

11/14/2008

**128-O-08**

**AN ORDINANCE**

**Amending the Zoning Map to Re-Zone Certain Properties  
Pursuant to the West Evanston Physical Planning  
and Urban Infill Design Master Plan**

**WHEREAS**, the Plan Commission held public hearings, pursuant to proper notice, on August 1, 2007, August 22, 2007, December 19, 2007, February 13, 2008, April 2, 2008, May 28, 2008, June 4, 2008, September 17, 2008, and October 15, 2008, regarding case no. ZPC 07-03-M&T to consider amendments to the Zoning Map, cited in Section 6-7-2 of the Zoning Ordinance, to re-zone the properties as depicted in Exhibits A and B and listed in Exhibits C through G, all of which are attached hereto and incorporated herein by reference; and

**WHEREAS**, the City Council adopted Ordinance 127-O-08 on December 8, 2008 to create the oWE West Evanston Overlay District and WE1 West Evanston Transitional 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 amendments to the Zoning Map met the applicable standards of the Zoning Ordinance, and recommended City Council approval of re-zoning the aforementioned properties; and

**WHEREAS**, at its November 24, 2008, December 8, 2008, and January 12, 2009 meetings, the Planning and Development Committee of the City Council considered and ultimately adopted the findings and recommendation of the Plan Commission, as amended, in case no. ZPC 07-03-M&T and recommended City Council approval thereof; and

**WHEREAS**, at its January 26, 2009 meeting, the City Council considered and 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 foregoing recitals are found as fact and incorporated herein by reference.

**SECTION 2:** That the City Council hereby amends the Zoning Map to include the properties depicted in Exhibit A and listed in Exhibit C in the oWE West Evanston Overlay District.

**SECTION 3:** That the City Council hereby amends the Zoning Map to re-zone the properties listed in Exhibit D from I2 General Industrial District, C2 Commercial District, R2 Single-Family Residential District, or R5 General Residential District to R4 General Residential District.

**SECTION 4:** That the City Council hereby amends the Zoning Map to re-zone the properties listed in Exhibit E from I2 General Industrial District or C2 Commercial District to B2 Business District.

**SECTION 5:** That the City Council hereby amends the Zoning Map to re-zone the properties listed in Exhibit F from I2 General Industrial District to the WE1-R4 Sub-district of the WE1 West Evanston Transitional District.

**SECTION 6:** That the City Council hereby amends the Zoning Map to re-zone the properties listed in Exhibit G from I2 General Industrial District to the WE1-B2 Sub-district of the WE1 West Evanston Transitional District.

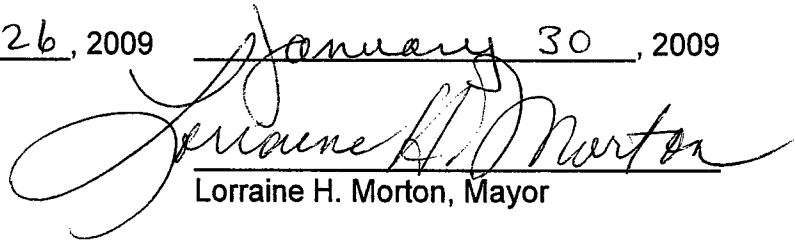
**SECTION 7:** That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 8:** That if any provision of this ordinance or application thereof to any person or circumstance is held unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this ordinance is severable.

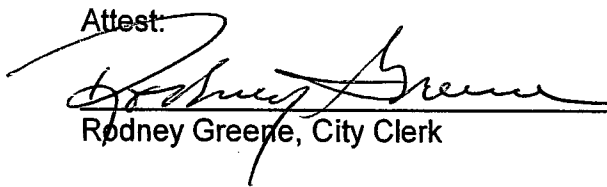
**SECTION 9:** That this ordinance shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.

Introduced: January 12, 2009      Approved:

Adopted: January 26, 2009      January 30, 2009

  
Lorraine H. Morton, Mayor

Attest:

  
Rodney Greene, City Clerk

Approved as to form:

