

12/9/93

137-O-93

AN ORDINANCE

Declaring a Moratorium on
Certain Actions With Respect to Landmark
Properties and Historic Districts
Which Would Be In Conflict With
The Proposed Evanston Preservation Ordinance

WHEREAS, the City of Evanston contains numerous landmark properties, properties which may be eligible for listing in the National Register of Historic Places and a Historic District listed on the National Register of Historic Places; and

WHEREAS, the Preservation Commission Ordinance, Title 2, Chapter 9 of the Evanston City Code of 1979, as amended, was adopted by the City in 1975 to encourage the preservation of historically significant properties; and

WHEREAS, revision of the Preservation Commission Ordinance is desirable to recognize the increasing importance of areas, properties, and locations having special historic, community, architectural, and/or aesthetic interest and value, and to accord them appropriate status and protection; and

WHEREAS, the Preservation Commission has completed an extensive review and revision of all provisions of the Preservation Commission Ordinance; and

WHEREAS, the Preservation Commission's recommendations will first be considered by the Planning and Development Committee of the City Council in January, 1994; and



acceptance of all applications for a plat of subdivision, resubdivision, or consolidation, new construction, a demolition permit, or petition to any administrative or legislative body related to work upon the exterior of a structure, which work would not be allowed under the proposed Ordinance. This moratorium is to remain in effect until the Evanston City Council enacts an amendatory Preservation Ordinance and until said ordinance takes effect, but in no event for more than ninety (90) days following the effective date of this Ordinance. For purposes of this Ordinance, these definitions apply:

"Alteration" Any act or process requiring a building permit or demolition permit or any act or process that changes one or more of the historic, cultural, architectural or archaeological features of an area, property, structure, site or object within a District.

"Consolidation" The combining of two or more land lots into one land lot.

"Demolition" Any act or process that destroys all or any part of an exterior wall, foundation, interior or exterior column or load-bearing wall of a Landmark or a property, structure, site, or object within a District.

"New Construction" The erection of a new principal or accessory structure on a property or site, that requires a building permit.

"Re subdivision" The reconfiguration of existing land lots within a subdivision into new land lots.

"Subdivision" A document, the purpose of which is to subdivide land into two or more parcels, and which subject to the Plat Act, 765 ILCS 205/0.01 et seq.

SECTION 2: If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or

applications of this Ordinance which can be given effect without the invalid provisions or application.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: This ordinance shall be in full force and effect from and after its passage, and until an Evanston amendatory ordinance on the subject of historic preservation takes effect, or ninety (90) days from the date of this Ordinance, whichever comes first.

Introduced: December 13, 1993

Adopted: December 13, 1993

Approved: December 15, 1993

Lorraine H. Norton
Mayor

ATTEST:

Dustin Lewis
City Clerk

Approved as to form:

[Signature]
Corporation Counsel