

10-O-97

AN ORDINANCE

Granting a Special Use and Variation to Permit
Establishment of a Two-Family Dwelling at
2111 Dewey Avenue

WHEREAS, the Zoning Board of Appeals ("ZBA") held a joint public hearing with the Plan Commission on December 3, 1996, pursuant to proper notice in case no. ZBA 96-41-SU-V(R), wherein the applicant, Fred Wertymer, sought approval for a major variation from the lot width requirements of the Zoning Ordinance and a special use to establish a two-family residential dwelling unit at 2111 Dewey Avenue, located in an MUE, Transitional Manufacturing-Employment District; and

WHEREAS, based upon the testimony, plans, and other evidence presented, the ZBA made written findings of fact, determining that the proposed special use and variation met respectively, each of the standards for special uses set forth in section 6-3-5-10 of the Zoning Ordinance and each of the standards set forth in section 6-3-8-12 for major variations; and

WHEREAS, the ZBA voted, to recommend that the City Council grant the requested relief,

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

SECTION 1: That based upon the testimony, plans, and other evidence presented to the ZBA, the City Council hereby adopts the findings and recommendation of the ZBA and grants a special use pursuant to Section 6-13-3-3 to permit a two-family residential dwelling and a variation to Section 6-13-3-5 to reduce the required minimum width for a lot

improved with a two-family dwelling from 50 feet to 33.5 feet on property 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 QUARTER OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

SECTION 2: Pursuant to section 6-3-5-12 of the Zoning Ordinance, which provides that the City Council may impose conditions and limitations on the grant of a special use, these conditions and limitations are hereby imposed:

1. The operation of the said two-family dwelling shall conform to the testimony and exhibits presented in connection with this case and at the hearing.
2. The residential use of the subject property shall be confined to a two-family dwelling, the family occupying each unit of which also shall occupy any work space established in conjunction with the dwelling unit, as exemplified by the document entitled, "Concept Drawings, Live Work Lofts 2111 Dewey Street, Evanston, Illinois," which the applicant submitted in conjunction with his application, and which is attached as Attachment I to this Recommendation; and no portion of the property shall be leased or otherwise rented separately from the dwelling units therein nor shall any principal use other than a two-family dwelling be established on the subject property if any portion of the subject property is used as a two-family dwelling.

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: January 27, 1997

Adopted: January 27, 1997

Approved: February 3, 1997

Lorraine A. Norton
Mayor

ATTEST:

Kristen Davis
City Clerk

Approved as to form:

[Signature]
Corporation Counsel

