

9/22/2004  
10/6/2004

**94-O-04**

**AN ORDINANCE**

**Amending the Zoning Map  
to Re-Zone Certain Property on the  
Northwest Corner of Sheridan Road and Isabella Street  
from U1 University District to R1 Residential District**

**WHEREAS**, the Plan Commission held public hearings on July 14, 2004, August 11, 2004, and September 8, 2004, pursuant to proper notice in case number ZPC 04-05M to consider amending the Zoning Map to re-zone certain property on the northwest Corner of Sheridan Road and Isabella Street, commonly known as 2808 Sheridan Road ("subject property"), from the U1 University District to the R1 Residential District; and

**WHEREAS**, the Plan Commission made a verbatim record of its proceedings, took testimony, received other evidence, and recommended that City Council re-zone the subject property from U1 University District to R1 Residential District; and

**WHEREAS**, the Plan Commission did not make the findings set forth in Section 6-3-4-5 of the Zoning Ordinance, the standards for text amendment; and

**WHEREAS**, at its September 27, 2004 and October 11, 2004 meetings, the Planning and Development Committee of the City Council considered the record, evidence presented at the hearings, and the recommendation of the Plan Commission, made findings that the proposed re-zoning met the standards for text amendments set

forth in Section 6-3-4-5 of the Ordinance, and recommended City Council approval of said text amendment; and

**WHEREAS**, the City Council adopted the record and recommendation of the Plan Commission and the Planning and Development Committee's record, findings, and recommendations at its September 27, 2004 and October 11, 2004 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 made a part hereof.

**SECTION 2:** That the City Council hereby amends the Zoning Map cited in Section 6-7-2 of the Zoning Ordinance to rezone from the U1 University District to the R1 Residential District, the properties legally described as:

LOT A IN NATIONAL COLLEGE OF EDUCATION CONSOLIDATION OF LOTS 1, 2, 3, AND 4 IN EVANSTON GOLF SUBDIVISION, A SUBDIVISION OF PART OF LOT 34 IN BAXTER'S SUBDIVISION OF THE SOUTH SECTION OF OUILMETTE RESERVATION LYING EAST OF THE SANITARY DISTRICT RIGHT-OF-WAY, IN TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL, ALL IN COOK COUNTY, ILLINOIS;  
commonly known as 2808 Sheridan Road, Evanston, Illinois.

**SECTION 3:** That the City Council finds that the rezoning from U1 University District to R1 Residential District meets the standards for a text amendment set forth in Section 6-3-4-5 of the Zoning Ordinance, as follows:

(A) The amendment is consistent with the goals, objectives, and policies of the Comprehensive General Plan. The Comprehensive Plan directs the Zoning Ordinance to manage changes in institutional uses that complement surrounding residential uses. The Comprehensive Plan identifies the subject property as an "other institutional use", reflecting the current dormitory use of the property. The Comprehensive Plan indicates as a goal, "Support the growth and evolution of institutions so long as the growth does not have an adverse impact upon the residentially-zoned adjacent neighborhoods". The

Plan further lists as a Policy/Action under this goal: "Monitor institutional development and evolution using land use regulations to guide effects and limit negative impacts on the surrounding community and adjoining land uses". Under the Comprehensive Plan objective "Maintain the appealing character of Evanston's neighborhoods while guiding their change", the Plan lists as a Policy/Action: "Preserve neighborhood character while supporting redevelopment efforts that add to neighborhood desirability. Encourage creative adaptive reuse of properties available for redevelopment using zoning standards and the Site Plan and Appearance Review process to protect historic character. Encourage new developments to complement existing street and sidewalk pattern". The Plan includes as a Policy/Action: "Minimize the adverse effects of such circumstances as traffic and parking congestion or incompatible hours of operation as part of City technical assistance or zoning/site plan review of businesses and institutions proposing expansion or relocation to sites adjacent to residential areas". The R1 zoning is consistent with the foregoing in that it will encourage the building of new single-family homes in a neighborhood in which such homes are the predominant use. Greater density than that permitted in the R1 District, or by institutional uses of greater density than the existing use, would increase traffic flow at a major intersection and on neighboring local streets, add to the number of parked cars, increase noise and pollution, and detract from the ambiance of existing single-family residential uses.

(B) The amendment is compatible with the overall character of existing development in the immediate vicinity of the subject property in that rezoning the subject property R1 will allow for development compatible with the development of the immediate vicinity as such a rezoning will allow only development of a type and density similar to the surrounding neighborhood, which is zoned R1.

(C) The amendment will not have an adverse effect on the value of adjacent properties in that rezoning the subject property R1 will support and enhance the value of adjacent properties by maintaining the character of R1 neighborhoods and not introducing uses of greater density. The allowed uses on the subject property under R1 zoning would be compatible with that of adjacent properties.

(D) Public facilities and services are adequate to support the redevelopment of the subject property for single-family residential uses at the density allowed by the R1 District. Any increase in vehicular traffic, parking, and population density over that currently permitted and existing will be minimized.

**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: September 27, 2004

Adopted: October 11, 2004

Approved: October 14, 2004

Lorraine H. Morton  
Lorraine H. Morton, Mayor

Attest:

Mary P. Morris  
Mary P. Morris, City Clerk

Approved as to form:  
[Signature]  
Corporation Counsel