

Effective Date: July 6, 2015

5/27/2015

6/15/2015

66-O-15

AN ORDINANCE

**Amending Various Sections of the City Code Reflecting Updates to the
“Design and Project Review”**

SECTION 1: That Section 4-14-1-1(A) of the Evanston City Code of 2012,
as amended (the “City Code”), is hereby further amended to read as follows:

- (A) Membership. The membership of the Design and Project Review committee is composed of two groups: (1) Voting Members; and (2) Advisory Members. Voting Members shall be the only class of members entitled to vote on any matter put before the Design and Project Review committee. Advisory Members shall provide the Design and Project Review committee with insight related to their area of expertise as the committee as a whole discusses each matter. In the case of city staff, the named member may designate a department member to attend in his/her stead. The following are the list of members:

Voting Members

1. Representative from City Manager’s Office/Economic Development Division;
2. Director of Community Development;
3. Director of Public Works;
4. Director of Parks, Recreation and Community Services;
5. City Engineer;
6. Representative from the Fire Department;
7. Representative from the Police Department;
8. Planning and Zoning Administrator;
9. Zoning Planner or Zoning Office;
10. Manager of Building and Inspection Services;

11. Assistant Director of Public Works/Forestry;
12. Neighborhood and Land Use Planner;
13. Representative from the Utilities Department;
14. Historic Preservation Coordinator (limited to the following circumstances: (1) when projects affect existing or proposed historic landmarks; (2) where properties at issue are located within historic landmark districts; or (3) when projects are located within two hundred fifty (250) feet east of the east right-of-way line of Sheridan Road abutting Northwestern University).

Advisory Members

1. Traffic Engineer;
2. Cultural Arts Coordinator;
3. Sustainable Programs Coordinator;
4. Historic Preservation Coordinator (when not designated a Voting Member in the aforementioned circumstances);
5. Plan Reviewer;
6. Representative from Administrative Services;
7. Housing and Grants Administrator;
8. Representative from the Health Department; and
9. An architect or urban designer who is employed in Evanston or is a resident of Evanston and appointed by the Mayor with the advice and consent of the City Council. Said Mayoral appointment shall be for term of no longer than two (2) years.

SECTION 2: That Section 4-14-1(C) of the City Code is hereby further amended to read as follows:

- (C) Elements Examined. In carrying out the purpose of Design and Project Review, the following are examples of elements which are examined:
1. Parking arrangement.
 2. Circulation.
 3. Traffic access.

4. Building location on the site.
5. Landscaping.
6. Signage.
7. Drainage.
8. Exterior building design and materials.
9. Emergency phone structure, as defined in City Code Section 6-18-3.

SECTION 3: That Section 4-14-2 of the City Code is hereby further amended to read as follows:

4-14-2: DEVELOPMENTS REQUIRING DESIGN AND PROJECT REVIEW APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMIT:

- (A) The following are developments requiring Design and Project Review approval prior to issuance of building permits for the development:
1. Construction of a new building or structure, or modifications to the exterior of an existing structure (including additions) for any land use requiring a building permit.
 2. Developments requiring a zoning variation.
 3. Developments requiring a zoning ordinance text or Map amendment.
 4. All planned developments.
 5. All Municipal or other public developments.
 6. Any proposed developments for which parking is to be located off-site.
 7. All development proposals for which public and/or quasi-public financial assistance has been requested.
 8. Emergency phone structures, as defined in City Code Section 6-18-3.
 9. Any other use or development as determined by the Director of Community Development.
- (B) Exceptions. No Design and Project Review shall be required for the following uses:
1. Permitted single-family and two family residential.
 2. Permitted temporary uses.

SECTION 4: That Section of the City Code is hereby further amended to read as follows:

6-3-1-1. - AUTHORITY.

The following City offices and bodies have responsibility for implementing and administering this Ordinance:

- (A) Zoning Administrator.
- (B) Design and Project Review Committee.
- (C) Plan Commission.
- (D) Zoning Board of Appeals.
- (E) City Council.

