

Effective Date: February 16, 2015

12/3/2014

154-O-14

AN ORDINANCE

**Amending the Text of the Zoning Ordinance
Regarding Increased Parking Requirements As Related to Residential
Density**

WHEREAS, on December 10, 2014, the Plan Commission held a public hearing, pursuant to proper notice, regarding case no. 14PLND-0151 to consider an amendment to the text of Title 6 of the Evanston City Code of 1979, as amended (the "Zoning Ordinance"), relating to increasing the parking requirements for increases in residential density; and

WHEREAS, the Plan Commission received testimony and made written 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 January 12, 2015, the Planning and Development Committee of the City Council considered and adopted the findings and recommendation of the Plan Commission in case no. 14PLND-0151 and recommended City Council approval thereof; and

WHEREAS, at its meetings of January 12, 2015 and January 26, 2015, 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, THAT:**

SECTION 1: The foregoing recitals are hereby found as fact and incorporated herein by reference.

SECTION 2: Section 6-16-1-2 of the Zoning Ordinance is hereby amended to read as follows:

6-16-1-2 - EXEMPTION FROM OFF-STREET PARKING AND LOADING REQUIREMENTS FOR EXISTING BUILDINGS AND USES.

Changes in the use or intensity of use of a building and/or land area, which do not include construction of a new building, or building addition (i.e., increase in gross floor area), shall be exempt from the parking and loading requirements of this Chapter, except in the following cases:

- (A) Changes in use or intensity of a use regarding medical or dental offices in the business, commercial, office or transitional manufacturing districts.
- (B) Changes in use to religious institution in the business, commercial, or downtown districts.
- (C) Increases in density of a residential use outside of the downtown or research park districts.

SECTION 3: Section 6-15-14-7, Table 16-B, of the Zoning Ordinance is hereby further amended by adding the following under "Residential":

| | |
|-------------|---|
| Coach House | 1 parking space for each dwelling unit within the coach house |
|-------------|---|

SECTION 4: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5: 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: This ordinance shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.

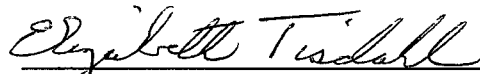
SECTION 7: The findings and recitals contained herein are declared to be prima facie evidence of the law of the City and shall be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

Introduced: January 12, 2015

Approved:

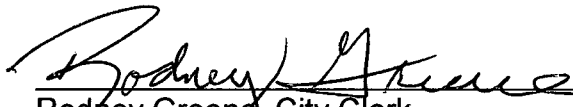
Adopted: January 12, 2015

February 10, 2015


Elizabeth B. Tisdahl, Mayor

Attest:

Approved as to form:


Rodney Greene, City Clerk


W. Grant Farrar, Corporation Counsel