

78-O-99

AN ORDINANCE

**Granting a Special Use for
Multiple Family Dwellings and a Major
Variation as to Lot Area Per Dwelling
Unit for 2144 Ashland Avenue**

WHEREAS, the Zoning Board of Appeals ("ZBA") held public hearings on April 6 and May 4, 1999, in case number 99-19-SU & V(R), pursuant to proper notice, on the application of Jon Leineweber and Mary McAuley, holders of beneficial interest in Harris Bank Glencoe-Northbrook Trust Number L-658, property owners, for a special use pursuant to Section 6-13-3-3 of the Zoning Ordinance, to allow use of the property at 2144 Ashland Avenue, for multiple family dwellings within the MUE Transitional Manufacturing-Employment District and a major variation from Section 6-13-4 (B) (3) to reduce the required 1,500 square feet of lot area per dwelling unit (10,500 square feet of lot area for 7 dwelling units) to 8,490 square feet of area for the 7 dwelling units; 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;

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

SECTION 1: That the City Council hereby adopts the findings and recommendation of the Planning and Development Committee in the aforementioned case number 99-19-SU & V(R) and grants said special use and major variation 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:

Development and use of the property shall be in substantial compliance with the testimony presented, and the plans and documents on file, in connection with this case.


SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.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: May 24, 1999

Adopted: June 14, 1999

Approved: June 15, 1999


Mayor pro tem

ATTEST:

Mary P. Morris
City Clerk

Approved as to form:

[Signature]
Corporation Counsel

ATTACHMENT I TO 78-0-99

PARCEL 1

LOT 6 IN BLOCK 6 IN PAYNE'S ADDITION TO EVANSTON, A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT DATED JANUARY 7, 1932 AND RECORDED JUNE 8, 1944 AS DOCUMENT 13298555 FROM HENRY SCHRAMM AND EMMA SCHRAMM, HIS WIFE, TO JOHN H. FOSTER OVER THAT PORTION OF LOT 5, BLOCK 6 IN PAYNE'S ADDITION TO EVANSTON, A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS OCCUPIED BY A BRICK BUILDING LOCATED MAINLY ON PARCEL 1 IN EXISTENCE ON JANUARY 7, 1932, IN COOK COUNTY, ILLINOIS.