

OFFICIAL NOTICE - CITY OF EVANSTON

The Evanston Zoning Committee of the Plan Commission will conduct a public hearing in City Council Chambers, on the second floor of the Civic Center, 2100 Ridge Avenue, Evanston, Illinois, on August 15, 2007 at 6:00 P.M. to consider recommendation to the City Council of:

**ZPC 07-05-M&T (Central Street Zoning Review)**

to consider amendments to Chapters 8, "Residential Districts;" 9, "Business Districts", 10, "Commercial Districts, 15, "Special Purpose and Overlay Districts", 17, "Landscaping and Screening;" 18, "Definitions;" 3, "Implementation and Administration;" 7, "Zoning Districts and Map;" and any other related sections of the Zoning Ordinance. The purpose of this hearing is to amend the map and the text of the Zoning Ordinance to affect the regulations of the Zoning Ordinance as applied to that area of the City presently within the Central Street Master Plan Area. This hearing may include, among other considerations, a prospective recommendation to the City Council to place parts or all of the subject area within a different zoning district, within an overlay district not yet established within the Evanston Zoning Ordinance, or to apply another appropriate overlay district.

**Proposed Zoning Map Changes**

The proposed map changes include, but are not limited to, the following base zoning district changes. These changes would only impact properties within the Central Street Master Plan Area:

- *B2 to B1a*  
This includes rezoning property currently within the B2 district between Hartrey and Prairie, except for the southern half of the Chase Bank site. The plan suggests rezoning this area to the B1a Business District.
- *C1 to B2*  
This includes rezoning properties currently within the C1 Commercial District and located south of Central Street on Green Bay Road. The proposed plan recommends rezoning this area to the B2 Business District.
- *C2 to B2*  
This includes rezoning portions of the property currently within the C2 Commercial District and located at the intersection of Gross Point, Crawford, and Central. The plan recommends rezoning this area to the B2 Business District.
- *O1 to B1a and O1 to C2*  
This includes rezoning portions of the property currently within the O1 Office District on the north side of Central Street that is east of Eastwood Avenue. The proposal is to change the base zoning of the west half of the O1 district to the B1a Business and the east half to the C2 Commercial district.
- *T1 to C2*  
This includes rezoning portions of the property currently within the T1 Transitional Campus District. The plan suggests rezoning part of the T1 district south of Chancellor Street to the C2 Commercial district.
- *U2 to B2*  
This includes rezoning a portion of property currently within the U2 University Athletic Facilities District. The plan suggests rezoning a portion of the street frontage on Central Street to the B2 Business District.
- *OS to B2*  
This includes rezoning a portion of the property currently within the OS Open Space District that is currently occupied by the CTA Central Street Purple Line station. The plan suggests rezoning this area to the B2 Business district.
- *Central Street Zoning Overlay District(s)*  
The proposed changes may result in the development of one or more overlay districts that would apply to parts of the Central Street Master Plan Area. The overlay districts may include additional standards beyond those found in the base zoning district. These may include, but are not limited to, standards regulating location of buildings, curb cuts, and off-street parking facilities.

**Proposed Zoning Ordinance Text Changes**

The Central Street Master Plan included specific zoning recommendations for the planning area with regard to ordinance text changes. The proposed plan includes recommendations for building height, building to curb setbacks, shared parking, curb cuts, and access drives.

- *Building Height*  
The plan suggests a five-foot reduction in building height from what is currently permitted for properties in the R4, R5, and B1a districts. The plan also suggests a limitation/reduction on the number of stories for properties in the R5, O1, B2, C1, C2, and U2 districts.
- *Building to curb setbacks*  
In the B1a, C1, C2, and O1 districts, the plan suggests requiring a 14-foot setback from the curb to the building for the front yard and a 20-foot distance for the corner street side yard. In the C2 district that encompasses the Gross Point, Crawford, and Central Street intersection, the plan suggests a minimum 30-foot setback from the curb to the building.
- *Parking Location*  
In the C1 and C2 districts, the plan suggests that shared parking, curb cuts, and access drives should be required where feasible. In addition, parking in front of buildings should be prohibited.

The proposed text changes would complement the proposed map changes for the Central Street Master Plan Area. In some cases, the proposed text changes may be more restrictive than the regulations found in the underlying zoning district.

### **Affected Properties**

The properties that are the subject of this Plan Commission hearing comprise, more or less, all properties within the Central Street Master Plan Area. This area includes properties with street frontage on Central Street from roughly Ridge Avenue on the east to Gross Point Road on the west. This hearing will also address properties along the west side of Green Bay Road from roughly Lincoln Street on the south to Jenks Street on the north.

The specific modifications which the Plan Commission will consider includes, without limitation, lot requirements, building height, yard requirements, floor area ratio, use, number of allowed dwellings, impervious surface area, open space area, accessory use and structure restrictions, parking location, building type, and/or other requirements. The Plan Commission will also consider an amendment to the zoning map to place all or parts of this area within an appropriate zoning district.

§6-3-4 contains the requirements, procedures, and standards for amendments to the Zoning Ordinance, including the rights of the applicant and neighboring land users.

If you would like to read more about the proposed changes, the entire Central Street Master Plan is accessible via the city's website, using the following link: <http://www.cityofevanston.org/global/central/files.shtml>

For information, contact the, Zoning Division at 847/866-2930; fax, 847/448-8120; e-mail [zoning@cityofevanston.org](mailto:zoning@cityofevanston.org) (e-mail). Anyone needing mobility/communications access, call 847/866-2916 or 847/328-4080 (TDD). Bill Dunkley, Zoning Administrator