

12/08/98
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108-O-98

AN ORDINANCE

**Amending Chapter 15 of the Zoning Ordinance to
Establish the U1a University Housing and Parking District**

WHEREAS, the Plan Commission of the City of Evanston held a public hearing pursuant to proper notice in case number ZPC 98-8-M on November 10, 1998; on the joint application of the City of Evanston and Northwestern University to consider the establishment of a modified University Zoning District; and

WHEREAS, the Planning and Development Committee of the City Council considered the application and transmitted its record to the City Council; and

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 record of the Plan Commission and the record of the Planning and Development Committee, and makes these findings that the proposed text amendment met the standards therefor in section 6-3-4-5 of the Zoning Ordinance:

A. The proposed amendment is consistent with the goals, objectives, and policies of the Comprehensive General Plan. Two memoranda dated January 11, 1999 from the Director of Community Development and the General Planner to the City Manager are incorporated herein and adopted for their statements regarding off-street

parking. One memorandum is in reference to the 1986 Comprehensive General Plan, Off-Street Parking, and the second is in reference to 1998-1999 Draft Revisions to the 1986 Comprehensive General Plan, Off-Street Parking Policies.

B. The proposed amendment is compatible with the overall character of existing development in the immediate vicinity of the subject property.

C. The proposed amendment will not have an adverse effect on the value of adjacent property.

D. Public facilities and services are adequate to serve the District as rezoned.

SECTION 2: That Title 6, Chapter 5 of the Evanston City Code of 1979, as amended, be and it hereby is, further amended, by renumbering existing section 6-15-6 as section 6-15-7 with all following sections renumbered appropriately, and by adding a new section 6-15-6, to read as follows:

CHAPTER 15 - SPECIAL PURPOSE AND OVERLAY DISTRICTS:

6-15-6 U1a - University Housing and Parking District:

6-15-6-1 Purpose Statement: The U1a University Housing and Parking District is intended primarily to serve as a residential district and to provide off-street parking facilities. The District also will permit compatible nonresidential uses that are university or college related.

6-15-6-2 Permitted Uses: The following uses are permitted in the U1a District:
Administrative office (College and University);

Classroom facility (College and University);
 Departmental staff office (College and University);
 Dormitory (College and University);
 Dwelling - Fraternity sorority (College and University);
 Dwellings - Multiple-family (College and University);
 Dwellings - Single-family attached (College and University);
 Dwellings - Single-family detached (College and University);
 Dwellings - Two-family (College and University);
 Educational institution - private;
 Educational institution - public;
 Faculty offices (College and University);
 Government institution;
 Park;
 Parking lot;
 Parking structure;
 Playground; and
 Restaurant - Type I.

- 6-15-6-3. Special Uses:** The following uses may be allowed in the U1a District, subject to provisions set forth in Chapter 3, Section 3.5 (Special Uses):
 Cultural facility;
 Day care center - Adult (subject to the general requirements of Chapter 4, Section 4.3 (Adult Day Care Homes);
 Day care center - Child (subject to the general requirements of Chapter 4, Section 4.2 (Child Day Care Homes);
 Membership organization;
 Religious institutions; and
 Planned development (subject to the requirements of Section 15.1-9 and Chapter 3, Section 3.6 (Planned Developments)).
- 6-15-6-4. Lot Size:** The minimum lot size in the U1a District shall be one (1) acre; with a minimum of two hundred thirty (230) square feet of lot area per dwelling unit.
- 6-15-6-5. Lot Coverage:** The maximum lot coverage in the U1a District is sixty-five percent (65%) for all uses except for parking structures for which the maximum lot coverage is 85%.
- 6-15-6-6. Yard Requirements:** :
 (A) The minimum yard requirements for the U1a District shall be as

follows for all uses except for parking structures. (See also Chapter 4, Section 4.1-9(a) (General Yard Requirements)):

- (1)Front Yard 27 feet; Parking prohibited
- (2)Side Yard Abutting a Street 20 feet; Parking prohibited
- (3)Side Yard 15 feet; Parking prohibited
- (4)Rear Yard 20 feet
- (5)Yards Between Principal Buildings 20 feet

(B) The minimum yard requirements for the U1a District shall be as follows for parking structures:

- (1)Front Yard 20 feet; Parking prohibited
- (2)Side Yard Abutting a Street 20 feet; Parking prohibited
- (3)Side Yard 5 feet;
- (4)Rear Yard 0 feet
- (5)Yards Between Principal Buildings 5 feet

6-15-6-7. Building Height: The maximum building height permitted in the U1a District shall be forty-five (45) feet for all uses except for parking structures for which the maximum building height is 75.

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

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

Introduced: December 14, 1998

Adopted: January 11, 1999

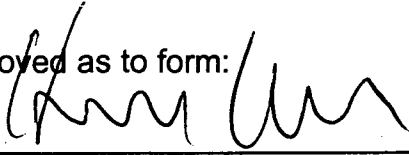
Approved: January 14, 1999

Lorraine A. Harber
Mayor

ATTEST:

Mary J. Morris
City Clerk

Approved as to form:

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the end.

Corporation Counsel

