

8/28/06

96-O-06

AN ORDINANCE

Amending Section 6-3-6-3 and Appendix 4.5 of the Zoning Ordinance, Title 6 of the City Code, Relating to Planned Development Public Benefits and Submission Requirements

WHEREAS, the Plan Commission held public hearings on July 12, 2006 and August 9, 2006, pursuant to proper notice in case no. ZPC 06-03-T to amend the text of the Zoning Ordinance regarding submission requirements for planned development; and

WHEREAS, the Plan Commission received testimony and made a *verbatim* transcript and findings pursuant to Section 6-3-4-5 of the Zoning Ordinance that the amendment met the standards for text amendments, and recommended City Council approval thereof; and

WHEREAS, at its meeting on September 11, 2006 the Planning and Development Committee of the City Council adopted the findings and recommendation of the Plan Commission in case no. ZPC 06-03-T, and recommended City Council approval thereof; and

WHEREAS, the City Council considered the respective records and recommendations of the Plan Commission and the Planning and Development Committee at its September 11, 2006 meeting; and

WHEREAS, at its September 25, 2006 meeting, the City Council adopted the respective records and recommendations of the Plan Commission and the Planning and Development Committee, and

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

SECTION 1: That the Zoning Ordinance, Title 6 of the Evanston City Code of 1979, as amended, is hereby further amended by revising Section 6-3-6-3 and Appendix D. 4.5, to read as follows:

Section 6-3-6-3: Public Benefits

The public benefits to the surrounding neighborhood and the City as a whole that are intended to be derived from the approval of planned developments, include, but are not limited to:

- (A) Preservation and enhancement of desirable site characteristics and open space.
- (B) A pattern of development which preserves natural vegetation, topographic and geologic features.
- (C) Preservation and enhancement of historic and natural resources that significantly contribute to the character of the city.
- (D) Use of design, landscape, or architectural features to create a pleasing environment or other special development features.
- (E) Provision of a variety of housing types in accordance with the city's housing goals.
- (F) Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation.
- (G) Business, commercial, and manufacturing development to enhance the local economy and strengthen the tax base.

ulting in more economic networks of utilities,
, buildings, and other facilities. (Ord. 43-0-93)

generally-recognized sustainable design
als to promote energy conservation and
such as level silver or higher LEED
onmental Design) certification.

oment Application Submission Requirements

The application shall also contain the
ompanied by the following submissions, as
on and submissions as may be requested by

if ownership interest;

oposal;

pmen includes provisions for common open
a statement describing the provision that is
aintenance of such open space or
opposed that such open space be owned
y other than a government authority, copies
orporation and bylaws of such entity shall be

venants that are to be recorded with respect
velopment;

o be constructed in stages or units, a
of such stages or units shall be submitted
ning and completion time for each stage or
vides for common open space, the total area
ed at any stage of development shall, at a
onship to the total open space to be
nent as the stages or units completed or
entire development;

ement;

study

(h) A statement :
the Comprehens

(i) A statement s
other property in

(j) A statement
the Design Guid

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herewith are hereby re

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and after its passage,

Introduced: Sept.

Adopted: Sept

Attest:

Mary J. M
City Clerk

Approved as to form:

[Signature]
Corporation Counsel

(H) The efficient use of the land resources, streets, schools, public grounds

(I) The substantial incorporation of practices and/or building materials that improve environmental quality, and
(Leadership in Energy and Environmental Design)

Appendix D. 4.5: Planned Development

D.4-5 Additional Information. The applicant shall provide the following information and be accountable for the same, as well as such additional information as may be required by the Plan Commission:

(a) A certificate of disclosure completed by the applicant;

(b) A zoning analysis of the proposed development;

(c) When the proposed development includes open space or recreational facilities, a plan showing the location of such facilities to be made for the care and maintenance of such recreational facilities. If it is proposed that such facilities be owned and/or maintained by any entity other than the applicant, the proposed articles of incorporation or other governing documents submitted;

(d) Copies of any restrictive covenants or other restrictions on property in the proposed development;

(e) When the development is to be developed in phases, a schedule for the development, including the approximate beginning and end of each phase, and stating the approximate beginning and end of each phase. When a development project includes common open space provided in phases, the minimum, bear the same relationship to the total open space provided in the entire development as the common open space under development bears to the total common open space provided in the entire development;

(f) An economic feasibility statement;

(g) A traffic circulation impact statement;

showing the relationship of the proposed development to
the General Plan and future land use plans; and

showing why the proposed development is compatible with
the neighborhood.

showing how the proposed development is compatible with
guidelines for Planned Developments.

SECTION 2: That all ordinances or parts of ordinances in conflict
be repealed.

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

11, 2006

25, 2006

Approved: Sept 26, 2006

Lorraine H. Morton
Lorraine H. Morton, Mayor

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