

6/28/2019
8/27/2019

74-R-19

A RESOLUTION

**Approving a Plat of Resubdivision for
1211-1217 Ridge Avenue**

WHEREAS, pursuant to Subsection 4-11-1(B) of the Evanston City Code of 2012, as amended (the "City Code"), the City Council may approve of a plat by means of a resolution; and

WHEREAS, the City intends to resubdivide the property located at 1211-1217 Ridge Avenue, Evanston, Illinois (the "Subject Property"), legally described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, the City Council hereby finds that the proposed plat complies with all applicable provisions of Title 4, Chapter 11 of the City Code, subject to certain conditions,

NOW, THEREFORE, BE IT RESOLVED 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: Pursuant to Title 4, Chapter 11 of the City Code, the City Council hereby approves the proposed Plat of Resubdivision, attached hereto as Exhibit B and incorporated herein by reference, subject to the following conditions:

- (A)** The final plat of subdivision must substantially conform to the 1211-1217 Ridge Avenue Subdivision plat prepared by Professionals Associated Survey, Inc. dated May 29, 2019, except as such plat may be modified to conform to the City Code, Resolution, and Ordinance;

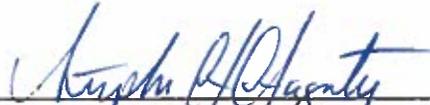
(B) With regard to Lot 1 (the northern lot), in order for the lot to be zoning compliant, the Applicant must maintain the existing single-family residence and provide off-street parking in the rear by either an open parking pad or garage. The required off-street parking shall be provided prior to recording the plat of subdivision;

(C) With regard to Lot 2 (the southern lot), in order for the lot to be zoning compliant, the Applicant must construct a single-family residence and maintain the existing detached coach house. A building permit to construct a new single-family residence shall be submitted prior to recording the plat of subdivision.

(D) Applicant would need to record an easement stating each owner hereby grants and conveys to the other owner a non-exclusive easement for vehicular and pedestrian ingress and egress over and across the platted area defined herein as the "access lot easement" to the owners of record from time to time of lot 1 & 2 and their respective contractors, employees, guests and invitees. Owners of lot 1 & 2 are required to permit and provide passage across the easement and are required to maintain the portion of the access easement that falls within their ownership parcel.

SECTION 3: The City Manager and/or his designee(s) is/are hereby authorized and directed to sign, and the City Clerk hereby authorized and directed to attest, any documents necessary to implement the terms of this resolution.

SECTION 4: This resolution shall be in full force and effect from and after the date of its passage and approval in the manner required by law.



Stephen H. Hagerty, Mayor

Approved as to form:


Michelle L. Masoncup, Corporation Counsel

Attest:



~~Devon Reid, City Clerk~~
Eduardo Gomez, Deputy City Clerk
Adopted: September 9, 2019

EXHIBIT A

Legal Description

THE NORTHERLY 60 FEET OF LOT 10 AND LOT 11 (EXCEPT THE NORTHERLY 10 FEET OF SAID LOT 11) IN O. A. CRAIN'S RESUBDIVISION OF BLOCK 2 (EXCEPT THE NORTHERLY 200 FEET OF THE WESTERLY 160 FEET) OF O. A. CRAIN'S SUBDIVISION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 11-19-101-005-0000
11-19-101-006-0000

COMMONLY KNOWN As: 1211 – 1217 Ridge Avenue, Evanston, Illinois.

EXHIBIT B

Plat of Resubdivision