

1/18/2001

4-O-01

**AN ORDINANCE**

**Granting a Special Use for a Planned  
Development at 1511 Monroe Street**

WHEREAS, the Plan Commission met on December 13, 2000 pursuant to proper notice in case no. ZPC 00-12 PD to consider an application by Schwind's Greenhouse of Evanston, Inc., owner of 1511 Monroe Street ("subject property"), for a special use as a planned development ("the Planned Development"), including approval of development allowances to increase the number of principal buildings permitted on a single zoning lot, to decrease certain rear- and side-yard setbacks, and to decrease the permitted separation between residential buildings, all as provided for by Section 6-3-5 and Section 6-3-6 of the Zoning Ordinance and in an R3 Two-Family Residential Zoning District; and

WHEREAS, the Plan Commission, after hearing testimony and receiving other evidence, made a written record and written findings that the proposed Planned Development met the standards for special uses in Section 6-3-5 and for Planned Developments in Section 6-3-6 of the Zoning Ordinance, and recommended City Council approval thereof; and

WHEREAS, the Planning & Development Committee of the City Council considered and adopted the Plan Commission's findings and recommendation at its January 22, 2001 meeting and recommended City Council approval of the subject Planned Development, and

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

**SECTION 1:** That the City Council accepts the findings and recommendation of the ZBA and the recommendation of the Planning and Development Committee and hereby approves the Planned Development applied for in case no. ZPC 00-12PD on property legally described as:

THE NORTH ½ OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM THE EAST 200 FEET THEREOF, THE WEST 33 FEET THEREOF, AND THE SOUTH 33 FEET THEREOF, AND EXCEPT THE WEST 60 FEET, LYING EAST OF THE EAST LINE OF FLORENCE AVENUE AND NORTH OF THE NORTH LINE OF MONROE STREET AND EXCEPT THE NORTH 8 FEET THEREOF USED FOR ALLEY, IN COOK COUNTY, ILLINOIS,

commonly known as 1811 Monroe Street, Evanston, Illinois.

**SECTION 2:** That pursuant to Section 6-3-6-5 of the Zoning Ordinance, which provides for City Council approval of the site development allowances for a Planned Development, these site development allowances to requirements of the R3 Two-Family Residential District are hereby granted for the subject Planned Development:

- A. Six principal buildings on a single zoning lot rather than the maximum of a single principal building.
- B. A minimum rear setback of 27 feet rather than the "as-of right" requirement of 30 feet for principal buildings.
- C. Side yard setbacks from the east and west lot lines of 5 feet rather than 15 feet as required for a planned development.

- D. An 11-foot separation between residential buildings rather than 12 feet as required for a planned development.

**SECTION 3:** That, pursuant to Section 6-3-5-12 of the Zoning Ordinance, which provides that the City Council may impose conditions on the grant of a special use, these conditions are hereby imposed:

- A. Development and use of the subject property shall be in substantial compliance with all applicable legislation, with the testimony and representations of the applicant, and with the approved plans and documents on file in this case.

**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 from and after its passage, approval, and publication in the manner provided by law.

Introduced: January 22, 2001

Adopted: February 12, 2001

Approved:

February 16, 2001  
Terraine H. Norton  
 Mayor

ATTEST:

Mary D. Morris  
 City Clerk

Approved as to form:

[Signature]  
 Corporation Counsel

