

3-PR-06

A RESOLUTION

**Adopting Design Guidelines
For Planned Developments**

WHEREAS, the many architectural styles, designs, and materials of existing and new construction are reflective of Evanston's commitment to encouraging diversity and innovative architectural designs and techniques; and

WHEREAS, the citizens of Evanston are committed to preserving the character of Evanston's built environment and its relationship to the natural environment; and

WHEREAS, the 2000 Evanston Comprehensive General Plan underscores this commitment in its recognition that "Evanston has a history of quality architecture made real through the work of architects such as Daniel H. Burnham, Walter Burley Griffin, Marion Mahoney Griffin, Ernest Mays, Thomas Tallmadge, George W. Maher, William Holabird and Dwight H. Perkins"; and

WHEREAS, the cumulative achievements of these and other architects have given Evanston a physical character found in few other communities and one that is worthy of being preserved, promoted, and blended with new construction; and

WHEREAS, the Subcommittee of the Site Plan and Appearance Review Committee met on April 1, 1998, April 29, 1998, October 6, 1998 and October 14, 1998 to consider binding appearance review; and

WHEREAS, the Site Plan and Appearance Review Committee considered binding appearance review at its November 4, 1998 meeting; and

WHEREAS, the Binding Appearance Review Committee of the Plan Commission met on March 23, 2001, August 21, 2001, October 15, 2002, November 16, 2001, and December 12, 2001; and

WHEREAS, the Plan Commission considered Site Plan and Appearance review standards on February 6, 2002 and May 6, 2002; and

WHEREAS, the Binding Appearance Review Committee of the Plan Commission considered binding appearance review standards on March 22, 2002; and

WHEREAS, the Planning and Development Committee of the Council discussed binding appearance review on May 6, 2002, May 20, 2002, June 10, 2002, June 18, 2002, October 14, 2002, November 11, 2002, and January 27, 2003;

WHEREAS, the Planning and Development Committee of the City Council determined at its March 31, 2003 meeting that appearance review would be part of this planned development application process rather than by binding appearance review standards; and

WHEREAS, the City's Community Development Department drafted Appearance Review and Design Guidelines; and

WHEREAS, the Design Guidelines Committee of the Plan Commission considered the Guidelines at its July 27, 2005 meeting and approved the Guidelines at its November 23, 2005 meeting; and

WHEREAS, the Plan Commission approved the Design Guidelines for Planned Development at its December 14, 2005 meeting and recommended City Council approval thereof; and

WHEREAS, the Zoning Ordinance establishes a regulatory framework for planned developments and other construction through site controls and standards which promote excellence in site design for each Zoning District while not restricting or inhibiting the application of other site design principles and standards; and

WHEREAS, the City Council of the City of Evanston hereby declares it the policy of the City, as implemented through the Design Guidelines for Planned Development to encourage design and materials excellence in a variety of architectural expressions and to promote attractive and interesting buildings and landscape architecture in planned developments; and

WHEREAS, the Planning and Development Committee of the City Council considered record and recommendation of the Plan Commission and adopted the aforementioned Design Guidelines for Planned Development as the policy of the City applicable to planned developments at its January 9, 2006 meeting and recommended City Council approval thereof; and

WHEREAS, the City Council adopted the record and recommendation of the Planning Development Committee at its January 9, 2006 meeting; and

WHEREAS, adoption of the Design Guidelines for Planned Developments is in the best interests of the citizens of Evanston; and

WHEREAS, the City Council encourages application of the Design Guidelines for Planned Developments by developers to construction other than planned developments; and

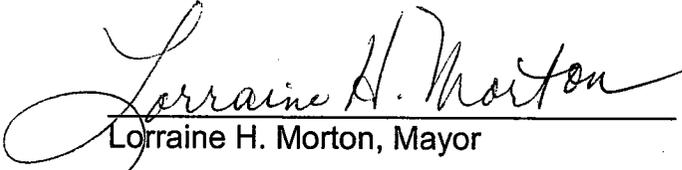
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS:

SECTION 1: That the foregoing recitals are found as fact and made a part hereof.

SECTION 2: That the Design Guidelines for Planned Developments attached hereto as Exhibit A and made a part hereof is hereby adopted as the policy of the City applicable to planned developments and other construction.

SECTION 3: That The City Council encourages developers of construction other than planned developments to apply the Design Guidelines for Planned Development to such construction.

SECTION 4: That this Resolution shall be in full force and effect from and after the date of its passage and approval in the manner provided by law.


Lorraine H. Morton, Mayor

Attest:


Mary P. Morris, City Clerk

Adopted: February 13, 2006