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Certificate as Keeper of
Records, Files and Seals



Doc#: 0509150143
Eugene "Gene" Moore Fee: \$58.00
Cook County Recorder of Deeds
Date: 04/01/2005 03:46 PM Pg: 1 of 18

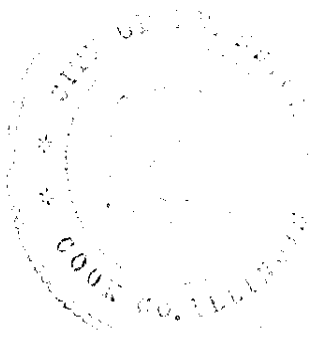
STATE OF ILLINOIS)
) §
COUNTY OF COOK)

I, MARY P. MORRIS, City Clerk of the City of Evanston in the County of Cook and State aforesaid, and Keeper of the Records, Files and Seal of said City, do hereby certify that attached hereto is a true and correct copy of Ordinance 50-0-04, which grants a special use for a planned development in an R1 Residential Zoning District at 1314 Ridge Avenue, 1311 Asbury Avenue and 1321 Asbury Avenue, with Exhibits A, B, C & D

Property of Cook County Clerk's Office

RETURN TO
JAMES T. MURRAY
1033 UNIVERSITY PL
EVANSTON ILLINOIS 60201

all of which appears from the records and files in my office.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Evanston this

19th day of May 2004

Mary P. Morris
City Clerk

18 Pgs

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LEGAL DESCRIPTION

1314 Ridge Avenue and 1311 and 1321 Asbury Avenue
Evanston, Illinois

Parcel 1:

Lots 1, 2, 3, 4, 5 and 6 in Buell's Subdivision of Lots 3, 4 and 5 (except part taken for Dempster Street) in Owner's Subdivision of Block 44 in Evanston, in Section 13, Township 41 North, Range 13 and Sections 7, 8 and 19, Township 41 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

Parcel 2:

Lot 14 (except the South 33.00 feet thereof) in Block 44 in Evanston, in Section 13, Township 41 North, Range 13 and Sections 7, 18 and 19, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3:

Lots 4 and 5, together with that part of Lot 1 lying East of and adjoining said Lots 4 and 5 and West of the East line of Lot 2 extended South to the South line of Lot 1, all in the Subdivision of Lot 1 and 2 of Owner's Subdivision in Block 44 in Evanston, in Section 13, Township 41 North, Range 13 and Sections 7, 18 and 19, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N.	11-18-325-012-0000	1314 Ridge Avenue 1311 Asbury Avenue
	11-18-325-016-0000	1321 Asbury Avenue
	11-18-325-009-0000	Asbury/Dempster Corner

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05/10/2004

50-O-04

AN ORDINANCE

Granting a Special Use for a Planned Development in an R1 Residential Zoning District at 1314 Ridge Avenue, 1311 Asbury Avenue, and 1321 Asbury Avenue

WHEREAS, Asbury Ridge, LLC, as owner of the subject property, as hereinafter described, submitted an application, case no. ZPC 03-12 UU & PD, for approval of a special use for a planned development ("The Planned Development"), and a unique use including approval of site development allowances related to an increase in the number of permitted dwelling units per lot area, a reduction in the minimum distance an accessory building may be located from the nearest wall of the principal building, an increase in the maximum building height for accessory uses having a flat roof, an increase in the distance by which a balcony may project from an exterior wall, location of a fence in the required front and required street side yards, an increase in the number of allowable dwelling units in an R1 Planning Development, the placement of a building closer than fifteen (15) feet from an interior lot line, an increase in maximum lot coverage, a rear yard setback less than the minimum required, location of three (3) guest parking spaces in the front yard, and a reduction in certain parking module dimensions, all within an R1 Residential Zoning District; and

WHEREAS, the subject property is generally located on Dempster Street between Ridge Avenue and Asbury Avenue, and is legally described in Exhibit A, attached hereto and made a part hereof; and

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WHEREAS, the subject property is currently improved with a structure commonly known as the Dryden Mansion or School District 65 Headquarters, an accessory "coach house" structure, and a two story stucco building; and

WHEREAS, the subject property will be developed pursuant to a Development Plan approved by this Ordinance, Exhibit B attached hereto and made a part hereof; and

