

Sections from the Evanston City Code, Chapter 6 (zoning)

6-3-6-3: PUBLIC BENEFITS [of Planned Developments]:

The public benefits to the surrounding neighborhood and the City as a whole that are intended to be derived from the approval of planned developments, include, but are not limited to:

Preservation and enhancement of desirable site characteristics and open space.

- (A) A pattern of development which preserves natural vegetation, topographic and geologic features.
- (B) Preservation and enhancement of historic and natural resources that significantly contribute to the character of the city.
- (C) Use of design, landscape, or architectural features to create a pleasing environment or other special development features.
- (D) Provision of a variety of housing types in accordance with the city's housing goals.
- (E) Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation.
- (F) Business, commercial, and manufacturing development to enhance the local economy and strengthen the tax base.
- (G) The efficient use of the land resulting in more economic networks of utilities, streets, schools, public grounds, buildings, and other facilities. (Ord. 43-0-93)

6-3-6-9: STANDARDS [for Planned Developments]:

As a special use, planned development involves such special considerations of the public interest that it shall be required to adhere to the specific planned development standards established in the zoning district in which it is located. Compliance with the standards shall govern the recommendations of the Plan Commission applicable to a planned development and the action of the City Council in order to ensure that an approved planned development is in harmony with the general purposes and intent of the Zoning Ordinance. The Plan Commission shall not recommend approval of, nor shall the City Council approve, a planned development unless each shall determine, based on written findings of fact, that the planned development satisfies the specific standards established in the zoning district in which the planned development is located.

6-3-5-10: STANDARDS FOR SPECIAL USES:

The Zoning Board of Appeals or the Plan Commission, as the case may be, shall only recommend approval, approval with conditions, or disapproval of a special use based upon written findings of fact with regard to each of the standards set forth below and, where applicable, any special standards for specific uses set forth in the provisions of a specific zoning district:

- (A) It is one of the special uses specifically listed in the Zoning Ordinance;

- (B) It is in keeping with purposes and policies of the adopted Comprehensive General Plan and the Zoning Ordinance as amended from time to time;
- (C) It will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood and the effect of the proposed type of special use upon the City as a whole;
- (D) It does not interfere with or diminish the value of property in the neighborhood;
- (E) It can be adequately served by public facilities and services;
- (F) It does not cause undue traffic congestion;
- (G) It preserves significant historical and architectural resources;
- (H) It preserves significant natural and environmental features; and
- (I) It complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the grant of a variation.

#### 6-8-1-10: PLANNED DEVELOPMENTS (D): Mandatory Planned Development Minimum Thresholds

Any development the land use of which is listed among the permitted uses or special uses for the individual zoning district in which the subject property is located meeting any one of the following characteristics may only be authorized as a planned development in accordance with section 6-3-6 this title. For purposes of this subsection, "new construction" is defined as construction that results in the zoning lot being improved with substantially new structures, and/or construction conforming to the definition of a "substantial rehabilitation and substantial additions" in section 6-18-3 of this title.

1. The area of the zoning lot to be improved with new construction is in excess of thirty thousand (30,000) square feet.
2. The development provides for the construction of more than twenty four (24) new residential units.
3. The development plan for which application for a building permit is made contains more than twenty four (24) units of any one type or in any combination of any commercial, business, retail or office uses.
4. The development plan for which application for a building permit is made contains more than twenty four (24) units of any one type or in any combination of any residential, commercial, business, retail, or office uses.
5. The development plan for which application for a building permit is made provides for the new construction of more than twenty thousand (20,000) square feet of gross floor area under one roof for any commercial, business, retail or office use. For purposes

of this subsection, gross floor area excludes the area of any floors or portion of floors the volume of which is below the established grade but shall include all accessory areas, areas devoted to parking or loading, elevator shafts, stairwells, space used solely for heating, cooling, mechanical, electrical and mechanical penthouses, refuse rooms and uses accessory to the building, notwithstanding floor areas excluded from the calculation of gross floor area by section 6-18-3 of this title. (Ord. 59-0-04)