

11/17/2005
11/9/2005

125-O-05

AN ORDINANCE

**Amending Ordinance 5-O-04 which
Granted a Special Use for a Planned Development in the
O1 Office Zoning District at 1100 Clark Street /
1719 Ridge Avenue**

WHEREAS, the City Council adopted Ordinance 5-O-04 on January 26, 2004, granting a special use for planned development for the property at 1100 Clark Street / 1719 Ridge Avenue (the "subject property") to allow a four (4) -building, multi-family, residential complex with approximately fifteen (15), two (2) -story townhome-style condominiums, with accessory parking and office uses; and

WHEREAS, TR Ridge Partners, LLC, the Applicant, as owner of the subject property, sought approval pursuant to Section 6-3-6-12(C) of the Zoning Ordinance, for certain adjustments to the development plan approved by Ordinance 5-O-04; and

WHEREAS, the Plan Commission conducted a public hearing on October 11, 2005, pursuant to proper notice in case no. 03-14 PD, making a *verbatim* record thereof and certain findings of fact, pursuant to Section 6-3-5-10, Section 6-3-6-3, and Section 6-15-1-9 of the Zoning Ordinance, and recommending City Council approval of the application for major adjustments in

the development plan to allow for an increase in the number of dwelling units from two hundred thirty-seven (237) to two hundred fifty-six (256), a reduction in the number of off-street parking spaces for residential uses from the three hundred sixty-seven (367) required to three hundred sixty-five (365), a reduction in the gross floor area ratio from the 2.1 approved in Ordinance 5-O-04 and the actual of 2.03 to 2.02, a reduction in the office space from thirteen thousand three hundred thirty-five (13,335) square feet to nine thousand seven hundred twenty-one (9,721) square feet, an increase in the income requirement for the affordable housing program to allow persons with a household income at or below one hundred percent (100%), instead of eighty percent (80%), of the area median income, to be eligible for the program; and

WHEREAS, the Planning and Development Committee of the City Council considered and adopted the findings and recommendation of the Plan Commission with modifications at its November 14, 2005 and November 28, 2005 meetings and recommended City Council approval of the requested adjustments to the development plan; and

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

**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 grants the following major adjustments pursuant to Section 6-3-6-12(C) of the Zoning Ordinance to the development plan approved by Ordinance 5-O-04:

a) The number of dwelling units is increased from not more than two hundred thirty-seven (237) to not more than two hundred fifty-six (256).

b) The number of parking spaces required for residential uses is decreased from three hundred sixty-seven (367) to three hundred sixty-five (365), for a total for all uses on the subject property of six hundred seventy-one (671) spaces.

c) The income level at which persons are eligible to apply for the Applicant's affordable housing is increased from eighty percent (80%) to one hundred percent (100%) of the area median income.

d) The defined gross floor area ratio is decreased from the 2.1 approved and the actual of about 2.03 to about 2.02.

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 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 case number ZPC 03-14 PD.

b) The Applicant voluntarily agrees to donate three hundred ninety-five thousand dollars (\$395,707.00) 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." The Applicant will pay said sum in three equal installments within five business days after complying with all applicable Codes and City requirements, and receiving the Temporary Certificate of Occupancy for each of the three Phases of the construction approved by Ordinance 5-O-04, and as amended by this Ordinance 125-O-05.

SECTION 4: That, except as expressly modified by this Ordinance 125-O-05, the grant of special use for planned development adopted by Ordinance 5-O-04 is unchanged.

SECTION 5: Applicant is required to record at its cost a certified copy of this Ordinance along with the adjusted development plan attached hereto as Exhibit A in the Cook County Recorder's Office, and to provide a copy of same to the City's Zoning Administrator before a final certificate of occupancy 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 after its passage, approval and publication in the manner provided by law.

Yeas 9

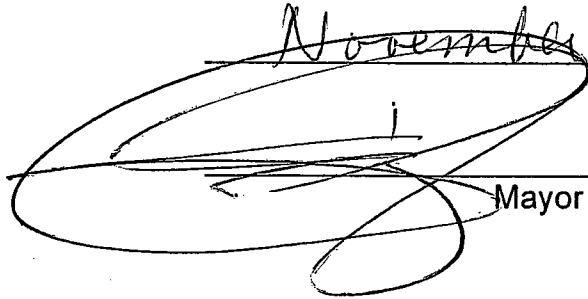
Nays 0

Introduced: November 14, 2005

Adopted: November 28, 2005

Approved:

November 29, 2005



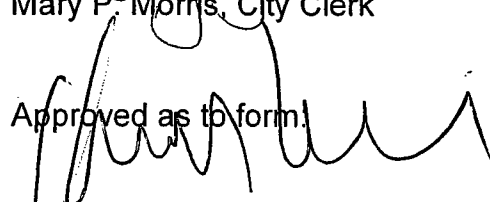
Mayor Pro Tem

Attest:



Mary P. Morris, City Clerk

Approved as to form:



Corporation Counsel

