>
<td>South</td>
<td>C1, Commercial and R6, General Residential</td>
<td>Commercial (Bank) and Multiple-family Residential (Sherman Gardens Co-op)</td>
</tr>
<tr>
<td>East</td>
<td>R6, General Residential</td>
<td>Multiple-Family Residential (Cook County Housing Authority Pearlman Apts)</td>
</tr>
<tr>
<td>West</td>
<td>C1, Commercial and R5, General Residential</td>
<td>CTA Railroad ROW</td>
</tr>
</tbody>
</table>

Analysis

Background
In 2015, the developer submitted a proposal to redevelopment the site to a mixed-use residential building with commercial space on the ground floor. The proposed 12-story (126 feet) building consisted of 260 dwelling units, 145 on-site parking spaces and 3,300 square feet of commercial space ground floor. The floor area ratio (FAR) for the project was 5.16. The project was ultimately denied by City Council on March 14, 2016.

A proposed amendment to the Downtown Plan to include an area North of the existing boundary recommends mixed-use development with heights ranging from 66 to 130 feet (6 to 12 stories) within this subarea. The Plan Commission recommended approval of the amendment, which is expected to be considered by the Planning and Development Committee of the City Council this month.
Project Description
The applicant is proposing to construct a 9-story (103-foot high) multiple-family building with 242 dwelling units, 3,300 square foot commercial area and 175 parking spaces.

The property is improved with a largely vacant two-story commercial building and a 57-space open parking lot. The 0.97-acre property is located on the north side of Emerson Street at the terminus of Benson Avenue.

The uses surrounding the site include an 11-story multiple-family senior residential building (Perlman Apartments) owned by the Cook County Housing Authority adjacent to the east and CTA railroad right-of-way adjacent to the west. The parking lot located immediately to the north is owned by and serves the Sherman Gardens Co-op residential development that is located to the south of the site. A one-story commercial bank with a drive-through use and a one-story restaurant are also located directly to the south.

Site Layout
The massing of the proposed building creates a U-shaped structure with the bulk of the 9 stories adjacent to the east, west and north property lines and opening onto an amenity space along Emerson Street on the second level. There is a 16-foot wide alley to the east of the site and the CTA railroad property and elevated tracks to the west.

The building meets all required setbacks for the C1a Zoning District. The building height is 103 feet with an amenity level at a height of 20 feet along a large portion of the front
(south) property line along Emerson Street. At its closest points, the building is located 8 feet from the west property line, 10 feet from the north property line, 15 feet from the east property line and is built to the south property line.

**Proposed First Floor Plan**

A majority of the ground level of the site is devoted to an open parking lot (60 spaces) that is largely covered by the building. One level of underground parking (69 spaces), mezzanine level parking (44 spaces) and two car-share spaces bring the total number of on-site parking spaces to 175. The four parking spaces on the west end of the site closest to Emerson Street and the loading area will be reserved for the commercial tenant and two parallel parking spaces next to the alley will be reserved for car-share spaces (i.e. ZipCar, Enterprise Car Share or similar).

The open parking does not meet the required setback along the west property line (no setback proposed where 5 feet is required), nor along the north and east property lines. The parking spaces are located two feet from the north property line and adjacent to the east property line where a 10-foot setback is required. The proposed two car-share spaces are located adjacent to the east property line with no setback where a minimum of ten feet is required by Code. There is no required parking setback from the front property line.

The vehicular access to the site will be provided in two locations; a two-way drive-aisle
from the adjacent alley and a two-way drive-aisle from Emerson Street next to the railroad tracks and in line with Benson Avenue. The access next the railroad tracks is on the applicant’s property, however, the open loading dock to the west of the access drive is located on CTA property. The applicant has provided a land lease agreement with the CTA. The trash collection room is located near the southwest end of the property and will be accessed from the west drive-aisle off of Emerson Street.

The applicant will install new streetscape elements along Emerson Street including a new approximately eleven-foot wide public sidewalk with four new street trees and 8 new bike racks for building visitors. A bike room with at least 162 bicycle spaces for building residents will be located on the ground floor of the building. The applicant is also proposing a new five-foot wide public sidewalk on the east end of the property along the alley with some landscaping near the two car-share spaces. The new sidewalk will help improve access from Emerson Street to the parking lot adjacent to the north.

Compliance with the Zoning Ordinance

Rezoning
As part of the Planned Development approval, the applicant is requesting rezoning of the property to C1a, Commercial Mixed-use from C1, Commercial and R5, General Residential. Unlike the C1, Commercial district, the proposed C1a, Commercial Mixed-use district allows residential dwellings above the ground floor. There is one other C1a, Commercial Mixed-use district in the City located along Chicago Avenue near the Metra and CTA Main Street stations.

The intent of the C1a district is:
“to provide location for 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” buildings.

Special Use
The applicant is requesting Special Use approval for a Convenience Store on the ground floor. A Convenience Store is allowed as a Special Use in the C1a district. The existing 7-Eleven convenience store is expected to occupy the proposed 3,300 square foot commercial space in the new building.

Planned Development
The applicant is also requesting Special Use approval for a Planned Development to construct the 9-story (103-foot high) multiple-family building with 242 dwelling units, 3,300 square foot commercial area and 175 parking spaces.

The applicant is requesting approval of ten site development allowances:
<table>
<thead>
<tr>
<th>831 Emerson St. Site Development Allowances</th>
<th>Required / Max. Permitted</th>
<th>Site Development Allowance</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Size (# of dwelling units)</td>
<td>121 (350 sq. ft./DU)</td>
<td>+48 (40%) = 169</td>
<td>242</td>
</tr>
<tr>
<td>Building Height</td>
<td>67 ft.</td>
<td>+30 ft. = 97 ft.</td>
<td>103 ft.</td>
</tr>
<tr>
<td>FAR</td>
<td>4</td>
<td>+1.5 = 5.5</td>
<td>4.66</td>
</tr>
<tr>
<td># of parking spaces</td>
<td>358</td>
<td>N/A</td>
<td>175</td>
</tr>
<tr>
<td>Rear (north) setback for open parking</td>
<td>10 ft.</td>
<td>N/A</td>
<td>0 ft.</td>
</tr>
<tr>
<td>Side (east) setback for open parking</td>
<td>10 ft.</td>
<td>N/A</td>
<td>0 ft.</td>
</tr>
<tr>
<td>Side (west) setback for open parking</td>
<td>5 ft.</td>
<td>N/A</td>
<td>0 ft.</td>
</tr>
<tr>
<td>Landscape buffer along the north property line abutting residential district</td>
<td>10 ft. wide</td>
<td>N/A</td>
<td>None proposed</td>
</tr>
<tr>
<td>Loading berth location</td>
<td>Must not be open to sky if in front yard nor w/in 30 ft. of intersection</td>
<td>N/A</td>
<td>Within 30 ft. of intersection and open to sky w/in front yard</td>
</tr>
<tr>
<td>Generator and Transformer setback</td>
<td>8 ft. or 4 ft. if within 2 feet of bldg. and screened</td>
<td>N/A</td>
<td>&lt; 4 ft. and no landscaping (transformers)</td>
</tr>
</tbody>
</table>

The proposal will meet all other bulk requirements of the Zoning Ordinance. Major bulk requirements for the C1a Zoning District are outlined below:

<table>
<thead>
<tr>
<th>831 Emerson Zoning Requirements</th>
<th>Required / Max. Permitted</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Setback</td>
<td>0 ft.</td>
<td>0 ft.</td>
</tr>
<tr>
<td>Side Setback (West) abutting commercial</td>
<td>0 ft. (0-25ft. height), 5 ft. above 25 ft. height</td>
<td>8 ft.</td>
</tr>
<tr>
<td></td>
<td>Side Setback (East) abutting residential</td>
<td>Rear Setback</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>------------------------------------------</td>
<td>--------------</td>
</tr>
<tr>
<td></td>
<td>15 ft.</td>
<td>15 ft.</td>
</tr>
<tr>
<td>Rear Setback</td>
<td>10 ft.</td>
<td>10 ft.</td>
</tr>
<tr>
<td>Parking</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Setback</td>
<td>N/A</td>
<td>Approx. 34 ft.</td>
</tr>
<tr>
<td>Loading Dock</td>
<td>2 short (10 ft. x 35 ft.)</td>
<td>2 short (10 ft. x 35 ft.)</td>
</tr>
</tbody>
</table>

**Parking and Traffic**

Based on the number and type of dwelling units proposed (71 studio units, 40 one-bedroom units, 93 two-bedroom units and 38 three-bedroom units) and 3,300-square foot commercial space, the proposed building is required to have a total of 358 parking spaces. The applicant is proposing a total of 175 parking spaces (0.71 per dwelling unit).

The applicant has submitted a Parking and Traffic Study that analyzes the proposed parking arrangement. The property is located approximately ½ mile from the Davis Street Metra and CTA stops and less than ¼ mile from the Foster Street CTA station. Considering that the building is located in close proximity to transit stops and multiple bus lines (CTA Bus Routes 93, 201 and 205 as well as Pace Bus Routes 208, 213 and 250), the study concludes the proposed parking arrangement will meet the parking demand of the building tenants.

With the available parking spaces on site, the proposed building will have 0.71 parking to unit ratio. It is worth noting that if the project is approved, the residents of the development would not be eligible for residential on-street parking permits in the area. The site is within residential parking district A and adjacent to residential parking district G to the west.

The Traffic Study also provides an analysis of the existing traffic conditions (including vehicle, bicycle and pedestrian traffic) and assesses the impact of the proposed development on the existing road network. Based on the traffic counts on roadways surrounding the site, the peak traffic volume is expected to occur weekday mornings between 8 am - 9 am and weekday evenings between 5 pm - 6 pm. According to the most recent Census Data, only 30% of residents in the area commute to work by car.

The traffic study anticipates the same commute behavior as is currently the trend in the neighborhood. Considering this, the location of the development within a denser area and proximity to other modes of transportation, the anticipated morning and evening peak hour traffic is reduced by 70%. As a result, the traffic study anticipates
approximately 36 new trips generated by the residential portion of the development during the morning peak hour and 141 vehicular trips during the evening peak hour. There are no increases in traffic volumes expected to be generated by the commercial use on the site (7-Eleven convenience store) since traffic this use generates is included in the existing peak hour volumes.

