

Effective Date: May 8, 2017

3/1/2017  
3/29/2017  
4/5/2017

**8-O-17**

**AN ORDINANCE**

**Amending Portions of the City of Evanston Zoning Code Regulating  
Micro-Distilleries**

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

**SECTION 1:** Subsection 6-9-2-3, "Special Uses," of the Evanston City  
Code of 2012, as amended, is hereby further amended and revised as follows:

**6-9-2-3. - SPECIAL USES.**

The following uses may be allowed in the B1 district, subject to the provisions set forth  
in Section 6-3-5, "Special Uses," of this Title:

- Animal hospital.
- Aquaponics.
- Banquet hall.
- Bed and breakfast establishments.
- Boarding house.
- Business or vocational school.
- Convenience store.
- Craft-brewery.
- Craft-distillery or Micro-distillery.
- Daycare center—Adult.
- Daycare center—Child.
- Daycare center—Domestic animal.
- Dwelling—Multiple-family.
- Dwelling—Single-family detached.
- Food store establishment.
- Funeral services excluding on-site cremation.
- Government institutions.
- Kennel.
- Membership organization.
- Micro-Distillery.
- Open sales lot.
- Planned development.

Public utility.  
Religious institution.  
Resale establishment.  
Residential care home—Category II.  
Restaurant—Type 2 (excluding accessory drive-through facilities).  
Urban farm, rooftop.  
Uses permitted pursuant to Section 6-9-2-2 of this Chapter and this Section exceeding seven thousand five hundred (7,500) square feet.

**SECTION 2:** Subsection 6-9-3-3, "Special Uses," of the Evanston City

Code of 2012, as amended, is hereby further amended and revised as follows:

**6-9-3-3. - SPECIAL USES.**

The following uses may be allowed in the B2 district, subject to the provisions set forth in Section 6-3-5, "Special Uses," of this Title:

Animal hospital.  
Aquaponics.  
Assisted living facility.  
Banquet hall.  
Boarding house.  
Business or vocational school.  
Commercial indoor recreation.  
Commercial outdoor recreation.  
Convenience store.  
Craft-brewery.  
Craft-distillery or Micro-distillery.  
Daycare center—Adult (subject to the general requirements of Section 6-4-3, "Adult Daycare Homes," of this Title).  
Daycare center—Child (subject to the general requirement of Section 6-4-2, "Child Daycare Homes," of this Title).  
Daycare center—Domestic animal.  
Drive-through facility (accessory or principal).  
Dwelling—Multiple-family.  
Food store establishment.  
Funeral services excluding on-site cremation.  
Independent living facility.  
Kennel.  
Long-term care facility.  
Membership organization.  
Micro-Distillery.  
Open sales lot.

Planned development (subject to the requirements of Section 6-9-1-9, "Planned Developments," of this Chapter and Section 6-3-6, "Planned Developments," of this Title).

Public utility.

Resale establishment.

Residential care home—Category II (subject to the requirements of Section 6-4-4, "Residential Care Homes and Residential Residential Care Homes," of this Title).

Restaurant—Type 2.

Retirement home.

Retirement hotel.

Sheltered care home.

Trade contractor (provided there is no outside storage).

Transitional treatment facility—Category III (subject to the requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).

Urban farm, rooftop.

Uses permitted pursuant to Sections 6-9-3-2 of this Chapter and this Section exceeding twenty thousand (20,000) square feet.

**SECTION 3:** Subsection 6-9-4-3, "Special Uses," of the Evanston City

Code of 2012, as amended, is hereby further amended and revised as follows:

**6-9-4-3. - SPECIAL USES.**

The following uses may be allowed in the B3 district, subject to the provisions set forth in Section 6-3-5, "Special Uses," of this Title:

Animal hospital.

Aquaponics.

Assisted living facility.

Automobile service station.

Banquet hall.

Boarding house.

Business or vocational school.

Commercial outdoor recreation.

Commercial parking lots.

Convenience store.

Craft-brewery.

Craft-distillery or Micro-distillery.

Daycare center—Adult (subject to the general requirements of Section 6-4-3, "Adult Daycare Homes," of this Title).

Daycare center—Child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Daycare center—Domestic animal.

Drive-through facility (accessory or principal).

Dwelling—Multiple-family.

