

6/29/00

81-O-00

AN ORDINANCE

**Granting a Special Use for Expansion
Of the Special Use at 3200 Grant Street
To Permit Construction of a Four-Story
Residential Building For the
Retirement Community**

WHEREAS, the Zoning Board of Appeals ("ZBA") held a public hearing on June 20, 2000 in case no. ZBA 00-16-SU&V(R) pursuant to public notice on the application of Presbyterian Homes for a special use pursuant to section 6-8-5-3 of the Zoning Ordinance to permit construction and operation of a four-story residential building for the retirement community at 3200 Grant Street, an expansion of the zoning relief granted for that property by Ordinance 11-O-61, and for a variation from section 6-8-5-8 of the Zoning Ordinance to increase the permitted building height; and

WHEREAS, the ZBA, after hearing testimony and receiving other evidence, made written findings that the application met the standards for special uses and major variations, set forth in sections 6-3-5-10 and 6-3-8-12 of the Zoning Ordinance, respectively; and

WHEREAS, the ZBA recommended that the City Council approve the special use and the major variation; and

WHEREAS, the Planning and Development Committee of the City Council considered the ZBA's record at its July 10, 2000 meeting and adopted the ZBA's recommendations,

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 findings and recommendations of the ZBA and the recommendation of the Planning and Development Committee in the aforescribed case no. ZBA 00-16-SU&V(R) and grants said special use to permit a four-story residential building for the retirement community and major variation on the property legally described in Attachment 1, attached hereto and made a part hereof, on property commonly known as 3200 Grant Street.

SECTION 2: That the major variation granted hereby permits construction of the said four-story building to four stories high or approximately forty-one feet (41) to the top of the flat roof, approximately forty-three and half feet (43.5) to the top of the parapet, and approximately forty-nine and half feet (49.5) to the top of the mechanical screen.

SECTION 3: That pursuant to sections 6-3-5-12 and 6-3-8-14 of the Zoning Ordinance, which provide that the City Council may impose conditions upon the grant of special uses and major variations, respectively, this condition is hereby imposed:

- a. Development and use of the property shall be in substantial compliance with the testimony of the applicant and with documents placed on file in the case by the applicant.

SECTION 4: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5: 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: July 10, 2000

Adopted: July 24, 2000

Approved:

July 27, 2000
Lorraine H. Norton
Mayor

ATTEST:

Mary J. Morris
City Clerk

Approved as to form:

Kathleen T. Brennan
Corporation Counsel

Attachment 1

Lots 1 to 10, inclusive, in Block 5 and Lots 1 to 11, inclusive, in Block 6 in the Highlands, Evanston Lincolnwood First Addition, being a Subdivision of the Southwest quarter of the Southwest quarter (except the East 20 Acres thereof) of Section 11, Township 41 North, Range 13, East of the Third Principal Meridian, ALSO

IN CASE The West half of the Southeast quarter of the Southwest quarter (except parts dedicated for Street purposes) of Section 11, Township 41 North, Range 13, East of the Third Principal Meridian, ALSO.

The East 20 Acres of the Southwest quarter of the Southwest quarter of Section 11, Township 41 North, Range 13, East of the Third Principal Meridian (except parts dedicated for Street purposes), TOGETHER WITH

All of the North and South 8.0 foot alley lying East of and adjoining Lots 5 to 11, inclusive, in Block 6, also 8.0 foot alley lying East of and adjoining Lots 1 to 8 in Block 5, both inclusive, in "The Highlands", Evanston Lincolnwood First Addition, being a Subdivision of the Southwest quarter of the Southwest quarter of (except the East 20 Acres thereof) of Section 11, Township 41 North, Range 13, East of the Third Principal Meridian, recorded May 5, 1926, in Book 226, Page 33, as Document No. 9284845, ALSO

All of the East and West 16.0 foot alley lying North of and adjoining Lots 9 and 10 in Block 5 in "The Highlands", Evanston Lincolnwood First Addition, aforesaid, ALSO

All that part of Hayes Street (a public Street) lying between Blocks 5 and 6 and East of the East line of Prospect and West of the East line of "The Highlands", Evanston Lincolnwood First Addition, aforesaid, EXCEPTING THEREFROM

That part of the West half of the Southwest quarter of Section 11, Township 41 North, Range 13, East of the Third Principal Meridian, in the City of Evanston, Cook County, Illinois, described as follows: Commencing with the Southeast corner of Prospect Avenue and Grant Street, thence South $1^{\circ} 25'$ West along the East line of Prospect Avenue 325 feet, thence North $69^{\circ} 08'$ East a distance of 96.64 feet, thence North $78^{\circ} 14'$ East a distance of 113.79 feet, thence North $25^{\circ} 47' 45''$ East a distance of 176.52 feet, thence South $86^{\circ} 04'$ East a distance of 158.75 feet, thence North $14^{\circ} 38'$ East a distance of 123.37 feet to a point in the South line of Grant Street, thence due West along the South line of Grant Street 480 feet to the point of beginning, all in Cook County, Illinois.