SECTION 5: That Section 6-3-5-5 of the City Code is hereby further amended to read as follows:

6-3-5-5. - SUBMISSION REQUIREMENTS.

An applicant for a special use shall file an application in accordance with the following requirements:

- (A) Formal Application: The application for special use approval shall be filed with the Zoning Administrator in order to obtain the review and written comments from the appropriate departments, boards, commissions and committees, including the Design and Project Review Committee.
- (B) Content of Application: Each application shall contain at least the information listed in Section 3 of Appendix D, of this Ordinance, "Special Use Application Submission Requirements" and such additional information as the Zoning Administrator shall determine is necessary.

SECTION 6: That Section 6-3-6-12(B) of the City Code is hereby further amended to read as follows:

- (B) Minor Adjustments: During build-out of the planned development, the Zoning Administrator may authorize, following review and recommendation of the Design and Project Review Committee, minor adjustments to the approved development plan, when such adjustments appear necessary in light of technical or engineering considerations. Such minor adjustments shall be limited to the following:
 1. Altering the location of any one (1) structure or group of structures by not more than one-fourth (1/4) of the distance shown on the approved development plan between such structure or structures, and any other structure or any vehicular circulation element or any boundary of the site, whichever is less.
 2. Altering the location of any circulation element by not more than one-fourth (1/4) of the distance shown on the approved development plan between such circulation element and any structure, whichever is less.
 3. Altering the siting of any open space by not more than twenty percent (20%).

4. Altering any final grade by not more than twenty percent (20%) of the originally planned grade.
5. Altering the location or type of landscaping elements by not more than twenty percent (20%).
6. Altering the location or type of utility equipment.

Such minor adjustments shall be consistent with the intent and purpose of the Ordinance and the development plan as approved pursuant to this Section 6-3-6, and shall be the minimum necessary to overcome the particular difficulty and shall not be approved if such adjustments would result in a violation of any standard or requirement of this Ordinance.

For properties located in a designated historic district or incorporating identified historic structures, no such adjustment shall be granted for any critical structure, feature or element identified in the approved development plan as historically contributing without the prior consent of the preservation commission.

SECTION 7: That Section 6-3-7-4 of the City Code is hereby further amended to read as follows:

6-3-7-4. - SUBMISSION REQUIREMENTS.

An applicant for a unique use shall file an application in accordance with the following requirements:

- (A) Formal Application: Application for unique use approval shall be filed with the Zoning Administrator in order to obtain the review and written comments from the appropriate departments, boards, and commissions, including, but not limited to, the Design and Project Review Committee.
- (B) Content Of Application: Each application shall contain at least the information listed in section D.5, "Submission Requirements For Unique Uses," Appendix D of this Title. Each unique use application shall contain or address the information listed in Section D.4, "Planned Development Application Submission Requirements," Appendix D of this Title.

SECTION 8: That Section 6-3-9-8 of the City Code is hereby further amended to read as follows:

6-3-9-8. - APPEALS FROM ZONING ADMINISTRATOR DECISIONS.

The Zoning Board of Appeals shall, pursuant to Section 6-3-11, hear and decide appeals from any order or final decision of the Zoning Administrator acting pursuant to his authority and duties under this Ordinance except with regard to orders or decisions based upon the review and recommendations of the Design and Project Review Committee, which shall be appealable to the City Council through its Planning and

Development Committee. Except as expressly provided otherwise, an application for appeal to the Zoning Board of Appeals may be filed not later than forty-five (45) calendar days following the action being appealed.

SECTION 9: That Section 6-3-11(A) of the City Code is hereby further amended to read as follows:

- (A) An appeal may be taken to the Zoning Board of Appeals from any order or final decision made by the Zoning Administrator by any person aggrieved or by an officer, department, board or bureau of the City. Such appeal shall be taken by filing with the Zoning Administrator a notice of appeal, specifying the grounds therefor. All of the papers constituting the record upon which the action appealed from was taken shall forthwith be transmitted to the Zoning Board of Appeals. Appeals from an order or final decision based upon the review and recommendations of the Design and Project Review Committee (DAPR) shall be taken directly to the City Council through its Planning and Development Committee.

