

9/12/2017

99-O-17

AN ORDINANCE

**Amending the Zoning Map to Rezone 1829 Simpson Street
From the R3 Two-Family Residential District to the B1 Business
District**

WHEREAS, the City of Evanston is a home-rule municipality pursuant to Article VII of the Illinois Constitution of 1970; and

WHEREAS, as a home rule unit of government, the City has the authority to adopt ordinances and to promulgate rules and regulations that protect the public health, safety, and welfare of its residents; and

WHEREAS, Article VII, Section (6)a of the Illinois Constitution of 1970, which states that the “powers and functions of home rule units shall be construed liberally,” was written “with the intention that home rule units be given the broadest powers possible” (*Scadron v. City of Des Plaines*, 153 Ill.2d 164); and

WHEREAS, it is a well-established proposition under all applicable case law that the power to regulate land use through zoning regulations is a legitimate means of promoting the public health, safety, and welfare; and

WHEREAS, Division 13 of the Illinois Municipal Code (65 ILCS 5/11-13-1, *et seq.*) grants each municipality the power to establish zoning regulations; and

WHEREAS, pursuant to its home rule authority and the Illinois Municipal Code, the City has adopted a set of zoning regulations, set forth in Title 6 of the Evanston City Code of 2012, as amended, (“the Zoning Ordinance”); and

WHEREAS, on August 30, 2017, the Plan Commission held a public hearing, pursuant to proper notice, regarding case no. 17PLND-0037, to consider amendments to the Zoning Map, cited in Section 6-7-2 of the Zoning Ordinance, to place 1829 Simpson Street within the R3 Two-Family Residential District; and

WHEREAS, the Plan Commission received testimony and made findings pursuant to Subsection 6-3-4-6 of the Zoning Ordinance and recommended City Council denial thereof; and

WHEREAS, at its meeting of September 25, 2017, the Planning and Development Committee of the City Council considered and reviewed the findings and recommendation of denial of the Plan Commission in case no. 17PLND-0037 and recommended City Council approval thereof; and

WHEREAS, at its meetings of September 25, 2017 and October 9, 2017, the City Council considered and adopted the records and recommendations of the Planning and Development Committee; and

WHEREAS, it is well-settled law that the legislative judgment of the City Council must be considered presumptively valid (see *Glenview State Bank v. Village of Deerfield*, 213 Ill.App.3d 747) and is not subject to courtroom fact-finding (see *National Paint & Coating Ass'n v. City of Chicago*, 45 F.3d 1124),

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

SECTION 1: The foregoing recitals are found as fact and incorporated herein by reference.

SECTION 2: The City Council hereby amends the Zoning Map to remove those properties with the addresses and PINs listed in Exhibit A and identified in Exhibit B, both attached hereto and incorporated herein by reference, from the R3 Two-Family Residential District and place them within the B1 Residential District.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: 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 5: This ordinance shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.

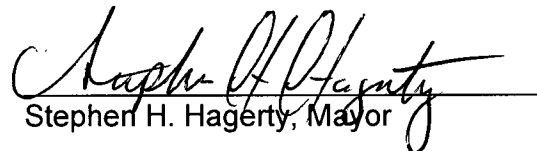
SECTION 6: The findings and recitals contained herein are declared to be prima facie evidence of the law of the City and shall be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

Introduced: September 25, 2017

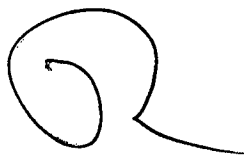
Adopted: October 9, 2017

Approved:

October 16, 2017


Stephen H. Hagerty, Mayor

Attest:



Devon Reid, City Clerk

Approved as to form:


W. Grant Farrar, Corporation Counsel

EXHIBIT A

**Addresses and PINs of Properties Removed from the R3 Two-Family Residential
District and Placed Within the B1 Business District**

