

39-0-96

AN ORDINANCE

Granting a Parking Variation
at 1701 Howard Street

WHEREAS, on January 8, 1996, the City Council considered the proposal and recommendation from the Zoning Board of Appeals ("ZBA") in case no. 95-31-V&SU(R), the revised plan and the architect's letter and removed case 95-31 from the agenda and sent the new proposal to the ZBA for consideration; and

WHEREAS, the ZBA held a public hearing on March 19, 1996 pursuant to proper notice in case no. ZBA 96-4-R(R), wherein the applicants, Alex Zats, Helene Zats, Yosef Bega, and Carmella Bega, as beneficiaries under LaSalle National Bank Trust no. 47246, sought a special use for construction of an addition to an automobile repair establishment and a variation from the off-street parking regulations of the Zoning Ordinance to permit twenty-five parking spaces to serve the proposed use on the property located at 1701 Howard Street, in an R1, single-family Zoning 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 from the off-street parking regulations for twenty-five parking spaces to serve the proposed use failed to meet all standards in section 6-3-5-10 and 6-3-8-12(E), respectively; and

WHEREAS, the ZBA voted to recommend denial of the proposed special use; and

WHEREAS, the ZBA voted to recommend denial of the variation from the off-street parking regulations of the Zoning Ordinance to permit twenty-five parking spaces to serve

the proposed use; and

WHEREAS, based upon the testimony, plans and other evidence the applicants presented, the ZBA found by written findings of fact, that the proposed variation limited to eleven tandem off-street parking spaces, met the standards in Section 6-3-8-12(E), and

WHEREAS, the ZBA voted to recommend approval of the parking variation for eleven-off street parking spaces to be provided in tandem,

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 denies the aforesaid special use and variation from the off-street parking regulations for twenty-five parking spaces to serve the proposed use application.

SECTION 2: That the City Council hereby adopts the finding and recommendation of the ZBA and grants the application, as modified by the ZBA, of Alex Zats, Helene Zats, Yosef Bega, and Carmella Bega, as beneficiaries under the LaSalle National Bank Trust no. 47264, for a variation from Chapter 16, The Off-Street Parking and Loading Regulations of the Zoning Ordinance, for eleven off-street parking spaces to be provided in tandem on property located at 1701 Howard Street on property legally described as:

LOTS 22, 23, 24, 25, 26 AND 27 EXCEPT THE WEST 20 FEET THEREOF IN TENNE'S SUBDIVISION OF THE SOUTH WEST QUARTER OF THE NORTH EAST QUARTER OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13; ALSO LOT 33 IN ENGLE'S ADDITION TO EVANSTON, A SUBDIVISION IN THE SOUTH WEST QUARTER OF THE NORTH EAST QUARTER OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST

OF THE THIRD PRINCIPAL MERIDIAN.

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; and
- b. The proposed construction shall be in substantial compliance with the testimony and evidence presented in connection with this case.

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: April 9, 1996

Adopted: April 22, 1996

Approved: May 8, 1996

Lorraine H. Norton
Mayor

ATTEST:

[Signature]
City Clerk

Approved as to form:
[Signature]
Corporation Counsel