SECTION 10: That Section 6-4-1-2 of the City Code is hereby further amended to read as follows:

6-4-1-2. - TRANSITION RULES.

Where an application for a building permit for a building, structure or planned development, accompanied by working drawings, has been submitted prior to the effective date hereof, and a building permit issued within six (6) months of the date of the submittal of such building, structure or planned development, the proposed project may be completed in accordance with the approved plans provided construction is commenced within one hundred eighty (180) days of the issuance of the building permit. In addition, any project which has secured preliminary Design and Project Review Committee approval, and any project requiring a variation or approval as a special use, including a planned development, and that receives such approval prior to the effective date hereof, may proceed under the zoning regulations, including applicable time limitations, in effect as of the date of such approval.

SECTION 11: That Section 6-8-1-3 of the City Code is hereby further amended to read as follows:

6-8-1-3. - SITE PLAN REVIEW.

Multiple-family residential uses, planned developments, and non-residential uses in residential districts shall be subject to site plan review, in accordance with the provisions

of Chapter 3, "Implementation and Administration," of this Ordinance, and the separate Design and Project Review Ordinance, Ordinance No. 50-O-14, as amended.

SECTION 12: That Section 6-8-1-10(B) of the City Code is hereby further amended to read as follows:

(B) Site Controls and Standards: The following site controls and standards are established to provide a regulatory framework that will promote excellence in site design. Their establishment is not intended to restrict or inhibit the Design and Project Review Committee or the applicant from applying other site design principles and standards that may be applicable to the planned development being proposed and that may be found in the City's Manual of Design Guidelines or in common use by design professionals.

1. The minimum area for a planned development established in the residential districts shall be as follows:

(a) R1	Fourteen thousand four hundred (14,400) square feet.
(b) R2	Ten thousand (10,000) square feet.
(c) R3	Ten thousand (10,000) square feet.
(d) R4	Eight thousand (8,000) square feet.
(e) R5	Eight thousand (8,000) square feet.
(f) R6	Eight thousand (8,000) square feet.

For planned developments established in the R1 district the minimum ground floor area for new construction shall be as follows:

(g)	New construction one-story dwelling units shall have a minimum ground floor area of one thousand two hundred (1,200) square feet.
(h)	New construction multiple-story dwellings shall have a minimum ground floor area of nine hundred (900) square feet.

2. For each planned development there shall be submitted a tree preservation statement evaluating each building site as to whether desirable tree stands or other natural features exist and can be preserved. The preservation statement shall be made part of the required landscape plan submitted as part of the planned development application.
3. For all boundaries of the planned development not immediately abutting dedicated and improved public streets, there shall be provided a transition landscaped strip of at least ten (10) feet consisting of vegetative screening, fencing, or decorative walls in accordance with the Manual of Design Guidelines and Chapter 17, "Landscape and Screening." Natural features or tree stands identified as desirable in the

- tree preservation statement shall be incorporated in the transition landscaped strip where possible. The transition landscaped strip and its treatment shall be depicted on the required landscape plan submitted as part of the planned development application.
4. Walkways developed for a planned development shall form a logical, safe and convenient system for pedestrian access to all dwelling units, all project facilities, as well as any off-site destination likely to attract substantial pedestrian traffic. Walkways, when used by substantial numbers of children as play areas, routes to school or other principal destinations, shall be so located and safeguarded as to minimize contacts with normal automobile traffic. Street crossings shall be located, designed, and marked to promote the utmost safety. If substantial bicycle traffic is anticipated, bicycle paths shall be incorporated into the walkway system. Pedestrian ways shall not be used by other automotive traffic.
 5. The location, construction, and operation of parking, loading areas, and service areas shall be designed to avoid adverse effects on residential uses within or adjoining the development.
 6. Principal vehicular access points shall be designed to permit smooth traffic flow with controlled turning movements and minimum hazards to vehicular and pedestrian traffic.
 7. The planned development shall provide, if possible, for underground installation of utilities (including electricity and telephone) both in public ways and private extensions thereof. Provisions shall be made for acceptable design and construction of storm water facilities including grading, gutter, piping, and treatment of turf and maintenance of facilities.
 8. For every planned development there shall be provided a market feasibility statement that shall indicate the consumer market areas for all uses proposed in the development, the population potential of the area or areas to be served by the uses proposed and other pertinent information concerning the need or demand for such uses of land.
 9. For every planned development involving twenty (20) or more dwelling units there shall be provided a traffic circulation impact study that shall show the effect of all proposed uses upon adjacent and nearby roads and highways. The study also shall show the amount and direction of all anticipated traffic flow and clearly describe what road improvements and traffic control improvements might become necessary as a result of the construction of the proposed development.
 10. The Zoning Administrator may, at his discretion, require of the applicant additional studies or impact analyses when he determines that a reasonable need for such investigation is indicated.