The Study also indicates that all surrounding streets will continue to operate at acceptable levels of service due to the minimal addition of new traffic. Staff is requesting that the applicant provide a financial contribution towards comprehensive traffic management improvements along Emerson Street as a public benefit of the project. The public benefits will be finalized prior to City Council consideration of the project.

Public Benefits
All Planned Developments must provide public benefits to the community. The proposed development will replace an underutilized two-story commercial building and generate additional property tax to the community. The proposed building will complement the existing trend of development along Emerson Street.

The applicant has committed to provide the following public benefits as part of the Planned Development proposal:

1. A fee in-lieu contribution to the City’s Affordable Housing Fund in the amount of $2,400,000 in compliance with the Inclusionary Housing Ordinance.
2. Repaving of the alley to the east adjacent to the property.
3. Incorporation of two-car share spaces on the site.
4. Minimum LEED Silver certification (required by Green Building Ordinance).
5. Streetscape improvements along Emerson Street including lighting, new sidewalk and landscaping.
6. Environmental clean-up of a contaminated site.
7. Street crosswalk restriping in the vicinity of the site and a raised crosswalk installation at the Emerson Street entrance to the adjacent alley.
8. Utilization of measures to mitigate harm to migratory birds.
9. Installation of a real-time transit arrival board in the lobby of the building.

Staff is also presently working with the applicant to include these additional public benefits:

10. Reduced car-share membership fees and transit passes for building residents.
11. Burying of overhead utility lines in the alley adjacent to the property.
12. Modernization of intersections and traffic signals adjacent to the property.
13. Divvy station sponsorship.

The complete list of public benefits will be finalized prior to the consideration by the City Council and will be explicitly required within the Planned Development Ordinance.

Compliance with the Comprehensive Plan
The proposed Planned Development is consistent with the 2000 Comprehensive General Plan. The guiding principal of the Plan is to encourage new development that improves the economy, convenience and attractiveness of Evanston while simultaneously working to maintain a high quality of life within the community where new developments should be integrated with existing neighborhoods to promote walking and the use of mass transit.

The proposal is consistent with the Plan’s objective to maintain and enhance property values and positive perceptions of housing in Evanston. It will be taking an under-utilized, largely vacant structure and replacing it with a mixed-use building that will provide both commercial space and 242 new housing units of varying sizes that would positively contribute to the City’s economy. As a higher density development located one block from the Foster Street CTA station, this Transit Oriented Development (TOD) will be consistent with the Comprehensive Plan’s vision to provide higher density housing near transit stations and along major corridors.

The proposed development is also consistent with the Plan objective to maintain the appealing character of Evanston’s neighborhoods while guiding their change. The new building will have a façade which fits within the context of the masonry construction of many buildings in the surrounding neighborhood while also providing the mixed-use amenities stated above. Additionally, the proposal will be in line with the objective to “recognize the benefits of mixing residential, commercial, and institutional uses in neighborhoods.” The proposed Planned Development will include a 3,300 square foot ground floor commercial space with a goal of retaining the existing 7-Eleven convenience store on the site.

Compliance with the Design Guidelines for Planned Developments
The proposed building is consistent with the Design Guidelines for Planned Developments. The proposal was reviewed by the Design and Project Review committee on March 1, 2017 (draft minutes attached) and received a recommendation for approval with the condition that the plans be revised based on staff comments made during the meeting and in the project review letter. The building mass is similar to that of other multiple-family buildings along Emerson Street (E2 Apartments, Engelhart Hall dormitory and 1900 Sherman Avenue Perlman Apartments).
The parking is provided in the rear of the building (ground floor), underground and on the mezzanine level. The proposal will eliminate one existing curb cut near the alley and expand the existing curb cut adjacent to the railroad tracks to provide for an access drive and loading area. The access to the site will be provided off of Emerson Street adjacent to the railroad tracks and off of the north-south alley adjacent to the east. The loading area and trash enclosure located on the western portion of the property will be accessed off of the western access drive.

New streetscape elements with street trees and bike parking will be installed along Emerson Street. A new sidewalk along the west side of the north-south alley will also provide access to the two proposed car-share spaces that will be adjacent to the alley. This sidewalk will also provide a safer path from Emerson Street to the parking lot north of the site used by the owners of Sherman Gardens Co-op development.

The proposed masonry and metal cladding materials are appropriate given the materials of surrounding buildings. The massing of the building is broken up by an open outdoor amenity space on the 2nd floor. The front façade is in line with the right-of-way for the ground and mezzanine levels then includes the centrally located open amenity space, creating a “U”-shaped structure on the remaining floors above. Additionally, car-share spaces and parking spaces for the commercial tenant, both to be used by the public, are visible from Emerson Street, but set back adequately not to impose the site frontage. Staff will continue to work with the applicant on the overall building design, materials and colors throughout the formal review process.

DAPR Committee Review
The Design and Project Review Committee reviewed the proposed Planned
Development on March 1, 2017. The Committee recommended approval of the proposed development with the condition that the plans be revised based on staff comments made during the meeting and in the project review letter.

**Standards of Approval**

The proposed development must satisfy the standards for approval of Zoning Ordinance Map Amendment (rezoning) in Section 6-3-4-5, standards for Special Use in Section 6-3-5-10, the Standard for Planned Development in Section 6-3-6-9 and standards and guidelines established for Planned Developments in the C1a, Commercial Mixed-Use District. (Section 6-10-1-9)

Staff believes the proposed development meets all standards for approval.

**Standards for approval of Map Amendments (rezoning) Section 6-3-4-5**

As indicated above, the proposed rezoning of the property into a mixed-use commercial district to accommodate a mixed-use development is consistent with the Comprehensive General Plan that calls for higher density of residential development on the outskirts of the downtown and near transit stops. The proposed development with 242 residential units and a ground floor commercial space for a convenience store is compatible with the surrounding land uses.

The 9-story development will be compatible with the overall character of surrounding buildings that range from 7 (Sherman Gardens) and 11 (Perlman Apartments at 1900 Sherman Ave) stories tall up to 14 and 16-stories (E2 building) on the west side of the CTA tracks. The proposed building materials will also complement the existing masonry of many adjacent buildings within the area. The proposed development will not have an adverse effect on the value of adjacent properties.

The applicant has submitted a detailed report of the availability of public utility infrastructure in the area. There are adequate public utility services and infrastructure adjacent to the property.

**Standards for Special Use (Section 6-3-5-10)**

A Planned Development and a Convenience Store are listed as permitted special uses in the proposed C1a Commercial Mixed Use district. As indicated above, the proposal is in keeping with the purposes and policies outlined in the Comprehensive Plan and the Zoning Ordinance.

The proposed building with a ground floor convenience store will not cause a negative cumulative effect when considered in conjunction with other special uses in the area. Most other surrounding uses are residential, allowed by right and therefore compatible with the proposed residential building. A convenience store already exists on the site without any negative effect on surrounding uses. As such, the proposal will not interfere
or diminish the value of other properties in the neighborhood.

As indicated above, the proposal can be adequately served by public facility infrastructure already available. The street and sidewalk network as well as water, sewer, electricity and gas infrastructure already exist and service the existing two-story commercial building on the site.

The proposal will not cause undue traffic congestion. The applicant has submitted a parking and traffic study that confirms there will be minimal effect to the level of service on existing surrounding roadways. The access to the ground level parking lot will be provided via the alley and an existing driveway access adjacent to the railroad tracks and in alignment with Benson Avenue. The applicant will close one existing curb cut on Emerson Street and expand the western curb cut. The applicant is also proposing a new sidewalk on the subject property adjacent to the alley that will improve the access from Emerson Street to the private parking lot north of the site.

There are no significant historical and architectural resources or environmental features present on the site. One of the public benefits of the project is the proposed remediation of the existing environmental contamination on site.

Finally, the proposal meets all zoning requirements except for the ten site development allowances requested and outlined above.

Standards and Guidelines for Planned Developments in C1a District (Sections 6-3-6-9 and 6-10-1-9)
The proposed Planned Development is in harmony and complies with general purposes and the intent of the Zoning Ordinance. The proposal is compatible in bulk, scale and land use with surrounding properties. The proposal is consistent with the vision and goals of the Comprehensive Plan for redevelopment of underutilized properties with uses compatible with surrounding neighborhood.

The site layout, with the building located along Emerson Street and parking located in rear, underground and hidden on the mezzanine level will improve the character of Emerson Street between Maple and Sherman Avenues. The loading dock and parking for the commercial use are located adjacent to the railroad tracks and away from Sherman Gardens and Pearlman Apartments buildings to minimize adverse effects on adjacent residential uses.

The proposed site development allowances are necessary for a desirable redevelopment of the site with significant public benefits. The proposed development is compatible with other similar developments in the area and is not of such nature in height, bulk and scale to exercise any influence contrary to the purpose and intent of the Zoning Ordinance.
**Recommendation**

Based on the analysis above, and the DAPR Committee recommendation, staff recommends the Plan Commission make a positive recommendation for the approval of the Special Use for the proposed Planned Development with Special Use for a convenience store and Zoning Map Amendment from C1, Commercial and R5, General Residential to C1a, Commercial Mixed-Use at 831 Emerson Street to the City Council subject to the following conditions:

1. The proposed planned development shall substantially conform to the plans and documents attached to this report.
2. The building residents will not be eligible for residential on-street parking permits in the area.
3. The applicant must agree to a Construction Management Plan (CMP) before issuance of the building permit.
4. Any change in use must be approved as an amendment to the Planned Development.
5. Additional landscaping or screening should be installed on the west end of the property to screen the view of the loading area.
6. The applicant must improve the lighting adjacent to the alley.
7. Within one year of the issuance of the final Certificate of Occupancy for the building, the applicant must submit a traffic study analyzing the turning movements at the western access drive including analysis of any traffic incidents adjacent to the site. Based on the analysis of the traffic study, the City reserves the right to restrict movements in or out of the proposed western access drive.
8. Prior to issuance of the Final Certificate of Occupancy, the applicant must submit an approval letter from the Illinois Environmental Agency that any environmental contamination on site has been remedied.
9. The delivery hours for the on-site commercial use are prohibited during 7 AM – 9 AM and 4 PM – 6 PM Monday through Friday.
10. Prior to issuance of the building permit, the applicant must provide an executed copy of the access agreement from the CTA for the use of CTA property adjacent to the railroad tracks.