WHEREAS, the approved Development Plan provides for renovation of the Dryden Mansion and its conversion into four (4) condominium units, demolition of the two story stucco building, conversion of the accessory "coach house" structure into two (2) condominium units, and division of the property into eight (8) lots joined by mutual covenants, lots one (1) through seven (7) of which may be developed with no more than one-single-family detached dwelling, and lot eight (8) of which shall be improved with the above-mentioned "coach house" structure and mansion; and

WHEREAS, the development of the subject Property pursuant to the approved Development Plan requires certain site development allowances from the strict application of the R1 Residential District regulations of the Zoning Ordinance, and

WHEREAS, the City's Plan Commission conducted public hearings on October 8, 2003, November 12, 2003, December 10, 2003, January 13, 2004, February 11, 2004, and March 14, 2004 pursuant to proper notice in case no. ZPC 03-12 UU & PD, received testimony and other evidence, made a written record thereof and findings of fact pursuant to Section 6-3-6-8 and Section 6-3-7-7 of the

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Zoning Ordinance that the Planned Development be approved with certain modifications; and

WHEREAS, the Planning and Development Committee of the City Council considered and adopted the record and recommendations of the Plan Commission at its April 13, 2004, April 26, 2004, and May 10, 2004 meetings and recommended approval of the application with the Plan Commission's modifications; and

WHEREAS, the City Council considered the respective records and recommendations of the Plan Commission and the Planning and Development Committee at its April 13, 2004, April 26, 2004, and May 10, 2004 meetings, and

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

SECTION 1: That the City Council hereby adopts the respective records, findings, and recommendations of the Plan Commission and the Planning and Development Committee and hereby grants a unique use and a special use for a Planned Development as set forth in the Development Plan, Exhibit B, and as more specifically set forth in the following Sections of this Ordinance, all as legally described in Exhibit A.

SECTION 2: That the City Council adopts the findings of the Plan Commission that the application meets the standards for special uses set forth in Section 6-3-5-10 of the Zoning Ordinance, as follows:

The unique use/planned development meets the standards for special uses of Section 6-3-5-10, as follows:

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- (h) The proposed planned development will preserve significant natural and environmental features. It results in significant preservation of the site's natural and environmental features by providing for the economically viable rehabilitation and maintenance of the property, which had suffered from disinvestment and deferred maintenance.
- (i) The proposed planned development will comply with all other applicable regulations as these are modified by the grant of unique use and planned development.

SECTION 3: That the City Council adopts the findings of the Plan Commission that the proposed Unique Use Planned Development meets the standards for achieving the public benefits set forth in Section 6-3-6-3, as follows:

- (a) The unique use/planned development preserves and enhances desirable site characteristics and open space through preserving a historically significant site and structures.
- (b) The unique use/planned development maintains a pattern of development that preserves natural vegetation, topography and geologic features through substantial retention of the existing open space and view lines of the property.
- (c) The unique use/planned development preserves and enhances historic and natural resources that significantly contribute to the City's character through preserving a historically significant site and structures.
- (d) The unique use/planned development creates a pleasing environment or other special development features through design, landscape, or architectural features that are tailored to retain the positive environmental features of the subject property, while allowing for its rehabilitation.
- (e) The unique use/planned development provides a variety of housing types in accordance with the City's housing goals by restoring the residential use of the subject property with multi-family, two-family, and single family detached uses.

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- (f) The unique use/planned development eliminates blighted structures or incompatible uses by eliminating the non-conforming institutional and office use of the property, restoring the property's historic residential use, and allowing for the structural rehabilitation of historic buildings that have deteriorated from lack of maintenance.
- (g) The unique use/planned development enhances the local economy and strengthens the tax base by returning a sizable property that has been tax exempt for decades to the tax rolls and by the positive economic impacts of construction and residential uses.
- (h) The unique use/planned development efficiently uses land resulting in more economic networks of utilities, streets, schools, public grounds, and other facilities in that the subject property will be redeveloped in a manner so as to have the least adverse impact on public facilities.

SECTION 4: That the City Council adopts the findings of the Plan Commission that the proposed Unique Use Planned Development meets the general conditions in Section 6-8-1-10 (A) for planned developments in Residential Districts:

- (a) The development is compatible with surrounding development as the proposal entails the use of the property for single-family uses, and for other residential uses that are compatible with the surrounding single family neighborhood and the adjacent religious and institutional uses.
- (b) The height, bulk and scale of the development conform with the purposes and intents of the Zoning Ordinance as set forth in Section 6-1-2, "Purpose and Intent," as the bulk characteristics of the approved plan comply with the bulk limitations of the underlying R1 District and the unique use/planned development allows a maximum of 13 dwelling units, whereas the 103,774 square foot area of the subject property would allow for 14 dwellings were the property divided into the maximum number of conforming R1 zoning lots.
- (c) The planned development and all landscaping are compatible with and implement the Comprehensive General Plan in terms of:

