

68-O-14

AN ORDINANCE

**Amending Various Portions of the Zoning Ordinance
Relating to Notice Requirements in Connection with Map Amendments,
Text Amendments, and Development Applications**

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

SECTION 1: Ordinance 68-O-14 shall be in full force and effect from and
after its passage, approval and publication in the manner provided by law.

SECTION 2: Section 6-3-3-4 of the City Code of 1979, as amended (the
City Code") is hereby amended to read as follows:

**6-3-3-4: SPECIAL PROCEDURES IN CONNECTION WITH COMBINED
APPLICATIONS:**

Whenever an application for a special use, unique use or an amendment will, in
addition, require a variation, the applicant shall indicate that fact on the application
where indicated and shall, at the time of filing the application for a special use, unique
use, or amendment, as the case may be, file an application for a variation pursuant to
Section 6-3-8-4. All required notices for the application for approval of the special use,
unique use or amendment, as the case may be, shall include reference to the
application for a variation. The initial hearing notice shall be sufficient notice for the
initial hearing, as well as any continuances of the same hearing, if any. The variation
application shall only be decided after a final decision has been reached with respect to
the special use, unique use or amendment.

SECTION 3: Section 6-3-4-6 of the City Code is hereby amended to read
as follows:

**6-3-4-6: PROCEDURE FOR REVIEW AND DECISION OF PROPOSED
AMENDMENTS:**

A petition to amend the text of the Zoning Ordinance or the Zoning Map shall be
processed in accordance with the following procedures:

- (A) Public Hearing: After the filing of a petition for amendment in proper form, the Zoning Administrator shall set a date for a public hearing.
- (B) General Notice of Public Hearing: Notice of the public hearing required by Subsection 6-3-4-6(A) shall be given by the Zoning Administrator by one (1) publication in one (1) or more newspapers of general circulation within the municipality. Notice shall be published a minimum of fifteen (15) days prior to the hearing date and a maximum of thirty (30) days prior to the hearing date. Such notice shall be sufficient notice for the initial hearing, as well as any continuances of the same hearing, if any.
- (C) Mailed Notices Required for Redistricting or Rezoning: Notice shall also be given by first class mail to all owners of property within a five hundred (500) foot radius of the subject property, inclusive of public roads, streets, alleys and other public ways from the area proposed to be rezoned or redistricted whose addresses appear on the current tax assessment list as provided by the applicant. The failure of delivery of such notice, however, shall not invalidate any such amendment. In addition, a sign shall be posted on the property for a minimum of ten (10) working days prior to the public hearing indicating the place, time and date of the hearing. Such notice shall be sufficient notice for the initial hearing, as well as any continuances of the same hearing, if any.
- (D) Content of Published and Mailed Notices: Published and mailed notices shall contain the time, date, and place of the public hearing and, in addition, shall include all of the information listed in Section 2 of Appendix D, of this Ordinance, "Submission Requirements for Published and Mailed Notices for Proposed Amendments."
- (E) Plan Commission Action: Upon receipt of the petition with the copy of the proposed text and map changes, the Plan Commission shall hold a public hearing scheduled pursuant to Subsection 6-3-4-6(A). Within thirty (30) days after the hearing is closed, the Commission shall recommend the approval or denial of the proposed amendment, or the approval of the amendment with modifications, and shall then submit its written recommendation, together with the petition for the text and/or map change, to the City Council.
- (F) City Council Action: The City Council shall either adopt or reject the recommendation of the Plan Commission or adopt some modification of the recommendation of the Plan Commission. Except as provided in Section 6-3-4-7, no amendment to the Zoning Ordinance shall be adopted except by a vote of the majority of the Council.
- (G) Continued Hearings or Meetings. In the instance a hearing or meeting is continued to a date certain, the date and time of the continued hearing or

meeting shall be announced at the time and place of the hearing being continued, and the continued hearing's notice requirements shall be deemed satisfied. If for any reason the continued hearing or meeting date or time needs to be changed, the Zoning Administrator shall, in his or her best effort, provide the public with the new date and time of the continued hearing by:

1. Posting the continued meeting or hearing notice at the Civic Center; and
2. Posting the continued meeting or hearing notice on the City's website.

Failure to provide such notice, however, shall not invalidate any such continued hearing or meeting.

