

8/8/97, 8/13/97, 9/3/97, 9/18/97

90-O-97

AN ORDINANCE

Granting a Special Use to Permit
A Religious Institution at
1702 Sherman Avenue

WHEREAS, the Zoning Board of Appeals ("ZBA") held a public hearing on July 15, 1997 in case no. ZBA 97-21-(SU)R, pursuant to proper notice on the application of David Kase for the Evanston Bible Fellowship Church, prospective lessee of the cellar of the subject property, commonly referred to as 1702 Sherman Avenue, located in a D2 Downtown Retail Core District, for a special use to permit a religious institution, and

WHEREAS, the ZBA, after hearing testimony and receiving other evidence, made findings pursuant to section 6-3-5-10 of the Zoning Ordinance that the application met the standards for special uses, and recommended that the City Council grant the application,

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

SECTION 1: That the aforesaid application of David Kase for the Evanston Bible Fellowship Church for a special use to permit the use of the cellar of the subject property, commonly referred to as 1702 Sherman Avenue, as a Religious Institution, is hereby adopted, on property legally described:

Lots 7, 8, 9, 10, 11, 12 and 13 in the resubdivision of Block 17 in Evanston in the Northwest 1/4 of Section 18, Township 41 North, Range 14 East of the Third Principal Meridian, (excepting therefrom) that portion of Lots 7 to 11 aforesaid (taken as one tract) in the resubdivision of Block 17 in Evanston, described as follows to wit: Beginning at the Northeast corner of said Lot 7, thence running South along the East line of said Lot 7, a distance of 80.00 feet, thence running West along a line parallel with

the North line of said Lot 7 a distance of 35.00 feet, thence South along a line parallel with the East line of said Lot 7, a distance of 5.00 feet, thence running West along a line parallel with the North line of said Lots 7 to 11, a distance of 185.00 feet, thence running North along a line parallel with the East line of said Lot 7, a distance of 85.00 feet to a point in the North line of said lot 11, being 220.00 feet from the Northeast corner of said Lot 7, thence East along the North line of said Lots 7 to 11 to the place beginning, in Cook County, Illinois.

SECTION 2: That the grant of special use is subject to these conditions:

- a. The Evanston Bible Fellowship Church or a successor religious institution shall not operate, or allow to be operated by a second party, a homeless shelter, boarding house, rooming house, soup kitchen, day care center, or other similar use on this property. However, the Evanston Bible Fellowship Church or successor religious institution may operate a day care center or nursery on this property, provided said services are operated in conjunction with a religious service or other event sponsored by the Evanston Bible Fellowship Church or successor religious institution.
- b. The Evanston Bible Fellowship Church or any successor religious institution shall limit the signage it displays in accordance with the prevailing unified signage plan for the subject property.
- c. The Evanston Bible Fellowship Church or any successor religious institution shall comply with the Parking Implementation Plan of the Evanston Bible Fellowship Church (attached hereto) and shall implement the procedures contained therein. The Evanston Bible Fellowship Church and any successor religious institution shall encourage persons using Church facilities on Sunday mornings to park in a City-owned parking garage rather than on the street.
- d. The Evanston Bible Fellowship Church is to operate in relative compliance with the testimony and documents placed on file in connection with this case.

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 August 18, 1997

Adopted: September 8, 1997

Approved: September 18, 1997

Lorraine H. Morton
Mayor

ATTEST:

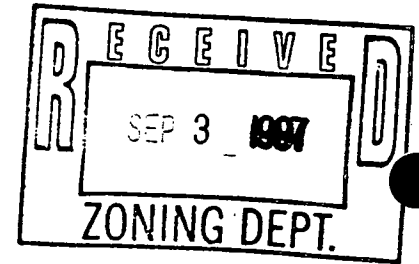
Mary J. Morris
City Clerk

Approved as to form:

[Signature]
Corporation Counsel

ATTACHMENT 1

The Parking Implementation Plan of the Evanston Bible Fellowship



The following plan was created by the Evanston Bible Fellowship in response to the Zoning Board of Appeals hearing of August 18, 1997.

1. Definition:

The measures contained the EBF church parking plan are designed to encourage persons using church facilities on Sunday mornings to park in the city-owned parking-garage rather than on the street.

2. Implementation Steps:

- Beginning with the next opportunity to change our yellow page ads, we will add this statement: free parking is available in the city garage ½ block south.
- At all times, there will be either a standing sign or notice on our bulletin board that free parking is available in the city garage.
- In our membership training classes, we will direct our new members to use the parking garage.
- A temporary sign will be placed outside 1702 Sherman on Sunday morning to direct attendees to park in the city garage.

Respectfully Submitted,


Reverend Martin McCorkle