

2/6/2006

16-O-06

AN ORDINANCE

**Granting a Special Use for a
Trade Contractor and Wholesale Goods Establishment
At 1818 Dempster Street in a
C1 Commercial District
(Dempster Corporate Offices, LLC)**

WHEREAS, the Zoning Board Appeals ("ZBA") met on February 13, 2006, pursuant to proper notice, in case number ZBA 05-57-SU(R) to consider an application for a special use to operate a Trade Contractor and Wholesale Goods Establishment pursuant to Section 6-10-2-3 of the Zoning Ordinance filed by Nina Yefimor on behalf of the owner of the property at 1818 Dempster Street ("subject property") in a C1 Commercial District; and

WHEREAS, the ZBA, after hearing testimony and receiving other evidence, made a verbatim record and written findings that the application for the Trade Contractor and Wholesale Goods Establishment met the standards for special uses in Section 6-3-5 of the Zoning Ordinance and recommended City Council approval thereof; and

WHEREAS, the Planning and Development Committee of the City Council considered and adopted the ZBA's record, findings, and recommendation at its February 13, 2006 meeting and recommended City Council approval thereof; and

WHEREAS, the City Council considered and adopted the respective records, findings, and recommendations of the ZBA and the Planning and Development Committee, with modifications, at its February 13, 2006 meeting,

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

SECTION 1: The foregoing recitals are found as fact and made a part hereof.

SECTION 2: That the City Council hereby adopts the respective records, findings, and recommendations of the ZBA and the Planning and Development Committee, as modified, and hereby approves the special use applied for in case number ZBA 05-57-SU(R) on property legally described in Exhibit A, attached hereto and made a part hereof.

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, the following conditions are hereby imposed, and when necessary to effectuate said conditions and limitations, "applicant" shall be read as "owner" or "operator" or "applicant's successors in interest".

A. Compliance with Applicable Requirements: Development and use of the subject property shall be in substantial compliance with all applicable legislation, with the testimony and representations of the applicant to the ZBA, the Planning and Development Committee, and the City Council, and with the approved plans and documents on file in this case.

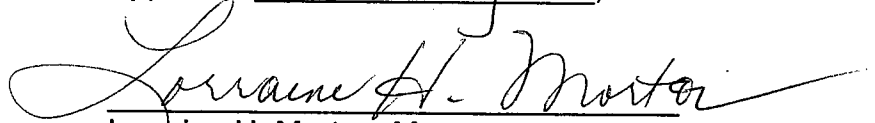
SECTION 4: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

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: February 13, 2006

Adopted: February 27, 2006

Approved: February 28, 2006



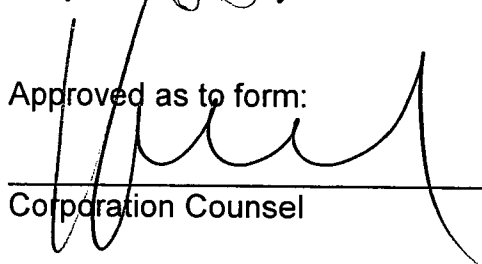
Lorraine H. Morton, Mayor

Attest:



Mary P. Morris, City Clerk

Approved as to form:



Corporation Counsel

EXHIBIT A**LEGAL DESCRIPTION OF 1818 DEMPSTER STREET**

PARCEL 1: THE LOTS 3, 4 AND 5 IN BLOCK 1 IN GOLEE'S RESUBDIVISION OF BLOCKS 4, 5 AND 8 IN CHASE AND PITNER'S ADDITION TO EVANSTON, BEING A SUBDIVISION OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 24 AND THE SOUTH $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ (EXCEPT THE NORTH 71 $\frac{1}{2}$ FEET THEREOF) IN SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 7 AND 8 IN BLOCK 1 IN GOLEE'S RESUBDIVISION OF BLOCKS 4, 5 AND 8 IN CHASE AND PITNER'S ADDITION TO EVANSTON, BEING A SUBDIVISION OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 24 AND THE SOUTH $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ (EXCEPT THE NORTH 71 $\frac{1}{2}$ FEET THEREOF) IN SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 1818 DEMPSTER STREET