SECTION 13: That Section 6-9-4-7(A) of the City Code is hereby further amended to read as follows:

(A) Front yard	Build to front property line required, meaning no less than seventy percent (70%) of building at grade is within five inches (5") of front property line; open and unenclosed accessory parking and appurtenant areas at grade, including driveway aisles and ramps, prohibited between building and public right-of-way; Commercial Parking Lots, landscaped setback required subject to Design and Project review as set forth in Chapter 3 of this Title.
----------------	--

SECTION 14: That Section 6-9-4-7(B) of the City Code is hereby further amended to read as follows:

(B) Side yard when abutting street	Build to side property line required, meaning no less than seventy percent (70%) of building at grade is within five inches (5") of side property line; open and unenclosed accessory parking and appurtenant areas at grade, including driveway aisles and ramps, prohibited between building and public right-of-way; Commercial Parking Lots, landscaped setback required subject to Design and Project Review as set forth in Chapter 3 of this Title.
------------------------------------	--

SECTION 15: That Section 6-10-1-4 of the City Code is hereby further amended to read as follows:

6-10-1-4. - SITE PLAN REVIEW.

Applications for development approval for properties located within the commercial districts shall be subject to site plan review in accordance with the provisions of Chapter 3, "Implementation and Administration," of this Ordinance, and the separate Design and Project Review Ordinance, Ordinance No. 50-O-14, as amended.

SECTION 16: That Section 6-10-1-9(B) of the City Code is hereby further amended to read as follows:

- (B) Site Controls and Standards: The following site controls and standards are established to provide a regulatory framework that will promote excellence in site design. Their establishment is not intended to restrict or inhibit the Design and Project Review Committee or the applicant from applying other site design principles and standards that may be applicable to the planned development being proposed and that may be found in the City's Manual of Design Guidelines or in common use by design professionals.
1. For all boundaries of the planned development immediately abutting a residential property, there shall be provided a transition landscaped strip of at least ten (10) feet consisting of vegetative screening, fencing or

decorative walls in accordance with the Manual of Design Guidelines and Chapter 17, "Landscaping and Screening." The transition landscaped strip and its treatment shall be depicted on the required landscape plan submitted as part of the planned development application.

2. Walkways developed for a planned development shall form a logical, safe and convenient system for pedestrian access to all project facilities as well as any off-site destination likely to attract substantial pedestrian traffic. Pedestrian-ways shall not be used by other automotive traffic.
3. The location, construction, and operation of parking, loading areas, and service areas, shall be designed to avoid adverse effects on residential uses within or adjoining the development and where possible, provide additional parking beyond that required for the planned development to service the business district in which it is located.
4. Principal vehicular access points shall be designed to permit smooth traffic flow with controlled turning movements and minimum hazards to vehicular and pedestrian traffic.
5. The planned development shall provide, if possible, for underground installation of utilities (including electricity and telephone) both in public ways and private extensions thereof. Provisions shall be made for acceptable design and construction of storm water facilities including grading, gutter, piping, treatment of turf, and maintenance of facilities.
6. For every planned development there shall be provided a market feasibility statement that shall indicate the consumer market areas for all uses proposed in the development, the population potential of the area or areas to be served by the uses proposed, and other pertinent information concerning the need or demand for such uses of land.
7. For every planned development involving twenty (20) dwelling units or more there shall be provided a traffic circulation impact study that shall show the effect of all proposed uses upon adjacent and nearby roads and highways. The study shall also show the amount and direction of anticipated traffic flow and clearly describe what road and traffic control improvements might become necessary as result of the construction of the proposed development.
8. The Zoning Administrator may, at his discretion, require of the applicant additional studies or impact analyses when he determines that a reasonable need for such investigation is indicated.

