

11/22/2005

**137-O-05**

**AN ORDINANCE**

**Amending the Zoning Map to Re-Zone Certain Properties  
from B2 Business District to B1a Business District**

WHEREAS, the Plan Commission held public hearings on September 14, 2005, October 11, 2005, and November 9, 2005, pursuant to proper notice in case no. ZPC 05-07-M&T to consider amendments to the Zoning Map and/or the text of the Zoning Ordinance to re-zone the following properties, which include all intervening rights of way, identified by the following street addresses:

(A) Any even-numbered Central Street address within the B2 Business District and between 2746 on the east and 3016 on the west;

(B) Any odd-numbered Central Street address within the B2 Business District and between 2733 on the east and 3015 on the west;

(C) 2600 Central Park Avenue; and

(D) 2536 Ewing Avenue, 2537 Ewing Avenue, and 2541 Ewing Avenue; and

WHEREAS, the Plan Commission heard testimony and received other evidence, made a written record of its proceedings, and pursuant to Section 6-3-4-5 of the Zoning Ordinance, made findings that the proposed amendment to the text of the Zoning Ordinance and the Zoning Map met

applicable standards thereof, and recommended City Council approval of rezoning the aforementioned properties to the B1a Business District; and

**WHEREAS**, the City Council adopted Ordinance 136-O-05 on December 12, 2005 to create the B1a Business District; and

**WHEREAS**, the Planning and Development Committee of the City Council reviewed the Plan Commission's record, findings, and recommendation at its November 28, 2005 meeting and recommended City Council approval thereof; and

**WHEREAS**, the City Council considered and adopted this Ordinance 137-O-05 at its November 28, 2005 meeting, and

**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 record, findings, and recommendation of the Plan Commission and the Planning and Development Committee and amends the Zoning Map cited in Section 6-7-2 of the Zoning Ordinance to re-zone the property listed in Exhibit A and legally described in Exhibit B, both attached hereto and made a part hereof, from B2 Business District to B1a Business District.

**SECTION 3:** That the areas described in Section 2, Exhibit A, of this Ordinance and hereby rezoned are legally described in Exhibit B and set

forth in the zoning map, Exhibit A, Exhibit B, and Exhibit C are attached hereto and made a part hereof.

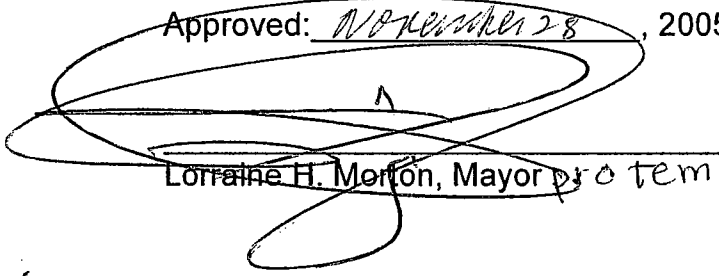
**SECTION 4:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 5:** This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

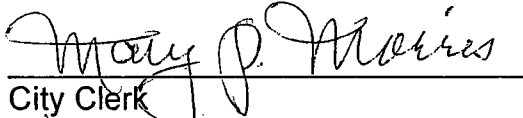
Introduced: November 28, 2005

Adopted: November 28, 2005

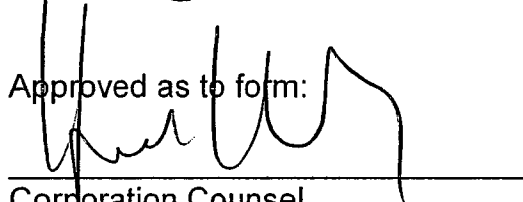
Approved: November 28, 2005

  
Lorraine H. Morton, Mayor pro tem

Attest:

  
City Clerk

Approved as to form:

  
Corporation Counsel

**EXHIBIT A**

*The \* denotes addresses from the City of Evanston Geographic Information System (GIS) records current as of September 1, 2005. All other addresses are from records of the Cook County Assessor current for tax year 2003.*

