

100-0-95

AN ORDINANCE

Amending Section 6-12-2-2 of the Zoning Ordinance  
to list Single-Family Attached Dwelling Unit as a  
Permitted Use in the Research Park District

WHEREAS, the Plan Commission held a public hearing on October 11, 1995 pursuant to proper notice in case no. ZPC 95-0003-T, a petition by Research Park, Inc., for a text amendment to section 6-12-2-2 of the Zoning Ordinance to list "single-family attached dwelling unit," i.e., a group, row, or townhouse, as a permitted use in the Research Park District; and

WHEREAS, based upon the testimony and other evidence presented, the Plan Commission made written findings of facts, and recommended that the City Council approve the proposed amendment,

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

SECTION 1: That the City Council hereby accepts the Plan Commission's recommendation in case no. ZPC 95-0003-T and grants the petition of Research Park, Inc. for an amendment to the text of the Zoning Ordinance to add "single-family attached dwelling unit" to the list of uses permitted in the Research Park District.

SECTION 2: That the City Council adopts the findings of the Plan Commission that the instant petition meets the standards for text amendments in section 6-3-4-5, namely:

- A) The proposal is consistent with the goals, objectives, and policies of the Comprehensive General Plan in that it recognizes a need for a broad range of housing opportunities for Evanston workers and residents in and near the Central Business District.
- B) The proposed amendment is compatible with the overall character of existing development in the immediate vicinity. The Research Park District is adjacent to other multi-family dwelling units located in the abutting R6 Zoning District.
- C) In addition to offices, laboratories, light manufacturing, and uses of similar intensity, the Zoning Ordinance permits multi-family uses in the Research Park District. The amendment to add single-family attached dwelling units as a permitted use will have a positive effect on the value of adjacent properties.
- D) The installation of new water lines, sewer lines, curbs, gutters, and streets within the Research Park will ensure adequate public facilities and services for townhome development.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.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, approval, and publication in the manner provided by law.

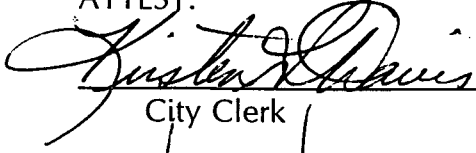
Introduced November 6, 1995

Adopted: January 8, 1996

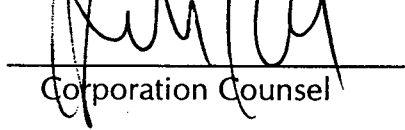
Approved: January 11, 1996

Lorraine A. Morton  
Mayor

ATTEST:

  
City Clerk

Approved as to form:

  
Corporation Counsel

