

101-0-95

AN ORDINANCE

Granting a Special Use and a Parking Variation  
to Permit Construction of a Church and School  
at 1932 Dewey Avenue

WHEREAS, the Zoning Board of Appeals ("ZBA") held a public hearing on October 17, 1995 pursuant to proper notice in case no. ZBA 95-25-V and SU(R), wherein the applicant, The Faith Temple Church of God in Christ, sought a special use to permit construction of a new church, school, and a parking area for twenty-eight vehicles, and a variation from the off-street parking regulations of the Zoning Ordinance to permit the parking area to be set back sixty feet from the rear lot line, on the property located at 1932 Dewey Avenue in an R4 General Residential District; and

WHEREAS, based upon the testimony, plans, and other evidence presented, the ZBA made written findings of fact, determining that the proposed special use and variation met each of the standards in section 6-3-5-10 and 6-3-8-12(E), respectively; and

WHEREAS, the ZBA voted to recommend the application,

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

SECTION 1: That the City Council hereby adopts the findings and recommendation of the ZBA and grants the aforesaid application of The Faith Temple Church of God in Christ for a special use to permit construction of a church, school for grades Kindergarten through

eight, and a parking area for twenty-eight vehicles, at 1932 Dewey Avenue on property legally described as:

LOT 1 IN FAITH TEMPLE CHURCH OF GOD IN CHRIST SECOND CONSOLIDATION IN BLOCK 5 IN MCNEIL'S ADDITION TO EVANSTON, A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

SECTION 2: That the application for a variation from section 6-4-6-3(B)18 of the Zoning Ordinance to allow open off-street parking within sixty feet of the rear lot line, is granted, based upon the findings and recommendation of the ZBA, hereby adopted.

SECTION 3: 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. The proposed construction shall be substantial compliance with the testimony and evidence presented in connection with this case;
- c. The off-street parking requirement is to be satisfied by an appropriate written agreement with Family Focus or its successors in interest. Said agreement for use of the parking lot on Family Focus property shall be for a minimum term of five (5) years and shall be subject to approval by the Corporation Counsel. Subsequent renewals shall be submitted in advance of execution to the Corporation Counsel's Office for review and approval of the parking provision.
- d. Approval of this proposal authorizes only the filing and processing of applications for such permits or such other approvals as may be required by the regulations of the City, including, but not limited to, a building permit and a certificate of occupancy.

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

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

Introduced November 26, 1995

Adopted: November 20, 1995

Approved: November 21, 1995

Lorraine H. Marton  
Mayor

ATTEST:

Justin Lewis  
City Clerk

Approved as to form:

[Signature]  
Corporation Counsel

