

90-O-04

AN ORDINANCE

**Granting a Variation from
Certain Off-Street Parking Requirements
at 525 Sherman Avenue**

WHEREAS, the Zoning Board of Appeals ("ZBA") held a public hearing on August 3, 2004 in case no. ZBA 04-31-V(R), pursuant to proper notice, on the application of John Darin, property owner, for variations to Section 6-8-4-7, Section 6-4-6-3(18), Section 6-16-2-1, and Section 6-16-2-7 of the Zoning Ordinance ("the Ordinance") to allow for one off-street parking space in the front yard at 525 Sherman Avenue in the R3, Two-Family Residential District; and

WHEREAS, the ZBA, after hearing testimony and receiving other evidence, made a verbatim record and written findings that the application met the standards for major variations, and recommended City Council approval of the application; and

WHEREAS, the Planning and Development Committee of the City Council considered and adopted the record and recommendation of the ZBA at its September 13, 2004 meeting and recommended City Council approval thereof; and

WHEREAS, the City Council considered and adopted the respective records and recommendations of the ZBA and the Planning and Development Committee at its September 13, 2004 and September 27, 2004 meetings, and

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

SECTION 1: That the foregoing recitals are found as fact and made a part hereof.

SECTION 2: That the City Council hereby adopts the findings and recommendations of the ZBA and the Planning and Development Committee that the application met the standards for major variations set forth in Section 6-3-8-12 of the Ordinance and grants variations to:

Section 6-8-4-7, to allow open off-street parking in the front yard approximately zero feet (0') from the front property line,

Section 6-4-6-3(18), to allow required parking to be closer to the front property line than the established front building wall façade,

Section 6-4-6-3, to allow open off-street parking more than thirty feet (30') from the rear lot line,

Section 6-16-2-7, to allow a ninety degree (90°) parking space approximately six feet nine inches (6'9") wide, on property legally described as:

THE NORTH 33 FEET OF THE SOUTH 132 FEET OF LOT 8 AND LOT 9 IN BLOCK 1 IN INGLEHART'S ADDITION TO EVANSTON, A SUBDIVISION OF THE SOUTH 12.5 ACRES OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EAST OF RIDGE ROAD IN COOK COUNTY, ILLINOIS.

SECTION 2: That pursuant to Section 6-3-8-14 of the Ordinance, which provides that the City Council may impose conditions upon the grant of a variation, this condition is hereby imposed:

(a) Construction and operation of the development on the subject property shall be in substantial compliance with the testimony of the applicants, documents, and approved plans placed on file in connection with this case and with all applicable legislation.

Introduced: September 13, 2004

Adopted: Sept 27, 2004

Approved: September 28, 2004

Lorraine H. Morton
Lorraine H. Morton, Mayor

Attest:

Mary P. Morris
Mary P. Morris, City Clerk

Approved as to form:

[Signature]
Corporation Counsel