Food store.  
 Funeral services excluding on-site cremation.  
 Independent living facility.  
 Kennel.  
 Long-term care facility.  
 Membership organization.  
 Micro-Distillery.  
 Open sales lot.  
 Planned development (subject to the requirements of Section 6-9-1-9, "Planned Developments," of this Chapter and Section 6-3-6, "Planned Developments," of this Title).  
 Public utility.  
 Recording studio.  
 Religious institution.  
 Resale establishment.  
 Residential care home—Category II (subject to the requirements of Section 6-4-4, "Residential Care Homes and Child Residential Care Homes," of this Title).  
 Restaurant—Type 2 (excluding accessory drive-through facilities).  
 Retirement home.  
 Retirement hotel.  
 Sheltered care home.  
 Trade contractor (provided there is no outside storage).  
 Transitional shelters (subject to the requirements of Section 6-3-5-11, "Additional Standards for a Special Use for Transitional Shelters," of this Title).  
 Transitional treatment facility—Category III (subject to the requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).  
 Urban farm, rooftop.

**SECTION 4:** Subsection 6-9-5-3, "Special Uses," of the Evanston City

Code of 2012, as amended, is hereby further amended and revised as follows:

**6-9-5-3. - SPECIAL USES.**

The following uses may be allowed in the B1a business district, subject to the provisions set forth in Section 6-3-5, "Special Uses," of this Title:

Animal hospital.  
 Aquaponics.  
 Banquet hall.  
 Commercial indoor recreation.  
 Commercial outdoor recreation.  
 Convenience store.  
 Craft-brewery.  
 Craft-distillery or Micro-distillery.  
 Daycare center—Adult.

Daycare center—Child.  
 Daycare center—Domestic animal.  
 Drive-through facility (accessory or principal).  
 Dwelling—Multiple-family.  
 Food store establishment.  
 Funeral services, excluding on-site cremation.  
 Independent living facility.  
 Kennel.  
 Membership organization.  
 Micro-Distillery.  
 Planned development.  
 Public utility.  
 Resale establishment.  
 Restaurant—Type 2.  
 Trade contractor (provided there is no outside storage).  
 Urban farm, rooftop.  
 Uses permitted pursuant to Section 6-9-5-2 of this Chapter and this Section exceeding twenty thousand (20,000) square feet.  
 Vocational training facility.

**SECTION 5:** Subsection 6-10-2-3, “Special Uses,” of the Evanston City

Code of 2012, as amended, is hereby further amended and revised as follows:

**6-10-2-3. - SPECIAL USES.**

The following uses may be allowed in the C1 district, subject to the provisions set forth in Section 6-3-5, "Special Uses," of this Title:

Animal hospital.  
 Aquaponics.  
 Automobile repair service establishment.  
 Automobile service station.  
 Banquet hall.  
 Car wash.  
 Commercial outdoor recreation.  
 Convenience store.  
 Craft-brewery.  
 Craft-distillery or Micro-distillery.  
 Daycare center—Adult (subject to the general requirements of Section 6-4-3 of this Title).  
 Daycare center—Child (subject to the general requirements of Section 6-4-2 of this Title).  
 Daycare center—Domestic animal.  
 Drive-through facility (accessory or principal).  
 Funeral services excluding on-site cremation.

Hotel.  
Kennel.  
Media broadcasting station.  
Membership organization.  
Micro-Distillery.  
Open sales lot.  
Planned development (subject to the requirements of Section 6-10-1-9 of this Chapter and Section 6-3-6 of this Title).  
Resale establishment.  
Restaurant—Type 2.  
Trade contractor (provided there is no outside storage).  
Urban farm, rooftop.  
Wholesale goods establishment.

**SECTION 6:** Subsection 6-10-3-3, “Special Uses,” of the Evanston City

Code of 2012, as amended, is hereby further amended and revised as follows:

**6-10-3-3. - SPECIAL USES.**

The following uses may be allowed in the C1a district, subject to the provisions set forth in Section 6-3-5 of this Title:

Animal hospital.  
Aquaponics.  
Assisted living facility.  
Banquet hall.  
Commercial outdoor recreation.  
Convenience store.  
Craft-brewery.  
Craft-distillery or Micro-distillery.  
Daycare center—Adult (subject to the general requirements of Section 6-4-3 of this Title).  
Daycare center—Child (subject to the general requirements of Section 6-4-2 of this Title).  
Drive-through facility (accessory only).  
Dwelling—Multiple-family.  
Food store establishment.  
Funeral services excluding on-site cremation.  
Independent living facility.  
Long-term care facility.  
Media broadcasting station.  
Membership organization.  
Micro-Distillery.  
Open sales lot.

Planned development (subject to the requirements of Section 6-10-1-9 of this Chapter and Section 6-3-6 of this Title).

Recording studio.

Resale establishment.

Residential care home—Category I (when located above the ground floor and subject to the general requirements of Section 6-4-4 of this Title).

