

LAND USE COMMISSION

Wednesday, January 22, 2025 | 6:00 P.M.
James C. Lytle City Council Chamber, Second Floor
Lorraine H. Morton Civic Center, 2100 Ridge Avenue

AGENDA

Those wishing to make public comments at the Land Use Commission meeting may submit written comments in advance or sign up to provide public comment in-person during the meeting by calling/texting 847-448-4311 or completing the Land Use Commission meeting online comment form available by clicking [here](#), or visiting the Land Use Commission webpage, <https://www.cityofevanston.org/government/boards-commissions-and-committees/land-use-commission>, clicking on How You Can Participate, then clicking on Public Comment Form. Community members may watch the Land Use Commission meeting online at www.cityofevanston.org/channel16 or on Cable Channel 16.

I. CALL TO ORDER/DECLARATION OF A QUORUM

II. OLD BUSINESS

A. Public Hearing | Text Amendment | Zoning Code - Envision Evanston 2045 | 24PLND-0043

City initiated Text Amendment to the Zoning Ordinance, Title 6 of the City Code, to repeal Chapters 1 through 18 and replace them with the following: Chapter 1 - Definitions, Chapter 2 - General Provisions, Chapter 3 - Zoning Districts, Chapter 4 - Use Standards, Chapter 5 - Development Standards, Chapter 6 - Nonconforming Uses and Structures, and Chapter 7 - Procedures and Administration. The Land Use Commission makes a recommendation to the City Council, the determining body for this case per Section 6-3-4-6 of the Evanston Zoning Ordinance.

B. Public Hearing | Map Amendment | Official Zoning Map - Envision Evanston 2045 | 24PLND-0044

City initiated Map Amendment to the Zoning Ordinance, Title 6 of the City Code, to redistrict all properties within the City of Evanston. The new zoning map is part of Envision Evanston 2045 and will remove all existing zoning and overlay districts and replace them with new districts. Interested parties can view the proposed map

Order & Agenda Items are subject to change. Information about the Land Use Commission is available at: <https://www.cityofevanston.org/government/boards-commissions-and-committees/land-use-commission>. Questions can be directed to Meagan Jones, Neighborhood and Land Use Planner, at mmjones@cityofevanston.org or 847-448-4311. The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact 847-866-2919 (Voice) or 847-866-5095 (TTY). Requests for access assistance must be made 48 hours (two working days) in advance. Requests received with less than 48 hours (two working days) advance notice will be attempted using best efforts, but cannot be guaranteed.

La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las quines no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847/866-2916 (voz) o 847/448-8052 (TDD).

amendment at www.envisionevanston2045.com to review the proposed zoning for their parcel. The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-4-6 of the Evanston Zoning Ordinance.

III. OTHER BUSINESS

A. Approval of 2025 Meeting Calendar

IV. COMMUNICATIONS

V. PUBLIC COMMENT

VI. ADJOURNMENT

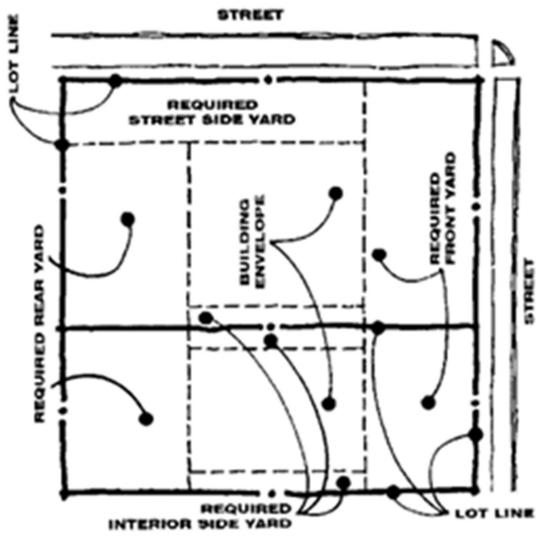
The next Evanston Land Use Commission meeting will be held **on Wednesday, January 29, 2025, at 6:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.

Chapter 1 - Definitions

For the purposes of this Zoning Code, the following terms shall have the following meanings:

ABUTTING	Having a common property line or district line.
ACCESSORY USE OR ACCESSORY STRUCTURE	A use or structure that: (a) is subordinate to and serves a principal structure or a principal use, except for a drive-in facility; (b) is subordinate in area, extent, and purpose to the principal structure or principal use served; (c) contributes to the comfort, convenience, or necessity of the occupants, business, or industry of the principal structure or principal use served; and (d) is located on the same lot as the principal structure or principal use served, except as otherwise expressly authorized by the provisions of this Zoning Code. Accessory parking facilities may be authorized to be located elsewhere. An accessory structure attached to a principal structure in a substantial manner by a wall or roof shall be considered part of the principal structure.
ADAPTIVE REUSE	The conversion of an existing structure to a commercial use, dwelling, or multiple dwellings predominantly within an existing structure or structures which have identified adaptive use as the principal means to preserve and assure the continued existence of said structure(s).
ADJACENT	Nearby, or next to, but not necessarily touching or abutting (e.g., across from a street or alley).
ADJOINING	Touching or joining at any point, line, or boundary.
ALCOHOL PRODUCTION FACILITY	An establishment that is primarily used for the manufacturing or brewing of wine, beer, spirits, or any other alcoholic beverage. An alcohol production facility may include an accessory tasting room but not a full-service restaurant kitchen.
ALLEY	A public or private right-of-way that affords secondary access to abutting properties.
ANIMAL MEDICAL OFFICE	A use or structure intended or used primarily for the testing and treatment of the disorders of animals, as well as acupuncture and water therapy for animals. This term does not include the training or grooming of animals, and this term does not include outdoor cages, pens, or runs for animals. This term does not include the overnight boarding of animals for monetary compensation with the exception of indoor boarding of animals for medical supervision.

ARTISAN MANUFACTURING	The production of goods by hand or with the use of small-scale mechanical equipment for the purpose of creating cultural, artistic, or one-of-a-kind goods. Such production may include use of light-industrial equipment such as kilns and paint booths.
AUTOMOBILE AND RECREATIONAL VEHICLE SALES	An establishment in which the principal activity is the sale and/or leasing of automobiles and/or motorized recreational vehicles, including, but not limited to, boats, campers, RVs, all-terrain vehicles (ATVs), motorcycles, and the like. This term may include uses accessory to such establishment, such as automobile repair uses and car washing and/or detailing uses. This term does not include any establishment that primarily sells micromobility devices such as e-scooters and e-bikes that do not require State licensing or registration for use by the consumer.
AUTOMOBILE, RETAIL SERVICE	A building, property, or activity in which the principal use is a service provided to a vehicle, including, but not limited to, a tire shop, automobile repair facility, auto-body work, and automobile painting.
AUTOMOTIVE GAS STATION/CAR WASH	A building, property, or activity in which the principal use is a service station that provides gasoline, diesel, kerosene, compressed hydrogen, or other like energy sources for automobiles and other recreational vehicles, and/or provides vehicle washing and detailing.
BASEMENT	The portion of a building where one-half (1/2) or more of the clear floor-to-ceiling height is below the established grade of the site.
BED AND BREAKFAST ESTABLISHMENT	An establishment in a private dwelling that provides temporary accommodations to overnight guests for compensation. Bed and breakfast establishments are distinguished from vacation rental units under section 3-2-4-1 of the City Code. A Shared Housing License is required by the City Manager or designee.
BLOCK	A tract of land on the same side of the street between 2 perpendicular or nearly perpendicular streets, or a tract of land bounded by a combination of 1 or more streets and public parks, cemeteries, railroad rights-of-way, bulkhead lines, shorelines of waterways, or corporate boundary lines.
BUILDING	A roofed and walled structure that is permanently affixed to the land and designed for permanent use.
BUILDING, COMPLETELY ENCLOSED	A building separated on all sides from the adjacent open space or from other buildings or other structures by a permanent roof and by exterior walls having only windows and normal entrance or exit doors, or by party walls.

<p>BUILDING ENVELOPE</p>	<p>The three-dimensional space within which a structure is permitted to be built on a zoning lot and that is defined with respect to such bulk regulations as height, yards, building coverage, and floor-area ratio.</p>
<p style="text-align: center;">Figure 1.1 ZONING LOT COMPONENTS</p> 	
<p>BUILDING, RESIDENTIAL</p>	<p>A principal building arranged, designed, used, or intended to be used for residential occupancy by 1 or more households. "Residential building" shall include, but is not limited to, the following types: (a) single-unit dwellings, (b) two-unit dwellings, (c) multiple-unit dwellings, and (d) a row of single-unit attached dwellings developed initially under single ownership or control.</p>
<p>BULK REGULATIONS</p>	<p>Standards and controls that establish the maximum size of structures and the buildable area within which structures may be located, including height, floor-area ratio, gross floor area, lot coverage, and yard requirements, but excluding residential density or use regulations.</p>
<p>BUSINESS</p>	<p>An occupation, employment, or enterprise that involves time, attention, labor, and materials, or wherein merchandise is exhibited, bought or sold, and/or where services are offered for compensation.</p>
<p>CANNABIS DISPENSARY</p>	<p>A facility operated by an organization or business that is registered by the Illinois Department of Financial and Professional Regulation to acquire cannabis from a registered cultivation center for the</p>

	purpose of dispensing cannabis, cannabis-infused products, paraphernalia, or related supplies and educational materials to purchasers including registered qualifying patients as defined in the Compassionate Use of Medical Cannabis Program and the Cannabis Regulation and Tax Act as it may be amended from time to time, and regulations promulgated thereunder.
CANNABIS BUSINESS, NON-DISPENSARY	A facility operated by an organization or business that is registered by the Illinois Department of Financial and Professional Regulation for any cannabis-related use other than a Cannabis Dispensary as defined by this Zoning Code and by the Compassionate Use of Medical Cannabis Program and the Cannabis Regulation and Tax Act as it may be amended from time to time, and regulations promulgated thereunder.
CATERING/GHOST KITCHEN	A commercial kitchen that prepares food for sale to the public, but without an active public retail component available on-site or space for the consumption of prepared food. Such use may include catering, kitchen rental, a startup facility, or cottage food production, but does not include a fully industrial kitchen intended for manufacturing packaged food. A Food Establishment License is required by the City Manager or designee.
CERTIFICATE OF OCCUPANCY	An official certification that a premise conforms to the provisions of this Zoning Code, any other requirements imposed by law, and any conditions set by the City Manager or designee, and may be used or occupied. A certificate of occupancy shall be issued before a structure may be occupied.
CERTIFICATE OF ZONING COMPLIANCE	A written certification that a structure, use, or parcel of land is, or will be in compliance with the requirements of this Zoning Code. A Certificate of Zoning Compliance may include conditions for approval.
CITY COUNCIL	The 9 Councilmembers and Mayor of the City of Evanston, Illinois as defined in Title 1, Chapter 5 of the City Code.
CLUSTER DEVELOPMENT	A development of 4 or more detached dwelling units concentrated on a lot in a way which provides area for open space, provides amenities for use by the residents, and/or preserves natural land areas.
COMMERCIAL RECREATION	A business in which indoor and/or outdoor

	recreation occur as a means of physical fitness, exercise, or sports training. Commercial recreation may include boxing facilities, spinning studios, gyms, swim schools, pickleball and basketball courts, as well as accessory uses incidental to the recreation such as personal training/coaching, juice bars, saunas, and locker room amenities. This term shall not include physical therapy services, massage therapy services, acupuncture, and the like; such uses shall be considered Office uses.
COMMUNITY CENTER	An establishment which includes recreational and/or cultural facilities, meeting rooms, social service and/or public health facilities, or any combination thereof. Community center uses may include after-school programs, summer camps, and tutoring services.
COMPATIBLE	Generally compliant where feasible but not requiring full compliance to a policy, regulation, or requirement.
CONVENTION/ BANQUET FACILITY	A principal use consisting of 1 or more large rooms or halls that is available to rent for banquets, exhibitions, weddings, and/or meetings that may include the provision of food, drink, and/or entertainment. A Food Establishment License is required by the City Manager or designee.
CULTURAL FACILITY	A facility intended for the gathering of people to observe a performance in an indoor theater, auditorium, or other building or structure, typically with fixed seating, or a communal space such as a library, museum, art gallery, or reading room. A "cultural facility" does not include an Entertainment/Amusement Facility.
DAYCARE - ADULT	Any place other than a private dwelling unit in which persons receive adult daycare services during any part of a day not exceeding 12 hours in a 24-hour period licensed pursuant to this Zoning Code. A Food Establishment License may be required by the City Manager or designee.
DAYCARE CENTER - CHILD	Any place other than a single-unit home in which children 9 years of age and under receive child daycare services during any part of a day not exceeding 12 hours in a 24-hour period licensed pursuant to this Zoning Code. A Food Establishment License may be required by the City Manager or designee.

DECK	A structure which is either freestanding or attached to a principal or accessory building, located in the rear yard or side yard and constructed above grade.
DRIVE-THROUGH FACILITY (PRINCIPAL OR ACCESSORY USE)	A facility, establishment or portion thereof that is designed, intended or used for transacting business with customers located in motor vehicles. "Drive-through facility" shall only be permitted in connection with a listed permitted, limited or special use.
DRIVEWAY	A private access way that provides direct access from a street or alley to a parking space.
DWELLING	A residential building or portion thereof. "Dwelling" shall not include a hotel, motel, boarding house, rooming house, dormitory, nursing home, mobile home, or institution.
DWELLING UNIT	A room or group of contiguous rooms that include facilities used or intended to be used for living, sleeping, cooking and eating, and that are arranged, designed or intended for use exclusively as living quarters. A dwelling unit may be attached or detached, and dwelling units may be located in all types of residential buildings.
DWELLING UNIT, ACCESSORY (ADU)	A smaller, secondary, independent housekeeping establishment located on the same zoning lot as a residential building. ADUs are independently habitable and provide the basic requirements of shelter, heating, cooking, and sanitation, and may be internal, attached or detached.
EDUCATIONAL INSTITUTION	An elementary school, middle school, or high school, or a facility containing classrooms, libraries, offices, or support facilities for 1 or more of the following purposes: educational services and related programs for faculty and staff and for students, preschool age children and their families; district administrative staff offices. A Food Establishment License is required by the City Manager or designee.
ENTERTAINMENT/ AMUSEMENT FACILITY	A facility in which the principal use is an activity intended to provide leisure or a live performance by a professional with the intention of providing entertainment. An Entertainment/Amusement Facility may include bowling alleys, movie theaters, performance entertainment venues, and concert facilities, and may include sale of food/beverages. A Food Establishment License may be required by the City Manager or designee.

FRONT FACADE

Any street-facing exterior wall of a principal structure that is parallel to or within 60 degrees of parallel to the lot's front lot line or side street lot line. This term shall not include any street-facing exterior wall or portion of a wall located 15 feet or further from the front lot line than the principal structure's exterior wall closest to such front lot line shall not be considered a front façade. Furthermore, this term shall not include any street-facing exterior wall or portion of a wall located 15 feet or further from the side street lot line than the principal structure's exterior wall closest to such side street lot line shall not be considered a front façade. See Figures 1.2 and 1.3 as illustration of this term.

Figure 1.2

FRONT-FACING FACADE OF THE PRINCIPAL BUILDING

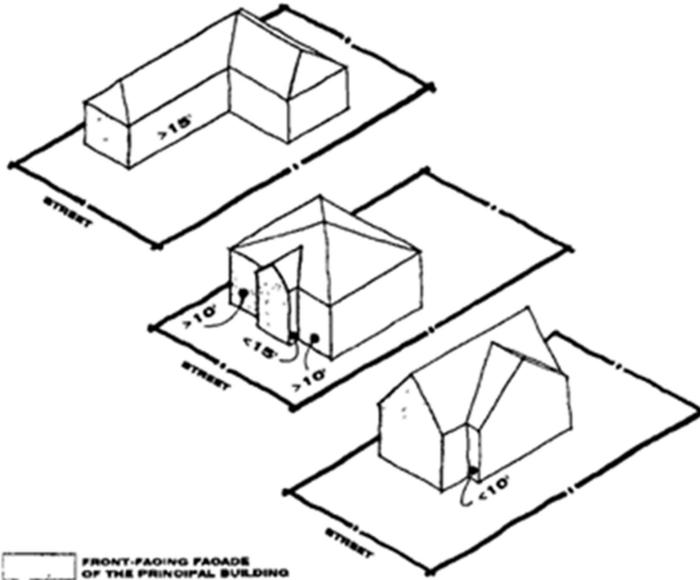
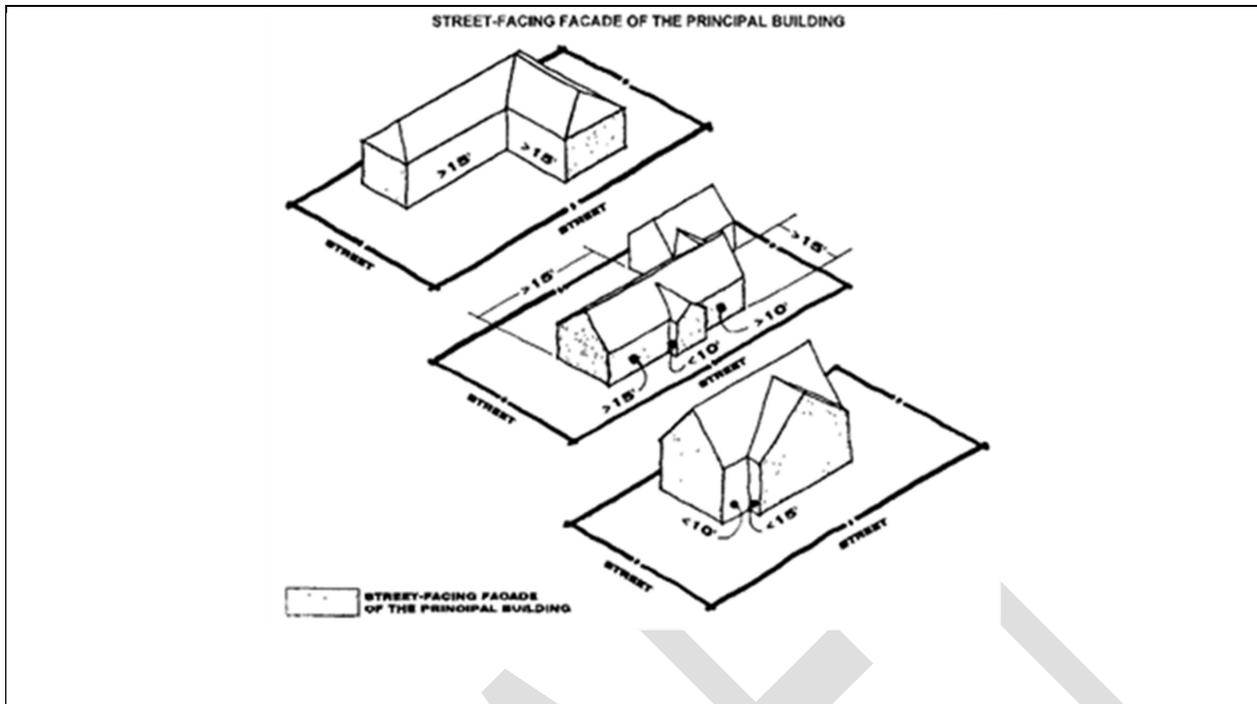


Figure 1.3



<p>FENCE</p>	<p>A structure, other than a building, that is a barrier and used as a boundary or means of protection or confinement. Any such barrier less than 24 inches in height shall not be considered a fence.</p>
<p>FENESTRATION</p>	<p>The design and placement of windows in a building.</p>
<p>FIREARM RANGE</p>	<p>Any indoor establishment intended for the discharging of a firearm, as defined in Section 9-8-1, for a sporting event or for practice, instruction, testing, or training in the use of a firearm. A firearm range may also include rental of a firearm for allowable uses within the establishment of a firearm dealer as defined and regulated by Title 9, Chapter 8 of the City Code.</p>
<p>FLOOR AREA, NET</p>	<p>The horizontal area of a building excluding the following areas: any space devoted to required off-street parking or loading for the building; elevator shafts; common stairwells; space used solely for heating, cooling, mechanical, or electrical equipment; mechanical penthouses; refuse rooms; and uses accessory to the building's principal use.</p>
<p>FLOOR AREA OF A DWELLING UNIT</p>	<p>The sum of the gross horizontal areas of the rooms constituting the dwelling unit, including closets, baths, utility rooms, enclosed porches, and hallways when accessible only to the occupants of said dwelling unit and not accessible to other occupants of the building or to the general public, and only when such rooms, halls, or other areas are an integral part of the dwelling unit. Floor area shall be measured from the interior faces of the outermost walls defining the dwelling unit.</p>

<p>FLOOR AREA, GROSS</p>	<p>The sum of the horizontal areas of all floors of the building measured from the exterior faces of the exterior walls, or from the centerline of a party wall separating 2 buildings. The gross floor area of a building shall include basement floor area when one-half (½) or more of the basement height is above natural grade for more than fifty (50) percent of the total perimeter. The gross floor area shall also include elevator shafts and stairwells to each floor, penthouses, attic space having headroom clearances that meet building code minimum ceiling heights, interior balconies and mezzanines, enclosed porches, floor area devoted to accessory uses, and floor space used for mechanical equipment, except equipment located on the roof, unless otherwise specified in this Zoning Code. The floor area of structures devoted to bulk storage of materials, including but not limited to grain elevators and petroleum storage tanks, shall be determined on the basis of height in feet, assuming one (1) floor for each fourteen (14) feet in height. In determining the floor area of an individual use within a multiple tenant building, the floor area is the sum of the gross horizontal areas measured from the interior faces of the interior walls of the space occupied by the use. Floor area shall include space devoted to structured off-street parking or loading facilities, including aisles, ramps and maneuvering space. Detached structures accessory to residential uses with three (3) units or less shall not count toward the floor area for the purpose of calculating the maximum floor area allowed on a lot.</p>
<p>FLOOR-AREA RATIO</p>	<p>The floor-area ratio (“FAR”) of the building or buildings on any zoning lot is determined by summing the gross floor area (in square feet) of all floors of all buildings located or proposed on a lot and dividing that sum by the lot area (in square feet). Where the FAR calculation result is a decimal, the decimal results of calculations of the floor area ratio on a parcel shall be rounded to the nearest hundredth.</p>
<p>FOOD/BEVERAGE ESTABLISHMENT</p>	<p>A facility where the principal use is the preparation and sale of food and/or beverages that are intended to be purchased or obtained on-site, but not necessarily consumed on-site. This term may comprise indoor seating, a full commercial kitchen, and/or a sidewalk cafe. This use shall not include uses otherwise defined within this Zoning Code including, but not limited to, an Entertainment/Amusement Establishment or a Retail Goods and Commercial Services Establishment that incidentally serves prepared food or beverages as an accessory use. A Food Establishment License is required by the Health and Human Services Department.</p>
<p>GOVERNMENT USE</p>	<p>A building or structure owned and operated by a municipal, state, federal, or other taxing body institution in which</p>

	governmental services are provided or conducted.
GRADE, ESTABLISHED	The mean level of the public sidewalk, or, if no sidewalk is present, the mean finished surface of the ground immediately adjacent to the subject property's front lot line.
GREEN SPACE	An area landscaped with shrubs, trees, or other vegetative ground cover that is accessible to the public.
HOME OCCUPATION	A business or profession carried out within a dwelling unit by a member of the household residing on the premises, conducted as an incidental and accessory use of a dwelling.
HOSPITAL	An institution licensed by state law that provides in-patient or emergency health services and medical or surgical care and related activities to patients and injured persons. A Food Establishment License may be required by the City Manager or designee.
HOTEL	A building in which accommodations are offered with or without meals principally to transient guests and that provides a common entrance, indoor lobby, indoor halls, and indoor stairways. A Shared Housing License is required by the City Manager or designee.
IMPERVIOUS SURFACE	Any material which significantly reduces or prevents natural absorption of stormwater into the soil and causes water to run off the surface. Impervious surfaces include, but are not limited to, buildings or other structures with roofs, sidewalks, and all stone, brick, concrete, or asphalt surfaces. Surfaces such as paver blocks or permeable paver systems may receive a credit towards impervious surface calculations if they maintain a demonstrable level of permeability. Uncovered decks may also receive a credit if they maintain a demonstrable level of permeability.
IMPERVIOUS SURFACE COVERAGE	The impervious surface area (measured on a horizontal plane) of a lot divided by the lot area, expressed as a percentage. The areas beneath elevated structures, such as an area of a building cantilevered over a landscaped area, shall not be considered impervious, so long as those areas beneath the elevated structures are maintained as fully permeable surfaces.
INCLUSIONARY HOUSING UNIT	See definition in Section 5-7 of the Inclusionary Housing Ordinance.
LANDSCAPED YARD	A front yard, side yard, or rear yard that is required to be landscaped as specified in this Zoning Code.
LIVE-WORK UNIT	A space in which a principal commercial use occupies more than 50% of the gross floor area and which also includes a connected dwelling unit. The principal commercial use shall comply with the use regulations of the underlying zoning

	district.
LOT	A parcel of land located within a single block which shall be either a "lot of record" or a "zoning lot" and is bounded by other lots or a street.
LOT AREA	Lot area is the total surface area (measured on a horizontal plane) of the land bounded by all property lines within a single lot, parcel, out lot, outparcel, lot of record, or other land conveyance that has been recorded by Cook County.
LOT, CORNER	A lot situated at the junction of and abutting on 2 or more intersecting streets; or a lot at the point of deflection in alignment of a single street, the interior angle of which does not exceed 135°.
LOT COVERAGE	The ratio between the ground floor area of all buildings or structures, including covered decks attached to the principal building or free-standing, on a lot and the total area of the lot.
LOT DEPTH	The average distance between the front lot line and the rear lot line of a lot.
LOT, FLAG	A lot with access provided to the bulk of the lot by means of a narrow corridor.
LOT LINE	A line of record bounding a lot that divides 1 lot from another lot or from a public or private street or alley or any other public space.
LOT LINE, FRONT	A boundary of a lot which is along an existing or dedicated public street, but not an alley. On a corner lot, the front lot line shall be as defined in this Section.
LOT LINE, REAR	The lot line opposite and most distant from the front lot line. In the case of triangular or otherwise irregularly shaped lots, a line ten (10) feet in length entirely within the lot, parallel to and at a maximum distance from the front lot line.
LOT LINE, SIDE	Any boundary of a lot which is not a front lot line or a rear lot line and does not abut a public street.
LOT LINE, STREET SIDE	A boundary of a lot which is along an existing or dedicated public street, but not an alley, and not designated as the front lot line as defined in this Section.
LOT, NONCONFORMING	A lot of record or zoning lot that lawfully existed prior to the adoption, revision, or amendment of this Zoning Code, but that fails by reason of such adoption, revision, or amendment to conform to the requirements of the zoning district in which it is located.
LOT OF RECORD	A lot that is part of a subdivision, the plat of which has been recorded by Cook County, or a parcel of land, the deed to which was recorded by Cook County prior to the adoption of

	this Zoning Code. A zoning lot may include one or more lots of record.
LOT, THROUGH	A lot with lot lines on two (2) streets that is not a corner lot. All street lot lines shall be deemed front lot lines.
LOT WIDTH	The distance between the side lot lines measured at the front yard setback line or at the street, whichever is greater.
LOT, ZONING	A single tract of land located within a single block that, at the time of filing for a building permit, is designated by its owner or developer as a tract to be used, developed, or built upon as a unit, under single control. Therefore, "zoning lot or lots" may or may not coincide with a lot of record.
INDUSTRIAL, HEAVY	The processing, fabrication, assembly, or production of any goods or materials with the use of substantial industrial and/or manufacturing equipment or machinery that is likely to produce negative impacts on adjacent properties in terms of noise, smoke, fumes, odors, or other health and safety concerns.
INDUSTRIAL, LIGHT	The processing, fabrication, assembly, or production of any goods or materials and/or manufacturing oriented services that do not ordinarily have significant negative impacts on the use of adjacent properties. This term shall include but is not limited to tool shops, machine repair and service shops, machine-driven research and development, and similar establishments.
MEMBERSHIP ORGANIZATION	A use or activity operated by an organization of a professional, business, trade, civic, social, fraternal, or political nature that requires ongoing membership of participants. A Membership Organization use shall not apply to any portions of a facility that are open and available for use by the general public.
MICROHOME	A small residential building, with a ground gross floor area of six hundred (600) square feet or less, containing not more than 1 dwelling unit entirely surrounded by open space on the same lot and permanently affixed to a foundation. A mobile home or recreational vehicle shall not be considered a microhome. Attached dwelling units shall not be considered microhomes.
MICROMOBILITY DEVICE	Any device meant to carry one rider or operator and that is not required to be licensed or registered by the State of Illinois. Micromobility devices may be propelled either by the power of the rider or by an electric motor of less than seven hundred and fifty watts (one horsepower), whose maximum speed on a paved level surface, when powered solely by such a motor while ridden, is less than twenty miles per hour. Micromobility devices include, but are not limited to, bicycles, unicycles, electric unicycles, tricycles, electric stand-up scooters, electric sit-down scooters, and segways.
MIXED-USE MARKET	One (1) facility that includes a variety of sub-uses that

	encourage cross-patronage in one (1) location. Some sub-uses may not be listed or eligible uses within the zoning district in which the facility is located, but may be allowed when the majority of the sub-uses are retail, food/beverage establishments, and/or service-oriented in nature. A Food Establishment License may be required by the City Manager or designee.
MUNICIPAL USE	The use of land or a structure operated by the local governing municipality to provide necessary and needed services to the general public. A municipal use may include, but is not limited to, a pumping station, fire station, police station, civic center, or other similar use.
NEIGHBORHOOD GARDEN	A principal use that provides space for people to grow plants for non-commercial purposes, such as beautification, education, recreation, or harvest, and is managed by a person or group responsible for maintenance and operations.
OFFICE	A principal use comprising the provision of professional services, including tax preparation, accounting, architecture, legal services, medical clinics and laboratories, psychological counseling, real estate and securities brokering, professional consulting services, physical therapy services, massage therapy services, acupuncture services, and the like.
OPEN SPACE	An area of naturally existing or planted vegetation adjacent to or surrounding a land use, unoccupied in its entirety by any enclosed structure, or portion of such land use, used as a buffer for the purposes of screening and softening the effects of the use, building or structure, no part of which buffer is used for parking or outdoor storage.
OPERATIONS PLAN	<p>An Operations Plan is a comprehensive document that outlines the operational details of a land use, ensuring compliance with zoning regulations and compatibility with the surrounding neighborhood. The plan must include, but is not limited to, hours of operation (a detailed schedule indicating the days and hours during which the establishment will be open for business or conducting activities), delivery schedule (specific information regarding delivery times, including frequency and types of deliveries (e.g., materials, supplies, or products)), employee count, customer access (information on customer access points and entrance and exit locations, and any measures taken to manage customer traffic), and safety and security measures (outline of security protocols, emergency procedures, and any lighting or surveillance systems in place to ensure safety for employees, customers and the surrounding community).</p> <p>The Operations Plan must be submitted as part of the zoning</p>

	application process and will be reviewed to ensure it aligns with the goals of land use planning and community welfare.
OUTDOOR STORAGE	The storage of any goods, material, equipment, part or merchandise in an enclosed, but open-to-the-sky, area, for more than a 24-hour period. "Outdoor storage" shall not include junkyard or salvage yard establishments or landfills and shall be an accessory to a principal use.
OWNER	Any full owner, part owner, joint owner, tenant in common, tenant in partnership, joint tenant, or tenant by the entirety with legal or beneficial title to the whole or to part of a structure or land.
PARKING AREA	1 or more parking spaces including access drives, aisles, ramps, and maneuvering area, serving a principal use located on the same lot.
PARKING, PRIVATE FACILITY	A privately owned structure or improved surface lot where the principal use is for the parking of licensed and operable automobiles and/or recreational vehicles.
PARKING SPACE	An area used or intended for use for the storage of 1 automobile. A parking space may be located in a private or public garage, a private or public parking lot, a carport, or in the open. A parking space is further limited to include only the storage of vehicles that are fully capable of legal operation on the public streets. Any other storage of vehicles shall be considered as the storage of goods and shall be prohibited except where specifically permitted by this Zoning Code.
PEDESTRIAN AREA	Any paved public or private route intended for pedestrian use that is separate and protected from the traveled portion of a roadway, and free from vehicular traffic.
PERSON	An individual, corporation, governmental agency, business trust, estate, trust, partnership, association, two (2) or more persons having a joint or common interest, or any other legal entity.
PET BOARDING/ANIMAL DAYCARE	An establishment for which the principal use is the housing of domestic animals who are temporarily not in the care of their owners, which may include overnight stays, and does not include medical service to the animals.
PLANNED DEVELOPMENT	A tract of land, which may include more than one zoning lot, that is developed as a unit under single ownership or control and that meets or exceeds at least one of the minimum thresholds as defined in this Zoning Code.
PORCH, OPEN	An attached structure located at an ingress/egress point of a building, that is roofed or not roofed and less than 50% enclosed by walls, that is located between the exterior wall of a building and the right-of-way or lot line.