SECTION 17: That Section 6-10-3-8(A) of the City Code is hereby further

amended to read as follows:

(A) Front yard	Building, none; parking, landscaped setback required subject to design and project review as set forth in Chapter 3 of this Title
----------------	---

SECTION 18: That Section 6-11-1-5 of the City Code is hereby further amended to read as follows:

6-11-1-5. - SITE PLAN REVIEW.

Applications for development approval for properties within the downtown districts shall be subject to site plan review in accordance with the provisions of Chapter 3, "Implementation and Administration" of this Ordinance, and the separate Design and Project Review Ordinance, Ordinance No. 50-O-14, as amended. In carrying out these responsibilities, the City shall be guided by the policies, principles, and standards contained in the Plan for Downtown Evanston, as adopted, and the City's Manual of Design Guidelines.

SECTION 19: That Section 6-11-1-10(B) of the City Code is hereby further amended to read as follows:

- (B) Site Controls and Standards: The following site controls and standards are established to provide a regulatory framework that will promote excellence in site design. Their establishment is not intended to restrict or inhibit the Design and Project Review Committee or the applicant from applying other site design principles and standards that may be applicable to the planned development being proposed and that may be found in or interpolated from the Plan for Downtown Evanston, and the City's Manual of Design Guidelines or in common use by design professionals.
1. Walkways developed for a planned development shall form a logical, safe and convenient system for pedestrian access to all project facilities and off-site destinations likely to attract substantial pedestrian traffic. Pedestrian ways shall not be used by other automotive traffic.
 2. The location, construction and operation of parking, loading areas, and service areas, shall be designed to avoid adverse effects on residential uses within or adjoining the development and, where possible, provide additional parking beyond that required for the planned development to service the downtown district in which it is located.
 3. Principal vehicular access points shall be designed to permit smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. If the planned development employs local streets within the development, said streets shall not be connected to streets outside the development in such a way as to encourage their use by through traffic.
 4. The planned development shall provide, if possible, for underground installation of utilities (including electricity and telephone) both in public ways and private extensions thereof. Provisions shall be made for

- acceptable design and construction of storm water facilities including grading, gutter, piping, treatment of turf, and maintenance of facilities.
5. For every planned development there shall be provided a market feasibility statement that shall indicate the consumer market areas for all uses proposed in the development, the population potential of the area or areas to be served by the uses proposed and other pertinent information concerning the need or demand for such uses of land.
 6. For every planned development there shall be provided a traffic circulation impact study which shall show the effect of all proposed uses upon adjacent and nearby roads and highways. The study shall also show the amount and direction of anticipated traffic flow and clearly describe what road and traffic control improvements might become necessary as a result of the construction of the proposed development.
 7. The Zoning Administrator may, at his discretion, require of the applicant additional studies or impact analyses when he determines that a reasonable need for such investigation is indicated.

SECTION 20: That Section 6-14-1-8(B) of the City Code is hereby further amended to read as follows:

- (B) All outdoor storage areas whether accessory or principal shall be enclosed on all sides by an eight (8) foot tall solid fence and shall be subject to design and project review.

SECTION 21: That Section 6-14-1-10(B) of the City Code is hereby further amended to read as follows:

- (B) Site Controls and Standards: The following site controls and standards are established to provide a regulatory framework that will promote excellence in site design. Their establishment is not intended to restrict or inhibit the Design and Project Review Committee or the applicant from applying other site design principles and standards that may be applicable to the planned development being proposed and that may be found in the City's Manual of Design Guidelines or in common use by design professionals.
 1. For all boundaries of the planned development immediately abutting a residential property there shall be provided a transition landscaped strip of at least five percent (5%) of the average depth of the lot or twenty (20) feet, whichever is greater, consisting of vegetative screening, fencing, or decorative walls in accordance with the Manual of Design Guidelines and Chapter 17, "Landscaping and Screening." The transition landscaped strip and its treatment shall be depicted on the

