

2/11/2016

20-O-16

AN ORDINANCE

**Granting a Special Use Permit for a Resale Establishment Located at
1304 Chicago Avenue in the B2 Business District and the oDM
Dempster-Main Overlay District (“Threads Boutique”)**

WHEREAS, the Zoning Board of Appeals (“ZBA”) met on February 2, 2016, pursuant to proper notice, to consider case no. 16ZMJV-0001, an application filed by Anna Ermel and Chaya Gordon Burstyn, lessees for the property legally described in Exhibit A, attached hereto and incorporated herein by reference, commonly known as 1304 Chicago Avenue (the “Subject Property”) and located in the B2 Business District and the oDM Dempster-Main Overlay District, for a Special Use Permit to operate a Resale Establishment, pursuant to Subsection 6-9-3-3 of the Evanston City Code, 2012, as amended (“the Zoning Ordinance”) on the Subject Property; and

WHEREAS, the ZBA, after hearing testimony and receiving other evidence, made a written record and written findings that the application for a Special Use Permit for a Resale Establishment met the standards for Special Uses in Section 6-3-5 of the Zoning Ordinance and recommended City Council approval thereof; and

WHEREAS, at its meeting of February 22, 2016, the Planning and Development Committee of the City Council (“P&D Committee”) considered the ZBA’s record and findings and recommended the City Council accept the ZBA’s recommendation and approve the application in case no. 16ZMJV-0001; and

WHEREAS, at its meetings of February 22, 2016, the City Council considered and adopted the respective records, findings, and recommendations of the ZBA and P&D Committee, as amended,

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

SECTION 1: The foregoing recitals are found as fact and incorporated herein by reference.

SECTION 2: The City Council hereby approves the Special Use Permit for a Resale Establishment on the Subject Property as applied for in case no. 16ZMJV-0001.

SECTION 3: Pursuant to Subsection 6-3-5-12 of the Zoning Ordinance, the City Council hereby imposes the following conditions on the Applicant's Special Use Permit, violation of any of which shall constitute grounds for penalties or revocation of said Permit pursuant to Subsections 6-3-10-5 and 6-3-10-6 of the Zoning Ordinance:

- A. Compliance with Applicable Requirements:** The Applicant shall develop and use the Subject Property in substantial compliance with: all applicable legislation; the Applicant's testimony and representations to the ZBA, the P&D Committee, and the City Council; and the approved plans and documents on file in this case.
- B. Parking:** Employees shall not park on the street during hours of operation.
- C. Hours of Operation:** The Applicant shall operate the Resale Establishment authorized by this ordinance only between the hours of 8:00 a.m. and 9:00 p.m. on any given day.
- D. Recordation:** Before it may operate the Special Use authorized by the terms of this ordinance, the Applicant shall record, at its cost, a certified copy of this ordinance with the Cook County Recorder of Deeds.

SECTION 4: When necessary to effectuate the terms, conditions, and purposes of this ordinance, "Applicant" shall be read as "Applicant's agents, assigns, and successors in interest."

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.

SECTION 6: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 7: If any provision of this ordinance or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this ordinance is severable.

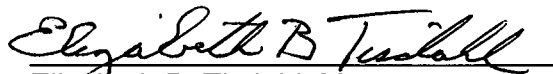
SECTION 8: The findings and recitals contained herein are declared to be prima facie evidence of the law of the City and shall be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

Introduced: February 22, 2016

Approved:

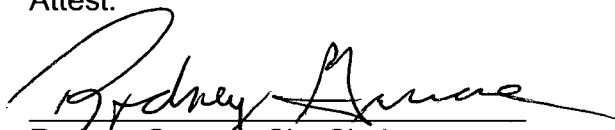
Adopted: February 22, 2016

March 2, 2016


Elizabeth B. Tisdahl, Mayor

Attest:

Approved as to form:


Rodney Greene, City Clerk


W. Grant Farrar, Corporation Counsel

EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF BLOCK 39 IN THE ORIGINAL VILLAGE OF EVANSTON LYING EAST OF THE EAST LINE OF THE RIGHT OF WAY OF THE CHICAGO NORTH SHORE STREET RAILWAY (NOW THE EAST LINE OF SHERMAN AVENUE); NORTH OF THE NORTH LINE OF DEMPSTER STREET (AS SURVEYED BY THE CITY OF EVANSTON IN 1895); AND SOUTH OF A LINE DESCRIBED AS BEGINNING AT A POINT IN THE EAST LINE OF SAID BLOCK 39, 342 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE WEST IN A STRAIGHT LINE, 182.65 FEET TO A POINT IN THE EAST LINE OF SHERIDAN AVENUE 342.75 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK 39 BEING IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 11-18-330-008-0000
11-18-330-009-0000

COMMONLY KNOWN AS: 1304 Chicago Avenue, Evanston, Illinois.