- (H) In the event a quorum is not present for the initial meeting or a continued meeting, a majority of the board or commission members present may reschedule the meeting to a new date and time. No additional publication or mailing notice will be required for as provided in Section 6-3-4-6(G).

SECTION 4: Section 6-3-5-7 of the City Code is hereby amended to read

as follows:

6-3-5-7: REVIEW PROCEDURE; RECOMMENDATION:

- (A) Public Hearing: Upon the review of an application for a special use, the Zoning Administrator shall, pursuant to Section 6-3-3-1, notify the applicant of any deficiencies and or modifications necessary to complete the special use application. After determining that the application is complete pursuant to Section 6-3-3-1, the Zoning Administrator shall at the same time schedule the application for review by the Site Plan and Appearance Review Committee, and a public hearing to be held by the Plan Commission in case of a Planned Development, and to the Zoning Board of Appeals for all other categories of special uses.
- (B) General Notice of Public Hearing: In the case of a planned development, notice of the public hearing required by Subsection 6-3-5-7(A) shall be given by the Zoning Administrator pursuant to Section 6-3-6-8. In the case of all other special uses, the Zoning Administrator shall cause notice of a public hearing before the Zoning Board of Appeals to be published not more than thirty (30) days nor less than fifteen (15) days before the date of the hearing. In addition, a sign shall be posted on the property for a minimum of ten (10) working days prior to the public hearing indicating the place, time and date of the hearing. Such notice shall be sufficient notice for the initial hearing. Subsequent notices are not required for continuances of a hearing, if any.

- (C) Mailed Notices Required: Notice shall also be given by first class mail to all owners of property within a five hundred (500) foot radius of the subject property, inclusive of public roads, streets, alleys and other public ways whose addresses appear on the current tax assessment list as provided by the applicant. The failure of delivery of such notice, however, shall not invalidate any such amendment. Such notice shall be sufficient notice for the initial hearing. Subsequent notices are not required for continuances of a hearing, if any.
- (D) Content of Published and Mailed Notices: Published and mailed notices shall contain the time, date, and place of the public hearing. Additionally, the published and mailed notices shall contain the following:
- (a) A statement indicating that the petition is a request for Special Use approval;
 - (b) The address of the subject property requesting the Special Use;
 - (c) The current zoning classification of the property requesting the Special Use;
 - (d) The time and place where the petition proposing to amend the Zoning Ordinance will be available for examination for a period of at least ten (10) days prior to the public hearing;
 - (e) The name of the person responsible for giving notice of the public hearing by publication or by mail, or by publication and mail;
 - (f) Any other information requested by the commission or board, as the case may be; and
 - (g) A statement that after the conclusion of the hearing the matter will be submitted to the City Council for its action.
- (E) Recommendations: All written recommendations and reports forwarded by the Zoning Administrator shall be considered at the public hearing. At the conclusion of the public hearing, the commission or board, as the case may be, shall recommend, based on written findings of fact, that the council: 1) approve the special use; 2) approve the special use subject to conditions; or 3) deny the special use.
- (F) Continued Hearings or Meetings. In the instance a hearing or meeting is continued to a date certain, the date and time of the continued hearing or meeting shall be announced at the time and place of the hearing being continued, and the continued hearing's notice requirements shall be

deemed satisfied. If for any reason the continued hearing or meeting date or time needs to be changed, the Zoning Administrator shall, in his or her best effort, provide the public with the new date and time of the continued hearing by:

1. Posting the continued meeting or hearing notice at the Civic Center; and
2. Posting the continued meeting or hearing notice on the City's website.

Failure to provide such notice, however, shall not invalidate any such continued hearing or meeting.

- (G) In the event a quorum is not present for the initial meeting or a continued meeting, a majority of the board or commission members present may reschedule the meeting to a new date and time. No additional mailed or published notices shall be required for meetings continued as provided in Section 6-3-5-7(F).

SECTION 5: Section 6-3-5-16 of the City Code is hereby amended to

read as follows:

6-3-5-16: SUBSTITUTION FOR AN EXISTING SPECIAL USE:

- (A) **Review Procedure:** The Zoning Administrator, pursuant to his authority to render interpretations prescribed by Section 6-3-9 of this Chapter and subject to the procedures, standards and limitations contained herein, shall have the authority to review and grant applications for the substitution of a special use for an existing special use.
- (B) **General Notice And Opportunity To Comment:** After receipt of a completed application for the substitution of a special use for an existing special use, a sign shall be posted on the property subject to the application for a minimum of ten (10) working days prior to the Zoning Administrator's decision.
- (C) **Mailed Notices Required:** Notice shall also be given by first class mail to all owners of property within a five hundred (500) foot radius of the subject property, inclusive of public roads, streets, alleys and other public ways whose addresses appear on the current tax assessment list as provided by the applicant.
- (D) **Content of Notices:** The notice shall indicate that the application shall be available for review and submittal of written comments thereon for ten (10) working days prior to the Zoning Administrator's decision.

