

113-O-04

**AN ORDINANCE
Granting a Special Use to
Expand a Retirement Community at
3200 Grant Street**

WHEREAS, Presbyterian Homes ("Applicant"), the owner of the property commonly known as 3200 Grant Street ("subject property"), sought a special use pursuant to Section 6-8-5-3 of the Zoning Ordinance in case number ZBA 04-43-SU(R) to construct a one-car garage adjacent to unit 606, in an R4 General Residence District; and

WHEREAS, by Ordinance 11-O-61, the City Council approved a special use for the retirement community operated by Applicant on the subject property;

WHEREAS, the construction of a new garage is an expansion of the special use for which an amendment to Ordinance 11-O-61 is required; and

WHEREAS, the Zoning Board of Appeals ("ZBA") conducted a public hearing on October 19, 2004 pursuant to proper notice, made a verbatim record thereof, and certain findings of fact that the proposal meets the standards for special uses in Section 6-3-5-10 of the Zoning Ordinance, and recommended City Council approval of the application; and

WHEREAS, the Planning and Development Committee of the City Council considered and adopted the record and recommendations of the ZBA in

said case number ZBA 04-43-SU(R), at its November 8, 2004, and November 22, 2004 meetings and recommended City Council approval thereof, and

WHEREAS, the City Council considered and adopted the respective records and recommendations of the ZBA and the Planning and Development Committee at its November 8, 2004, November 22, 2004, and December 13, 2004 meetings, and

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

SECTION 1: That the foregoing recitals are found as fact and made part hereof.

SECTION 2: That the application for expansion of the aforescribed special use to construct a one-car garage adjacent to unit 606, case number ZBA 04-43-SU(R), is hereby granted to permit the construction and operation of a one-car garage adjacent to unit 606 on the subject property legally described in Exhibit A attached hereto and made a part hereof, commonly known as 3200 Grant Street.

SECTION 3: That pursuant to Section 6-3-5-12 of the Zoning Ordinance which provides that the City Council may attach conditions to the grant of a special use, the following condition is hereby imposed:

A. Construction and operation of the use granted hereby shall be in substantial conformity with the Applicant's testimony and representations to the City Council, the Planning and Development Committee, and the ZBA, and the documents and approved plans in this case number ZBA 04-43-SU(R).

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

SECTION 5: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

Introduced: November 22, 2004

Adopted: December 13, 2004

Approved: December 14, 2004

Lorraine H. Morton
Lorraine H. Morton, Mayor

Attest:

Mary R. Morris
Mary R. Morris, City Clerk

Corporation Counsel.

[Signature]

EXHIBIT A – Legal Description

LOTS 1 TO 10, INCLUSIVE, IN BLOCK 5 AND LOTS 1 TO 11, INCLUSIVE, IN BLOCK 6 IN THE HIGHLANDS EVANSTON LINCOLNWOOD FIRST ADDTION, BEING A SUBDIVISION OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ (EXCEPT THE EAST 20 ACRES THEREOF) OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,

ALSO,

THE WEST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ (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 $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ 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 ADDTION, BEING A SUBDIVISION OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ 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. 9264845,

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 AVENUE AND WEST OF THE EAST LINE OF THE HIGHLANDS, EVANSTON LINCOLNWOOD FIRST ADDTION, AFORESAID,

EXCEPTING THEREFROM,

THAT PART OF THE WEST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ 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 01 DEGREE 25 MINUTES WEST ALONG THE EAST LINE OF PROSPECT AVENUE, 325 FEET; THENCE NORTH 69 DEGREES 08 MINUTES EAST A DISTANCE OF 96.84 FEET, THENCE NORTH 78 DEGREES 14 MINUTES EAST A DISTANCE OF 113.79 FEET; THENCE NORTH 25 DEGREES 47 MINUTES 45 SECONDS EAST A DISTANCE OF 176.52 FEET; THENCE SOUTH 86 DEGREES 01 MINUTE EAST A DISTANCE OF 158.75 FEET, THENCE NORTH 14 DEGREES 38 MINUTES 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, 460 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.