**Attachments**

- 831 Emerson Street Proposed Architectural Plans
- Link to Full Planned Development Packet
- Summary of Proposed Public Benefits Letter dated February 28, 2017
**PLANTING PALETTE**

<table>
<thead>
<tr>
<th>CODE</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>QTY</th>
<th>CAL</th>
<th>HT</th>
<th>SPRD</th>
<th>ROOTBALL</th>
<th>REMARKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>LUCP</td>
<td>LULUS CARRINIIFOLIA</td>
<td>PORTION GLOSSY</td>
<td>4</td>
<td>6&quot;</td>
<td>-</td>
<td>-</td>
<td>BAG</td>
<td>SLIGHTLY STRAIGHT TRUNK, SHAPED QUANTITY</td>
</tr>
<tr>
<td>97</td>
<td>CAMELLIA JAPONICA</td>
<td>SOUTHERN BRUSH CAMELLIA</td>
<td>-</td>
<td>-</td>
<td>4'-0&quot;</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>DB2</td>
<td>DIJON VITIS</td>
<td>RED DIJON GRAPES</td>
<td>-</td>
<td>-</td>
<td>4'-0&quot;</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>EB</td>
<td>ECHINOPS SOUTHERN HARE</td>
<td>ECHINOPS HARE</td>
<td>-</td>
<td>-</td>
<td>4'-0&quot;</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>JS</td>
<td>JASMINUM JASMINUM</td>
<td>ALPINE JASMINUM</td>
<td>-</td>
<td>-</td>
<td>4'-0&quot;</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>RB1</td>
<td>RUBUS PARVIFLORUS</td>
<td>HAREBELL</td>
<td>-</td>
<td>-</td>
<td>4'-0&quot;</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>CD</td>
<td>CUPRESSOCYPARIS LIF.</td>
<td>CUPRESSOCYPARIS</td>
<td>-</td>
<td>-</td>
<td>4'-0&quot;</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>IT</td>
<td>ILEX C. HEDERACEA</td>
<td>PRIVET HEDERA</td>
<td>-</td>
<td>-</td>
<td>4'-0&quot;</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>NT</td>
<td>NESTE IS BURGONIA</td>
<td>BURGONIA</td>
<td>-</td>
<td>-</td>
<td>4'-0&quot;</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>EWP</td>
<td>EVA PENNISETUM</td>
<td>PENNISETUM</td>
<td>-</td>
<td>-</td>
<td>4'-0&quot;</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>RRP</td>
<td>RIBES RUBR.</td>
<td>ALPINE CURRANT</td>
<td>-</td>
<td>-</td>
<td>4'-0&quot;</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>SP</td>
<td>SPIREA X BUMALDA</td>
<td>GOLDFLAME SPIREA</td>
<td>-</td>
<td>-</td>
<td>4'-0&quot;</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>EB1</td>
<td>EUPHRO N.</td>
<td>PURPLELEAF WINTERCREEPER</td>
<td>-</td>
<td>-</td>
<td>4'-0&quot;</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>PP</td>
<td>PANICUM V.</td>
<td>RED SWITCH GRASS</td>
<td>-</td>
<td>-</td>
<td>4'-0&quot;</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>JH</td>
<td>JUNIPERUS HORIZONTALIS</td>
<td>ANDORRA</td>
<td>-</td>
<td>-</td>
<td>4'-0&quot;</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>HP</td>
<td>HEMEROCALLIS SPECIES MIX</td>
<td>DAYLILY</td>
<td>-</td>
<td>-</td>
<td>4'-0&quot;</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>MSP</td>
<td>MISANTHUS V.</td>
<td>PURPLE MAIDEN GRASS</td>
<td>-</td>
<td>-</td>
<td>4'-0&quot;</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>RA</td>
<td>RHUS AROMATICA</td>
<td>RAGL SUMAC</td>
<td>-</td>
<td>-</td>
<td>4'-0&quot;</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>RS</td>
<td>ROSA X.</td>
<td>RED KNOCKOUT ROSE</td>
<td>-</td>
<td>-</td>
<td>4'-0&quot;</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>NF</td>
<td>NEPETA X.</td>
<td>CATMINT</td>
<td>-</td>
<td>-</td>
<td>4'-0&quot;</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>SH</td>
<td>SPOROBOLUS H.</td>
<td>PRAIRIE DROPSEED</td>
<td>-</td>
<td>-</td>
<td>4'-0&quot;</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>T</td>
<td>TAUSSIE M.</td>
<td>WARKO TWEY</td>
<td>-</td>
<td>-</td>
<td>4'-0&quot;</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>SF</td>
<td>SORBUS AURATA</td>
<td>ALPINE SERVICEBERRY</td>
<td>-</td>
<td>-</td>
<td>4'-0&quot;</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>SE</td>
<td>SORBUS AURATA</td>
<td>ANCHOR ServiceBERRY</td>
<td>-</td>
<td>-</td>
<td>4'-0&quot;</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>CT</td>
<td>CHERNODOLYS L.</td>
<td>TRUMPET FLOWER</td>
<td>-</td>
<td>-</td>
<td>4'-0&quot;</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>E</td>
<td>ECHINOPS S.</td>
<td>PURPLEMAIDEN GRASS</td>
<td>-</td>
<td>-</td>
<td>4'-0&quot;</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>SF</td>
<td>SORBUS AURATA</td>
<td>ANCHOR SERVICEBERRY</td>
<td>-</td>
<td>-</td>
<td>4'-0&quot;</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>FL</td>
<td>FERULA ALBA</td>
<td>CUMIN</td>
<td>-</td>
<td>-</td>
<td>4'-0&quot;</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>EP</td>
<td>ECHINACEA PURPUREA</td>
<td>PURPLE CONEFLOWER</td>
<td>-</td>
<td>-</td>
<td>4'-0&quot;</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>HP</td>
<td>HEMEROCALLIS SPECIES MIX</td>
<td>DAYLILY</td>
<td>-</td>
<td>-</td>
<td>4'-0&quot;</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>SF</td>
<td>SORBUS AURATA</td>
<td>ANCHOR SERVICEBERRY</td>
<td>-</td>
<td>-</td>
<td>4'-0&quot;</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>SF</td>
<td>SORBUS AURATA</td>
<td>ANCHOR SERVICEBERRY</td>
<td>-</td>
<td>-</td>
<td>4'-0&quot;</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**ORNAMENTAL TREE INSTALLATION DETAIL**

**PERENNIALS DETAIL**

**SHRUB INSTALLATION DETAIL**

**PARKWAY PLANTER AND TREE PLANTING DETAIL**

**SCALE:** 1/4"=1'-0"
LOADING DOCK GATE DETAIL

SCALE: 1/2"=1'-0"

- Prefinished post cap welded to top of post
- Prefinished 4" square by 9'-0" height 1/4" steel g diameter concrete footing 48" deep
- 1 x 6 treated fence boards
- Truss rod, typical
- Steel gate latch
- Prefinished 2" square by 1/4" steel tube welded gate frame
- 3 prefinished hinges per gate welded to post and gate frame
- Drop rods

CITY OF EVANSTON PLANNED DEVELOPMENT ZONING MAP - SPECIAL USE APPLICATION
CITY OF EVANSTON PLANNED DEVELOPMENT ZONING MAP - SPECIAL USE APPLICATION

1/32" = 1'-0"
## PROGRAM MATRIX

<table>
<thead>
<tr>
<th>LEVEL USE</th>
<th>FTF HEIGHT</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Roof</strong></td>
<td><strong>MECH</strong></td>
</tr>
<tr>
<td><strong>7 Typ Res Levels</strong></td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Typ. Residential</td>
</tr>
<tr>
<td>8</td>
<td>Typ. Residential</td>
</tr>
<tr>
<td>7</td>
<td>Typ. Residential</td>
</tr>
<tr>
<td>6</td>
<td>Typ. Residential</td>
</tr>
<tr>
<td>5</td>
<td>Typ. Residential</td>
</tr>
<tr>
<td>4</td>
<td>Typ. Residential</td>
</tr>
<tr>
<td>3</td>
<td>Typ. Residential</td>
</tr>
<tr>
<td>2</td>
<td>Residential</td>
</tr>
<tr>
<td>Mezz</td>
<td>Parking</td>
</tr>
<tr>
<td>1</td>
<td>Parking</td>
</tr>
<tr>
<td>LL 01</td>
<td>Parking</td>
</tr>
<tr>
<td><strong>Enclosed</strong></td>
<td><strong>Far Area</strong></td>
</tr>
<tr>
<td>2,500</td>
<td>25,596</td>
</tr>
<tr>
<td></td>
<td>25,596</td>
</tr>
<tr>
<td></td>
<td>25,596</td>
</tr>
<tr>
<td></td>
<td>25,596</td>
</tr>
<tr>
<td></td>
<td>25,596</td>
</tr>
<tr>
<td></td>
<td>25,596</td>
</tr>
<tr>
<td></td>
<td>25,596</td>
</tr>
<tr>
<td></td>
<td>27,053</td>
</tr>
<tr>
<td></td>
<td>13,203</td>
</tr>
<tr>
<td></td>
<td>32,124</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td>279,648</td>
</tr>
<tr>
<td>Site Area: 42,331.40 sf</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Level Use</strong></th>
<th><strong>FTF Height</strong></th>
<th><strong>Enclosed</strong></th>
<th><strong>Far Area</strong></th>
<th><strong>Rentable Residential</strong></th>
<th><strong>Efficiency</strong></th>
<th><strong>Outdoor Amenities</strong></th>
<th><strong>Retail Parking</strong></th>
<th><strong>Residential Parking</strong></th>
<th><strong>Unit Count</strong></th>
<th><strong>Studio (390sf AVG)</strong></th>
<th><strong>1BD (575sf AVG)</strong></th>
<th><strong>2BD (815sf AVG)</strong></th>
<th><strong>3 BD (1153sf AVG)</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Roof</strong></td>
<td><strong>MECH</strong></td>
<td>2,500</td>
<td>25,596</td>
<td>23,809</td>
<td>21,965</td>
<td>85.8%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>9 Typ. Residential</strong></td>
<td></td>
<td>31</td>
<td>9</td>
<td>5</td>
<td>12</td>
<td>5</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>8 Typ. Residential</strong></td>
<td></td>
<td>31</td>
<td>9</td>
<td>5</td>
<td>12</td>
<td>5</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>7 Typ. Residential</strong></td>
<td></td>
<td>31</td>
<td>9</td>
<td>5</td>
<td>12</td>
<td>5</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>6 Typ. Residential</strong></td>
<td></td>
<td>31</td>
<td>9</td>
<td>5</td>
<td>12</td>
<td>5</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>5 Typ. Residential</strong></td>
<td></td>
<td>31</td>
<td>9</td>
<td>5</td>
<td>12</td>
<td>5</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>4 Typ. Residential</strong></td>
<td></td>
<td>31</td>
<td>9</td>
<td>5</td>
<td>12</td>
<td>5</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>3 Typ. Residential</strong></td>
<td></td>
<td>31</td>
<td>9</td>
<td>5</td>
<td>12</td>
<td>5</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>2 Residential</strong></td>
<td></td>
<td>25</td>
<td>8</td>
<td>5</td>
<td>9</td>
<td>3</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Mezz</strong></td>
<td>Parking</td>
<td>20.00</td>
<td>13,203</td>
<td>6,595</td>
<td>4</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>1</strong></td>
<td>Parking</td>
<td>9.50</td>
<td>32,124</td>
<td>0</td>
<td>69</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>LL 01</strong></td>
<td>Parking</td>
<td>9.00</td>
<td>27,053</td>
<td>0</td>
<td>44</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td>242</td>
<td>71</td>
<td>40</td>
<td>93</td>
<td>38</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>% of Mix</td>
<td>29%</td>
<td>17%</td>
<td>38%</td>
<td>16%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

