

2-0-97

AN ORDINANCE

Granting a Special Use, a Major Variation, and
Other Relief to Allow for the Addition of
Off-Street Parking for the Church at 1744 Darrow Avenue

WHEREAS, the Zoning Board of Appeals ("ZBA") held a public hearing on December 3, 1996 in case no. ZBA 96-40-SU-V(R), pursuant to proper notice on the application of Bethel AMC Church, subject property owner, for a special use to permit expansion of the area occupied by the Church in an R4 Residential District, for a major variation from the requirements of section 6-8-5-7(B) of the Zoning Ordinance to reduce certain yard requirements, and a release from a certain condition imposed upon the subject property by Ordinance 14-0-91; and

WHEREAS, the ZBA, after hearing testimony and receiving other evidence, made findings that the aforesaid special use and variation meet the standards of section 6-3-5-10 and section 6-3-8-12, respectively, of the Zoning Ordinance, and that release of the condition in question was appropriate, and recommended that the City Council grant the requested relief,

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 recommendations of the ZBA and grants the aforesaid application of Bethel AMC Church, as owner of the subject property at 1744 Darrow Avenue, as follows:

A. Special Use

The special use is granted pursuant to Section 6-8-5-3, to allow the following legally-described property:

THE EAST 27.50 FEET OF THE WEST 80 FEET OF LOTS 1 AND 2 IN BLOCK 3 IN MERRILL LADD'S SECOND ADDITION TO EVANSTON, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

to be used as a religious institution in conjunction with the following legally-described property:

LOTS 1, 2, AND 3 IN MOHLIN'S SUBDIVISION OF THE EAST 89.8 FT. OF LOTS 1 AND 2 IN BLOCK 3 IN MERRILL LADD'S SECOND ADDITION TO EVANSTON, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS,

so that the former parcel may be used for off-street parking to serve the religious institution located on the latter parcel for which the City Council granted a special use in Ordinance 14-0-91, adopted February 25, 1991.

B. Major Variation

A major variation is granted from the requirements of section 6-8-5-7(B), to reduce the required 10-foot side yard and the 5-foot rear yard solely to allow parking no less than 3 feet from the side and rear lot lines.

C. Release from condition 1, Section 1, Ordinance 14-0-91

Ordinance 14-0-91 granted variations from the front yard, rear yard, floor area ratio and non-conforming building regulations of the Zoning Ordinance to permit construction of an addition to the existing church, and a special use for expansion of the church on property located at 1744 Darrow Avenue.

Section 1, condition 1 of that Ordinance imposed this requirement:

"1. A lease with the City for 28 off-street parking spaces in the City parking lot located at the southwest corner of Dodge Avenue and Church Street, shall be secured and thereafter maintained, or, in the alternative, said off-street parking spaces shall be

provided at some other location in full compliance with the requirements of the Zoning Ordinance, or the variations and special use granted herein shall terminate...."

This condition is hereby released.

SECTION 2: That the aforesaid grants for special use, variation and release of condition are conditioned upon:

- a. substantial conformance of the development to the testimony and exhibits presented in connection with this case and at the hearing.

SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: That 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 13, 1997

Adopted: January 27, 1997

Approved: February 3, 1997

Lorraine H. Morton
Mayor

ATTEST:
Gustav Davis
City Clerk

Approved as to form:
[Signature]
Corporation Counsel

