

AN ORDINANCE**AN ORDINANCE AMENDING SECTION 6-2-1 OF THE ZONING
ORDINANCE TO PROVIDE FOR THE ROUNDING OF CERTAIN
MEASUREMENTS AND ESTABLISHING PROCEDURES THEREFOR**

WHEREAS, the Plan Commission held a public hearing on April 8, 1998 in case no. ZPC 98-03-T(R) pursuant to proper notice to consider an amendment to the text of the Zoning Ordinance providing for the rounding of certain measurements and establishing procedures therefor; and

WHEREAS, the Plan Commission after receiving testimony and other evidence, made written findings that the proposed amendment met the standards for text amendments set forth in Section 6-3-4-5 of the Zoning Ordinance and recommended that the City Council approve said amendment; and

WHEREAS, the Planning and Development Committee of the City Council considered said amendment and recommended City Council approval thereof,

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

SECTION 1: That the City Council hereby adopts the findings and recommendation of the Plan Commission, as modified, and the recommendation of the Planning and Development Committee that the proposed amendments met the standards for text amendments in Section 6-3-4-5 of the Zoning Ordinance, as follows:

- a. The proposed amendment is consistent with the goals, objectives, and policies of the 1986 Comprehensive General Plan as fully found by the Plan Commission.

- b. The proposed amendment will produce development in accordance with the overall character of existing development, because the difference in impact(s) on a neighboring property(s) between a structure built after applying the recommended rounding rules, and a structure built in accordance with a precise application of the measurement(s), is not significant.
- c. The proposed amendment will not produce development that will adversely affect the value of adjacent properties, because the difference in impact(s) on a neighboring property(s) between a structure built after applying the recommended rounding rules, and a structure built in accordance with a precise application of the measurement(s), is not significant.
- d. The proposed amendment will not produce development that impacts public facilities and services to a substantially greater degree than that development permitted by the current respective sections of the Zoning Ordinance, because the difference in impact(s) on a neighboring property(s) between a structure built after applying the recommended rounding rules, and a structure built in accordance with a precise application of the measurement(s), is not significant.

SECTION 2: That the Zoning Ordinance is hereby amended to read as follows:

6-2-1: **RULES OF INTERPRETATION:** The provisions of this Ordinance shall be construed to achieve the purposes for which they are adopted . . .

(G) The following regulations establish the purpose and the procedures for rounding certain measurements.

- 1. Purpose: Rounding is intended to streamline the development review process.
- 2. Applicability: The Zoning Ordinance requires the application of 3 types of measurements: linear (i.e. feet and inches), area (i.e. square feet), and itemized (such as number of parking spaces and number of loading berths).
 - a. Linear measurements (i.e. feet and inches) may be rounded, except those linear measurements relating to the horizontal or vertical dimensions of any parking or loading aisles, drives, driveways, modules, spaces, or stalls.
 - b. Area measurements (i.e. square feet) may be rounded. However, no linear measurement (i.e. feet and inches) used to determine an area measurement

shall be rounded.

- c. Itemized measurements (such as number of parking spaces and number of loading berths) shall not be rounded, except as permitted for off-street parking spaces within Section 6-16-2-12.
- d. Where a percentage of any measurement is required (such as to determine maximum permitted lot coverage, to determine the maximum permitted encroachment for a yard obstruction, or to determine whether an application for variation is major or minor), 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. In accordance with the provisions of this Section 6-2-1 (G), the Zoning Administrator shall round a measurement if rounding that measurement obviates the need for an application for zoning relief; further, the Zoning Administrator shall not round a measurement if rounding that measurement creates a need for an application for zoning relief.

3. Rules: Where rounding is permitted, it shall be accomplished in the following manner:

- a. Where linear measurements (i.e. feet and inches) are conducted to determine conformance with a standard less than or equal to 5 feet:
 - (1) numbers ending in fractions less than 1/4 shall be rounded down to the nearest whole foot;
 - (2) numbers ending in fractions greater than or equal to 1/4 but less than 3/4 shall be rounded to the nearest 1/2 foot; and
 - (3) numbers ending in fractions greater than or equal to 3/4 shall be rounded up to the nearest whole foot.
 - (4) Examples of rounding where linear measurements are conducted to determine conformance with a standard less than or equal to 5 feet include:
 - (a) 1-1/8 feet is rounded down to 1 foot;
 - (b) 3-3/8 feet is rounded up to 3-1/2 feet;

(c) 4-5/8 feet is rounded down to 4-1/2 feet; and

(d) 2-3/4 feet is rounded up to 3 feet.

b. Where linear measurements (i.e. feet and inches) are conducted to determine conformance with a standard greater than 5 feet:

(1) numbers ending in fractions less than 1/2 shall be rounded down to the nearest whole foot; and

(2) numbers ending in fractions greater than or equal to 1/2 shall be rounded up to the nearest whole foot.

(3) Examples of rounding where linear measurements are conducted to determine conformance with a standard greater than 5 feet include:

(a) 9-1/4 feet is rounded down to 9 feet;

(b) 7-1/2 feet is rounded up to 8 feet; and

(c) 18-3/4 feet is rounded up to 19 feet.

c. Where area measurements (i.e. square feet) are conducted:

(1) resulting fractions shall be dropped; and

(2) numbers ending in a whole number less than 5 square feet shall be rounded down to the nearest 10 square feet; or

(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:

(a) 14-1/2 square feet is rounded down to 10 square feet;

(b) 43 square feet is rounded down to 40 square feet;

(c) 6,874 square feet is rounded down to 6,870 square feet;

(d) 88-1/4 square feet is rounded up to 90 square feet;

(e) 75 square feet is rounded up to 80 square feet; and

(f) 4,298 square feet is rounded up to 4,300 square feet.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

Introduced: May 11, 1998

Adopted: May 26, 1998

Approved: May 28, 1998

Lorraine A. Norton
Mayor

ATTEST:

Mary J. Morris
City Clerk

Approved as to form:

Ellen Spina
Asst. Corporation Counsel