

8-0-95

AN ORDINANCE

Amending Sections 6-15-1-2, 6-15-3-3, and 6-15-4-3 of the Zoning Ordinance to list Parking Areas Containing More than Five Parking Spaces as a Special Use in the T1 and T2 Districts.

WHEREAS, the Plan Commission held public hearings on September 14, 1994 and October 12, 1994, pursuant to proper notice in case number ZPC 94-0004(T), upon a reference from the Evanston City Council to consider amendments to the special use categories and off-street parking provisions of the Zoning Ordinance to limit parking areas in the R1, R2, R3, T1, and T2 Districts to a maximum of five (5) off-street parking spaces and require a special use for any parking area exceeding five (5) off-street parking spaces in these Districts; and

WHEREAS, the Plan Commission recommended no change in the Zoning Ordinance; and

WHEREAS, on January 9, 1995, the Planning and Development Committee considered the references, received public comment, and voted to recommend to the City Council that Sections 6-15-1-2, 6-15-3-3, and 6-15-4-3 of the Zoning Ordinance be amended to list as special uses, those parking areas containing more than five (5) parking spaces and accessory to permitted uses in the T1 and T2 Transitional Campus Districts;

NOW, THEREFORE, be it ordained by the City Council of the City of Evanston, Cook County, Illinois:

SECTION 1: The City Council hereby accepts the Planning and Development Committee's recommendation in case number ZPC 94-0004(T) that Sections 6-15-3-3 and 6-15-4-3 of the Zoning Ordinance be amended to list as special uses, parking areas containing more than five (5) parking spaces and accessory to T1 and T2 Transitional Campus Districts. Such listings are to be in appropriate alphabetical order.

SECTION 2: That the City Council hereby accepts the Planning and Development Committee's recommendation that Section 6-15-1-2 of the Zoning Ordinance be amended regarding the aforesaid special use for certain parking areas:

6-15-1-2 Accessory Uses and Structures: Accessory uses and structures that are incidental to the permitted and special uses in the special purpose and overlay districts are permitted, subject to the provisions contained in Section 6-4-6, "Accessory Uses and Structures", of this Ordinance, provided, however, that a special use is required for parking areas of more than five (5) parking spaces accessory to a permitted use in the T1 and T2 Transitional Campus Districts.

SECTION 3: That said text amendments are based upon these findings, pursuant to Sections 6-3-4-5(A) and (C) of the Zoning Ordinance:

- A. The amendments are consistent with the Comprehensive General Plan in that the T1 and T2 Districts are more similar in bulk and character to the Residential Districts than to the Business Districts. However, the uses permitted in the Transitional University Districts are more similar to those permitted in the Business Districts, and require more off-street parking spaces than typical residential uses. Requiring a special use for parking areas containing more than five spaces in the T1 and T2 Districts will allow site-specific review of parking areas to ensure compatibility with the adjacent residential areas. (6-3-4-5(A)).
- B. The proposed amendments will enhance the character of the districts in question by preventing the undue proliferation of off-street surface parking areas. (6-3-4-5(C)).

SECTION 4: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5: This ordinance shall be in full force and effective from and after its passage, approval, and publication in the manner provided by

law.

Introduced: January 23, 1995

Adopted: April 24, 1995

Approved: April 25, 1995

Lorraine A. Norton
Mayor

ATTEST:

Kristen Davis
City Clerk

Approved as to form:

Kathleen F. Brennan
Corporation Counsel