

23-0-97

AN ORDINANCE

Granting a Special Use to
Permit Establishment of a
Religious Institution at
2101 Dempster Street

WHEREAS, the Zoning Board of Appeals ("ZBA"), held a public hearing on January 21, 1997 pursuant to proper notice in case no. ZBA 96-48-SU-V(R), a petition by The Worship Center, lessee and contract purchaser, for a special use for a religious institution at 2101 Dempster Street in an I2, General Industrial Zoning District; and

WHEREAS, based upon the record, the ZBA made written findings of fact pursuant to section 6-3-5-10 of the Zoning Ordinance and recommended that the City Council grant the special use, and

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

SECTION 1: That the City Council hereby accepts the ZBA's recommendation and findings and grants the aforesaid petition for special use to establish a religious institution at 2101 Dempster Street on property legally described in Attachment 1, made a part hereof.

SECTION 2: That, pursuant to section 6-3-5-12 of the Zoning Ordinance, the grant of special use is subject to these conditions:

- a. construction and operation of said religious institution shall be in substantial compliance with the testimony and documents placed on file in connection with this case;
- b. construction of the mezzanine shall be completed prior to the use of the property as a religious institution; and

- c. The leases for off-street parking shall be approved as required by section 6-16-3, Table B, Schedule of Minimum Off-Street Parking Requirements, and executed and recorded in the Office of the Cook County Recorder of Deeds prior to use of the subject property for a religious institution.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.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: February 24, 1997

Adopted: March 10, 1997

Approved: March 11, 1997

Lorraine H. Norton
Mayor

ATTEST:

Kristen Davis
City Clerk

Approved as to form:

[Signature]
Corporation Counsel

ATTACHMENT 1

PARCEL 1:

THAT PART OF THE SOUTH WEST QUARTER OF THE SOUTH EAST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 33 FEET NORTH OF THE CENTER LINE OF DEMPSTER STREET, EVANSTON, AND 208 FEET EAST OF THE CENTER LINE OF HARTREY AVENUE EXTENDED IN THE CITY OF EVANSTON; RUNNING THENCE NORTH AND PARALLEL WITH THE CENTER LINE OF SAID HARTREY AVENUE 228.41 FEET; THENCE EASTERLY FORMING AN ANGLE OF 92 DEGREES 8 MINUTES AND 20 SECONDS FROM THE SOUTH TO THE EAST WITH THE LAST DESCRIBED COURSE A DISTANCE OF 119.87 FEET, AS TANGENT TO CURVE; THENCE EASTERLY A DISTANCE OF 37.53125 FEET ON A CURVED LINE CONVEXING TO THE NORTH AND HAVING A RADIUS OF 2080 FEET TO A LINE WHICH IS 207.33 FEET, MEASURED ALONG THE NORTH LINE OF SAID DEMPSTER STREET, EAST OF THE POINT OF BEGINNING AND RUNNING NORTH PARALLEL WITH THE CENTER LINE OF SAID HARTREY AVENUE; THENCE SOUTH ALONG SAID PARALLEL LINE 229.75 FEET, MORE OR LESS TO THE NORTH LINE OF SAID DEMPSTER STREET, THENCE WEST ALONG SAID NORTH LINE OF DEMPSTER STREET 207.33 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AND RIGHT TO MOVE FREIGHT CARS ON, OVER AND ALONG THAT CERTAIN SWITCH OR LEAD TRACK EXTENDING NORTH EASTERLY FROM THE NORTH WEST CORNER OF THE PREMISES DESCRIBED AS PARCEL 1 ABOVE TO THE RAILROAD TRACKS OF THE CHICAGO AND NORTHWESTERN RAILROAD, LYING IN THE SOUTH HALF OF THE SOUTH EAST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS CREATED BY DEED FROM CENTRAL NATIONAL BANK IN CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 4, 1946 AND KNOWN AS TRUST NUMBER 736 TO 2101 DEMPSTER CORPORATION, A CORPORATION OF ILLINOIS, DATED OCTOBER 15, 1947 AND RECORDED NOVEMBER 12, 1947 AS DOCUMENT 14189837, IN COOK COUNTY, ILLINOIS.