

9-O-97

AN ORDINANCE

Amending the Zoning Map to
Re-zone the Property at
2111 Dewey

WHEREAS, the Plan Commission held public hearings on November 13 and December 11, 1996 pursuant to proper notice in case no. ZPC 96-14-M(R) on the petition by Fred Wertymer, property owner, for a Zoning map Amendment to rezone the property located at 2111 Dewey Avenue from B1, Business District to MUE, Transitional Manufacturing-Employment Zoning District; and

WHEREAS, the Plan Commission heard this matter as part of a joint hearing with the Zoning Board of Appeals in conformance with Section 6-3-4-8; and

WHEREAS, the Plan Commission made findings based upon the record, and, pursuant to section 6-3-4-5 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 by Fred Wertymer, property owner, for a zoning map amendment to rezone the property located at 2111 Dewey Avenue from B1, Business District to MUE, Transitional Manufacturing-Employment Zoning District, is hereby granted.

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

LOT 11, (EXCEPT FOR THE NORTH 17.5 FEET THEREOF) AND NORTH 1 FOOT OF LOT 10 IN BLOCK 7 IN PAYNE'S ADDITION TO EVANSTON, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN 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. that the goals, objectives and policies of the Comprehensive plan are not inconsistent with the proposed development in that the subject property is improved with an industrial structure and is in an area of residential uses;
- b. that the proposed rezoning results in the designation of the subject property being compatible with its immediate vicinity which is characterized by manufacturing and residences;
- c. that the rezoning of the subject property will not have an adverse effect upon the general area or upon Evanston as whole; and
- d. that the subject property is adequately served by public facilities and services such as roads and other capital infrastructure.

SECTION 4: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.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: January 27, 1997

Adopted: January 27, 1997

Approved: February 3, 1997

Lorraine H. Norton
Mayor

ATTEST:

Gustav Davis
City Clerk

Approved as to form:

[Signature]
Corporation Counsel