<b>PIN</b>	<b>STREET ADDRESS</b>
05-33-426-021-0000	2600 CENTRAL PARK AVENUE
05-33-426-045-0000	3015 CENTRAL STREET
05-33-427-018-0000	2949 CENTRAL STREET
05-33-427-019-0000	2947 CENTRAL STREET
05-33-427-020-0000	2945 CENTRAL STREET
05-33-427-030-1001	2951 CENTRAL STREET
05-33-427-030-1002	2951 CENTRAL STREET
05-33-427-030-1003	2951 CENTRAL STREET
05-33-427-030-1004	2951 CENTRAL STREET
05-33-427-030-1005	2951 CENTRAL STREET
05-33-427-030-1006	2951 CENTRAL STREET
05-33-427-030-1007	2951 CENTRAL STREET
05-33-427-030-1008	2951 CENTRAL STREET
05-33-427-030-1009	2951 CENTRAL STREET
05-33-427-030-1010	2951 CENTRAL STREET
05-33-427-030-1011	2951 CENTRAL STREET
05-33-427-030-1012	2951 CENTRAL STREET
05-33-427-030-1013	2951 CENTRAL STREET
05-33-427-030-1014	2951 CENTRAL STREET
05-33-427-030-1015	2951 CENTRAL STREET
05-33-427-030-1016	2951 CENTRAL STREET
05-33-427-030-1017	2951 CENTRAL STREET
05-33-427-030-1018	2951 CENTRAL STREET
05-33-427-030-1019	2951 CENTRAL STREET
05-33-427-030-1020	2951 CENTRAL STREET
05-33-427-030-1021	2951 CENTRAL STREET
05-33-427-030-1022	2951 CENTRAL STREET
05-33-427-030-1023	2951 CENTRAL STREET
05-33-427-030-1024	2951 CENTRAL STREET





<b>PIN</b>	<b>STREET ADDRESS</b>
05-33-427-030-1025	2951 CENTRAL STREET
05-33-428-009-0000	2939 CENTRAL STREET
05-33-428-010-0000	2937 CENTRAL STREET
05-33-428-011-0000	2935 CENTRAL STREET
05-33-428-012-0000	2933 CENTRAL STREET
05-33-428-013-0000	2931 CENTRAL STREET
05-33-428-014-0000	2929 CENTRAL STREET
05-33-428-015-0000	2927 CENTRAL STREET
05-33-428-016-0000	2925 CENTRAL STREET
05-33-428-017-0000	2923 CENTRAL STREET
05-33-428-018-0000	2921 CENTRAL STREET
05-33-428-019-0000	2919 CENTRAL STREET
05-33-429-014-0000	2907 CENTRAL STREET
05-33-429-015-0000	2901 CENTRAL STREET
05-33-429-016-0000	2861 CENTRAL STREET
05-33-429-017-0000	2861 CENTRAL STREET
05-33-429-024-0000	2829 CENTRAL STREET
05-33-430-012-0000	2823 CENTRAL STREET
05-33-430-013-0000	2821 CENTRAL STREET
05-33-430-014-0000	2819 CENTRAL STREET
05-33-430-015-0000	2817 CENTRAL STREET
05-33-430-016-0000	2815 CENTRAL STREET
05-33-430-017-0000	2813 CENTRAL STREET
05-33-430-018-0000	2809 CENTRAL STREET
05-33-430-019-0000	2805 CENTRAL STREET
05-33-430-020-0000	2801 CENTRAL STREET
05-34-322-009-0000	2733 CENTRAL STREET
10-11-106-004-0000	3016 CENTRAL STREET
10-11-106-005-0000	3014 CENTRAL STREET
10-11-106-006-0000	3012 CENTRAL STREET
10-11-106-007-0000	3008 CENTRAL STREET
10-11-106-008-0000	3006 CENTRAL STREET
10-11-106-009-0000	3000 CENTRAL STREET

