

5/26/93  
9/7/93

64-O-93

AN ORDINANCE

Granting a Variation  
at 1813-1819 Brown Avenue

WHEREAS, the Evanston Zoning Board of Appeals (ZBA) conducted a public hearing on May 4, 1993 upon the application by Raymond Chou as Trustee under The First National Bank of Niles, Illinois, Trust 888, for variations from the control over use and lot area regulations of the Zoning Ordinance to permit the separation of ownership of four lots and construction of a detached single-family dwelling on each of said lots on property located at 1813-1819 Brown Avenue, in an R5 General Residence District; public hearing having been conducted pursuant to notice and publication thereof in the manner prescribed by law; and

WHEREAS, the Zoning Board of Appeals has recommended that the application for said variations be granted;

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

SECTION 1: That, based upon the evidence and testimony presented at the hearing, and upon deliberations and findings of fact contained in the transcript of the Zoning Board of Appeals Case No. 93-3-V(R), upon the application by the Raymond Chou as Trustee under The First National Bank of Niles, Illinois, Trust 888, for variations from the control over use and lot area

regulations of the Zoning Ordinance to permit the separation of ownership of four lots and construction of a detached single-family dwelling on each of said lots on property located at 1813-1819 Brown Avenue, in an R5 General Residence District; and legally described as follows:

LOTS 20, 21, 22 AND 23 IN BLOCK 1 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.

is granted, subject to compliance with all other provisions of the Zoning Ordinance, other applicable laws and the following conditions:

1. Each of the proposed buildings shall have a maximum footprint of 15 feet in a north-south direction and 50 feet in an east-west direction;
2. The setback of each building from its lot lines shall be in conformance with the site plan filed in connection with the application for variations;
3. The building elevation shall be in reasonable compliance with the elevation drawings submitted in connection with the application for variations;
4. The interior floor plans for each of the buildings may vary from that shown in the drawings submitted with the application for variations;
5. The Property Maintenance Code violations cited in the April 12, 1993 letter to the applicant from Inspector Lawrence Jones and made a part of the record shall be abated prior to the issuance of any building permits;
6. Any lot for which a building permit is issued shall be graded and drained in accordance with City standards and regulations prior to issuance of a certificate of use and occupancy; and

7. After one year from the date of adoption of this Ordinance, any lot remaining undeveloped shall be sodded with grass and said landscaping shall thereafter be maintained until such time as said lot or lots are developed.

SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: 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 13, 1993

Adopted: September 22, 1993

Approved: September 29, 1993

Lorraine H. Norton  
Mayor

ATTEST:

Guster Davis  
City Clerk

Approved as to form:

[Signature]  
Corporation Counsel

