

9/24/96

99-O-96

AN ORDINANCE

Amending the Zoning Ordinance to  
List "Multiple-Family Dwelling"  
as a Special Use in the 01 District  
and to Provide a Minimum Lot and  
Size and Density Requirement

WHEREAS, the Plan Commission held a public hearing on September 11, 1996, pursuant to proper notice in case no. ZPC 96-0011-T, a petition by Albany Bank and Trust Company to amend the text of the Zoning Ordinance, in particular, section 6-15-2-3, to add "Multiple-Family Dwelling" as a special use in the 01 Office District, to amend section 6-15-2-4 to provide for a minimum lot size for multiple-family residential dwellings; and

WHEREAS, based upon the testimony, plans, and other evidence presented, the Plan Commission made written findings of fact, and recommended that the City Council approve a text amendment to provide for the proposed listing and related lot and dwelling size minimum requirements, and

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 96-0011-T and grants the petition of Albany Bank and Trust Company to amend the text of the Zoning Ordinance to list "Multiple-Family Dwellings" as a special use in the 01 Office District, to require a minimum lot size of 5000 square feet plus 400 square of lot area per dwelling unit in the 01 Office District.

SECTION 2: That the City Council hereby accepts the Plan Commission's findings

of fact that the aforesaid amendments meet the standards for text amendments set forth in section 6-3-4-5, namely:

1. The proposed text amendment to list multiple-family dwelling units as a special use in the 01 Office District is consistent with the goals, objectives, and policies of the Comprehensive General Plan in that it encourages adaptive reuse of existing buildings.
2. The proposed amendment is compatible with existing uses in the 01 Office District which are predominately offices and the adjacent uses which are predominately residential.
3. The conversion of vacant space into residential dwelling units will have a positive effect on the value of adjacent properties and will enhance tax revenues.

SECTION 3: To effectuate the aforesaid amendments, these sections of the Evanston City Code of 1979, as amended, are hereby amended again, to read as follows:

6-15-2-3: SPECIAL USES: The following uses may be allowed in the 01 District, subject to the provisions set forth in Section 6-3-5, "Special Uses":

- Child day care centers.
- Commercial indoor recreation.
- Commercial parking garage.
- Commercial parking lot.
- Drive-through facility (accessory only).
- Dwelling, Multiple-Family.
- Media broadcasting station.
- Membership organization.
- Retail goods establishment.
- Retail services establishment.

Planned development (subject to the requirements of Section 6-15-1-9 and Section 6-3-6, "Planned Developments". (Ord. 3-0-94)

6-15-2-4: LOT SIZE: There is no minimum lot size requirement in the 01 District.

Exception: "Multiple-Family Dwellings" are to have a minimum lot size of 5000 square feet plus four hundred (400) square feet for each dwelling unit therein.

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

SECTION 5: This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

Introduced: September 30, 1996

Adopted: October 14, 1996

Approved: October 17, 1996

Lorraine H. Norton  
Mayor

ATTEST:

Kristen Davis  
City Clerk

Approved as to form:

[Signature]  
Corporation Counsel

