

22-O-99

AN ORDINANCE

**Providing for Joint Utilization
of Certain Off-Street Parking
Spaces in the Research Park**

WHEREAS, the Plan Commission held public meetings pursuant to proper notice on June 10, 1998, August 12, 1998, September 19, 1998, October 14, 1998, and February 10, 1999 in case no. ZPC 98-5 and 7-T(R), to consider, among other matters, amendment of Title 16 of the Zoning Ordinance, "Off-Street Parking and Loading", to provide for joint utilization of certain off-street parking spaces in the Research Park; and

WHEREAS, the Plan Commission received testimony and other evidence, and made a written record thereof; and

WHEREAS, the Plan Commission made findings pursuant to section 6-3-4-5 of the Zoning Ordinance that the proposed text amendment met the standards therefor, and recommended that the City Council approve said amendment,

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

SECTION 1: That the City Council accepts the report, findings, and recommendation of the Plan Commission in case no. ZPC 98-5 and 7-T(R).

SECTION 2: That section 6-16-2-9 of the Evanston City Code of 1979, as amended, be, and it hereby is, further amended to read as follows by adding a new subsection (C), with section 6-16-2-9 otherwise unchanged:

6-16-2-9: **PROVISION FOR COLLECTIVE PARKING:**

- (A) Off-street parking facilities for separate uses may be provided collectively if the total number of spaces so provided is not less than the sum of the separate requirements of each such use and all regulations governing location of accessory parking spaces in relation to the use served are adhered to. No parking space or portion thereof shall serve as a required space for more than one use unless otherwise authorized by the Zoning Administrator.
- (B) The Zoning Administrator may authorize a reduction in the total number of required parking spaces for two (2) or more nonresidential uses jointly providing off-street parking when their respective hours of operation do not overlap. (See the Schedule for Minimum Off-Street Parking Requirements in Table 16-B.) Reduction of joint use parking shall be subject to the following conditions:
1. No more than fifty percent (50%) of the parking spaces required for a building or use may be supplied by parking facilities required for any other building or use.
 2. The number of shared spaces for two (2) or more distinguishable land uses shall be determined by the following procedure:
 - (a) Multiply the minimum parking required for each individual use, as set forth in Table 16-B Schedule of Minimum Off-Street Parking Requirements, Section 6-16-3, by the appropriate percentage indicated in Table 16-D, Schedule of Shared Parking Calculations, Section 6-16-3, for each of the six (6) designated time periods; then
 - (b) Add the resulting sums for each of the six (6) columns; then
 - (c) The minimum parking requirement shall be the highest sum among the six (6) columns resulting from the above calculations.
 3. If one or all of the land uses proposing to make use of joint parking facilities do not conform to one of the general land use classifications in the Schedule of Shared Parking Calculations as

determined by the Zoning Administrator, then the petitioner shall submit sufficient data to indicate that there is not substantial conflict in the principal operating hours of the uses.

4. The property owners involved in the joint use of off-street parking facilities shall submit a legal agreement approved by the City Attorney guaranteeing that the parking spaces shall be maintained so long as the use requiring parking is in existence or unless the required parking is provided elsewhere in accordance with the provisions of this Chapter 16. Such instrument shall be recorded by the property owner with the County Recorder of Deeds, and a copy filed with the Zoning Administrator.

(C) Within the RP Research Park District a land user may request and the Zoning Administrator may authorize a reduction in the total number of required parking spaces for two or more nonresidential uses jointly utilizing off-street parking when their respective hours of operation do not overlap based upon an estimation of parking demand as computed from the following tables of the Urban Land Use Institute:

1. The table of default values as a percentage of peak month demands for various land uses and times, which also may be known as "Exhibit C2, Monthly Variation in Peak Parking Demand Ratios--Default Values (Percent of Peak Month);" and attached as Table 16-E, and

2. The table of default values as a percentage of peak hour demands for various land uses and times, which also may be known as "Exhibit 28, Representative Hourly Accumulation by Percentage of Peak Hour," and attached as Table 16-F.

Any reduction in the total number of required parking spaces authorized by this section 6-16-2-9(C) is subject to the provisions of section 6-16-2-9(A) and section 6-16-2-9(B)4.

