

09/17/01

103-O-01

AN ORDINANCE

**Granting a Special Use and
Major Variations to Allow a Six-Story
Addition to the Rear of the Religious
Institution at 1717 Benson Avenue**

WHEREAS, the Zoning Board of Appeals ("ZBA") held a public hearing on August 21, 2001 in case no. ZBA 01-31 SU & V (R) pursuant to proper notice, on the application of Cliff Bridges, agent for Second Baptist Church, for a special use and certain variations from the requirements of the Zoning Ordinance to allow construction of a six-story addition to the rear of the religious institution at 1717 Benson Avenue, in the D2 Downtown Business District; and

WHEREAS, the ZBA, after hearing testimony and receiving other evidence, made a written record and determined that the application met the standards for special uses and major variations, set forth in Section 6-3-5 and Section 6-3-8-12 of the Zoning Ordinance, respectively, and recommended City Council approval thereof; and

WHEREAS, the Planning and Development Committee of the City Council after considering the ZBA's record and receiving other evidence at its September 24, 2001 and October 8, 2001 meetings, recommended City Council approval of the application with a condition to provide for fulfillment of the parking requirement by the lease of seventeen (17) spaces from the City; and

WHEREAS, the City Council considered Ordinance 103-O-01 at its September 24, 2001 and October 8, 2001 meetings,

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 record, findings, and recommendations of the Plan Commission and the record and recommendations of the Planning and Development Committee and grants the special use and major variations sought in case no. ZBA 01-31 SU & V (R), more particularly described in Section 2 and Section 3, below, on the subject property, legally described as set forth in Exhibit A, attached hereto and made a part hereof.

SECTION 2: That the City Council hereby grants a special use pursuant to Section 6-11-3-4 of the Zoning Ordinance on the subject property, to allow construction of a six-story addition to the rear of the existing religious institution.

SECTION 3: That pursuant to Section 6-3-8-12 of the Zoning Ordinance, the City Council hereby grants these variations:

- a. A variation to Section 6-11-3-7, increasing the overall floor area ratio from approximately 2.01 or approximately 15,000 square feet, for the approximately 7,500 square foot subject property, to approximately 3.89 or 29,050 square feet, whereas, the Zoning Ordinance limits the floor area ratio in the D2 District to 2.75 or 20,512 square feet;
- b. A variation to Section 6-11-3-9 increasing the maximum permitted building height to approximately 65 feet high, whereas, the Zoning Ordinance limits building height in the D2 District to 42 feet; and

SECTION 4: That pursuant to Section 6-3-5-12 and Section 6-3-8-14 which provide for imposition of conditions on the grants of special uses and variations, respectively, these conditions are hereby imposed:

- a. Construction and operation of the subject use shall be in accordance with representations of the applicant to the ZBA,

Planning and Development Committee, and City Council, the application and other evidence presented by the applicant in connection with this case, and with all applicable legislation.

- b. That the applicant will fulfill its requirement to provide seventeen (17) off-street parking spaces by leasing said spaces within 1,000 feet of the premises. Said lease shall be in writing, shall be in form and content satisfactory to the City, and shall be filed with the Zoning Division within ten (10) days of the passage of this ordinance; failure to provide the seventeen (17) spaces by written lease shall void the grant.

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

SECTION 6: 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: September 24, 2001

Adopted: October 8, 2001

Approved: October 11, 2001

Lorraine A. Dwyer
Mayor

ATTEST:

Mary J. Morris
City Clerk

Approved as to form:

[Signature]
Corporation Counsel

EXHIBIT A

LOT 14 IN THE RESUBDIVISION OF BLOCK 17 IN VILLAGE OF
EVANSTON, IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS,

Commonly known as 1717 Benson Avenue, Evanston, Illinois.

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