- (E) Zoning Administrator Decision: Within twenty (20) working days of receipt of a completed application for the substitution of a special use, the Zoning Administrator shall, by written order, render his interpretation that the special use proposed to be substituted is either: 1) similar in nature and intensity to the existing special use and presents no differing or additional impact; or 2) substantially different in nature, intensity and impact from the existing special use. If the Zoning Administrator determines the special use proposed to be substituted is similar in nature and intensity to the existing special use and presents no differing or additional impact, he shall grant the application for a substitution of a special use. If the Zoning Administrator determines the special use proposed to be substituted is substantially different in nature, intensity and impact from the existing special use he shall deny the application for a substitution of a special use.
- (F) Conformance With The General Standards: Any special use proposed to be substituted for an existing special use pursuant to this Section shall be required to meet the general standards for special uses as set forth in Section 6-3-5-10 of this Chapter.
- (G) Notification Of Decision: The Zoning Administrator shall send his decision within five (5) working days to the applicant and all other persons previously notified pursuant to Subsection (AC) of this Section.
- (H) Appeal: An appeal of the decision of the Zoning Administrator may be taken to the City Council, through its planning and development committee within ten (10) working days of the Zoning Administrator's decision.
- (I) Conditions: The Zoning Administrator, in granting an application for the substitution of a special use, may, pursuant to Section 6-3-5-13 of this Chapter, require the transfer of conditions imposed on the existing substitution special use to the proposed substitution for an existing special use. The Zoning Administrator, in granting an application for substitution for an existing special use, shall also have the authority to modify any conditions imposed on the existing special use, provided the modification does not alter the nature, intensity or impact of the special use being substituted in such a manner that it no longer can be considered similar.
- (J) Limitations: The approval of an application for the substitution of a special use shall be deemed to authorize only that particular special use at the particular location for which the substitution is authorized. Except when otherwise provided in the ordinance for approving a special use, a special use shall be deemed related to, and be for the benefit of, the use and lot in question, rather than the owner or operator of such use or lot.

- (K) Records: A record of all applications for the substitution of a special use shall be kept on file in the office of the Zoning Administrator. At least once a year, the Zoning Administrator shall make public a listing of his decisions, by address, regarding applications for the substitution of a special use.
- (L) Fees: Fees for the substitution of a special use shall be as set forth in Section 6-3-5-6 of this Chapter.

SECTION 6: Section 6-3-6-8 of the City Code is hereby amended to read as follows:

6-3-6-8: REVIEW PROCEDURE; DECISION:

- (A) Public Hearing: All applications for planned developments will be given priority review by the Zoning Administrator. Upon the review of an application for a planned development, the Zoning Administrator shall, pursuant to Section 6-3-3-1, notify the developer of any deficiencies and or modifications necessary to perfect the planned development application. After determining that the application is complete pursuant to Section 6-3-3-1, the Zoning Administrator shall at the same time schedule a public hearing to be held by the Plan Commission at which time a formal presentation of the planned development application will be presented. The public hearing shall be held not less than fifteen (15) calendar days and no more than thirty (30) calendar days from the date of receipt of the complete application.
- (B) General Notice of Public Hearing: The Zoning Administrator shall cause notice to be published of a public hearing to be held by the Plan Commission. The public notice shall be published a minimum of fifteen (15) days prior to the hearing date and a maximum of thirty (30) days prior to the hearing date. In addition, a sign shall be posted on the property for a minimum of ten (10) working days prior to the public hearing indicating the place, time and date of the hearing. Such notice shall be sufficient notice for the initial hearing. Subsequent notices are not required for continuances of a hearing, if any.
- (C) Mailed Notices Required: Notice shall also be given by first class mail to all owners of property within a one thousand (1,000) foot radius of the subject property, inclusive of public roads, streets, alleys and other public ways from the subject property whose addresses appear on the current tax assessment list as provided by the applicant. The failure of delivery of such notice, however, shall not invalidate any such hearing. Such notice shall be sufficient notice for the initial hearing. Subsequent notices are not required for continuances of a hearing, if any.

