

**An Ordinance  
Amending Section 6-18-3  
of the Zoning Ordinance to Revise the Definitions  
of "Half-Story", "Story", and "Attic",  
and Delete the Definition of "Attic, Habitable"**

WHEREAS, the Plan Commission held public hearings on December 10, 1997 and January 14, 1998, pursuant to proper notice in Case No. ZPC 97-6-T(R) to consider an amendment to the text of the Zoning Ordinance ("Ordinance") to revise the definition of "half-story" in Section 6-18-3 of the Zoning Ordinance; and

WHEREAS, based upon the record, the Plan Commission made written findings that the proposed amendment met the standards in Section 6-3-4-5 of the Ordinance for text amendments; and

WHEREAS, the Plan Commission voted to recommend that the City Council approve the proposed amendment; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Evanston, Cook County, Illinois:

SECTION 1: The City Council hereby adopts the findings and recommendation of the Plan Commission and amends Section 6-18-3 of the Ordinance by revising the below-listed definitions, with Section 6-18-3 otherwise unchanged, to read as follows:

6-18-3: **DEFINITIONS:** For the purposes of this Ordinance, the following terms shall have the following meanings:

**ATTIC:** ~~The space between the ceiling beams of the top story and the roof rafters.~~

The top story of a building under a sloping roof with no finished floor and/or finished ceiling; rather, the area is defined by the top of the ceiling beams of the story immediately below the top story and the roof rafters. An attic may be further defined as a half-story, provided the sum of all areas of the top story where the vertical clearance is 7½ feet or more does not exceed 60 percent of the story immediately below the top story (as measured within the outer face of all exterior walls).

~~ATTIC, HABITABLE: A habitable attic is an attic which has a stairway as a means of access and egress and in which the ceiling area at a height of seven and one-third feet (7-1/3') above the attic floor is not more than one-third (1/3) of the area of the next floor below.~~

STORY: That portion of a building included between the surface of any floor and the surface of the floor above; or if there is no floor above, the attic, or space between the floor and the ceiling above. A basement shall be counted as a story, except in residential districts. A cellar shall not be counted as a story.

STORY, HALF: ~~That portion of a building under a sloping roof, the wall plates of which on at least two (2) opposite exterior walls are not more than three feet (3') above the floor of such story.~~

The top story of a building under a sloping roof, provided the sum of all areas of the top story where the vertical clearance is 7½ feet or more does not exceed 60 percent of the area of the story immediately below it (as measured within the outer face of all exterior walls).

SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: That this ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by the law.

Introduced: February 9, 1998

Adopted: February 23, 1998

Approved: February 24, 1998

Lorraine H. Morton  
Mayor

ATTEST:

Mary D. Morris  
City Clerk

Approved as to form:

[Signature]  
Corporation Counsel