

**An Ordinance Granting Special Uses and Variations
For A Mixed-Use Development With Drive-Through Banking Facility
At 2953 Central Street**

WHEREAS, the Zoning Board of Appeals ("ZBA") held public hearings on March 17, 1998 and on April 7, 1998 pursuant to proper notice in Case No. ZBA 98-3-SU and V(R), on the application of Walter Kihm for Cyrus Homes, Inc., prospective property owner, with consent of First National Bank of Chicago, property owner, for a special use to allow the property at 2953 Central Street ("the property") to be used for a drive-through banking facility, pursuant to Section 6-9-3-3; a special use to allow the property to be used for multiple-family dwellings with a combined floor area in excess of 20,000 square feet, pursuant to Section 6-9-3-3; a variation to the requirement of Section 6-9-3-7(A) that the building be built to the street side lot lines, to allow a setback of approximately two feet along the property's south, or Central Street, lot line; and a variation to the requirements of Section 6-16-5 to reduce the number of required loading facilities from two to one; and

WHEREAS, the ZBA, after hearing testimony and receiving other evidence, made written findings, pursuant to Sections 6-3-5-10 and 6-3-8-12 of the Zoning Ordinance, that the application met the standards for granting special uses and major variations, respectively, and recommended that the City Council grant the application; and

WHEREAS, the Planning and Development Committee of the City Council considered and adopted the ZBA's recommendation, and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Evanston, Cook County, Illinois:

SECTION 1: That the findings and recommendations of the ZBA are adopted and the aforescribed application for zoning relief is hereby granted for the property commonly referred to as 2953 Central Street, and legally described as:

LOTS 63 - 70, ALL INCLUSIVE, IN WESTERLAWN, A SUBDIVISION OF
LOTS 9 - 12 IN COUNTY CLERK'S DIVISION OF SECTION 33,
TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

SECTION 2: Pursuant to Sections 6-3-5-12 and 6-3-8-2, which, respectively, provide for the imposition of conditions on the grant of special uses and variations, the following conditions are hereby imposed:

(A.) The grants are subject to compliance with all other applicable provisions of the Zoning Ordinance and all other applicable legislation.

(B.) Development and use of the property shall be in substantial compliance with the testimony presented and the plans and documents placed on file in connection with this case, including, but not limited to, the rendering identified as Version "C", which the applicant presented to the Planning and Development Committee on April 20, 1998 and which are attached hereto as Exhibit A and made a part hereof.

(C.) The applicant shall consult with the City Traffic Engineer regarding the need for safety devices along the drive-through aisle for the automatic teller machines and at the intersection of the drive-through aisle with the right-of-way of Central Street. The applicant shall install and maintain, and any subsequent holders of title to the subject property or holders of possessory interest in that portion of the subject property improved with the automatic teller machines and drive-through aisle shall maintain, such safety devices and signs, including, but not limited to, a stop sign and/or a right-turn only sign, as determined necessary by the City Traffic Engineer.

(D.) The applicant shall consult with the owners of property north of, and owners of property abutting the east-west alley abutting the north lot line of, the subject property for purposes of selecting a type of fence or barrier along the north line of the subject property. The applicant shall install and maintain, and any subsequent holders of title to the subject property or holders of possessory interest in the subject property shall maintain, such fences and/or barriers along the north lot line of the subject property as result from this selection process.

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 the law.

Introduced: April 14, 1998

Adopted: April 27, 1998

Approved: April 30, 1998

Serraine H. Norton
Mayor

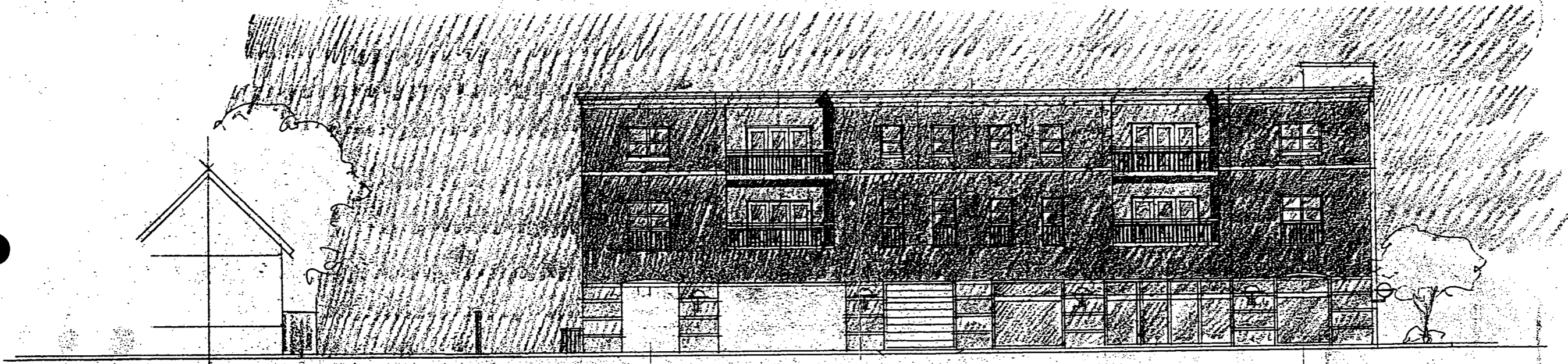
ATTEST:

