

111-O-98

AN ORDINANCE**Granting a Special Use and Certain
Variations Related to Parking to Allow Expansion
of the Long-Term Care Facility
at 2035-2049 Ridge Avenue**

WHEREAS, the Zoning Board of Appeals ("ZBA") held a public hearing on October 20, 1998, in case number 98-26-SU & V(R), pursuant to proper notice, on the application of The Cradle Society, property owner, for a special use pursuant to Section 6-8-5-3, to allow the expansion of the long-term care facility use, a legally existing special use upon the north portion of the subject property, being the parcels identified as 1 and 3 on Attachment 1, to the zoning lot improved with the single-family home being the parcel identified as 2 on Attachment 1; a variation to Section 6-4-6-3(B)(18) to allow parking spaces on residentially zoned property to be located more than 30 feet from the rear lot line; a variation to Section 6-8-5-7(B)(3) to reduce the required side yard for parking spaces from 10 feet to approximately 5 feet; and a variation to Section 6-8-5-7(B)(4) to reduce the required rear yard for parking spaces from 10 feet to approximately 5 feet, all on the property commonly known as 2035-2049 Ridge Avenue within an R4 General Residential District; and

WHEREAS, the ZBA, after hearing testimony and receiving other evidence, made written findings pursuant to Section 6-3-5-10 and Section 6-3-8-12 of the Zoning Ordinance that the application met the standards for special uses and major variations, respectively, and recommended that the City Council grant the application; and

WHEREAS, the Planning and Development Committee of the City Council considered and adopted the ZBA's findings and recommendation; and

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

SECTION 1: The City Council hereby adopts the findings and recommendation of the Planning and Development Committee in the aforescribed case number 98-26-SU & V(R) and grants said special use and major variations on the property legally described in Attachment 1, attached hereto and made a part hereof.

SECTION 2: That pursuant to Section 6-3-5-12 and Section 6-3-8-14 of the Zoning Ordinance which provide that the City Council may impose conditions upon the grant of special uses and variations, respectively, this condition is hereby imposed:

(A.) Construction, landscaping, operation, and maintenance of the development authorized by virtue of this special use and these variations shall be in substantial compliance with the testimony of the applicant and documents placed on file in connection with this case, and with all applicable legislation.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: 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 23, 1998

