

12/08/98
01/12/99

110-0-98

AN ORDINANCE

**Amending the Zoning Map to Rezone 1935-1939 Maple Avenue
from U-1 University Housing District to
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 no. ZPC 98-8-M on November 10, 1998 on the joint application of the City of Evanston and Northwestern University to rezone the property hereinafter described from the U-1 University Housing District to an appropriate University District; and

WHEREAS, the Plan Commission conducted the hearing and transmitted its record to the City Council; and

WHEREAS, the Planning and Development Committee of the City Council considered the proposed amendment and made a record thereof, which has been transmitted to the City Council; and

WHEREAS, the City Council of the City of Evanston has determined that the rezoning of the property hereinafter legally described to the U1a University Housing and Parking District is in the best interest of the City of Evanston; 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 map 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, in that beginning with the Plan adopted in 1972 and all subsequent amendments, particular attention has been paid to providing for parking needs, with respect to central business area parking, secondary business centers, daytime parking, commuter parking and overnight parking. The Comprehensive Plan has recognized that parking itself is a major concern for present and future development in the City. From 1972, the Plan indicated that any parking plans were to attempt to reconcile a demand with the limited quantity of land available for off-street parking. The rezoning to U1a District attempts to meet the demonstrated demand for additional off-street parking. This demand will become particularly acute as the Research Park, located nearby, becomes fully developed and the University itself expands its facilities in the area.

The Comprehensive Plan has been amended from its original 1972 adoption; the subsequent amendments and the amendment to the Plan now

under consideration have continued to recognize the parking problem in the City and the necessity of additional off-street parking to meet increased demand.

B. The proposed amendment is compatible with the overall character of existing development in the immediate vicinity of the subject property, in that, prior to this proposed map amendment, the property was zoned for the U1 University District. As such, the Zoning Ordinance recognized the fact that the area itself is particularly suited for University purposes. The U1a District encompasses the principal uses found in the U1 classification and adds the parking structure as a permitted use under conditions which would make such development feasible in order to alleviate anticipated parking problems in the area. Existing development in the immediate vicinity of the subject property is characterized by an apartment building, immediately contiguous to the subject property, which building has a height of approximately 85 feet and a bulk consistent with the parking structure permitted hereunder.

C. The proposed amendment will not have an adverse effect on the value of adjacent properties, in that the U1 zoning permits the majority of uses which continue to be permitted under the U1a District. The addition of a 75-foot parking structure would have no adverse effect on the values of adjacent properties but would in fact enhance those values by providing necessary off-street parking. As noted, contiguous to the subject property is a residential

apartment building of approximately the same height as the parking structure permitted under the proposed amendment.

D. Public facilities and services are adequate, in that development of the subject property will not require substantial additions to any water and sewer facilities. The existing roadway net is adequate to serve the subject property. The City's fire and police services are more than adequate to handle any emergency problems.

SECTION 2: That the property legally described as:

Lots 4 and 5 and the North Half of the West 195 feet of vacated Garnett Place in Paul Pratt's Addition to Evanston, a Subdivision of the West 8 ½ Acres of the South ½ of the North 1/4 of the Northwest 1/4 of Section 18-41-14,

commonly known as 1935-1939 Maple Avenue, be and it is hereby reclassified from the U-1 University Housing District to the U1a University Housing and Parking District and the corresponding changes made in the Zoning Map.

SECTION 3: That the terms and conditions of the U1a University Housing and Parking District shall apply to the subject property notwithstanding anything to the contrary in Appendix B of the Zoning Ordinance.

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

SECTION 5: 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 H. Morton
Mayor

ATTEST:

Mary P. Morris
City Clerk

Approved as to form:

[Signature]
Corporation Counsel

