

5/23/2006
5/15/2006

69-O-06

AN ORDINANCE

**Granting a Special Use and Major Variation
for the Construction of a New Religious Institution at
2004-2010 Emerson Street
in an R3, Two-Family Residential District**

WHEREAS, the Zoning Board of Appeals ("ZBA") met on February 21, 2006, April 4, 2006, and May 2, 2006 and, pursuant to proper notice in case no. ZBA 06-10-SU&V(R), to consider an application by James Torvik, as agent for new Hope Christian Methodist Episcopal Church, property owner of the subject property at 2004-2010 Emerson Street in an R3, Two-Family Residential District, for a special use, pursuant to Section 6-8-4-3, for the construction of a new religious institution with major variations pursuant to Sections 6-8-4-7, 6-8-4-9, and 6-16-3-5 of the Zoning Ordinance; and

WHEREAS, construction of the new religious institution requires allowances from the strict application of the requirements of Section 6-8-4-7 of the Zoning Ordinance pertaining to yard requirements: the proposed church is eight feet, six inches (8'6") from the street side property line, whereas fifteen feet (15') are required; the proposed church is five feet (5') from the east street side property line, whereas fifteen feet (15') are required; and

WHEREAS, construction of the new religious institution requires allowances from the strict application of the requirements of Section 6-8-4-7(B)3 of the Zoning Ordinance pertaining to yard requirements: open parking is located

five feet, six inches (5'6") from street side property line whereas fifteen feet (15') are required; and

WHEREAS, construction of the new religious institution requires allowances from the strict application of the requirements of Section 6-8-4-9(A) of the Zoning Ordinance pertaining to impervious surface area: the proposed impervious surface area is sixty-six percent (66%) whereas the maximum impervious surface area permitted is sixty percent (60%); and

WHEREAS, construction of the new religious institution requires allowances from the strict application of the requirements of Section 6-16-3-5, Table 16-B of the Zoning Ordinance pertaining to parking spaces: the church will require approximately twenty (20) off-street parking spaces (one space for every ten (10) seats in the main sanctuary) whereas ten (10) have been provided; and

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

WHEREAS, the Planning and Development Committee of the City Council considered the ZBA's findings and recommendation at its June 12, 2006 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 June 12, 2006 and June 26, 2006 meetings, and

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

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

SECTION 2: That the City Council hereby adopts the ZBA's record, findings, and recommendation, and the Planning and Development Committee's record, findings, and recommendation, and hereby approves the special use and major variation applied for in case no. ZBA 06-10-SU&V(R), on property legally described in Exhibit A attached hereto and made a part hereof, commonly known as 2004-2010 Emerson Street, Evanston, Illinois.

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: June 12, 2006

Approved: June 27, 2006

Adopted: June 26, 2006

Lorraine H. Morton
Lorraine H. Morton
Mayor

Attest:
Mary P. Morris
City Clerk

Approved as to form:
Herbert D. Hill
First Assistant Corporation Counsel

EXHIBIT A

LEGAL DESCRIPTION

LOTS 7, 8, 9 AND 10 IN BLOCK 2 IN J. S. HOVLAND'S EVANSTON SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Commonly known as: **2004-2010 EMERSON STREET, EVANSTON, ILLINOIS**