PORCH, ENCLOSED	An attached structure located at an ingress/egress point of a building, that is roofed and 50% or more enclosed by walls, but is not heated, and is located between the exterior wall of a building and the right-of-way or lot line.
PREMISES	A distinct portion of real estate, land, or lands with or without buildings or structures. It may or may not have the same meaning as "lot," "building," or "structure."
PUBLIC GATHERING AREA	A place to which the public has access for civic, educational, political, religious, recreational, or social purposes. Such areas may include parks, playgrounds, and the outdoor common areas of public and private buildings and facilities.
PUBLIC RECREATION	A place, structure, area, or other facility, indoor or outdoor, providing recreational programs and facilities generally accommodating significant segments of the community.
PUBLIC UTILITY	Any building, structure, substation, related equipment both above and below ground, or portion thereof used for providing, monitoring, and housing utilities for public consumption or use. This term shall include, but is not limited to, operations providing water, sewer, electricity, gas, public works facilities, and other uses similar in nature and impact.
RECOVERY/ SHELTER	A building with a primary use to provide shelter and/or recovery for individuals, including, but not limited to, a transitional treatment facility, rehabilitation care facility, domestic violence shelter, shelter for abused persons, and emergency and transitional shelters for homeless persons. A Long-Term Care or Shared Housing Provider License may be required by the City Manager or designee.
RELIGIOUS INSTITUTION	A church, synagogue, temple, meetinghouse, mosque, or other place of religious worship, including any accessory use or structure, such as a school, daycare center, dwelling, or emergency shelter.
RESEARCH AND INNOVATION LABORATORY	A building, property, or structure with facilities for scientific research, investigation, testing, or experimentation, but not facilities for the manufacture or sale of products, except as incidental to the main purpose of the facility.
RESIDENTIAL CARE HOME	A dwelling unit shared by 15 or fewer residents, exclusive of staff, who require assistance and/or supervision. This includes, but is not limited to, a Child Residential Care Home, Residential Care Home - Category I, or Residential Care Home - Category II. See Section 8-16 (Residential Care Homes) and section 8-20 (Child Residential Care Homes) for Evanston Public Health Department requirements.
RETAIL TOBACCO STORE	A principal use in which the majority of sales revenue and/or sales floor space open to the public is for the display and sale of

	tobacco, tobacco-related items, smoking paraphernalia, cannabis-related items, electronic cigarettes, vapes, and similar items, and that is not a Cannabis Dispensary or Cannabis Business, Non-Dispensary as defined by this Zoning Code. A Retail Tobacco License is required by the City Manager or designee.
RETAIL GOODS AND COMMERCIAL SERVICES	A principal use in which the purpose is the sale of products and/or specialized services directly to the consumer. Retail Goods and Commercial Services shall include, but not be limited to, convenience stores, hardware stores, clothing stores, art galleries, hair salons, nail salons, tattoo shops, resale establishments, tutoring centers, and massage establishments. This use shall not include any use that is otherwise listed specifically in a zoning district as an eligible use. A Food Establishment License may be required by the City Manager or designee.
RIGHT-OF-WAY	A strip of land dedicated to or owned by the public for use as a roadway, walk, or other way.
SCREENING	A method of visually shielding or obscuring one abutting or nearby structure or use from another by fencing, walls, berms, or planted vegetation.
SELF-STORAGE FACILITY	A principal use in which members of the general public rent units of space for the indoor storage of personal items.
SETBACK	The measured distance from any lot line that bounds a property. A setback is measured along a horizontal plane by the distance specified for a particular zone or structure perpendicular to any lot line.
SETBACK, PLANNED STREETS	Where a street or highway shown on an adopted plan has a proposed right-of-way greater than the existing right-of-way, the front or side setback requirement shall be measured from the proposed right-of-way line.
SETBACK, REAR FOR TRIANGULAR LOTS	Where side lot lines meet at a point to the rear of the property and the standard method for determining the required rear setback as a perpendicular measurement from a rear lot line cannot be applied, a rear setback requirement shall be established as a line drawn from the point where side lot lines meet to the center point of the front lot line. The required rear setback is measured along this line and is drawn perpendicular to it.
SIGHT TRIANGLE	An area requiring vision clearance for the safety of the general public, typically measured from two specific perpendicular points and forming a triangular shape when connected, in which sight obscuring structures such as fences, shrubs or plants are limited or not allowed.

SINGLE-ROOM OCCUPANCY	A building with small dwellings in which tenants live independently and share one or more common elements such as bathrooms or kitchens. This includes, but is not limited to, rooming houses, apartment hotels, and single-room occupancy buildings. A Shared Housing License is required by the City Manager or designee.
SOLAR COLLECTOR	A silent device, structure, or part of a device or structure, which is used primarily to transform solar energy into thermal, chemical, or electrical energy. The solar collector shall be used as part of a system which makes use of such energy for the purposes of water heating, space heating or cooling, or power generation.
STADIUM	An athletic or sports field that is enclosed by tiers of seats for spectators.
SUPPORTIVE LIVING COMMUNITY	A building that consists of dwelling units and additional services that may or may not be included in the cost of housing. Residents may be independent or may require assistance. This includes, but is not limited to, Long-Term Care Facilities, such as nursing, skilled nursing, memory care, assisted living, sheltered care, specialized mental health rehabilitation facilities, and/or supportive living facilities, as well as independent living with integrated services. A Long-Term Care Facility License is required by the City Manager or designee.
SUSTAINABILITY PLAN	A plan submitted by an applicant that details how the applicant will address key environmental sustainability components, including but not limited to recycling, composting, outdoor litter pick-up, outdoor waste stations and emptying, to-go containers, and tap-water availability, as stipulated by the Sustainability Manual.
SUSTAINABILITY MANUAL	A document(s) authorized by the City Manager or designee that details how to administer and enforce the Sustainability Plan and Waste Enclosure Standards.
STORY	That portion of a building included between the surface of any floor and the surface of the floor above; or if there is no floor above, the attic, or space between the floor and the ceiling above. A basement shall be counted as a story, except in residential districts. A basement shall not be counted as a story.
STORY, UPPER SETBACK	An additional setback that applies to upper stories of a building to avoid a vertical plane.
STREET (AVENUE, COURT, PLACE, ROAD, TERRACE OR PARKWAY)	A publicly or privately dedicated right of way that affords a primary means of access to abutting property.
STRUCTURAL ALTERATIONS	Any change, other than incidental repairs, in the supporting members of a building or structure such as bearing walls or

	partitions, columns, beams or girders, or any substantial change in the roof or exterior walls.
STRUCTURE	Anything erected, the use of which requires more or less permanent location on the ground or attachment to something having a permanent location on the ground.
STRUCTURE, PRINCIPAL	A structure in which the principal use of the lot on which it is located is conducted.
SUBSTANTIAL REHABILITATION AND SUBSTANTIAL ADDITIONS	Construction or proposed construction that increases the gross floor area of the principal structure by twenty-five percent (25%) or more including as added floor area any newly constructed areas at or above the ground floor with an interior vertical clearance of 7 feet or more.
TEMPORARY USE OR STRUCTURE	A structure or use not designed or intended to be permanently placed or operated on the lot upon which it is located. A temporary use or structure shall not be allowed for more than 90 days, unless authorized by the City Manager or designee.
TRADE CONTRACTOR	A principal use that includes a majority of indoor warehousing and storage, and/or commercial vehicle fleet/equipment storage needed for the maintenance, repair, or construction of buildings and related areas. A Trade Contractor establishment may or may not be open to the general public for service. A Trade Contractor shall include, but not be limited to, contractor facilities, landscaping businesses, construction material supply and storage, heating and air-conditioning services, plumbing services, and other uses similar in nature and impact. A Trade Contractor use may include an outdoor warehousing and storage use as an accessory use. A showroom that is open to the general public and does not include substantial warehousing and storage shall not be considered a Trade Contractor use.
TRANSPORTATION FACILITY	A building or structure used as a terminus for rail or bus passenger service. This term shall include, but not be limited to, train and bus stations and other uses similar in nature and impact.
TRANSIT ORIENTED DEVELOPMENT (TOD)	A development pattern created around a transit station that is characterized by higher density, mixed uses, a pedestrian environment, reduced parking, and direct and convenient access to the transit station.
TOD AREA	An identified transit station and the area around it. The area provides for development that is compatible with and supportive of public transit and a pedestrian-oriented environment.
TRANSITION LANDSCAPE STRIP	A designated area, located primarily along lot lines, consisting of vegetative screening, earth berms or mounds, fencing, or decorative walls that creates a transition between districts or

	incompatible uses.
UNIVERSITY ATHLETICS FACILITY	A place, structure, or facility used for recreation, practice, intramural, or sport performances that may or may not include spectator seating intended for students and/or the general public, and including associated amenities, accessory uses, and student services. University Athletics Facilities include all indoor and outdoor sports facilities including arenas, playing fields, tennis courts, or recreational facilities intended for general student welfare, but do not include a Stadium use or any other use defined by this Zoning Code.
UNIVERSITY FACILITY	Uses that support post-secondary education and related typical student, educator, and administrative activities, including but not limited to classrooms, offices, lecture halls, student services, and food and beverage services, but excluding certain University uses related to Housing and Athletics that are otherwise listed within this Zoning Code.
UNIVERSITY HOUSING	A building that contains accommodations for University students, faculty, and/or associated staff that is managed by a post-secondary educational institution or students thereof. University Housing may or may not include food and beverage service and other associated student amenities. A Shared Housing License is required by the City Manager or designee.
URBAN FARM	A business with the principal use of growing plant products, fruit, and/or vegetables for wholesale or retail sales, located indoors, outdoor, or on a rooftop, and accessory operations including, but not limited to, the washing, packaging, and storage of products. Typical Urban Farms may include growing beds, aquaponics, greenhouses, and orchards.
USE	<p>The purpose or activity for which the land or buildings thereon are designed, arranged, intended, occupied, or maintained.</p> <p>Permitted uses shall be uses explicitly allowed within specific zoning districts as outlined in this Zoning Code.</p> <p>Special uses shall be uses designated as special within certain zoning districts, subject to adherence to all applicable standards and procedures for special uses.</p> <p>Limited uses shall be uses that are permitted only when in compliance with specific requirements or conditions that are necessary to ensure compatibility with the surrounding neighborhood or area in which they are located.</p> <p>Non-conforming existing uses shall be uses that were legally established before the effective date of this Zoning Code. These uses are allowed to continue, provided they comply with regulations concerning nonconforming uses and structures as outlined in this Zoning Code.</p>
USE, UNIQUE	A use determined by the City Manager or designee to be a use

	that is not listed as an authorized use in the underlying zoning district, but that will be of substantial land use or economic benefit to the City and whose authorization would not be appropriate through a zoning amendment.
VARIATION	Relief granted from certain regulations within the zoning code.
VOCATIONAL TRAINING/TRADE SCHOOL	A post-secondary facility, other than an accredited Community College or College/University Institution, that provides occupational or technical skills training for a variety of trades and occupations.
WASTE MANAGEMENT PLAN	A plan submitted by an applicant that details how the applicant will manage waste, including but not limited to, waste enclosures; waste containers; compactors; ventilation systems; truck access point locations, dimensions, access and circulation plans; other businesses sharing the enclosure; and the number of residential, commercial, or industrial units included in the plan, in accordance with the Sustainability Manual.
WHOLESALEING/WAREHOUSING/DISTRIBUTION	A principal use in which the storage of goods and materials that are substantially located within an enclosed structure/structures occurs, typically in bulk quantities to be transported out of the facility by distributors and not by the general public. Wholesaleing/ Warehousing/Distribution uses shall not include Self-Storage Facilities, or any other use specified by this Zoning Code.
WIRELESS COMMUNICATION FACILITY	A monopole, building-mounted or rooftop-mounted antenna device and any associated equipment that improves the wireless communication network.
YARD	<p>An open space on the same zoning lot with a use, building, or structure which is unoccupied and unobstructed from its lowest surface level to the sky, except as otherwise provided by this Zoning Code. A required yard extends along a lot line and to a depth or width specified in the yard requirements as a setback for the zoning district in which such zoning lot is located.</p> <p>A <i>streetside yard</i> is the area located immediately adjacent to a street lot line between the front yard and the rear lot line, and to the parallel facade of the principal structure facing the corner lot line.</p> <p>A <i>front yard</i> is the area located immediately adjacent to and extending along the full length of the front lot line between the side lot lines, and to the front facade of the principal structure facing that front lot line.</p> <p>An <i>interior side yard</i> is the area located immediately adjacent to and extending along another zoning lot or an alley between the</p>

	<p>front yard and the rear lot line, and to the parallel facade of the principal structure facing the abutting zoning lot or alley.</p> <p>A <i>rear yard</i> is the area located immediately adjacent to and extending along the length of the rear lot line between the side lot lines and/or street side lot lines.</p>
YARD OBSTRUCTION	Yard obstructions are any structure or object that may or may not be attached to a principal or accessory structure, including, but not limited to, permanently roofed terraces or porches, chimneys, bay windows, awnings, canopies, arbors, trellises, balconies, overhanging eaves, building-mounted solar collectors, and stairs or ramps necessary for ADA accessibility.
ZONING DISTRICT	An area or areas within the limits of the city within which uniform regulations and requirements govern the use, placement, spacing and size of land and structures.
ZONING MAP	The official map delineating the boundaries of the zoning districts established by this Zoning Code.

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Chapter 2 - General Provisions

6.2.1. - TITLE

This Ordinance shall be known as the "Zoning Code." It may be cited as the "Zoning Code," or by the appropriate section of the City of Evanston Municipal Code.

6.2.2. - AUTHORITY

This Zoning Code is adopted by the City of Evanston as a home rule unit of local government pursuant to the powers granted and limitations imposed by Illinois law.

6.2.3. - PURPOSE

This Zoning Code is adopted for the purposes of:

- (A) Promoting the objectives and policies of the Comprehensive Plan, as adopted and amended by the City Council.
- (B) Fostering a vibrant, inclusive community that supports the holistic health of all its residents.
- (C) Ensuring equitable access to housing and essential needs such as schools, grocery stores, parks and recreational facilities, and hospitals.
- (D) Promoting safety through design of walkable neighborhoods with well-lit streets, ample sidewalks, and designated bike lanes to encourage transportation choices.
- (E) Enhancing the aesthetics of the built environment through thoughtful urban design, green spaces, preservation of natural landscapes, and creating visually pleasing and inspiring places for residents to live, work, and play.
- (F) Building a prosperous, inclusive community where economic vitality and quality of life are interwoven and benefit all.
- (G) Supporting local businesses, attracting new industries, and promoting workforce development initiatives to stimulate job growth.
- (H) Encouraging entrepreneurial endeavors and small business development through accessible resources, training programs, and financial incentives.
- (I) Revitalizing and supporting the downtown neighborhood and local business districts to create thriving hubs of commerce and culture, characterized by quality outdoor public spaces and parks, and a mix of retail, dining, entertainment, and office spaces.
- (J) Protecting our natural environment for the benefit of current and future generations.
- (K) Conserving lakefront and beaches through sustainable management practices that maintain water quality, support biodiversity, and provide public access for recreation and enjoyment.
- (L) Enhancing and expanding parks and open spaces to ensure they serve as vital assets for the community, promoting physical activity, mental well-being, and ecological balance.

- (M) Protecting ecologically sensitive areas by implementing conservation strategies, preventing habitat destruction, and promoting biodiversity to maintain healthy ecosystems.
- (N) Honoring our history, celebrating our diversity, and fostering a thriving cultural landscape for all.
- (O) Preserving and restoring historic buildings to maintain Evanston’s architectural heritage and connect our residents to our shared past.
- (P) Supporting diverse cultural expressions and events that reflect the rich identity of our community.
- (Q) Developing vibrant public spaces with impactful public art where people can gather, interact, and engage with cultural and artistic activities that inspire creativity, foster community pride, and attract visitors.
- (R) Building resilient and inclusive neighborhoods where people of all ages, incomes, and household structures can find suitable and attainable housing.
- (S) Maintaining a wide range and expanding the supply of housing types and sizes to meet Evanston’s diverse needs.
- (T) Providing housing choice in all neighborhoods to prevent displacement and promote economic diversity throughout the city.
- (U) Building an equitable, sustainable community where every resident has the opportunity to thrive and enjoy a high quality of life and well-being through inclusive land use, enhanced transportation choices, job creation and economic opportunities, housing diversity and attainability, vibrant arts and culture, environmental sustainability, and active community participation.

6.2.4. - APPLICABILITY

The regulations of this Zoning Code apply to all development, public or private, within the corporate limits of the City of Evanston, Illinois, unless otherwise expressly stated in this Zoning Code.

6.2.5. - SEVERABILITY

If any provision of this Zoning Code 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 Zoning Code that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Zoning Code is severable.

6.2.6. - RULES OF CONSTRUCTION

In their interpretation and application, the provisions of this Zoning Code shall be held to be the minimum requirements for the promotion of the public health, safety, and welfare, while addressing energy efficiency and sustainability.

6.2.7. - EXEMPTION OF NONMUNICIPAL ESSENTIAL PUBLIC SERVICES

Except as provided in Subsections (A) and (B) of this Section, the construction, alteration or maintenance, by public utility companies, of overhead, surface or underground gas, electric, steam or water, distribution or transmission systems, collection, communication, supply or disposal systems, including mains, drains, sewers, pipes, conduits, tunnels, wires, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, towers, poles, electrical substations, gas regulator stations and other similar equipment and accessories in connection therewith, reasonably necessary for the furnishing of adequate service by such public utility companies, shall be exempt from the regulations of this Zoning Code.

- (A) The installation shall conform to federal communications and federal aviation agency rules and regulations, and those of other authorities having jurisdiction in the City.
- (B) Buildings and structures that cover a ground area of less than 9 square feet shall be exempt from the landscaping, screening, and yard requirements.

6.2.8. - COMPLIANCE WITH OTHER APPLICABLE REGULATIONS

- (A) In addition to the requirements of the Zoning Code, all uses and developments shall comply with all other applicable local, state, and federal regulations.
- (B) All references in the Zoning Code to other city, state, or federal regulations are for informational purposes only and do not constitute a complete list of such regulations. These references do not imply or create any responsibility for the City to enforce state or federal regulations.

6.2.9. - CONFLICTING PROVISIONS

- (A) If the provisions of this Zoning Code are inconsistent with a state law that preempts home rule authority or a federal law, the more restrictive provision shall control, to the extent permitted by law. The more restrictive provision is the one that imposes greater restrictions or more stringent controls, as determined by the City.
- (B) If the provisions of this Zoning Code are inconsistent with one another, or if they conflict with provisions found in other adopted ordinances or regulations of the City, the more restrictive provision shall control. The more restrictive provision is the one that imposes greater restrictions or more stringent controls as determined by the City.

6.2.10. - MEASUREMENT AND INTERPRETATION

- (A) Language
 - 1. Terms Used. All words and terms used have their commonly accepted and ordinary meaning unless they are specifically defined in this Zoning Code or the context in which they are used clearly indicates otherwise. Technical words and phrases that may have acquired a specialized and appropriate meaning in law shall be construed and understood according to such meaning.

2. **Terms Not Defined.** Words and phrases not specifically defined or interpreted in Chapter 1 – Definitions shall be construed according to the common and generally recognized usage of the language. Technical words and phrases, and others that have acquired a specialized and appropriate meaning in the law, shall be construed according to that meaning.
 3. **Mandatory and Discretionary Terms.** The words “shall,” “must,” “may only,” “shall not,” and “will” are mandatory in nature, establishing an obligation or duty to comply with the particular provision. The words “may” and “should” are permissive in nature.
 4. **Conjunctions.** Unless the context clearly suggests the contrary, conjunctions shall be interpreted as follows:
 - a. “And” indicates that all connected items, conditions, provisions or events apply or are required.
 - b. “Or” indicates that only one of the connected items, conditions, provisions, or events applies or is required.
 - c. “And/or” indicates that one or more of the connected items, conditions, provisions, or events apply or are required.
 5. **Plural Terms and Verb Tenses.** Words used in the present tense include the future tense. Words used in the singular number include the plural number and the plural number includes the singular number, unless the context of the particular usage clearly indicates otherwise.
 6. **Other Term Interpretations.** The following listed terms shall also be defined as specified below:
 - a. Unless otherwise specified, an “area” of land means a “contiguous area.”
 - b. The word, “approve,” as used herein, necessarily includes the phrases, “approve with conditions, modifications, or amendments” as to the respective final decision of the respective decision-making official and/or body.
 - c. A “building,” “structure,” “land,” or “property” includes the words, “or part thereof,” unless the obvious construction of the wording indicates the contrary.
 - d. The terms “land use” and “use of land” shall include “building use,” “use of a building,” “structure use,” and “use of a structure.”
- (B) **Illustrations and Text.** In the event of a conflict or inconsistency between the text of these regulations and any heading, caption, figure, illustration, table, or map, the text shall control. Graphics and other illustrations are provided for informational purposes only and should not be relied on as a complete and accurate description of all applicable regulations or requirements. Where regulations may only be incorporated in a table (and are not otherwise specified in the text), that table shall have equal weight as the text of this Zoning Code.
- (C) **Computation of Days.** In computing any period of time in which an act is to be done, or a default occurs, the day of the act, event, or default, after which the designated period of time begins to run is not included. The last day of the period so computed is included unless:

1. Specifically defined as business days, time periods are calendar days.
2. It is a Saturday, Sunday or a legal holiday, in which event the period so computed includes the next business day, which is neither a Saturday, Sunday nor a legal holiday.
3. The act to be done is the filing of some paper with the City or a court, and the City offices or the court is not open on or closed for a part of such last day of the period, in which event the period runs until the end of the next day which is neither a Saturday, Sunday, legal holiday, or a day on which such City office or court is not open the entire day during ordinary business hours.
4. When the period of time allowed is more than 7 days, intermediate Saturdays, Sundays and legal holidays are included; but if the period of time allowed is 7 days or less, intermediate Saturdays, Sundays, and legal holidays shall not be counted in computing the period of time.

(D) Rounding. The following rules apply to rounding certain measurements:

1. Applicability
 - a. Linear measurements (i.e., feet and inches) may be rounded to the nearest foot, except those linear measurements relating to the horizontal or vertical dimensions of any parking or loading aisles, drives, driveways, spaces, or stalls.
 - b. Area measurements (i.e., square feet) may be rounded to the nearest square foot. However, linear measurements used to determine an area measurement shall not be rounded.
 - c. Itemized measurements (such as number of parking spaces and loading berths) shall not be rounded.
 - d. Where a percentage of any measurement (such as permitted lot coverage or permitted encroachment for a yard obstruction), the percentage shall be applied after the rounding has occurred. Numbers resulting from applying a percentage to a linear, area, or itemized measurement shall not be rounded.
 - e. A measurement shall be rounded if rounding that measurement obviates the need for an application for zoning relief; further, a measurement shall not be rounded if rounding that measurement creates a need for an application for zoning relief.
2. Rules
 - a. Where linear measurements are conducted to determine compliance with a standard less than or equal to 5 feet:

- (1) Numbers ending in fractions less than $\frac{1}{4}$ shall be rounded down to the nearest whole foot.
 - (2) Numbers ending in fractions greater than or equal to $\frac{1}{4}$ but less than three-fourths ($\frac{3}{4}$) shall be rounded to the nearest $\frac{1}{2}$ foot.
 - (3) Numbers ending in fractions greater than or equal to $\frac{3}{4}$ shall be rounded up to the nearest whole foot.
 - (4) Examples of rounding where linear measurements are conducted to determine compliance with a standard less than or equal to 5 feet include:
 - (1) $1\frac{1}{8}$ feet is rounded down to 1 foot.
 - (2) $3\frac{3}{8}$ feet is rounded up to $3\frac{1}{2}$ feet.
 - (3) $4\frac{5}{8}$ feet is rounded down to $4\frac{1}{2}$ feet
 - (4) $2\frac{3}{4}$ feet is rounded up to 3 feet.
- b. Where linear measurements are conducted to determine compliance with a standard greater than 5 feet:
- (1) Numbers ending in fractions less than $\frac{1}{2}$ shall be rounded down to the nearest whole foot.
 - (2) Numbers ending in fractions greater than or equal to $\frac{1}{2}$ shall be rounded up to the nearest whole foot.
 - (3) Examples of rounding where linear measurements are conducted to determine compliance with a standard greater than 5 feet include:
 - (4) $9\frac{1}{4}$ feet is rounded down to 9 feet.
 - (5) $7\frac{1}{2}$ feet is rounded up to 8 feet.
 - (6) $18\frac{3}{4}$ feet is rounded up to 19 feet.
- c. Where area measurements (i.e., square feet) are conducted:

- (1) Resulting fractions shall be dropped.
- (2) Numbers ending in a whole number less than 5 square feet shall be rounded down to the nearest 10 square feet.
- (3) Numbers ending in a whole number greater than or equal to 5 square feet shall be rounded up to the nearest 10 square feet.
- (4) Examples of rounding area measurements include:
 - (1) 14½ square feet is rounded down to 10 square feet.
 - (2) 43 square feet is rounded down to 40 square feet.
 - (3) 6,874 square feet is rounded down to 6,870 square feet.
 - (4) 88¼ square feet is rounded up to square feet.
 - (5) 75 square feet is rounded up to 80 square feet.
 - (6) 4,298 square feet is rounded up to 4,300 square feet.

(E) Building and Structure Height Measurement

1. Building Height Measurement. Building height is measured from the average elevation of the finished grade along the front of the building to the highest point of a roof surface for a flat roof, to the deck line of a mansard roof, and to the mean height level between eaves and ridge of a gable, hip, or gambrel roof.
2. Determining Average Elevation. When a property slopes downward from the front property line, one story that is additional to the specified maximum number of stories, if applicable in a particular zone, may be built on the lower, rear portion of the lot.
3. Stories. The measurement of a story is the height from the top of the finished floor of one level of a building to the next level. Where there is no finished floor on the above level, the story is measured as the top of the finished floor to the ceiling.
4. Fences and Walls Height Measurement. The measurement of height shall be made from the surface of the ground next to the fence or wall to the topmost point of the fence, post, supporting column, or wall. Where the ground on either side of the same fence or wall differs in level, the measurements shall be made from the surface of the higher ground.

Chapter 3 - Zoning Districts

6.3.1. - ESTABLISHMENT OF ZONES AND DISTRICTS

For the purposes of this Zoning Code, the city is divided into the following zoning districts:

- (A) Residential - 1 (R1)
- (B) Residential - 2 (R2)
- (C) Residential - 3 (R3)
- (D) Residential - 4 (R4)
- (E) Mixed-Use - 1 (M1)
- (F) Mixed-Use - 2 (M2)
- (G) Mixed-Use - 3 (M3)
- (H) Downtown - 1 (D1)
- (I) Downtown - 2 (D2)
- (J) Downtown - 3 (D3)
- (K) University - 1 (U1)
- (L) University - 2 (U2)
- (M) University - 3 (U3)
- (N) University - 4 (U4)
- (O) Institutional Campus (IC)
- (P) Creation and Innovation (CI)
- (Q) Open Space (OS)

6.3.2. - ZONING MAP

- (A) The location and boundaries of the districts established by this Zoning Code are set forth on the Zoning Map entitled "City of Evanston Zoning Map," which is incorporated herein, and hereby made a part of this Zoning Code. The map, together with all notations, references, amendments, and other information shown on that map, shall be as much a part of this Zoning Code as if fully described in this Zoning Code.
- (B) Where there is uncertainty, conflict, or contradiction as to the boundary of any zoning district as shown on the Zoning Map, the following rules shall apply:
1. District boundary lines shall be either the centerlines of streets, alleys, or easements; tract, lot lines, or such lines extended, unless otherwise clearly indicated on the Zoning Map; and
 2. Where, as of the effective date of this Zoning Code, a district boundary line divides a lot in single ownership, the regulations for either portion of the lot may, upon the determination of the City Manager or designee, extend to the entire lot.

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6.3.3. - RESIDENTIAL - 1 DISTRICT (R1)



- (A) Purpose. The Residential - 1 District features detached single-unit homes with duplexes, triplexes, and fourplexes dispersed throughout the neighborhood to meet the needs of community members at different stages of life. The lots in this zone vary in size and are typically around 6,500 square feet or more to support a variety of housing types that are similar in scale.
- (B) Residential - 1 District Standards. No building or structure may be erected or modified, and no lot may be created, subdivided, or consolidated, in this district except where such building, structure, or lot is in conformance with the standards described in the table below, unless approved through a Variation or Planned Development.