Residential care home—Category II (subject to the general requirements of Section 6-4-4 of this Title).

Restaurant—Type 2.

Retirement hotel.

Sheltered care home.

Transitional shelter (subject to the requirements of Section 6-3-5-11 of this Title).

Urban farm, rooftop.

Wholesale goods establishment.

**SECTION 7:** Subsection 6-10-4-3, "Special Uses," of the Evanston City

Code of 2012, as amended, is hereby further amended and revised as follows:

**6-10-4-3. - SPECIAL USES.**

The following uses may be allowed in the C2 district, subject to the provisions set forth in Section 6-3-5, "Special Uses," of this Title:

Animal hospital.

Aquaponics.

Automobile body repair establishment.

Banquet hall.

Car wash.

Commercial parking garage.

Commercial parking lot.

Convenience store.

Craft-brewery.

Craft-distillery or Micro-distillery.

Daycare center—Adult (subject to the general requirements of Section 6-4-3 of this Title).

Daycare center—Child (subject to the general requirements of Section 6-4-2 of this Title).

Daycare center—Domestic animal.

Drive-through facility (accessory or principal).

Hotel.

Kennel.

Media broadcasting station.

Membership organization.

Micro-Distillery.

Open sales lot.

Payday loan or consumer loan establishment (subject to the distance and general requirements set forth in Section 6-18-3, "Definitions," of this Title under "Payday Loan or Consumer Loan Establishment").

Planned development (subject to the requirements of Section 6-10-1-9, "Planned Developments," of this Chapter and Section 6-3-6, "Planned Developments," of this Title).

Resale establishment.

Restaurant—Type 2.

Urban farm, rooftop.

**SECTION 8:** Subsection 6-11-2-3, "Special Uses," of the Evanston City

Code of 2012, as amended, is hereby further amended and revised as follows:

**6-11-2-3. - SPECIAL USES.**

The following uses may be allowed in the D1 district, subject to the provisions set forth in Section 6-3-5 of this Title:

Assisted living facility.

Banquet hall.

Boarding house.

Business or vocational school.

Convenience store.

Craft-brewery.

Craft-distillery or Micro-distillery.

Daycare center—Adult (subject to the general requirements of Section 6-4-3 of this Title).

Daycare center—Child (subject to the general requirements of Section 6-4-2 of this Title).

Drive-through facility (accessory or principal).

Educational institution—Private.

Educational institution—Public.

Funeral services excluding on site cremation.

Independent living facility.

Long term care facility.

Neighborhood garden.

Open sales lot.

Planned development (subject to the requirements of Section 6-11-1-10 of this Chapter and Section 6-3-6 of this Title).

Resale establishment.

Retirement home.

Retirement hotel.

Sheltered care home.

Transitional shelter (subject to the special requirements of Section 6-3-5-11 of this Title).

Urban farm, rooftop.



Wholesale goods establishment.

**SECTION 9:** Subsection 6-11-3-4, “Special Uses,” of the Evanston City

Code of 2012, as amended, is hereby further amended and revised as follows:

**6-11-3-4. - SPECIAL USES.**

The following uses may be allowed in the D2 district, subject to the provisions set forth in Section 6-3-5 of this Title:

Assisted living facility (when located above the ground floor).

Banquet hall.

Business or vocational school.

Commercial indoor recreation (at the ground level).

Convenience store.

Craft-brewery.

Craft-distillery or Micro-distillery.

Daycare center—Child (subject to the general requirements of Section 6-4-2 of this Title).

Educational institution—Private.

Educational institution—Public.

Independent living facility (when located above the ground floor).

Neighborhood garden.

Open sales lot.

Performance entertainment venue.

Planned development (subject to the requirements of Section 6-11-1-10 of this Chapter and Section 6-3-6 of this Title).

Religious institution.

Resale establishment.

Residential care home—Category II (when located above the ground floor and subject to the general requirements of Section 6-4-4 of this Title).

Restaurant—Type 2 (excluding drive-through facilities).

Urban farm, rooftop.

**SECTION 10:** Subsection 6-11-4-3, “Special Uses,” of the Evanston City

Code of 2012, as amended, is hereby further amended and revised as follows:

**6-11-4-3. - SPECIAL USES.**

The following uses may be allowed in the D3 district, subject to the provisions set forth in Section 6-3-5 of this Title:

Apartment hotel.

Assisted living facility (when located above the ground floor).