  
Elke B. Tober Purze, Interim  
First Assistant Corporation Counsel

**EXHIBIT A**

**Map of Properties Included in the oWE West Evanston Overlay District**

# West Evanston Zoning Overlay

I. Introduction

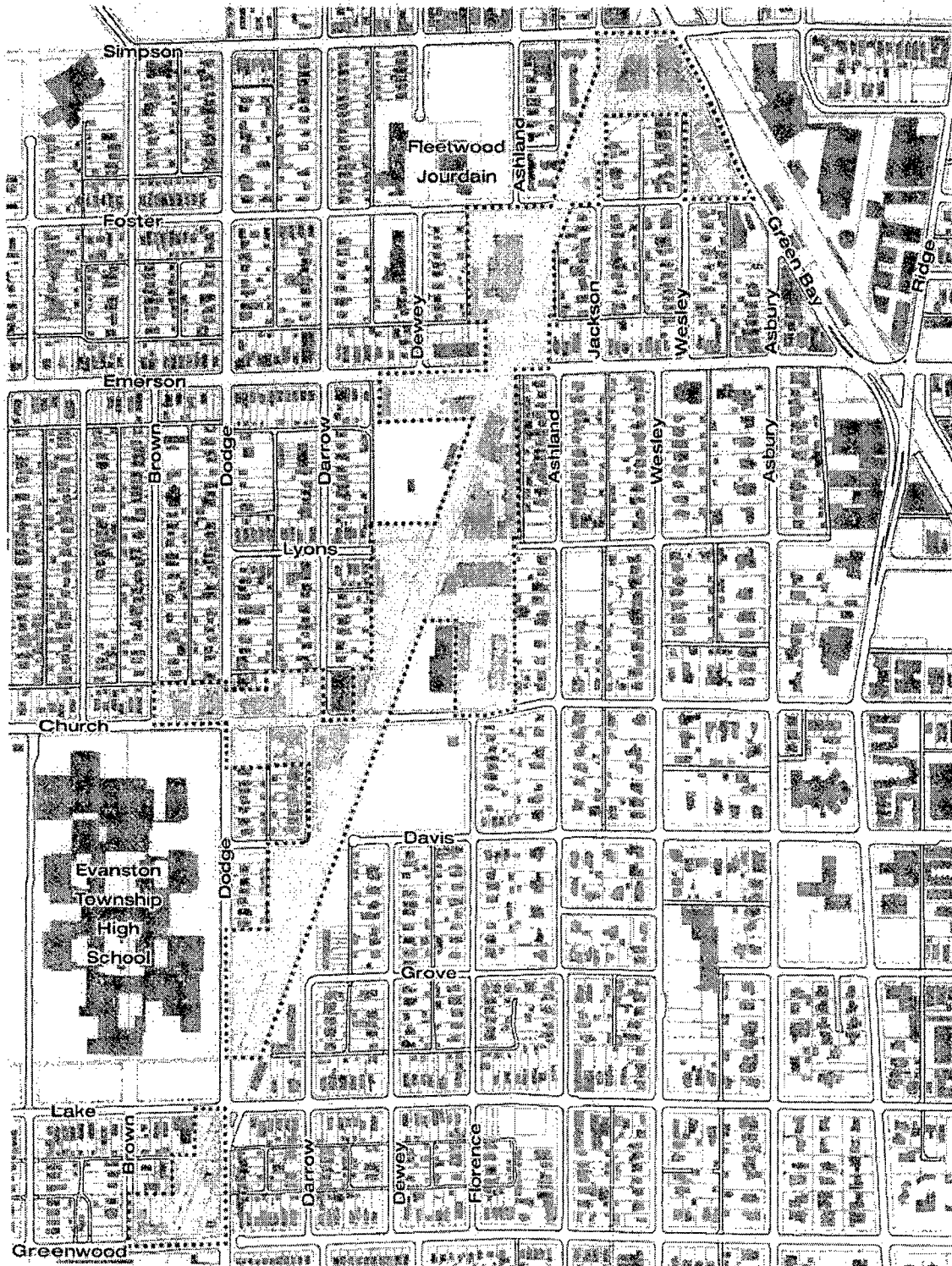
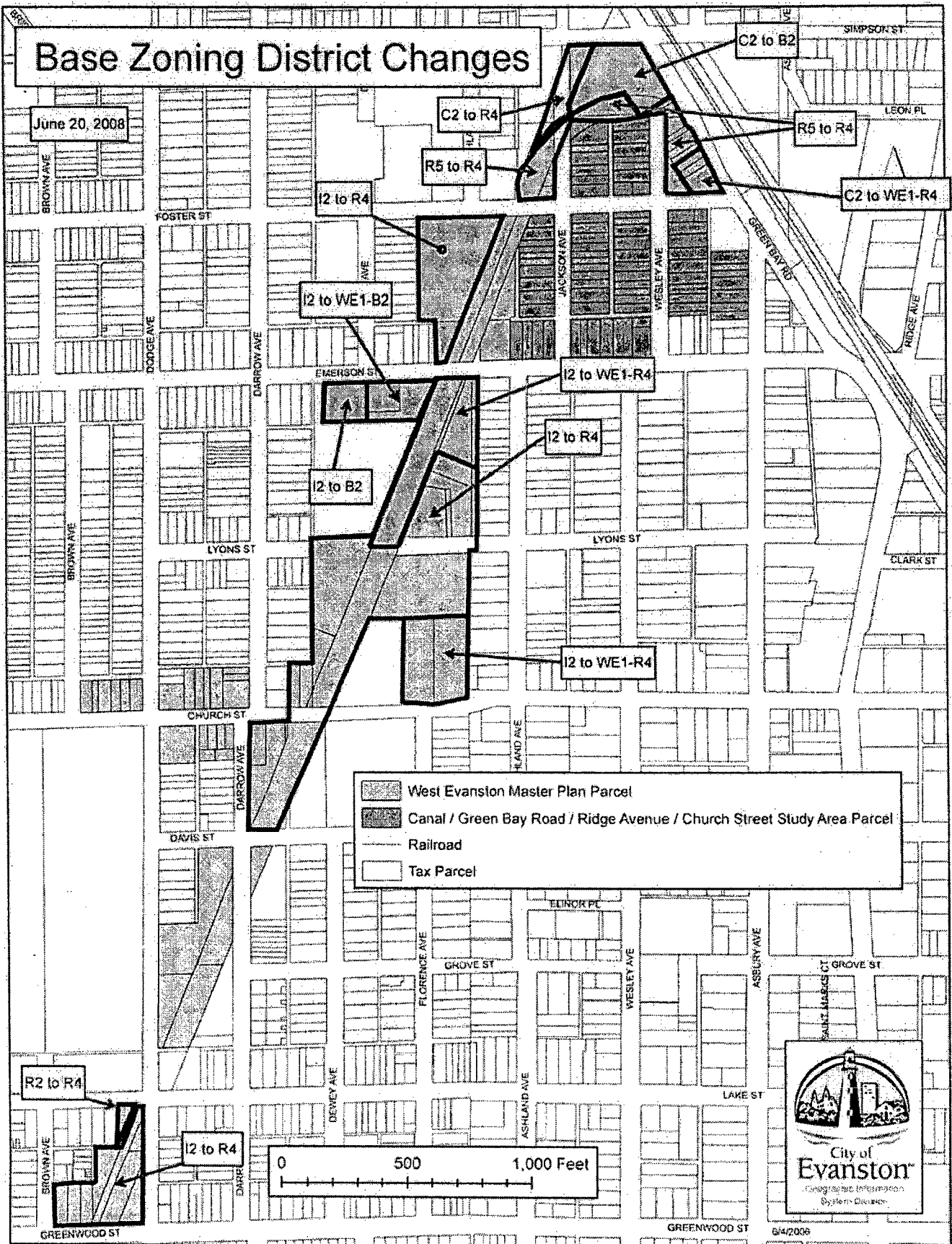


