

11-0-97

AN ORDINANCE

Amending the Zoning Map to
Re-zone to C1 Certain Portions of the
Northwest Corner of Main Street and Dodge Avenue,

WHEREAS, the Plan Commission held public hearings on October 30, 1996 and November 17, 1996 pursuant to proper notice in case no. ZPC 96-13-M(R) on the petition by Centrum Equities, Inc. for certain zoning relief, including the Re-zoning to C1 Commercial a portion of 900 Dodge Avenue from R2, Single-Family Residential and all of 910 Dodge Avenue from R4, Multi-Family Residential, and the re-zoning from R4 General Residential; and

WHEREAS, the Plan Commission heard the subject case pursuant to section 6-3-4-8 of the Zoning Ordinance as part of a joint hearing with the Zoning Board of Appeals ("ZBA") in case no. ZBA 96-35-SU(R); and

WHEREAS, the Plan Commission made findings based upon the record, and, pursuant to section 6-3-4-5(E) of the Zoning Ordinance, recommended that the City Council approve the petition for zoning map amendment,

WHEREAS, the special use for which zoning relief was sought in case no. ZBA 96-35-SU is the subject of Ordinance 15-0-97; and

WHEREAS, Centrum Equities, Inc. seeks the special use for a drive-through facility in connection with construction of a Walgreen's Drug Store on the subject parcels; and

WHEREAS, Ordinance 17-0-97 provides for the vacation of a public alley east of Brown Avenue and north of Main Street so that the vacated portion can be included in the

Walgreen's Drug Store development plan; and

WHEREAS, rezoning of said vacated alley portion from R4 to C1 Commercial is appropriate; and

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 Centrum Equities, Inc. to amend the zoning map to rezone a portion of the parcel at 900 Dodge Avenue, the entire parcel at 910 Dodge Avenue, and the property east of Brown Avenue and North of Main Street vacated by Ordinance 17-0-97 to C1 Commercial is granted on property legally described as follows:

a. Rezoned from R2 to C1:

Lot 6 in Handler's Resubdivision of Lots 10 to 16, inclusive, in Morelock's Resubdivision of Lots 9 to 16, both inclusive in Block 8 and vacated alley East of and adjoining Lots 13, 14, 15 and 16 in said Block 8 in Grant's Addition to Evanston, a Subdivision of the East 2/3 of the South 1/2 of the Northwest quarter of Section 24, Township 41 North, Range 13, East of the Third Principal Meridian, in the City of Evanston, in Cook County, Illinois.

b. Rezoned from R4 to C1:

Lots 1 and 2 in Morelock's Resubdivision of Lots 9 to 16, inclusive, and vacated alley in Block 8 in Grant's Addition to Evanston, a Subdivision of the East 2/3 of the South 1/2 of the Northwest 1/4 of Section 24, Township 41 North, Range 13 East of the Third Principal Meridian in the City of Evanston, Cook County, Illinois and Lot 8 in Grant's Addition to Evanston, being the East 2/3 of the South 1/2 of the Northwest 1/4 of Section 24, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

c. Rezoned from R4 to C1 (the vacated property):

All that part of the East-West 16 foot public alley lying South of Lot 2 and North of Lots 3 to 9, and lying between the East and West lines of said Lot 2 extended South, in Morelock's Resubdivision of Lots 9 to 16, both inclusive, in Block 8 and vacated

alley East of and Adjoining Lots 13, 14, 15 and 16 in said Block 8 in Grant's Addition to Evanston, a Subdivision of the East 2/3 of the South 1/2 of the Northwest quarter of Section 24. Township 41 North, Range 13, East of the Third Principal Meridian, in the City of Evanston, in Cook County, Illinois.

SECTION 2: 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.
- b. That the rezoning will result in a more economically viable commercial parcel than that existing under the present zoning.
- c. That the proposed rezoning results in the use of the subject property being more consistent with that of the other two commercially-used corners at the intersection of Dodge Avenue and Main Street.
- d. That while the northward expansion of commercial uses may have a somewhat deleterious impact upon the properties immediately north of and adjoining the subject property, that 1) the commercial rezoning of residential property will not have an adverse effect upon the general area or upon Evanston as a whole, that 2) the proposal as described to the Commission by the petitioner may have less an adverse effect upon adjacent properties than the uses currently on those properties, and that 3) the subject property is adequately serviced by public facilities and services such as roads and other capital infrastructure.

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 February 10, 1997

Adopted: February 24, 1997

Approved: February 27, 1997

Lorraine H. Norton
Mayor

ATTEST:
Gusta Davis
City Clerk

Approved as to form:
[Signature]
Corporation Counsel