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- a. Land use, as the development returns the property to residential uses, with modifications to the underlying allowances of the R1, Single-family Residential District, to enable the preservation and use of the property's landmark buildings.
- b. Land use intensity, as the project shall produce densities both in terms of numbers of dwellings and built upon areas that comply with the "as-of-right" restrictions of the underlying R1, Single-family Residential District.
- c. Housing, as the development will rehabilitate the dilapidated historic buildings with distinctive and unique housing types while allowing for the single-family detached development of the property's periphery.
- d. Preservation, as the development preserves the landmark buildings and site features of the property in an economically sound manner.
- e. Environmental concerns, as the development preserves the open space of the property while assuring that future construction shall maintain the City's environment standards.
- f. Traffic impact and parking, as the development provide all required parking and is designed to minimize adverse impacts on the surrounding public parking supply and traffic flows.
- g. Impact on schools, public services and facilities, as the development returns this 2 1/3 acre parcel to the tax rolls while limiting the subject property's developed impact to no more than the as of right impact of a parcel of similar size.
- h. Essential character of the neighborhood, as the applicant has designed the development to be compatible with the surrounding neighborhood, which contains not only detached single-family homes independently developed on separate lots but also relatively large former estate properties that have successfully been development for multiple housing units.

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- i. Neighborhood planning, as the applicant has designed the development to be compatible with the surrounding neighborhood, which contains not only detached single-family homes independently developed on separate lots but also relatively large former estate properties that have successfully been developed for multiple family housing; and

Conservation of the taxable value of land and buildings throughout the City, and retention of taxable land on tax rolls, as the development returns this 2 1/3 acre parcel to the tax rolls while allowing for its controlled development in a manner complementary with its neighborhood.

SECTION 5: That the City Council adopts the findings of the Plan Commission that the proposed unique use and Planned Development meets the site controls and standards for planned developments in the R1 Single-Family Residential District set forth in Section 6-9-1-9 (B), except to the extent that the authority to exceed planned development site development allowances is granted pursuant to Section 6-3-6-6.

- (a) The 103,774 square foot subject property exceeds the minimum R1 planned development lot area of 14,400 square feet (.331 acre)
- (b) Along all boundaries of proposed planned development not abutting a public street, the developer shall provide a transition landscaped strip as indicated within Exhibit B subject to the authority to exceed planned development site development allowances granted pursuant to Section 6-3-6-6.
- (c) Walkways are logical, safe, and convenient for access to all dwellings, facilities, and off-site destinations with minimal mixing of automobile and pedestrian movements and accessibility to the City's bike routes.
- (d) Parking, loading and service areas avoid adverse effects upon residential uses within and without the development.

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- (e) Vehicular access provides minimum hazards.
- (f) The development shall provide for underground installation of utilities, if possible.
- (g) The development shall incorporate acceptably designed facilities for storm water and treatment of turf and maintenance of facilities.
- (h) The applicant has provided a market feasibility study and the Plan Commission adopted its findings.
- (i) The applicant has provided a traffic circulation impact study and the Plan Commission adopted its findings.
- (j) New construction within the subject property shall meet the following minimums:
 - a. 1-story dwellings must have no less than 1200 square feet in ground floor area;
 - b. multiple-story dwellings must have no less than 900 square in feet ground floor area.

SECTION 6: That the City Council adopts the findings of the Plan Commission

that:

The unique use/ planned development meets the development allowances for planned developments in the R1 Single-family Residential District (Section 6-8-1-10 (C)) except to the extent that the authority to exceed planned development site development allowances is granted pursuant to Section 6-3-6-6 as follows.

- (a) The maximum building height is 35 feet or 2½ stories and hence is less than the limit of height increases for planned developments to 12 feet more than that allowed as-of-right or 47 feet.
- (b) There is no increase in the number of dwellings above that allowed as of right, which is one dwelling per 7200 square feet.
- (c) Dwellings may be sited relative to development boundaries and to each other as indicated within Exhibit D.

- (d) The maximum building lot coverage for the subject property shall not exceed 30% and the maximum building lot coverage for each of the eight lots within the subdivision also shall not exceed 30%. Hence the building lot coverage is less than the limit of building lot coverage for planned developments to 3% above that allowed as of right or 33%.