Figure I-A: West Evanston Overlay District boundaries.

**EXHIBIT B**

**Map of Properties Re-Zoned Pursuant to the West Evanston Plan**

128-O-08  
EXHIBIT B (1 page)





**EXHIBIT C****Properties Included in the oWE West Evanston Overlay District**

<b>NUMBER</b>	<b>STREET</b>	<b>SUFFIX</b>	<b>UNIT</b>	<b>PIN</b>
1712	Church	Street		10-13-401-001-0000
1712	Church	Street		10-13-401-006-0000
1712	Church	Street		10-13-401-007-0000
1712	Church	Street		10-13-401-008-0000
1711	Church	Street		10-13-221-020-0000
1711	Church	Street		10-13-221-021-0000
1711	Church	Street		10-13-222-007-0000
1711	Church	Street		10-13-222-006-0000
1515	Church	Street		10-13-222-005-0000
1611	Church	Street		10-13-222-004-0000
1917	Church	Street		10-13-119-069-0000
1917	Church	Street		10-13-119-070-0000
1915-1917	Church	Street		10-13-119-071-0000
1917	Church	Street		10-13-119-077-0000
1905	Church	Street		10-13-119-078-0000
1903	Church	Street		10-13-119-073-0000
1901	Church	Street		10-13-119-073-0000
1823	Church	Street		10-13-220-028-0000
1819	Church	Street		10-13-220-043-0000
1817	Church	Street		10-13-220-042-0000
1813-1815	Church	Street		10-13-220-031-0000
1811	Church	Street		10-13-220-032-0000
1812-1814	Church	Street		10-13-400-010-0000
1810	Church	Street		10-13-400-011-0000
1808	Church	Street		10-13-400-012-0000
1806	Church	Street		10-13-400-013-0000
1806 1/2	Church	Street		10-13-400-013-0000
1708	Darrow	Avenue		10-13-220-041-0000
1710	Darrow	Avenue		10-13-220-040-0000
1626-1632	Darrow	Avenue		10-13-400-013-0000
1622	Darrow	Avenue		10-13-400-024-0000
1622	Darrow	Avenue		10-13-400-025-0000
1422	Dodge	Avenue		10-13-318-032-0000
1708	Dodge	Street		10-13-119-073-0000
1700	Dodge	Street		10-13-119-073-0000
1702	Dodge	Street		10-13-119-073-0000
1704	Dodge	Street		10-13-119-073-0000
1706	Dodge	Street		10-13-119-073-0000
1607	Emerson	Street	2 units	10-13-209-020-0000
1700	Emerson	Street		10-13-216-020-0000
1528, 1528A,	Emerson	Street		10-13-216-005-0000

