

61-O-98
AN ORDINANCE

05/20/98

**Granting a Variation to Eliminate the Single Off-Street
Parking Space at 1942 Maple Avenue**

WHEREAS, the Zoning Board of Appeals ("ZBA") held a public hearing on May 5, 1998 in case no. ZBA 98-7-V(R), upon the application of James T. Murray, as agent for the property owner, Robert Gregory, for a variance to Section 6-16-1-3 of the Zoning Ordinance to allow the property owner to eliminate the single parking space existing at 1942 Maple Avenue and after April 26, 1993, the date of adoption of Ordinance 43-O-93, which recodified the Evanston Zoning Ordinance of 1960, so that said parking space may be converted to commercial floor area, in a B1 Business District; and

WHEREAS, the Zoning Board of Appeals, after hearing testimony and receiving other evidence, made written findings, pursuant to Section 6-3-8-12 of the Zoning Ordinance, that the application met the standards for granting major variations, 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 findings and recommendations,

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 on the property at 1942 Maple Avenue, on property legally described as follows:

LOT 1 IN JAMES B. HOBBS' SUBDIVISION OF PART OF THE SOUTH HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SECTION 2: Pursuant to Section 6-3-8-2 of the Zoning Ordinance, which provides for the imposition of conditions on the grant of major variations, these conditions are hereby imposed:

A. Construction, maintenance, and operation of the use granted hereby shall be in substantial compliance with this Ordinance, the plans as approved, and with any oral or written representations of the applicant.

B. The grant is subject to compliance with all applicable provisions of the Zoning Ordinance and all other applicable legislation.

C. Appearance approval of the Site Plan and Appearance Review Committee shall be obtained for any construction permitted by virtue of this variation, including the facade and the signage package, prior to the City issuing any permits relative to such construction.

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: May 26, 1998

Adopted: June 8, 1998

Approved: June 12, 1998

Lorraine H. Morton
Mayor

ATTEST:

Mary D. Morris
City Clerk

Approved as to form:

[Signature]
Corporation Counsel