Lot Area	6,500 sq. ft. min.
Lot Width	35 ft. min.
No. of Principal Structures per Lot	1 max.
Distance Between Principal Structures	N/A
Impervious Surface Coverage	45% max.
Building Lot Coverage	35% max. Exception: Up to 480 sq. ft. of a detached accessory garage is

	exempt from contributing to total building lot coverage.
Floor-Area Ratio	N/A
Front Yard Setback	<p>27 ft. min.</p> <p>Exception: For interior lots, the required minimum front yard setback shall be the average of the existing front yard setbacks of the principal buildings on the abutting zoning lots on each side, but in no case shall the required front yard setback be greater than 27 feet. Where one or both of the abutting zoning lots do not contain a principal structure, that lot(s) shall be considered as having a 27' front yard setback for the purposes of calculating the average. Where one of the abutting lots is a corner lot with its street side yard setback along the same frontage, that lot shall be considered as having a 27' front yard setback for the purposes of calculating the average.</p> <p>For corner lots, the required minimum front yard setback shall be the average of the existing front yard setback of the principal building on the abutting lot along the same frontage and 27 feet. In no case shall the required front yard setback be greater than 27 feet.</p> <p>For unique lots where neither of the interior lot or corner lot situations apply, the minimum required front yard setback shall be 27 feet.</p>
Side Street Yard Setback	10 ft. min.
Interior Side Yard Setback	5 ft. min.
Rear Yard Setback	25 ft. min.
Upper Floor Setback	N/A
Building Height	3 stories and 35 ft. max.
Required Transparency	N/A
Additional Standards	Standards for outdoor gathering spaces/green spaces for development, parking, loading, mobility, fences, signs, and landscaping can be found in Chapter 5 of this Zoning Code.

6.3.4. - RESIDENTIAL - 2 DISTRICT (R2)

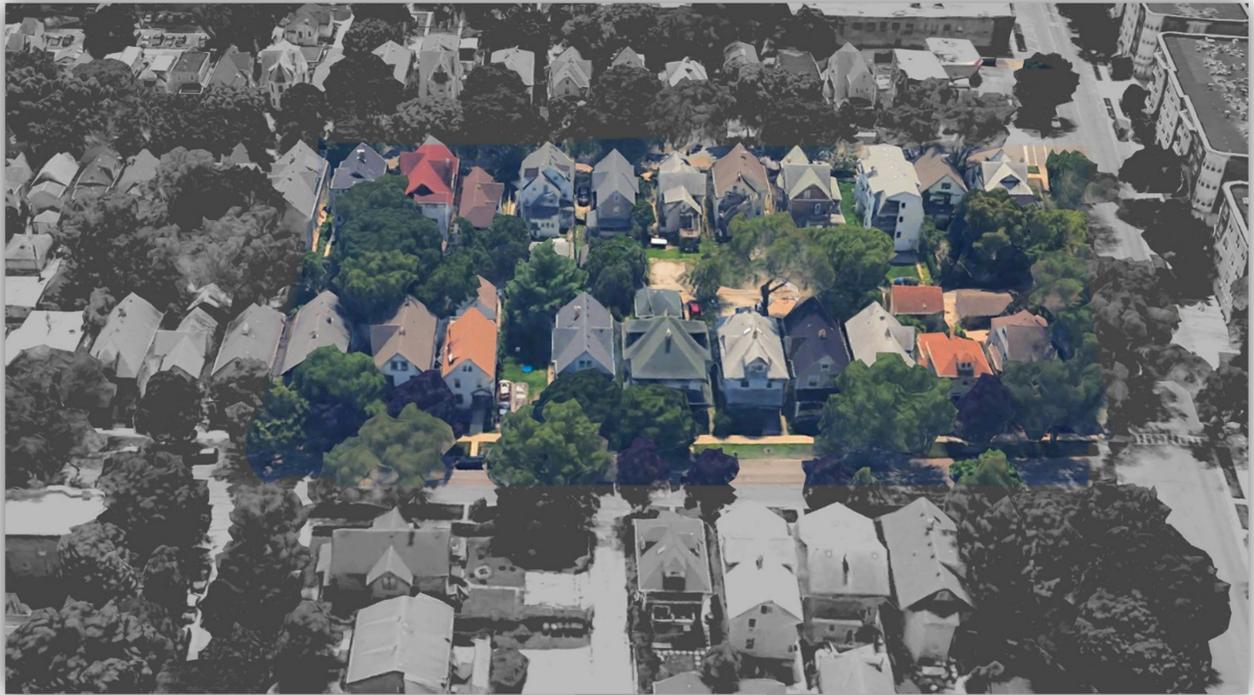


- (A) Purpose. The Residential - 2 District predominantly features detached single-unit homes with duplexes, triplexes, and fourplexes dispersed throughout the neighborhood to meet the needs of residents at different stages of life. The lots in this zone are generally narrower than in the R1 District and vary in size, with an average of 4,500 square feet to support a variety of housing types that are similar in scale.
- (B) Residential - 2 District Standards. No building or structure may be erected or modified, and no lot may be created, subdivided, or consolidated in this district except where such building, structure, or lot is in conformance with the standards described in the table below, unless approved through a Variation or Planned Development.

Lot Area	4,500 sq. ft. min.
Lot Width	25 ft. min.
No. of Principal Structures per Lot	1 max.
Distance Between Principal Structures	N/A
Impervious Surface Coverage	60% max.
Building Lot Coverage	45% max. Exception: Up to 480 sq. ft. of a detached accessory garage is

	exempt from contributing to total building lot coverage.
Floor-Area Ratio	N/A
Front Yard Setback	<p>27 ft. min.</p> <p>Exception: For interior lots, the required minimum front yard setback shall be the average of the existing front yard setbacks of the principal buildings on the abutting zoning lots on each side, but in no case shall the required front yard setback be greater than 27 feet. Where one or both of the abutting zoning lots do not contain a principal structure, that lot(s) shall be considered as having a 27' front yard setback for the purposes of calculating the average. Where one of the abutting lots is a corner lot with its street side yard setback along the same frontage, that lot shall be considered as having a 27' front yard setback for the purposes of calculating the average.</p> <p>For corner lots, the required minimum front yard setback shall be the average of the existing front yard setback of the principal building on the abutting lot along the same frontage and 27 feet. In no case shall the required front yard setback be greater than 27 feet.</p> <p>For unique lots where neither of the interior lot or corner lot situations apply, the minimum required front yard setback shall be 27 feet.</p>
Side Street Yard Setback	10 ft. min.
Interior Side Yard Setback	3 ft. min.
Rear Yard Setback	25 ft. min.
Upper Floor Setback	N/A
Building Height	3 stories and 35 ft. max.
Required Transparency	N/A
Additional Standards	Standards for outdoor gathering spaces/green spaces for development, parking, loading, mobility, fences, signs, and landscaping can be found in Chapter 5 of this Zoning Code.

6.3.5. - RESIDENTIAL - 3 DISTRICT (R3)



- (A) Purpose. The Residential – 3 District provides a wider variety of housing options at a moderate scale. This district allows medium-density housing solutions that bridge the gap between single- or two-unit homes and larger apartment complexes. A limited range of low-intensity compatible uses are also permitted within this district.
- (B) Residential – 3 District Standards. No building or structure may be erected or modified, and no lot may be created, subdivided, or consolidated in this district except where such building, structure, or lot is in conformance with the standards described in the table below, unless approved through a Variation or Planned Development.

Lot Area	4,500 sq. ft. min.
Lot Width	N/A
No. of Principal Structures per Lot	1 max.
Distance Between Principal Structures	N/A
Impervious Surface Coverage	60% max.
Building Lot Coverage	45% max. Exception: Up to 480 sq. ft. of a detached accessory garage is exempt from contributing to total building lot coverage.

Floor-Area Ratio	N/A
Front Yard Setback	<p>27 ft. min.</p> <p>Exception: For interior lots, the required minimum front yard setback shall be the average of the existing front yard setbacks of the principal buildings on the abutting zoning lots on each side, but in no case shall the required front yard setback be greater than 27 feet. Where one or both of the abutting zoning lots do not contain a principal structure, that lot(s) shall be considered as having a 27' front yard setback for the purposes of calculating the average. Where one of the abutting lots is a corner lot with its street side yard setback along the same frontage, that lot shall be considered as having a 27' front yard setback for the purposes of calculating the average.</p> <p>For corner lots, the required minimum front yard setback shall be the average of the existing front yard setback of the principal building on the abutting lot along the same frontage and 27 feet. In no case shall the required front yard setback be greater than 27 feet.</p> <p>For unique lots where neither of the interior lot or corner lot situations apply, the minimum required front yard setback shall be 27 feet.</p>
Side Street Yard Setback	10 ft. min.
Interior Side Yard Setback	3 ft. min.
Rear Yard Setback	25 ft. min.
Upper Floor Setback	Where a front yard or street side yard is adjacent to a lot located within a zoning district that has a lesser maximum permitted building height, a 5' minimum setback is required along the entire frontage of the first complete floor that exceeds the maximum building height permitted in the adjacent zoning district.
Building Height	50 ft. max.
Required Transparency	N/A
Additional Standards	Standards for outdoor gathering spaces/green spaces for development, parking, loading, mobility, fences, signs, and landscaping can be found in Chapter 5 of this Zoning Code.

6.3.6. - RESIDENTIAL - 4 DISTRICT (R4)



- (A) Purpose. The Residential – 4 District provides higher-density housing options, including multi-unit and mixed-use residential buildings that may include neighborhood amenities such as small ground floor food and beverage establishments and ground floor retail goods and service uses.
- (B) Residential – 4 District Standards. No building or structure may be erected or modified, and no lot may be created, subdivided, or consolidated in this district except where such building, structure, or lot is in conformance with the standards described in the table below, unless approved through a Variation or Planned Development.

Lot Area	4,500 sq. ft. min.
Lot Width	N/A
No. of Principal Structures per Lot	Multiple principal structures are permitted per lot
Distance Between Principal Structures	N/A
Impervious Surface Coverage	N/A
Building Lot Coverage	N/A
Floor-Area Ratio	4
Front Yard Setback	10 ft. min.

	<p>Exception: For interior lots, the required minimum front yard setback shall be the average of the existing front yard setbacks of the principal buildings on the abutting zoning lots on each side, but in no case shall the required front yard setback be greater than 27 feet. Where one or both of the abutting zoning lots do not contain a principal structure, that lot(s) shall be considered as having a 10' front yard setback for the purposes of calculating the average. Where one of the abutting lots is a corner lot with its street side yard setback along the same frontage, that lot shall be considered as having a 10' front yard setback for the purposes of calculating the average.</p> <p>For corner lots, the required minimum front yard setback shall be the average of the existing front yard setback of the principal building on the abutting lot along the same frontage and 10 feet. In no case shall the required front yard setback be greater than 27 feet.</p> <p>For unique lots where neither of the interior lot or corner lot situations apply, the minimum required front yard setback shall be 10 feet.</p>
Side Street Yard Setback	10 ft. min.
Interior Side Yard Setback	3 ft. min.
Rear Yard Setback	5 ft. min.
Upper Floor Setback	Where a front yard or street side yard is adjacent to a lot located within a zoning district that has a lower maximum building height, a 5' min setback is required along the entire frontage of the first complete floor that exceeds the maximum building height permitted in the adjacent zoning district.
Building Height	65 ft.
Required Transparency	N/A
Additional Standards	Standards for outdoor gathering spaces/green spaces for development, parking, loading, mobility, fences, signs, and landscaping can be found in Chapter 5 of this Zoning Code.

6.3.7. - MIXED-USE – 1 DISTRICT (M1)



- (A) Purpose. The Mixed-Use – 1 District provides areas for smaller-scale retail and commercial uses as pedestrian-oriented amenities for residents of the immediate surrounding neighborhoods. These areas are characterized by low-impact commercial activities within or adjacent to neighborhoods that are primarily residential. Bulk regulations allow buildings that are typically built to the front lot line and form a semi-continuous street wall. Where ground-floor residential units are allowed, they should foster an active ground-floor street presence.
- (B) Mixed-Use –1 District Standards. No building or structure may be erected or modified, and no lot may be created, subdivided, or consolidated in this district except where such building, structure, or lot is in conformance with the standards described in the table below, unless approved through a Variation or Planned Development.

Lot Area	4,500 sq. ft. min.
Lot Width	N/A
No. of Principal Structures per Lot	Multiple principal structures are permitted per lot
Distance Between Principal Structures	N/A
Impervious Surface Coverage	N/A

Building Lot Coverage	N/A
Floor-Area Ratio	3
Front Yard Setback	0 ft. min.
Side Street Yard Setback	0 ft. min.
Interior Side Yard Setback	0 ft. min.
Rear Yard Setback	Where a rear yard abuts an alley, a 5' min. rear yard setback shall be required for the first 16' feet of building height.
Upper Floor Setback	Where a front yard or street side yard is adjacent to a lot located within a zoning district that has a lower maximum building height, a 5' min setback is required along the entire frontage of the first complete floor that exceeds the maximum building height permitted in the adjacent zoning district.
Building Height	50 ft. max.
Required Transparency	When ground floor commercial space is present: at least 50% of the wall surface area between 2'-8' in height on the ground-floor-level street-facing façade must be comprised of transparent windows.
Additional Standards	Standards for outdoor gathering spaces/green spaces for development, parking, loading, mobility, fences, signs, and landscaping can be found in Chapter 5 of this Zoning Code.

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6.3.8. - MIXED-USE – 2 DISTRICT (M2)



- (A) Purpose. The Mixed-Use – 2 District encourages both smaller-scale retail and general commercial uses for residents of the immediate surrounding neighborhoods and serve as a destination for the broader community. This district also allows moderate intensity mixed-use, office, and residential buildings to accommodate a variety of retail, service, and commercial uses, and housing.
- (B) Mixed-Use – 2 District Standards. No building or structure may be erected or modified, and no lot may be created, subdivided, or consolidated in this district except where such building, structure, or lot is in conformance with the standards described in the table below, unless approved through a Variation or Planned Development.

Lot Area	4,500 sq. ft. min.
Lot Width	N/A
No. of Principal Structures per Lot	Multiple principal structures are permitted per lot
Distance Between Principal Structures	N/A
Impervious Surface Coverage	N/A
Building Lot Coverage	N/A

Floor-Area Ratio	5 max.
Front Yard Setback	0 ft. min.
Side Street Yard Setback	0 ft. min.
Interior Side Yard Setback	0 ft. min.
Rear Yard Setback	Where a rear yard abuts an alley, a 5' min. rear yard setback shall be required for the first 16' feet of building height.
Upper Floor Setback	Where a front yard or street side yard is adjacent to a lot located within a zoning district that has a lower maximum building height, a 5' min setback is required along the entire frontage of the first complete floor that exceeds the maximum building height permitted in the adjacent zoning district.
Building Height	65 ft. max.
Required Transparency	When ground floor commercial space is present: at least 50% of the wall surface area between 2'-8' in height on the ground-floor-level street-facing façade must be comprised of transparent windows.
Additional Standards	Standards for outdoor gathering spaces/green spaces for development, parking, loading, mobility, fences, signs, and landscaping can be found in Chapter 5 of this Zoning Code.

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6.3.9. - MIXED-USE – 3 DISTRICT (M3)



- (A) Purpose. The Mixed-Use – 3 District provides a mix of uses along major arterial streets and is generally located around or near public transportation corridors. This district accommodates new mixed-use development and redevelopment that is pedestrian friendly that offer a ground-floor component and vertical or horizontal mixing of uses is encouraged.
- (B) Mixed-Use – 3 District Standards. No building or structure may be erected or modified, and no lot may be created, subdivided, or consolidated in this district except where such building, structure, or lot is in conformance with the standards described in the table below, unless approved through a Variation or Planned Development.

Lot Area	4,500 sq. ft. min.
Lot Width	N/A
No. of Principal Structures per Lot	Multiple principal structures are permitted per lot.
Distance Between Principal Structures	N/A
Impervious Surface Coverage	N/A
Building Lot Coverage	N/A
Floor-Area Ratio	6 max.

Front Yard Setback	0 ft. min.
Side Street Yard Setback	0 ft. min.
Interior Side Yard Setback	0 ft. min.
Rear Yard Setback	Where a rear yard abuts an alley, a 5' min. rear yard setback shall be required for the first 16' feet of building height.
Upper Floor Setback	Where a front yard or street side yard is adjacent to a lot located within a zoning district that has a lower maximum building height, a 5' min setback is required along the entire frontage of the first complete floor that exceeds the maximum building height permitted in the adjacent zoning district.
Building Height	100 ft. max.
Required Transparency	When ground floor commercial space is present: at least 50% of the wall surface area between 2'-8' in height on the ground-floor-level street-facing façade must be comprised of transparent windows.
Additional Standards	Standards for outdoor gathering spaces/green spaces for development, parking, loading, mobility, fences, signs, and landscaping can be found in Chapter 5 of this Zoning Code.

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6.3.10. - DOWNTOWN – 1 DISTRICT (D1)



- (A) Purpose. The Downtown – 1 District is intended for certain portions of the Downtown area that include structures of a moderate height, some of which may have historical significance. Building stock is typically older than within the Downtown – 2 and Downtown – 3 Districts. Development in this district shall maintain a pedestrian-oriented scale and strong orientation to the street.
- (B) Downtown – 1 District Standards. No building or structure may be erected or modified, and no lot may be created, subdivided, or consolidated, in this district except where such building, structure, or lot is in conformance with the standards described in the table below, unless approved through a Variation or Planned Development.

Lot Area	N/A
Lot Width	N/A
No. of Principal Structures per Lot	Multiple principal structures are permitted per lot
Distance Between Principal Structures	N/A
Impervious Surface Coverage	N/A
Building Lot Coverage	N/A

Floor-Area Ratio	5 max.
Front Yard Setback	0 ft. min.
Side Street Yard Setback	0 ft. min.
Interior Side Yard Setback	0 ft. min.
Rear Yard Setback	Where a rear yard abuts an alley, a 5' min. rear yard setback shall be required for the first 16' feet of building height.
Upper Floor Setback	N/A
Building Height	65 ft. max.
Required Transparency	When ground floor commercial space is present: at least 50% of the wall surface area between 2'-8' in height on the ground-floor-level street-facing façade must be comprised of transparent windows.
Additional Standards	Standards for outdoor gathering spaces/green spaces for development, parking, loading, mobility, fences, signs, and landscaping can be found in Chapter 5 of this Zoning Code.

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6.3.11. - DOWNTOWN – 2 DISTRICT (D2)



- (A) Purpose. The Downtown – 2 District encourages a mix of office, retail, and residential uses while providing a transition to adjacent zoning districts. The Downtown – 2 District is suitable for areas around the Downtown – 3 but has lower height and area restrictions that will limit the scale of buildings and provide a buffer around the Downtown – 3 District.
- (B) Downtown – 2 District Standards. No building or structure may be erected or modified, and no lot may be created, subdivided, or consolidated in this district except where such building, structure, or lot is in conformance with the standards described in the table below, unless approved through a Variation or Planned Development.

Lot Area	N/A
Lot Width	N/A
No. of Principal Structures per Lot	Multiple principal structures are permitted per lot
Distance Between Principal Structures	N/A
Impervious Surface Coverage	N/A
Building Lot Coverage	N/A
Floor-Area Ratio	7 max.

Front Yard Setback	0 ft. min.
Side Street Yard Setback	0 ft. min.
Interior Side Yard Setback	0 ft. min.
Rear Yard Setback	Where a rear yard abuts an alley, a 5' min. rear yard setback shall be required for the first 16' feet of building height.
Upper Floor Setback	For buildings 55 feet in height and greater: A 15' minimum building setback is required along the entire public street frontage, which shall begin anywhere between 20'-50' in height. Additionally, a 25' minimum building setback is required anywhere to begin between 85'-120' in height along the entire public street frontage. On lots with more than one public street frontage, the 15' and 25' setbacks are only required along one such public street frontage. Alleys are not considered a public street frontage.
Building Height	135 ft. max.
Required Transparency	When ground floor commercial space is present: at least 50% of the wall surface area between 2'-8' in height on the ground-floor-level street-facing façade must be comprised of transparent windows.
Additional Standards	Standards for outdoor gathering spaces/green spaces for development, parking, loading, mobility, fences, signs, and landscaping can be found in Chapter 5 of this Zoning Code.

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6.3.12. - DOWNTOWN – 3 DISTRICT (D3)



- (A) Purpose. The Downtown-3 District is intended to provide urban living in vibrant downtown Evanston by offering a mix of outdoor gathering options, businesses, and high-rise development. The district also encourages a mix of office uses and includes access to major transportation corridors and stations. This district allows the highest intensity of land use in terms of building scale. The district is designed to accommodate all types of businesses as well as residents who choose to live in an urban environment.
- (B) Downtown – 3 District Standards. No building or structure may be erected or modified, and no lot may be created, subdivided, or consolidated in this district except where such building, structure, or lot is in conformance with the standards described in the table below, unless approved through a Variation or Planned Development.

Lot Area	N/A
Lot Width	N/A
No. of Principal Structures per Lot	Multiple principal structures are permitted per lot
Distance Between Principal Structures	N/A
Impervious Surface Coverage	N/A

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Building Lot Coverage	N/A
Floor-Area Ratio	9 max.
Front Yard Setback	0 ft. min.
Side Street Yard Setback	0 ft. min.
Interior Side Yard Setback	0 ft. min.
Rear Yard Setback	Where a rear yard abuts an alley, a 5' min. rear yard setback shall be required for the first 16' feet of building height.
Upper Floor Setback	For buildings 55 feet in height and greater: A 15' minimum building setback is required along the entire public street frontage, which shall begin anywhere between 20'-50' in height. Additionally, a 25' minimum building setback is required anywhere between 85'-120' in height along the entire public street frontage. On lots with more than one public street frontage, the 15' and 25' setbacks are only required along one such public street frontage. Alleys are not considered a public street frontage.
Building Height	N/A
Required Transparency	When ground floor commercial space is present: at least 50% of the wall surface area between 2'-8' in height on the ground-floor-level street-facing façade must be comprised of transparent windows.
Additional Standards	Standards for outdoor gathering spaces/green spaces for development, parking, loading, mobility, fences, signs, and landscaping can be found in Chapter 5 of this Zoning Code.

6.3.13. - UNIVERSITY – 1 DISTRICT (U1)



- (A) Purpose. The University – 1 District allows low and moderately intensive university and university-related uses operated for the purpose of education, recreation, research, and administration. Where this district is located across a street or alley from residential uses, sensitive site design is required to minimize impacts on the surrounding neighborhood.
- (B) University –1 District Standards. No building or structure may be erected or modified, and no lot may be created, subdivided, or consolidated in this district except where such building, structure, or lot is in conformance with the standards described in the table below, unless approved through a Variation or Planned Development.

Lot Area	N/A
Lot Width	N/A
No. of Principal Structures per Lot	Multiple principal structures are permitted per lot.
Distance Between Principal Structures	20 ft. min.
Impervious Surface Coverage	N/A
Building Lot Coverage	50% max.
Floor-Area Ratio	N/A

Front Yard Setback	<p>27 ft. min.</p> <p>Exception: For interior lots, the required minimum front yard setback shall be the average of the existing front yard setbacks of the principal buildings on the abutting zoning lots on each side, but in no case shall the required front yard setback be greater than 27 feet. Where one or both of the abutting zoning lots do not contain a principal structure, that lot(s) shall be considered as having a 27' front yard setback for the purposes of calculating the average. Where one of the abutting lots is a corner lot with its street side yard setback along the same frontage, that lot shall be considered as having a 27' front yard setback for the purposes of calculating the average.</p> <p>For corner lots, the required minimum front yard setback shall be the average of the existing front yard setback of the principal building on the abutting lot along the same frontage and 27'. In no case shall the required front yard setback be greater than 27 feet.</p> <p>For unique lots where neither of the interior lot or corner lot situations apply, the minimum required front yard setback shall be 27'.</p>
Side Street Yard Setback	15 ft. min.
Interior Side Yard Setback	10 ft. min.
Rear Yard Setback	25 ft. min.
Upper Floor Setback	N/A
Building Height	45 ft. max. when adjacent to any residential zoning district; otherwise 60 ft. max.
Required Transparency	N/A
Transitional Landscape Area	For lots abutting Ashland Avenue: 15' deep landscape buffer is required along any lot line that is adjacent to a residential district.
Additional Standards	Standards for outdoor gathering spaces/green spaces for development, parking, loading, mobility, fences, signs, and landscaping can be found in Chapter 5 of this Zoning Code.

6.3.14. - UNIVERSITY – 2 DISTRICT (U2)



- (A) Purpose. The University – 2 District includes university-related uses and creates a bridge to the Downtown area. Where adjacent to lower-density residential districts, the scale of development shall be reduced to provide a transition.
- (B) University – 2 District Standards. No building or structure may be erected or modified, and no lot may be created, subdivided, or consolidated, in this district except where such building, structure, or lot is in conformance with the standards described in the table below, unless approved through a Variation or Planned Development.

Lot Area	N/A
Lot Width	N/A
No. of Principal Structures per Lot	Multiple principal structures are permitted per lot
Distance Between Principal Structures	N/A
Impervious Surface Coverage	N/A
Building Lot Coverage	N/A
Floor-Area Ratio	N/A
Front Yard Setback	27 ft. min.

	<p>Exception: For interior lots, the required minimum front yard setback shall be the average of the existing front yard setbacks of the principal buildings on the abutting zoning lots on each side, but in no case shall the required front yard setback be greater than 27 feet. Where one or both of the abutting zoning lots do not contain a principal structure, that lot(s) shall be considered as having a 27' front yard setback for the purposes of calculating the average. Where one of the abutting lots is a corner lot with its street side yard setback along the same frontage, that lot shall be considered as having a 27' front yard setback for the purposes of calculating the average.</p> <p>For corner lots, the required minimum front yard setback shall be the average of the existing front yard setback of the principal building on the abutting lot along the same frontage and 27'. In no case shall the required front yard setback be greater than 27 feet.</p> <p>For unique lots where neither of the interior lot or corner lot situations apply, the minimum required front yard setback shall be 27'.</p>
Side Street Yard Setback	20 ft. min.
Interior Side Yard Setback	5 ft. min.
Rear Yard Setback	5 ft. min.
Upper Floor Setback	N/A
Building Height	50 ft. max height within the first 100' of lot depth along any street frontage that is adjacent to a residentially zoned district; otherwise 135 ft. max.
Required Transparency	N/A
Additional Standards	Standards for outdoor gathering spaces/green spaces for development, parking, loading, mobility, fences, signs, and landscaping can be found in Chapter 5 of this Zoning Code.

6.3.15. - UNIVERSITY - 3 DISTRICT (U3)



- (A) Purpose. The University – 3 District encompasses Northwestern University’s campus core. This district accommodates the growth and development of the University and primarily includes land for education and research related activities.
- (B) University – 3 District Standards. No building or structure may be erected or modified, and no lot may be created, subdivided, or consolidated in this district except where such building, structure, or lot is in conformance with the standards described in the table below, unless approved through a Variation or Planned Development.

Lot Area	N/A
Lot Width	N/A
No. of Principal Structures per Lot	Multiple principal structures are permitted per lot
Distance Between Principal Structures	20 ft. min.
Impervious Surface Coverage	N/A
Building Lot Coverage	N/A
Floor-Area Ratio	N/A
Front Yard Setback	27 ft. min.

Side Street Yard Setback	27 ft. min.
Interior Side Yard Setback	0 ft. min.
Rear Yard Setback	0 ft. min.
Upper Floor Setback	N/A
Building Height	150 ft. max.
Required Transparency	N/A
Additional Standards	Standards for outdoor gathering spaces/green spaces for development, parking, loading, mobility, fences, signs, and landscaping can be found in Chapter 5 of this Zoning Code.

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6.3.16. - UNIVERSITY – 4 DISTRICT (U4)



- (A) Purpose. The University – 4 District is intended for university-related sports facilities that accommodate large assembly events. The district also allows smaller auxiliary university-related functions, such as general student recreational opportunities and sports-related educational classes.
- (B) University – 4 District Standards. No building or structure may be erected or modified, and no lot may be created, subdivided, or consolidated, in this district except where such building, structure, or lot is in conformance with the standards described in the table below, unless approved through a Variation or Planned Development.

Lot Area	40,000 sq. ft. min.
Lot Width	N/A
No. of Principal Structures per Lot	Multiple principal structures are permitted per lot
Distance Between Principal Structures	20 ft. min.
Impervious Surface Coverage	N/A
Building Lot Coverage	N/A
Floor-Area Ratio	N/A

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Front Yard Setback	27 ft. min.
Side Street Yard Setback	20 ft. min.
Interior Side Yard Setback	15 ft. min.
Rear Yard Setback	30 ft. min.
Upper Floor Setback	N/A
Building Height	125 ft. max.
Required Transparency	N/A
Transitional Landscape Area	35' deep landscape buffer is required along any lot line that abuts a residential district.
Additional Standards	Standards for outdoor gathering spaces/green spaces for development, parking, loading, mobility, fences, signs, and landscaping can be found in Chapter 5 of this Zoning Code.

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6.3.17. - INSTITUTIONAL CAMPUS DISTRICT (IC)



- (A) Purpose. The Institutional Campus District provides areas for larger institutional uses that typically develop as a unified campus with multiple buildings, such as hospitals, high schools, and retirement communities.
- (B) Institutional Campus District Standards. No building or structure may be erected or modified, and no lot may be created, subdivided, or consolidated in this district except where such building, structure, or lot is in conformance with the standards described in the table below, unless approved through a Variation or Planned Development.

Lot Area	N/A
Lot Width	N/A
No. of Principal Structures per Lot	Multiple principal structures
Distance Between Principal Structures	N/A
Impervious Surface Coverage	N/A
Building Lot Coverage	N/A
Floor-Area Ratio	N/A
Front Yard Setback	27 ft. min.

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Side Street Yard Setback	27 ft. min.
Interior Side Yard Setback	10 ft. min.
Rear Yard Setback	10 ft. min.; 27 ft. min. required along any rear yard frontage that abuts a public street. Alleys are not considered a public street frontage.
Upper Floor Setback	N/A
Building Height	85 ft. max.
Required Transparency	N/A
Transitional Landscape Area	15' deep landscape buffer is required along any lot line that abuts a residential district.
Additional Standards	Standards for outdoor gathering spaces/green spaces for development, parking, loading, mobility, fences, signs, and landscaping can be found in Chapter 5 of this Zoning Code.

