

5/19/99

77-O-99

AN ORDINANCE

**Granting an Expansion to an
Existing Special Use and Major Variations
for an Addition to an Existing Building
and Reconfiguration of the Parking Area
for Bethel A.M.E. Church at 1744 Darrow Street**

WHEREAS, the Zoning Board of Appeals ("ZBA") held a public hearing on May 4, 1999, in case number 99-15-SU & V(R), pursuant to proper notice, on the application of Bethel A.M.E. Church, property owner, for an expansion of an existing special use pursuant to Section 6-8-5-3 of the Zoning Ordinance, to allow an expansion to the size of the zoning lot and principal structure associated with an existing special use; and for variations from Sections 6-8-5-6, 6-8-5-7(B)(4), and 6-4-6-3(B)(18), respectively increasing the maximum permitted building lot coverage from 40% to approximately 41%, decreasing the rear yard setback from 25 feet to approximately 12 feet, and increasing the maximum distance that open, off-street parking may be from the rear lot line from 30 feet to approximately 66 feet; 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,

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

SECTION 1: That the City Council hereby adopts the findings and recommendation of the Planning and Development Committee in the aforementioned case number 99-15-SU & V(R) and grants said special use and major variations on the property legally described in Attachment 1, attached hereto and made a part hereof.

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:

1. The applicant shall provide a landscape plan subject to the approval of the Site Plan and Appearance Review Committee. At a minimum, the landscape plan shall include plant material and/or other features to reduce the visual impact of the open, off-street parking spaces located along Lyons Street and to create a transition between the west side of the proposed addition and the east side of the existing residence located at 1812 Lyons Street.
2. The applicant shall install, or cause to be installed, all plant material and/or other features depicted on the landscape plan approved by the Site Plan and Appearance Review Committee before the City of Evanston may issue a final Certificate of Occupancy.
3. The applicant shall submit a landscape maintenance plan for review and approval by the City of Evanston Superintendent of Parks and Forestry which shall guarantee that any plants planted in accordance with the landscape plan approved by the Site Plan and Appearance Review Committee that die shall be replaced by the property owner during the

earliest planting season thereafter, upon written notification to the property owner from the City of Evanston.

- 4. Construction and operation of the development shall be in substantial 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: June 14, 1999

Adopted: June 28, 1999

Approved: July 1, 1999

Lorraine H. Norton
Mayor

ATTEST:

Mary J. Morris
City Clerk

Approved as to form:

[Signature]
Corporation Counsel

ATTACHMENT I
TO ORDINANCE 77-0-99

1744 DARROW AVENUE (4/15/98 PLAT OF SURVEY "PARCEL 1" and PIN NO. 10-13-220-017):

LOTS 1, 2 AND 3 IN MOHLIN'S SUBDIVISION OF THE EAST 89.8 FT. OF LOTS 1 AND 2 IN BLOCK 3 IN MERRILL LADD'S SECOND ADDITION TO EVANSTON, BEING A SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

1744 DARROW AVENUE (4/15/98 PLAT OF SURVEY "PARCEL 2" and PIN NO. 10-13-220-016; FORMERLY 1808 LYONS STREET):

THE EAST 27½ FT. OF THE WEST 80 FT. OF LOTS 1 AND 2 IN BLOCK 3 IN MERRILL LADD'S SECOND ADDITION TO EVANSTON, BEING A SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

1810 LYONS STREET (4/15/98 PLAT OF SURVEY "PARCEL 3" and PIN NO. 10-13-220-015):

THE EAST 27½ FT. OF THE WEST 52½ FT. OF LOT 1 AND THE EAST 27½ FT. OF THE WEST 52½ FT. OF LOT 2 IN BLOCK 3 IN MERRILL LADD'S SECOND ADDITION TO EVANSTON, BEING A SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.