

7/24/2009

87-O-09

AN ORDINANCE

**Amending Portions of the Text of Chapter 14 of the Zoning Ordinance,
“Industrial Districts”**

WHEREAS, on August 12, 2009, and September 9, 2009, the Plan Commission held public hearings, pursuant to proper notice, regarding case number 09-PLND-0071 to consider amendments to the text of Title 6 of the Evanston City Code of 1979, as amended (the “Zoning Ordinance”), specifically to the lists of Permitted Uses and Special Uses in the I1 Industrial/Office District, I2 General Industrial District, and I3 General Industrial District; and

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

WHEREAS, at its meeting of September 14, 2009, the Planning and Development Committee of the City Council considered and adopted the record, findings, and recommendation of the Plan Commission, in case number 09-PLND-0071 and recommended City Council approval thereof; and

WHEREAS, at its meeting of September 29, 2009, the City Council considered and adopted the records, findings, and recommendations of the Plan Commission and the Planning and Development Committee,

**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 Subsection 6-14-2-2 of the Zoning Ordinance is hereby amended read as follows:

6-14-2-2: PERMITTED USES:

The following uses are permitted in the I1 District:

- Automobile repair service establishment
- Automobile service station
- Commercial parking garage.
- Funeral services excluding on site cremation
- Government institution
- Industrial service establishment
- Light manufacturing
- Office
- Public transportation center
- Public utility
- Restaurant - type 1
- Trade contractor
- Vehicle towing establishment
- Warehouse establishment
- Wholesale goods establishment

SECTION 3: That Subsection 6-14-3-2 of the Zoning Ordinance is hereby amended read as follows:

6-14-3-2: PERMITTED USES:

The following uses are permitted in the I2 District:

- Automobile and recreational vehicle sales
- Automobile body repair establishment
- Automobile repair service establishment
- Automobile service station
- Commercial parking garage
- Commercial parking lot
- Funeral services excluding on site cremation
- Government institution
- Industrial service establishment
- Light manufacturing
- Office

Public transportation center
Public utility
Trade contractor
Warehouse establishment
Wholesale goods establishment

SECTION 4: That Subsection 6-14-3-3 of the Zoning Ordinance is hereby amended read as follows:

6-14-3-3: SPECIAL USES:

The following uses may be allowed in the I2 District, subject to the provisions set forth in Section 6-3-5, "Special Uses," of this Title:

Automobile storage lot
Car wash
Heavy cargo and freight terminal
Heavy manufacturing
Media broadcasting tower
Open sales lot
Outdoor storage (when covering more than thirty percent (30%) of an interior side yard or as a principal use)
Pharmaceutical manufacturing
Planned development (subject to the requirements of Section 6-14-1-10, "Planned Developments," of this Chapter and Section 6-3-6, "Planned Developments," of this Title)
Recycling center
Restaurant - type 1
Restaurant - type 2
Retail goods establishment
Retail service establishment

SECTION 5: That Subsection 6-14-4-2 of the Zoning Ordinance is hereby amended read as follows:

6-14-4-2: PERMITTED USES:

The following uses are permitted in the I3 district:

Automobile body repair establishment
Automobile repair service establishment
Automobile storage lot
Commercial parking lot
Funeral services excluding on site cremation
Heavy manufacturing

- Industrial service establishment
- Light manufacturing
- Office
- Outdoor storage
- Pharmaceutical manufacturing
- Public transportation center
- Public utility
- Ready mix/concrete
- Recycling center
- Trade contractor
- Vehicle salvage
- Warehouse establishment
- Wholesale goods establishment

SECTION 6: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 7: That if any provision of this Ordinance 87-O-09 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 8: That this Ordinance 87-O-09 shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.

Introduced: September 14, 2009

Approved:

Adopted: September 29, 2009

September 30, 2009

Elizabeth B. Tisdahl
Elizabeth B. Tisdahl, Mayor

Attest:

Approved as to form:

Redney Greene
Redney Greene, City Clerk

Elke B. Tober-Purze
Elke B. Tober-Purze, Interim
First Assistant Corporation Counsel