

**AN ORDINANCE****GRANTING A SPECIAL USE AND MAJOR VARIATIONS  
AT 1928 DARROW AVENUE FOR A RELIGIOUS INSTITUTION**

WHEREAS, the Zoning Board of Appeals ("ZBA") held a public hearing on October 6, 1998 in case no. ZBA 98-24-SU and V(R), pursuant to proper notice, on the application of Fred Polito, agent for St. Andrew's Episcopal Church and the Protestant Episcopal Church in the Diocese of Chicago, owner of 1928 Darrow Avenue ("subject property") for a special use pursuant to Section 6-8-4-3 for a religious institution to permit an expansion to an existing structure used for a church; a variance to Section 6-8-4-7(B)3 to reduce the required side yard for a nonresidential structure from 15 feet to 8 feet along the subject property's south lot line; and a variance to Section 6-8-4-7(B)4 to reduce the required rear yard for a nonresidential structure from 30 feet to 24 feet, all in an R3 Two-family Residential District; and

WHEREAS, the ZBA, after hearing testimony and receiving other evidence, made written findings pursuant to Section 6-3-5-10 and Section 6-3-8-12 of the Zoning Ordinance that the application met the standards for 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 findings and recommendation, and

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

**SECTION 1:** The City Council hereby adopts the findings and recommendation of the ZBA and the recommendation of the Planning and Development Committee in the aforescribed Case Number 98-24-SU and V(R) and grants the said special use and major variations on property legally described as

THE SOUTH 34 FEET OF LOT 4 AND ALL OF LOT 5 IN BLOCK 4 IN MCNEILL'S ADDITION TO EVANSTON, IN THE NORTHWEST 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, COMMONLY KNOWN AS 1928 DARROW AVENUE, EVANSTON, ILLINOIS.

**SECTION 2:** That pursuant to Section 6-3-5-12 and Section 6-3-8-14 of the Zoning Ordinance which provide that the City Council may impose conditions upon the grant of special uses and variations, respectively, these conditions are hereby imposed:

(A.) The windows on the walls of the addition facing directly north and south shall be two or three in number. Said windows may contain translucent glass, but shall not contain transparent glass or any material which allows a clear view of objects beyond. Consideration is to be given by the applicant to creating by the use of windows or other techniques a less-imposing wall structure through the use of arched windows or otherwise. Nothing in this condition (A) shall apply to the windows on the bay of the addition.

(B.) The applicant and any future land user shall minimize the effect of the addition adjacent to the subject property's south lot line and elsewhere, as appropriate, by installing and maintaining landscaping in good and sightly condition, or by other means.

(C.) Construction, maintenance, and operation of the use shall be in substantial compliance with other applicable provisions of the Zoning Ordinance and all other applicable legislation, the plans as approved, and with any oral or written representations of the applicant to the ZBA, Planning and Development Committee, and City Council.

**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: November 9, 1998

Adopted: November 23, 1998

Approved: November 30, 1998

Lorraine A. Morton  
Mayor

ATTEST:

Mary J. Morris  
City Clerk

Approved as to form:

[Signature]  
Corporation Counsel

