

11/19/2019
12/10/2019

171-O-19

AN ORDINANCE

Amending Title 6, Accessory Dwelling Unit Requirements and Qualifications

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

SECTION 1: City Code Subsection 6-18-3, "Definitions", of the Evanston City Code of 2012, as amended, is hereby further amended to read as follows:

6-18-3. – DEFINITIONS.

COACH HOUSE:	A single detached secondary or accessory dwelling unit located on the same zoning lot as the principal residential structure including a garage. Tenants of coach houses may be unrelated to the owners of the principal residential structure. A maximum of one (1) coach house is allowed per zoning lot.
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SECTION 2: City Code Subsection 6-4-6-2, "General Provisions for Accessory Uses and Structures", of the Evanston City Code of 2012, as amended, is hereby further amended to read as follows:

6-4-6-2. – GENERAL PROVISIONS FOR ACCESSORY USES AND STRUCTURES.

(G) No accessory building shall exceed fourteen and one-half (14½) feet in height for a flat roof or mansard roof, or twenty (20) feet measured from grade to the highest point of said structure for all other roofs, except as otherwise provided for garages and coach houses in Section 6-4-6-4 of this Chapter.

SECTION 3: Table 4-A, “Permitted accessory buildings, structures and uses,” of City Code Subsection 6-4-6-3(B), “Allowable Accessory Uses and Structures (Detached From Principal Structure)”, of the Evanston City Code of 2012, as amended, is hereby further amended to read as follows:

6-4-6-3. – ALLOWABLE ACCESSORY USES AND STRUCTURES (DETACHED FROM PRINCIPAL STRUCTURE).

	Yard		DISTRICT
1. Accessory dwelling units to principal residential structure (Coach House)	S	R	Both

SECTION 4: City Code Subsection 6-4-6-4, “Special Regulations Applicable to Garages”, of the Evanston City Code of 2012, as amended, is hereby further amended to read as follows:

6-4-6-4. – SPECIAL REGULATIONS APPLICABLE TO GARAGES AND COACH HOUSES

(A) Evanston Landmark Properties and Historic Districts

Garages and coach houses for Evanston landmarks and structures in City Council designated historic districts shall be subject to the following requirements:

- 1 Height:
 - (a) For garages and coach houses with flat and mansard roofs, height requirements for accessory buildings apply, as set forth in Section 6-4-6-2 of this Chapter.
 - (b) All garages and coach houses without flat or mansard roofs shall be no taller than three-fourths (3/4) the height of the principal structure, measured to the roof apex, but in no case shall the height exceed twenty-eight (28) feet.
- 2 Yards: All garages and coach houses shall meet the setback requirements for accessory structures, as set forth in Section 6-4-6-2 of this Chapter.
- 3 Roofs: The roof of the garage or coach house shall be compatible in pitch and shape with the roof of the principal structure.

(B) Non-Evanston Landmarks and properties outside of Historic Districts

Coach Houses for properties that are not an Evanston landmark nor located in City Council designated historic districts shall be subjected to the following requirements:

- 1 Height:
 - (a) For coach houses with a flat or mansard roof, an increase of one (1) foot in height shall be allowed for every one (1) foot in additional setback provided from every property line that directly abuts another property (not including right of way). In no case shall the height of the accessory structure exceed twenty (20) feet.
 - (b) For coach houses without flat or mansard roofs, an increase of one (1) foot in height shall be allowed for every one (1) foot additional setback provided from every property line that directly abuts another property (not including right of way). In no case shall the height of the accessory structure exceed twenty-eight (28) feet.

SECTION 5: Table 16-B, "Schedule of Minimum Off Street Parking Requirements," of City Code Title 6, Chapter 16, "Off-Street Parking and Loading," of the Evanston City Code of 2012, as amended, is hereby further amended to read as follows:

<p>Coach house</p>	<p>1 parking space for each dwelling unit within the coach house; if the coach house meets affordability criteria or transit-oriented criteria, no parking space is required.</p> <p>Transit-oriented criteria is met if the coach house is within a designated Transit-Oriented Development area or within a one thousand five hundred (1,500) foot distance from a Metra, PACE, or Chicago Transit Authority public transit bus stop or train station.</p> <p>Affordability criteria is met if, at the time of building permit issuance, the household income of the owner that builds a coach house is at or below 80% of the area median income (AMI), as determined annually by the Illinois Housing Development Authority. Affordability criteria is also met if a unit within the principal structure or coach house is rented at or below 80% AMI for a period of ten (10) years.</p>
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SECTION 6: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 7: 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 8: Ordinance 171-O-19 shall be in full force and effect after its passage and approval.

SECTION 9: 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: December 9, 2019

Adopted: January 13, 2020

Approved:

January 21, 2020

Stephen H. Hagerty
Stephen H. Hagerty, Mayor

Attest:

Edwards Gomez
Devon Reid, City Clerk

Edwards Gomez, Deputy City Clerk

Approved as to form:

Michelle L. Masoncup
Michelle L. Masoncup, Corporation
Counsel