- (D) Content of Published and Mailed Notices: Published and mailed notices shall contain the time, date, and place of the public hearing. Additionally, the published and mailed notices shall contain the following:
- (a) A statement indicating that the petition is a request for a planned development;
 - (b) The address of the subject property requesting the planned development;
 - (c) The current zoning classification of the property requesting the planned development;
 - (d) The time and place where the petition proposing the planned development will be available for examination for a period of at least ten (10) days prior to the public hearing;
 - (e) The name of the person responsible for giving notice of the public hearing by publication or by mail, or by publication and mail;
 - (f) Any other information requested by the Plan Commission; and
 - (g) A statement that after the conclusion of the hearing the matter will be submitted to the City Council for its action.
- (E) Recommendation: The Plan Commission shall conduct a public hearing to review the application for the proposed planned development. The Plan Commission shall make a recommendation within sixty (60) calendar days of the close of the public hearing to the City Council for its decision in accordance with the procedures for special uses set forth in Section 6-3-5-8. The Plan Commission may, upon agreement with the applicant, extend the sixty (60) calendar day review period. The maximum length of any extension, however, shall be limited to ninety (90) calendar days.
- (F) Continued Hearings or Meetings. In the instance a hearing or meeting is continued to a date certain, the date and time of the continued hearing or meeting shall be announced at the time and place of the hearing being continued, and the continued hearing's notice requirements shall be deemed satisfied. If for any reason the continued hearing or meeting date or time needs to be changed, the Zoning Administrator shall, in his or her best effort, provide the public with the new date and time of the continued hearing by:
- 1. Posting the continued meeting or hearing notice at the Civic Center; and

2. Posting the continued meeting or hearing notice on the City's website.

Failure to provide such notice, however, shall not invalidate any such continued hearing or meeting.

- (G) In the event a quorum is not present for the initial meeting or a continued meeting, a majority of the board or commission members present may reschedule the meeting to a new date and time. No additional mailed or published notices shall be required for meetings continued as provided in Section 6-3-6-8(F).

SECTION 7: Section 6-3-6-12 of the City Code is hereby amended to

read as follows:

6-3-6-12: ADJUSTMENTS TO DEVELOPMENT PLAN:

- (A) New Application Required for Amendments: Except for minor and major adjustments authorized pursuant to Subsections 6-3-6-12(B) and 6-3-6-12(C) no amendment shall be made in the construction, development or use of a planned development without a new application under the provisions of this Ordinance. The date of completion of a planned development, for which an amendment has been proposed, may be extended by the City Council for good cause.
- (B) Minor Adjustments: During build-out of the planned development, the Zoning Administrator may authorize, following review and recommendation of the Site Plan and Appearance Review Committee, minor adjustments to the approved development plan, when such adjustments appear necessary in light of technical or engineering considerations. Such minor adjustments shall be limited to the following:
1. Altering the location of any one (1) structure or group of structures by not more than one-fourth (1/4) of the distance shown on the approved development plan between such structure or structures, and any other structure or any vehicular circulation element or any boundary of the site, whichever is less.
 2. Altering the location of any circulation element by not more than one-fourth (1/4) of the distance shown on the approved development plan between such circulation element and any structure; whichever is less.
 3. Altering the siting of any open space by not more than twenty percent (20%).

4. Altering any final grade by not more than twenty percent (20%) of the originally planned grade.
5. Altering the location or type of landscaping elements by not more than twenty percent (20%).
6. Altering the location or type of utility equipment.

Such minor adjustments shall be consistent with the intent and purpose of the Ordinance and the development plan as approved pursuant to this Section 6-3-6, and shall be the minimum necessary to overcome the particular difficulty and shall not be approved if such adjustments would result in a violation of any standard or requirement of this Ordinance.

For properties located in a designated historic district or incorporating identified historic structures, no such adjustment shall be granted for any critical structure, feature or element identified in the approved development plan as historically contributing without the prior consent of the preservation commission.

