

**64-O-19**

**AN ORDINANCE**

**Granting Major Variation Related to 2650 Sheridan Road in the  
R1 Single Family Residential District**

**WHEREAS**, Shawn Jones (the "Applicant"), attorney for the property owners of the property commonly known as 2650 Sheridan Road (the "Subject Property"), located within the R1 Single Family Residential District and legally described in Exhibit A, attached hereto and incorporated herein by reference, submitted an application seeking approval of a Major Variation to zoning requirements imposed by Subsection 6-16-2-2 and Subsection 6-8-2-12 of Title 6 of the Evanston City Code of 2012, as amended (the "Zoning Ordinance"); and

**WHEREAS**, the Applicant requested the following Major Variations from the Zoning Board of Appeals:

- (A) To establish a curb cut and driveway from the street frontage (Sheridan Road) when alley access to the property is present in the R1 Single Family Residential District; and

**WHEREAS**, on May 21, 2019, the Zoning Board of Appeals ("ZBA"), pursuant to proper notice, held a public hearing in case no. 19ZMJV-0028 to consider the application, received testimony, and made written records and findings that the application:

- (A) did not meet the standards for Major Variations set forth in Subsection 6-3-8-12(E) of the Zoning Ordinance and recommended City Council deny the requested Major Variation

**WHEREAS**, at its meeting of June 24, 2019, the Planning and Development ("P&D") Committee of the City Council received input from the public,

carefully considered the ZBA's record and findings, and recommended the City Council accept the amended application and approve the Major Variation to establish a curb cut and driveway from the street frontage (Sheridan Road) when alley access to the property is present in the R1 Single Family Residential District; and

**WHEREAS**, at its meetings of June 24, 2019 and July 8, 2019, the City Council considered and adopted the recommendation of the 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 hereby found as fact and incorporated herein by reference.

**SECTION 2:** The City Council hereby adopts the P&D Committee's records, findings, and recommendations, and hereby approves, pursuant to Subsection 6-3-8-10-(D) of the Zoning Ordinance, the Major Variation on the Subject Property applied for in case no. 19ZMJV-0028 and described hereinabove.

**SECTION 3:** The Major Variation approved hereby is as follows:

**(A)** Approval to establish a curb cut and driveway from the street frontage (Sheridan Road) when alley access to the property is present in the R1 Single Family Residential District.

**SECTION 4:** Pursuant to Subsection 6-3-8-14 of the Zoning Ordinance, the City Council hereby imposes the following conditions on the Major Variations granted hereby, violation of any of which shall constitute grounds for penalties or revocation thereof pursuant to Subsections 6-3-10-5 and 6-3-10-6 of the Zoning Ordinance:

(A) **Drive way design:** The driveway shall include a 3-point turn-about so that vehicles are able to turn around within the private property and do not have to back out onto Sheridan Road.

**SECTION 5:** 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 6:** Except as otherwise provided for in this ordinance, all applicable regulations of the Zoning Ordinance and the entire City Code shall apply to the Subject Property and remain in full force and effect with respect to the use and development of the same.

**SECTION 7:** This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

**SECTION 8:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 9:** 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 10:** The findings and recitals 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: June 24, 2019

Adopted: July 8<sup>th</sup>, 2019

Approved: July 17, 2019

Stephen H. Hagerty  
Stephen H. Hagerty, Mayor

Attest:



Devon Reid, City Clerk

Approved as to form:

Michelle L. Masoncup  
Michelle L. Masoncup, Corporation Counsel

**EXHIBIT A****Legal Description**

Lot 1 in Sheridan Views Subdivision, being a resubdivision of Lot 1 in C.W. Finkl's Consolidation of the north 1/2 of Lot 2, all of Lot 1 and that part of Lot 4 lying north of the south line of Lot 1 extended to the westerly line of Lot 4 in Clinton Manor, being a subdivision of Lots 1 to 5, in Block 1, together with vacated alley lying west of said Lots 1, 2 and 3, also, Lots 1 and 2 in Block 2, all in Nate and Phelps's Addition to Evanston, in the Section of Quilmette Reservation in Township 41 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

**PIN(s):** 05-35-407-033-0000

**Commonly Known As:** 2650 Sheridan Road, Evanston, Illinois.