1528B & 1532				
1528	Emerson	Street		10-13-216-027-0000
1528	Emerson	Street		10-13-216-026-0000
1528 & 1532	Emerson	Street		10-13-216-002-0000
1608, 1618, 1618B & 1620	Emerson	Street		10-13-216-025-0000
1528 & 1622	Emerson	Street		10-13-216-024-0000
1600	Foster	Street	1, 2 & 3	10-13-209-021-0000
1321	Foster	Street		10-13-205-001-0000
2050	Green Bay	Road		10-13-204-028-0000
2000	Green Bay	Road		10-13-205-009-0000
2000	Green Bay	Road		10-13-205-008-0000
2000	Green Bay	Road		10-13-205-007-0000
2016	Green Bay	Road		10-13-205-006-0000
2020	Green Bay	Road		10-13-205-004-0000
2018	Green Bay	Road		10-13-205-005-0000
2026	Green Bay	Road		10-13-205-002-0000
1919	Greenwood	Street		10-13-318-011-0000
1919	Greenwood	Street		10-13-318-012-0000
1909 & 1919	Greenwood	Street		10-13-318-013-0000
1919	Greenwood	Street		10-13-318-010-0000
1919	Greenwood	Street		10-13-318-033-0000
1901	Greenwood	Street		10-13-318-020-0000
1919	Greenwood	Street		10-13-318-031-0000
2000	Jackson	Avenue		10-13-203-028-0000
2002	Jackson	Avenue		10-13-203-029-0000
1523 & 1527	Lyons	Street		10-13-222-002-0000
1523 & 1527	Lyons	Street		10-13-216-017-0000
1523 & 1527	Lyons	Street		10-13-216-018-0000
1523 & 1527	Lyons	Street		10-13-216-019-0000
1523 & 1527	Lyons	Street		10-13-216-016-0000
1523 & 1527	Lyons	Street		10-13-216-003-0000
1523 & 1527	Lyons	Street		10-13-216-006-0000
NO ADDRESS	NW Corner of Church and Darrow			10-13-220-035-0000
NO ADDRESS	SE Corner of Church and Dodge			10-13-400-026-0000
NO ADDRESS	SW Corner of Davis and Darrow			10-13-406-013-0000
NO ADDRESS	NW of Church and Darrow			10-13-222-009-0000
NO ADDRESS	NW of Church and Darrow			10-13-222-008-0000
NO ADDRESS	SE of Jackson and Simpson			10-13-203-024-0000
NO ADDRESS	SW of Green Bay and Simpson			10-13-204-027-0000
NO ADDRESS	SW of Dodge and Lake			10-13-318-021-0000
NO ADDRESS	NW of Foster and Jackson			10-13-203-021-0000
NO ADDRESS	SW of Green Bay and Simpson			10-13-204-021-0000
NO ADDRESS	NW of Foster and Green Bay			10-13-205-010-0000
NO ADDRESS	NW of Foster and Green Bay			10-13-205-003-0000
NO ADDRESS	Between Emerson and Foster/Dewey and Jackson			10-13-210-034-0000
NO ADDRESS	Between Emerson and Foster/Dewey and Jackson			10-13-210-035-0000
NO ADDRESS	Between Emerson and Foster/Dewey and Jackson			10-13-210-026-0000

NO ADDRESS NW of Emerson and Jackson  
NO ADDRESS SE of Davis and Dodge  
NO ADDRESS NE of Dodge and Lake  
NO ADDRESS NE of Dodge and Lake

10-13-210-027-0000  
10-13-406-018-0000  
10-13-413-007-0000  
10-13-413-011-0000