Banquet hall.  
 Business or vocational school.  
 Convenience store.  
 Craft-brewery.  
 Craft-distillery or Micro-distillery.  
 Daycare center—Adult (subject to the general requirements of Section 6-4-3 of this Title).  
 Daycare center—Child (subject to the general requirements of Section 6-4-2 of this Title).  
 Drive-through facility (accessory or principal).  
 Educational institution—Private.  
 Educational institution—Public.  
 Independent living facility (when located above the ground floor).  
 Neighborhood garden.  
 Open sales lot.  
 Performance entertainment venue.  
 Planned development (subject to the requirements of Section 6-11-1-10 of this Chapter and Section 6-3-6 of this Title).  
 Religious institution.  
 Resale establishment.  
 Residential care home—Category II (when located above the ground floor and subject to the general requirements of Section 6-4-4 of this Title).  
 Restaurant—Type 2.  
 Urban farm, rooftop.

**SECTION 11:** Subsection 6-11-5-3, “Special Uses,” of the Evanston City

Code of 2012, as amended, is hereby further amended and revised as follows:

**6-11-5-3. - SPECIAL USES.**

The following uses may be allowed in the D4 district, subject to the provisions set forth in Section 6-3-5 of this Title:

Assisted living facility (when located above the ground floor).  
 Banquet hall.  
 Business or vocational school.  
 Commercial parking garage.  
 Convenience store.  
 Craft-brewery.  
 Craft-distillery or Micro-distillery.  
 Daycare center—Adult (subject to the general requirements of Section 6-4-3 of this Title).  
 Daycare center—Child (subject to the general requirements of Section 6-4-2 of this Title).  
 Drive-through facility (accessory or principal).

Educational institution—Private.  
Educational institution—Public.  
Funeral services excluding on site cremation.  
Independent living facility (when located above the ground floor).  
Neighborhood garden.  
Open sales lot.  
Performance entertainment venue.  
Planned development (subject to the requirements of Section 6-11-1-10 of this Chapter and Section 6-3-6 of this Title).  
Religious institution.  
Resale establishment.  
Residential care home—Category II (when located above the ground floor and subject to the general requirements of Section 6-4-4 of this Title).  
Restaurant—Type 2.  
Urban farm, rooftop.

**SECTION 12:** Subsection 6-12-2-3, “Special Uses,” of the Evanston City

Code of 2012, as amended, is hereby further amended and revised as follows:

**6-12-2-3. - SPECIAL USES.**

The following special uses may be permitted in the RP district, subject to the provisions set forth in Section 6-3-5 of this Title:

Banquet hall.  
Business or vocational school.  
Craft-brewery.  
Craft-distillery or Micro-distillery.  
Open sales lot.  
Outdoor storage.  
Performance entertainment venue.  
Planned developments (subject to the requirements of Section 6-3-6 of this Title and Section 6-12-1-7 of this Chapter).  
Resale establishment.  
Restaurants—Type 2.  
Urban farm, rooftop.

**SECTION 13:** Subsection 6-13-2-2, “Permitted Uses,” of the

Evanston City Code of 2012, as amended, is hereby further amended and revised as follows:

**6-13-2-2. - PERMITTED USES.**

The following uses are permitted in the MU district:

Business or vocational school.  
 Community center.  
 Craft-brewery.  
 Craft-distillery or Micro-distillery.  
 Cultural facility.  
 Dwelling—Single-family attached.  
 Dwelling—Single-family detached.  
 Dwelling—Two-family.  
 Dwellings—Multiple-family.  
 Educational institution—Private.  
 Educational institution—Public.  
 Government institution.  
 Light manufacturing.  
 Neighborhood garden.  
 Office.  
 Public utility.  
 Recreation center.  
 Religious institution.  
 Residential care home—Category I (subject to the requirements of Section 6-4-4, "Residential Care Homes and Residential Residential Care Homes," of this Title).  
 Residential care home—Category II (subject to the requirements of Section 6-4-4, "Residential Care Homes and Residential Residential Care Homes," of this Title).  
 Wholesale goods establishment.

**SECTION 14:** Subsection 6-13-3-2, "Permitted Uses," of the Evanston City Code of 2012, as amended, is hereby further amended and revised as follows:

**6-13-3-2. - PERMITTED USES.**

The following uses are permitted in the MUE district:

Building materials establishment.  
 Business or vocational school.  
 Commercial parking garage.  
 Commercial parking lot.  
 Craft-brewery.  
 Craft-distillery or Micro-distillery.  
 Educational institution—Private.  
 Educational institution—Public.  
 Industrial service establishment.  
 Light manufacturing.

Neighborhood garden.  
Office.  
Public transportation center.  
Public utility.  
Trade contractor.  
Vehicle storage establishment.  
Warehouse establishment.  
Wholesale goods establishment.