SECTION 7: That the City Council adopts the findings of the Plan Commission

that:

The unique use/planned development meets the standards for unique uses of Section 6-3-7-10

- (a) The record evidences that the unique use will maintain and enhance the benefits stemming from this historically significant property and evidences the unique characteristics of the subject property and use, including, without limitation, the property's historical significance and unitary development.
- (b) The record evidences that the unique use will be of benefit, from a land use and economic standpoint, to the City and its residents by allowing the economically viable rehabilitation of the subject property while returning it to the tax rolls.
- (c) The project is designed to be compatible with surrounding properties and neighborhood.
- (d) The proposed use and the development are consistent with and implement the planning goals and objectives of the City, as contained in the City's Comprehensive General Plan and other pertinent policy resolutions, particularly in terms of:
 - a. Land use intensity, as the development plan allows for an intensity of development within the limits of as-of-right R1 development.
 - b. Housing goals, as the development allows for a variety of housing types at typical densities while preserving historical structures.
 - c. Preservation goals, and policies as the development allows for the preservation and economic reuse of

- landmark buildings on a landmark site within a preservation district.
- d. Population policies, as the development allows for the residential reuse of existing structures that originally were residentially used and for the further development of the subject property at population densities in keeping with the Comprehensive Plan and Zoning Ordinances.
 - e. Traffic impact, and parking as the Plan Commission has found that the traffic and parking characteristics of the development fully comply with the standards and objectives for these.
 - f. Environmental goals, and policies, as the development allows for reuse and return to economic and social viability of existing landmarked structures and sites in compliance with all building code requirements.
- (e) The development meets and addresses the planned development standards of Section 6-3-6-9, the public benefit standards of Section 6-3-6-3, and the standards for special uses of Section 6-3-5-10.
- (f) The subject property is within the Ridge Historical District and is improved with contributing structures that are landmarks. The subject property is improved with a building used as an accessory structure and at least one of the approved residential units on the zoning lot is in this accessory structure.

SECTION 8: That the City Council grants a unique use and planned development permit authorizing certain site development allowances and authorization to exceed planned development site development allowance for exceptions to the requirements of the R1, Single-family Residential District as provided in §'s 6-3-6-5, 6-3-6-6, 6-3-7-11, and 6-11-1-10(C) subject to the following conditions:

- a. The Planned Development shall consist of eight zoning lots joined by mutual covenants that shall control the development of the subject property for the approved unique use and planned development. Said

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- eight zoning lots are as indicated and described on the subdivision plat attached as Exhibit D.
- b. The City shall not issue any building permit for construction or demolition on the subject property unless either the Preservation Commission has reviewed and recommended issuance of a certificate of appropriateness for such construction, or said construction is exempt from the requirements of the Preservation Ordinance.
 - c. Lots 1 through 7 within the planned development shall each consist of a single-family detached house lot, and each shall have a minimum lot area of 7,200 square feet and a minimum lot width of 35 feet so as to comply with the R1 lot size and width requirements of §'s 6-8-2-5 and 6-8-2-6 respectively. The development of lots 1 through 7 shall conform to the R1 requirements for building lot coverage at §6-8-2-7, for maximum impervious surface at §6-8-2-10 both as allowed at §6-8-2-11, and the R1 yard requirements of §6-8-2-8 and the R1 height requirements of §6-8-2-9. The approved development plan envisions placement of a single family home on each of lots 1 through 7 within the building envelope indicated on the Site Development - Subdivision Plan dated 12/23/03, attached as Exhibit C. Other than required compliance with the bulk, parking and loading requirements of the R1 District the development plan does not impose any specific site, design or appearance requirements upon any structures on lots 1 through 7.
 - d. Lot 8 within the planned development shall be improved in conformance with the Site Development - Subdivision Plan dated 12/23/03, attached as Exhibit C. Lot 8 shall contain two principal structures, these being the existing mansion in approximately the center of the property and the existing coach house facing Asbury. The existing mansion shall be used as a multi-family dwelling and shall contain no more than four dwellings. The existing coach house shall be used as a two-family dwelling. Lot 8 may further be improved with two accessory buildings used for off-street parking as indicated on Exhibit C.
 - e. No building shall be erected on the subject property north or east of the line indicated on Exhibit C as the "line of sight" crossing the intersection of Dempster Street and Ridge Avenue.
 - f. The development plan entails the demolition of the two-story stucco building at 1321 Asbury does not impinge on this standard.