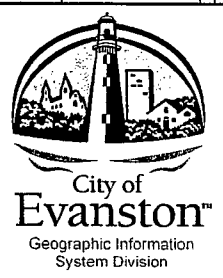
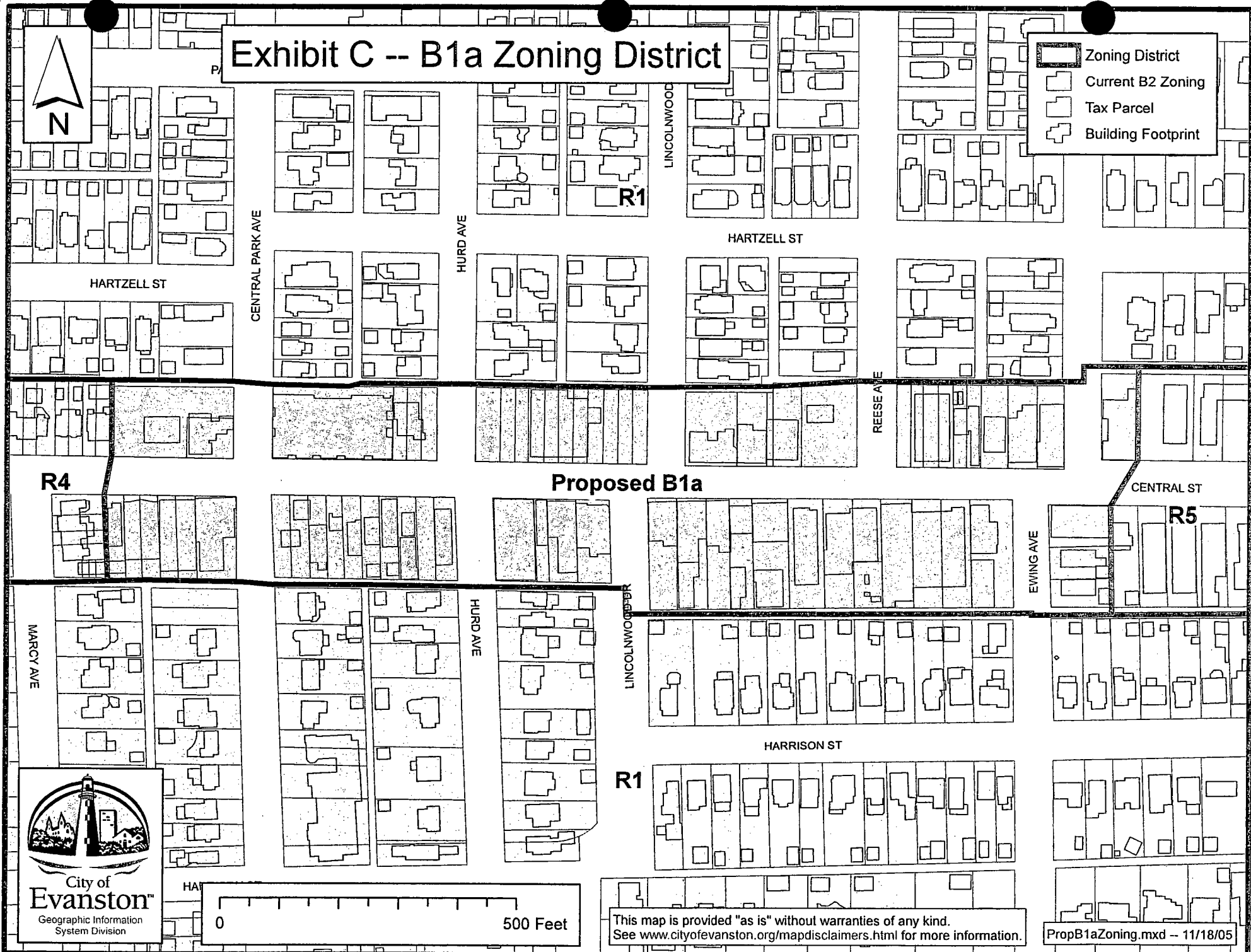
<b>PIN</b>	<b>STREET ADDRESS</b>
10-11-200-001-0000	2966 CENTRAL STREET*
10-11-200-002-0000	2964 CENTRAL STREET
10-11-200-003-0000	2962 CENTRAL STREET
10-11-200-004-0000	2958 CENTRAL STREET
10-11-200-005-0000	2956 CENTRAL STREET
10-11-200-006-0000	2952 CENTRAL STREET
10-11-200-007-0000	2950 CENTRAL STREET
10-11-200-008-0000	2948 CENTRAL STREET
10-11-200-009-0000	2944 CENTRAL STREET
10-11-200-010-0000	2942 CENTRAL STREET
10-11-201-022-0000	2930 CENTRAL STREET
10-11-201-023-0000	2936 CENTRAL STREET
10-11-201-026-0000	2926 CENTRAL STREET
10-11-201-027-0000	2920 CENTRAL STREET*
10-11-202-002-0000	2916 CENTRAL STREET
10-11-202-003-0000	2910 CENTRAL STREET
10-11-202-004-0000	2906 CENTRAL STREET
10-11-202-005-0000	2902 CENTRAL STREET
10-11-202-008-0000	2820 CENTRAL STREET
10-11-202-010-0000	2824 CENTRAL STREET
10-11-202-011-0000	2814 CENTRAL STREET
10-11-202-012-0000	2812 CENTRAL STREET
10-11-202-013-0000	2800 CENTRAL STREET / 2536 EWING AVENUE*
10-11-202-028-0000	2900 CENTRAL STREET
10-11-202-029-0000	2894 CENTRAL STREET
10-11-202-030-0000	2830 CENTRAL STREET*
10-11-202-031-0000	2826 CENTRAL STREET
10-11-203-001-0000	2746 CENTRAL STREET
10-11-203-002-0000	2541 EWING AVENUE
10-11-203-003-0000	2537 EWING AVENUE

