

6-O-20

AN ORDINANCE

Amending Subsection 6-9-1-10, Planned Developments

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

SECTION 1: City Code Subsection 6-8-1-10, "Planned Developments", of the Evanston City Code of 2012, as amended, is hereby further amended to read as follows:

6-8-1-10. – PLANNED DEVELOPMENTS.

(C) *Development Allowances:* As provided in Section 6-3-6, "Planned Developments," the Plan Commission may recommend approval of, and the City Council may grant, site development allowances for planned developments established in the residential districts. These allowances shall be limited as follows:

1. The maximum height increase over that otherwise permitted in the residential districts shall be no more than twelve (12) feet.
2. The maximum increase in the number of dwelling units, over that otherwise permitted in the residential districts, shall be:

(a)	None.
R1	
(b)	None.
R2	
(c)	None.

R3	
(d) R4	Twenty-five percent (25%).
(e) R5	Twenty-five percent (25%).
(f) R6	Twenty-five percent (25%).

3. The location and placement of buildings may vary from that otherwise permitted in the residential districts, however, at no time shall any dwelling be closer than fifteen (15) feet from any street or development boundary line, unless otherwise approved as a site development allowance by the City Council. Further, the minimum spacing between any two (2) residential buildings within the planned development shall be twelve (12) feet.
4. The maximum increase in building lot coverage, including accessory structures over that otherwise permitted in the residential districts shall be as follows:

(a) R1	Ten percent (10%).
(b) R2	Ten percent (10%).
(c) R3	Ten percent (10%).
(d) R4	Fifteen percent (15%).
(e) R5	Fifteen percent (15%).
(f) R6	Twenty percent (20%).

SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: 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.

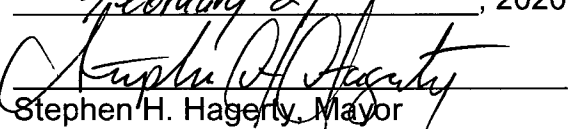
SECTION 4: Ordinance 6-O-20 shall be in full force and effect after its passage and approval.

SECTION 5: 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: January 13, 2020


Approved:

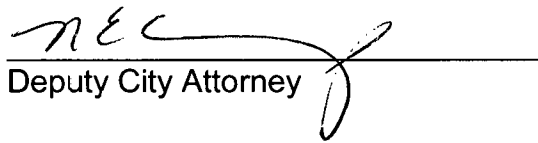
Adopted: January 27, 2020

February 24, 2020

Stephen H. Hagerly, Mayor

Attest:

Approved as to form:


~~Devon Reid, City Clerk~~
Eduardo Gomez, Deputy City Clerk


Deputy City Attorney