CITY OF EVANSTON PLANNED DEVELOPMENT ZONING MAP - SPECIAL USE APPLICATION
1. Brick
Medium Ironspot 46

2. Architectural Metal Panel
Silver Storm

3. Architectural Metal Panel
Fawn Metallic

4. Glazed Window Wall / Spandrel Glass
CONCRETE CURB

RETAIL & RESIDENTIAL LOADING

SU-30
Width: 8.00
Track: 8.00
Lock to Lock Time: 0.0
Steering Angle: 31.8

NOTE:
The width of the truck does not take into account mirrors and door openings.
Proposal:
construct 242 unit multifamily residential with convenience store (planned development)

Site Information:

<table>
<thead>
<tr>
<th>Property Address:</th>
<th>831 EMERSON ST</th>
<th>Zoning District:</th>
<th>C1a</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overlay District:</td>
<td></td>
<td>Preservation District:</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Applicant:</th>
<th>Timothy Anderson</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phone Number:</td>
<td>2242556431</td>
</tr>
</tbody>
</table>

Zoning Section

Map Amendment
Rezone C1 & R5 District to C1a Commercial Mixed Use District

6-10-1-9-D & 6-10-3-3
Special Use for a Planned Development required

6-10-3-3
Special Use for a Convenience Store required

6-10-3-4 & 6-10-1-9-C-
Maximum number of dwelling units per lot size is 1/350 + 40% = 169 units
242 DUs proposed - requires supermajority City Council vote

6-10-3-7 & 6-10-1-9-C-
Maximum FAR 4.0 + 1.5 = 5.5
4.66 FAR proposed

6-10-3-9 & 6-10-1-9-C-
Maximum building height 67" + 30" = 97'
103' proposed - requires supermajority City Council vote

6-16-3-5-Table 16-B
358 parking spaces required
175 parking spaces proposed (.72 total parking ratio)

6-16-2-4
Parking spaces (8.5' x 18'), ADA spaces (16' x 18') and drive aisle must be clear of encroachments (columns) - appears columns are located within drive aisles and parking spaces - confirm (especially basement space 10 and mezz space 39)

6-10-3-8-D
10' rear setback required for open parking abutting residential district
0' rear setback proposed for open parking

5-10-3-8-E
5' W interior side yard setback required for open parking abutting nonresidential district
0' W interior side yard setback proposed for open parking

5-10-3-8-C
10' E interior side yard setback required for open parking abutting residential
0' E interior side yard setback proposed for open parking (carshare spaces)

5-10-1-9-B-1
10' wide landscaping barrier required at rear where immediately abutting residential
No landscaping barrier proposed
Zoning Analysis
Summary

<table>
<thead>
<tr>
<th>Case Number:</th>
<th>Case Status/Determination:</th>
</tr>
</thead>
<tbody>
<tr>
<td>17ZONA-0006</td>
<td>Non-Compliant</td>
</tr>
</tbody>
</table>

Proposal:
construct 242 unit multifamily residential with convenience store (planned development)

Site Information:

<table>
<thead>
<tr>
<th>Property Address:</th>
<th>Zoning District:</th>
<th>C1a</th>
</tr>
</thead>
<tbody>
<tr>
<td>831 EMERSON ST</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Overlay District:</td>
<td>Preservation District:</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Applicant:</th>
<th>Phone Number:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Timothy Anderson</td>
<td>2242556431</td>
</tr>
</tbody>
</table>

Signature                                Date
Case Number: 17ZONA-0006
Case Status/Determination: Non-Compliant

Proposal:
construct 242 unit multifamily residential with convenience store (planned development)

Site Information:

<table>
<thead>
<tr>
<th>Property Address:</th>
<th>Zoning District:</th>
<th>Overlay District:</th>
<th>Preservation District:</th>
</tr>
</thead>
<tbody>
<tr>
<td>831 EMERSON ST</td>
<td>C1a</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Applicant:</th>
<th>Phone Number:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Timothy Anderson</td>
<td>2242556431</td>
</tr>
</tbody>
</table>

Signature: [Signature]
Date: 3/2/17

6-16-4-1-B
Loading berth areas may only be open to the sky when located in the required rear yard
and loading berth areas may not be located within 30' of street intersections
Loading berth area is open to the sky in front yard/building envelope and within 30' of street intersections

6-4-6-9
Transformers must either have 8' E interior side yard setback or
4' setback if within 2' of building and obscured, or 6' setback if obscured
Setbacks not met/no screening (for transformers; generator is compliant)

6-16-2-2
Easement required for parking spaces and loading berth area on private property to W
**Case Number:**
17ZONA-0006

**Case Status/Determination:**
Non-Compliant

**Proposal:**
construct 242 unit multifamily residential with convenience store (planned development)

**Site Information:**

<table>
<thead>
<tr>
<th>Property Address:</th>
<th>Zoning District:</th>
<th>Overlay District:</th>
<th>Preservation District:</th>
</tr>
</thead>
<tbody>
<tr>
<td>831 EMERSON ST</td>
<td>C1a</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Applicant:**
Timothy Anderson

**Phone Number:**
2242556431

**Recommendation(s):**
Click on the link(s) below to access online application(s)
City of Evanston
ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: January 12, 2017
RESULTS OF ANALYSIS: Non-Compliant

Z.A. Number: 17ZONA-0006
Purpose: Zoning Analysis without Bld Permit App
Address: 831 EMERSON ST
District: C1a
Applicant: Timothy Anderson
Overlay: Preservation
Reviewer: Melissa Klotz
Preservation
District:

THIS APPLICATION PROPOSES (select all that apply):
- X New Principal Structure
- Sidewalk/Curb
- Change of Use
- Other
- New Accessory Structure
- Retention of Use
- Plat of Resubdiv/Consol
- Addition to Structure
- Business License
- Alteration to Structure
- Home Occupation
- Retention of Structure
- Improvement

Proposal Description:
construct 242 unit multifamily residential with convenience store (planned development)

ANALYSIS BASED ON:
- Plans Dated: 01.09.17
- Prepared By:
- Survey Dated:
- Existing
- Improvements:

ZONING ANALYSIS

PRINCIPAL USE AND STRUCTURE

<table>
<thead>
<tr>
<th></th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>USE:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Minimum Lot Width (LF):
- No Requirement
- 218.5
- 218.5
- Compliant

Minimum Lot Area (SF):
- 350 sqft per dwelling unit
- 42331.4
- 42331.5
- Compliant

Dwelling Units:
- 1/350 = 40\% = 169
- 242
- Non-Compliant

Rooming Units:
Comments:

Building Lot Coverage (SF) (defined, including subtractions & additions):
Comments:

Impervious Surface
Coverage (SF, %)
Comments:

Accessory Structure
Comments:

Rear Yard Coverage:
Comments:

LF: Linear Feet  SF: Square Feet  FT: Feet
Page 1
<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Floor Area (SF)</td>
<td>4.00 + 1.5 x 5.5 PD max</td>
<td>107907</td>
<td>4.66</td>
</tr>
<tr>
<td>Use:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Height (FT)</td>
<td>67 + 30 = 97 PD max</td>
<td>103</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Yard(1) (FT)</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Direction: S</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street: Emerson</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Yard(2) (FT)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Direction:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street Side Yard (FT)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Direction:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior Side Yard(1) (FT)</td>
<td>0 for first 25′, then 5′</td>
<td>8′</td>
<td></td>
</tr>
<tr>
<td>Direction: W</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior Side Yard(2) (FT)</td>
<td>15′ (abutting residential)</td>
<td>15</td>
<td></td>
</tr>
<tr>
<td>Direction: E</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear Yard (FT)</td>
<td></td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Direction: N</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### ACCESSORY USE AND STRUCTURE