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6.3.18. - CREATION AND INNOVATION DISTRICT (CI)



- (A) Purpose. The Creation and Innovation District is intended to attract and retain industries and supports the changing landscape of manufacturing. This district provides land for the growth in innovative technology and businesses. Where abutting or across the street from residential zoning, the uses in this district shall be designed to minimize adverse impacts.
- (B) Innovation & Manufacturing District Standards. No building or structure may be erected or modified, and no lot may be created, subdivided, or consolidated in this district except where such building, structure, or lot is in conformance with the standards described in the table below, unless approved through a Variation or Planned Development.

Lot Area	N/A
Lot Width	N/A
No. of Principal Structures per Lot	1 max.
Distance Between Principal Structures	N/A
Impervious Surface Coverage	N/A
Building Lot Coverage	N/A
Floor-Area Ratio	2.5 max.
Front Yard Setback	0 ft. min.

Side Street Yard Setback	0 ft. min.
Interior Side Yard Setback	0 ft. min.
Rear Yard Setback	Where a rear yard abuts an alley, a 5' min. rear yard setback shall be required for the first 16' feet of building height.
Upper Floor Setback	N/A
Building Height	65 ft. max.
Required Transparency	When ground floor commercial space is present: at least 50% of the wall surface area between 2'-8' in height on the ground-floor-level street-facing façade must be comprised of transparent windows.
Transitional Landscape Area	15' deep landscape buffer is required along any lot line that abuts a residential district.
Additional Standards	Standards for outdoor gathering spaces/green spaces for development, parking, loading, mobility, fences, signs, and landscaping can be found in Chapter 5 of this Zoning Code.

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6.3.19. - OPEN SPACE DISTRICT (OS)



- (A) Purpose. The Open Space District provides areas for community members to gather, be active, and connect to natural spaces.
- (B) Open Space District Standards. No building or structure may be erected or modified, and no lot may be created, subdivided, or consolidated in this district except where such building, structure, or lot is in conformance with the standards described in the table below, unless approved through a Variation or Planned Development.

Lot Area	N/A
Lot Width	N/A
No. of Principal Structures per Lot	Multiple principal structures are permitted per lot
Distance Between Principal Structures	N/A
Impervious Surface Coverage	10% max.
Building Lot Coverage	10% max.
Floor-Area Ratio	N/A
Front Yard Setback	5 ft. min.
Side Street Yard Setback	5 ft. min.

Interior Side Yard Setback	10 ft. min.
Rear Yard Setback	10 ft. min.
Upper Floor Setback	N/A
Building Height	24 ft. max.
Required Transparency	N/A
Additional Standards	Standards for outdoor gathering spaces/green spaces for development, parking, loading, mobility, fences, signs, and landscaping can be found in Chapter 5 of this Zoning Code.

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Chapter 4 - Use Regulations

6.4.1. - OVERVIEW OF THIS CHAPTER

- (A) This chapter provides use permissions for all zoning districts, as well as additional standards for accessory uses and structures, temporary uses, and where special standards apply for individual uses.
- (B) Authorized Uses of Land and Structures. Within the designated zoning districts established by this Zoning Code, only the following types of land and building uses are permitted:
1. Permitted Uses. Activities explicitly allowed within specific zoning districts as outlined in this Zoning Code.
 2. Limited Uses. Uses that are permitted only when in compliance with specific requirements or conditions that are necessary to ensure compatibility with the surrounding neighborhood or area in which they are located. Please refer to specific requirements or conditions found in Section 6.4.4.
 3. Special Uses. Activities designated as special within certain zoning districts, subject to adherence to all applicable standards and procedures for special uses.
 4. Planned Developments. A tract of land, which may include more than one zoning lot, that is developed as a unit under single ownership or control that meets or exceeds at least one of the minimum thresholds as defined in this Zoning Code.
 5. Non-Conforming Existing Uses. Activities that were legally established before the effective date of this Zoning Code and are allowed to continue, provided they comply with regulations concerning nonconforming uses and structures as outlined in this Zoning Code.
 6. Temporary Uses. Activities that occur for a limited duration of time. No temporary use, however, shall be established unless a Certificate of Zoning Compliance has been issued.
 7. Accessory Uses. Uses or structures that are incidental and subordinate to the primary use of the property. These accessory uses shall comply with the regulations and standards set forth for each zoning district and shall not alter the character of the primary use.
 8. Home Occupations. Business activities conducted entirely within a dwelling unit by its inhabitants, provided such activities comply with specific regulations regarding their scale and impact to maintain the residential fabric of the neighborhood.
- (C) Transitional Provisions. Anyone who has obtained a Certificate of Zoning Compliance within 90 days preceding the effective date of this Zoning Code may proceed under the regulations in effect at the time the Certificate of Zoning Compliance was issued. For applications for building permits submitted prior to the effective date of this Zoning Code, accompanied by complete working drawings, and where a building permit is issued within 6 months of such submission, the proposed construction may proceed under the regulations in effect at the time of submission, if construction commences within 180 days of the permit issuance. Additionally, any project that has either received preliminary approval from the appropriate city review

committee, or that has obtained approval for a variation or special use, including planned developments, prior to the effective date of this Zoning Code, may proceed under the zoning regulations that were in effect at the time of such approval, including any applicable time limitations. For applications for a special use, administrative review use, planned development, or variations that have been deemed complete by the City and have been filed prior to the effective date of this Zoning Code, may proceed under the regulations in effect at the time of filing, provided that the applicable determining body has rendered a decision on the application no more than six months after the effective date of this Zoning Code.

- (D) Adherence to Prior Code. Projects proceeding under prior zoning regulations shall adhere to the provisions of the approving Zoning Code in effect at the time of approval. All subsequent amendments to this Zoning Code shall be tracked and referenced through the municipal code system to ensure compliance and consistency.
- (E) Projects with Prior Zoning Entitlements. Projects that have obtained any type of zoning entitlement approval including but not limited to planned developments, special uses, administrative review uses, unique uses, and variations before the effective date of this Zoning Code, shall be subject to any conditions of approval within each applicable ordinance, regardless of whether said conditions are more restrictive than the requirements within this Zoning Code. Anyone seeking a modification to any ordinance or administrative approval shall be required to amend their zoning approval through the applicable amendment processes as outlined within this Zoning Code.
- (F) Existing Legal Uses. Any uses lawfully established prior to the effective date of this Zoning Code, which may become legally non-conforming as a result of its adoption, shall be deemed legal permitted uses or legal special uses under the provisions of this Zoning Code, as applicable.

6.4.2. - INTERPRETATION OF USE TABLE

Similar and Compatible Uses. For land uses not explicitly listed in the “use chart,” but determined to be clearly similar and compatible to one or more listed uses, the City Manager or designee may authorize such use. The use shall conform to the same provisions, restrictions, and entitlement processes applicable to the most similar and compatible listed use. The determination of what constitutes a similar and compatible use shall be at the sole discretion of the City Manager or designee.

6.4.3. - PERMITTED USES

The use chart below outlines all use permissions for each zoning district. Uses are either permitted (P), permitted by special use approval (S), permitted subject to compliance with limited use requirements (L), or prohibited (blank). The uses listed in the chart below must also comply with the land use requirements as outlined in Section 6.4.4.

LEGEND: P = Permitted Use L = Limited Use S = Special Use [blank] = Prohibited Use	R 1	R 2	R 3	R 4	M 1	M 2	M 3	D 1	D 2	D 3	U 1	U 2	U 3	U 4	IC	CI	OS
	NONSTANDARD USES																
Adaptive Reuse	L	L	L	L	L	L	L	L	L	L		L	L	L	S	S	S
Unique Use	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S
RESIDENTIAL																	
Supportive Living Community			L	P	S	L	P	P	P	P					P	S	
Residential Care Home	P	P	P	P	L	L	L	L	L	L					P	S	
Single-Room Occupancy			P	P	L	L	L	L	L	L					P	S	
Recovery / Shelter			P	P	L	L	L	L	L	L	P	P	P		P	S	
Microhome	L	L	S	S											S	S	
Dwelling, 1-4 units	P	P	P	P	P	P	P	L	L	L					S	S	
Dwelling, 5+ units			P	P	L	L	L	L	L	L	P	P			P	S	
COMMERCE AND SERVICES																	
Artisan Manufacturing			S	L	P	P	P	P	P	L						P	
Bed and Breakfast	L	L	L	L	P	P	P	S	S	S							
Cannabis Dispensary					L	L	L	L	L	L					L	L	
Cannabis Business (non-dispensary)					S	S	S	S	S	S						P	
Catering/Ghost Kitchen					L	L	L	L	L	L			L	P	P	P	
Convention/Banquet Facility					S	L	L	P	P	L			L	P		S	
Daycare Center – Child	L	L	L	L	L	L	L	L	L	L	P	P	P	P	P	L	S
Hospital															P		
Hotel				S	S	S	P	P	P	P							
Office				S	P	P	P	P	P	P	P	P	P		P	P	
Pet Boarding/Animal Daycare and Grooming					L	L	L	L	L	L	S				L	L	
Animal Medical Office				L	L	L	L	L	L	L					L	L	
Research and Innovation Laboratory						L	P	P	P	P	P	P			P	P	
Food/Beverage Establishment				L	L	L	L	L	L	L			L	L	P	L	S
Commercial Recreation					L	L	P	P	P	P			L	P	P	P	S
Retail Goods and Commercial Services				L	P	P	P	P	P	P	P	P	P	P	P	P	
Entertainment/ Amusement Facility					P	P	P	P	P	P				S		P	S
Urban Farm	L	L	L	P	P	P	P	P	P	P					P	P	
Wireless Communication Facility	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L
Mixed-Use Market				P	P	P	P	P	P	P					P	P	

LEGEND: P = Permitted Use L = Limited Use S = Special Use [blank] = Prohibited Use	R 1	R 2	R 3	R 4	M 1	M 2	M 3	D 1	D 2	D 3	U 1	U 2	U 3	U 4	IC	CI	OS
	Funeral Services					S	P	P	P	P	P						
AUTOMOTIVE																	
Automotive Retail Service (tire store, auto repair)					S	S	L	S	S	S						L	
Automotive Gas Station/Car Wash					S	S	S									P	
Automobile and Recreational Vehicle Sales						S	L	P	P	P						S	
Private Parking Facility					S	S	S	S	S	S	S	P	P	P	S	S	
Drive-Through Facility (Principal or Accessory Use)						S	S	S	S	S						S	
PUBLIC/COMMUNITY																	
Cultural Facility				P	P	P	P	P	P	P	P	P	P				P
Community Center				P	P	P	P	P	P	P	P	P	P			P	P
Public Recreation (indoor or outdoor)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P
Educational Institution	P	P	P	P	P	P		P	P	P	P	P	P		P	P	P
Neighborhood Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Daycare – Adult	L	L	L	L	L	L	P	P	P	P					L		S
Government Use				S	S	S	P	P	P	P	P	P	P	S	P	P	P
Stadium												P	S	S	S		
Public Utility	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P
Membership Organization			S	S	P	P	P	P	P	P	P	P	P	P		P	
Cemetery																	P
Municipal Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Transportation Facility			P	P	P	P	P	P	P	P	P	P	P	P		P	P
Religious Institution	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Vocational Training/Trade School					L	L	P	P	P	P	P	P	P		P	P	
INDUSTRIAL																	
Alcohol Production Facility					S	S	L	L	L	L						P	
Trade Contractor					S	S	S									P	
Wholesaling/Warehousing/Distribution							S	S	S	S						P	
Light Industrial							S	S	S	S						P	
Heavy Industrial																S	
Self-Storage Facility																S	
Outdoor Storage																L	
UNIVERSITY																	

LEGEND: P = Permitted Use L = Limited Use S = Special Use [blank] = Prohibited Use	R	R	R	R	M	M	M	D	D	D	U	U	U	U	IC	CI	OS
	1	2	3	4	1	2	3	1	2	3	1	2	3	4			
University Housing											P	P	P	P			
University Facility											P	P	P	P			
University Athletics Facility											P	P	P	P			
Indoor Recreational Facility (college or university)														P			
Outdoor Recreational Facility (college or university)														P			
Intramural, intercollegiate or amateur sports and athletic events and practice therefor														P			
Playground														P			
Band playing and practice in connection with another permitted use														P	P		
Commencement, convocation and graduation exercises														P	P		
University-sponsored lecture, speakers, musical performances and other cultural events held within an enclosed building provided that attendance is limited to ten thousand (10,000) or less														P			
Outdoor lectures, speakers, non-musical festivals, social events and other community or cultural events, and musical performances in conjunction or associated with the foregoing (which shall require loudspeaker permits from the City for any noise amplification), hosted by the University or City and designed for the University or local community, provided that the capacity for such events is no greater than seven thousand five hundred (7,500), and no more than sixty (60) days of programming occurs annually. Outdoor plazas shall not be rented to organizations not affiliated with the University or City														P			
University related banquet halls, including breakfasts,														P			

LEGEND: P = Permitted Use L = Limited Use S = Special Use [blank] = Prohibited Use	R	R	R	R	M	M	M	D	D	D	U	U	U	U	IC	CI	OS
	1	2	3	4	1	2	3	1	2	3	1	2	3	4			
luncheons, dinners, meeting and dining room facilities, if attendance is limited to the capacity of the specific facilities																	
Accessory uses to university permitted uses, including administrative and faculty offices, classroom, auditoriums, athletic facilities and parking spaces														P			
Public facing concerts (provided they meet the land use requirements)														P			

6.4.4. - LAND USE REQUIREMENTS

Permitted uses of land shall be subject to the requirements and conditions listed below or may request a major variation to modify or eliminate any requirement or condition subject to the requirements of Section 6.7.X(X). A Limited Use shall comply with all listed requirements and conditions or may request a Special Use to modify or eliminate any requirement and condition subject to the requirements of Section 6.X.X (X) Special Uses.

(A) Nonstandard Uses

1. Adaptive Reuse

- a. A Traffic Demand Management Plan shall be submitted for a determination of suitability by the City Manager or designee.
- b. The adaptive reuse shall be predominantly contained within an existing structure or structures and shall demonstrate adaptive use as the principal means to preserve and assure the continued existence of said structure(s), which structure(s) must have evident artistic, cultural, social, or architectural value to the community.
- c. Adaptive reuses are exempt from minimum loading area requirements and minimum lot area residential density requirements.
- d. Any lighting installed to illuminate off-street parking areas shall be confined to direct light onto the parking area only.

(B) Residential

1. Dwellings, 1-4 Units

- a. An existing lot of record that does not meet the minimum lot size requirement for the district is allowed 1 dwelling unit and 1 accessory dwelling unit unless a major variation is granted.
 - b. A Traffic Demand Management Plan shall be submitted for a determination of suitability by the City Manager or designee. The plan may be prepared by the builder, developer, or property owner.
 - c. In the D1, D2, and D3 zone, dwelling units shall only be allowed above the ground floor.
2. Dwellings, 5+
 - a. A Traffic Demand Management Plan shall be submitted for a determination of suitability by the City Manager or designee.
 - b. At least one commercial, public, or community gathering space shall be located on the ground floor.
 3. Supportive Living Community
 - a. A Traffic Demand Management Plan shall be submitted for a determination of suitability by the City Manager or designee.
 - b. At least one commercial, public, or community gathering space shall be located on the ground floor.
 4. Residential Care Home
 - a. A Traffic Demand Management Plan shall be submitted for a determination of suitability by the City Manager or designee.
 - b. A facility may not be located on the ground floor.
 5. Single-Room Occupancy
 - a. A Traffic Demand Management Plan shall be submitted for a determination of suitability by the City Manager or designee.
 - b. At least one commercial, public, or community gathering space shall be located on the ground floor.
 - c. Access to a private or shared full bathroom and kitchen shall be provided.
 6. Recovery/Shelter
 - a. At least one commercial, public, or community gathering space shall be located on the ground floor.
 7. Microhome
 - a. A Traffic Demand Management Plan shall be submitted for a determination of suitability by the City Manager or designee.
 - b. In alignment with the City of Evanston's Climate Action and Resilience Plan (CARP), the incorporation of green infrastructure practices, such as permeable pavements and rain gardens, is encouraged for effective stormwater management.

Homes shall meet or exceed the city's energy efficiency standards, utilizing features like high-performance insulation and energy-efficient systems to support the goals outlined in CARP, promoting sustainability and reducing energy consumption.

- c. Microhomes are permitted as principal structures on individual zoning lots in all residential districts subject to the limiting requirements of this Section.
- d. Each microhome on a lot shall be subject to the primary structure setbacks.
- e. Each microhome shall be set back a minimum distance of 10 feet from each other.
- f. Where more than three microhomes are placed on a single lot, a cottage court format, with shared internal community space is encouraged.
- g. Any zoning relief requested for the initial construction of a microhome development shall be treated as a minor variation, without requiring major variation approval. After the initial construction is completed, microhomes may seek zoning relief through either major or minor variation processes.
- h. Development Standards:
 - i. Front yard: The setback shall be the average setback of existing lots on the block or a minimum of 27 feet, whichever is less.
 - ii. Side yard adjacent to a street: 10 feet
 - iii. Interior side and Rear yard: 3 feet
 - iv. Building Height: The maximum building height for any microhome shall not exceed 28 feet, or 2 stories, whichever is less.
 - v. Building Lot Coverage: Shall adhere to the maximum building lot coverage and impervious surface limits established for the underlying zoning district.
 - vi. Design Standards: Exterior materials must be compatible with the surrounding neighborhood's aesthetic and architectural character. Acceptable materials include but are not limited to wood, fiber cement siding, metal, stucco, and composite materials.
 - vii. Rooflines: Microhomes shall be designed in a manner that is consistent with or complementary to the surrounding homes and incorporate the use of gable, hipped, or mansard roof styles. The use of contemporary or modern styles may be allowed only if the design maintains visual harmony with the surrounding area. When more than one microhome is permitted on a lot a diverse range of architectural styles is encouraged to create visual interest and prevent uniformity.
- i. To place over four (4) microhomes on one lot in any zone, the property owner shall go through the Special Use approval process.

(C) Commerce and Services

1. Artisan Manufacturing

- a. A Traffic Demand Management Plan shall be submitted for a determination of suitability by the City Manager or designee.
 - b. The production process shall not produce odors, dust, vibration, noise, or other external impacts that are detectable beyond the property lines of the subject property.
 - c. All equipment used in production and all products produced shall be located within the principal building.
2. Bed and Breakfast
 - a. A Traffic Demand Management Plan shall be submitted for a determination of suitability by the City Manager or designee.
 - b. The bed and breakfast operation shall be located within and be accessory to a private dwelling.
 - c. Licensing and standards shall comply with Title 8, Chapter 19 – Bed and Breakfast Establishments.
3. Cannabis Dispensary
 - a. A Traffic Demand Management Plan shall be submitted for a determination of suitability by the City Manager or designee.
 - b. All cannabis dispensaries, regardless of the type of license held, shall maintain the state-mandated minimum setback distances from schools and other dispensaries as established for Adult Use Dispensary Licenses.
4. Catering/Ghost Kitchen
 - a. A Traffic Demand Management Plan shall be submitted for a determination of suitability by the City Manager or designee.
 - b. An Operations Plan shall be submitted and approved by the City Manager or designee.
 - c. All cooking and preparation activities shall take place indoors, with no outdoor cooking or food preparation permitted.
 - d. Ventilation systems shall be installed to minimize odors, and operators shall comply with air quality regulations.
5. Convention/Banquet Facility
 - a. An Operations Plan shall be submitted and approved by the City Manager or designee.
 - b. Events that use amplified music or sound may only occur indoors and shall keep doors and windows closed while amplification is in use.
 - c. A Sustainability Plan shall be submitted and approved by the City Manager or designee.

- d. A Traffic Demand Management Plan shall be submitted for a determination of suitability by the City Manager or designee.
6. Daycare Center – Child
 - a. An Operations Plan shall be submitted and approved by the City Manager or designee.
 - b. A Traffic Demand Management Plan shall be submitted for a determination of suitability by the City Manager or designee.
7. Pet Boarding/Animal Daycare and Grooming
 - a. A Traffic Demand Management Plan shall be submitted for a determination of suitability by the City Manager or designee.
 - b. An Operations Plan shall be submitted and approved by the City Manager or designee.
 - c. The operator shall place and maintain the upkeep of an outdoor Pet Waste Station on the property.
 - d. The parts of a building where animals are boarded shall be fully enclosed, with solid core doors and no operable windows, and shall be sufficiently insulated/soundproofed so no unreasonable noise, odor, or sound can be detected off premises or through shared tenant party walls and ceilings.
 - e. Any outdoor spaces must be only for temporary animal use between the hours of 7:00 am and 7:00 pm and shall not contain any animal kennels or sleeping areas.
8. Animal Medical Office
 - a. A Traffic Demand Management Plan shall be submitted for a determination of suitability by the City Manager or designee.
 - b. An Operations Plan shall be submitted and approved by the City Manager or designee.
 - c. The operator shall place and maintain the upkeep of an outdoor Pet Waste Station on the property.
 - d. The parts of a building where animals are temporarily boarded shall be fully enclosed, with solid core doors and no operable windows, and shall be sufficiently insulated so no unreasonable noise or odor can be detected off premises.
9. Research and Innovation Laboratory
 - a. A Traffic Demand Management Plan shall be submitted for a determination of suitability by the City Manager or designee.
 - b. An Operations Plan shall be submitted and approved by the City Manager or designee.
10. Food/Beverage Establishment

- a. A Sustainability Plan shall be submitted and approved by the City Manager or designee.
- b. A Traffic Demand Management Plan that includes an analysis of delivery and loading operations, as well as waste collection, shall be submitted for a determination of suitability by the City Manager or designee. The plan may be prepared by the business owner, property owner, or operator of the establishment.

11. Commercial Recreation

- a. An Operations Plan shall be submitted and approved by the City Manager or designee.
- b. Recreation shall occur entirely within an enclosed building, and doors and windows shall remain closed while the Facility operates.
- c. Additional soundproofing is required on the walls and ceiling if amplified music or sound is used at the Facility.
- d. A Traffic Demand Management Plan shall be submitted for a determination of suitability by the City Manager or designee. The plan may be prepared by the business owner, property owner, or operator of the establishment.

12. Retail Goods and Commercial Services

- a. If a facility is in a mixed-use development, it shall be located primarily on the ground floor.
- b. A Traffic Demand Management Plan shall be submitted for a determination of suitability by the City Manager or designee. The plan may be prepared by the business owner, property owner, or operator of the establishment.

13. Urban Farm

- a. A Traffic Demand Management Plan shall be submitted for a determination of suitability by the City Manager or designee. The plan may be prepared by the business owner, property owner, or operator of the establishment.
- b. An Operations Plan shall be submitted and approved by the City Manager or designee.

14. Wireless Communication Facility

- a. New monopole facilities shall confirm rooftop location or co-location on an existing pole is not possible.
- b. Equipment boxes shall be screened from view, whether rooftop-mounted or ground-located.
- c. The height permitted for a monopole or rooftop location is the minimum height required to achieve the functionality of the equipment.

(D) Automotive

1. Automobile Retail Service

- a. A Traffic Demand Management Plan shall be submitted for a determination of suitability by the City Manager or designee. The plan may be prepared by the business owner, property owner, or operator of the establishment.
 - b. An Operations Plan shall be submitted and approved by the City Manager or designee. The operator shall provide a detailed description of vehicle servicing machinery and equipment proposed including any tanks.
 - c. All automobile-related work shall occur within an enclosed building.
 - d. Outdoor storage of hazardous materials is prohibited.
 - e. A sight-obscuring landscaping screen and fence is required along all property lines that abut a residential district or use.
2. Automobile and Recreational Vehicle Sales
 - a. All outdoor Automobile and Recreational Vehicle Sales shall be on paved surfaces with proper stormwater management and shall be obscured by landscaping or fencing on all sides that abut a residential use or district.
 - b. An Operations Plan shall be submitted and approved by the City Manager or designee.
- (E) Public/Community
1. Daycare – Adult
 - a. A Traffic Demand Management Plan shall be submitted for a determination of suitability by the City Manager or designee. The plan may be prepared by the business owner, property owner, or operator of the establishment.
 - b. An Operations Plan shall be submitted and approved by the City Manager or designee.
 - c. For facilities with capacity of 30 attendees and greater, a Traffic Demand Management plan shall be submitted for a determination of suitability by the City Manager or designee.
 2. Vocational Training/Trade School
 - a. A Traffic Demand Management Plan shall be submitted for a determination of suitability by the City Manager or designee.
 - b. An Operations Plan shall be submitted and approved by the City Manager or designee.
- (F) Industrial
1. Alcohol Production Facility
 - a. A Traffic Demand Management Plan shall be submitted for a determination of suitability by the City Manager or designee.

- b. There are no limitations on the scale of alcohol production within the CI zone, however, in all other zones production is limited to 20,000 barrels annually for breweries and cideries, and 750,000 proof gallons annually for distilleries.
- c. The use shall not create strong odors which are perceptible from other properties.
- d. If the Facility is located on the ground floor, the Facility shall include a retail area or tasting room and may serve food.

2. Outdoor Storage

- a. Where outdoor storage is allowed as a principal use, all goods, material, equipment, parts, or merchandise shall be located on a paved surface with proper stormwater management.
- b. Where outdoor storage is allowed as a principal use, all goods, material, equipment, parts, or merchandise stored outdoors shall be enclosed by a sight-obscuring landscaping screen and a fence along all property lines.

(G) University

1. Public Facing Concerts

- a. Attendance at such events is limited to twenty-eight thousand five hundred (28,500) persons.
- b. A coordinated transportation management plan shall be submitted to the City Manager or its designee.
 - i. Intersections within one thousand (1,000) feet shall return to baseline traffic counts within one (1) hour of the end of a concert event.
 - ii. Enforcement: Traffic counters and police personnel shall be supplied at Northwestern's expense and deployed by the City of Evanston before, during and after events to evaluate traffic counts. The location of traffic counters, timing of deployment, and baseline traffic counts shall be determined within the Memorandum of Understanding negotiated between the City of Evanston and Northwestern.
 - iii. Penalty: Violation of the traffic standard shall result in a twenty-five thousand dollar (\$25,000.00) penalty per event.
- c. Private security is provided for University-owned parking areas utilized. Northwestern shall provide three (3) police officers or private security personnel, approved by the City, to address potential public safety impacts before, during, and after concert events.
 - i. Enforcement: Three (3) police officers or private security personnel approved by the City shall be provided at Northwestern's expense. The City of Evanston shall document the number of substantiated 911 calls within one thousand (1,000) feet of the U2 zone before, during, and after each event and provide a report to Northwestern. If substantiated 911 calls associated with concerts exceed the baseline average by more than fifty (50) percent additional police officers or private security personnel, approved by the City, may be required as part of the concert operations plan at Northwestern's expense. The baseline calls for service shall be determined within the

- memorandum of understanding negotiated between the City of Evanston and Northwestern.
- ii. Penalty: Violation of the public safety and nuisance standard for not providing minimum staffing as detailed above, shall result in a twenty-five thousand dollar (\$25,000.00) penalty per event.
- d. Northwestern shall provide two (2) parking officials to monitor parking before, during, and after events.
- i. Enforcement: Two (2) parking enforcement staff shall be provided by the City for events at Northwestern's expense. The City of Evanston shall document the number of parking tickets within one thousand (1,000) feet of the U2 zone before, during, and after each event and provide a report to Northwestern. If parking tickets associated with concerts exceed the baseline average by more than fifty (50) percent additional parking officials may be required as part of the concert operations plan at Northwestern's expense. The baseline parking tickets shall be determined within the Memorandum of Understanding negotiated between the City of Evanston and Northwestern.
 - ii. Penalty: Violation of the parking standard for not providing minimum staffing as detailed above, shall result in a twenty-five thousand dollar (\$25,000.00) penalty per event.
- e. Reasonable provision of multi-modal traffic-control devices at no City expense including personnel, shall be provided to ensure the free flow of pedestrian, bike and vehicular traffic and the security and safety of said traffic flow.
- f. Live animals used in conjunction with any event may only be stored within a completely enclosed building.
- g. There shall be no more than six (6) total days of such events in any calendar year within the U2 district, excluding setup and takedown. Such events shall not occur on the same date as other full-capacity events at the stadium or fieldhouse. If a concert is delayed or canceled due to weather or force majeure (including illness or pandemic), the concert may be rescheduled in the same calendar year without counting as an additional concert towards the six (6) concert maximum. The Mayor may grant a waiver in the case of a delay due to weather or force majeure (including illness or pandemic) to the additional standards, enforcement, and penalty provisions below.
- h. Lighting associated with such events shall be directed away from adjacent residences.
- i. Sound limitation: Sound levels during concert events shall not exceed an average of eighty (80) dba at specified locations.
- i. Curfew: All sound systems shall be off by 10:00 p.m. Sunday through Thursdays and 10:15 p.m. Fridays, Saturdays, and days preceding national holidays and legal school holidays enumerated in 105 ILCS 5/24-2. During the school regular session calendar from approximately Labor Day to Memorial Day, Northwestern agrees that evening concerts on Sunday through Thursday (assuming the next day is not a holiday) will not be permitted without prior approval from the City.

- ii. Enforcement: A noise monitoring system shall be installed by Northwestern at the property line surrounding the stadium and within one thousand (1,000) feet throughout the adjacent residential neighborhoods. The Evanston Police Department shall receive the output and monitor for compliance. The location of the noise monitoring system and ongoing maintenance and calibration shall be determined within the Memorandum of Understanding negotiated between the City of Evanston and Northwestern.
- iii. Penalty: Violation of the sound limitation and curfew standards shall result in the penalties outlined below.
- j. Any uses not outlined herein shall require approval by the City's Special Events Committee.

6.4.5. - ACCESSORY USES AND STRUCTURES

(A) Accessory uses and structures shall be approved in accordance with the following regulations:

1. No accessory use or structure shall be approved, established or constructed before the principal use is approved.
2. Accessory uses and structures shall be compatible with and subordinate to the principal use and structure.
3. No accessory building shall be located within five (5) feet of the nearest wall of the principal structure. Accessory structures that are not buildings, such as arbors, trellises, and flag poles are exempt from this requirement.
4. No accessory building shall be located within the front yard setback or the street side yard setback, nor between the street-facing facade(s) of the principal building and the property lines. Accessory structures that are not buildings, such as arbors, trellises, and flag poles, are exempt from this requirement.
5. No accessory structure shall exceed 28 feet in height.
6. In all Residential Districts:
 - a. An accessory use or structure located in a rear yard or interior side yard shall be at least 3 feet from any property line.
 - b. No accessory building located on a corner lot shall be closer to a street side lot line than the principal structure. Accessory structures that are not buildings, such as arbors, trellises, and flag poles, are exempt from this requirement.
7. In all Non-Residential Districts:
 - a. An accessory use or structure located in a rear yard or interior side yard shall be subject to the yard requirements of the zoning district in which they are located or shall be at least 3 feet from any property line, whichever is less.
 - b. Accessory outdoor storage shall be allowed subject to the following.

