

4/27/2017
5/2/2017
6/28/2017

45-O-17

AN ORDINANCE

**Amending Evanston City Code Section 6-4-1-9(A)(4) and 6-18-3,
“Definitions,” Granting the Zoning Administrator Authority to Establish
the Front Lot Line**

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

SECTION 1: Subsection 6-4-1-9(A)(4) of the Evanston City Code of 2012, as amended, is hereby further amended to read as follows:

4. Determining of Front Lot Line for Vacant Through Lots, or Corner Lots: On a vacant through lot, or corner lot, any street lot line may be established as its front lot line; except that where two (2) or more through lots are contiguous, and a front lot lien has been duly established on at least one (1) such lot, the same street lot line shall thereafter be deemed to be the front lot line of all such contiguous lots. On a through lot, a front yard shall be provided along both street lot lines. The Zoning Administrator has the authority to determine the front lot line for a corner lot giving consideration including, but not limited to, the following:
- a) If a building exists on the lot, previous determination of the front yard, conformance to existing required setbacks, existing principal building orientation, and location of building entrances;
 - b) Proportions of the lot line dimensions, with preference for the front lot line being the shorter lot line abutting a street;
 - c) Pattern of existing development within the neighborhood, specifically of adjacent lots; and
 - d) The property owner’s expressed desire.

SECTION 2: The definition of “Front Lot Line” in Section 6-18-3, “Definitions,” of the Evanston City Code of 2012, as amended, is hereby further amended to read as follows:

LOT LINE, FRONT:	A lot line that is a street lot line. Any street lot line of a corner lot
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	may be established by the Zoning Administrator as the front lot line.
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SECTION 3: 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 Statues and the courts of the State of Illinois.

SECTION 4: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5: This ordinance shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.

SECTION 6: 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.

Introduced: August 14th, 2017


Adopted: September 11th, 2017

Approved:

September 14, 2017


Stephen H. Hagerty, Mayor

Attest:



Devon Reid, City Clerk

Approved as to form:



W. Grant Farrar, Corporation Counsel