SECTION 9: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

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50-O-04

SECTION 10: 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: April 26, 2004

Adopted: May 10, 2004

Ayes: 9

Nays: 0

Approved: May 13, 2004

Lorraine A. Morro
Mayor

ATTEST:

Mary P. Morris
City Clerk

Approved as to form:
[Signature]
Corporation Counsel

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EXHIBIT A TO ORDINANCE 50-O-04

PARCEL 1:
LOTS 1, 2, 3, 4, 5 AND 6 IN BUELL'S SUBDIVISION OF LOTS 3, 4 AND 5 (EXCEPT PART TAKEN FOR DEMPSTER STREET) IN OWNER'S SUBDIVISION OF BLOCK 44 IN EVANSTON, IN SECTION 13, TOWNSHIP 41 NORTH, RANGE 13 AND SECTIONS 7, 8 AND 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOT 14 (EXCEPT THE SOUTH 33.00 FEET THEREOF) IN BLOCK 44 IN EVANSTON, IN SECTION 13, TOWNSHIP 41 NORTH, RANGE 13 AND SECTIONS 7, 18 AND 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
LOTS 4 AND 5, TOGETHER WITH THAT PART OF LOT 1 LYING EAST OF AND ADJOINING SAID LOTS 4 AND 5 AND WEST OF THE EAST LINE OF LOT 2 EXTENDED SOUTH TO THE SOUTH LINE OF LOT 1, ALL IN THE SUBDIVISION OF LOT 1 AND 2 OF OWNER'S SUBDIVISION IN BLOCK 44 OF EVANSTON, IN SECTION 13, TOWNSHIP 41 NORTH, RANGE 13 AND SECTIONS 7, 18 AND 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL NET AREA: 103,774.09 SQ. FT. = 2.382 ACRES

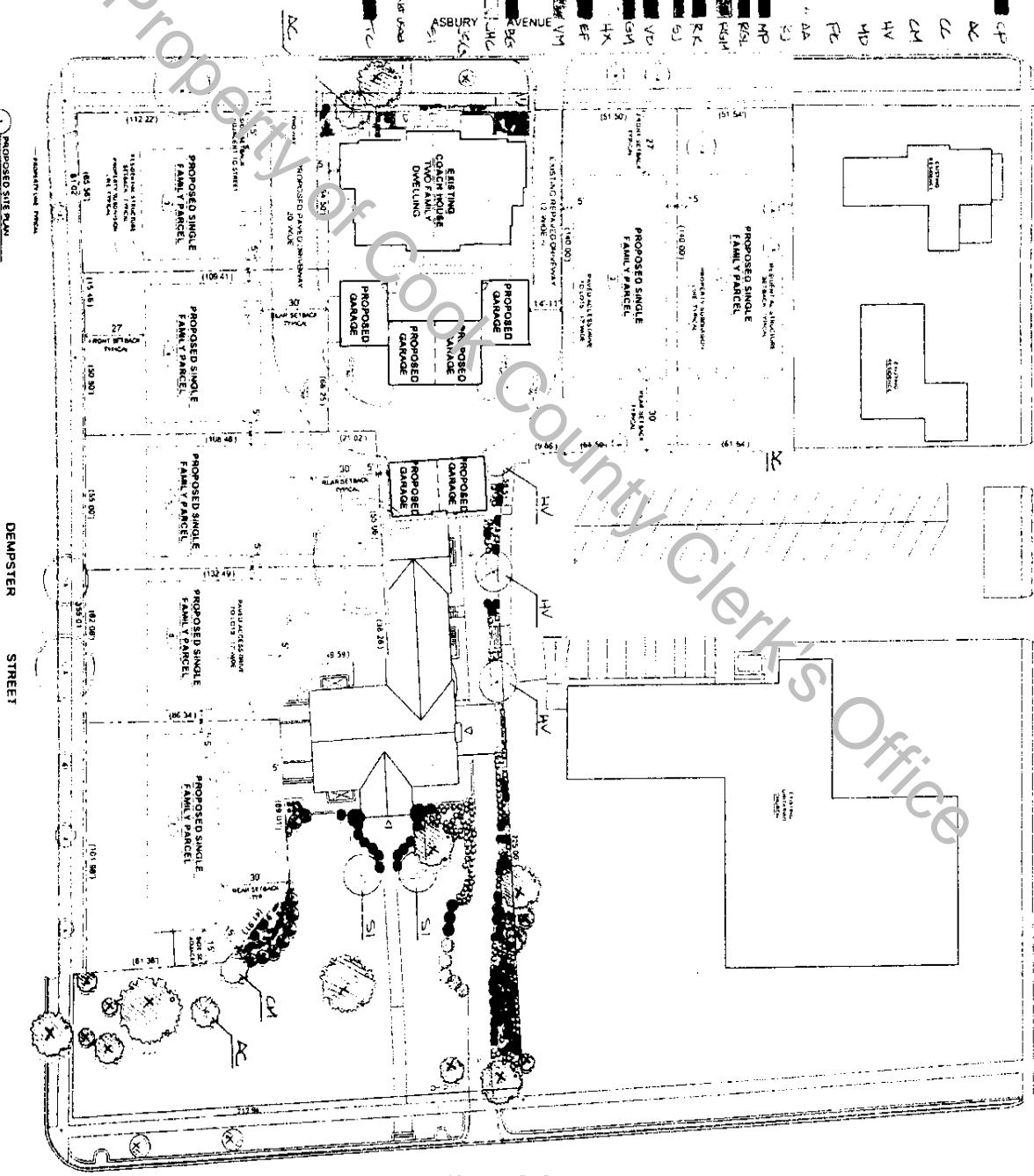
COMMONLY KNOWN AS 1314 RIDGE AVENUE & 1311 & 1321 ASBURY AVENUE, EVANSTON, ILLINOIS.

