

11/26/2001

114-O-01

**AN ORDINANCE**

**Granting a Special Use to Permit Expansion of the  
Retirement Community Special Use at 3200 Grant Street  
By Construction of Certain One-Story Additions and Attached  
Garages to the Trinity Court Townhomes**

**WHEREAS**, Ordinance 11-O-61 approved a special use pursuant to the 1960 Zoning Ordinance allowing the establishment of a retirement community at 3200 Grant Street ("the subject property"); and

**WHEREAS**, the City Council has granted applications for zoning relief to the Presbyterian Homes, owner of the subject property, from time to time to allow expansion of the retirement community use; and

**WHEREAS**, the Zoning Board of Appeals ("ZBA") held a public hearing on November 8, 2001 in case no. ZBA 01-47 SU(R) pursuant to proper notice, on the application of Nancy Tolan, agent for Presbyterian Homes, for a special use pursuant to Section 6-8-5-3 of the 1993 Zoning Ordinance ("the Zoning Ordinance") to allow expansion of the 2 two-bedroom townhouse units and the construction of 45 new attached garages, all in the Trinity Court section of the subject property, in a R4 General Residential District; and

**WHEREAS**, the ZBA, after hearing testimony and receiving other evidence, made a written record and determined that the application met the standards for special uses set forth in Section 6-3-5 of the Zoning Ordinance, and recommended City Council approval thereof; and

**WHEREAS**, the Planning and Development Committee of the City Council after considering the ZBA's record and receiving other evidence at its December 3, 2001 meeting, recommended City Council approval of the application; and

**WHEREAS**, the City Council considered this Ordinance 114-O-01 at its December 3, 2001 and December 17, 2001 meetings,

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 record, findings, and recommendation of the ZBA and the record and recommendation of the Planning and Development Committee and grants the special use sought in case no. ZBA 01-47 SU(R), to allow expansion of the 2 two-bedroom townhouse units and construction of 45 attached garages to the townhouse units, all in the Trinity Court section of the subject property, commonly known as 3200 Grant Street and legally described in Exhibit A and made a part hereof.

**SECTION 2:** That pursuant to Section 6-3-5-12 of the Zoning Ordinance, which provides for the City Council to impose conditions on the grants of special uses, this condition is hereby imposed:

Construction and operation of the subject use shall be in accordance with representations of the applicant to the ZBA, Planning and Development Committee, and City Council, the application and other evidence presented by the applicant in connection with this case, the approved plans, and with all applicable legislation.

**SECTION 3:** That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 4:** 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: December 3, 2001

Adopted: December 17, 2001

Approved:

December 18, 2001  
Lorraine A. Norton  
Mayor

ATTEST:

Mary P. Morris  
City Clerk

Approved as to form: [Signature]  
Corporation Counsel

# EXHIBIT A TO ORDINANCE 114-O-01

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

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.