<table>
<thead>
<tr>
<th>Use (1)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Districts:</td>
<td></td>
<td></td>
<td></td>
<td>Open Off-street Parking</td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Permitted Required Yard:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Additional Standards:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Height (FT)</td>
<td>Flat or mansard roof 14.5′, ot</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Distance from Principal Building:</td>
<td>10.00′</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Yard(1A) (FT)</td>
<td>0′ but landscape screening</td>
<td></td>
<td></td>
<td>no landscaping (loading berths)</td>
</tr>
<tr>
<td>Direction: S</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street: Emerson</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Standard</td>
<td>Existing</td>
<td>Proposed</td>
<td>Determination</td>
</tr>
<tr>
<td>--------------------------</td>
<td>----------</td>
<td>----------</td>
<td>----------</td>
<td>---------------</td>
</tr>
<tr>
<td><strong>Front Yard (1B) (FT)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Direction:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Street:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Comments:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Street Side Yard (FT)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Direction:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Street:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Comments:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Interior Side Yard (1A) (FT)</strong></td>
<td>5'</td>
<td>0'</td>
<td></td>
<td>Non-Compliant</td>
</tr>
<tr>
<td><strong>Direction:</strong></td>
<td>W</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Comments:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Interior Side Yard (1B) (FT)</strong></td>
<td>10' (abutting residential)</td>
<td>0' (carshare spaces)</td>
<td></td>
<td>Non-Compliant</td>
</tr>
<tr>
<td><strong>Direction:</strong></td>
<td>E</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Comments:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Rear Yard (FT)</strong></td>
<td></td>
<td></td>
<td></td>
<td>Non-Compliant</td>
</tr>
<tr>
<td><strong>Direction:</strong></td>
<td>N</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Comments:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**PARKING REQUIREMENTS**

<table>
<thead>
<tr>
<th></th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Use(1):</strong></td>
<td></td>
<td>111 1BR; 93 2BR; 38 3BR = 354.25</td>
<td>171</td>
<td></td>
</tr>
<tr>
<td><strong>Multi-family #Nonres District</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Comments:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Use(2):</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Food Store</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Comments:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Use(3):</strong></td>
<td>(carshare)</td>
<td></td>
<td>(2)</td>
<td></td>
</tr>
<tr>
<td><strong>Comments:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL REQUIRED:**

|          | 138.75+139.5+76+3.71=358 | 175 | Non-Compliant |

**Handicap Parking Spaces:**

|          | 6 | 6 | Compliant |

**Access:**

|          | Sec. 6-16-2-2 | easement required | Non-Compliant |

**Vertical Clearance (LF):**

|          | 7' | 14 |               |

**Surfacing:**

|          | Sec. 6-16-2-8 (E) | solid |               |

**Location:**

|          | 20' setback for enclosed | +20' | Compliant |

Comments:
<table>
<thead>
<tr>
<th>Angle(1): 90 Degree</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Width(W) [FT]</td>
<td>8.5</td>
<td></td>
<td>9</td>
<td>Compliant</td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Depth(D) [FT]</td>
<td>10.0</td>
<td></td>
<td>18</td>
<td>Compliant</td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>AltHe(A) [FT]</td>
<td>24.0</td>
<td></td>
<td>24</td>
<td>Compliant</td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Module (FT)</td>
<td>SL 42.0, DL 60.0</td>
<td></td>
<td>60</td>
<td>Compliant</td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Angle(2):</th>
<th>Comments:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Width(W) [FT]</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
</tr>
<tr>
<td>Depth(D) [FT]</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
</tr>
<tr>
<td>AltHe(A) [FT]</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
</tr>
<tr>
<td>Module (FT)</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
</tr>
</tbody>
</table>

Garage Setback from Alley Access (FT)

Comments:

### LOADING REQUIREMENTS

<table>
<thead>
<tr>
<th>Loading Use: Multi-family</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1 short 30K to 100K, 1 short each addit. 200K</td>
<td></td>
<td>2 short</td>
<td>Compliant</td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

TOTAL (long):
TOTAL (short): 2

Long Berth Size (FT)

<table>
<thead>
<tr>
<th>Comments:</th>
<th>12' wide x 50' deep</th>
</tr>
</thead>
</table>

Short Berth Size (FT)

<table>
<thead>
<tr>
<th>Comments:</th>
<th>10' wide x 35' deep</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Vertical Clearance (FT)</th>
<th>14'</th>
<th>open to sky</th>
<th>Compliant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Location:</th>
<th>Sec. 8-16-4-1</th>
<th>open to sky</th>
<th>Non-Compliant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### MISCELLANEOUS REQUIREMENTS

<table>
<thead>
<tr>
<th>Requirement (1): landscaping buffer at utility riser</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>8-10-1-9-8-1</td>
<td>no landscaping buffer proposed at rear</td>
<td>Non-Compliant</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Requirement (2): rezoning &amp; special use</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>for C1a rezoning &amp; convenience store</td>
<td></td>
<td></td>
<td></td>
<td>Non-Compliant</td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Requirement (3): generator/transformer</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>8' setback or 4'6&quot; screened transformers</td>
<td></td>
<td></td>
<td></td>
<td>Non-Compliant</td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Standard</td>
<td>Existing</td>
<td>Proposed</td>
<td>Determination</td>
<td></td>
</tr>
<tr>
<td>----------</td>
<td>----------</td>
<td>----------</td>
<td>---------------</td>
<td></td>
</tr>
</tbody>
</table>

**COMMENTS AND/OR NOTES**

Analysis Comments

**RESULTS OF ANALYSIS**

Results of Analysis: This Application is **Non-Compliant**

Site Plan & Appearance Review Committee approval is: **Required**

See attached comments and/or notes.

[Signature] 3/2/17
Plan Commission

CASE# 17PLND-0015

Zoning Text Amendment

Establishment of Regulations for Allowed Location of Generators
Memorandum

To: Chair and Members of the Plan Commission

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

Subject: Zoning Ordinance Text Amendment
Establishment of Regulations for Allowed Location of Generators
17PLND-0015

Date: February 28, 2017

Request
Staff recommends amending the Zoning Ordinance to establish regulations for allowed location of generators.

Notice
The Application has been filed in conformance with applicable procedural and public notice requirements.

Analysis
Background
Currently, generators are not listed within the zoning ordinance. However, for purposes of permit approvals, staff uses regulations established for air conditioning equipment when determining setbacks and other screening requirements for generators. The Zoning Ordinance lists regulations specific to air conditioners in Subsection 6-4-6-9 Special Regulations Applicable To Air Conditioning Equipment:

Air conditioning equipment requirements are as follows:

Required Yard
Front yard: Prohibited.
Interior side yard: Eight-foot setback required; or six-foot setback required when located within two (2) feet of the principal structure and obscured from view by screening methods such as landscaping.

Interior side yard abutting an alley of at least eight (8) feet in width: Eight-foot
setback required; or four-foot setback required when located within two (2) feet of the principal structure and obscured from view by screening methods such as landscaping.

Street side yard: Four-foot setback required when located within two (2) feet of the principal structure and obscured from view by screening methods such as landscaping.

Rear yard (rearmost thirty (30) feet of yard): Three-foot setback from all property lines (the same as other accessory structures in the required rear yard).

Air conditioning equipment is also briefly referenced in Section 6-17-2-3. Scope of Landscape Guidelines in the Manual of Design Guidelines and Section 6-4-6-3. Allowable Accessory Uses and Structures (Detached from Principal Structure) both which are included as attachments.

Proposal Overview
Staff is proposing to establish regulations for allowed location of generators by adding this equipment to sections which regulate similar equipment such as air conditioners. Specifically staff will amend the zoning ordinance as described below:

6-4-6-9. Special Regulations Applicable To Air Conditioning Equipment and Generators:

Air conditioning equipment and generator requirements are as follows:

Required Yard
Front yard: Prohibited.
Interior side yard: Eight-foot setback required; or six-foot setback required when located within two (2) feet of the principal structure and obscured from view by screening methods such as landscaping.

Interior side yard abutting an alley of at least eight (8) feet in width: Eight-foot setback required; or four-foot setback required when located within two (2) feet of the principal structure and obscured from view by screening methods such as landscaping.

Street side yard: Four-foot setback required when located within two (2) feet of the principal structure and obscured from view by screening methods such as landscaping.

Rear yard (rearmost thirty (30) feet of yard): Three-foot setback from all property lines (the same as other accessory structures in the required rear yard).


The Manual of Design Guidelines shall contain guidelines that address the following landscape elements:
(A) Landscape Elements of General Applicability:
1. Prohibited trees.
2. Minimum plant sizes.
3. Plant variety.
5. Building foundation landscaping.
6. Design and planting of retention and detention ponds.
7. Front yard coverage in live landscaping.

(B) Landscape Elements of Specific Applicability:
1. Perimeter landscaping for residential and nonresidential uses.
2. Perimeter and interior site landscaping for parking lots, parking decks, and loading areas.
3. Screening for refuse disposal areas, satellite dishes, air conditioners, generators, electrical equipment and mechanical equipment.
4. Screening for ground signs and ground lights.
5. Parkway trees.

Additionally, generators will be added to Table 4-A, where air conditioning equipment is referenced, in Section 6-4-6-3. Allowable Accessory Uses and Structures (Detached from Principal Structure). The first column of the row that currently only references air conditioning equipment is now proposed to read “Air conditioning equipment and generators subject to Section 6-4-6-9 of this Chapter.”

Standards of Approval
The proposed Zoning Ordinance Text Amendment to establish regulations for the allowed location of generators meets the standards for approval of amendments per Section 6-3-4-5 of the City Code. The proposal is consistent with the objective of the Comprehensive Plan to maintain the appealing character of Evanston’s neighborhoods and policy action of maintaining high property standards.

Adding generators to existing zoning regulations for similar equipment will provide consistency in how location and screening of this equipment is determined and will align staff interpretation with zoning regulations. The proposed text amendment will not have any adverse effects on the values of the properties in the area.

Recommendation
Staff believes the proposed text amendment to establish regulations for allowed location of generators meets the standards of approval as outlined above. Staff recommends the Plan Commission make a positive recommendation to the City Council regarding for the proposed text amendment.