Property of Cook County Clerk's Office

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EXHIBIT B TO ORDINANCE 50-O-04

Symbol	Code	Code Name	Code Description	Code	Code	Code	Code
⊙	1	General Residential	Single-Family Detached	1	1	1	1
⊙	2	General Residential	Single-Family Attached	2	2	2	2
⊙	3	General Residential	Multi-Family Detached	3	3	3	3
⊙	4	General Residential	Multi-Family Attached	4	4	4	4
⊙	5	General Residential	Commercial/Industrial	5	5	5	5
⊙	6	General Residential	Office	6	6	6	6
⊙	7	General Residential	Professional Office	7	7	7	7
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⊙	49	General Residential	Public Office	49	49	49	49
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RIDGE AVENUE

DEMPESTER STREET

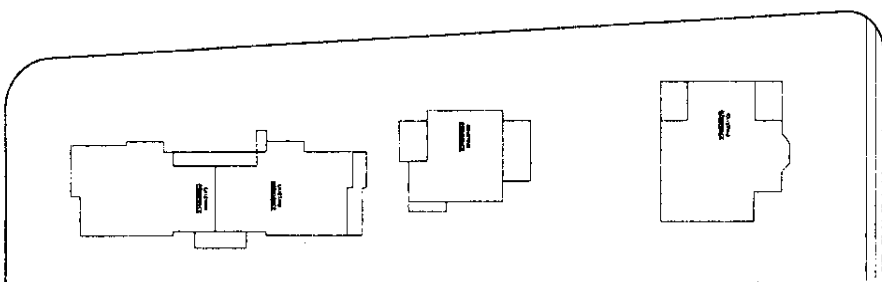
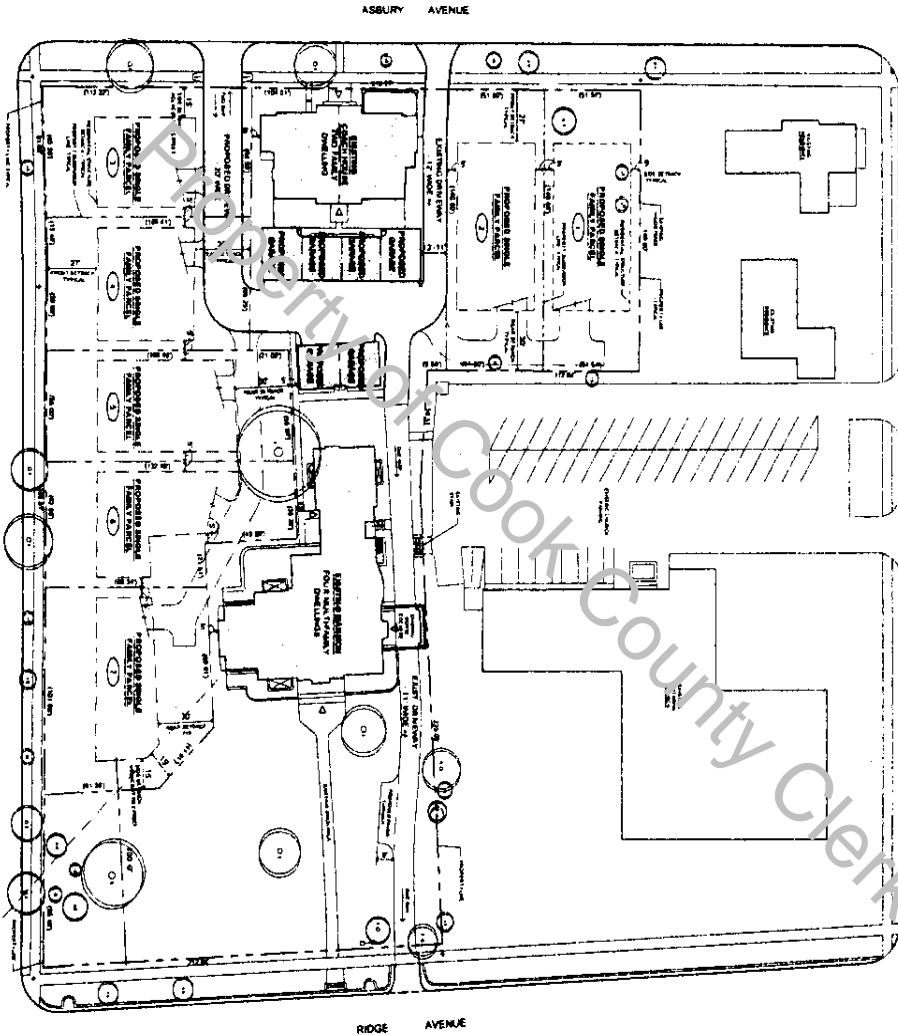
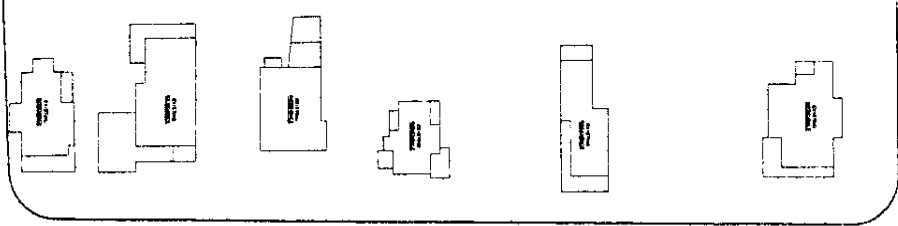
LANDSCAPE PLAN WITH SUBDIVISION SETBACKS

