

6/10/2009

45-O-09

AN ORDINANCE

Amending the Text of Section 6-16-2 and Table 16-B of the Zoning Ordinance, "General Off-Street Parking Requirements"

WHEREAS, on March 25, 2009, April 15, 2009, and May 13, 2009, the Plan Commission held public hearings, pursuant to proper notice, regarding case nos. ZPC 09-PLND-0014 (A-5) and -0015 (B-5) to consider amendments to the text of Title 6 of the Evanston City Code of 1979, as amended ("the Zoning Ordinance"), specifically to Section 6-16-2, "General Off-Street Parking Requirements" and Table 16-B, "Schedule of General Off-Street Parking Requirements"; and

WHEREAS, the Plan Commission received testimony and made verbatim transcripts and findings pursuant to Section 6-3-4-5 of the Zoning Ordinance that the proposed amendments met the standards for text amendments, and recommended City Council approval thereof; and

WHEREAS, at its meeting of July 27, 2009, the Planning and Development Committee of the City Council considered and adopted the findings and recommendation of the Plan Commission in case nos. ZPC 09-PLND-0014 (A-5) and ZPC 09-PLND-0015 (B-5), and recommended City Council approval thereof; and

WHEREAS, at its meeting of August 10, 2009, the City Council considered and adopted the records and recommendations of the Plan Commission and the Planning and Development Committee,

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

SECTION 1: That the foregoing recitals are found as fact and incorporated herein by reference.

SECTION 2: That Section 6-16-2 of the Zoning Ordinance is hereby amended to read as follows:

6-16-2: GENERAL OFF STREET PARKING REQUIREMENTS:

Each principal building or use shall provide the minimum number of off-street parking spaces as identified in Table 16-B of this Chapter and the minimum off-street loading facilities identified in Table 16-E of this Chapter.

SECTION 3: That Table 16-B of the Zoning Ordinance is hereby amended and re-formatted to read as follows:

RESIDENTIAL							
Single-Family Detached Dwellings	Two (2) parking spaces for each dwelling unit. No more than four (4) parking spaces shall be permitted for each single-family dwelling, unless such spaces are located within thirty feet (30') of an alley, with the access of such spaces from such alley.						
Two-Family Dwellings	One and one-half (1-½) parking spaces for each dwelling unit.						
Single-Family Attached Dwellings	One and one-half (1-½) parking spaces for each dwelling unit.						
Multiple-Family Dwellings	<p>Multiple-family dwellings shall be provided according to the following schedule:</p> <table border="0"> <tr> <td>Dwelling unit with one (1) or fewer bedrooms</td> <td>One and one-fourth (1 ¼) spaces/dwelling unit</td> </tr> <tr> <td>Dwelling unit with two (2) bedrooms</td> <td>One and one-half (1 ½) spaces/dwelling unit</td> </tr> <tr> <td>Dwelling unit with three (3) or more bedrooms</td> <td>Two (2) spaces/dwelling unit</td> </tr> </table> <p>For purposes of this use, any room other than a kitchen, living room, dining room, living-dining room, laundry room, bathroom, or lavatory shall be deemed a bedroom.</p>	Dwelling unit with one (1) or fewer bedrooms	One and one-fourth (1 ¼) spaces/dwelling unit	Dwelling unit with two (2) bedrooms	One and one-half (1 ½) spaces/dwelling unit	Dwelling unit with three (3) or more bedrooms	Two (2) spaces/dwelling unit
Dwelling unit with one (1) or fewer bedrooms	One and one-fourth (1 ¼) spaces/dwelling unit						
Dwelling unit with two (2) bedrooms	One and one-half (1 ½) spaces/dwelling unit						
Dwelling unit with three (3) or more bedrooms	Two (2) spaces/dwelling unit						
Hotel Or Apartment Hotel	One parking space for each three (3) separate guest rooms, plus one space for each dwelling unit, plus one parking space for each three (3) full time employees.						
Motel	One parking space for each separate guest room, plus one space for each dwelling unit, plus one parking space for each three (3) full time employees.						
Rooming House	One parking space for each four (4) persons for whom rooming accommodations are provided.						