- i. Shall be located on a paved surface with proper stormwater management.
- ii. Shall be screened on all sides by a sight-obscuring landscape screen, fence, or by a building.
- iii. Shall not be located in any front yard or street side yard. Where located in a side yard, shall not occupy more than 30% of the side yard.
- iv. Shall be located at least 3 feet from the side and rear property lines.

(B) Home Occupations. Home occupations may be permitted in any dwelling unit provided the home occupation complies with the following regulations:

- 1. Telecommuting is permitted in any dwelling unit by right and is not considered a home occupation.
- 2. Home occupations shall occupy less than 50% percent of the total gross floor area of the residence.
- 3. The occupation shall be carried out by the resident(s) entirely within their dwelling unit or accessory building. No merchandise shall be sold or displayed on the premises, and no equipment or materials shall be stored on any outdoor portion of the premises.
- 4. The home occupation shall not create any nuisances to the surrounding area, including but not limited to substantial traffic or parking congestion, deliveries, noise, dust, smoke, or odor.
- 5. The occupation shall be permitted one sign that is a maximum of 2 square feet in size.
- 6. A maximum of one person other than a resident of the dwelling unit may be employed on the premises.
- 7. No more than five individuals beyond the resident(s) and non-resident employee, if applicable, shall be allowed on the premises at one time.
- 8. Any person engaging in a home occupation shall register as a business with the City Manager or designee and shall be subject to the city business and occupations tax.

(C) Exterior Mechanical Equipment

- 1. Air conditioning equipment, generators, pool mechanicals, and similar equipment are subject to the following setback requirements:

Front Yard Setback	Prohibited to be placed in front yard area
Side Street Yard Setback	4 ft. min.
Interior Side Yard Abutting an Alley Setback	4 ft. min.
Interior Side Yard Not Abutting an Alley Setback	6 ft. min.
Rear Yard Setback	3 ft. min.

- 2. Exterior mechanical equipment shall be screened from view using landscaping, fencing, and/or accessory structures.

(D) Accessory Dwelling Units (ADUs)

1. Construction. An ADU may be created through new construction, alteration or an addition to an existing structure.
2. Number of Units. One (1) ADU is permitted per zoning lot.
3. Minimum Lot Area. None. ADUs are exempt from the minimum lot area requirements for a zoning lot.
4. Maximum ADU Size. All ADUs shall be smaller than the gross floor area of the largest primary dwelling unit and shall not exceed 1,200 square feet of gross floor area.
5. For a detached ADU, Section 6.4.5 Requirements for Accessory Uses Structures, shall apply.
6. For an attached ADU, the yard requirements shall be those required for a principal structure in the underlying zoning district.

(E) Swimming Pools

1. Outdoor swimming pools shall only be located in a rear yard and shall be located at least ten (10) feet from all property lines.
2. For swimming pool mechanical equipment, the regulations for Section 6.4.5 (C) Exterior Mechanical Equipment shall apply.

(F) Accessory Outdoor Storage of Vehicles, Boats, and Recreational Vehicles

1. Shall only be permitted in Residential Districts
2. Shall be located within the rearmost twenty-five (25) feet of the property unless authorized in an alternative location through a minor variation request.
3. Shall be located on a paved surface with proper stormwater management.
4. Shall be screened on all sides by a sight-obscuring landscape screen or sight-obscuring fence.
5. Not more than one truck with a maximum gross weight of 8,000 pounds or one trailer with a maximum gross weight of 5,000 pounds is permitted as outdoor storage.
6. Not more than one motorized or towable camper, boat, or boat trailer is permitted as outdoor storage.

(G) Driveways and Open Parking

1. Open parking spaces shall not be located in a front or street side yard.
2. In all Residential Districts, a driveway shall lead to a legally-located parking space that is either enclosed or is within an interior side yard or rear yard.

6.4.6. - TEMPORARY USES

(A) Subject to the limitations of this Zoning Code, temporary uses shall be permitted in the zoning districts as hereinafter specified. No temporary use, however, shall be established unless a Certificate of Zoning Compliance has been issued.

(B) The following temporary uses are permitted in the following zoning districts:

1. Residential Districts

- a. Tents. Tents shall be allowed for a thirty (30) day period.
- b. Contractor's Offices/Trailers and Equipment Sheds. Contractor's offices/trailers and equipment sheds shall be limited to the duration of construction.
- c. Real Estate Offices/Trailers. Real estate offices/trailers shall be limited to the period of active selling or leasing of units. No sleeping or cooking accommodations shall be allowed in such facilities except in a model dwelling unit used for marketing purposes.
- d. Portable Outdoor Moving Containers. Portable outdoor moving containers shall be allowed for no more than twenty-one (21) days.

2. Nonresidential Districts

- a. Outdoor Festivals, Sidewalk Sales, Art, Craft and Plant Shows, Exhibits, Displays, and Sales. O Activities shall be limited to 7 consecutive days in length and 6 occurrences per year.
- b. Seasonal Sales. Seasonal Sales such as holiday trees, pumpkins, and garden materials shall be limited to a duration of forty-five (45) days and 4 occurrences per year.
- c. Contractor's Offices/Trailers and Equipment Sheds. Contractor's offices/trailers and equipment sheds shall be limited to the duration of construction.
- d. Real Estate Offices/Trailers. Real estate offices/trailers shall be limited to the period of active selling or leasing of units. No sleeping or cooking accommodations are allowed.

(C) During construction and during non-residential temporary uses, temporary exceptions to the zoning regulations for parking, fences, yards, and other items may be permitted subject to the following conditions:

1. Upon written application stating the nature of the prospective noncompliance and its expected duration, the City Manager or designee may grant to the owner of a property within the City a temporary exemption from selected provisions of this Zoning Code.
2. Exemptions shall be subject to such conditions as may be determined to be reasonable, when such exemption, based upon facts submitted by the applicant, is necessary to permit the construction, alteration, temporary use, or demolition of improvements upon the property. Each temporary exemption so granted shall be in writing and a copy thereof, together with the application and supporting documentation, if any, shall be transmitted to the City Manager or designee to be maintained among their records.

Chapter 5 - Development Standards

6.5.1. - GENERAL PROVISIONS

- (A) Overview. The following general provisions of this Section apply to development in all zoning districts unless stated otherwise.
- (B) Subdivisions
1. Prior to the issuance of a building occupancy permit, any subdivision of a lot of record shall be completed in accordance with city regulations.
 2. Compliance After Subdivision. No developed zoning lot shall be divided into two or more zoning lots, nor shall any portion of a developed zoning lot be conveyed, unless all resulting zoning lots either fully comply with all applicable lot size, bulk, parking, and other zoning district regulations, or maintain but do not increase existing legal nonconformities.
- (C) Minimum Lot Dimensions
1. Newly Created Lots. Every residential building erected on a lot or parcel created after the effective date of this Zoning Code shall be constructed on a lot or parcel that meets the lot size requirements of the zoning district in which it is located.
- (D) Existing Lots of Record. In any residentially zoned area, on a lot of record existing on the effective date of this Zoning Code, a dwelling may be erected regardless of the size of the lot, provided that all other zoning requirements are met. General Lot and Bulk Regulations
1. No lot, building, structure, or premises shall be used or occupied, nor shall any building or structure be erected, demolished, moved, reconstructed, extended, or enlarged, except in compliance with the regulations and requirements specified for the zoning district in which it is located.
 2. No building permits shall be issued for any lot or portion thereof that has been sold, transferred, or conveyed in violation of these provisions.
 3. Provided that the lot(s) and structure(s) thereon, when considered as a whole, conform with or do not further conflict with zoning requirements, individual ownership and conveyance of attached dwelling units (such as townhouses), garages, accessory dwelling units (ADU), and associated land (which need not be contiguous) are permitted under certain conditions. These may include arrangements such as condominiums or cooperatives, or through recorded covenants and easements that govern maintenance, prohibit unauthorized expansions, and stipulate reconstruction conditions in the event of demolition or destruction.
 4. All new buildings and structures shall comply with the bulk regulations established for the zoning district in which they are located. Existing buildings or structures shall not be enlarged, reconstructed, altered, or relocated in a manner that creates or increases any conflict with the bulk regulations of this Zoning Code. Such changes are not permitted for buildings occupied wholly or partly by a nonconforming use, nor for the purpose of adding a dwelling unit or increasing residential density unless the building is brought into

full compliance with all applicable requirements. However, a variation may be sought and approved in accordance with the procedures outlined in this Zoning Code, allowing for deviations from the bulk regulations.

5. Existing buildings or structures that are noncomplying solely with respect to required yards may be enlarged, reconstructed, altered, or relocated, provided that such changes do not further conflict with the provisions of the nonconforming chapter of this Zoning Code or increase the nonconforming aspects of the building or structure. Vertical additions to a building or structure that is noncomplying solely with respect to required yards shall not be considered as increasing the nonconforming aspect of that building, provided that the nonconforming yard is not increased.
6. In cases where provisions of this section are more restrictive than those in the regulations concerning nonconforming uses and structures, the provisions of this section shall prevail.

(E) Yard Requirements

1. No lot shall be reduced in area in a way that causes the required yards or other open spaces to be less than prescribed by this Zoning Code.
2. For vacant through lots or corner lots, any street lot line may be designated as the front lot line. However, if a front lot line has been established on at least one of two or more contiguous through lots, the same street lot line shall be deemed the front lot line for all such contiguous lots. The City Manager or designee has the authority to determine the front lot line for a corner lot, considering factors such as:
 - a. Existing building orientation and setbacks.
 - b. Proportions of lot dimensions, with a preference for the shorter street frontage.
 - c. Development patterns within the neighborhood.
 - d. The property owner's preference.

(F) Flag Lots

1. Subdivision applications for the creation of flag lots shall require approval of a major variation. Required yards shall be established during the platting process.

(G) Permitted Obstructions in a Required Yard

1. A yard obstruction is an item attached to a principal or accessory structure, including, but not limited to, permanently roofed porches, chimneys, bay windows, awnings, canopies, arbors, trellises, balconies, eaves, staircases, ramps, and lifts for the disabled. Decks that are attached to a principal or accessory structure shall be considered an accessory structure and subject to the accessory structure requirements. Air Conditioning units attached to a principal or accessory structure are not considered a yard obstruction.
2. Yard obstructions shall be permitted to project into required yards as noted in the table below:

ASPECT	DESCRIPTION
Extent of Encroachment	Such obstructions may extend into the required building setbacks by no more than 10% of the depth of that yard/requirement and include but are not limited to: chimneys, bay windows, balconies, awnings, canopies, arbors, and trellises.
Eaves and Gutters	For additions to existing structures, the eaves and gutters may be constructed beyond the 10% encroachment to match or more closely match the roof eave and gutter on the existing structure.
Open Front Porches	Open front porches may extend into no more than 25% of the required front yard setback, provided they maintain a minimum front yard setback of 10 feet and minimum depth of 7 feet.
Open Side Porches	Open side porches may extend into no more than 10% of the required side yard setback, provided they maintain a minimum 3-foot side yard setback.
Stairs/ramps	Stairs and ramps that are unenclosed and unroofed may be located one (1) foot from any property line. A landing that does not exceed the minimum size as may be required by the Building Code, shall be considered part of the stairs/ramp.
Residential Ramps/Lifts	Ramps and lifts on a residential property, which are necessary for an individual to access their residence, shall be considered a permitted yard obstruction with no required minimum setback. A maximum 5-foot by 5-foot roofed overhang above the building entryway shall be considered part of the residential ramp/lift and exempt from setback requirements. Such ramp/lift and overhang may be provided only while a disabled individual resides in the residence.
Obstruction of Sight Lines at Intersections	No yard obstruction exceeding 30 inches in height shall be located within 20 feet of the corner curb line at an intersection to maintain clear sight lines for traffic safety.
Waste Enclosures	Waste enclosures are not required to be setback from a property line and are subject to the guidelines contained within Section 6.5.3.

6.5.2. - LANDSCAPING STANDARDS

- (A) Purpose. The purpose of this section is to establish landscaping and screening requirements that promote sustainability, enhance the natural environment, support the goals of the Evanston Climate Action and Resilience Plan (CARP), and improve the aesthetic appearance of the City.
- (B) Intent. These standards are intended to:
 1. Promote Environmental Sustainability. Enhance green infrastructure, reduce urban heat islands, and support carbon sequestration efforts.

2. Improve Stormwater Management. Utilize landscaping to sustainably manage stormwater runoff and reduce flooding risks.
 3. Enhance Biodiversity. Increase the use of native plant species to support local ecosystems and pollinators.
 4. Elevate Aesthetic Quality. Improve the visual appeal of developments, contributing to the beauty of Evanston.
 5. Support Climate Resilience. Incorporate adaptive landscaping practices that respond to and mitigate climate change impacts.
- (C) Applicability. The provisions of this section shall apply to all new developments and all expansions of an existing building footprint exceeding 2,000 square feet of new gross floor area.
- (D) Exemptions
1. 1 – 4 dwelling units on existing lots of record are exempt from the requirements of this section.
- (E) General Landscaping Requirements
1. Landscape Plan Submission. All covered developments shall submit a detailed Landscape Plan as part of the site plan approval process, including:
 - a. Existing tree inventory, including the caliper of all trees greater than 4-inches as measured at 5-feet in height and the species of all trees 4-inches in caliper or greater.
 - b. Location and dimensions of all existing and proposed landscaping areas.
 - c. General types, size, and quantity of all plant materials.
 2. Minimum Requirement. A minimum of 10% of the total lot area shall be landscaped (may include landscaped roof areas)
- (F) Institutional Campuses. Landscaping may be aggregated within specific areas to achieve appropriate use of outdoor space based on the needs of the campus.
- (G) Plant material standards. All properties shall feature a variety of landscaping such as a mixture of ornamental and shade trees, shrubs, plants, grasses, and groundcover to maximize sustainable plantings that will succeed long-term on the property. The use of bioswales and/or rain gardens is also encouraged as landscaping elements. Plant material standards should be provided per the table below:

Standard	Requirement
Species Selection	<p>Native Plants: At least 80% of plant materials should be native species to the Evanston region to promote biodiversity and ecological resilience.</p> <p>Diversity: No single species should comprise more than 15% of the total plantings to prevent monocultures and enhance disease resistance.</p> <p>Invasive Species: The use of invasive plant species is prohibited.</p>
Plant Sizes	<p>Shade Trees: Should be a minimum caliper of 2.5 inches at planting.</p> <p>Ornamental Trees: Should be a minimum caliper of 2 inches at planting.</p> <p>Evergreen Trees: Should be a minimum height of 6 feet at planting.</p> <p>Shrubs: Should be minimum height or spread of 18 inches at planting.</p>

	Groundcover and Perennials: Planted at densities to achieve full coverage within two (2) growing seasons.
Plant Quality	All plant materials should comply with the latest edition of the American Standard for Nursery Stock (ANSI Z60.1). Plants shall be healthy, vigorous, and free from pests and diseases.
Soil Preparation	Soil in planting areas shall be tested and amended as necessary to support healthy plant growth. Incorporate organic matter and ensure proper drainage to promote root development.

(H) Installation and maintenance.

1. Installation shall occur during appropriate seasons to ensure plant establishment.
2. Developments should consider whether an irrigation system is necessary for the success of the plantings.
3. Use of harvested rainwater or greywater for irrigation is encouraged.
4. Utilize drought-tolerant plant species to reduce irrigation needs.
5. Incorporate mulch in planting beds to retain soil moisture and suppress weeds.
6. Landscaping shall be designed to provide habitats for pollinators, birds, and other wildlife. Include features such as nesting boxes, bee hotels, and butterfly gardens.
7. Landscaping of green roofs is encouraged.
8. Additional landscaping buffers may be required on a lot when commercial or industrial uses are adjacent to residential uses.

(I) Parking Lot Landscaping. To lessen the visual impact of parking areas, mitigate heat islands, and manage stormwater runoff through the integration of landscaping elements, the following requirements are required for all parking areas with 10 or more parking spaces:

1. **Perimeter Buffer.** A landscaping buffer is required around all boundaries of the parking lot that do not abut an alley.
2. **Landscape Islands.** One landscaping island is required for every 10 parking spaces or portion thereof. Each landscaping island shall feature at least one tree and shall be of a sufficient size to ensure the continued health of the tree. Parking spaces that are not open to the sky do not count towards the parking space total for the purposes of calculating the required number of landscaping islands.

6.5.3. - WASTE ENCLOSURE STANDARDS

(A) Purpose. The purpose of this section is to establish waste enclosure requirements that promote sustainability and enhance the organization of and access to waste-related services in the City of Evanston.

(B) Intent. These standards are intended to:

1. Promote sustainability and preserve space to allow for diversionary waste services to be available now and into the future.
 2. Organize containers in a manner that allows for the highest use by ensuring containers can be properly filled and utilized.
 3. Increase and preserve access to waste containers for service by private scavengers.
 4. Elevate the visual appeal of developments, contributing to the overall character and beauty of Evanston.
- (C) Applicability. The provisions of this section apply to all new construction, adaptive reuse, gut rehab, or an existing development with a building expansion more than 25% of the existing gross floor area. New construction of fewer than five (5) dwelling units is exempt from this provision.
- (D) General Waste Enclosure Requirements.
1. A Waste Management Plan (WMP) shall be submitted and approved by the City Manager or designee. If the WMP does not receive approval, the applicant may seek a minor variation.
 2. Applicable developments shall establish an interior or exterior waste enclosure to collect and have waste serviced.
- (E) Waste Management Plan Application. All waste enclosures shall submit a detailed Waste Management Plan as part of the site plan approval process, including:
1. List of all waste enclosures, including the volume of waste expected for each.
 2. Specification detailing proper airflow and drainage to prevent odors, water accumulation, and pest infestations.
 3. Design demonstrating compliance with the requirements of Section 6.5.3(F).
- (F) Minimum Waste Enclosure Requirements. Minimum waste enclosure requirements shall be in accordance with the Waste Enclosure Manual. Developments that demonstrate the inability to meet an individual requirement must provide a suitable alternative. The City Manager or designee has the authority to waive an individual requirement if the applicant is unable to meet the requirement or provide a suitable alternative. The minimum waste enclosure requirements are listed below:
1. Any interior enclosure where service is also completed shall not be located in basements or underground and should be reviewed by the hauler for confirmation that service can be completed.
 2. All exterior waste enclosures should meet the following requirements:
 - a. Enclosures may not be situated in a space where waste containers are being stored under a stairway
 - b. Enclosures shall not be located in a front yard or between the principal structure and any front yard or street side yard lot line. Enclosures may be located zero (0) feet from property line(s) unless otherwise determined in the Waste Management Plan.

(G) Waste Enclosure Design Standards. These standards establish design guidelines for suitable waste enclosures but are not strict requirement. Where feasible, waste enclosures should include the design standards listed below:

1. Any enclosure's floor shall be of an impervious surface that fits the entire enclosure.
2. Waste containers stored in an exterior enclosure shall rest on a flat, level surface.
3. Gates shall be constructed of durable materials that have sufficient strength to withstand repetitive swinging and shall remain operable. Enclosure gates may not open onto sidewalks, parking spaces, ADA zones, or public rights-of-ways.
4. Enclosures that abut an alley shall utilize a sliding door system to prevent service issues or obstructions in the alley.
5. All exterior enclosure walls shall be six feet (6') in height and shall be constructed with materials that are not easily damaged by rodents. The use of brick is encouraged, and the use of building materials that complement the principal structure is encouraged.
6. Exterior enclosures that store waste containers 4 yards³ or larger shall not have a roof.
7. The minimum clearance inside a roofed or partially roofed enclosure is seven feet and six inches (7'6") with a six foot and eight-inch (6'8") high entryway for pedestrian access.
8. Developments using a chute waste collection system shall offer a separate recycling chute adjacent to every trash chute.
9. Developments that have food waste-producing or food-serving elements shall accommodate space within their enclosure for storing food scrap containers for composting.
10. Developments of greater than 6 dwelling units shall utilize a dumpster for trash and recycling.
11. Dumpster access shall be to the longest side of the dumpster.
12. A 3-foot access aisle is required along the longest side of the dumpster.

6.5.4. - OUTDOOR GATHERING SPACES/GREEN SPACE FOR DEVELOPMENT STANDARDS

(A) Purpose. The purpose of this section is to establish regulations for the integration of outdoor gathering spaces and green spaces into developments in the City of Evanston.

(B) Intent. These standards are intended to:

1. Promote environmental sustainability by enhancing green infrastructure and biodiversity.
2. Enhance community well-being through accessible, safe, and enjoyable outdoor spaces.
3. Support climate resilience by incorporating design elements that mitigate climate-related risks.
4. Integrate cultural elements reflecting Evanston's heritage through art and educational features.

(C) Applicability

1. All new planned developments within the City of Evanston shall comply with the minimum outdoor gathering or green space requirements. For the purpose of this Section, “new” planned developments shall include only those developments filing a planned development application after the effective date of this Zoning Code. Any amendments to previously approved planned developments shall not be considered a “new” planned development.
 2. All new development on lots over 10,000 square feet, excluding residential developments with 1-4 dwelling units, shall comply with the minimum outdoor gathering or green space requirement or pay an impact fee established in this Section.
- (D) General Requirements. Developments subject to this Section shall be compatible with and actively contribute to the goals and strategies of Evanston's Comprehensive Plan, Climate Action and Resilience Plan (CARP), and Parks and Green Space Strategic Plan.
- (E) Minimum Outdoor Gathering or Green Space Requirements.
1. All applicable developments shall allocate at least 10% of the lot area to public space for outdoor gatherings or green space, to be determined through the plan approval process. The square footage of the planted portions of green roofs shall count toward the minimum square footage requirement.
 2. All green spaces and outdoor gathering areas shall comply with the Americans with Disabilities Act.
 3. New developments are encouraged to incorporate the following characteristics in their public space for outdoor gatherings or green space:
 - a. Native species that promote local biodiversity and support pollinators, including different species of native trees, native shrubs, and perennials, while avoiding the use of invasive species.
 - b. Layered vegetation structures that provide habitats for various wildlife species.
 - c. Trees that are resilient to climate change impacts and provide canopy coverage of at least 50% of the green space area within 10 years of planting.
 - d. Green infrastructure that manages stormwater, including rain gardens, bioswales, green roofs, and permeable pavements.
 - e. Cisterns or rain barrels for rainwater harvesting and landscape irrigation.
 - f. Materials and designs that reduce urban heat islands, such as high-albedo surfaces and shaded areas.
 - g. Flood-resistant design elements in areas prone to flooding as identified in the City's floodplain maps.
 - h. Windbreaks using vegetation or structural elements to reduce wind speeds.
 - i. Seating, lighting, and waste receptacles, including, recycling and compost bins.
 - j. Public art, including sculptures, murals, or interactive art pieces reflecting Evanston's cultural heritage.

- k. Educational elements, including informational signage about local ecology, climate action initiatives, and historical context.
- l. Water features, including use of fountains or splash pads with recirculating systems to conserve water.
- m. Playground equipment, including provision of inclusive and accessible equipment for children of all abilities.
- n. Spaces that can accommodate cultural events and community gatherings.
- o. Historical markers or plaques acknowledging significant local history.
- p. Energy-efficient, Dark Sky-compliant fixtures to minimize light pollution and to enhance safety without causing glare or light trespass.
- q. Motion sensors or timers to reduce energy consumption during low-use periods.
- r. Renewable energy sources, such as solar panels or small-scale wind turbines, particularly for lighting, water features, and electric vehicle charging stations.
- s. Solar installations that double as shade structures in gathering areas.
- t. Waste sorting stations with clear signage for recycling and composting, policies to reduce single-use plastics during events, and educational signage promoting waste reduction and proper disposal.
- u. Materials with low embodied energy and those that are recyclable or biodegradable at the end of their life cycle, while avoiding materials that emit volatile organic compounds or other harmful substances.

(F) Impact Fees

- 1. A development on a lot over 10,000 square feet, excluding residential developments with one to four (1-4) dwelling units, may pay an impact fee of 1% of the construction value of the project to the Public Space Impact Fund in lieu of allocating public space for outdoor gatherings or green space.
- 2. In calculating any impact fee(s) to be paid to the Public Space Impact Fund, the construction value of the project shall include any materials and labor used in the construction of the development. The price of the impact fee(s) shall not be included in the construction value of the project.

(G) Public Space Impact Fund

- 1. There is hereby created a continuing and non-lapsing “Public Space Impact Fund” (the "fund") for the purpose of investing in public green spaces, parks, landscaping, and trees.
- 2. The City Manager or designee shall be the custodian of the fund.
- 3. All interest accrued on the fund shall be reinvested in the fund.

6.5.5. - INCLUSIONARY HOUSING BONUSES

(A) Any covered development, as defined under City Code Section 5-7-3, excluding if located in an R1 or R2 zoning district, is entitled to the following development bonuses:

1. Covered developments providing less than 100% of the required inclusionary housing units on-site: none.
2. Covered developments providing 100% or more of the required inclusionary housing units on-site:

STANDARD	PERCENTAGE OF ON-SITE INCLUSIONARY HOUSING UNITS		
	15+%	>20%	50+%
Height	+ 12 feet	+ 12 feet	+ 12 feet
Floor-Area Ratio	-	+ 1.0 FAR	+1.0 FAR
Expedited Staff Review	-	-	Yes
Streamlined Approval	-	-	Yes
Appeal Limitations	-	-	Yes

3. Publicly-funded covered developments providing 100% or more of the required inclusionary housing units on-site:

STANDARD	PERCENTAGE OF ON-SITE INCLUSIONARY HOUSING UNITS		
	30+%	>35%	50+%
Height	+ 12 feet	+ 12 feet	+ 12 feet
Floor-Area Ratio	-	+ 1.0 FAR	+1.0 FAR
Expedited Staff Review	-	-	Yes
Streamlined Approval	-	-	Yes
Appeal Limitations	-	-	Yes

6.5.6. - FENCE STANDARDS

(A) The following regulations shall apply to all fences constructed, installed, or replaced after the effective date of this Zoning Code. The standards governing permissible materials, locations, and heights of fences are detailed within this section of the Zoning Code. No person shall erect, construct, install, or replace a fence without first receiving a Certificate of Zoning Compliance.

(B) Fence Standards. The following table outlines the fence standards for all applicable property types

PRINCIPAL	FRONT	SIDE/REAR	PROHIBITED	DESIGN
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USE TYPE OR ZONING DISTRICT	YARD MAX. HEIGHT	YARD MAX. HEIGHT	MATERIALS	REQUIREMENTS
Residential, Commercial, or Mixed-Use	4 feet	6 feet	Barbed wire, electrified fencing, front yard chain-link, chicken wire	Front yard fences shall be ≥50% open
Institutional Campus, Innovation and Manufacturing	6 feet	8 feet	Barbed wire, electrified fencing, front yard chain link, chicken wire	Front yard fences shall be ≥50% open except where screening of outdoor storage is required, in which case 100% solid fencing is required
Parks, Recreational Areas, Schools				No height restriction for open-mesh-type fences

(C) Fence Orientation. All fences shall have their finished face directed toward any adjacent residential property or street. However, the unfinished face may be oriented toward an alley. Fence gates shall not swing onto adjacent properties or the public right-of-way.

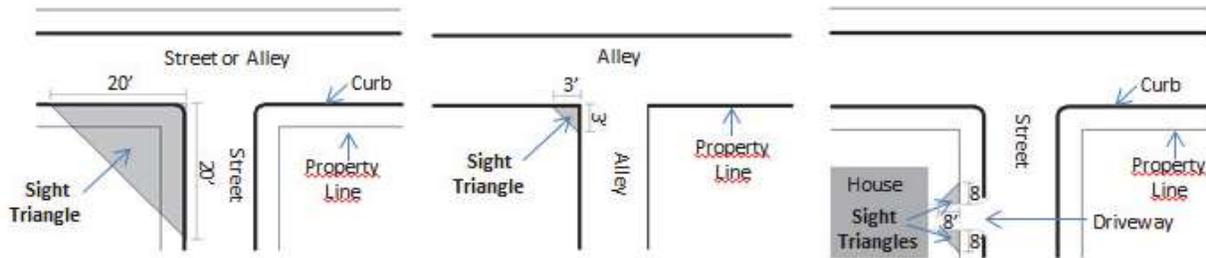
(D) Fence Location

1. Fences are not subject to building setback requirements and may be located at the property lines, in compliance with the sight triangles for vision clearance stated in this Zoning Code’s Definitions Chapter.
2. Fences erected, constructed, installed, or replaced shall ensure compliance with sight distance requirements at the intersection of 2 streets, 2 alleys, or a street and an alley, or a property line and a driveway that leads to a street. Sight distance is required as outlined in Figure 6.5.7 and the table below:

INTERSECTION	SIGHT TRIANGLE SIZE	MEASURED FROM	MAXIMUM HEIGHT WITHIN SIGHT TRIANGLE	MAXIMUM OPACITY WITHIN SIGHT TRIANGLE
2 Streets	20' × 20'	Edge of curbs	2.5'	Any
2 Alleys	3' × 3'	Edge of property lines	2.5'	Any
Street & Alley	20' × 20'	Edge of curb (street) and edge of property line	2.5'	Any

		(alley)		
Property Line & Driveway (leading to street)	8' × 8'	Edge of driveway and property line	4'	50%

Figure 6.5.7
Sight Triangle Dimensions



(E) Nonconforming Fences. Fences that were legally established prior to the effective date of this Zoning Code, but no longer meet current standards, may retain their legal nonconforming status. However, any repairs or replacements to such fences shall adhere to the following standards:

1. Any repair or replacement shall not increase the degree of nonconformity and shall ensure that adequate sight distance is provided as required in the table above.

6.5.7. - OFF-STREET PARKING, LOADING AND MOBILITY STANDARDS

(A) Provision of Accessible Automobile Parking Spaces

1. All off-street parking spaces shall comply with the requirements of the Illinois Accessibility Code (IAC).

(B) Design and Construction Standards for Automobile Parking Lots

1. Off-street parking facilities shall have direct access to a public right-of-way through an alley, driveway, or permanent access easement.
2. Parking access lanes should be placed along a secondary thoroughfare or alley where possible.
3. For single-use lots with only one dwelling unit, no more than one curb cut is permitted for access to the property.
4. For single-use lots with only one dwelling unit, double-track/wheel strip driveways are allowed, so long as each wheel strip is at least 18 inches in width and the area between the wheel strips is landscaped with living groundcover. However, within the public right-of-way, the driveway shall be fully paved along its total width, from the property line to the curbline.