- (C) Major Adjustments: Any adjustment to the approved development plan not authorized by Subsection (B) of this Section, shall be considered to be a major adjustment. The Plan Commission following notice to all property owners whose properties are located within a one thousand (1,000) foot radius of the property boundary of the planned development, may approve an application for a major adjustment to the development plan not requiring a modification of written conditions of approval or recorded easements upon finding that any changes in the plan as approved will be in substantial conformity with such development plan. Such notice shall be sufficient notice for the initial hearing. Subsequent notices are not required for continuances of a hearing, if any. If the commission determines that a major adjustment is not in substantial conformity with the final development plan as approved, then the commission shall review the request in accordance with the procedures set forth in Section 6-3-6-8 of this Chapter.

SECTION 8: Section 6-3-7-5 of the City Code is hereby amended to read

as follows:

6-3-7-5: PROCEDURE FOR REVIEW AND DECISION OF PROPOSED USE:

An application for a unique use shall be processed in accordance with the following procedures:

- (A) Public Hearing: After the filing of a perfected application for a unique use, the Zoning Administrator shall transmit the application to the Plan Commission and schedule a date for public hearing.
- (B) Staff Review Procedure: The Zoning Administrator shall schedule and conduct a staff review conference to review the comments received from the various departments and boards pursuant to Subsection 6-3-7-4(A) of this Chapter. Following the staff review conference, the Zoning Administrator shall forward staff's written report to the Plan Commission.
- (C) General Notice Of Public Hearing: Notice of the public hearing required in Subsection (A) of this Section shall be given by the Plan Commission by one (1) publication in one (1) or more newspapers of general circulation. Notice shall be published within a minimum of fifteen (15) days prior to the hearing date and a maximum of thirty (30) days prior to the hearing date. Such notice shall be sufficient notice for the initial hearing. Subsequent notices are not required for continuances of a hearing, if any.
- (D) Mailed Notices Required: Notice shall also be given by first class mail to all owners of property within one thousand (1,000) feet in each direction of the subject property, inclusive of public roads, streets, alleys and other public ways from the subject site whose addresses appear on the current tax assessment list as provided by the applicant. The failure of delivery of such notice, however, shall not invalidate any such hearing. In addition, a sign shall be posted on the property for a minimum of ten (10) working days prior to the public hearing indicating the place, time and date of the hearing. Such notice shall be sufficient notice for the initial hearing. Subsequent notices are not required for continuances of a hearing, if any.
- (E) Content Of Published And Mailed Notices: Published and mailed notice shall contain the time, date and place of the public hearing.
- (F) Application Process: Each unique use application shall be processed in conformance with the procedures of Sections 6-3-6-7, "Application Procedure," and 6-3-6-8, "Review Procedure; Decisions," of this Chapter.
- (G) Applicant Rights: Applicants for a unique use and owners of property within one thousand (1,000) feet inclusive of public roads, streets, alleys and other public ways, shall have the following rights, in addition to any others they may possess by law, at any hearing before the Plan Commission:
1. To inspect all documents and material submitted as part of the application for the unique use prior to the hearing.
 2. To present witnesses on their behalf.

- (H) Objection Of Property Owners: Eligible property owners, as set forth above, who wish to object shall, upon written request, be granted one (1) continuance for the purpose of presenting evidence to rebut testimony given by the applicant. The date of such continued hearing shall be at the discretion of the commission.
- (I) Continued Hearings or Meetings. In the instance a hearing or meeting is continued to a date certain, the date and time of the continued hearing or meeting shall be announced at the time and place of the hearing being continued, and the continued hearing's notice requirements shall be deemed satisfied. If for any reason the continued hearing or meeting date or time needs to be changed, the Zoning Administrator shall, in his or her best effort, provide the public with the new date and time of the continued hearing by:
1. Posting the continued meeting or hearing notice at the Civic Center; and
 2. Posting the continued meeting or hearing notice on the City's website.
- Failure to provide such notice, however, shall not invalidate any such continued hearing or meeting.
- (J) In the event a quorum is not present for the initial meeting or a continued meeting, a majority of the board or commission members present may reschedule the meeting to a new date and time. No additional mailed or published notices shall be required for meetings continued as provided in Section 6-3-7-5(l).