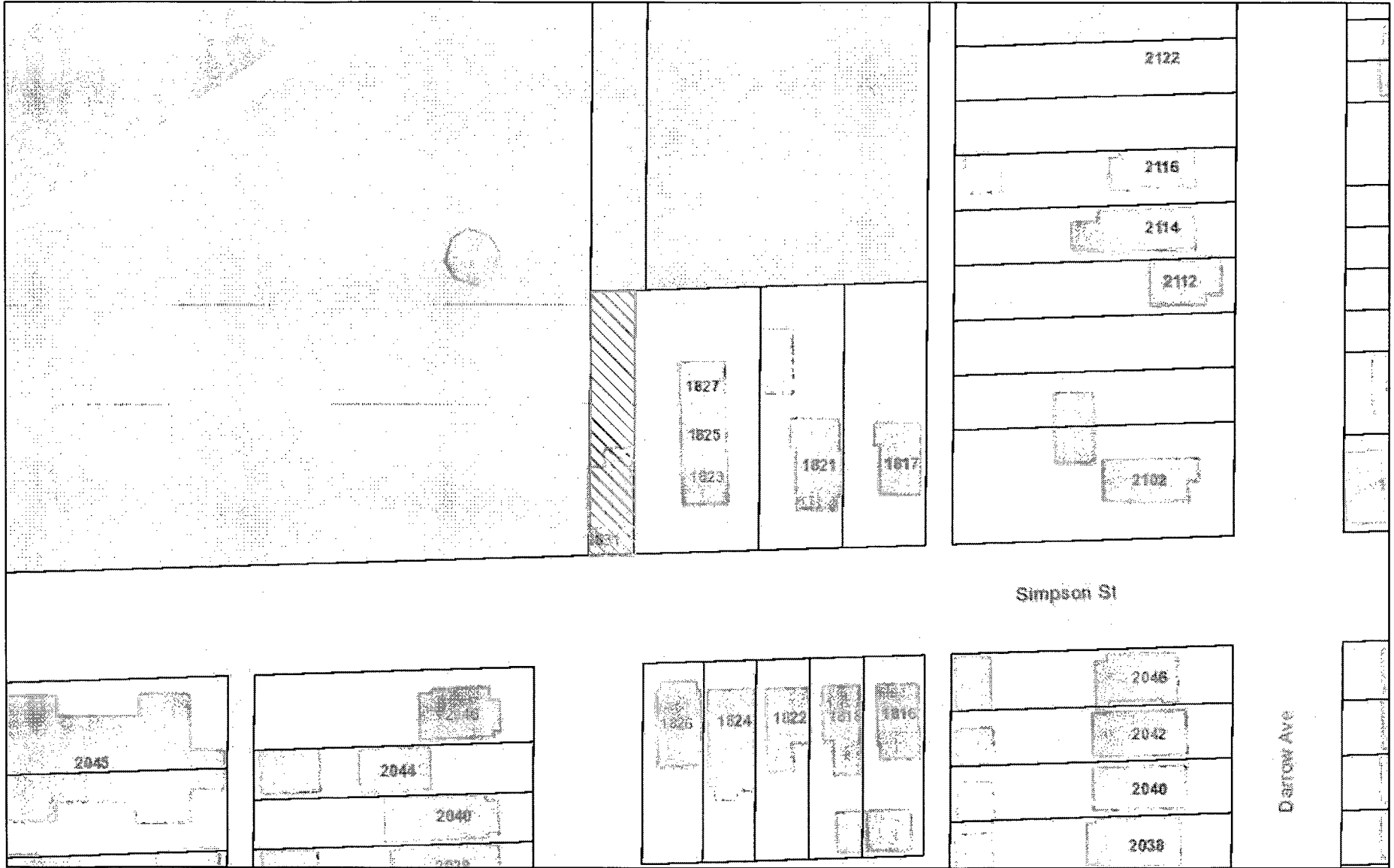
1829 Simpson Street

PIN 10-12-419-002-0000

EXHIBIT B

**Map of Properties Removed from the R3 Two-Family Residential District and
Placed Within the B1 Business District**

1829 Simpson St.



September 12, 2017

drawGraphics_poly

/// User drawn polygons

□ Tax Parcels

