

4/1/97

47-O-97

**AN ORDINANCE**

**Granting a Special Use  
and Variance to Permit a  
Multiple - Family Dwelling at  
1830 Ridge Avenue**

WHEREAS, the Zoning Board of Appeals ("ZBA") held a public hearing on March 18, 1997 in case no. ZBA 97-10-SU-V(R), pursuant to proper notice on the application of Ridgebay, Inc., owner of the beneficial interest in Albany Bank Trust no. 11-5275, property owner, for a special use and variation from the required yard regulations to permit the property at 1830 Ridge Avenue in an 01 Office District, to be used for a multiple-family dwelling; and

WHEREAS, the ZBA, after hearing testimony and receiving other evidence, made findings that the proposed special use met the standards set forth in Section 6-3-5-10 of the Zoning Ordinance and that the proposed variation met the standards in section 6-3-8-12 (E) and recommended that the City Council approve the application; and

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

SECTION 1: That the City Council adopts the findings and recommendations of the ZBA and grants the aforesaid application of Ridgebay, Inc. for a special use to permit a multiple-family dwelling at 1830 Ridge Avenue and for a variation from section 6-15-2-8 (C) reducing the required side yard for surface parking within the 01 Office District from 5 feet to 0 feet, on property legally described in Attachment 1, made a part hereof.

**SECTION 2:** Pursuant to sections 6-3-5-8 and 6-3-8-14 which provide, respectively, that the City Council may impose conditions on the grants of special uses and variances, this condition is hereby imposed:

a. The operation of the said multiple-family dwelling shall conform substantially to the testimony and exhibits presented in connection with this case and at the hearing.

**SECTION 3:** That all ordinances or parts of ordinances in conflict herewith are hereby repealed.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 April 8, 1997

Adopted: April 8, 1997

Approved: April 14, 1997

Lorraine H. Morton  
Mayor

ATTEST:  
Kristen Quinn  
City Clerk

Approved as to form:  
[Signature]  
Corporation Counsel

## ATTACHMENT 1

LOT 3 (EXCEPT THE NORTH 71.0 FT.) AND (EXCEPT THAT PART OF LOT 3 CONVEYED TO CITY OF EVANSTON FOR PUBLIC STREET OR HIGHWAY BY QUIT CLAIM DEED DATED APRIL 26, 1926, AND RECORDED NOVEMBER 16, 1926, AS DOCUMENT NO. 9467665) IN CIRCUIT COURT PARTITION OF LOTS 23 AND 25, IN COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LAND IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CITY OF EVANSTON, COUNTY OF COOK, STATE OF ILLINOIS.