Asbury Ri
Development
Evanston, IL

08 October
Site

parallel
ARCHITECTS

EXHIBIT C TO ORDINANCE 50-O-04



Site Development - Subdivision

- SINGLE FAMILY PARCEL DATA**
- 1 LOT SIZE: 7750 SQ. FT. MAX. BUILDING FOOTPRINT: 1700 SQ. FT. x 18' 0" DEPTH
 - 2 LOT SIZE: 7750 SQ. FT. MAX. BUILDING FOOTPRINT: 1700 SQ. FT. x 18' 0" DEPTH
 - 3 LOT SIZE: 7750 SQ. FT. MAX. BUILDING FOOTPRINT: 1700 SQ. FT. x 18' 0" DEPTH
 - 4 LOT SIZE: 7750 SQ. FT. MAX. BUILDING FOOTPRINT: 1700 SQ. FT. x 18' 0" DEPTH
 - 5 LOT SIZE: 7750 SQ. FT. MAX. BUILDING FOOTPRINT: 1700 SQ. FT. x 18' 0" DEPTH
 - 6 LOT SIZE: 7750 SQ. FT. MAX. BUILDING FOOTPRINT: 1700 SQ. FT. x 18' 0" DEPTH
 - 7 LOT SIZE: 7750 SQ. FT. MAX. BUILDING FOOTPRINT: 1700 SQ. FT. x 18' 0" DEPTH
 - 8 LOT SIZE: 7750 SQ. FT. MAX. BUILDING FOOTPRINT: 1700 SQ. FT. x 18' 0" DEPTH
 - 9 LOT SIZE: 7750 SQ. FT. MAX. BUILDING FOOTPRINT: 1700 SQ. FT. x 18' 0" DEPTH



