

10/22/93
10/25/93
11/3/93

124-O-93

AN ORDINANCE

Granting Variations from Lot Area
and Off-Street Parking Requirements
at 601 Linden Place

WHEREAS, the Evanston Zoning Board of Appeals (ZBA) conducted a public hearing on October 19, 1993 upon the application of Claudia R. Luebbers, as sole beneficiary under the NBD Trust Company of Illinois, Trust 66-4572, and the RF Development Group, as contract purchaser, for variations from the lot area and off-street parking requirements with respect to the aisle width and module width regulations of the Zoning Ordinance to permit conversion of the existing building into a sixty-three dwelling-unit, multiple-family dwelling on the property located at 601 Linden Place; public hearing having been conducted pursuant to notice and publication thereof in the manner prescribed by law; and

WHEREAS, the ZBA 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 ZBA Case No. 93-16-V(R), upon the application of Claudia R. Luebbers, as sole

beneficiary under the NBD Trust Company of Illinois, Trust 66-4572, and the RF Development Group, as contract purchaser, for variations from the lot area and off-street parking requirements with respect to the aisle width and module width regulations of the Zoning Ordinance to permit conversion of the existing building into a sixty-three dwelling-unit, multiple-family dwelling on the property located at 601 Linden Place; located in an MU Zoning District, and legally described as follows:

"LOTS 3, 4, 5 AND 6 IN BLOCK 7 IN KEENEY AND RINN'S ADDITION TO EVANSTON IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, 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:

- a. The proposed construction and remodeling shall be in substantial compliance with the testimony and exhibits presented and the plans placed on file in connection with this case.
- b. The portions of the streets to the south of the property as depicted on the site plan shall be vacated so the property will be available to the developer for parking purposes;
- c. The subject property consisting of lots 3, 4, 5 and 6 as well as the northern portion of Linden Place, if the same is vacated by the City and sold to the property owner, shall be consolidated into one lot of record prior to issuance of any certificates of occupancy for any of the proposed dwelling units; and

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: November 8, 1993

Adopted: November 8, 1993

Approved: November 10, 1993

Lorraine H. Norton
Mayor

ATTEST:

Kristen Lewis
City Clerk

Approved as to form:

[Signature]
Corporation Counsel

