

**89-O-01**

**AN ORDINANCE**

**Amending the Zoning Map to Rezone Certain  
Property in the 900 Block of Chicago Avenue from  
B3 to C1a and to Rezone Certain Property In the  
Vicinity of Main Street and Sherman Avenue from B3 to B2**

**WHEREAS**, the City of Evanston has heretofore adopted height regulations for buildings constructed in its various zoning districts; and

**WHEREAS**, the maximum height permitted in the B3 Zoning District is eighty-five feet and a four-floor or forty-foot exemption for parking; and

**WHEREAS**, the B3 Zoning District is found in multiple locations in the City; and

**WHEREAS**, the City, through a Standing Committee of the Plan Commission, the Neighborhood Planning Committee, began consideration in the year 2000 of whether the current permitted maximum height of buildings in the B3 District is appropriate when measured against the height permitted in adjacent zoning districts; and

**WHEREAS**, the Neighborhood Planning Committee held public meetings pursuant to notice on April 4, 2000, May 10, 2000, June 14, 2000, September 13, 2000, October 18, 2000, January 10, 2001, February 1, 2001, February 14, 2001, March 8, 2001, and April 12, 2001 to consider the optimum maximum permitted height in the B3 Zoning District; and

**WHEREAS**, the concern over the respective differences in permitted heights between the B3 Zoning District and adjacent districts was greatest in the B3 Zoning District in the vicinity of Chicago Avenue and Main Street; and

**WHEREAS**, the B3 Zoning District along Chicago Avenue and on Main Street between Chicago Avenue and Sherman Avenue abuts residential and business zones with maximum heights of forty feet or less; and

**WHEREAS**, Main Street from the Metra/CTA tracks east to Hinman Avenue and on Chicago Avenue in the B3 District north and south of Main Street is an area surrounded by four-story or taller multi-family structures and is appropriate for development of greater height; and

**WHEREAS**, specific concerns regarding the B3 Zoning District are height, the effect of comparatively high new development in an area where existing buildings are much lower, density, and parking requirements; and

**WHEREAS**, the City Council enacted a moratorium on the issuance of certain building permits in the B3 Business District in the Main Street-Chicago Avenue area on April 23, 2001 by Ordinance 42-O-01 to provide time for the City to further study Zoning District classification in that area;

**WHEREAS**, the Plan Commission met on July 11, 2001 pursuant to proper notice in case no. ZPC 01-7 M & T to consider amendments to the zoning map and/or the text of the Zoning Ordinance regarding the odd- and even-numbered addresses on Main Street from 500 Main Street to 739 Main Street and on Chicago Avenue from 933 Chicago Avenue to 945 Chicago Avenue; the odd-numbered addresses on Sherman Avenue from 915 Sherman Avenue to 835 Sherman Avenue; and the even-numbered addresses on Hinman Avenue from 904 Hinman Avenue to 860 Hinman Avenue; all currently within the B3 Business District; and

**WHEREAS**, the Plan Commission heard testimony and received other evidence, made a written record of its proceedings, and pursuant to section 6-3-4-5 of the Zoning Ordinance, made findings that the proposed rezoning met applicable standards therefor, and recommended that the City Council approve rezoning from B3 Business District to B2 Business District of the properties from 700 Main Street through 720 Main Street, 820 Custer Avenue through 904 Custer Avenue, the odd-numbered addresses of 835 Sherman Avenue through 915 Sherman Avenue, the even-numbered addresses of 900 Hinman Avenue through 904 Hinman Avenue, and the odd-numbered addresses of 501 Main Street through 514 Main Street, and approve rezoning from B3 to C1a Commercial District of the even-numbered addresses of 912 Chicago Avenue through 924 Chicago Avenue and the odd-numbered addresses of 913 Chicago Avenue through 933 Chicago Avenue; and

