

2/18/99  
3/23/99

19-O-99

**AN ORDINANCE**

**Approving an Expansion of the Special Use  
Approved by Ordinance 33-O-80 and Other  
Zoning Relief for a Child Day Care Center  
at 2200 Main Street**

WHEREAS, the Zoning Board of Appeals ("ZBA") conducted a public hearing on January 5, 1999, January 19, 1999, and February 2, 1999 upon the application of the Infant Welfare Society of Evanston, Inc., property owner in case no. 99-03-SUV(R) for expansion pursuant to Section 6-8-3-3 of the Zoning Ordinance of the special use granted by Ordinance 33-0-80 for a Child Day Care Center at the subject property, 2200 Main Street in an R2 Single-Family Residential District, and for (1) a variation to Section 6-8-3-7 (B) 4 to decrease the required rear yard setback for nonresidential structures from 30 feet to approximately 4 feet; (2) a variation to Section 6-16-3-5, Table 16-B to reduce the number of required parking spaces attributed to the expansion from 6 to 3; (3) variations to Sections 6-4-6-3 (B) 18 and 6-8-3-7 (B) 1 and (C) 1 to permit parking within the front yard and reduce the required front yard setback for said parking from 27 feet to approximately 4 feet; (4) variations to Sections 6-8-3-7 (B) 3 and (C) 3 to permit parking within the interior side yard and reduce the required interior side yard setback for said parking from 5 feet to 0 feet; (5) a variation to Section 6-16-2-7 (B) 2 to reduce the setback of parallel parking spaces from an alley lot line from 2 feet to 0 feet; (6) a variation to Section 6-16-2-7 (A) to reduce the required aisle width of 50-degree parking from 12.75 feet to approximately 4 feet and the required module width for 50-degree parking from 32.25 feet to approximately 23.5 feet; and (7) release from condition number

2 attached to Ordinance 33-O-80 to permit the use of the existing paved area between the north property line and the present curb line within the Main Street right-of-way for traffic or parking; and

WHEREAS, the ZBA received testimony and other evidence, made a written record, and based upon written findings, recommended City Council approval of the aforesaid described application for zoning relief; and

WHEREAS, the Planning and Development Committee of the City Council after considering the application and the ZBA's recommendation recommended City Council approval of the application,

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

**SECTION 1:** That the aforescribed application for zoning relief of the Infant Welfare Society of Evanston, Inc. in case no. 99-03-SUV(R) for the property at 2200 Main Street is hereby granted on property legally described as follows:

LOTS 1 AND 2 (EXCEPT THE WEST 5 FEET THEREOF) IN BLOCK 2 IN TRAVER'S SUBDIVISION OF THE NORTH ½ OF THE MIDDLE 1/3 OF THE NORTH ½ OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SECTION 2:** The aforesaid grant of zoning relief allows only the construction of a second-floor addition above the one-story portion of the building existing as of the date of adoption of this Ordinance 19-O-99 and to reconfigure parking areas existing on said adoption date.

**SECTION 3:** The condition set forth in section 1.2 of Ordinance 33-0-80, regarding parking

on the City right-of-way, is hereby released, with all other conditions of Ordinance 33-0-80 remaining in effect and unchanged.

**SECTION 4:** Subject to Sections 6-3-5-12 and 6-3-8-14, which provide, respectively, for City Council imposition of conditions upon the grants of special uses and variations, these conditions are hereby imposed:

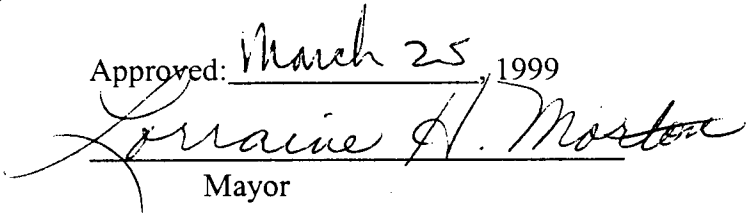
- a. This zoning relief is subject to construction and operation of the development in substantial compliance with the testimony and documents filed by the applicant in connection with this case.
- b. The subject use must conform to all applicable requirements of the Zoning Ordinance and all other applicable legislation.
- c. Parking for the subject property is governed in applicable part by Resolution 14-R-99 and the easement approved thereby.

**SECTION 5:** That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 6:** This ordinance shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.

Introduced: March 8, 1999

Adopted: March 22, 1999

Approved: March 25, 1999  
  
Mayor

19-0-99

ATTEST:

Mary D. Morris  
City Clerk

Approved as to form:

[Signature]  
Corporation Counsel