**EXHIBIT D****Properties Re-Zoned to R4 General Residential District**

<b>NUMBER</b>	<b>STREET</b>	<b>SUFFIX</b>	<b>UNIT</b>	<b>PIN</b>
<b>I2 to R4</b>				
1712	CHURCH	STREET		10-13-401-001-0000
1712	CHURCH	STREET		10-13-401-006-0000
1712	CHURCH	STREET		10-13-401-007-0000
1712	CHURCH	STREET		10-13-401-008-0000
1711	CHURCH	STREET		10-13-221-020-0000
1711	CHURCH	STREET		10-13-221-021-0000
1711	CHURCH	STREET		10-13-222-007-0000
1711	CHURCH	STREET		10-13-222-006-0000
1523 & 1527	LYONS	STREET		10-13-222-002-0000
1523 & 1527	LYONS	STREET		10-13-216-017-0000
1523 & 1527	LYONS	STREET		10-13-216-018-0000
1523 & 1527	LYONS	STREET		10-13-216-019-0000
1523 & 1527	LYONS	STREET		10-13-216-016-0000
1523 & 1527	LYONS	STREET		10-13-216-003-0000
1523 & 1527	LYONS	STREET		10-13-216-006-0000
NO ADDRESS				10-13-222-009-0000
NO ADDRESS				10-13-222-008-0000
1919	GREENWOOD	STREET		10-13-318-011-0000
1919	GREENWOOD	STREET		10-13-318-012-0000
1909 & 1919	GREENWOOD	STREET		10-13-318-013-0000
1919	GREENWOOD	STREET		10-13-318-010-0000
1422	DODGE	AVENUE		10-13-318-032-0000
1919	GREENWOOD	STREET		10-13-318-033-0000
1901	GREENWOOD	STREET		10-13-318-020-0000
1919	GREENWOOD	STREET		10-13-318-031-0000
1600	FOSTER	STREET	1, 2 & 3	10-13-209-021-0000
1607	EMERSON	STREET	2 units	10-13-209-020-0000
<b>C2 to R4</b>				
NO ADDRESS				10-13-203-024-0000
NO ADDRESS				10-13-204-027-0000
<b>R2 to R4</b>				
NO ADDRESS				10-13-318-021-0000
<b>R5 to R4</b>				
2000	JACKSON	AVENUE		10-13-203-028-0000
2002	JACKSON	AVENUE		10-13-203-029-0000
1321	FOSTER	STREET		10-13-205-001-0000
2016	GREEN BAY	ROAD		10-13-205-006-0000
2020	GREEN BAY	ROAD		10-13-205-004-0000
2018	GREEN BAY	ROAD		10-13-205-005-0000
2026	GREEN BAY	ROAD		10-13-205-002-0000

NO ADDRESS  
NO ADDRESS  
NO ADDRESS  
NO ADDRESS

10-13-203-021-0000  
10-13-204-021-0000  
10-13-205-010-0000  
10-13-205-003-0000

**EXHIBIT E****Properties Re-Zoned to B2 Business District**

<b>NUMBER</b>	<b>STREET</b>	<b>SUFFIX</b>	<b>UNIT</b>	<b>PIN</b>
I2 to B2				
1700	EMERSON	STREET		10-13-216-020-0000
G2 to B2				
2050	GREEN BAY	ROAD		10-13-204-028-0000

**EXHIBIT F****Properties Re-Zoned to WE1-R4 Sub-district of the  
WE1 West Evanston Transitional District**

<b>NUMBER</b>	<b>STREET</b>	<b>SUFFIX</b>	<b>UNIT</b>	<b>PIN</b>
<b>I2 to WE1-R4</b>				
1528, 1528A, 1528B & 1532	EMERSON	STREET		10-13-216-005-0000
1528	EMERSON	STREET		10-13-216-027-0000
1528	EMERSON	STREET		10-13-216-026-0000
1528 & 1532	EMERSON	STREET		10-13-216-002-0000
1515	CHURCH	STREET		10-13-222-005-0000
1611	CHURCH	STREET		10-13-222-004-0000
<b>C2 to WE1-R4</b>				
2000	GREEN BAY	ROAD		10-13-205-009-0000
2000	GREEN BAY	ROAD		10-13-205-008-0000
2000	GREEN BAY	ROAD		10-13-205-007-0000

**EXHIBIT G****Properties Re-Zoned to WE1-B2 Sub-district of the  
WE1 West Evanston Transitional District**

<b>NUMBER</b>	<b>STREET</b>	<b>SUFFIX</b>	<b>UNIT</b>	<b>PIN</b>
<b>I2 to WE1-B2</b>				
1608, 1618, 1618B & 1620	EMERSON	STREET		10-13-216-025-0000
1528 & 1622	EMERSON	STREET		10-13-216-024-0000