Sanitarium Or Asylum	One parking space for each six (6) beds for which accommodations are offered, plus one parking space for each four (4) employees other than doctors.
Retirement Home, Hotel, Long-Term Care Facility, Short-Term Care Facility, Rest Home Or Nursing Home Or Housing For The Elderly	One parking space for each four (4) employees, plus one parking space for each six (6) infirmary or nursing home beds, plus one parking space for each four (4) rooming units, plus one parking space for each three (3) dwelling units.
Shelters	One space per staff member.
Residential Care Homes	One space per four (4) persons of licensed capacity.
Bed And Breakfast Establishments	One space per guest room. For the purpose of satisfying this requirement, on-street parking along the curb of the specific property may be counted.
COLLEGE/UNIVERSITY INSTITUTIONS	
College/University, General	One parking space for each three (3) faculty and staff members and other employees, plus one additional parking space for each fifteen (15) students enrolled. For the purposes of this requirement "College/University" shall include Library - College/University, Auditorium/Theater - College/University, Student Union - College/University and Chapel - College/University
Gymnasium/Sports Arena	Parking spaces equal to ten percent (10%) of designed seating capacity.
Exhibit Hall	Parking spaces equal to ten percent (10%) of designed capacity of the main assembly area.
Fraternity And Sorority	One parking space for each five (5) residents, plus one parking space for each three (3) full-time employees.
Dormitory	One parking space for each five (5) residents, plus one parking space for each three (3) full-time employees.
Conference Facility (College/University) floor area. If dining facilities located on the same zoning lot as the conference facility are open to persons not associated with the conference facility, then off-street parking spaces beyond those required for the conference facility shall be provided in accordance with the off-street parking requirements for Restaurant. (Ord. 82-0-98)	One space per two hundred (200) square feet of gross
RELIGIOUS INSTITUTIONS AND EDUCATIONAL INSTITUTIONS	
K-9th Grades	One parking space for each three (3) faculty members and other full-time employees.
Senior High School	One parking space for each three (3) faculty members, plus one parking space for each three (3) full-time employees other than faculty members, plus one parking space for each ten (10) students of legal driving age.
Senior High School Auditorium, Gymnasium Or Stadium	One space for each ten (10) seats of the main facility.

Religious Institutions	<p>One parking space for each ten (10) seats in the main auditorium, assembly hall or sanctuary. For bench or pew seating, every eighteen (18) linear inches of seating shall constitute one (1) seat for the purposes of calculating required parking.</p> <p>For religious institutions, such required parking spaces may be located on a parking lot that is accessory to another principal use that is not open and operating on Sundays and is located within one thousand two hundred feet (1,200') of the church, provided that suitable written contractual arrangement, approved by the Corporation Counsel, exists for the use of such lot by the church covering periods of no less than five (5) years.</p> <p>Notwithstanding any other provisions of this Ordinance, in R1, R2 and R3 Districts only, the number of off-street parking spaces required for religious institutions may be reduced, modified, or eliminated as part of a special use application, including the acceptance of the availability of alternative parking spaces, or the acceptance of formal or informal arrangements for the use of off-street parking not owned by the religious institution.</p>
Dance/Music	One space for every two (2) employees.
Daycare Centers - Adult And Child	One space for each employee, plus one space for each company vehicle, plus one space for each fifteen (15) children.
CULTURE/ENTERTAINMENT	
Membership Organizations	Five (5) spaces per one thousand (1,000) square feet gross floor area.
Cultural Facilities (Not Including College/ University Facilities)	One space for every two (2) employees, plus one space for every ten (10) fixed seats, plus one space for every five hundred (500) square feet of gross floor area devoted to nonseated assembly.
Performance Entertainment Venue	One space for every two hundred fifty (250) square feet of gross floor area devoted to nonseated assembly. (Ord. 2-0-00)
Swimming Pool Or Skating Rink	One space per ten (10) persons of capacity.
Automobile Service Stations, Automobile Body Repair, And Automobile Repair Service Establishments	One space per service bay, plus one space per two hundred (200) square feet of gross floor area of building.
Car Wash	Four (4) stacked spaces per bay or stall. If a portion of the car wash contains an automated wash facility or if the car wash is solely automated then seven (7) stacking spaces shall be required per automated wash facility.
Drive-Through Facility	Four (4) stacking spaces for the first window, plus two (2) stacking spaces for each additional window in addition to the parking required for that specific land use.

Restaurants, Type 1 And Type 2	Four (4) spaces per one thousand (1,000) square feet gross floor area.
Retail Goods/Services Establishments And Food Stores	One space per three hundred fifty (350) square feet of gross floor area.
Wholesale	One space per one thousand (1,000) square feet of gross floor area.
Funeral Services	Two (2) spaces per one thousand (1,000) square feet of gross floor area.
Financial Institutions	Two (2) spaces per one thousand (1,000) square feet of gross floor area.
Health, Fitness, And Recreation Facilities	Two (2) spaces per one thousand (1,000) square feet of gross floor area plus one space for every three thousand (3,000) square feet of gross floor area devoted to active outdoor recreation.
Hospitals	1. One space for each five (5) licensed beds for nonteaching hospitals; or
	Three (3) spaces for each five (5) licensed beds for teaching, and research hospitals; plus
	One space per each two (2) nonemployee practicing, teaching or research physicians, and students participating in any program conducted at the hospital; plus
	One space per each two (2) employees in the day shift; plus
	One space per each four (4) outpatient visits per day.
	Parking spaces for any additional use(s) located on the hospital grounds, such as dwelling units, dormitories, medical or dental clinics, or offices for doctors or dentists shall be provided in addition to the above requirement, as otherwise required for such use(s).
	2. Each hospital within ninety (90) days of the close of its fiscal year shall file an Annual Hospital Parking and Patient Usage Report (hereafter: Annual Hospital Report) with the Zoning Administrator.
	Such Annual Hospital Report shall disclose the actual use of all required parking spaces and data corresponding to the parking requirements herein, and average daily patient usage during the fiscal year. Such report shall be made under the supervision of the City and shall be based on at least quarterly use counts.
	Such report shall show the actual number of parking spaces occupied during each hour of a typical day during the hours of eight o'clock (8:00) A.M. to six o'clock (6:00) P.M. The analysis of the adequacy of parking spaces shall be based upon the comparison of actual use to the actual spaces available during the peak period (not to be less than 1 hour in duration). The report shall be specific as to the actual manner and method of such data preparation.
	3. Subsequent to the second fiscal year of the hospital, beginning after October 1, 1979, the hospital shall provide parking spaces sufficient to accommodate actual