Adopted: December 14, 1998

Approved: December 22, 1998

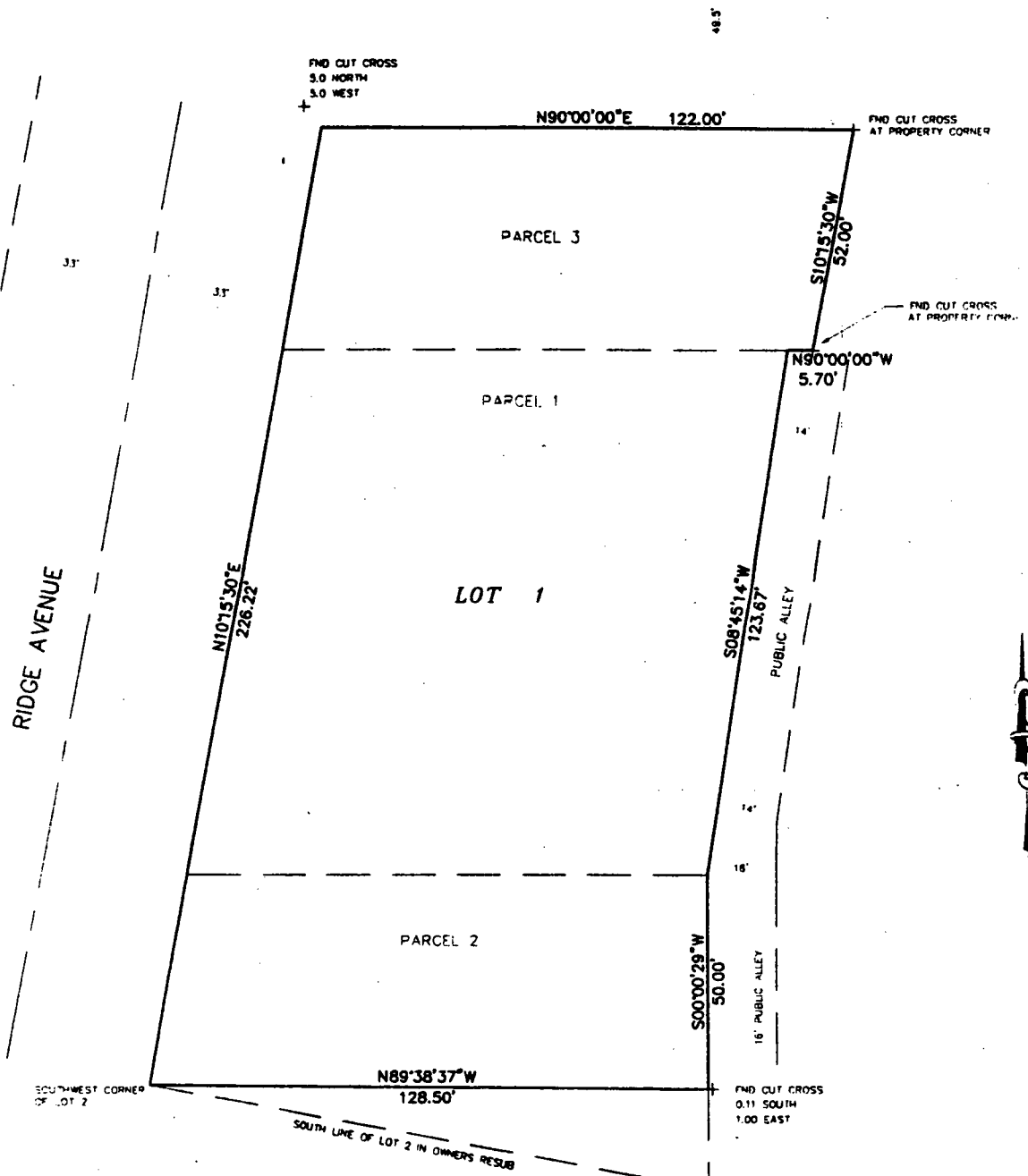
Lorraine H. Norton
Mayor

ATTEST:

Mary P. Morris
City Clerk

Approved as to form:

[Signature]
Corporation Counsel



PARCEL 1
 LOT 6 IN BLOCK 2 OF MARION A. DAVIS SUBDIVISION OF LOT 1 IN COUNTY CLERKS DIVISION OF UNDIVIDED LANDS IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 12 FEET OF THE WEST 122 FEET OF SAID LOT 1, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 5, 1907 AS DOCUMENT NO 4047603, IN COOK COUNTY, ILLINOIS

PARCEL 3
 THAT PART OF THE NORTHWEST QUARTER OF NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SIMPSON STREET AND THE EAST LINE OF RIDGE AVE; RUNNING THENCE SOUTHERLY ALONG THE EAST LINE OF RIDGE AVENUE 52 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SIMPSON STREET 122 FEET; THENCE NORTHERLY PARALLEL TO THE SOUTH LINE OF RIDGE AVENUE TO THE SOUTH LINE OF SIMPSON STREET AND THENCE WEST ALONG THE SOUTH LINE OF SIMPSON STREET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2
 LOTS 1 AND THAT PART OF LOT 2 WHICH LIES NORTH OF A STRAIGHT LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 2 TO A POINT ON THE EAST LINE OF SAID LOT WHICH IS 50 FOOT DISTANT FROM THE NORTHEAST CORNER OF SAID LOT 1 IN OWNERS RESUBDIVISION OF LOT 5 TO 9 IN BLOCK 1 OF PAUL PRATT'S SECOND ADDITION TO EVANSTON, A SUBDIVISION OF THE SOUTH 486.1 FEET OF THE NORTH 640 FEET OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF RIDGE ROAD, ACCORDING TO THE PLAT OF SAID OWNERS RESUBDIVISION RECORDED AUGUST 18, 1910 AS DOCUMENT NO. 4611337, IN COOK COUNTY, ILLINOIS.