**WHEREAS**, the Planning and Development Committee of the City Council considered the record and the recommendation of the Plan Commission at its July 23, 2001, August 13, 2001 and September 10, 2001 meetings and recommended that the City Council approve the recommendation of the Plan Commission; and

**WHEREAS**, the City Council considered the records and recommendations of the Plan Commission and the Planning and Development Committee at its July 23, 2001, August 13, 2001, and September 10, 2001 meetings, and

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

**SECTION 1:** That the foregoing recitals are found as fact and incorporated herein.

**SECTION 2:** That the recommendation and findings of the Plan Commission and the recommendation of the Planning and Development Committee are adopted and the properties designated by their common addresses and legally described in Exhibit A, attached hereto and made a part hereof, are hereby rezoned from B3 Business District to B2 Business District.

**SECTION 3:** That the recommendation and findings of the Plan Commission are adopted and the properties designated by their common addresses and legally described in Exhibit B, attached hereto and made a part hereof, are hereby rezoned from B3 Business District to C1a Commercial District.

**SECTION 4:** That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

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

Introduced: July 23, 2001

Adopted: September 10, 2001

Approved: October 5, 2001

Lorraine A. Norton  
Mayor

ATTEST:

Mary P. Morris  
City Clerk

Approved as to form:  
[Signature]  
Corporation Counsel

**EXHIBIT A**  
**ORDINANCE 89-O-01**

<b>o B2 from B3</b>			
<b>NARRATIVE DESCRIPTION</b>	<b>STREET ADDRESSES</b>	<b>PIN'S</b>	<b>LEGAL</b>
<ul style="list-style-type: none"> <li>All properties fronting on Main Street east of the center line of Sherman Avenue and west of the center line of the railroad right of way including all adjacent public and rail road rights of way to the center line thereof;</li> </ul>	<ul style="list-style-type: none"> <li>700 through 720 Main, inclusive;</li> </ul>	<ul style="list-style-type: none"> <li>11-19-117-027, and</li> <li>11-19-117-045 through -050</li> <li>11-19-303-001 through -004,</li> </ul>	<ul style="list-style-type: none"> <li>LOTS 7 THROUGH 21 INCLUSIVE AND THE SOUTH 26.5 FEET OF LOT 22 IN FOSTER'S ADDITION TO SOUTH EVANSTON, A SUBDIVISION OF THE SOUTH 276.5 FEET OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 19-41-14, EAST OF SHERMAN AVENUE, WEST OF THE RAILROAD AND NORTH OF LINCOLN AVENUE EXCEPT THE WEST 50 FEET OF THE SOUTH 100 FEET THEREOF.</li> </ul>
<ul style="list-style-type: none"> <li>all properties fronting on Custer Avenue from Washington Street north to the first alley north of and approximately parallel to Main Street including all adjacent public and rail road rights of way to the center line thereof;</li> </ul>	<ul style="list-style-type: none"> <li>820 through 904 Custer, inclusive;</li> </ul>	<ul style="list-style-type: none"> <li>11-19-303-006 through -011,</li> <li>11-19-303-025 through -030, and</li> <li>11-19-303-033 through -035;</li> </ul>	<ul style="list-style-type: none"> <li>THE WEST 50 FEET OF THE SOUTH 100 FEET OF THE SOUTH 276.5 FEET OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 19-41-14, EAST OF SHERMAN AVENUE, WEST OF THE RAILROAD AND NORTH OF LINCOLN AVENUE.</li> <li>LOTS 1, THROUGH 6 INCLUSIVE OF BLOCK 1 IN ADAMS &amp; BROWN'S ADDITION TO EVANSTON, THAT PART OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 19-41-14, EAST OF RIDGE ROAD (EXCEPT THE SOUTH 2 FEET THEREOF).</li> </ul>
<ul style="list-style-type: none"> <li>all properties with odd numbered addresses on Sherman from the first alley south of and approximately parallel to Main Street north to a point approximately 260 feet north of the center line of Main Street including all adjacent public and rail road rights of way to the center line thereof;</li> </ul>	<ul style="list-style-type: none"> <li>835 through 915 Sherman, inclusive, odd numbered addresses only;</li> </ul>		<ul style="list-style-type: none"> <li>LOTS 1 THROUGH 4 INCLUSIVE IN BAYLEY'S SUBDIVISION OF LOTS 7 AND 8 OF BLOCK 1 OF SECTION 19-41-14.</li> <li>LOTS 1 THROUGH 7 INCLUSIVE IN THE RESUBDIVISION OF LOTS 16 AND 17 OF BLOCK 1 OF ADAMS AND BROWN'S ADDITION TO EVANSTON, THAT PART OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 19-41-14, EAST OF RIDGE ROAD (EXCEPT THE SOUTH 2 FEET THEREOF).</li> </ul>
<ul style="list-style-type: none"> <li>all properties with even numbered addresses on Hinman from the center line of Main Street to a point approximately 140 feet north of the center line of Main Street including all adjacent public and rail road rights of way to the center line thereof; and</li> </ul>	<ul style="list-style-type: none"> <li>900 through 904 Hinman, inclusive, even numbered addresses only; and</li> </ul>	<ul style="list-style-type: none"> <li>11-19-220-019 and</li> <li>11-19-220-020</li> </ul>	<ul style="list-style-type: none"> <li>LOTS 23 AND 24 IN BLOCK 2 OF GIBB'S LADD AND GEORGE'S ADDITION TO EVANSTON IN SECTION 19-41-14.</li> </ul>
<ul style="list-style-type: none"> <li>all properties with odd numbered addresses on Main Street from the center line of the alley east of Chicago Avenue, west of Hinman Avenue and approximately parallel to these two streets, east to the center line of Hinman Avenue including all adjacent public and rail road rights of way to the center line thereof.</li> </ul>	<ul style="list-style-type: none"> <li>501 through 514 Main, inclusive, odd numbered addresses only.</li> </ul>		