- required landscape plan submitted as part of the planned development application.
2. Walkways developed for a planned development shall form a logical, safe and convenient system for pedestrian access to all project facilities as well as any off-site designation likely to attract substantial pedestrian traffic. Pedestrian-ways shall not be used by other automotive traffic.
 3. The location, construction and operation of parking, loading areas, and service areas, shall be designed to avoid adverse effects on residential uses within or adjoining the development and, where possible, provide additional parking beyond that required for the planned development to service the industrial district in which it is located.
 4. Principal vehicular access points shall be designed to permit smooth traffic flow with controlled turning movements and minimum hazards to vehicular and pedestrian traffic. If the planned development employs local streets within the development, said streets shall not be connected to streets outside the development in such a way as to encourage their use by through traffic.
 5. The planned development shall provide, if possible, for underground installation of utilities (including electricity and telephone) both in public ways and private extensions thereof. Provisions shall be made for acceptable design and construction of storm water facilities including grading, gutter, piping, treatment of turf, and maintenance of facilities.
 6. For every planned development there shall be provided a market feasibility statement that shall indicate the consumer market areas for all uses proposed in the development, the population potential of the area or areas to be served by the uses proposed, and other pertinent information concerning the need or demand for such uses of land.
 7. For every planned development there shall be provided a traffic circulation impact study that shall show the effect of all proposed uses upon adjacent and nearby roads and highways. The study also shall show the amount and direction of anticipated traffic flow and clearly describe what road improvements and traffic control improvements might become necessary as result of the construction of the proposed development.
 8. The Zoning Administrator may, at his discretion, require of the applicant additional studies or impact analyses when he determines that a reasonable need for such investigation is indicated.

SECTION 22: That Section 6-14-3-6(A) of the City Code is hereby further amended to read as follows:

- (A) Front Yard: Building, none; parking permitted with appropriate landscaping, as determined by the Design and Project Review Committee.

SECTION 23: That Section 6-14-3-6(B) of the City Code is hereby further amended to read as follows:

- (B) Side Yard Abutting A Street: Building, fifteen (15) feet; parking, permitted with appropriate landscaping, as determined by the Design and Project Review Committee.

SECTION 24: That Section 6-14-4-6(A) of the City Code is hereby further amended to read as follows:

- (A) Front Yard: Building, none; parking permitted with appropriate landscaping, as determined by the Design and Project Review Committee.

SECTION 25: That Section 6-14-4-6(B) of the City Code is hereby further amended to read as follows:

- (B) Side Yard Abutting A Street: Building, fifteen (15) feet; parking, permitted with appropriate landscaping, as determined by the Design and Project Review Committee.

SECTION 26: That Section 6-15-7-7 of the City Code is hereby further amended to read as follows:

6-15-7-7. - TRANSITION LANDSCAPE STRIP.

When any lot located within the U2 district abuts a lot located in a residential district there shall be provided a transition landscape strip with a minimum width of at least thirty-five (35) feet. The transition landscape strip shall only be required along the lot lines that abut the residential district lot. The transition landscape strip shall be developed in accordance with the Manual of Design Guidelines and shall be subject to design and project review.

SECTION 27: That Section 6-15-10-1(A) of the City Code is hereby further amended to read as follows:

- (A) The oH hospital overlay district is designed and intended to address the special needs and potential impacts of large-scale, multi-functional hospitals and medical campuses. Development within the oH district, because of its inherent complexity and interrelationship with existing land uses and activities shall be subject to design and project review and institutional development plan approval.

SECTION 28: That Section 6-15-10-5(B) of the City Code is hereby further amended to read as follows:

- (B) Review Procedure: The Design and Project Review Committee shall review the institutional development plan concurrently with the site plan submitted pursuant to this Section 6-15-10-5. The Design and Project Review Committee shall prepare a written report of their recommendation that shall be forwarded to the Zoning Board of Appeals pursuant to Section 6-3-5-7 of this Title.