5. Wheel stops, bumper guards, or other alternatives, which are properly anchored and secured, shall be provided to prevent vehicles from damaging or encroaching upon any sidewalk, landscaping, fence, wall, or structure.
6. All open parking areas or parking lots shall be improved in accordance with regulations applicable to driveway pavement thickness contained in Section 7-3-8(C) of the Evanston City Code. The portion of a driveway within a public right-of-way shall be constructed in accordance with the standards set forth by the City Manager or designee. Parking on gravel, dirt, grass, woodchips and similar non-hardscape surfaces shall be prohibited, unless done in compliance with Section 6.3.6(C) of this Zoning Code.
7. Shared driveways are encouraged.

(C) Design and Construction Standards for Automobile Parking Spaces

1. All off-street parking spaces and drive aisles shall comply with the minimum dimensional standards shown in Table 6.5.8 below with the exceptions of non-automobile parking and mechanical access parking.

(D) Table 6.5.8 – Parking Stalls and Drive Aisle Dimensions (in Feet)

[GRAPHIC TO BE ADDED AT FUTURE DATE]

KEY:

- O** - Parking angle
- I** - Parking space length
- SL** - Single loaded module width
- W** - Parking space width
- A** - Aisle width
- DL** - Double loaded module width

STALL ANGLE	STALL WIDTH (MIN.)	STALL DEPTH (MIN.)	DRIVE AISLE WIDTH, 1-WAY (MIN.)	DRIVE AISLE WIDTH, 2-WAY (MIN.)	VERTICAL CLEARANCE (MIN.)
0 degrees	8'	21'	12'	24'	7' 6"
30 degrees	8' 6"	15'	11'	--	7' 6"
45 degrees	8' 6"	17' 3"	11'	--	7' 6"
60 degrees	8' 6"	19'	16' 3"	--	7' 6"
90 degrees	8' 6"	18'	--	24'	7' 6"

- (E) Electric Vehicle (EV) parking, including but not limited to EV-Installed, EV-Ready, and EV-Capable spaces shall comply with Section 4-2-2 of the City of Evanston Building Code.
- (F) Provision of Micromobility Device Parking and Infrastructure

1. Micromobility device parking and infrastructure shall be provided for all projects that are required to submit a TDM plan. The quantity and type of micromobility parking spaces and infrastructures shall be determined as based on the findings within the TDM plan.

(G) Traffic Demand Management (TDM) Plans

1. A Traffic Demand Management plan is a set of strategies designed to reduce the amount of single occupancy vehicle travel and overall trip generation of a specific development.
2. TDM plans are required for the following:
 - a. A development that requires planned development approval, including any amendments thereto.
 - b. A development that requires special use approval, including any amendments thereto.
 - c. A limited use where a TDM is listed as requirement per Section 6.3.4 of this Zoning Code.
 - d. A permitted use where a TDM is listed as a requirement per Section 6.3.4 of this Zoning Code.
 - e. A development that meets any of the following criteria:
 - i. The area of the zoning lot to be improved with new construction is in excess of thirty thousand (30,000) square feet.
 - ii. The development provides for the construction of more than 24 new residential units.
 - iii. The development plan for which application for a building permit is made provides for the new construction of more than 20,000 square feet of gross floor area under one roof for any Commerce and Services use or Public/Community use.
 - f. Wireless Communication Facilities uses are exempt from TDM plan requirements.
3. The City Manager or designee may exempt an applicant from the TDM plan requirements if it is found that the proposed development will not cause a significant increase in single-occupancy vehicle travel.
4. A TDM plan shall be prepared by a qualified professional with demonstrated experience in transportation planning, traffic engineering, or comparable field unless otherwise authorized by this Zoning Code.
5. A TDM plan shall determine:
 - a. The anticipated travel demands for the project.
 - b. How the anticipated travel demand for the project will be met on-site or off-site, including the number of on-street vehicle parking spaces, off-street vehicle parking spaces, or shared vehicle parking arrangements, the number of short-term and long-term micromobility device parking spaces, and accommodations for pedestrians, cyclists, motorists, transit riders, and the mobility-impaired.

- c. The strategies that will be employed to reduce single-occupancy vehicle trips, reduce vehicle miles traveled by site users, and promote transportation alternatives such as walking, cycling, ridesharing, and transit.
 - d. The modal share objectives that will be sought from the implementation of TDM strategies.
 6. TDM Strategies. TDM strategies may include, but are not limited to, the following:
 - a. Walking, cycling, ridesharing, and transit promotion and education.
 - b. Parking cash-out programs or unbundled parking/market rate pricing.
 - c. Shared parking arrangements.
 - d. Enhanced bicycle parking and services (above the minimum required).
 - e. Support for car-share and bike-share services and facilities.
 - f. Carpooling or vanpooling programs or benefits.
 - g. Free or subsidized transit passes, transit-to-work shuttles, or enhanced transit facilities (such as bus shelters).
 - h. Guaranteed ride home (GRH) programs.
 - i. Provision for alternative work schedules (i.e., flextime, compressed work week, staggered shifts, telecommuting).
 - j. Promotion of “live near your work” programs.
 - k. Roadway improvements adjacent to the site to help encourage transportation alternatives.
 - l. Designation of an on-site employee and/or resident transportation coordinator.
 7. Review of TDM plan. Where a TDM is required, the plan shall be reviewed against the standards below and determined by the City Manager or designee to be suitable or unsuitable.
 - a. Where a TDM is deemed suitable, the associated development shall:
 - i. Provide the number of parking spaces, micromobility parking spaces, transportation infrastructure improvements, and any other physical improvements that are identified within the TDM as necessary to support the findings within the plan.
 - b. Implement any strategies and/or features outlined within the TDM that are necessary to support the findings within the plan. Where a TDM is deemed unsuitable or the applicant deviates from the recommendations of the TDM, a major variation shall be required.
 8. TDM Review Standards. The City Manager or designee shall review a TDM Plan base on the following standards.

- a. The project includes design aspects and/or programs to minimize single-occupancy vehicle trips and maximize the utilization of transportation alternatives to the extent practicable, considering the opportunities and constraints of the site and the nature of the development.
- b. The existing or proposed transportation infrastructure in the vicinity of the project is sufficient to accommodate anticipated transportation demand without placing an unreasonable burden on public infrastructure, such as transit and on-street parking facilities, and the surrounding neighborhood, with a preference for enhancements to public infrastructure.
- c. Contributions to the City’s public micromobility program are acceptable to meet the TDM requirements.

(H) Loading Areas

- 1. Off-street loading facilities shall be required for new developments and shall be provided at the rate specified for a particular use within the table below.

LAND USE	GROSS FLOOR AREA (SQ. FT.)	NO. OF BERTHS AND SIZE**
Hotels and Supportive Living Communities	10,000—200,000	One Short
	each additional 100,000	One Short
Multi-Unit Residential	30,000—100,000	One Short
	each additional 200,000	One Short
Retail Goods and Commercial Services, Food/Beverage Establishments, Artisan Manufacturing Uses, Cannabis Dispensaries	5,000—10,000	One Short
	10,001—25,000	Two Short
	25,001—60,000	Two Long
	60,001—100,000	Three Long
	each additional 200,000	One Long
Office Uses, Research and Innovation Laboratory	10,000—200,000	One Short
	each additional 100,000	One Short
	up to 500,000	
	each additional 500,000	One Short
Hospitals, University Housing, University Facilities, University Athletics Facilities, Stadiums	10,000—300,000	One Short
	each additional 200,000	One Short
Convention/Banquet Facilities, Cultural And Conference Facilities, Entertainment/Amusement Facility	10,000—20,000	One Short
	20,001—100,000	One Long
	each additional 100,000	One Long
Light and Heavy Industrial Uses,	5,000—10,000	One Short

LAND USE	GROSS FLOOR AREA (SQ. FT.)	NO. OF BERTHS AND SIZE**
Alcohol Production Facilities	10,001—40,000	One Long
	40,001—100,000	Two Long
	each additional 100,000	One Long
Transportation Facilities	10,000—40,000	One Short
	40,001—100,000	One Long, One Short
	each additional 100,000	One Long
Wholesaling/Warehousing/Distribution Facilities, Self-Storage Facilities,	5,000—40,000	One Long
	40,001 - 100,000	Two Long
	each additional 100,000	One Long
Public Utility Uses	10,000—40,000	One Short
	40,001—100,000	One Long, One Short
	each additional 100,000	One Long
Footnotes:		
*Gross floor area refers to buildings or structures on-premises.		
**Berth (Loading Dock)	Short	Long
Dimensions	10 ft. wide × 35 ft. deep	12 ft. wide × 50 ft. deep

2. Loading areas shall be separated from pedestrian facilities.
3. No permitted or required loading berth shall be located within 30 feet of the nearest point of intersection of any 2 streets.
4. No loading berth may be located on a front facade, in a front yard, or on the street-side facade on a corner lot except in the CI zone.
5. Loading and unloading activity may not encroach upon any public right-of-way, except where specifically designated by the City Manager or designee.
6. All loading areas shall have a vertical clearance of at least 14 feet.
7. All loading areas and access aisles shall be constructed of concrete, asphalt, or comparable hardscaped surface.
8. All loading berths shall be signed to indicate “No Idling.”
9. Where any loading area is located within 50 feet of, and visible from, an interior side or rear lot line that abuts any residential lot, the loading area shall be screened with a fence six feet in height.
10. Each required off-street loading berth shall be designed with appropriate means of vehicular access to a street or alley in a manner that will least interfere with traffic movement.

11. Unless otherwise specified, a required off-street loading berth shall be at least 10 feet in width by at least 35 feet in length for short berths, and 12 feet in width by at least 50 feet in length for long berths exclusive of aisle and maneuvering space. Appropriate and sufficient space shall be given for maneuvering around berths.
12. If loading, unloading, and the movement of goods is deemed to be the primary activity of an establishment that has installed loading berths, said establishment will be interpreted as a Distribution use except for fulfillment centers where individuals are picking up goods ordered via e-commerce.
13. Central loading facilities may be substituted for loading berths on the individual zoning lots, provided the following conditions are fulfilled:
 - a. Each zoning lot served shall have direct access to the central loading area without crossing streets or alleys at-grade.
 - b. Total off-street loading berths provided shall meet the minimum requirements herein specified, based on the use of the several types of uses served. (Area of types of uses may be totaled before computing number of loading berths.)
 - c. No zoning lot served shall be more than 500 feet away from the central loading area.
 - d. The tunnel or ramp connecting the central loading area with the zoning lot served shall be not less than 7 feet in width and have a clearance of not less than 7 feet.

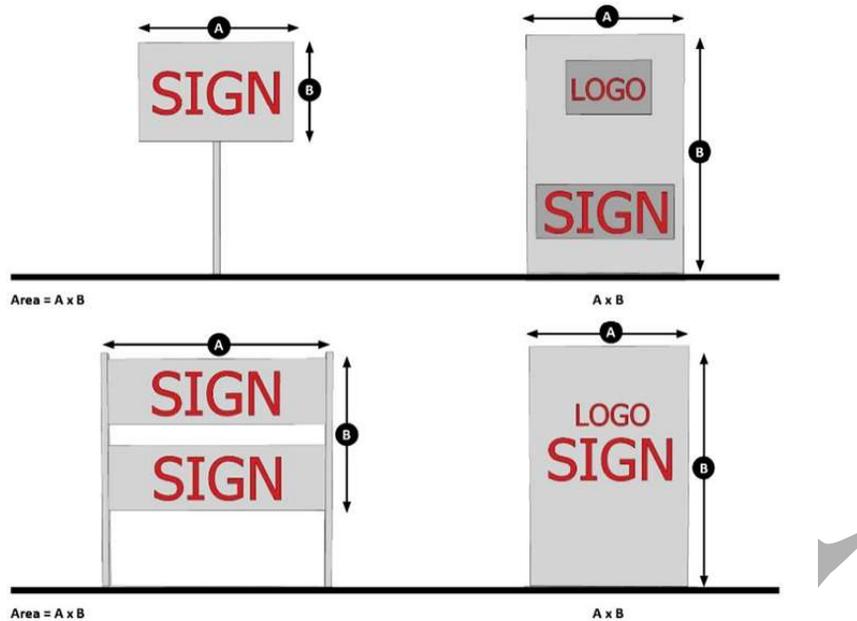
6.5.8. - SIGN STANDARDS

- (A) Purpose. The purpose of the sign standards is to regulate the design and placement of signs within the City of Evanston to ensure they enhance the visual quality of the community, protect property values, and promote public safety. While upholding the right to free expression, the sign standards prevent visual clutter and ensure that signs effectively communicate information without creating confusion or detracting from the city's aesthetic environment.
- (B) Signs are intended to serve as complementary, subordinate elements to the buildings and land uses they identify or advertise. They should integrate harmoniously with the surrounding architecture and streetscape, rather than serve as dominant or isolated features. These standards apply to the erection, display, and safety of signs, with the goal of supporting an attractive, orderly, and safe community for residents, businesses, and visitors.
- (C) Applicability. The provisions of this article shall apply to all signs erected within the city that are directed to be viewed from any outdoor space(s). All erection, construction, reconstruction, enlargement, moving, altering, or converting of signs in the city shall be performed in compliance with the requirements of this Zoning Code.
- (D) General Standards for All Signs in All Districts
 1. Signs in residential districts shall be limited to the following:
 - a. Signage for any licensed business or other non-residential use, whether legally nonconforming or compliant use, is permitted on the building where the use occurs

only and shall not be illuminated, subject to the regulations of Section 6.5.8(N) below.

- b. Signage for any licensed Home Occupation shall be a maximum of 2 square feet in size and in compliance with the Home Occupation regulations of Section 6.3.5(B) of this Zoning Code. Home Occupation signage shall not be subject to the regulations of Section 6.5.8(N) below.
2. Commercial Message Location. A sign which displays a commercial message is permitted only on the premises where the business, profession, accommodation, commodity, service, entertainment, or other commercial activity represented on the sign is located. Any sign that may display a commercial message may also display any noncommercial message, either in place of or in addition to the commercial message, so long as the sign complies with the other requirements of this Zoning Code.
 3. Interchangeable Noncommercial Messages. Any sign that may display one type of noncommercial message may also display any other type of noncommercial message, so long as the sign complies with the other requirements of this Zoning Code.
- (E) Sign Area Limitation. The combined total sign surface area of signs on a premises shall not exceed:
1. Area of Facade. An area equivalent to fifteen percent (15%) of the total eligible facade.
 2. Total Area. At no time shall the combined total sign surface area of all signs pertaining to any occupant, other than exempt signs or temporary window signs, exceed five hundred (500) square feet. The maximum aggregate sign surface area for any tenant space may be divided between as many sign types as desired by an occupant, subject to number, location, and area restrictions for each sign type delineated herein.
 3. Sign Face Calculation. The surface area of a sign shall be calculated only on the basis of the face(s) that can be seen at one (1) time.
- (F) Measuring Sign Dimensions
1. Sign Height. All signs, except wall signs and tall building identification signs, shall adhere to a maximum height limitation of fifteen and one-half (15.5) feet. The height is measured from the established grade to the tallest portion of the sign.
 2. Sign Area
 - a. Framed or Background Signs. For signs that include a sign frame or background around or behind the sign letters, designs, or symbols, the sign area shall mean the area of the frame or background and contents therein, such as 6 square feet in the case of a 2-foot-by-3-foot vinyl temporary yard sign.
 - b. Mounted Signs. For sign elements mounted directly on a principal or accessory structure's architectural surface, such as in the case of letters mounted without a frame or background into a building's brick facade, the sign area shall mean the area of the smallest rectangle that encompasses all the letters, designs, and symbols of a sign.

Figure 6.5.9
Measuring Sign Dimension



(G) Sign Location and Safe Movement

1. Sight Triangle for Vision Clearance. No sign may obstruct the sight triangle of an intersection along a public right-of-way. The sight triangle for vision clearance is defined in this Zoning Code's Definitions Chapter.
2. Traffic Signs and Signals. No sign shall be erected, maintained, or altered in a manner that, by its color, shape, positioning, or overall design, obstructs the visibility of any traffic sign or traffic signal. Furthermore, signs shall not utilize colors, shapes, positioning, or messages that could reasonably cause confusion with pedestrian or vehicular traffic directives. Additionally, the installation of red, green, or yellow illuminated signs within a 300-foot radius of any traffic signal is strictly prohibited.
3. A sign shall not be located in a manner that interferes with the movement or visibility of pedestrians, cyclists, motorists, or other micromobility users of the right-of-way.
4. A sign and its supporting structures shall not interfere with public utility equipment or communications lines or equipment that are either above or below grade.

(H) Special Uses. For special uses in any district, sign types, sizes, location, and manner may be allowed or prohibited in association with such special use.

(I) Lots with Multiple Street Frontages. For a lot with multiple street frontages, any sign allowance that allows sign counts or area based on street frontage shall apply to each street frontage. A public alleyway does not constitute a street frontage.

(J) Additional Sign Regulations

REGULATION TYPE	REQUIREMENTS/RESTRICTIONS

Advertising Vehicles	Prohibited: Parking any vehicle or trailer with advertising signs/devices on public right-of-way, public property, or private property where they are prominently visible from a public right-of-way. Exception: Mobile vehicle vendors licensed by the City of Evanston are exempt from this restriction.
No Tree Mounting	Prohibition: Signs shall not be nailed, tacked, or affixed to trees or other vegetation in a manner that punctures the bark to protect tree health and integrity.
No Handbills	Prohibition: Posting or affixing handbills, posters, notices, or similar attention gathering devices on traffic control boxes, signs, lamp poles, utility poles, traffic control supports, viaducts, or other regulated locations as specified under Title 7 of the Municipal Code.
Illuminated Signs	External Illumination: Lighting shall be designated, shielded, fixed, and not directly visible from public rights-of-way or surrounding premises. Internal Illumination: Light should shine only through lettering and graphics with opaque or translucent backgrounds. Illumination in and to Residential Districts: Lights shall not illuminate signage in any way that is within or primarily directed towards an abutting residential district. The incidental view of illuminated signage that faces a public right-of-way from an abutting or adjacent residential district is allowed.
Flashing Signs	Except for Commercial Variable Message Signs (VMS), signs shall not have flashing, blinking, color-changing lights, or rotating beacons.
Movable Sign Parts	Signs and their parts shall not be movable or rotating, and shall not have illuminated effects that create the illusion of movement
Changeable Copy	Except for marquee signs, gasoline price signs, VMS signs, and exempt signs, signs shall not contain movable letters or changeable copy.
Items Secured	Any manually movable items on a sign, such as covers for service openings, shall be secured with chains or hinges to prevent unintended movement.

(K) Permits

1. No permit for signage shall be issued to a property prior to the approval or issuance of a permit for an allowed temporary or permanent principal use and/or structure.
2. Any sign of the following type(s) does not require a permit: temporary signs, address signs and entranceway signs, home occupation signs.

(L) Exempt Sign Types. The following signs are exempt from the requirement to obtain a permit and shall not be counted toward the total allowable number and size of signs permitted on a premises:

SIGN TYPE	SIZE LIMITATION (≤ MEANS LESS THAN OR EQUAL TO, < MEANS LESS THAN)	ADDITIONAL RESTRICTIONS
Addresses	≤ 2 sq ft per address or as required by law	Shall include address numerals and other required

SIGN TYPE	SIZE LIMITATION (≤ MEANS LESS THAN OR EQUAL TO, < MEANS LESS THAN)	ADDITIONAL RESTRICTIONS
		information to identify location by law or regulation.
Bulletin Boards	≤ 12 sq ft	For public, religious, or similar institutions; shall be located on the premises of the institution.
Signs Near Construction Sites	Residential Zones: ≤16 sq ft Mixed-Use, Institutional, University, or Downtown Zones: ≤48 sq ft Creation and Innovation Zone: ≤96 sq ft	May not be erected before permit issuance and shall be removed within 10 days after work completion or permit expiration.
Flags and Standards	< 50 sq ft	Includes flags, standards, emblems, insignia.
Government Signs	No specific limit	Applies to all signs required or maintained by local, state, or federal governments including traffic signs, regulatory devices, directional signs, legal notices, warnings, and other safety-related signs approved by traffic engineer or City Council.
Historical Markers	≤ 4 sq ft	Shall be flat against a building, monument stone, or other permanent surface, and be commemorative or memorial in nature.
Temporary Yard Decorations	No specific limit	Temporary, decorative displays related to civic, patriotic, or religious holidays.
Ground-Mounted Monument Signs	Residential Zones: ≤ 12 sq. ft Institutional, University, or Creation and Innovation Zones: ≤ 30 sq ft	1 per curb cut. Located ≥ 5 feet from front or street side lot line. 1 whole edge of the sign must be mounted to the ground.
Signs Near Drive-Through Stacking Areas	≤ 25 sq ft and ≤ 8 ft in height	Located ≤ 5 ft from a drive-through stacking area. May

SIGN TYPE	SIZE LIMITATION (≤ MEANS LESS THAN OR EQUAL TO, < MEANS LESS THAN)	ADDITIONAL RESTRICTIONS
		be externally illuminated, internally illuminated, or electronic.
Inlaid Signs	No specific limit	Includes plaques, tablets, cornerstones, or other inlaid lettering. Inlaid signs shall be painted, dyed, or stained no more than 1 color in addition to the color or stain of the facade or surface from which it is inlaid.
Illuminated Window Signs	≤ 4 sq ft	Max 1 sign per street frontage per tenant and affixed to a window. May be illuminated only when premises are open for inspection.
Temporary Yard Signs	≤ 6 sq ft per occupancy or tenant.	1 sign per street frontage and located entirely on private property. The sign(s) shall not be illuminated.
Site Information Signs	≤ 4 sq ft	Provides directions or wayfinding instructions.
Special Displays	No specific limit	Shall be approved by the City Manager or designee and removed by the specified deadline.
Temporary Window Signs	Total ≤ 25% of window area	No temporary window sign shall be displayed for a period greater than 30 consecutive calendar days.
Vending Machine Signs	≤ 4 sq ft per exposed face Total ≤ 8 sq ft	Permanent, non-flashing signs affixed to vending machines, gasoline pumps, ice/milk containers, or similar machines.

(M) Prohibited Signs. All signs not specifically permitted in this Zoning Code are prohibited in any location in the city.

(N) Permitted Signs. The table below defines each sign type and its respective requirements. Each sign type listed below shall be counted toward the total allowable number, size, location and area of signs permitted on each tenant premises within a property:

SIGN TYPE	REQUIREMENT	PERMITTED DISTRICT
Freestanding Sign	<p>Number of Signs: 1 per frontage per tenant premises; not allowed if building façade is within 20 feet of the street.</p> <p>Sign Area: Max area: 10% of eligible facade area up to a maximum of 120 sq. ft.; max 12 sq ft for any premises frontage that is under 120 ft</p> <p>Location: No sign beyond perimeter lot line or within 20 feet of right-of-way intersections</p> <p>Height: 1 foot of height allowed for every foot the signage is set back from the property line. Max height: 15.5 feet.</p>	All districts. Within residential districts, only permitted to identify a subdivision, mixed-use development or multi-unit structure; freestanding signage is expressly prohibited for commercial uses in residential districts.
Wall Sign	<p>Number of Signs: 1 wall sign shall be allowed. More than 1 wall sign shall be allowed when the street facing facade(s) of the tenant premises exceeds 50 linear feet.</p> <p>Sign Area: Total wall sign area shall not exceed 10% of the eligible tenant facade area, with individual signs not exceeding 125 sq ft.</p> <p>Multiple Sign Limit: More than 1 wall sign is allowed per eligible tenant facade area. When more than 1 wall sign per eligible tenant facade</p>	All districts. Signage in residential districts shall not be illuminated.

SIGN TYPE	REQUIREMENT	PERMITTED DISTRICT
	<p>area is provided, each additional wall sign shall be reduced in allowed sign area by 20%.</p> <p>Location: Shall be located on the portion of the wall related to the occupant. Shall be located on the facade of the first and/or second floor only, and within an appropriate facade area that does not interfere with architectural elements of the building or fenestration areas of other tenant spaces.</p> <p>Projection: Shall not project more than 12 inches beyond the wall.</p>	
Permanent Window Sign	<p>Area: Max 25% of the window area.</p> <p>Location: Confined to the transparent area of the window, without touching frames or mullions, and within the total eligible facade area of the tenant space.</p> <p>Installation: Shall be permanently applied (paint, vinyl, etc.). No temporary adhesives unless approved.</p>	All districts. Signage in residential districts shall not be illuminated.
Variable Message Signs (VMS)	<p>Cycle Length: Shall be between 3 to 7 seconds; no flashing effect.</p> <p>Brightness: Shall auto-adjust brightness with outdoor light conditions.</p> <p>Area: Shall be included in</p>	All University Districts (U1, U2, U3, and U4), and for all educational and governmental uses regardless of the zoning district in which said use is located.

SIGN TYPE	REQUIREMENT	PERMITTED DISTRICT
	<p>the total allowed sign area for the premises. Maintenance: Shall be maintained to ensure clear and complete messaging.</p>	
<p>Canopy and Awning Signs</p>	<p>Commercial Message: Shall be flush to the face and/or skirt of the canopy or awning. Sign Area: Max 15% of the vertical section area. Side letters or graphics max 4 inches in height. Location: Min 7 feet 6 inches above the sidewalk. Shall project not more than 36 inches beyond the property line Installation Considerations: Respect the rhythm of fenestration; awnings should not interrupt significant architectural features</p>	<p>All districts. Signage in residential districts shall not be illuminated.</p>
<p>Neon Signs</p>	<p>Location: Confined to the transparent area of the window, without touching frames or mullions, and within the total eligible facade area of the tenant space. Area: Max 5% of the window area; neon signs shall not extend to the edges of the window.</p>	<p>All districts except when expressly prohibited in residential districts.</p>
<p>Scoreboards</p>	<p>Sign Area: Max 1,250 sq. feet. Location: Permitted adjacent to an athletic field when not directly</p>	<p>All districts. Scoreboards shall not directly face a residential district.</p>

SIGN TYPE	REQUIREMENT	PERMITTED DISTRICT
	facing a residential district. Installation Considerations: Amplified music shall not play through any Scoreboard speakers. Scoreboards shall be turned off when not in use for an activity at said athletic field.	
Tall Building Sign	Number of Signs: Not more than 1 per facade and not more than 2 on any 1 building Eligible Buildings: Any building 6 stories or more in height Sign Area: Max 200 sq. ft. per sign Location: Shall be located within the upper third of the building facade, and shall not project above the roof of the building	All districts except as expressly prohibited in residential districts.
Temporary Signs	Number of Signs: Max 2 per year per occupant. Sign Area: Max 32 sq ft per face, or 64 sq ft total. Location: Shall be on private property and follow the location rules for wall or freestanding signs; not allowed on vehicles. Time Limitations: Max duration per sign shall be 30 consecutive days and no more than 30 cumulative days within a twelve-month period.	All districts except where freestanding signs are expressly prohibited in residential districts.

SIGN TYPE	REQUIREMENT	PERMITTED DISTRICT
	<p>Materials: Shall be anchored to prevent hazards. All signs over 50 lbs. shall meet city safety standards.</p> <p>Exemptions: Temporary window signs are exempt from these conditions.</p>	
<p>Automobile and Recreational Vehicle Sales Signs</p>	<p>Number of Signs: 1 freestanding sign per dealership facade frontage with a max two per parcel. 1 wall sign per dealership facade frontage.</p> <p>Sign Area: Freestanding: Max 140 sq ft per face.</p> <p>Wall signs: Max 25% of the façade area.</p> <p>Location: Freestanding signs at lot line shall be at least 50 ft apart. All wall signs cannot extend above the roofline.</p> <p>Height: Freestanding signs shall be a max 25 feet in height.</p> <p>Flags: Allowed on used car lots only; shall be uniform in color and replaced when worn.</p>	<p>Any Automobile and Recreational Vehicle Sales establishment</p>
<p>Blade Signs</p>	<p>Position : Perpendicular to the facade to which the sign is attached. The top edge of the sign shall be no higher than 15 feet 6 inches above grade.</p> <p>Area: Max 24 square feet.</p> <p>Clearance: Bottom shall be at least 7 feet 6 inches</p>	<p>All districts.</p>

SIGN TYPE	REQUIREMENT	PERMITTED DISTRICT
	above grade. Illumination: Blade signs can be illuminated except within residential districts. Number of Signs: 1 blade sign per building facade.	

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Chapter 6 - Nonconforming Uses and Structures

6.6.1. - PURPOSE

Purpose. Regulations governing nonconforming uses and structures are established to control the continued existence of legal nonconforming uses and structures by bringing about their gradual elimination, by regulating their enlargement, intensification, expansion or reconstruction, and by prohibiting their reestablishment after abandonment or destruction, and regulating the use of, and construction on, nonconforming lots.

6.6.2. - GENERAL PROHIBITION; AUTHORITY TO CONTINUE

- (A) Uses and Structures. No structure or use, or part thereof, shall hereafter be erected, constructed, altered, enlarged, relocated, used or intensified in character or operation except in conformity with the provisions of this Zoning Code. Legal nonconforming uses and structures shall be allowed to continue so long as they remain otherwise lawful, subject to the provisions of this Zoning Code. Nonconforming uses and structures that were not lawfully in existence on the effective date of this Zoning Code shall be prohibited.
- (B) Nonconforming Lots. No nonconforming lot shall be used, nor any structure erected thereon, except in conformance with this section and/or as authorized by this Zoning Code.
- (C) Interpretation. This Code imposes a general prohibition on the enlargement, expansion, relocation, or intensification of nonconforming uses and structures, and on the change of any nonconforming use to a use other than one allowed in the district in which the use is located. Nothing in this Zoning Code shall be construed to provide a property owner with any property right or other legal right to compel the city to grant an exception to this general prohibition.
- (D) Change of Tenant or Ownership. A change of tenancy, ownership or management of any nonconforming use or structure shall be allowed, provided there is no change in the nature or character of such nonconforming use or structure, except as otherwise provided by this Zoning Code.

6.6.3. - ESTABLISHMENT OF NONCONFORMING RIGHTS; CERTIFICATE OF NONCONFORMING USE

- (A) Any person having a legal or equitable interest in a nonconforming property may apply for a certificate of nonconforming use by complying with the procedure set forth in this section. Upon issuance, a certificate of nonconforming use shall be evidence that the use or structure designated therein is a legal nonconforming use or structure at that time.
- (B) Application. Any person who has a legal or equitable interest in land may file an application for a certificate of nonconforming use on a form approved by the City Manager or designee.
- (C) Nonconforming Uses and/or Structures. Where an application seeks a nonconforming use certificate to establish the legal nonconforming status of a structure and/or use, the City Manager or designee may issue or deny such certificate upon review of a certified survey,

building permits, or other documentation deemed necessary or sufficient by the City Manager or designee.

