

2/23/2005  
2/21/2005  
2/9/2005  
2/7/2005

**19-O-05**

**AN ORDINANCE**

**Granting a Special Use for a  
Planned Development in the  
Abutting O1 Office and  
R1 Single-Family Residential Districts at  
1800 Ridge Avenue**

**WHEREAS**, 1800 Ridge, LLC (the "Applicant"), owner of the property commonly known as 1800 Ridge Avenue (the "Property"), submitted an application seeking approval of a special use for a proposed planned development (the "Planned Development") pursuant to the provisions of Sections 6-3-5 "Special Uses", 6-3-6 "Planned Developments", 6-8-1-10 "Planned Developments" (within Residential Districts) 6-8-2-4 "Special Uses" (within a R1 Single-Family Residential District), 6-15-1-9 "Planned Developments" (within Special Purpose and Overlay Districts), and 6-15-2-3 "Special Uses" (within an O1 Office District) of the Zoning Ordinance to permit construction of a thirty-four (34) -unit multistory residential development with a building height of sixty-six feet (66') and fifty-three (53) parking spaces located in abutting O1 Office and R1 Single-Family Residential Districts; and

**WHEREAS**, the Plan Commission held public hearings on the proposed Planned Development (Case No. ZPC 04-14-PD) pursuant to proper

notice on December 8, 2004 and January 12, 2005, hearing testimony and receiving other evidence, making written findings and a verbatim transcript; and

**WHEREAS**, construction of the proposed Planned Development requires development allowances from the strict application of impervious surface, yard, transition landscape strip, building height, and location of parking spaces standards otherwise required by the Zoning Ordinance; and

**WHEREAS**, pursuant to Sections 6-3-6-4, 6-3-6-5, and 6-3-6-6 of the Zoning Ordinance, a planned development may provide for site development allowances and modifications to site development allowances that depart from impervious surface, yard, transition landscape strip, building height, and location of parking spaces standards otherwise required by the Zoning Ordinance, subject to approval of the City Council; and

**WHEREAS**, the Plan Commission found that the proposed Planned Development, with certain conditions upon the original application, meets the standards for special uses indicated in Section 6-3-5-10 of the Zoning Ordinance; achieves the public benefits of a planned development indicated in Section 6-3-6-3 of the Zoning Ordinance; addresses the general conditions for planned developments in Residential Districts indicated Section 6-8-1-10(A) of the Zoning Ordinance, the site controls and standards for Residential Districts indicated in Section 6-8-1-10(B) of the Zoning Ordinance, and the development allowances for Residential Districts indicated in Section 6-8-1-10(C) of the Zoning Ordinance; and addresses the general conditions for planned developments in Special

Purpose and Overlay District indicated Section 6-15-1-9(A) of the Zoning Ordinance, the site controls and standards for Special Purpose and Overlay Districts indicated in Section 6-15-1-9(B) of the Zoning Ordinance, and the development allowances for Special Purpose and Overlay Districts indicated in Section 6-15-1-9(C) of the Zoning Ordinance; and

**WHEREAS**, the Plan Commission recommended approval of the proposed Planned Development; and

**WHEREAS**, the Planning and Development Committee of the City Council at its February 14, 2005 and February 28, 2005 meetings considered the record in this Case No. ZPC 04-14-PD and adopted the findings and recommendations of the Plan Commission with modifications; and

**WHEREAS**, the City Council at its February 14, 2005 and February 28, 2005 meetings considered and adopted the respective records, findings, and recommendations of the Plan Commission and the Planning and Development Committee,

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

**SECTION 1:** That the foregoing recitals are found as fact and made a part hereof.

**SECTION 2:** That the City Council hereby adopts the findings and recommendations of the Plan Commission and the Planning and Development Committee and approves a special use for a planned development permitting the

construction and operation on the property commonly known as 1800 Ridge Avenue, and legally described in Exhibit 1 attached hereto and made a part hereof, of a thirty-four (34) -unit multistory residential development with a building height of sixty-six feet (66') and fifty-three (53) parking spaces in conformance with the Property's abutting O1 Office and R1 Single-Family Residential Districts, the approved Planned Development Plan (with such revisions made during final design as may be required for construction and Code compliance), indexed in Exhibit 2 and attached hereto as Exhibit 3, both attachments hereby made a part hereof, and the terms and conditions of this Ordinance.

**SECTION 3:** Pursuant to Sections 6-3-6-5 and 6-3-6-6 of the Zoning Ordinance and the terms and conditions of this Ordinance, the following site development allowances and modifications are hereby granted to the Planned Development:

- A. A site development allowance allowing an impervious surface of 81%, or 8,000 square feet, whereas Section 6-8-2-10 of the Zoning Ordinance otherwise allows an impervious surface of 45%, or 4,455 square feet, in a R1 Single-Family Residential District;
- B. A site development allowance allowing no front yard along Ridge Avenue, whereas Section 6-15-2-8 of the Zoning Ordinance otherwise requires a fifty-five foot (55') front yard in an O1 Office District;
- C. A site development allowance allowing no transition landscape strip along the west lot line, whereas Section 6-15-2-10 of the Zoning Ordinance otherwise requires a twenty-seven foot (27') transition landscape strip in an O1 Office District;
- D. A modification to a site development allowance allowing no transition landscape strip along the north and south lot lines, whereas Section 6-15-1-9(B)(1)(a) of the Zoning Ordinance otherwise requires twenty-seven foot (27') transition landscape strips in an O1 Office District;