Nothing herein shall prohibit a land user within the RP Research Park District from requesting and the Zoning Administrator from authorizing a reduction in the total number of required parking spaces for two or more nonresidential uses jointly utilizing off-street parking when their respective hours of operation do not overlap based on Table 16-D of this Zoning Ordinance as provided for in section 6-16-2-9(B) of this Zoning Ordinance.

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: February 22, 1999

Adopted: February 22, 1999

Approved: February 23, 1999

Lorraine H. Norton
Mayor

ATTEST:

Henry C. Morris
City Clerk

Approved as to form:

[Signature]
Corporation Counsel

ATTACHMENT I TO PLAN COMMISSION FINDINGS &
RECOMMENDATION ZPC 98-5 & 7-T

TABLE 16-E

EXHIBIT C2
MONTHLY VARIATION IN PEAK PARKING DEMAND RATIOS—
DEFAULT VALUES (PERCENT OF PEAK MONTH)

Month	Office	Retail	Restaurant	Cinema	Residential	Hotel Rooms		Hotel Conference	Hotel Convention
						Weekday	Saturday		
January	100	65	80	90	100	90	65	100	20
February	100	65	75	70	100	90	70	100	40
March	100	70	90	50	100	95	80	100	80
April	100	70	90	70	100	95	85	100	80
May	100	70	95	70	100	95	85	100	100
June	100	75	100	100	100	100	90	100	100
July	100	75	100	100	100	100	100	100	50
August	100	75	85	70	100	100	100	100	50
September	100	75	80	80	100	95	90	100	70
October	100	75	80	70	100	95	90	100	70
November	100	80	80	50	100	85	80	100	40
December	100	100	90	50	100	85	65	100	20

ATTACHMENT 2 TO PLAN COMMISSION FINDINGS &
RECOMMENDATION ZPC 98-5 & 7-T

TABLE 16-F

**EXHIBIT 28
REPRESENTATIVE HOURLY ACCUMULATION BY
PERCENTAGE OF PEAK HOUR**

Hour of Day	Office		Retail		Restaurant		Cinema	Residential (non-CBD)		Residential (CBD)	Hotel					
	Weekday	Saturday	Weekday	Saturday	Weekday	Saturday	Daily	Weekday	Saturday	Daily	Guest Room		Restaurant/Lounge		Conference Room	Convention Area
												Weekday	Saturday	Weekday	Saturday	Daily
6:00 a.m.	3%	—	—	—	—	—	—	100%	100%	100%	100%	90%	20%	20%	—	—
7:00 a.m.	20	20%	8%	3%	2%	2%	—	87	95	95	85	70	20	20	—	—
8:00 a.m.	63	60	18	10	5	3	—	79	88	90	65	60	20	20	50%	50%
9:00 a.m.	93	80	42	30	10	6	—	73	81	87	55	50	20	20	100	100
10:00 a.m.	100	80	68	45	20	8	—	68	74	85	45	40	20	20	100	100
11:00 a.m.	100	100	87	73	30	10	—	59	71	85	35	35	30	30	100	100
12:00 Noon	90	100	97	85	50	30	30%	60	71	85	30	30	50	30	100	100
1:00 p.m.	90	80	100	95	70	45	70	59	70	85	30	30	70	45	100	100
2:00 p.m.	97	60	97	100	60	45	70	60	71	85	35	35	60	45	100	100
3:00 p.m.	93	40	95	100	60	45	70	61	73	85	35	40	55	45	100	100
4:00 p.m.	77	40	87	90	50	45	70	66	75	87	45	50	50	45	100	100
5:00 p.m.	47	20	79	75	70	60	70	77	81	90	60	60	70	60	100	100
6:00 p.m.	23	20	82	65	90	90	80	85	85	92	70	70	90	90	100	100
7:00 p.m.	7	20	89	60	100	95	90	94	87	94	75	80	100	95	100	100
8:00 p.m.	7	20	87	55	100	100	100	96	92	96	90	90	100	100	100	100
9:00 p.m.	3	—	61	40	100	100	100	98	95	98	95	95	100	100	100	100
10:00 p.m.	3	—	32	38	90	95	100	99	96	99	100	100	90	95	50	50
11:00 p.m.	—	—	13	13	70	85	80	100	98	100	100	100	70	85	—	—
12:00 Mid-night	—	—	—	—	50	70	70	100	100	100	100	100	50	70	—	—