

131-0-96

AN ORDINANCE

Amending the Zoning Map to
Re-zone the Property at
2440 Ridge Avenue from R1 to 01/oRD

WHEREAS, the Plan Commission held public hearings on August 14, 1996 and September 11, 1996 pursuant to proper notice in case no. ZPC 95-0009-PD/M on the petition by COS, III, an Illinois Limited Partnership as beneficiary of Bank One Trust no. TWB-0923, the property owner, for certain zoning relief, including the re-zoning of 2440 Ridge Avenue from R1, Single Family Residential to 01/oRD, Office/Redevelopment Overlay District; and

WHEREAS, the Plan Commission made findings based upon the record and, pursuant to section 6-3-4-6(E) of the Zoning Ordinance, recommended that the City Council approve the petition,

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

SECTION 1: That the recommendation of the Plan Commission is adopted and the aforesaid petition of COS, III to amend the Zoning Map to rezone 2440 Ridge Avenue from R1 to 01/oRD is hereby granted.

SECTION 2: That the subject property is legally described as:

The South 40 ft. of that part of the North 6 rods of the Southwest quarter of Section 7, Township 41 North, Range 14, East of the Third Principal Meridian, lying between Ridge Road (now Ridge Avenue) and East of a line, 10 feet, East of and parallel to the East line of the right-of-way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company in Cook County, Illinois.

SECTION 3: That the re-zoning is based upon these findings, made pursuant to section 6-3-4-5 of the Zoning Ordinance:

- a. The subject property is adjacent to 01/oRD zoning to the north and to R1 zoning to the south and east. CTA tracks abut the subject property to the west. This map change, therefore, represents an extension to the south of the 01/oRD zoning district.
- b. The Comprehensive General Plan designates this property as "office working area." The rezoning is consistent with this designation.
- c. The rezoning will not have an adverse effect upon the value of adjacent properties in that all of the properties which can be developed have been zoned 01.
- d. Adequate facilities exist to service the subject site and surrounding properties. No new public services or improvements to the City's infrastructure will be needed.

SECTION 4: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.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 November 25, 1996

Adopted: December 16, 1996

Approved: December 20, 1996

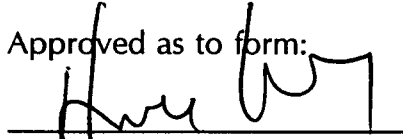
Lorraine H. Morton
Mayor

ATTEST:



City Clerk

Approved as to form:



Corporation Counsel