SECTION 29: That Section 6-15-10-5(C) of the City Code is hereby further amended to read as follows:

- (C) Criteria For Review: In making their recommendation the Design and Project Review Committee shall consider the following criteria:
1. Compatibility of the proposed use and its characteristics with the existing development within the oH district and the existing development located in the residential districts adjacent to the oH district.
 2. Location and adequacy of off-street parking and loading and its relationship to existing and proposed buildings and structures.
 3. Traffic generation characteristics of the proposed development in relation to internal and external street capacities.
 4. The location of open space and landscaping and its relationship to existing and proposed buildings, pedestrian ways and streets.
 5. Pedestrian circulation within the oH district and its relationship to buildings, parking areas, and open space.
 6. Architectural relationships, both formal and functional, of the proposed development to existing buildings within and immediately adjacent to the oH district including spacing between buildings, massing, scale, and proportion.
 7. Protection of significant view corridors and historic buildings or structures both within and immediately adjacent to the oH district.
 8. Protection of any natural feature, water and air quality, and mitigation of any impacts on adjacent districts from noise.

SECTION 30: That Section 6-15-13-4 of the City Code is hereby further amended to read as follows:

6-15-13-4. - DESIGN AND PROJECT REVIEW.

Design and project review shall be required of every request for a building permit or a zoning certificate within the oRD district including those requiring planned development petitions as well as those not involving the construction or erection of new buildings or

structures, except that the Zoning Administrator may waive this requirement when he finds that the requested alteration or addition does not involve any diminution to the character of the District.

SECTION 31: That Section 6-16-2-8(A) of the City Code is hereby further amended to read as follows:

- (A) Plan: The design of parking lots or areas shall be subject to the approval of the Design and Project Review Committee, in accordance with standards set forth in the Manual of Design Guidelines and any additional standards established by the Zoning Administrator.

SECTION 32: That Section 6-16-2-11 of the City Code is hereby further amended to read as follows:

6-16-2-11. - BICYCLE PARKING FACILITIES.

New public, hospital, university or college buildings, and shopping centers shall provide bicycle parking facilities if required by the Design and Project Review Committee.

SECTION 33: That Section 6-16-4-2 of the City Code is hereby further amended to read as follows:

6-16-4-2. - ACCESS.

Each required off street loading berth shall be designed with appropriate means of vehicular access to a street or alley in a manner that will least interfere with traffic movement, and shall be subject to approval by the Design and Project Review Committee.

SECTION 34: That Section 6-16-4-4 of the City Code is hereby further amended to read as follows:

6-16-4-4. - SIZE.

Unless otherwise specified, a required off-street loading berth shall be at least ten (10) feet in width by at least thirty-five (35) feet in length for short berths, and twelve (12) feet in width by at least fifty (50) feet in length for long berths exclusive of aisle and maneuvering space. Maneuvering aprons of appropriate width and orientation shall be provided and will be subject to approval by the Design and Project Review Committee.

SECTION 35: That Section 6-16-4-8(B) of the City Code is hereby further amended to read as follows:

- (B) Plan: The design of loading areas shall be subject to the approval of the Design and Project Review Committee in accordance with any additional standards established by the Zoning Administrator.

SECTION 36: That Section 6-18-3 of the City Code is hereby further amended to include the following:

EMERGENCY PHONE STRUCTURE:	A structure with a phone specifically provided for making calls to emergency services for security and safety precaution in public areas. Emergency phone structures are typically highly visible due to high-intensity lighting. Examples include, but are not limited to: emergency phones, phone stanchions, call stations, and call boxes.
----------------------------	--

SECTION 37: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 38: 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 39: This ordinance shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.

SECTION 40: 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: June 8, 2015

Approved:

Adopted: June 22, 2015

June 26, 2015

Elizabeth B Tisdahl

Elizabeth B. Tisdahl, Mayor

Attest:

Approved as to form:

Rodney Greene
Rodney Greene, City Clerk

Michelle Mason / Acting Corporation Counsel
W. Grant Farrar, Corporation Counsel