E. A modification to a site development allowance allowing no transition landscape strip along the south and east lot lines of the Property, whereas Section 6-8-1-10(B)(3)(a) of the Zoning Ordinance otherwise requires ten foot (10') transition landscape strips in Residential Districts;

F. A modification to a site development allowance allowing a building height of sixty-five feet (65') to the top of the roof and sixty-six feet (66') to the top of the parapet, whereas Section 6-15-2-9 of the Zoning Ordinance otherwise allows a height "below a plane drawn at a fifteen degree (15°) angle from a point five feet (5') above the common zoning district line" in an O1 Office District abutting a R1 Single-Family Residential District;

G. A site development allowance allowing the location of parking spaces on that portion of the Property located in an R1 Single-Family Residential District, whereas Section 6-4-6-3(B) of the Zoning Ordinance otherwise requires that off-lot location of parking spaces be in the same or a less restrictive district; and

H. A site development allowance allowing the location of parking spaces more than thirty feet (30') from the rear or alley lot line, whereas Section 6-16-2-1(B) of the Zoning Ordinance otherwise requires the location of parking spaces no further than thirty feet (30') from the rear or alley lot line; and

**SECTION 4:** 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 Property shall be in substantial compliance with all applicable legislation and City ordinances, with the testimony and representations of the Applicant to the Plan Commission, the Planning and Development Committee, and the City Council, and with all approved plans and documents on file in this Case No. ZPC 04-14-PD; and

B. The Applicant voluntarily agrees to donate \$51,000.00 (fifty-one thousand and no/100 dollars) to the Mayor's Special Housing Fund, consistent with the Comprehensive General Plan's policy to "Encourage proposals from the private sector that will maintain the supply of moderately priced housing, both rental and owner-occupied"; and

C. Plantings shown in the approved plans shall be planted and maintained in good and sightly condition. Any planting that dies or fails to thrive (each a

"Failed Planting") shall be replaced during the earliest available planting season thereafter. The procedure in connection with Failed Plantings shall be as follows:

1. The City shall make written notification to the Applicant of the obligation to replace Failed Plantings in the "Landscape Notice" and specify therein the plantings to be replaced.

2. Within thirty (30) days after the date of receipt of the Landscape Notice (the "Replanting Period"), (i) each Failed Planting shall be replaced, or (ii) if a replacement therefor is not available or if the weather does not permit planting within the Replanting Period, the City shall be notified in writing (the "Extension Notice") of the circumstances preventing replacement of a Failed Planting and provided with a reasonable estimate of the time in which a replacement planting will be available and/or the weather will permit planting, which in no event shall be longer than two hundred seventy (270) days from the date of receipt of the Landscape Notice (the "Extended Replanting Period"). For failed Plantings not replanted within the Replanting Period, or the Extended Replanting Period if an Extension Notice has been delivered and accepted by the City, the Applicant shall pay \$500 (five hundred and no/100 dollars) for each such plant to the City within thirty (30) days after expiration of the Replanting Period or the Extended Replanting Period, as the case may be.

3. The City shall be promptly notified in writing of changes to the notice address set forth below for purposes of this provision:

1800 Ridge, LLC  
Mr. Tom Engel  
221 Dempster Street  
Evanston, Illinois 60202

4. The obligations to plant, maintain, and replant herein shall also be obligations of any condominium association formed to administer the Property, which obligations shall be contained in any Declaration of Condominium for the Property and not be subject to amendment without the City's prior consent.

**SECTION 5:** That the Applicant is required to record a certified copy of this Ordinance, including all Exhibits attached hereto, at its cost with the Cook County, Illinois Recorder of Deeds before any City permits may be obtained.

**SECTION 6:** That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 7:** That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

Ayes: 7  
Nays: 0 Abstained: 1

Introduced: February 14, 2005

Adopted: February 28, 2005

Approved:

March 4, 2005  
Lorraine H. Morton  
Lorraine H. Morton, Mayor

Attest:

Mary P. Morris  
Mary P. Morris, City Clerk

Approved as to form:

[Signature]  
Corporation Counsel

**EXHIBIT 1**

LOT 1 AND THE NORTH 49 FEET OF THE WEST 202 FEET OF LOT 2 IN EVANSTON RIDGE-VINEYARD SUBDIVISION OF LOT 2 IN THE PLAT OF CONSOLIDATION OF LOTS 13 AND 14 IN MONTJOIE'S ADDITION TO EVANSTON, BEING A SUBDIVISION OF PART OR THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, AND PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, LOT 24 IN COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, LOT 6 AND LOT 7 (EXCEPT THE WEST 215 FEET OF THE SOUTH HALF OF LOT 7) IN CIRCUIT COURT'S PARTITION OF LOTS 23 AND 25 IN COUNTY CLERK'S DIVISION AFORESAID; AND ALSO VACATED LYONS STREET LYING SOUTH OF COUNTY CLERK'S DIVISION AFORESAID, ALL EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS.



**Exhibit 2 to Ordinance 19-O-05  
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Exhibit #	Sheet	Date	Tab ; Sheet #
3A	Plat of Survey	6/16/04	12
3B	Aerial Site Photograph & Site Plan	8/3/04	13; A 0.0
3C	Building Elevations North & East	8/3/04	13; A 2.0
3D	Building Elevations South & West	8/3/04	13; A 2.1
3E	Building Rendering	8/3/04	13; R 1.0
3F	Building Rendering	8/3/04	13; R 1.1
3G	Landscape Plan	10/21/04	14; L1.0

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