

3/22/2006

**45-O-06**

**AN ORDINANCE**

**Granting a Special Use and a  
Major Variation for a Religious Institution and  
Private Education Institution Application for a  
R2 Single-Family District at  
303 Dodge Avenue  
("Jewish Reconstructionist Congregation")**

**WHEREAS,** ("the Applicant"), Jewish Reconstructionist Congregation, as owner of the property commonly known as 303 Dodge Avenue ("subject property") submitted an application in case no. ZBA 05-58-SU&V(R) seeking approval for a special use permit to construct a religious institution and private education institution. Pursuant to Section 6-8-3-3, religious institutions and private education institutions are special uses in the R2 Single-Family District; and

**WHEREAS,** the Applicant requested variations to Sections 6-3-8-6, Section 6-8-3-8, and Section 6-16-3-5 of the Zoning Ordinance to allow, respectively, an increase in building lot coverage, an increase in height, and a reduction in the off-street parking requirement: and

**WHEREAS,** the Zoning Board of Appeals ("ZBA") after hearing testimony and receiving other evidence, made a verbatim record and written findings that the application for the religious institution and educational institution met the standards for special uses in Section 6-3-5 of the Zoning Ordinance and recommended City Council approval thereof: and

**WHEREAS**, the Planning and Development Committee of the City Council considered and adopted the ZBA's record, findings, and recommendation at its March 13, 2006 meeting, and recommended City Council approval thereof; and

**WHEREAS**, the City Council considered and adopted the respective records, findings, and recommendations of the ZBA and Planning and Development Committee at its March 13, 2006 and March 27, 2006 meetings,

**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 respective records, findings, and recommendations of the ZBA and the Planning and Development Committee and hereby approves the special use applied for in case number ZBA 05-58-SU(R) on property legally described in Exhibit A, attached hereto and made a part hereof.

**SECTION 3:** 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 on the grant of a special use, the following conditions are hereby imposed, and when necessary to effectuate said conditions and limitations, "applicant" shall be read as "owner" or "operator" or "applicant's successors in interest".

**A. Compliance with Applicable Requirements:** Development and use of the subject property shall be in substantial compliance with all applicable legislation with the testimony and representations of the Applicant to the ZBA, the Planning and Development Committee, and the City Council, and with the approved plans and documents on file in this case.

**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: March 13, 2006

Adopted: March 27, 2006

Approved:

March 30, 2006  
Lorraine H. Morton  
Lorraine H. Morton, Mayor

Attest:

Mary P. Morris by Mayra Press  
Mary R. Morris, City Clerk      Deputy Clerk

Approved as to form:

[Signature]  
Corporation Counsel

EXHIBIT A

**LEGAL DESCRIPTION FOR 303 DODGE AVENUE**

**PARCEL 1:**

LOTS 25 TO 30 INCLUSIVE (EXCEPT THE WEST 7 FEET THEREOF TAKEN FOR STREET) IN DODGE AVENUE MULFORD STREET "L" STATION SUBDIVISION, IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE NORTH 20 FEET OF THE NORTH 100 FEET OF THE WEST 150 FEET (EXCEPT THE WEST 40 FEET) OF THE NORTH 9 3/8THS ACRES OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

THE NORTH 100 FEET (EXCEPT THE NORTH 20 FEET THEREOF) OF THE WEST 150 FEET (EXCEPT THE WEST 40 FEET THEREOF TAKEN FOR PUBLIC STREET) OF THE NORTH 9 3/8THS ACRES OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.