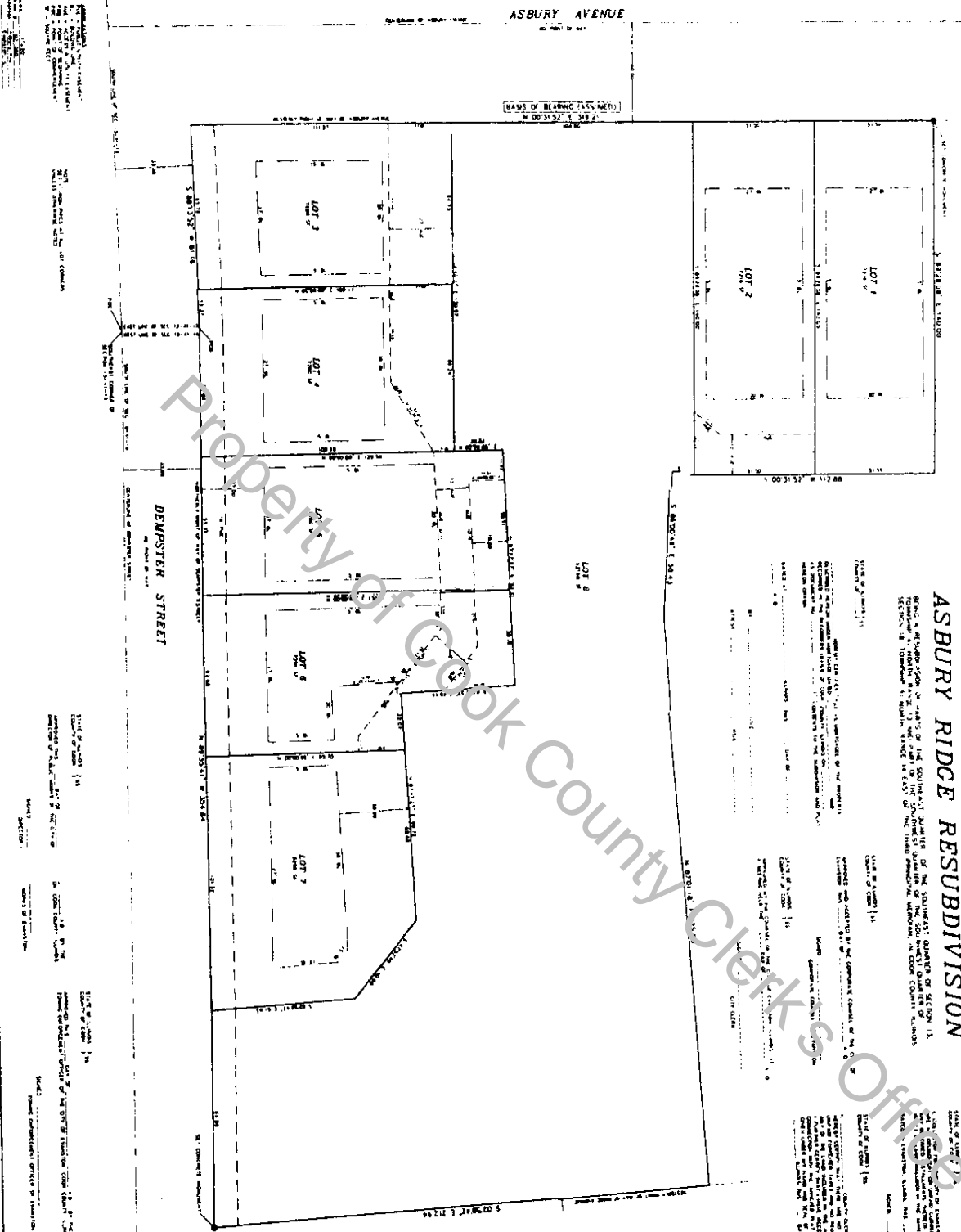
Asbury Ridge Development

parallel ARCHITECTURE

ASBURY AVENUE

BASED ON PLANNING ASSOCIATES
NO. 0031327 OF 2012

FINAL PLAT
OF
ASBURY RIDGE RESUBDIVISION



PROPERTY OF
PLANNING ASSOCIATES
1000 N. LAUREL STREET
CHICAGO, ILL. 60610

STATE OF ILLINOIS
COUNTY OF COOK

STATE OF ILLINOIS
COUNTY OF COOK

STATE OF ILLINOIS
COUNTY OF COOK

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10

STATE OF ILLINOIS
COUNTY OF COOK



THE STATE OF ILLINOIS, County of Cook, ss. I, Clerk of said County, do hereby certify that the foregoing is a true and correct copy of the original plat of the ASBURY RIDGE RESUBDIVISION, as the same appears on the records of said County, and that the same has been duly recorded in the office of the Clerk of said County, in Book of Plats No. 10, at page 100.