Mary J. Morris
City Clerk

Approved as to form:

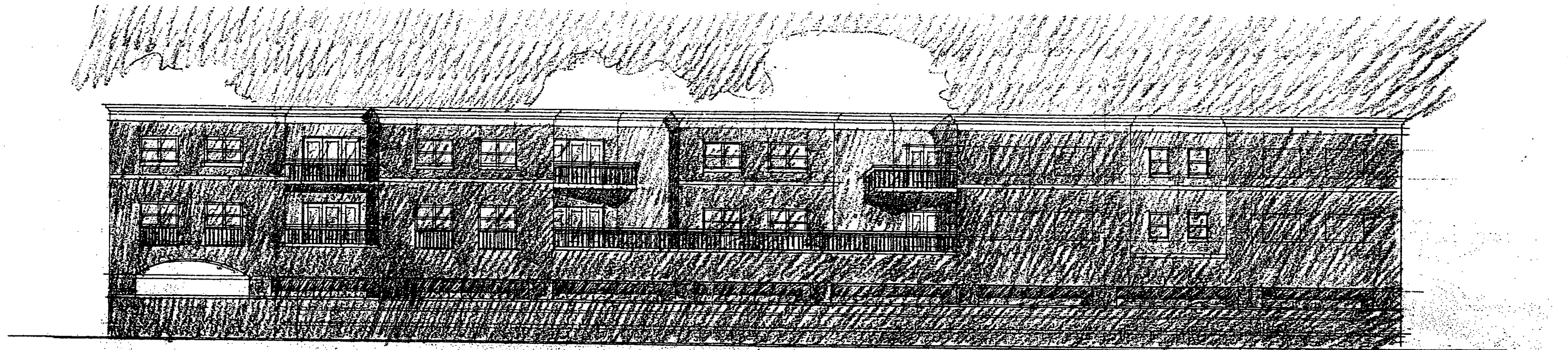
Kathleen T. Brennan
Corporation Counsel

EXHIBIT A, PAGE 1 OF 3, TO ORDINANCE 51-0-98



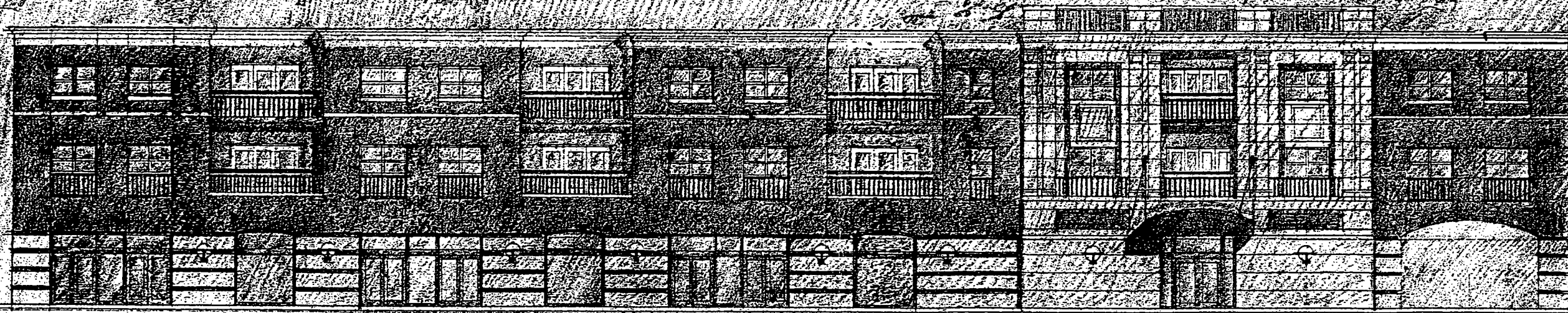
WEST ELEVATION

EXHIBIT A, PAGE 2 OF 3, TO ORDINANCE 51-0-98



NORTH ELEVATION

EXHIBIT A, PAGE 3 OF 3, TO ORDINANCE 51-0-98



SOUTH ELEVATION