Attachments
- Ordinance 7-O-17
- Section 6-17-2-3 Scope of Landscape Guidelines in the Manual of Design Guidelines
- Section 6-4-6-3 Allowable Accessory Uses and Structures (Detached from Principal Structure)
7-0-17

AN ORDINANCE

Amending Portions of the City of Evanston Zoning Code Regulating Generators

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

SECTION 1: Category 2, “Air Conditioning Equipment” in Table 4-A of Subsection 6-4-6-3(B) of the Evanston City Code of 2012, as amended, is hereby further amended and revised as follows:

<table>
<thead>
<tr>
<th>Yard</th>
<th>District</th>
</tr>
</thead>
<tbody>
<tr>
<td>S</td>
<td>R</td>
</tr>
</tbody>
</table>

2. Air conditioning equipment and generators subject to Section 6-4-6-9 of this Chapter

SECTION 2: Subsection 6-4-6-9, “Special Regulations Applicable to Air Conditioners,” of the Evanston City Code of 2012, as amended, is hereby further amended and revised as follows:

6-4-6-9. - SPECIAL REGULATIONS APPLICABLE TO AIR CONDITIONING EQUIPMENT AND GENERATORS.

Air conditioning equipment and generator requirements are as follows:

Required Yard

Front yard: Prohibited.
Interior side yard: Eight-foot setback required; or six-foot setback required when located within two (2) feet of the principal structure and obscured from view by screening methods such as landscaping.

Interior side yard abutting an alley of at least eight (8) feet in width: Eight-foot setback required; or four-foot setback required when located within two (2) feet of the principal structure and obscured from view by screening methods such as landscaping.

Street side yard: Four-foot setback required when located within two (2) feet of the principal structure and obscured from view by screening methods such as landscaping.

Rear yard (rearmost thirty (30) feet of yard): Three-foot setback from all property lines (the same as other accessory structures in the required rear yard).

SECTION 3: Subsection 6-17-2-3(B) of the Evanston City Code of 2012, as amended, is hereby further amended and revised as follows:

6-4-6-9. - SPECIAL REGULATIONS APPLICABLE TO AIR CONDITIONING EQUIPMENT AND GENERATORS.

(B) Landscape Elements of Specific Applicability:
1. Perimeter landscaping for residential and nonresidential uses.
2. Perimeter and interior site landscaping for parking lots, parking decks, and loading areas.
3. Screening for refuse disposal areas, satellite dishes, air conditioners, generators, electrical equipment and mechanical equipment.
4. Screening for ground signs and ground lights.
5. Parkway trees.

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

SECTION 5: 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 6: The findings and recitals herein are 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.

SECTION 7: This Ordinance 7-O-17 shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

Introduced: ________________, 2017  Approved:

Adopted: ________________, 2017  ____________________________, 2017

____________________________
Elizabeth B. Tisdahl, Mayor

Attest:  Approved as to form:

_______________________________
Rodney Greene, City Clerk  W. Grant Farrar, Corporation Counsel
6-17-2-3. - SCOPE OF LANDSCAPE GUIDELINES IN THE MANUAL OF DESIGN GUIDELINES.

The Manual of Design Guidelines shall contain guidelines that address the following landscape elements:

(A) Landscape Elements of General Applicability:
   1. Prohibited trees.
   2. Minimum plant sizes.
   3. Plant variety.
   5. Building foundation landscaping.
   6. Design and planting of retention and detention ponds.
   7. Front yard coverage in live landscaping.

(B) Landscape Elements of Specific Applicability:
   1. Perimeter landscaping for residential and nonresidential uses.
   2. Perimeter and interior site landscaping for parking lots, parking decks, and loading areas.
   3. Screening for refuse disposal areas, satellite dishes, air conditioners, electrical equipment and mechanical equipment.
   4. Screening for ground signs and ground lights.
   5. Parkway trees.
6-4-6-3. - ALLOWABLE ACCESSORY USES AND STRUCTURES (DETACHED FROM PRINCIPAL STRUCTURE).

(A) **Detached accessory buildings, structures and uses:** Accessory buildings, structures or uses shall be permitted as provided in Table 4-A of this Section and detached accessory buildings, structures, or uses in a residential district shall:

1. Cover no more than forty (40) percent of a rear yard when located in a rear yard. However, in no case shall the maximum lot coverage requirement for the zoning district be exceeded.
2. Not be located in a side yard abutting a street or interior side yard between the principal structure and the side lot line.
3. Not be located between the building line and the principal structure (except as permitted in front yards).

(B) **Table 4-A — Permitted accessory buildings, structures and uses:**

Table 4-A includes yard obstructions (see Subsection 6-4-1-9(B) of this Chapter) attached to the principal or a secondary structure as well as freestanding accessory buildings, structures, and uses.

(Ord. 35-0-08)

**KEY:**

<table>
<thead>
<tr>
<th>Required Yards:</th>
<th>Districts:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front and side yards abutting a street ..... F</td>
<td>Residential district ..... Rsd</td>
</tr>
<tr>
<td>Side yards ..... S</td>
<td>Nonresidential district ..... N-Rsd</td>
</tr>
<tr>
<td>Rear yards ..... R</td>
<td>Residential and nonresidential districts ..... Both</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Yard</th>
<th>District</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. Accessory dwelling units to single-family detached homes  S  R  Both
2. Air conditioning equipment subject to Section 6-4-6-9 of this Chapter  S  R  Both
3. Antennas greater than 1 meter (3 feet 3¾ inches) in diameter, or such other dimensions as may be established by 47 CFR 1.4000, as it may be amended (subject to  R  Rsd
<table>
<thead>
<tr>
<th>Item</th>
<th>F</th>
<th>S</th>
<th>R</th>
<th>N-Rsd</th>
</tr>
</thead>
<tbody>
<tr>
<td>4. Arbors and trellises</td>
<td>F</td>
<td>S</td>
<td>R</td>
<td>Both</td>
</tr>
<tr>
<td>5. Awnings and canopies (projecting no more than 5 feet from an exterior wall)</td>
<td>F</td>
<td>R</td>
<td>Both</td>
<td></td>
</tr>
<tr>
<td>6. Balconies (projecting no more than 3 feet from an exterior wall)</td>
<td>F</td>
<td>R</td>
<td>Both</td>
<td></td>
</tr>
<tr>
<td>7. Basketball backboard hoops, backboards and supporting posts</td>
<td>R</td>
<td>Both</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8. Bay windows (projecting no more than 2 feet from an exterior wall)</td>
<td>F</td>
<td>S</td>
<td>R</td>
<td>Both</td>
</tr>
<tr>
<td>9. Compost pile/structures</td>
<td>R</td>
<td>Both</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10. Decks, patios and outdoor facilities</td>
<td>R</td>
<td>Both</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11. Doghouses</td>
<td>R</td>
<td>Both</td>
<td></td>
<td></td>
</tr>
<tr>
<td>12. Driveway pavement (see the manual of design guidelines for required percentage of front yard in live groundcover)</td>
<td>F</td>
<td>S</td>
<td>R</td>
<td>Both</td>
</tr>
<tr>
<td>13. Fences subject to Section 6-4-6-7 of this Chapter (fence regulations)</td>
<td>F</td>
<td>S</td>
<td>R</td>
<td>Both</td>
</tr>
<tr>
<td>14. Fire escapes (open) and fire towers</td>
<td>S</td>
<td>R</td>
<td>Both</td>
<td></td>
</tr>
<tr>
<td>15. Flagpoles</td>
<td>F</td>
<td>R</td>
<td>Both</td>
<td></td>
</tr>
<tr>
<td>16. Garages (detached), coach houses, and carports (subject to garage regulations, Section 6-4-6-4 of this Chapter)</td>
<td>S</td>
<td>R</td>
<td>Both</td>
<td></td>
</tr>
<tr>
<td>17. Gazebos</td>
<td>R</td>
<td>Rd</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Description</td>
<td>F</td>
<td>S</td>
<td>R</td>
</tr>
<tr>
<td>---</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>---</td>
<td>---</td>
<td>----</td>
</tr>
<tr>
<td>18.</td>
<td>Open off-street parking (however, in a residential district open off-street parking shall be within 30 feet of the rear lot line or alley)</td>
<td>F</td>
<td>S</td>
<td>R</td>
</tr>
<tr>
<td>19.</td>
<td>Laundry drying equipment</td>
<td>R</td>
<td></td>
<td>Rsd</td>
</tr>
<tr>
<td>20.</td>
<td>Ornamental light standards</td>
<td>F</td>
<td>R</td>
<td>Both</td>
</tr>
<tr>
<td>21.</td>
<td>Solar collectors (active and passive) subject to Section 6-4-6-8 of this Chapter</td>
<td>F</td>
<td>S</td>
<td>R</td>
</tr>
<tr>
<td>22.</td>
<td>Permanently anchored lawn furniture (garden furniture and decorations such as benches, sundials, birdbaths, statues, sculpture and artwork)</td>
<td>F</td>
<td>R</td>
<td>Both</td>
</tr>
<tr>
<td>23.</td>
<td>Playground equipment and playhouses (provided they are no closer than 5 feet from any property line)</td>
<td>R</td>
<td></td>
<td>Rsd</td>
</tr>
<tr>
<td>24.</td>
<td>Porte-cochere (projecting no more than 10 feet from an exterior wall in a residential district and no more than 15 feet in a nonresidential district)</td>
<td>F</td>
<td>S</td>
<td>R</td>
</tr>
<tr>
<td>25.</td>
<td>Sheds and storage structures for garden equipment (sheds for propagation or keeping of birds, poultry (except hens), or livestock are prohibited)</td>
<td>R</td>
<td></td>
<td>Rsd</td>
</tr>
<tr>
<td>26.</td>
<td>Steps, open (shall not be less than 1 foot from a lot line)</td>
<td>F</td>
<td>S</td>
<td>R</td>
</tr>
<tr>
<td>27.</td>
<td>Storage of any vehicles (provided they are no closer than 10 feet from any property line)</td>
<td>R</td>
<td></td>
<td>N-Rsd</td>
</tr>
<tr>
<td>28.</td>
<td>Storage of boats and recreational vehicles. (In residential, RE, transitional, and university districts, not more than 1 truck with a gross weight of 8,000 pounds or less, or 1 trailer with a gross weight of 5,000 pounds or less, and not more than 1 motorized mobile camping unit, boat, and/or boat trailer may be parked within a building or in a rear yard, but not in a front or side yard or in any court area that opens toward a public street.)</td>
<td>R</td>
<td></td>
<td>Rsd</td>
</tr>
<tr>
<td>29.</td>
<td>Swimming pools (provided they are no closer than 10 feet from any property line)</td>
<td>R</td>
<td></td>
<td>Rsd</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td></td>
</tr>
<tr>
<td>30. Tennis courts (provided they are no closer than 10 feet from any property line)</td>
<td>R</td>
<td>Both</td>
<td></td>
<td></td>
</tr>
<tr>
<td>31. Terraces at grade</td>
<td>F</td>
<td>S</td>
<td>R</td>
<td>Both</td>
</tr>
<tr>
<td>32. Transformers</td>
<td>R</td>
<td>Rsd</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>S</td>
<td>R</td>
<td>N-Rsd</td>
<td></td>
</tr>
</tbody>
</table>

(Ord. 35-0-08; amd. Ord. 66-0-09; Ord. No. 23-O-10, § 4, 9-27-10)
Plan Commission

CASE# 17PLND-0016

Zoning Text Amendment

Amend Permitted and Special Uses Within a Number of Business, Commercial and Industrial Zoning Districts Relating to Micro-distilleries
To: Chair and Members of the Plan Commission  
From: Mark Muenzer, Director of Community Development  
       Scott Mangum, Planning and Zoning Administrator  
       Meagan Jones, Neighborhood and Land Use Planner  
Subject: Zoning Ordinance Text Amendment  
         Amend Permitted and Special Uses Within a Number of the Business,  
         17PLND-0016  
Date: March 3, 2017  

Request
Staff recommends amending the Zoning Ordinance to amend the permitted and special uses within a number of the Business, Commercial, and Industrial Zoning Districts relating to micro-distilleries.

