

06/14/2001

78-O-01

**AN ORDINANCE**

**Granting Major Variations to Allow  
Construction of An Addition to a Residence and a  
One-Car Garage at 2553 Greeley Avenue**

WHEREAS, the Zoning Board of Appeals ("ZBA") held a public hearing on June 5, 2001 in case no. ZBA 01-16-V (R) pursuant to proper notice on the application of Richard Grossman, property owner, for certain major variations from the requirements of the Zoning Ordinance to allow demolition of a two-car garage and construction of a one-story addition with a one-car attached garage at 2553 Greeley Avenue, located in an R2 Single-Family Residential 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 June 25, 2001 meeting and recommended City Council approval of the application; and

WHEREAS, the City Council at its June 25, 2001 and July 9, 2001 meetings considered the record made by the ZBA and the Planning and Development Committee, and

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 ZBA and the recommendation of the Planning and Development Committee in the aforescribed case no. ZBA 01-16-V (R) and grants these variations from the Zoning Ordinance:

- a. § 6-8-3-7 (A) 2, reducing the setback along the street side lot line (more specifically, the north lot line or the Central Street lot line) from fifteen (15) feet to seven (7) feet;
- b. § 6-8-3-7 (A) 4, reducing the setback along the rear lot line (more specifically, the east lot line) from thirty (30) feet to twenty-five (25) feet; and
- c. § 6-16-3-1 Table 16-B, reducing the number of required off-street parking spaces for single-family detached residential units from two (2) to one (1).

**SECTION 2:** That the aforescribed variations are granted on property legally described as:

LOT 1 IN DICKINSON AND FERGUSON ADDITION TO EVANSTON, BEING A SUBDIVISION OF THE WEST 136.35 FEET OF THAT PART OF THE NORTHEAST FRACTIONAL  $\frac{1}{4}$  OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 13, LYING WEST OF GROSS POINT ROAD, AND EAST OF THE EAST LINE OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 12, 1939, AS DOCUMENT 12324973 IN COOK COUNTY, ILLINOIS,

and commonly known as 2553 Greeley Avenue.

**SECTION 3:** That pursuant to Section 6-3-8-14 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 application legislation.

**SECTION 4:** That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 5:** 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 25, 2001

Adopted: July 9, 2001

Approved: July 10, 2001

Lorraine A. Norton  
Mayor

ATTEST:

Mary J. Morris  
City Clerk

Approved as to form.

[Signature]  
Corporation Counsel

