

02/06/2001

19-O-01

AN ORDINANCE

**Granting Variations to Allow Construction of a
Five-Story Addition to an Existing Religious
Institution at 1113 Clark Street
With Open, Off-Street Parking
Spaces and Air-Conditioning Equipment**

WHEREAS, the Zoning Board of Appeals ("ZBA") held a public hearing on January 16, 2001 in case no. ZBA 01-02-V (R) A pursuant to proper notice, on the application of Dr. J. Fredrick Norwood, Pastor, for Mount Zion Missionary Baptist Church, property owner, for certain variations from the requirements of the Zoning Ordinance to allow construction of a five-story addition to the rear of 1113 Clark Street ("subject property"), and the installation of open, off-street parking spaces and air-conditioning equipment, both accessory to the subject property, all in a C2 Commercial District; and

WHEREAS, the ZBA, after hearing testimony and receiving other evidence, made a written record and findings pursuant to Section 6-3-8-12 of the Zoning Ordinance that the application met the standards for major variations and recommended that the City Council grant the application; and

WHEREAS, the Planning and Development Committee of the City Council considered the ZBA's record, findings, and recommendation at its February 12, 2001 meeting and recommended City Council approval thereof,

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 aforescribed case no. ZBA 01-02-V (R) A and grants these variations from the Zoning Ordinance:

- a. a variation of Section 6-4-6-3 B 2 to allow placement of three air-conditioning condensers approximately 5 feet from the west lot line, whereas the Zoning Ordinance requires a 10-foot setback from any lot line;
- b. a variation to Section 6-10-4-6 to increase the gross floor area ratio to 1.07 or a gross floor area of approximately 25,850 square feet, whereas the Zoning Ordinance limits the gross floor area ratio to 1.00 or a gross floor area of 24,214 square feet.
- c. a variation to Section 6-10-4-7 B to reduce the required setback along the east lot line (along West Railroad Avenue) to approximately 4 feet, whereas the Zoning Ordinance requires a 5-foot setback;
- d. a variation to Section 6-10-4-7 B to reduce the setback for parking spaces to 0 feet from the east and south lot lines, whereas the Zoning Ordinance requires a 5-foot setback from each; and
- e. a variation to Section 6-10-4-8 to increase the maximum permitted building height to 55 feet high, whereas the Zoning Ordinance limits building height to 45 feet.

All on property legally described as:

LOTS 11, 12, 13 & 14 IN THE RESUBDIVISION OF BLOCK 1 IN ELIZA A. PRATT'S ADDITION TO EVANSTON, IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SECTION 2: That pursuant to Section of the Zoning Ordinance which provides that the City Council may impose conditions upon the grant of a variation, these conditions are hereby imposed:

- a. Construction, maintenance, and operation will be in substantial compliance with the testimony presented by the applicant and the plans and documents, as approved, placed on file in connection with this case.
- b. The grant of zoning relief is subject to compliance with all applicable provisions of the Zoning Ordinance and all other applicable legislation.

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: February 12, 2001

Adopted: February 26, 2001

Approved:

February 27, 2001

Eraine A. Norton
Mayor

ATTEST:

Mary D. Morris
City Clerk

Approved as to form:

[Signature]
Corporation Counsel

