

68-O-18

AN ORDINANCE

Granting a Special Use Permit to Expand a Community Center – Public and Recreation Center - Public Located at 1215 Church Street and 1726-1730 Ridge Avenue in the R4 General Residential District (“YWCA Evanston/North Shore”)

WHEREAS, the Zoning Board of Appeals (“ZBA”) met on May 15, 2018, pursuant to proper notice, to consider case no. 18ZMJV-0034, an application filed by Karen Singer (the “Applicant”), lessee of the property legally described in Exhibit A, attached hereto and incorporated herein by reference, commonly known as 1215 Church Street and 1726-1730 Ridge Avenue (the “Subject Property”) and located in the R4 Zoning District, for a Special Use Permit to expand, pursuant to Subsection 6-11-4-3 of the Evanston City Code, 2012, as amended (“the Zoning Ordinance”), a Community Center – Public and Recreation Center - Public, “YWCA Evanston/North Shore,” 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 to expand a Community Center – Public and Recreation Center - 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 May 29, 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. 18ZMJV-0034; and

WHEREAS, at its meeting of May 29, 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 to expand a Community Center – Public and Recreation Center - Public on the Subject Property as applied for in case no. 18ZMJV-0034.

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 agrees that the two properties with addresses 1217 Church Street and 1713 Asbury Avenue must be sold or maintained by the YWCA Evanston/North Shore and all successors in title for single-family use for as long as the properties are zoned R1 General Residential District.
- C. 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.

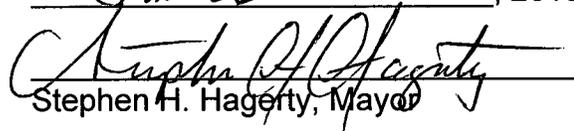
SECTION 8: The findings and recitals contained herein are declared to be prima facie evidence of the law of the City and shall be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

Introduced: May 29, 2018

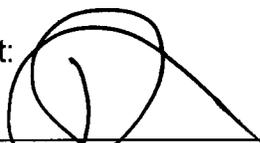
Adopted: May 29, 2018

Approved:

June 26, 2018

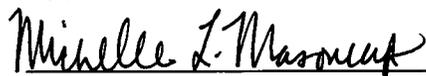

Stephen H. Hagerty, Mayor

Attest:



Devon Reid, City Clerk

Approved as to form:



Michelle L. Masoncup, Interim
Corporation Counsel

EXHIBIT A**LEGAL DESCRIPTIONS**

LOT 1 IN YOUNG WOMEN'S CHRISTIAN ASSOCIATION CONSOLIDATION IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 11-18-121-018-0000

COMMONLY KNOWN AS: 1215 Church Street, Evanston, Illinois.

THE SOUTH 1/2 OF LOT 8 AND THE SOUTH 10 FEET (EXCEPT THE WEST 25 FEET) OF THE NORTH HALF OF LOT 8 IN THE CIRCUIT COURT PARTITION OF LOTS 23 AND 25 IN COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS IN THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 11-18-121-011-0000

COMMONLY KNOWN AS: 1726 Ridge Avenue, Evanston, Illinois.

THE NORTH 1/2 (EXCEPT THE WEST 25 FEET THEREOF AND EXCEPT THE SOUTH 10 FEET) OF LOT 8 IN CIRCUIT COURT PARTITION OF LOTS 23 AND 25 IN COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LAND IN THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 11-18-121-010-0000

COMMONLY KNOWN AS: 1730 Ridge Avenue, Evanston, Illinois.