

10/5/00

118-O-00

**AN ORDINANCE**

**Granting a Special Use and Variations  
For a Multiple-Family Dwelling at 2142 Ashland Avenue**

WHEREAS, the Zoning Board of Appeals ("ZBA") held a public hearing on September 19, 2000, pursuant to public notice in case no. ZBA 00-28-A on the application of John Leineweber and Mary McAuley, holders of the beneficial interest in Harris Bank Glencoe-Northbrook Trust no. L-714, property owner, for a special use and certain variations to allow use of the property at 2124 Ashland Avenue ("subject property") for a multiple-family dwelling, in a MUE Transitional Manufacturing Employment 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 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 recommendations at its October 10, 2000 meeting and recommended City Council approval thereof,

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 recommendations of the Planning and Development Committee in case no. ZBA 00-28-A and grants the application for special use and variations, specifically:

- a. a special use, pursuant to Section 6-13-3-3, to allow the use of the subject property for multiple-family dwellings within the MUE Transitional Manufacturing-Employment District;
- b. a variation to section 6-13-3-B to reduce the minimum lot size requirement for three dwelling units from 4,500 sq. ft. (or 1,500sq.ft. per dwelling unit) to 3,150 sq. ft. (or approximately 1,050 sq.ft. per dwelling unit);
- c. variations to Section 6-13-3-6 to reduce the north and south interior side yard setback requirement from 15 feet to 0 feet and to reduce the rear yard setback requirement from 25 feet to 0 feet to permit the construction of a second-story addition; and
- d. a variation to Section 6-13-3-8 to increase the maximum permitted floor area from 0.45 to 1.10, increasing the floor area from approximately 2,560 sq. ft. to approximately 3,500 sq. ft to permit the construction of a second-story addition.

**SECTION 2:** That the aforescribed special use and variations are granted for the property at 2124 Ashland Avenue, legally described as follows:

THE NORTH 35 FEET OF THE EAST 90 FEET OF LOT 7 IN BLOCK 6 IN PAYNE'S ADDITION TO EVANSTON, A SUBDIVISION OF THE WEST ½ OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF SECTION 12, TOWNSHIP 41, NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SECTION 3:** That pursuant to section 6-3-5-12 and section 6-3-8-14, which provide that the City Council may impose conditions on the grant of special uses and major variations, respectively, these conditions are imposed:

1. Development, use, and operation of the subject property shall be in substantial compliance with testimony presented by the Applicant, documents placed on file by the Applicant, and approved plans, all in connection with this case.
2. Violation of any of the above conditions or any other applicable legislation may, at the City's option, void the zoning relief granted by this Ordinance.

**SECTION 4:** That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 5:** That this ordinance shall be in full force and effect upon passage and approval and publication in the manner provided by law.

Introduced: October 10, 2000

Adopted: October 23, 2000

Approved: October 26, 2000

Lorraine H. Norton  
Mayor

ATTEST:

Mary J. Morris  
City Clerk

Approved as to form:

[Signature]  
Corporation Counsel

