

OFFICIAL NOTICE - CITY OF EVANSTON

The Evanston Plan Commission and the Evanston Preservation Commission will conduct a joint public hearing on the second floor of the Civic Center, 2100 Ridge Avenue, Evanston, Illinois, at 7:00 P.M., on **Wednesday, January 9, 2008**, when they will consider:

ZPC 07-06-PD&T / 07HIS-0000-0230

318-320 Dempster St., PLANNED DEVELOPMENT and Text Amendment

An application by Geoffrey Bushor, property owner, for a Planned Development and amendments to the text of the Zoning Ordinance. The subject property commonly known as 318-320 Dempster is presently located within the R1, Single Family Residential District. The applicant requests that the City grant a planned development as a form of special use including such development allowances, exceptions to development allowances, and other relief as may be necessary to allow the condominium conversion of the property and redevelopment of the former stable in the rear of the subject property for sale as a single family detached dwelling.

Generally, the proposed project has the following characteristics:

- a) The historic double house in the front of 318-320 Dempster is to remain as is.
- b) The former stable in the rear of the property is to be refurbished as a single family dwelling with covered parking.

The applicant asks for a text amendment to Section 6-4-1-6 of the Zoning Ordinance to add the text: "Except when authorized as part of a planned development approved pursuant to Section 6-3-6 "Planned Developments" and involving an Evanston Designated Landmark Structure," before the current text, and to Section 6-8-1-10(B)1(a) of the Zoning Ordinance to add the text: "except when the planned development includes an Evanston Designated Landmark Structure, in which even the minimum area shall be seven thousand (7,000) square feet" following the existing text to allow more than one principal use on such a property.

These properties bear the following Permanent Index Numbers (PINs) for real estate tax purposes: 11-19-202-039-1001, 1002 and 1003.

These properties which are the subject of this Plan Commission hearing bear the following legal description:

LOT 1 AND 2 IN D.H. WHEELER'S SUBDIVISION OF LOTS 22, 23 AND 34 IN BLOCK 74 IN VILLAGE OF EVANSTON AS PER PLAT RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, IN BOOK 3 OF PLATS PAGE 38 AS DOCUMENT 68471 IN COOK COUNTY, ILLINOIS,

The public hearing may be continued to a further date, time and place without additional notice.

For information, contact the Department of Community Development, Zoning Division at 847/ 866-2930 (phone), 847/448-8120 (fax), or zoning@cityofevanston.org (e-mail). Persons needing mobility or communications access call Facilities Management 847/866-2916 (voice) or 847/328-4080 (TDD).

The City's website at <http://www.cityofevanston.org>. provides access to the entire City Code, including the Zoning Ordinance.