**Exhibit B**  
**LEGAL DESCRIPTION OF SUBJECT PROPERTY**

THAT PART OF SECTIONS 33 AND 34, TOWNSHIP 42 NORTH, RANGE 13 AND THAT PART OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 13 DESCRIBED AS FOLLOWS; COMMENCING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF CENTRAL STREET WITH THE WEST RIGHT OF WAY LINE OF CENTRAL PARK AVENUE; THENCE WEST ALONG SAID NORTH RIGHT OF WAY LINE OF CENTRAL STREET 200 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 1 IN THE CONSOLIDATION OF THE EAST 200 FEET OF THE SOUTH 200 FEET (EXCEPT THE EAST 75 FEET OF THE SOUTH 75 FEET) OF LOT 1 IN H. WITTBOLD'S SUBDIVISION OF THE SOUTH 47 FEET OF LOTS 5, 8 AND PART OF 7 LYING EAST OF THE WEST 247.5 FEET IN COUNTY CLERK'S DIVISION OF SECTION 33, TOWNSHIP 42, RANGE 13, THENCE NORTH ALONG SAID WEST LINE OF LOT 1 125 FEET; THENCE EAST ALONG A LINE 125 FEET NORTH OF AND PARALLEL TO THE NORTH RIGHT OF WAY LINE OF CENTRAL STREET TO ITS INTERSECTION WITH THE CENTER LINE OF EWING AVENUE; THENCE NORTH ALONG SAID CENTER LINE OF EWING AVENUE TO A POINT 150 FEET NORTH OF THE NORTH RIGHT OF WAY LINE OF CENTRAL STREET, THENCE EAST ALONG A LINE 150 FEET NORTH OF AND PARALLEL TO THE NORTH RIGHT OF WAY LINE OF CENTRAL STREET 93 FEET; THENCE SOUTH 150 FEET TO THE NORTH RIGHT OF WAY LINE OF CENTRAL STREET; THENCE SOUTHWEST TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CENTRAL STREET WHICH IS 100 FEET EAST OF THE EAST RIGHT OF WAY LINE OF EWING AVENUE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 9 IN E.T. PAUL'S ADDITION TO EVANSTON IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 41, RANGE 13; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 9 TO THE NORTH RIGHT OF WAY LINE OF PUBLIC ALLEY; THENCE WEST ALONG SAID NORTH LINE OF PUBLIC ALLEY TO THE SOUTHWEST CORNER OF LOT 10 IN SAID E.T. PAUL'S ADDITION TO EVANSTON; THENCE WEST TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF EWING AVENUE WITH THE NORTH LINE OF 20 FOOT PUBLIC ALLEY; SAID POINT BEING 174 FEET SOUTH OF AND PARALLEL TO THE SOUTH RIGHT OF WAY LINE OF CENTRAL STREET; THENCE WEST ALONG SAID NORTH RIGHT OF WAY LINE OF 20 FOOT PUBLIC ALLEY TO ITS INTERSECTION WITH THE CENTER LINE OF LINCOLNWOOD DRIVE; THENCE NORTH ALONG SAID CENTER LINE OF LINCOLNWOOD DRIVE TO A POINT 140 FEET SOUTH OF AND PARALLEL TO THE SOUTH RIGHT OF WAY LINE OF CENTRAL STREET; THENCE NORTH ALONG A LINE 140 FEET SOUTH OF AND PARALLEL TO THE SOUTH RIGHT OF WAY LINE OF CENTRAL STREET TO ITS INTERSECTION WITH THE WEST LINE OF LOT 7 IN BLOCK 3 IN ARTHUR T. McINTOSH'S CENTRAL-WOOD ADDITION TO EVANSTON, A SUBDIVISION OF PART OF FRACTIONAL SECTION 11, TOWNSHIP 41, RANGE 13; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 7 TO THE SOUTH RIGHT OF WAY LINE OF CENTRAL STREET; THENCE NORTHEAST TO THE POINT OF BEGINNING ON NORTH RIGHT OF WAY LINE OF CENTRAL STREET, ALL EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

# Exhibit C -- B1a Zoning District

 Zoning District  
 Current B2 Zoning  
 Tax Parcel  
 Building Footprint



This map is provided "as is" without warranties of any kind. See [www.cityofevanston.org/mapdisclaimers.html](http://www.cityofevanston.org/mapdisclaimers.html) for more information.

PropB1aZoning.mxd -- 11/18/05