## To C1a from B3

<ul style="list-style-type: none"> <li>All properties with even addresses on Chicago Avenue from a point 154.5 feet north of the center line of Main Street north to a point 381.36 feet north of the center line of Main Street (being a 226.86 foot long frontage) including all adjacent public and rail road rights of way to the center line thereof; and</li> </ul>	<ul style="list-style-type: none"> <li>912 through 924 Chicago, inclusive, even numbered addresses only;</li> </ul>	<ul style="list-style-type: none"> <li>11-19-213-013 through</li> <li>11-19-213-016.</li> </ul>	<ul style="list-style-type: none"> <li>LOTS 3, 4 AND 5 IN BLOCK 1 OF GIBB'S LADD AND GEORGE'S ADDITION TO EVANSTON IN SECTION 19-41-14.;</li> <li>LOT 6 IN COUNTY CLERK'S DIVISION OF THAT PART OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER LYING WEST OF CHICAGO AVENUE AND THAT PART OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER LYING EAST OF THE CHICAGO AND NORTHWESTERN RAILROAD, MILWAUKEE DIVISION, IN SECTION 19-41-14.</li> </ul>
<ul style="list-style-type: none"> <li>all properties with odd addresses on Chicago Avenue from a point 133 feet north of the center line of Main Street north to a point 383 feet north of the center line of Main Street (being a 250 foot long frontage) including all adjacent public and rail road rights of way to the center line thereof.</li> </ul>	<ul style="list-style-type: none"> <li>913 through 933 Chicago, inclusive, odd numbered addresses only.</li> </ul>	<ul style="list-style-type: none"> <li>11-19-220-003 through</li> <li>11-19-220-008.</li> </ul>	<ul style="list-style-type: none"> <li>LOTS 3 THROUGH 8 INCLUSIVE OF BLOCK 2 OF GIBB'S LADD AND GEORGE'S ADDITION TO EVANSTON IN SECTION 19-41-14.</li> </ul>

**EXHIBIT B TO 89-O-01**