Notice
The Application has been filed in conformance with applicable procedural and public notice requirements.

Analysis
Background
Micro-distilleries and craft breweries have increased in number in recent years in Evanston. Currently, craft breweries are permitted in a number of zoning districts, both by right and as a special use. This includes commercial, business, industrial, downtown and the research park zoning districts. Micro-distilleries, however, are only permitted as a special use in the B1, B1a, B2, B3 business districts and C1, C1a and C2 commercial zoning districts (see attached zoning district chart) despite being of a similar use.

Micro distilleries are defined as follows:
A facility that produces alcoholic beverages in quantities not to exceed thirty-five thousand (35,000) gallons per year and includes an accessory tasting room. A tasting room allows customers to taste samples of products manufactured on-site and purchase related sales items. Sales of alcohols manufactured outside the facility are prohibited.
Craft-breweries are similarly defined:
A commercial facility that produces fermented malt beverages on site in quantities 0 to 930,000 gallons (30,000 barrels) per year and includes an accessory tasting room. Product sampling or retail sale as may be defined and regulated by Title 3, Chapter 4 of the City Code at the facility allows customers to taste samples of products manufactured on-site and purchase related sales items. Any sale of alcohol in the tasting room or otherwise in the facility which is manufactured outside the facility is prohibited. A craft-brewery does not include restaurants with accessory brewing facilities.

Existing and recently approved craft breweries are located in the B2 and B3 Business Districts, C1a Commercial District, D2 Downtown District and I2 Industrial District. Existing and approved micro-distilleries are located in the C1a and B2 Districts. Both micro-distilleries and craft breweries are regulated by Title 3, Chapter 4 of the City Code which speaks specifically to Liquor Control Regulations.

Proposal Overview
Staff is proposing to include micro-distilleries as permitted or special uses in zoning districts which currently allow craft-breweries as either a permitted or special use.

Specifically, the change would require updating the Permitted Use sections for the I1, I2, I3 Industrial Districts and MU, MUE, MXE zoning districts (Sections 6-14-2-2, 6-14-3-2, 6-14-4-2, 6-13-2-2, 6-13-3-2 and 6-13-4-2.—Permitted Uses). A portion of Section 6-13-4-2. — Permitted Uses is outlined below as an example of the change:

6-13-4-2. - PERMITTED USES.
The following uses are permitted in the MXE district:

- Artist studio.
- Building materials establishment.
- Business or vocational school.
- Caterer.
- Craft-brewery.
- Dwelling—Single-family attached.
- Dwelling—Single-family detached.
- Dwelling—Two-family.
- Dwelling—Multiple-family.
- Educational institution—Public.
- Government institution.
- Industrial service establishment.
- Light manufacturing.
- Micro-distillery.
Similar to the change above, the Special Use sections for the RP, Research Park District and the D1, D2, D3 and D4 Downtown districts (Sections 6-12-2-3, 6-11-2-3, 6-11-3-4, 6-11-4-3, and 6-11-5-3 -Special Uses) would also be amended. A portion of Section 6-12-2-3 – Special Uses is outlined below as an example of the change:

6-12-2-3. - SPECIAL USES.
The following special uses may be permitted in the RP district, subject to the provisions set forth in Section 6-3-5 of this Title:

Banquet hall.
Business or vocational school.
Craft-brewery.
Micro-distillery.
Open sales lot.
Outdoor storage.
Performance entertainment venue.
Planned developments (subject to the requirements of Section 6-3-6 of this Title and Section 6-12-1-7 of this Chapter).
Resale establishment.
Restaurants—Type 2.
Urban farm, rooftop.

Additionally, staff is proposing a minor change to the definitions for craft-breweries and micro-distilleries as referenced below:

| CRAFT-BREWERY: | A commercial facility that produces fermented malt beverages on site in quantities 0 to 930,000 gallons (30,000 barrels) per year as regulated by state statute and may include an accessory tasting room. Product sampling or retail sale as may be defined and regulated by Title 3, Chapter 4 of the City Code at the facility allows customers to taste samples of products manufactured on-site and purchase related sales items. Any sale of alcohol in the tasting room or otherwise in the facility which is manufactured outside the facility is prohibited. A craft-brewery does not include restaurants with accessory brewing facilities. (Ord. No. 57-O-14, § 2, 6-9-2014) |
| MICRO-DISTILLERY: | A facility that produces alcoholic beverages in quantities not to exceed amounts as regulated by state statute thirty-five thousand (35,000) gallons per year and includes an accessory tasting room. A tasting room allows customers to taste samples of products manufactured on-site and purchase related sales items. Sales of alcohols manufactured outside the facility are prohibited. (Ord. No. 71-O-10, § 2, 10-25-2010; Ord. No. 38-O-13, § 2, 5-13-2013) |
The Comprehensive General Plan and the Downtown Evanston Plan call for maintaining and attracting a variety of retail businesses and encouraging a compatible mix of land uses. This amendment will help to both maintain and encourage smaller, locally based businesses. The proposed amendment would also provide for consistency between these similar uses.

Standards of Approval
The proposed Zoning Ordinance Text Amendment to amend the permitted and special uses within a number of the Business, Commercial, and Industrial Zoning Districts relating to micro-distilleries meets the standards for approval of amendments per Section 6-3-4-5 of the City Code. The proposed text amendment will not have any adverse effects on the values of adjacent properties as the uses will need to follow zoning regulations and will have several points of review.

The proposal is consistent with the Comprehensive General Plan’s objective to promote growth and redevelopment of business, commercial and industrial areas as well as retain and attract businesses. Specifically, the text amendment would both maintain and encourage smaller, local businesses, helping to add to the economic vitality of the various business and commercial districts within Evanston.

Recommendation
Staff believes the proposed text amendment to amend the permitted and special uses within a number of the Business, Commercial, and Industrial Zoning Districts relating to micro-distilleries meets the standards of approval for text amendments. Staff recommends the Plan Commission make a positive recommendation to the City Council regarding for the proposed text amendment.

Attachments
- Draft Ordinance 8-O-17
- Zoning District Chart for Micro-distilleries and Craft-breweries
8-O-17

AN ORDINANCE

Amending Portions of the City of Evanston Zoning Code Regulating Micro-Distilleries

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

SECTION 1: Subsection 6-11-2-3, “Special Uses,” of the Evanston City Code of 2012, as amended, is hereby further amended and revised as follows:

6-11-2-3. - SPECIAL USES.

The following uses may be allowed in the D1 district, subject to the provisions set forth in Section 6-3-5 of this Title:

Assisted living facility.
Banquet hall.
Boarding house.
Business or vocational school.
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 or principal).
Educational institution—Private.
Educational institution—Public.
Funeral services excluding on site cremation.
Independent living facility.
Long term care facility.
Micro-distillery.
Neighborhood garden.
Open sales lot.
Planned development (subject to the requirements of Section 6-11-1-10 of this Chapter and Section 6-3-6 of this Title).
Resale establishment.
Retirement home.
Retirement hotel.
Sheltered care home.
Transitional shelter (subject to the special requirements of Section 6-3-5-11 of this Title).
Urban farm, rooftop.
Wholesale goods establishment.

SECTION 2: Subsection 6-11-3-4, “Special Uses,” of the Evanston City Code of 2012, as amended, is hereby further amended and revised as follows:

6-11-3-4. - SPECIAL USES.

The following uses may be allowed in the D2 district, subject to the provisions set forth in Section 6-3-5 of this Title:

Assisted living facility (when located above the ground floor).
Banquet hall.
Business or vocational school.
Commercial indoor recreation (at the ground level).
Convenience store.
Craft-brewery.
Daycare center—Child (subject to the general requirements of Section 6-4-2 of this Title).
Educational institution—Private.
Educational institution—Public.
Independent living facility (when located above the ground floor).
Micro-distillery.
Neighborhood garden.
Open sales lot.
Performance entertainment venue.
Planned development (subject to the requirements of Section 6-11-1-10 of this Chapter and Section 6-3-6 of this Title).
Religious institution.
Resale establishment.
Residential care home—Category II (when located above the ground floor and subject to the general requirements of Section 6-4-4 of this Title).
Restaurant—Type 2 (excluding drive-through facilities).
Urban farm, rooftop.

SECTION 3: Subsection 6-11-4-3, “Special Uses,” of the Evanston City Code of 2012, as amended, is hereby further amended and revised as follows:

6-11-4-3. - SPECIAL USES.