(D) Loss of Nonconforming Rights

1. Discontinuance

- a. General. If a nonconforming use or structure is discontinued for a continuous period of more than 1 year, it shall be deemed to be abandoned and may not thereafter be reestablished or resumed. Any subsequent use of the land or structure shall conform to the requirements of the district in which it is located.
- b. Rebuttal of Abandonment. A property owner may rebut the presumption of abandonment only by presenting clear and convincing evidence that discontinuance of the nonconforming use or structure for the specified period was due to circumstances beyond the property owner's control. The property owner shall bear the burden of proof.
- c. Change to Conforming Use. When a nonconforming use has been changed to a conforming use, it may not thereafter be reestablished or changed to another nonconforming use. In addition, whenever the degree of nonconformity with the provisions of this Zoning Code is reduced, the degree of nonconformity shall not thereafter be increased.

2. Damage or Destruction

- a. Legal Nonconforming Structure Containing a Conforming Use. When a legal nonconforming structure is damaged or destroyed by any cause or means, a new structure may be reestablished in the same location if a building permit for reconstruction or replacement of the nonconforming structure is applied for within 180 days of the date the property is damaged or destroyed. Reasonable conditions may be imposed by the City Manager or designee to mitigate any newly created impact on adjacent property. A new structure built on the parcel 180 days after the date the property is damaged or destroyed shall fully conform with the regulations of the district in which it is located.
- b. Legal Nonconforming Use. When a legal nonconforming use is damaged or destroyed by any cause or means, a building permit shall be applied for within 180 days of date the property is damaged or destroyed to reconstruct or replace the structure with its pre-existing conditions and not enlarged, relocated or expanded. Reasonable conditions may be imposed by the City Manager or designee to mitigate any newly created impact on adjacent property. A new structure built on the parcel and new uses established 180 days after the date the property is damaged or destroyed shall fully conform with the regulations of the district in which it is located.

6.6.4. - EXPANSION OR ALTERATION OF NONCONFORMING USES AND STRUCTURES

- (A) Buildings Nonconforming as to Yards Only. A building nonconforming as to yards only shall have all the rights of a conforming building, except that said building shall not be enlarged, altered, or relocated in such a way as to increase its nonconformity. For the purposes of this section, the extension along the existing setback or the addition of a second story or half-story shall not be considered as increasing its nonconformity, provided that the structure shall not be enlarged, altered or relocated within the required front yard and all other requirements of this Zoning Code are met. If substantial alteration of a building results in demolition of the structure, the entire structure shall be subject to the yard requirements applicable to a new structure, except as authorized by this section related to buildings that are damaged or destroyed.
- (B) Structure (Conforming or Nonconforming) Containing a Legal Nonconforming Use. Structures containing one (1) or more legal nonconforming uses may be expanded, enlarged in any way as long as the expansion and/or alterations comply with the requirements for the zoning district the property, except as authorized by this section related to buildings that are damaged or destroyed.
- (C) Expansion of Nonconforming Outdoor Use. No nonconforming, principal outdoor use of land shall be expanded to occupy a greater area of land than was occupied on the date such use first became a legal nonconforming use, nor shall such outdoor use be moved, in whole or in part, to any other portion of the lot or parcel than was occupied by such use on the date the use first became a legal nonconforming use or otherwise intensified, except as provided in this section.
- (D) Maintenance and Repair
1. General. Normal maintenance and repair, including cosmetic changes and replacement, restoration and improvement may be performed on any nonconforming structure or on any conforming structure containing a nonconforming use, provided however, that no such maintenance or repair shall result in an expansion, relocation or enlargement of the use or structure or increase the extent of the nonconformity, except as otherwise provided by this Zoning Code.
 2. Replacement. Following damage or destruction, replacement of a nonconformity shall mean that the structure and site, if reinstated with a nonconformity as allowed under the terms of this Zoning Code, shall be reconstructed to match the pre-existing conditions that preceded damage or destruction. Reasonable conditions may be imposed by the City Manager or designee to mitigate any newly created impact on adjacent property. Nonconformities that are completely or substantially reconstructed that include changes to building placement or design shall be subject to this section.
 3. Exceptions. The City Manager or designee may authorize minor changes in the placement and size of improvements provided such changes decrease the extent of the nonconformity.
 4. Compliance with Current Standards. All nonconforming uses and all conforming uses in nonconforming structures shall at all times maintain compliance with all general performance standards and with all landscaping, screening and curbing requirements applicable in the district in which the use is located, or applicable in the most restrictive

district in which the use is first allowed, whichever has the greater requirement. Upon determination by the City Manager or designee that strict compliance with applicable standards would be practically or economically infeasible, the City Manager or designee shall require compliance with such portion of applicable standards as is practically and economically feasible.

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Chapter 7 - Administration and Procedures

6.7.1. - GENERAL PROVISIONS

- (A) Authority. The following City offices and bodies have responsibility for implementing and administering this Zoning Code:
1. City Manager or designee.
 2. Land Use Commission.
 3. City Council.
- (B) City Manager
1. Roles and Powers. The City Manager or designee shall:
 - a. Administer the Zoning Code, including the maintenance of all records and findings related to the administration of the zoning code.
 - b. Forward all applications allowed by this Chapter to the appropriate review body.
 - c. Render interpretations of the provisions of this Zoning Code, including use interpretations, pursuant to Section ___ of this Zoning Code.
 - d. Render decisions on Minor Variations when not combined with other applications as listed in Section ___ of this Zoning Code.
 - e. Enforce this Zoning Code.
 2. Appeals of Decisions. Any decision of the City Manager or designee may be appealed to the Land Use Commission.
- (C) Land Use Commission
1. Roles and Powers. The Land Use Commission shall have the powers granted to it under Section 2-19-4 of this Municipal Code.
 2. Appeal of Decisions. Decisions of the Land Use Commission may be appealed to the Circuit Court as allowed in this Chapter.
- (D) City Council
1. Roles and Powers. The City Council shall:
 - a. Approve or disapprove applications for special uses, planned developments, plats of subdivisions, and amendments to the text and/or map of this Zoning Code.
 - b. Take such other actions not delegated to other bodies that may be desirable and necessary to implement the provisions of this Zoning Code.
 2. Appeal of Decisions. Decisions of the City Council may be appealed to the Circuit Court.
- (E) Authority to File Applications. The person having legal authority to take action in accordance with the approval sought shall file an application for any review in accordance with this Zoning Code. The person having authority shall be the record owner, the duly authorized agent of the

record owner, or a purchaser or lessee of the property and may be required to provide proof of such authority at the time of application.

(F) Initiation. Applications shall be on forms provided by the City Manager or designee.

(G) Classification of Application Types

1. Administrative. The following types of applications are reviewed by staff administratively according to the procedures within this Chapter:
 - a. Certificate of Zoning Compliance.
 - b. Interpretations.
 - c. Minor Variations.
 - d. Temporary Uses.
2. Quasi-Judicial. The following are considered quasi-judicial applications and are reviewed and determined by the Land Use Commission according to the procedures within this Chapter:
 - a. Major Variations.
 - b. Appeal of an Administrative Decision or Interpretation.
3. Legislative. The following are considered legislative applications and are reviewed by the Land Use Commission and determined by the City Council according to the procedures within this Chapter:
 - a. Text Amendments.
 - b. Map Amendments.
 - c. Plats of Subdivision.
 - d. Planned Developments.
 - e. Special Uses (including Unique Uses and Adaptive Residential Uses).

(H) Fees

1. An applicant shall pay fees to the City of Evanston in connection with the submission of an application in accordance with the City fee schedule. Fees paid are not refundable except where the City Manager or designee determines that an application was accepted in error, or the fee paid exceeds the amount due, in which case the amount of overpayment will be refunded to the applicant.

6.7.2. - ADMINISTRATIVE APPLICATIONS PROCEDURES

(A) Certificate of Zoning Compliance

1. Applicability. A Certificate of Zoning Compliance issued by the City Manager or designee stating compliance with the provisions of this Zoning Code have been met is required prior to:
 - a. Occupying or using any land, building, or structure, or any part thereof.

- b. Change in the use of land to a use of a different classification.
 - c. New construction, reconstruction, enlargement, or structural alteration of any building or structure, including accessory buildings and structures.
 - d. Change in use of any existing building or structure, including accessory buildings and structures, or portion thereof, to a use of a different classification.
 - e. Any change in the use of a nonconforming use or structure.
2. Procedure for Certificate of Zoning Compliance.
 - a. Complete Application. The City Manager or designee shall determine whether an application is complete within 15 business days of receipt. If the application is determined to be complete, the applicant shall be notified in writing that the application has been accepted. If the application is determined to be incomplete, the applicant shall be notified in writing specifying the deficiencies, including any additional information which shall be supplied, and that no further action will be taken by the City on the application until the deficiencies are corrected. If the applicant fails to correct the specified deficiencies within 90 days of the notification of deficiency, the City Manager or designee shall deem the application withdrawn.
 - b. Issue Certificate of Zoning Compliance. The City Manager or designee shall determine whether the proposed development activity complies with the provisions of this Zoning Code within 10 business days of determining a complete application.
3. Expiration
 - a. Construction shall begin within 12 months of issuance of a Certificate of Zoning Compliance, and the certificate shall expire 24 months after issuance if construction is not completed unless an extension is granted by the City Manager or designee.
 - b. Failure to begin construction within 12 months shall result in the expiration of the Certificate of Zoning Compliance unless an extension is granted.
 - c. Upon expiration of a Certificate of Zoning Compliance, a new application, including all applicable fees, shall be required.
4. Revocation
 - a. A Certificate of Zoning Compliance may be revoked by the City Manager or designee if the recipient of the certificate fails to develop or maintain the property in accordance with the plans submitted, the requirements of this Zoning Code, or any additional requirements lawfully imposed as a condition of approval.
 - b. The City Manager or designee shall issue a written notice of intent to revoke the Certificate of Zoning Compliance and transmit the notice to the recipient at least 10 business days prior to the date of the proposed revocation.
 - c. If the recipient of the Certificate of Zoning Compliance disagrees with the decision of the City Manager or designee, the recipient has 10 business days to file an Administrative Appeal as stipulated in Section _____ of this Zoning Code.

- d. No person may continue to make use of land or buildings in the manner authorized by any Certificate of Zoning Compliance after the certificate has been revoked.
5. Appeal. The applicant or any property owner within 250 feet of the subject property may appeal a certificate of zoning compliance issued by the City Manager or designee to the Land Use Commission within 10 business days of the date of mailing of notification. Upon receipt of an authorized appeal, the appeal request shall be scheduled for a public hearing with the Land Use Commission within 30 business days.
6. Records. A record of all applications for a certificate of zoning compliance shall be kept on file by the City Manager or designee.

(B) Interpretations

1. Applicability. The City Manager or designee may, by written application, render interpretations, including use interpretations and any rule or regulation contained within this Zoning Code.
2. Procedure for Interpretations.
 - a. Complete Application. The City Manager or designee shall determine whether an application is complete within 15 business days of receipt. If the application is determined to be complete, the applicant shall be notified in writing that the application has been accepted. If the application is determined to be incomplete, the applicant shall be notified in writing specifying the deficiencies, including any additional information which shall be supplied, and that no further action will be taken by the City on the application until the deficiencies are corrected. If the applicant fails to correct the specified deficiencies within 90 days of the notification of deficiency, the City Manager or designee shall deem the application withdrawn.
 - b. Issuance of Interpretation. Within 15 business days, the City Manager or designee shall issue a decision on the requested interpretation. This decision shall be issued in writing and sent to the applicant within 10 business days.
3. Appeal. The applicant or any property owner within 250 feet of the subject property may appeal interpretations issued by the City Manager or designee to the Land Use Commission within 10 business days of the date of mailing of notification. Upon receipt of an authorized appeal, the appeal request shall be scheduled for a public hearing with the Land Use Commission within 30 business days.
4. Records. A record of all applications for interpretations shall be kept on file by the City Manager or designee.

(C) Minor Variations

1. Applicability. The variations outlined below shall be considered Minor Variations and the City Manager or designee shall be authorized to grant, grant with conditions, or deny variations to the following requirements in accordance with the procedures of this Chapter:
 - a. Accessory Structure requirements.
 - b. Yard Obstruction requirements.

- c. Sign requirements.
 - d. Fence requirements.
 - e. Landscape requirements.
 - f. Waste Enclosure requirements.
 - g. Setback requirements (up to 35% of the minimum requirement).
 - h. Building Lot Coverage (up to 35% of the maximum requirement).
 - i. Impervious Surface Coverage (up to 35% of the maximum requirement).
 - j. Ground Floor Transparency (up to 35% of the minimum requirement).
2. **Combined Application.** Whenever an application for a minor variation, would, in addition, require a quasi-judicial or legislative action, the applicant shall indicate that fact on the application and shall, at the time of filing the application for minor variation, file an application for the associated quasi-judicial or legislative action. All combined applications shall follow the procedure allowed for the associated quasi-judicial or legislative action.
 3. **Procedure for Minor Variations.**
 - a. **Complete Application.** Within 15 business days after receipt of an application, the City Manager or designee shall determine whether the application is complete. If the application is determined to be complete, the applicant shall be notified in writing that the application has been accepted. If the application is determined to be incomplete, the applicant shall be notified in writing specifying the deficiencies, including any additional information which shall be supplied, and that no further action will be taken by the City on the application until the deficiencies are corrected.
 - b. **Opportunity to Comment.** Upon receipt of a complete application for a minor variation, the City will provide notice to all taxpayers of record located within a 250-foot radius of the subject property, inclusive of public streets, alleys and other public ways whose addresses appear on the current tax assessment list. The applicant shall pay any and all fees and postage associated with mailing such notice under this Section. The notice shall indicate that the application shall be available for review and submission of written comments thereon 10 business days prior to the determination of the City Manager or designee.
 - c. **Decision.** Within 20 business days of receipt of a completed application for a minor variation, the City Manager or designee shall, by written order, either approve, approve with conditions, or deny the requested variation.
 - d. **Notice of Decision.** The City shall send the decision of the City Manager or designee within 10 business days to the applicant and all other persons previously notified.
 4. **Standards for Minor Variations**
 - a. In considering an application for a minor variation, the City Manager or designee, or the Land Use Commission in the case of a minor variation appeal, shall approve

such variation or appeal only upon finding that the application complies with the separate standards as set forth below:

- (1) The practical difficulty is not self-created.
 - (2) The requested variation will not have a substantial adverse impact on the use, enjoyment, or property values of adjoining properties.
 - (3) The requested variation supports or enhances the vision and reflects the broader policies established in the Comprehensive Plan.
 - (4) The requested variation requires the least deviation from the applicable regulation among the feasible options identified before the City Manager or designee issues a decision regarding the variation.
5. Appeal. The applicant or any property owner within 250 feet of the subject property may appeal the decision of the City Manager or designee to the Land Use Commission within 10 business days of the notice of decision. Upon receipt of an authorized appeal, the appeal request shall be scheduled for a public hearing with the Land Use Commission within 30 business days.
6. Records. A record of all applications for minor variations shall be kept on file by the City Manager or designee.

(D) Temporary Uses

1. Applicability. The City Manager or designee shall be authorized to grant, grant with conditions, or deny of a temporary use or structure
2. Procedure for Temporary Uses
 - a. Complete Application. The City Manager or designee shall determine whether an application is complete within 15 business days of receipt. If the application is determined to be complete, the applicant shall be notified in writing that the application has been accepted. If the application is determined to be incomplete, the applicant shall be notified in writing specifying the deficiencies, including any additional information which shall be supplied, and that no further action will be taken by the City on the application until the deficiencies are corrected. If the applicant fails to correct the specified deficiencies within 90 days of the notification of deficiency, the City Manager or designee shall deem the application withdrawn.
 - b. Issue Temporary Use or Structure. The City Manager or designee shall determine whether the proposed temporary use or structure complies with the provisions of this Zoning Code within 10 business days of determining a complete application.

- (1) Denial. In the event that a temporary use or structure application is denied, the City Manager or designee shall state the specific reasons therefore and shall cite the specific provisions of this Zoning Code upon which such denial is based.
 - (2) Conditions on Temporary Uses or Structures. The temporary use or structure may be conditioned upon such special requirements as the City Manager or designee may determine are necessary to achieve the purposes of this Zoning Code and to protect the public health, safety, and welfare.
 - (3) Revocation of Temporary Use or Structure. The temporary use or structure may be revoked by the City Manager or designee pursuant to Section _____, "Revocation of Certificate of Zoning Compliance," of this Title if any of the standards and conditions imposed on a temporary use or structure are violated.
3. Records. A record of all applications for minor variations shall be kept on file by the City Manager or designee.

6.7.3. - QUASI-JUDICIAL APPLICATIONS AND PROCEDURES

(A) Major Variations

1. Applicability. The variations outlined below shall be considered major variations and the Land Use Commission shall be authorized to grant, grant with conditions, or deny major variations to the following requirements in accordance with the procedures of this Chapter:
 - a. Lot Area requirements.
 - b. Lot Width requirements.
 - c. Expansion or Alteration of Non-conforming Use requirements.
 - d. Off-street Parking, Loading, and Mobility requirements.
 - e. Increases greater than 35% above the following requirements: setbacks; building lot coverage; impervious surface coverage, ground floor transparency.
 - f. Building Height requirements (up to 15% above the maximum requirement in the R1-R4, M1, M2, D1, U1, CI, and OS districts).
 - g. Floor Area Ratio requirements (up to 15% above the maximum requirement in the R4, M1-3, D1, U4, and CI districts).
2. Combined Application. Whenever an application for a major variation, would, in addition, require a legislative action, the applicant shall indicate that fact on the application and shall, at the time of filing the application for major variation, file an application for the associated legislative action. All combined applications shall follow the procedure allowed for the associated legislative action.
3. Procedure for Major Variations.
 - a. Complete Application. The City Manager or designee shall determine whether the application is complete within 15 business days of receipt. If the application is

determined to be complete, the applicant shall be notified in writing that the application has been accepted. If the application is determined to be incomplete, the applicant shall be notified in writing specifying the deficiencies, including any additional information which shall be supplied, and that no further action will be taken by the City on the application until the deficiencies are corrected.

- b. Staff Review and Comments. The application and accompanying information are reviewed by the City Manager or designee for compliance with this Zoning Code and any other standards and regulations applicable to the property. Review comments shall be provided in writing to the applicant. The applicant shall respond to any written review comments to address questions and/or concerns prior to scheduling a public hearing.
 - c. Public Hearing. A public hearing before the Land Use Commission shall be required for all major variations.
 - d. Published Notification. The City shall provide notice of the public hearing by publication of a legal ad in one or more newspapers of general circulation. Such notice shall be published within a minimum of 15 days prior to the hearing date and no more than 30 days prior to the hearing date.
 - e. Mailed Notification. The City will provide notification by mail to all property owners within a 500-foot radius of the property lines of the subject property, inclusive of public roads, streets, alleys and other public ways from the subject site whose addresses appear on the current tax assessment list. The applicant must pay any and all fees and postage associated with mailing such notice pursuant to this Section. The failure of delivery of such notice, however, shall not invalidate any such hearing.
 - f. Signage Notification. The City shall post a sign on the subject property for a minimum of 10 business days prior to the public hearing indicating the place, time, and date of the hearing.
 - g. Decision. Following the close of the public hearing, the Land Use Commission shall either approve, approve with conditions, or deny the application for major variation.
4. Additional Conditions Authorized. In the review of Major Variation applications, the Land Use Commission may recommend and impose such conditions and restrictions upon the property or use benefited by the Major Variation as they may deem necessary to comply with the standards set forth in this Zoning Code, to reduce or minimize the impact of the Special Use upon other property in the neighborhood, and to further the purpose and intent of this Zoning Code and the objectives of the Comprehensive Plan.
 5. Standards for Major Variations. The following standards for approval shall be used to review all applications for major variations:
 - a. The proposed variation is compatible with adjacent land uses in terms of scale, intensity, and operational characteristics and does not create significant negative impacts on nearby properties.

- b. The requested variation supports or enhances the vision and reflects the broader policies established in the Comprehensive Plan.
 - c. The alleged hardship or practical difficulty is peculiar to the property.
 - d. The property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out.
 - e. Approval of the variation will result in public benefits to the surrounding neighborhood and the City as a whole.
 - f. The alleged difficulty or hardship has not been created by any person having an interest in the property.
 - g. The requested variation requires the least deviation from the applicable regulation among the feasible options identified before the Land Use Commission issues its decision.
6. Adjustments and Amendments. The Land Use Commission is authorized to adjust or amend approved Major Variations by following the procedure for major variations allowed by this section.
 7. Appeal. The applicant or any property owner within a 500-foot radius of the subject property, inclusive of public roads, streets, alleys and other public ways from the subject site whose addresses appear on the current tax assessment list, may file an appeal of the decision issued by the Land Use Commission. Any such appeal shall be made to the circuit court.
 8. Records. A record of all applications for major variations shall be kept on file by the City Manager or designee.

(B) Appeal of Administrative Decisions or Interpretations

1. Applicability. An appeal is provided as a safeguard against arbitrary, ill-considered, or erroneous administrative decisions or interpretations. It is intended to avoid the need for legal action by establishing a local procedure to review and correct administrative errors. It is not, however, intended as a means to subvert the clear purposes, meanings, or intent of this Zoning Code or the rightful authority of the City Manager or designee.
2. Standing. Any property owner may appeal the application of the requirements of this Zoning Code as they have been applied to their property by the City Manager or designee. Additionally, any property owner within 250 feet of a property upon which the requirements of this Zoning Code have been administratively applied to may file an appeal.
3. Procedure for Appeals of Administrative Decisions and Interpretations.
 - a. Complete Application. The City Manager or designee shall determine whether the application is complete within 15 business days of receipt. If the application is determined to be complete, the applicant shall be notified in writing that the application has been accepted. If the application is determined to be incomplete, the applicant shall be notified in writing specifying the deficiencies, including any

- additional information which shall be supplied, and that no further action will be taken by the City on the application until the deficiencies are corrected.
- b. Public Hearing. A public hearing before the Land Use Commission shall be required for all appeals of administrative decisions.
 - c. Signage Notification. The City shall post a sign on the subject property for a minimum of 10 business days prior to the public hearing indicating the place, time, and date of the hearing.
 - d. Published Notice. The City shall provide notice of the public hearing by publication of a legal ad in one or more newspapers of general circulation. Such notice shall be published within a minimum of 15 days prior to the hearing date and no more than 30 days prior to the hearing date.
 - e. Land Use Commission Decision. Following the close of the public hearing, the Land Use Commission shall either approve, approve with modifications, or deny the appeal. The appellant may appeal the Land Use Commission decision to the circuit court.
4. Effect of Filing Application. The filing of an appeal shall stay all proceedings of the action appealed from, unless the City Manager or designee certifies to the Land Use Commission, after the notice of appeal has been filed, that a stay would cause imminent peril to life or property, in which case the proceedings shall not be stayed other than by a restraining order granted by the Circuit Court.
 5. Standards for Appeals of Administrative Decisions and Interpretations. The following standards shall be used to review all applications for Appeals of Administrative Decisions and Interpretations:
 - a. The original decision was inconsistent with the clear provisions and intent of the zoning code, and that the decision either misinterpreted or misapplied specific code provisions
 - b. Compelling evidence has been provided that the administrative decision or interpretation was not supported by substantial evidence in the record or was based on inaccurate, incomplete, or insufficient information.
 - c. The Land Use Commission may impose conditions upon an affirmative decision to ensure that the requirements and purposes of this Zoning Code are followed in the order, decision, determination, or interpretation.
 6. Appeal. The applicant may file an appeal of the decision issued by the Land Use Commission. Any such appeal shall be made to the circuit court.
 7. Records. A record of all applications for appeals of administrative decisions or interpretations shall be kept on file by the City Manager or designee.

6.7.4. - LEGISLATIVE APPLICATIONS AND PROCEDURES

(A) Special Uses

1. Applicability. The provisions outlined in this section shall be applied to all land uses requiring a special use permit as identified in Section ____ - Use Table.
2. Procedure for Special Uses.
 - a. Complete Application. The City Manager or designee shall determine whether the application is complete within 15 business days of receipt. If the application is determined to be complete, the applicant shall be notified in writing that the application has been accepted. If the application is determined to be incomplete, the applicant shall be notified in writing specifying the deficiencies, including any additional information which shall be supplied, and that no further action will be taken by the City on the application until the deficiencies are corrected.
 - b. Staff Review and Comments. The application and accompanying information are reviewed by the City Manager or designee for compliance with this Zoning Code and any other standards and regulations applicable to the district in which the property is located. Review comments shall be provided in writing to the applicant. The applicant shall respond to any written review comments to address questions and/or concerns prior to scheduling a public hearing.
 - c. Public Hearing. A public hearing before the Land Use Commission shall be required for all special uses.
 - d. Published Notification. The City shall provide notice of the public hearing by publication of a legal ad in one or more newspapers of general circulation. Such notice shall be published within a minimum of 15 days prior to the hearing date and no more than 30 days prior to the hearing date.
 - e. Mailed Notification. The City will provide notification by mail to all property owners within a 500-foot radius of the property lines of the subject property, inclusive of public roads, streets, alleys and other public ways from the subject site whose addresses appear on the current tax assessment list. The applicant must pay any and all fees and postage associated with mailing such notice pursuant to this Section. The failure of delivery of such notice, however, shall not invalidate any such hearing.
 - f. Signage Notification. The City shall post a sign on the subject property for a minimum of 10 business days prior to the public hearing indicating the place, time, and date of the hearing.
 - g. Land Use Commission Recommendation. Within 30 days after the close of the public hearing, the Land Use Commission shall make a recommendation to the City Council to approve, approve with conditions, or denial of the special use application and submit its recommendation to the City Council.
 - h. City Council Review and Decision. Upon receipt of the recommendation from the Land Use Commission, the City Council shall set a time to review the proposed special use application and shall approve, approve with conditions, or deny the special use application.

- i. Recordation. The ordinance approving a special use shall further contain a legal description of the property subject to such special use, and said ordinance, along with the development plan, shall be recorded by the applicant in the office of the Cook County Recorder before any permits may be obtained. A copy of the ordinance approving a special use along with the development plan shall also be filed with the City Manager or designee.
3. Additional Conditions Authorized. In the review of Special Use applications, the Land Use Commission may recommend and City Council may impose such conditions and restrictions upon the property or use benefited by the Special Use as they may deem necessary to comply with the standards set forth in this Zoning Code, to reduce or minimize the impact of the Special Use upon other property in the neighborhood, and to further the purpose and intent of this Zoning Code and the objectives of the Comprehensive Plan.
4. Standards for Special Uses. The following standards for approval shall be used to review all Special Use applications:
 - a. The proposed use supports or enhances the vision and reflects the broader policies established in the Comprehensive Plan.
 - b. The proposed use addresses evolving community needs, changing demographics, emerging development trends, or new economic realities.
 - c. The proposed use expands the tax base and supports economic development by fostering growth, providing opportunities for business expansion, or improving land use efficiency.
 - d. The proposed use promotes fairness and equitable access to opportunities without having a disproportionate effect on vulnerable or historically marginalized communities.
 - e. The proposed use provides safe and adequate access to the site, with consideration given to traffic flow, parking, and pedestrian and bicycle accessibility.
 - f. The proposed use is compatible with adjacent land uses in terms of scale, intensity, and operational characteristics and does not create significant negative impacts on nearby properties.
 - g. The proposed use minimizes adverse impacts on the environment, including air and water quality, wildlife, and natural resources.
 - h. The proposed use does not place an undue burden on public services and infrastructure, including water, sewer, emergency services, and utilities in the subject area.
5. Extensions and Amendments. The City Council is authorized to extend or amend approved Special Use Permits.
6. Appeal. The applicant or any property owner within a 1,000-foot radius of the subject property, inclusive of public roads, streets, alleys and other public ways from the subject

site whose addresses appear on the current tax assessment list, may file an appeal of the decision issued by the City Council. Any such appeals shall be made to the circuit court.

7. Records. A record of all applications for special uses shall be kept on file by the City Manager or designee.

(B) Planned Developments

1. Applicability.

- a. Building Height requirements

- (1) Exceeding 15% above the maximum requirement in the R1-R4, M1, M2, D1, U1, CI, OS districts.
 - (2) Exceeding the maximum requirement in the M3, D2, D3, U2, U3, U4, IC districts.
 - (3) Exceeding 150' in the D3 district.

- b. Floor Area Ratio requirements

- (1) Exceeding 15% above the maximum requirement in the R4, M1-3, D1, U4, and CI districts.
 - (2) Exceeding the maximum requirement in the D2 and D3 districts.

- c. Lot Size

- (1) Over 30,000 square feet in the R1-R3, M1, M2, and D1 districts.
 - (2) Over 50,000 square feet in the R4, M3, D2, D3, and CI districts.

- d. Building Size

- (1) Over 125,000 square feet in the R1-R3, M1, M2, D1, U1, IC, and OS districts.
 - (2) Over 250,000 square feet in the R4, M3, D2, D3, U2, U3, U4, and CI districts.

2. Procedure for Planned Development.

- a. Pre-Application Community Meeting. The applicant is required to hold a community meeting to discuss the initial concepts of the proposed planned development and general compliance with applicable provisions of this Zoning Code prior to the submission of an application. The notification list, copy of notification, sign-in sheet, and meeting summary that includes how the proposal addresses community feedback shall be provided by the applicant as part of their application submission.

- b. Pre-Application Conference. The applicant is required to meet with the City Manager or designee to discuss the initial concepts of the proposed planned development and general compliance with applicable provisions of this Zoning Code prior to the submission of the application.

- c. Complete Application. The City Manager or designee shall determine whether the application is complete within 15 business days of receipt. If the application is determined to be complete, the applicant shall be notified in writing that the

application has been accepted. If the application is determined to be incomplete, the applicant shall be notified in writing specifying the deficiencies, including any additional information which shall be supplied, and that no further action will be taken by the City on the application until the deficiencies are corrected.

