

**21-O-18**

**AN ORDINANCE**

**Granting a Special Use Permit for a Special Educational Institution –  
Public in the I2 General Industrial Zoning District  
("Evanston Township High School")**

**WHEREAS**, the Zoning Board of Appeals ("ZBA") met on January 23, 2018, pursuant to proper notice, to consider case no. 17ZMJV-0109, an application filed by Evanston Township High School (the "Applicant"), lessee of the property legally described in Exhibit A, attached hereto and incorporated herein by reference, commonly known as 1233-35 Hartrey Avenue (the "Subject Property") and located in the I2 Zoning District, for a Special Use Permit to establish, pursuant to Subsection 6-14-3-3 of the Evanston City Code, 2012, as amended ("the Zoning Ordinance"), a Special Educational Institution - Public, "Evanston Township High School," 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 Special Educational Institution - Public 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 12, 2018, 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. 17ZMJV-0109; and

**WHEREAS**, at its meetings of February 12, 2018 and February 26, 2018, 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 Special Educational Institution - Public on the Subject Property as applied for in case no. 17ZMJV-0109.

**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. Hours of Operation:** The Applicant may operate the Special Educational Institution - Public authorized by this ordinance only between the hours of 6:00 a.m. and 10:00 p.m. on any given Monday through Friday.
- C. Employee Parking:** Employees must park offsite in the parking lot on the southwest corner of Dempster Street and Hartrey Avenue during the hours of operation.
- D. On-Site Parking Space Signage:** The Applicant agrees to install signage indicating where the on-site parking spaces are located on the Subject Property.
- E. Bicycle Parking Spaces:** The Applicant agrees to install twelve (12) bicycle parking spaces on the Subject Property.

- F. **Parking Lot:** The Applicant agrees to make all parking lot improvements and complete all sealcoating and striping prior to opening.
- G. **School Zone Signage:** The Applicant agrees to install School Zone signage.
- H. **Student Drop-Off:** The Applicant agrees that there must not be on-street drop-off of students from passenger vehicles.
- I. **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 12, 2018

Adopted: February 26, 2018

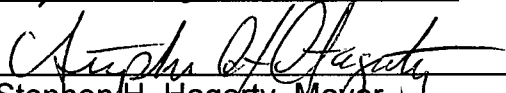
Attest:



Devon Reid, City Clerk

Approved:

March 8, 2018

  
Stephen H. Hagerty, Mayor

Approved as to form:

  
W. Grant Farrar, Corporation Counsel

**EXHIBIT A****LEGAL DESCRIPTION****PARCEL 1:**

THAT PORTION OF THE NORTH ½ OF THE NORTH EAST ¼ OF THE NORTH WEST ¼ OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY (EXCEPT THE NORTH 33 FEET THEREOF AND EXCEPT THE WEST 33 FEET THEREOF DEDICATED FOR ST) LOTS 1, 2, 3, AND THE NORTH ½ OF LOT 4; LOT 23 (EXCEPT THE SOUTH 7 FEET THEREOF) AND ALL OF LOT 24, TOGETHER WITH THE VACATED ALLEY LYING BETWEEN SAID LOTS 1, 2, 3, AND LOTS 22, 23 AND 24 ALSO VACATED CRAIN ST LYING NORTH OF AND ADJOINING SAID LOTS 1 AND 24 AND ALL OF VACATED GREY AVENUE LYING EAST OF AND ADJOINING SAID LOTS 1,2,3, AND THE NORTH ½ OF LOT 4 AND LYING WESTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY, ALL IN BLOCK 2 OF GROVER AND PITNER'S ADDITION TO EVANSTON, A SUBDIVISION OF THE SOUTH WEST ¼ OF THE NORTH EAST ¼ OF THE NORTH WEST ¼ OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE CITY OF EVANSTON, IN COOK COUNTY, ILLINOIS

**PARCEL 2:**

LOTS 44, 45, 46, 47, AND 48 IN RUTT'S SUBDIVISION OF BLOCK 1 IN PITNER'S AND SON'S THIRD ADDITION TO EVANSTON, BEING A SUBDIVISION OF NORTH WEST ¼ OF THE NORTH WEST ¼ OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**PARCEL 3:**

LOTS 1, 2, 3, 4, 5, 6, AND 7 IN RUTT'S RESUBDIVISION OF BLOCK 1 IN PITNER AND SON'S THIRD ADDITION TO EVANSTON BEING A SUBDIVISION OF THE NORTH WEST ¼ OF THE NORTH WEST ¼ OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**PARCEL 4:**

LOTS A, B, C, AND D IN OWNER'S RESUBDIVISION OF LOTS 8, 9, 10, 11, AND 12 IN RUTT'S RESUBDIVISION OF BLOCK 1 IN PITNER AND SONS 3RD ADDITION TO EVANSTON BEING A SUBDIVISION OF THE NORTH WEST ¼ OF THE NORTH WEST ¼ OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS  
**PIN:** 10-24-103-001-0000

**COMMONLY KNOWN As:** 1233-35 Hartrey Avenue, Evanston, Illinois.