

12/28/94

4-O-95

AN ORDINANCE

Granting a Major Variation from the Off-Street
Parking Regulations to Permit a Reduction in the
Number of Spaces Serving the Dental Office
at 823 Chicago Avenue

WHEREAS, the Zoning Board of Appeals ("ZBA") held a public hearing on December 20, 1994 in ZBA case no. 94-24V(R), pursuant to proper notice, on the application of Hilliard I. Blank, D.D.S., as lessee, for a major variation from the off-street parking regulations of the Zoning Ordinance to permit a reduction in the number of off-street parking spaces serving his existing dental office at 823 Chicago Avenue, located in a C1a Commercial Mixed Use District; and

WHEREAS, the ZBA, after receiving testimony and other evidence, made findings of fact pursuant to section 6-3-8-12(E) of that Zoning Ordinance, voted to recommend that the City Council approve a reduction from ten to five in the number of required off-street parking spaces for the aforesaid use,

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

SECTION 1: That the findings and recommendations of the ZBA are adopted and application of Hilliard I. Blank, D.D.S., case no. ZBA 94-24(V)(R), as lessee, for a major variation from the off-street parking regulations of sections 6-16-1-2 and 6-16-1-3 of the Zoning Ordinance to permit a reduction from ten to five in the number of parking spaces

required for his dental office at 823 Chicago Avenue, legally described as follows:

The Easterly 109.31 Feet as measured on the Northerly and Southerly lines thereof of the following described parcel of Land Lot 6 and the Northerly 22 feet of Lot 7 in Block 11 in White's Addition to Evanston, in the North 1/2 of the Southeast 1/4 of Section 19, Township 41 North, Range 14, East of the 3rd Principal Meridian, in Evanston Cook County, Illinois,

is hereby granted.

SECTION 2: That the grant of variation is conditioned upon the following:

- a. Compliance with all other provisions of the Zoning Ordinance and other applicable legislation;
- b. Substantial compliance with the testimony and evidence presented in connection with this case;
- c. The applicant and/or property owner shall continue to supply the five off-street parking spaces required under the Zoning Ordinance, so long as the subject premises are occupied by a medical or dental office; and
- d. The basement of the existing building shall not be used in any way for patient services.

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 January 23, 1995

Adopted: March 10, 1995

Approved: March 21, 1995

Lorraine H. Morton
Mayor

ATTEST:

Kristen Davis
City Clerk

Approved as to form:

[Signature]
Corporation Counsel