- d. Staff Review and Comments. The application and accompanying information are reviewed by the City Manager or designee for compliance with this Zoning Code and any other standards and regulations applicable to the district in which the property is located. Review comments shall be provided in writing to the applicant. The applicant shall respond to any written review comments to address questions and/or concerns prior to scheduling a public hearing.
- e. Public Hearing. A public hearing before the Land Use Commission shall be required for all planned development applications.
- f. Published Notice. The City shall provide notice of the public hearing by publication of a legal ad in one or more newspapers of general circulation. Such notice shall be published within a minimum of 15 days prior to the hearing date and no more than 30 days prior to the hearing date.
- g. Mailed Notice. The City will provide notification by mail to all property owners within a 1,000-foot radius of the property lines of the subject property, inclusive of public roads, streets, alleys and other public ways from the subject site whose addresses appear on the current tax assessment list. The applicant must pay any and all fees and postage associated with mailing such notice pursuant to this Section. The failure of delivery of such notice, however, shall not invalidate any such hearing.
- h. Signage Notification. The City shall post a sign on the subject property for a minimum of 10 business days prior to the public hearing indicating the place, time, and date of the hearing.
- i. Land Use Commission Recommendation. Within 30 days after the close of the public hearing, the Land Use Commission shall make a recommendation to the City Council to approve, approve with conditions, or denial of the planned development application and submit its recommendation to the City Council.
- j. City Council Review and Decision. Upon receipt of the recommendation from the Land Use Commission, the City Council shall set a time to review the proposed planned development and shall approve, approve with conditions, or deny the planned development.
- k. Recordation. The ordinance approving a planned development shall further contain a legal description of the property subject to such planned development, and said ordinance, along with the development plan, shall be recorded by the applicant in the office of the Cook County Recorder before any permits may be obtained. A copy of the ordinance approving a special use along with the development plan shall also be filed with the City Manager or designee.

3. Additional Conditions Authorized. In the review of Planned Development applications, the Land Use Commission may recommend and City Council may impose such conditions and restrictions upon the property or use benefited by a Planned Development may deem necessary to comply with the standards set forth in this Zoning Code, to reduce or minimize the impact of the Planned Development upon other property in the neighborhood, and to further the purpose and intent of this Zoning Code and the objectives of the Comprehensive Plan.
4. Standards for Planned Developments. The following standards for approval shall be used to review all Planned Development applications:
 - a. The proposed development supports or enhances the vision and reflects the broader policies established in the Comprehensive Plan.
 - b. The proposed development addresses evolving community needs, changing demographics, emerging development trends, or new economic realities.
 - c. The proposed development expands the tax base and supports economic development by fostering growth, providing opportunities for business expansion, or improving land use efficiency.
 - d. The proposed development promotes fairness and equitable access to opportunities without having a disproportionate effect on vulnerable or historically marginalized communities.
 - e. The proposed development provides safe and adequate access to the site, with consideration given to traffic flow, parking, and pedestrian and bicycle accessibility.
 - f. The proposed development is compatible with adjacent land uses in terms of scale, intensity, and operational characteristics and does not create significant negative impacts on nearby properties.
 - g. The proposed development minimizes adverse impacts on the environment, including air and water quality, wildlife, and natural resources.
 - h. The proposed development does not place an undue burden on public services and infrastructure, including water, sewer, emergency services, and utilities in the subject area.
 - i. Approval of the proposed development will result in public benefits to the surrounding neighborhood and the City as a whole.
5. Extensions and Amendments. The City Council is authorized to extend or amend approved Planned Developments.
6. Appeal. The applicant or any property owner within a 1,000-foot radius of the subject property, inclusive of public roads, streets, alleys and other public ways from the subject site whose addresses appear on the current tax assessment list, may file an appeal of the decision issued by the City Council. Any such appeal shall be made to the circuit court.
7. Records. A record of all applications for planned developments shall be kept on file by the City Manager or designee.

(C) Map Amendments

1. Applicability. Amendments to the Zoning Map may be initiated by:
 - a. A referral of the City Council or City Manager or Designee.
 - b. A motion of the Land Use Commission.
 - c. An owner, agent, buyer or lessee of property within the area proposed to be changed or affected by the proposed map amendment.
2. Procedure for Map Amendments.
 - a. Pre-Application Conference. The applicant is required to meet with the City Manager or designee to discuss the initial concepts of a map amendment and general compliance with applicable provisions of this Zoning Code prior to the submission of the application.
 - b. Complete Application. Within 15 business days after receipt of an application, the City Manager or designee shall determine whether the application is complete. If the application is determined to be complete, the applicant shall be notified in writing that the application has been accepted. If the application is determined to be incomplete, the applicant shall be notified in writing specifying the deficiencies, including any additional information which shall be supplied, and that no further action will be taken by the City on the application until the deficiencies are corrected.
 - c. Staff Review and Comments. The application and accompanying information are reviewed by the City Manager or designee for compliance with this Zoning Code and any other standards and regulations applicable to the district in which the property is located. Review comments shall be provided in writing to the applicant. The applicant shall respond to any written review comments to address questions and/or concerns prior to scheduling a public hearing.
 - d. Land Use Commission Public Hearing. The Land Use Commission shall set a date for a public hearing regarding the proposed amendment.
 - e. Published Notice. The City shall provide notice of the public hearing by publication of a legal ad in one or more newspapers of general circulation. Such notice shall be published within a minimum of 15 days prior to the hearing date and no more than 30 days prior to the hearing date.
 - f. Mailed Notice. The City will provide mailed notice to all owners of property within a 500-foot radius of the property lines of the subject property, inclusive of public roads, streets, alleys and other public ways whose addresses appear on the current tax assessment list. The applicant shall pay all fees and postage associated with mailing such notice under this Section. The failure of delivery of such notice, however, shall not invalidate any such hearing or amendment. In addition, a sign shall be posted on the property for a minimum 10 business days prior to the public hearing indicating the place, time, and date of the hearing. Such notice is sufficient notice for the initial hearing, as well as any continuances of the same hearing.

- a. Pre-Application Conference. The applicant is required to meet with the City Manager or designee to discuss the initial concepts of a text amendment and general compliance with applicable provisions of this Zoning Code prior to the submission of the application.
 - b. Complete Application. The City Manager or designee shall determine whether the application is complete within 15 business days of receipt. If the application is determined to be complete, the applicant shall be notified in writing that the application has been accepted. If the application is determined to be incomplete, the applicant shall be notified in writing specifying the deficiencies, including any additional information which shall be supplied, and that no further action will be taken by the City on the application until the deficiencies are corrected.
 - c. Staff Review and Comments. The application and accompanying information are reviewed by the City Manager or designee for compliance with this Zoning Code and any other standards and regulations applicable to the district in which the property is located. Review comments shall be provided in writing to the applicant. The applicant shall respond to any written review comments to address questions and/or concerns prior to scheduling a public hearing.
 - d. Published Notice. Published notices shall contain the time, date, and place of the public hearing and any additional information as required by the City Manager or designee.
 - e. Mailed Notices are not required for Text Amendments. The City will not provide notice to property owners of the City when text amendments are being considered and/or approved by the Land Use Commission and City Council.
 - f. Land Use Commission Public Hearing. The Land Use Commission shall set a date for a public hearing regarding the proposed amendment.
 - g. Land Use Commission Recommendation. Within 30 days after the close of the public hearing, the Land Use Commission shall recommend the approval, approval with modifications, or denial of the proposed amendment and submit its recommendation to the City Council.
 - h. City Council Review and Decision. Upon receipt of the recommendation from the Land Use Commission, the City Council shall set a time to review the proposed text amendment and shall approve, approve with conditions, or deny the application.
 - i. Effective Date. Any amendment adopted by the City Council shall become effective 30 days after the date of adoption unless specified in the Ordinance.
3. Standards for Text Amendments. The following standards for approval shall be used in decisions regarding text amendments for this Zoning Code:
 - a. The amendment supports or enhances the vision and reflects the broader policies established in the Comprehensive Plan.
 - b. The amendment addresses evolving community needs, changing demographics, emerging development trends, or new economic realities.

- c. The amendment supports or stimulates the tax base and/or economic development by fostering growth, providing opportunities for business expansion, or improving land use efficiency.
 - d. The amendment promotes fairness and equitable access to opportunities without having a disproportionate effect on vulnerable or historically marginalized communities.
4. Appeal. The applicant or any property owner within a 500-foot radius of the subject property, inclusive of public roads, streets, alleys and other public ways from the subject site whose addresses appear on the current tax assessment list, may file an appeal of the decision issued by the City Council. Any such appeal shall be made to the circuit court.
 5. Records. A record of all applications for Text Amendments shall be kept on file by the City Manager or designee.

(E) Plat of Subdivision

1. Applicability. The purpose of a plat of subdivision is to create new property boundaries for existing tracts of land that are in conformance with all aspects of the City Code, or compliant by variation, and recorded by Cook County.
 - a. The City Council may, in accordance with the requirements of Title 4, Chapter 11, Subdivisions, and in accordance with the procedures of this Zoning Code, and other standards and regulations applicable to the district(s) in which the subject property is located, approve new subdivisions for tracts containing two or more lots.
2. Procedure for Plat of Subdivisions
 - a. Pre-Application. Prior to submitting a plat of subdivision application, an applicant shall submit and obtain a Certificate of Zoning Compliance that acknowledges compliance of all newly proposed tracts of land within the subdivision are compliant with the regulations of this Zoning Code and all other applicable regulations. Such compliance may be achieved by the approval of a variation.
 - b. Plat Review. The draft plat, application, and accompanying information is reviewed by the City Manager or designee for compliance with this Zoning Code and any other standards and regulations applicable to the district in which the property is located.
 - c. Review Comments. Review comments shall be provided in writing to the applicant, which may include but are not limited to proposed property lines, utility connection points, underground and/or overhead utilities, streets and rights-of-way, existing and proposed structures, landscaping, and any other areas of concern related to the draft plat.
 - d. Response to Review Comments. The applicant shall respond to any written review comments to address questions and/or concerns prior to proceeding to the City Council for a final determination.
 - e. Determination. The City Council shall take action to determine approval or denial of the proposed plat of subdivision.

- f. Signatures. Following approval by the City Council, the applicant shall provide a mylar copy of the plat of subdivision, which shall be routed for applicable signatures by the City Manager or designee.
 - g. Recordation. Once all applicable signatures from the City are obtained, the applicant shall obtain any remaining signatures from the County, and then shall record the plat of subdivision with Cook County. Proof of recordation of the final plat shall be provided to the City Manager or designee.
3. Effect of Approval. The approval of a proposed plat of subdivision by the City Council or the City Manager or designee shall not authorize any development, construction, reconstruction, alteration or moving of any building or structure, but shall merely authorize new property boundaries for existing tracts of land, subject to recordation with Cook County. Such approval may authorize the preparation, filing and processing of applications such as permits or approvals as may be required by the regulations of the City, including, but not limited to, a building permit and certificate of occupancy.
 4. Limitations. Subject to an exception granted by the City Council, any plat of subdivision not recorded with Cook County within one (1) year of adoption by the City Council or the City Manager or designee shall automatically terminate and be rendered void without further action by the City.
 5. Appeal. The applicant or any property owner within a 500-foot radius of the subject property, inclusive of public roads, streets, alleys and other public ways from the subject site whose addresses appear on the current tax assessment list, may file an appeal of the decision issued by the City Council. Any such appeal shall be made to the circuit court.
 6. Records. A record of all applications for Text Amendments shall be kept on file by the City Manager or designee.

6.7.5. - ENFORCEMENT

- (A) Authority. The City Manager or designee is hereby authorized to enforce this Zoning Code.
- (B) Violations. No building shall be located, erected, constructed, reconstructed, enlarged, changed, maintained, or used, and no land shall be used, in violation of this Zoning Code.
- (C) Complaints. Upon receipt of a complaint alleging a violation of this Zoning Code, the City Manager or designee shall investigate the complaint and shall take whatever action is warranted in accordance with the provisions of this Zoning Code.
- (D) Right of Entry. The City Manager or designee may make inspections of all buildings, structures and premises located within the City to determine their compliance with the provisions of this Zoning Code subject to the following standards and conditions:
 1. The inspection may take place only if (a) a complaint has been received by the City Manager or designee, and the complaint, in the opinion of the City Manager or designee, provides reasonable grounds for the belief that a violation exists; or (b) the inspection is undertaken as part of a regular inspection program.
 2. The inspection shall be made by the City Manager or designee.

3. Any person making such inspection shall furnish to the owner or occupant of the building, structure or premises sought to be inspected, sufficient identification and information to enable the owner or occupant to determine that the person is a representative of the City and the purpose of the inspection.
4. If the owner refuses to grant entry, the City may apply to the Circuit Court for a search warrant or other legal process for the purpose of securing entry to the premises.

(E) Penalties and Remedies

1. Violations of this Zoning Code or failure to comply with any of its requirements, including violations of any conditions and safeguards established in connection with approvals authorized by this Zoning Code, shall be punishable by a fine of not less than one hundred dollars (\$100.00) nor more than one thousand dollars (\$1,000.00) per day that the violation exists.
2. Each day that any violation continues after notification by the City Manager or designee that such violation exists, shall be considered a separate offense.
3. This Code may also be enforced by an appropriate equitable action.

DRAFT

Name (first and last)	Address of residence or property owned	Meeting date	Agenda Item (Property address or description of agenda item)	Position on Agenda Item (as applicable)	How would you like to make your public comment?	If you are providing a written comment, please leave here:	Are you representing yourself as an individual or speaking on behalf of a group?	Please name the group of people for whom you are the designated speaker.
Lauren Weiss	2641 Stewart ave	1/15/2025	Missing data on comprehensive plan	Undecided	Written comment	<p>Here are some questions on the plan:</p> <p>Overall:</p> <ul style="list-style-type: none"> - Last meeting the Assistant City Manager Steve Ruger revealed that the city sidelined HDR, the consultant we hired for \$750K to write the comprehensive plan and they are no longer involved. City staff have taken over writing this...and it was also revealed that they do not have the experience or credentials to do so. Has anyone on this committee ever written a comprehensive plan before? And if not, how are you ensuring this plan is the best for the community at large? - Inadequate Public Engagement and Transparency: While there has been public input, many residents are still unaware of the full scope of the plan and its potential impact on their neighborhoods. The process has been criticized as flawed, with insufficient time and resources dedicated to meaningful community engagement, particularly for renters, seniors, and lower-income residents. - The Plan is Moving Too Quickly: The push to approve the comprehensive plan and zoning overhaul by April 1 is premature and does not allow for adequate time to review and address the complexities of the proposed changes. A rushed approval process increases the risk of overlooking critical flaws, unintended consequences, and failure to consider alternative solutions - Need for a Thorough Review Process: It's essential to slow down the approval process, de-couple the zoning changes from the comprehensive plan, and allow time for proper review, additional data collection, and more public input. A thoughtful, transparent approach is necessary to ensure that the plan serves the long-term interests of all Evanston residents, not just developers or those with financial stakes in high-density development <p>Specifics Concerns:</p> <ul style="list-style-type: none"> - Lack of Data on Housing Needs: The comprehensive plan lacks clear, comprehensive data on future housing demand, making it difficult to justify the proposed zoning changes. No evidence has been presented showing the specific impact of the plan on affordable housing needs in the community. Projections for housing growth are not based on reliable, up-to-date data that reflects the actual needs of Evanston residents. - Absence of a Publicly Available Cost-Benefit Analysis: The city has not provided a detailed cost-benefit analysis showing how the proposed zoning changes will impact Evanston's infrastructure, economy, or existing residents. It is unclear how the city plans to handle the long-term costs of increased density, particularly regarding transportation, schools, and public services. - Unaddressed Concerns About Gentrification: Experts argue that the plan's emphasis on upzoning could encourage luxury developments and lead to the demolition of affordable housing, displacing current residents. There's insufficient evidence to prove that the plan will result in true affordable housing, as opposed to market-rate or luxury housing. - Lack of Comprehensive Environmental Impact Assessment: The city has not provided a detailed environmental impact analysis to assess how increased density and development will affect local green spaces, traffic congestion, air quality, or overall livability. There is no clear plan to balance development with the preservation of the community's natural resources and environment. - Impact on Neighborhood Character and Single-Family Housing: Eliminating single-family zoning without proper safeguards could drastically change the character of Evanston's neighborhoods and result in overcrowding or reduced quality of life. The plan proposes allowing higher-density development in all neighborhoods, but the impact on the community's diversity, character, and property values is not fully addressed. For example, we have already allowed luxury townhomes selling on split lots for over \$1.5M, shipping containers on lots, and a tiny home development. What guardrails will be in place to protect current property owners? 		
Linda Damashek		1/15/2025	Comprehensive plan		In person		Self	
Eric Swan	1126 Hinman Ave	1/22/2025	1000-1200 Chicago Ave. Zoning (Between Lee St and Dempster St.)	Undecided	In person		Self	

Sarah Marinacci	1207 Judson Ave	1/15/0024	Land Use Commission Meeting	Opposed	<p>Written comment</p> <p>This plan lacks clear, comprehensive data on future housing demand, making it difficult to justify the proposed zoning changes, with no clear evidence to show the specific impact of the plan on affordable housing needs in the community.</p> <p>The city needs to present a publicly available cost-benefit analysis.</p> <p>The plan doesn't clarify how the city plans to handle the long-term costs of increased density, particularly regarding transportation, schools, and public services. This upzoning could encourage luxury developments and lead to the demolition of affordable housing, displacing current residents. There is also insufficient evidence to prove that the plan will result in true affordable housing, as opposed to market-rate or luxury housing.</p> <p>To clarify on the increased density and development's impact on local green spaces, traffic congestion, air quality, or overall livability. Additionally no clear plan to balance development with the preservation of the community's natural resources and environment.</p> <p>Eliminating single-family zoning without proper safeguards could drastically change the character of Evanston's neighborhoods and result in overcrowding or reduced quality of life.</p> <p>The Plan is Moving Too Quickly. The push to approve the comprehensive plan and zoning overhaul by April 1 is premature and does not allow for adequate time to review and address the complexities of the proposed changes. This increases the risk of overlooking critical flaws, unintended consequences, and failure to consider alternative solutions.</p> <p>A thoughtful, transparent approach is necessary to ensure that the plan serves the long-term interests of all Evanston residents, not just developers or those with financial stakes in high-density development.</p>		
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Michael Poulos	1416 Hinman Av	1/2/2025	Envision Evanston 2045	Opposed	<p>Written comment</p> <p>How do I envision Evanston in 2045?</p> <p>A city of tree-lined streets with soft, ornate streetlamps that respect the night.</p> <p>A city of owner-occupied single-family homes, some large, some small, some grand, some simple, but all a castle to the owner.</p> <p>A city where we all respect each other, where we rejoice in the diversity our institutions and unique community creates.</p> <p>A city that leads the nation in education.</p> <p>A city with character, devoid of utilitarian, maximum profit developments. A city where every structure is an architectural masterpiece.</p> <p>A city of modest scale, where the floor-area ratio downtown is no more than 6, meaning. the tallest building may reach 12 floors but only cover half the land.</p> <p>A city of modest density, so there is room to breathe.</p> <p>A city where the roads are not congested, where the population does not overwhelm the infrastructure.</p> <p>A city that gives people freedom of movement, whether by public transit or automobile, bicycle or foot, each to their own preferences and needs.</p> <p>A city that is convenient to live in, with plenty of parking for homes and businesses and public-transportation hubs.</p> <p>A city that recognizes the limits of public transportation in a metropolitan area where political reality assures mass transit serves the politicians and not the people.</p> <p>A city that does not pollute the environment with high impact high-rises.</p> <p>A city where we can see the blue sky, the stars, the trees, the lawns, the flowers.</p> <p>A city where small businesses can find affordable rent and freedom from excess regulation.</p> <p>A city where we provide for our long-term residents who are less fortunate, but do not take upon ourselves the burden of providing disproportionate extensive low-cost housing in a lakefront community where land is at a premium.</p> <p>Who among the people of Evanston called for the re-creation of our town as a high-density urban center, where single family homes are replaced with apartments and apartments are replace with high rises?</p> <p>Who among the people of Evanston called for replacing trees with high rise buildings that impose an enormous carbon footprint because of the diminishing efficiency of structures as they exceed six floors.</p> <p>Evanston has been a stable city for years, with a population of between 70,000 to 80,000. We used to have industry that provided a living to many of our citizens. That industry is gone because of high land costs and high taxes. We let it go. Gone with it are the jobs that made it possible for people to live here. We used to have businesses that employed hundreds of clerical level employees as well as management and executives. We were known as the headquarters city. These businesses are gone because of high land costs and high taxes, and with them jobs that made it possible for people to live here. We let them go and waved goodbye to good jobs.</p> <p>To the extent Evanston has enjoyed any economic prosperity, it is because we have allowed the sale of liquor and thus facilitated restaurants that bring people into town.</p> <p>But we have, at the same time, allowed the construction of ugly high rises that mar the sky they block. Do these high rises employ Evanston workers, Evanston contractors, and Evanston architects, lawyers and accountants? No. And do they profit Evanston investors? No. Outside developers come here, build the cheapest buildings they can, sell to unwitting customers with no warranty of habitability, and then take their profits elsewhere.</p> <p>We live with the consequences.</p> <p>My family has lived in Evanston for three generations. My family has owned businesses in downtown Evanston for three generations. My business has been at the same address on Sherman Avenue for 44 years.</p> <p>I knew the old Evanston. I know the modern Evanston.</p> <p>How do I envision the future Evanston, the Evanston of 2045?</p> <p>With the current plan, I envision a dystopian waste land dominated by tall buildings filled with cheap apartments, and residential streets lined with small multi-unit look-alike buildings. I envision crowded streets, terrible traffic, ever higher taxes, declining schools. People may live here for a few years, but those who can will move away, move to towns that still have the values that one characterized our city: green trees, dark nights, bright days, family neighborhoods, a natural diversity driven by our community and institutions, not by artificial government programs.</p> <p>Envision Evanston 2045 is a manifesto that serves certain political interest and wealthy developers. What does it do for the people of Evanston? It destroys our town. The people demand it be rejected.</p>		
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Alicia O'Connor	2753 WOODBIN	1/15/2025	Comprehensive Plan	Undecided	Written comment	<p>Regarding the redefinition of the R1 and R3 zones, in the interest of transparency and to further citizen engagement in the review process, the City should consider renaming the R1 and R3 zones to help citizens better understand the new definition. For instance, if the new R1 (single-family) designation changed to something like R1A, for example, it would be easier for citizens to understand that the definition of the zone has changed to allow a 4-unit building up to 7500 square feet.</p> <p>City staff has stated publicly that only 58% of current R1 and R3 properties in Evanston would support the maximum allowable size of new development under the revised zoning. I'd ask staff to provide a list of the conforming properties (plot number and address) that would support development under the proposed zoning so that a citizen can better understand how this revision might affect our property and the surrounding neighborhood. In fact, it would be helpful if this information were embedded in ENVISION EVANSTON ZONING COMPASION page online.</p>		
Lauren weiss	2641 Stewart ave	1/15/2025	Housing Needs in Evanston	Undecided	Written comment	<p>When we discuss housing, where is there data of what we currently have? Types of housing and quantities? And then what is the goal? What amount of housing? What data are you looking at for housing demand and what people are buying or want?</p> <p>What are you using will measure your success? When is it enough development? What is the development end goal?</p> <p>I am very surprised by the lack of information in these conversations. We should know how many NW students live on campus so the data is not skewed. We should be able to pull out the nursing homes from the data.</p> <p>This is VERY concerning. You need to pause and get the proper data together before informed decisions can be made.</p> <p>Also we can't move forward with this plan if we don't know how to make impacts on affordable housing and what we want.</p>		
Jackie Ogawa	2529 Elm Avenue	1/15/2025	Central St Rezoning	In favor	Written comment	<p>Lack of affordable housing is in large part due to opposition to building new apartment buildings for lower income individuals - a practice called Nimbyism, i.e. "Not in My Back Yard." This practice, by well intentioned home owners, opposes growth in hopes of preserving the charm of a neighborhood.</p> <p>One of the fears I've heard from a neighbor is that "they don't want to live next to a 5-story apartment building." Yes. Increased density will change the feeling of the neighborhood, but for the better! Our house on Elm is situated next to a 4-story apartment building and it's wonderful, we have dozens of lovely neighbors who reside there with whom we have warm friendly relationships.</p> <p>Central Street finds itself at a critical moment where privileged homeowners are attempting to block families of lower means - who would be able to afford a two bedroom apartment - from accessing this community.</p> <p>Some of the concerns are valid, e.g. availability of parking and what will increased density look like on adjacent streets like Hartzel and Harrison - 4 plex housing monstrosities?</p> <p>These concerns need to be addressed, but not at the expense of scrapping the rezoning efforts.</p> <p>The Chase Bank on Green Bay should be rezoned to provide much needed housing for our community - for example when empty-nesters decide to downsize, but want to stay local. Having a new apartment building with good water pressure and no lead in the walls or pipes would be highly sought after.</p> <p>North Evanston is unique in that individuals can easily walk to two major Grocery Stores. It is an ideal street to increase density without people necessarily needing cars.</p> <p>One in Five storefronts is closed on Central Street. The increased population would support a more robust local business scene.</p> <p>Please stand up for change, for progress, and for diversity in the future of Central Street. These are the values of my neighbors, but change is scary. However, Nimbyism is much scarier. "</p>		
Michael Lohr	726 Milburn St	1/15/2025	Envision 2045	Opposed	Written comment	Pls pass to Mr Halik - thank you for your hard work and advocacy. Don't let the staff stonewall you. They wrote their conclusions 18 months ago. Thank you, Michael Lohr		
Jeff Smith	2724 Harrison St	1/22/2025	Comprehensive Plan		In person		Group	Central St. Neighbors Assn -- ppt on Central St Master Plan
Toni Rey	1611 Chicago Av	1/15/2025	Rezoning	In favor	Written comment	I support the city's rezoning plans.		
Kathy Gander	2025 Sherman A	1/29/2025	Envision Evanston	Opposed	Written comment	Please slow down the Envision Evanston zoning code update. Provide various scenarios as to what each new zone could look like. Then let the constituents decide in a vote. This will change the unique feel of Evanston and EVERYONE who calls Evanston home deserves to vote on it.		
Lynn Gendleman	806 Milburn Street	1/22/2025	806 Milburn Street	Opposed	Written comment	<p>My husband and I are vehemently opposed to any changes to R-1 zoning. Not only will the elimination of protections for single-family homes utterly fail to provide any kind of affordable housing, but it will ruin the beautiful neighborhoods in Evanston like the one where we live. We are sick and tired of a small minority of city officials and some alderpersons trying to impose their misguided agenda on us. If they are successful in eliminating R-1 zoning, nobody will want to move to Evanston. Furthermore - we haven't read a single explanation as to why Evanston needs more residents. The school system is a debacle. Perhaps it would be better to try to support and strengthen the institutions that are in immediate need of attention and funding rather than look to add several thousand more residents.</p> <p>Thank you, Lynn & Mark Gendleman</p>		

We, homeowners on the 1000, 1100 and 1200 blocks of Hinman Avenue in the Lakeshore Historic District of Evanston, are writing to express our concerns and objections to the proposed abrupt and dramatic upzoning of the Chicago Avenue corridor between Lee Street and Dempster Street under Evanston 2045.

We are concerned about the impact of these historic changes on the already densely populated 3rd ward. Any change to the current zoning building height on Chicago Avenue would upset the fragile balance of multi-family homes, single family homes and businesses that fit together harmoniously along our three blocks of Hinman Ave.

Our homes are our nest eggs. For years we have invested in our homes under the strict guidelines of the Evanston Preservation Commission with the understanding that the diverse character of our semi-urban neighborhood would be maintained by the City of Evanston.

After meeting with Envision Evanston, city officials and elected officials, we are left with significant, unanswered questions about Envision Evanston's proposal for the Chicago Avenue corridor. We look forward to discussing our questions and objections with you in detail.

We therefore object to any changes in zoning by increasing building heights along this section of Chicago Avenue.

Hinman Avenue Homes - Lee St. to Dempster St.

1012	1109	1203
1014	1111	1206
1015	1112	1209
1019	1114	1216
1022	1115	1217
1025	1119	1221
1027	1120	1224
1028	1121	1225
1032	1122	1228
1037	1126	1229
1040	1130	1231
1049	1133	1235
423+ 427 Greenleaf	1134	1236
1100	1135	1240
1108	1142	1241

Hinman Ave Homeowners Signatories

Lee St. to Dempster St.

Gilit Abraham	Chantal Healy	Brenda Repsold
Rachel Ahn	John Horstman	Jim Repsold
Chip Brady	Ashley Humphreys	Tricia Russo
Katie Brady	Dave Karnes	Saralyn Sacks
Josh Sheriff	Julie Karnes	Dave Sage
Julie Chernoff	Amanda Karcioglu	Aneesha Sahu
Carol Clements	Zeynal Karcioglu	Anirban Saha
Michael Davis	Lissa Karron	Jenna Scheffel
Ying Deng	John Kennedy	Chris Schmidt
Joel Drouillard	Michael Klearman	Erin Schmidt
Maggie Drouillard	Lucy Knisley	Jake Schtevie
Jeff Epstein	Ben Kurtz	Katie Schtevie
Jeff Filippi	Royce Kurtz	Kathy Shaw
David Foster	Andrea Lang	Jeremy Solomon
Meg Foster	Paul Lang	Barney Straus
Irene Freeman	Peter Laundry	Nancy Straus
Jeff Glover	Irene McDonald	Eric Swan
Anu Goel	Lisa Meyerowitz	Minna Swan
Mita Goel	Kimberley Michaelson	Craig Taylor
Robert George	Pat Mulhern	Michelle Taylor
Daniel Greene	Jim Myers	Carol Test
Jon Greene	Sara O'Mara	Steve Test
Isaac Hacker	Matthias Moser	Rick Tulsky
Adam Haliwell	Jim Orrico	Karen Weiland
Carol Hammerman	Mike Osborne	Rick Weiland
Brad Harvey	Valeria Piaggia	Becca Weiss

Judy Weiss

Jeff Wootton

Regina Wootton

Melissa Wynne

2025 Meeting Calendar



Memorandum

To: Chair and Members of the Land Use Commission

From: Planning & Zoning Division

Subject: 2025 Land Use Commission Draft Schedule

Date: January 15, 2025

The Land Use Commission has regularly scheduled meetings twice a month on the second and fourth Wednesday at 7:00 pm. Staff anticipates that additional meetings will need to be scheduled for purposes of Comprehensive Plan activities (proposed dates included below) with general updates provided at regularly scheduled meetings as needed.

January	8	6:00 PM start
January	15	Special Meeting - 6:00 PM start
January	22	6:00 PM start
January	29	Special Meeting - 6:00 PM start
February	12	6:00 PM start
February	26	
March	12	
March	26	D65 and ETHS Spring Break Week
April	9	
April	23	
May	14	
May	28	
May	22	
June	11	
June	25	
July	9	
July	23	
August	13	
August	27	
September	10	
September	24	
October	8	
October	22	
November	12	
November	--	Canceled - Thanksgiving week
December	10	
December	--	Canceled – Christmas Week