SECTION 9: Section 6-3-8-10 of the City Code is hereby amended to

read as follows:

6-3-8-10: PROCEDURE FOR DECISIONS ON MAJOR VARIATIONS:

Applications for major variations shall be reviewed and decided in accordance with the following procedure:

- (A) Public Hearing: Upon receipt of a completed application for a major variation, or a combined variation application, the Zoning Board of Appeals shall hold a public hearing in accordance with its adopted rules and procedures.
1. General Notice Of Public Hearing: Notice of the public hearing shall be given by the Zoning Board of Appeals by one (1) publication in one (1) or more newspapers of general circulation. Notice shall be

published within a minimum of fifteen (15) days prior to the hearing date and a maximum of thirty (30) days prior to the hearing date. Such notice shall be sufficient notice for the initial hearing. Subsequent notices are not required for continuances of a hearing, if any.

- (B) Mailed Notices Required: Notice shall also be given by first class mail to all owners of property within a five hundred (500) foot radius of the subject property, inclusive of public roads, streets, alleys and other public ways from the subject site whose addresses appear on the current tax assessment list as provided by the applicant. The failure of delivery of such notice, however, shall not invalidate any such hearing. In addition, a sign shall be posted on the property for a minimum of ten (10) working days prior to the public hearing indicating the place, time and date of the hearing. Such notice shall be sufficient notice for the initial hearing. Subsequent notices are not required for continuances of a hearing, if any.
- (C) Zoning Board Of Appeals Decision: Following the close of the public hearing, the Zoning Board of Appeals shall either approve, approve with conditions, or deny the application for major variation or the combined variation application, except when the application for major variation pertains to off street parking, off street loading, height beyond fifty (50) feet, including within that measurement any height otherwise excluded because the story provides required parking, or townhouse orientation, or when the application for major variation pertaining to off street parking, off street loading, height beyond fifty (50) feet, including within that measurement any height otherwise excluded because the story provides required parking, or townhouse orientation, is combined with any other variation application; for such exceptions, the Zoning Board of Appeals shall make a recommendation of approval, approval with conditions, or denial to the City Council for their consideration.
- (D) City Council Decision: Upon receipt of the recommendation of the Zoning Board of Appeals regarding an application for a major variation for off street parking, off street loading, height beyond fifty (50) feet, including within that measurement any height otherwise excluded because the story provides required parking, or townhouse orientation, or a combined application for major variation pertaining to off street parking, off street loading, height beyond fifty (50) feet, including within that measurement any height otherwise excluded because the story provides required parking, or townhouse orientation, and any other variation, the City Council shall either approve, approve with conditions, or deny the application.
- (E) Appeal: Any person adversely affected by decision of the Zoning Board of Appeals or the City Council may appeal the decision to the circuit court.

- (F) Continued Hearings or Meetings. In the instance a hearing or meeting is continued to a date certain, the date and time of the continued hearing or meeting shall be announced at the time and place of the hearing being continued, and the continued hearing's notice requirements shall be deemed satisfied. If for any reason the continued hearing or meeting date or time needs to be changed, the Zoning Administrator shall, in his or her best effort, provide the public with the new date and time of the continued hearing by:
1. Posting the continued meeting or hearing notice at the Civic Center; and
 2. Posting the continued meeting or hearing notice on the City's website.

Failure to provide such notice, however, shall not invalidate any such continued hearing or meeting.

- (G) In the event a quorum is not present for the initial meeting or a continued meeting, a majority of the board or commission members present may reschedule the meeting to a new date and time. No additional mailed or published notices shall be required for meetings continued as provided in Section 6-3-8-10(F).

SECTION 10: The findings and recitals contained herein are declared to be prima facie evidence of the law of the City and shall be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

SECTION 11: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

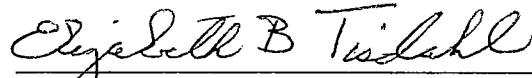
SECTION 12: If any provision of this ordinance or application thereof to any person or circumstance is held unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this ordinance is severable.

Introduced: July 28, 2014

Approved:

Adopted: August 11, 2014

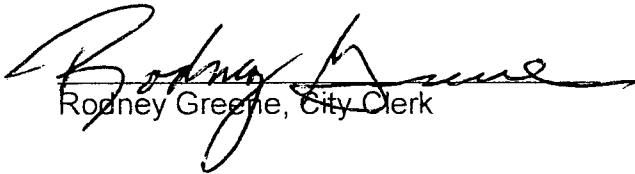
August 13, 2014



Elizabeth B. Tisdahl, Mayor

Attest:

Approved as to form:


Rodney Greene, City Clerk


W. Grant Farrar, Corporation Counsel