	<p>demonstrated parking need as follows: the Zoning Administrator, promptly upon receipt of the Annual Hospital Report, shall reduce or increase the number of required parking spaces, as established herein, to equal the average actual use of the preceding fiscal year as reported in the Annual Hospital Parking Report, calculated herein, plus ten percent (10%) or one hundred (100) additional spaces, whichever is less.</p>
	<p>In the absence of the filing of the Annual Hospital Report, the Zoning Administrator shall establish the parking requirement for the current fiscal year based on the following formula: the total number of parking spaces, as required herein, for the last year for which such data is available, plus fifteen percent (15%) or two hundred (200) parking spaces for each successive year that no such report is filed, whichever is less.</p>
	<p>4. Each hospital may charge such parking fee as it determines desirable, notwithstanding any previous conditions attached to variations or special uses.</p>
	<p>5. Parking spaces required by this Ordinance for hospitals may be located on a parking lot that is located more than five hundred feet (500') but not more than ten thousand feet (10,000') from the hospital and that is accessory to another principal use, and is not customarily open and operating Monday through Friday between seven o'clock (7:00) A.M. and three o'clock (3:00) P.M., provided that a satisfactory shuttle bus or comparable commuting arrangement is operating between the hospital and the parking lot and that suitable written contractual arrangement, approved by the Corporation Counsel of the City exists for the use of such lot. Such parking spaces, if accessory to another principal use, need not be improved in conformance with the surfacing, drainage and screening, landscaping and wheelstop requirements contained herein.</p>
<p>Office, Medical And Dental</p>	<p>Five (5) spaces per one thousand (1,000) square feet gross floor area.</p>
<p>All Other Office</p>	<p>Two (2) spaces per one thousand (1,000) square feet.</p>
<p>Conference Facility (Noncollege/University) If dining facilities located on the same zoning lot as the conference facility also are open to persons not associated with the conference facility, then off-street parking spaces beyond those required for the conference facility shall be provided in accordance with the off-street parking requirements for Restaurant. (Ord. 82-0-98)</p>	<p>One space per fifty (50) square feet of gross floor area.</p>
<p>INDUSTRIAL</p>	
<p>Industrial and Manufacturing Related Activity</p>	<p>One space per three (3) employees plus one space per company vehicle.</p>
<p>Industrial Service Establishments</p>	<p>One space per one thousand (1,000) square feet of gross floor area, plus one space for each company vehicle.</p>

Warehouse, General	One space for each two (2) employees, plus one space per company vehicle. Office area parking requirements shall be calculated separately based on office parking rates.
Warehouse, Self Storage	One space for every ten (10) storage units, plus one space for each employee.
TRANSPORTATION/COMMUNICATION	
Bus Facility	One space for every two (2) employees plus one space for every bus.
Commuter Train Facility	One space for every ten (10) passengers whose departure originates from facility.
Media Broadcasting Facilities	Two (2) spaces for each one thousand (1,000) square feet of gross floor area, plus one space for every company vehicle.

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

SECTION 5: That if any provision of this ordinance or application thereof to any person or circumstance is held unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this ordinance is severable.

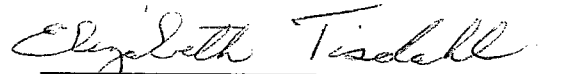
SECTION 6: That this Ordinance 45-O-09 shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.

Introduced: July 27, 2009


Approved:

Adopted: August 10, 2009

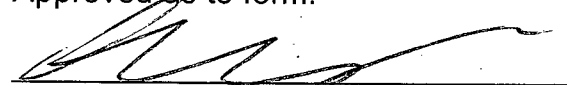
August 12, 2009


Elizabeth B. Tisdahl, Mayor

Attest:


Rodney Greene, City Clerk

Approved as to form:


Elke B. Tober-Purze, Interim
First Assistant Corporation Counsel