**SECTION 15** Subsection 6-13-4-2, "Permitted Uses," of the Evanston City

Code of 2012, as amended, is hereby further amended and revised as follows:

**6-13-4-2. - PERMITTED USES.**

The following uses are permitted in the MXE district:

Artist studio.  
Building materials establishment.  
Business or vocational school.  
Caterer.  
Craft-brewery.  
Craft-distillery or Micro-distillery.  
Dwelling—Single-family attached.  
Dwelling—Single-family detached.  
Dwelling—Two-family.  
Dwelling—Multiple-family.  
Educational institution—Public.  
Government institution.  
Industrial service establishment.  
Light manufacturing.  
Neighborhood garden.  
Office.  
Public transportation center.  
Public utility.  
Residential care home—Category I.  
Residential care home—Category II.  
Retail goods establishment.  
Retail services establishment.  
Trade contractor.  
Vehicle storage establishment.  
Warehouse establishment.  
Wholesale goods establishment.

**SECTION 16:** Subsection 6-14-2-2, "Permitted Uses," of the Evanston City Code of 2012, as amended, is hereby further amended and revised 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.
- Craft-brewery.
- Craft-distillery or Micro-distillery.
- Funeral services excluding on site creation.
- Government institution.
- Industrial service establishment.
- Light manufacturing.
- Neighborhood garden.
- Office.
- Public transportation center.
- Public utility.
- Restaurant — type 1.
- Trade contractor.
- Vehicle towing establishment.
- Warehouse establishment.
- Wholesale goods establishment.

**SECTION 17:** Subsection 6-14-3-2, "Permitted Uses," of the Evanston City Code of 2012, as amended, is hereby further amended and revised as follows:

**6-14-3-2. - PERMITTED USES.**

The following uses are permitted in the I2 district:

- Automobile and recreational vehicle sales and/or rental.
- Automobile body repair establishment.
- Automobile repair service establishment.
- Automobile service station.
- Commercial parking garage.
- Commercial parking lot.
- Craft-brewery.
- Craft-distillery or Micro-distillery.
- Funeral services excluding on site creation.
- Government institution.
- Industrial service establishment.

Light manufacturing.  
Neighborhood garden.  
Office.  
Public transportation center.  
Public utility.  
Trade contractor.  
Truck sales and/or rental.  
Warehouse establishment.  
Wholesale goods establishment.

**SECTION 18:** Subsection 6-14-4-2, "Permitted Uses," of the Evanston

City Code of 2012, as amended, is hereby further amended and revised 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.  
Craft-brewery.  
Craft-distillery or Micro-distillery.  
Funeral services excluding on site creation.  
Heavy manufacturing.  
Industrial service establishment.  
Light manufacturing.  
Neighborhood garden.  
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 19:** The definition of "Craft-Brewery" in Section 6-18-3, "Definitions," of the Evanston City Code of 2012, as amended, is hereby further amended to read as follows:

<p><b>CRAFT-BREWERY:</b></p>	<p>A commercial facility that: (1) produces fermented malt beverages on site in quantities compliant with all applicable local, state, and federal regulations; and (2) includes an accessory tasting room in zoning districts where the facility is a Special Use. Product sampling or retail sale as may be defined and regulated by Title 3, Chapter 4 of the City Code at the facility allows customers to taste samples of products manufactured on-site and purchase related sales items. Any sale of alcohol in the tasting room or otherwise in the facility which is manufactured outside the facility is prohibited. A craft-brewery does not include restaurants with accessory brewing facilities.</p>
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**SECTION 20:** The definition of “Micro-Distillery” in Section 6-18-3, “Definitions,” of the Evanston City Code of 2012, as amended, is hereby further amended to read as follows:

<p><b>CRAFT-DISTILLERY OR MICRO-DISTILLERY:</b></p>	<p>A facility that: (1) produces alcoholic beverages in quantities compliant with all applicable local, state, and federal regulations; and (2) includes an accessory tasting room in zoning districts where the facility is a Special Use. A tasting room allows customers to taste samples of products manufactured on-site and purchase related sales items. Sales of alcohols manufactured outside the facility are prohibited.</p>
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**SECTION 21:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.



**SECTION 22:** If any provision of this ordinance or application thereof to any person or circumstance is ruled 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 23:** The findings and recitals 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 24:** This Ordinance 8-O-17 shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

Introduced: April 17, 2017

Approved:

Adopted: April 24, 2017

April 28, 2017

Elizabeth B. Tisdahl  
Elizabeth B. Tisdahl, Mayor

Attest:

Approved as to form:

Rodney Greene  
Rodney Greene, City Clerk

W. Grant Farrar  
W. Grant Farrar, Corporation Counsel