2
The following uses may be allowed in the D3 district, subject to the provisions set forth in Section 6-3-5 of this Title:

- Apartment hotel.
- Assisted living facility (when located above the ground floor).
- Banquet hall.
- Business or vocational school.
- 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 or principal).
- Educational institution—Private.
- Educational institution—Public.
- Independent living facility (when located above the ground floor).
- Micro-distillery.
- Neighborhood garden.
- Open sales lot.
- Performance entertainment venue.
- Planned development (subject to the requirements of Section 6-11-1-10 of this Chapter and Section 6-3-6 of this Title).
- Religious institution.
- Resale establishment.
- Residential care home—Category II (when located above the ground floor and subject to the general requirements of Section 6-4-4 of this Title).
- Restaurant—Type 2.
- Urban farm, rooftop.

SECTION 4: Subsection 6-11-5-3, “Special Uses,” of the Evanston City Code of 2012, as amended, is hereby further amended and revised as follows:

6-11-5-3. - SPECIAL USES.

The following uses may be allowed in the D4 district, subject to the provisions set forth in Section 6-3-5 of this Title:

- Assisted living facility (when located above the ground floor).
- Banquet hall.
- Business or vocational school.
- Commercial parking garage.
- 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 or principal).
Educational institution—Private.
Educational institution—Public.
Funeral services excluding on site cremation.
Independent living facility (when located above the ground floor).
Micro-distillery.
Neighborhood garden.
Open sales lot.
Performance entertainment venue.
Planned development (subject to the requirements of Section 6-11-1-10 of this Chapter and Section 6-3-6 of this Title).
Religious institution.
Resale establishment.
Residential care home—Category II (when located above the ground floor and subject to the general requirements of Section 6-4-4 of this Title).
Restaurant—Type 2.
Urban farm, rooftop.

**SECTION 5:** Subsection 6-12-2-3, “Special Uses,” of the Evanston City Code of 2012, as amended, is hereby further amended and revised as follows:

6-12-2-3. - SPECIAL USES.

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

Banquet hall.
Business or vocational school.
Craft-brewery.
Micro-distillery.
Open sales lot.
Outdoor storage.
Performance entertainment venue.
Planned developments (subject to the requirements of Section 6-3-6 of this Title and Section 6-12-1-7 of this Chapter).
Resale establishment.
Restaurants—Type 2.
Urban farm, rooftop.
SECTION 6: Subsection 6-13-2-2, “Permitted Uses,” of the Evanston City Code of 2012, as amended, is hereby further amended and revised as follows:

6-13-2-2. - PERMITTED USES.

The following uses are permitted in the MU district:

Business or vocational school.
Community center.
Craft-brewery.
Cultural facility.
Dwelling—Single-family attached.
Dwelling—Single-family detached.
Dwelling—Two-family.
Dwellings—Multiple-family.
Educational institution—Private.
Educational institution—Public.
Government institution.
Light manufacturing.
Micro-distillery.
Neighborhood garden.
Office.
Public utility.
Recreation center.
Religious institution.
Residential care home—Category I (subject to the requirements of Section 6-4-4, "Residential Care Homes and Residential Residential Care Homes," of this Title).
Residential care home—Category II (subject to the requirements of Section 6-4-4, "Residential Care Homes and Residential Residential Care Homes," of this Title).
Wholesale goods establishment.

SECTION 7: Subsection 6-13-3-2, “Permitted Uses,” of the Evanston City Code of 2012, as amended, is hereby further amended and revised as follows:

6-13-3-2. - PERMITTED USES.

The following uses are permitted in the MUE district:

Building materials establishment.
Business or vocational school.
Commercial parking garage.
Commercial parking lot.
Craft-brewery.
Educational institution—Private.
Educational institution—Public.
Industrial service establishment.
Light manufacturing.
Micro-distillery.
Neighborhood garden.
Office.
Public transportation center.
Public utility.
Trade contractor.
Vehicle storage establishment.
Warehouse establishment.
Wholesale goods establishment.

SECTION 8: Subsection 6-13-4-2, “Permitted Uses,” of the Evanston City Code of 2012, as amended, is hereby further amended and revised as follows:

6-13-4-2. - PERMITTED USES.

The following uses are permitted in the MXE district:

Artist studio.
Building materials establishment.
Business or vocational school.
Caterer.
Craft-brewery.
Dwelling—Single-family attached.
Dwelling—Single-family detached.
Dwelling—Two-family.
Dwelling—Multiple-family.
Educational institution—Public.
Government institution.
Industrial service establishment.
Light manufacturing.
Micro-distillery.
Neighborhood garden.
Office.
Public transportation center.
Public utility.
Residential care home—Category I.
Residential care home—Category II.
Retail goods establishment.
Retail services establishment.
Trade contractor.
Vehicle storage establishment.
Warehouse establishment.
Wholesale goods establishment.

**SECTION 9:** Subsection 6-14-2-2, “Permitted Uses,” of the Evanston City Code of 2012, as amended, is hereby further amended and revised as follows:

**6-14-2-2. - PERMITTED USES.**

The following uses are permitted in the I1 district:

Automobile repair service establishment.  
Automobile service station.  
Commercial parking garage.  
Craft-brewery.  
Funeral services excluding on site creation.  
Government institution.  
Industrial service establishment.  
Light manufacturing.  
Micro-distillery.  
Neighborhood garden.  
Office.  
Public transportation center.  
Public utility.  
Restaurant — type 1.  
Trade contractor.  
Vehicle towing establishment.  
Warehouse establishment.  
Wholesale goods establishment.

**SECTION 10:** Subsection 6-14-3-2, “Permitted Uses,” of the Evanston City Code of 2012, as amended, is hereby further amended and revised as follows:

**6-14-3-2. - PERMITTED USES.**

The following uses are permitted in the I2 district:

Automobile and recreational vehicle sales and/or rental.  
Automobile body repair establishment.  
Automobile repair service establishment.  
Automobile service station.  
Commercial parking garage.  
Commercial parking lot.  
Craft-brewery.  
Funeral services excluding on site creation.  
Government institution.
Industrial service establishment.
Light manufacturing.
Micro-distillery.
Neighborhood garden.
Office.
Public transportation center.
Public utility.
Trade contractor.
Truck sales and/or rental.
Warehouse establishment.
Wholesale goods establishment.

SECTION 11: Subsection 6-14-4-2, “Permitted Uses,” of the Evanston City Code of 2012, as amended, is hereby further amended and revised as follows:

6-14-4-2. - PERMITTED USES.

The following uses are permitted in the I3 district:

Automobile body repair establishment.
Automobile repair service establishment.
Automobile storage lot.
Commercial parking lot.
Craft-brewery.
Funeral services excluding on site creation.
Heavy manufacturing.
Industrial service establishment.
Light manufacturing.
Micro-distillery.
Neighborhood garden.
Office.
Outdoor storage.
Pharmaceutical manufacturing.
Public transportation center.
Public utility.
Ready mix/concrete.
Recycling center.
Trade contractor.
Vehicle salvage.
Warehouse establishment.
Wholesale goods establishment.
**SECTION 12:** The definition of “Craft-Brewery” in Section 6-18-3, “Definitions,” of the Evanston City Code of 2012, as amended, is hereby further amended to read as follows:

| CRAFT-BREWERY: | A commercial facility that: (1) produces fermented malt beverages on site in quantities 0 to 930,000 gallons (30,000 barrels) per year compliant with all applicable local, state, and federal regulations; and (2) may include an accessory tasting room. Product sampling or retail sale as may be defined and regulated by Title 3, Chapter 4 of the City Code at the facility allows customers to taste samples of products manufactured on-site and purchase related sales items. Any sale of alcohol in the tasting room or otherwise in the facility which is manufactured outside the facility is prohibited. A craft-brewery does not include restaurants with accessory brewing facilities. |

**SECTION 13:** The definition of “Micro-Distillery” in Section 6-18-3, “Definitions,” of the Evanston City Code of 2012, as amended, is hereby further amended to read as follows:

| MICRO-DISTILLERY: | A facility that: (1) produces alcoholic beverages in quantities not to exceed thirty-five thousand (35,000) gallons per year compliant with all applicable local, state, and federal regulations; and (2) includes an accessory tasting room. A tasting room allows customers to taste samples of products manufactured on-site and purchase related sales items. Sales of alcohols manufactured outside the facility are prohibited. |
SECTION 14: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 15: 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 16: The findings and recitals herein are 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.

SECTION 17: This Ordinance 8-O-17 shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

Introduced:_________________, 2017  Approved:
Adopted:__________________, 2017  __________________________, 2017

_________________________________________________________
Elizabeth B. Tisdahl, Mayor

Attest:  Approved as to form:

_________________________________________________________
Rodney Greene, City Clerk  W. Grant Farrar, Corporation Counsel
# Zoning District Chart for Micro-distilleries and Craft-breweries

## Existing Evanston Locations

<table>
<thead>
<tr>
<th>Business</th>
<th>Address</th>
<th>Zoning District</th>
<th>Permitted/ Special Use</th>
<th>Year Approved</th>
<th>Liquor License Class</th>
</tr>
</thead>
<tbody>
<tr>
<td>Peckish Pig</td>
<td>623 Howard St.</td>
<td>B3</td>
<td>Special Use</td>
<td>2013</td>
<td>J</td>
</tr>
<tr>
<td>North Shore Cider</td>
<td>707 Howard St.</td>
<td>B3</td>
<td>Special Use</td>
<td>2016</td>
<td>P-4</td>
</tr>
<tr>
<td>Sketchbook Brewing</td>
<td>821 Chicago Ave.</td>
<td>C1a</td>
<td>Special Use</td>
<td>2015</td>
<td>P-2</td>
</tr>
<tr>
<td>FEW Spirits</td>
<td>918 Chicago Ave.</td>
<td>C1a</td>
<td>Special Use</td>
<td>2010</td>
<td>P</td>
</tr>
<tr>
<td>Smylie Brothers</td>
<td>1615 Oak Ave.</td>
<td>D2</td>
<td>Permitted</td>
<td>2013</td>
<td>J</td>
</tr>
<tr>
<td>Meta Wine</td>
<td>600 Main St.</td>
<td>B2</td>
<td>Special Use</td>
<td>2017</td>
<td>P-3</td>
</tr>
<tr>
<td>Temperence Brewery</td>
<td>2000 Dempster St.</td>
<td>I2</td>
<td>Permitted</td>
<td>2013</td>
<td>P-2</td>
</tr>
</tbody>
</table>