

to those of an RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map Number 15-N.

(As Amended)

(Application Number 15481) *IPD 107,00*

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS2 Residential Single-Unit District symbols; SD1 and SD2 Norwood Park Special Character Overlay District symbols; and Planned Development Number 107 district symbols as shown on Map Number 15-N in the area bounded by:

North Avondale Avenue; North Nina Avenue; North Northcott Avenue; North Niagara Avenue; a line 209.74 feet northeast of and parallel to North Northcott Avenue; a line 143.41 feet southeast of and parallel to North Niagara Avenue extended northeast for a distance of 49.89 feet; a line 259.63 feet northeast of and parallel to North Northcott Avenue; and North Niagara Avenue,

to those of an RT4-A Residential Multi-Unit Accessible Dwelling-Unit District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RT4-A Residential Multi-Unit Accessible Dwelling-Unit District symbols as shown on Map 15-N in the area described above in Section 1, to Institutional Planned Development Number 107, as amended.

SECTION 3. This ordinance takes effect after its passage and approval.

Plan of Development Statements attached to this ordinance read as follows:

Institutional Planned Development Number 107, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Institutional Planned Development Number 107, as amended ("Planned Development") consists of approximately two hundred fifteen thousand four hundred sixty-four (215,464) square feet (approximately four and nine hundred forty-six thousandths (4.946) acres) of property located in the area more specifically set forth on the attached Planned Development Boundary and Property Line Map ("Property"). The Property is under the unified control of the applicant, Norwood Seniors Housing Association, an Illinois not-for-profit corporation.
2. All applicable governmental reviews, approvals or permits that are required in connection with the Planned Development shall be obtained or authorized to be obtained by the applicant, its successors and assigns and, if different from the applicant, the legal titleholders of all of the Property. Any dedication or vacation of streets, alleys or easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels shall require a separate submittal and approval by the City Council.
3. The requirements, obligations and conditions contained within the Planned Development shall be binding upon the applicant, its successors and assigns and, if different from the applicant, the legal titleholders of the Property. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different from the applicant, the legal titleholders of the Property. Any applications for amendments, modifications or changes (administrative, legislative or otherwise) to the Planned Development shall be made by the applicant, its successors or assigns, or by all of the owners of the Property. Single ownership or unified control is required at the time of any amendment to the Planned Development pursuant to Section 17-8-0400 of the Chicago Zoning Ordinance.
4. The plan of development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; a Planned Development Boundary and Property Line Map; an Existing Zoning Map; an Existing Land-Use Map; a Site Plan; a Landscape Plan prepared by Wolff Landscape Architecture dated April 20, 2006; a Green Roof Plan prepared by Harley Ellis Devereaux dated April 20, 2006; and Building Elevations prepared by

Harley Ellis Devereaux dated April 20, 2006. Full size copies of the Site Plan, Landscape Plan and Building Elevations will be on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property.

The Planned Development conforms to the intent and purpose of Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, and all requirements thereof, and satisfies the established standards and guidelines for approval as a planned development set forth in Section 17-8-0900 of the Chicago Zoning Ordinance.

5. The following uses are permitted within the area delineated herein as Institutional Planned Development Number 107, as amended: continuing care retirement community including independent living units; assisted living units; skilled nursing beds; fitness/wellness spa for residents; administration, service and support spaces; resident dining rooms; accessory parking; and accessory uses.
6. Identification signs and temporary signs such as construction and marketing signs, are permitted within the Planned Development subject to the review and approval of the Department of Planning and Development.
7. Ingress and egress including emergency vehicle access and service drives shall be subject to the review and approval of the Chicago Department of Transportation and the Department of Planning and Development. Any street or alley constructed by the applicant and intended to be dedicated to the City of Chicago must be designed, constructed and paved in accordance with the Municipal Code of Chicago and the regulations of the Chicago Department of Transportation in effect at the time of construction. Closure of all or part of any public street or alley during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.
8. The maximum height of each of the buildings shall be in substantial conformance with the elevations set forth in the exhibits of the Planned Development and shall be subject to any height limitations of the Federal Aviation Administration. Building height shall be measured as set forth in Section 17-17-0311 of the Chicago Zoning Ordinance.
9. The improvements on the Property including landscaping and ingress and egress, shall be designed, constructed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations attached to and made a part of this Planned Development. For purposes

of calculating the floor area ratio, the definitions set forth in Section 17-17-0305 of the Chicago Zoning Ordinance shall apply, except that attic space, all mechanical space, elevator shafts, and stairwells on each floor shall be excluded from the floor area ratio calculation.

10. The following features are allowed to encroach into any required setback: bay windows; chimneys; porches; balconies; turrets; enclosed stairs providing secondary access; and any feature that meets federal, state or local accessibility standards.
11. The terms, conditions and exhibits of the Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon written application by the applicant and a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated by the Planned Development and the purposes underlying the provisions thereof. Any such modification of the requirements of the Planned Development by the Commissioner of the Department of Planning and Development shall be deemed a minor change in the Planned Development as contemplated by Section 17-13-0611-A of the Chicago Zoning Ordinance.
12. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The applicant shall use its best and reasonable efforts to design, construct and maintain all new buildings located within the Planned Development in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. The applicant agrees to install a vegetative green roof on a minimum of twenty-five percent (25%) of the net available flat roof area.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner that promotes, enables and maximizes universal access throughout the Property. Plans for all new buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. Unless substantial construction of the project development contemplated by this Planned Development has commenced within six (6) years following adoption of the Planned Development, and unless completion of the

development is diligently pursued thereafter, the Planned Development shall expire and the zoning of the Property shall revert to the pre-existing classification of RS2 Residential Single-Unit District.

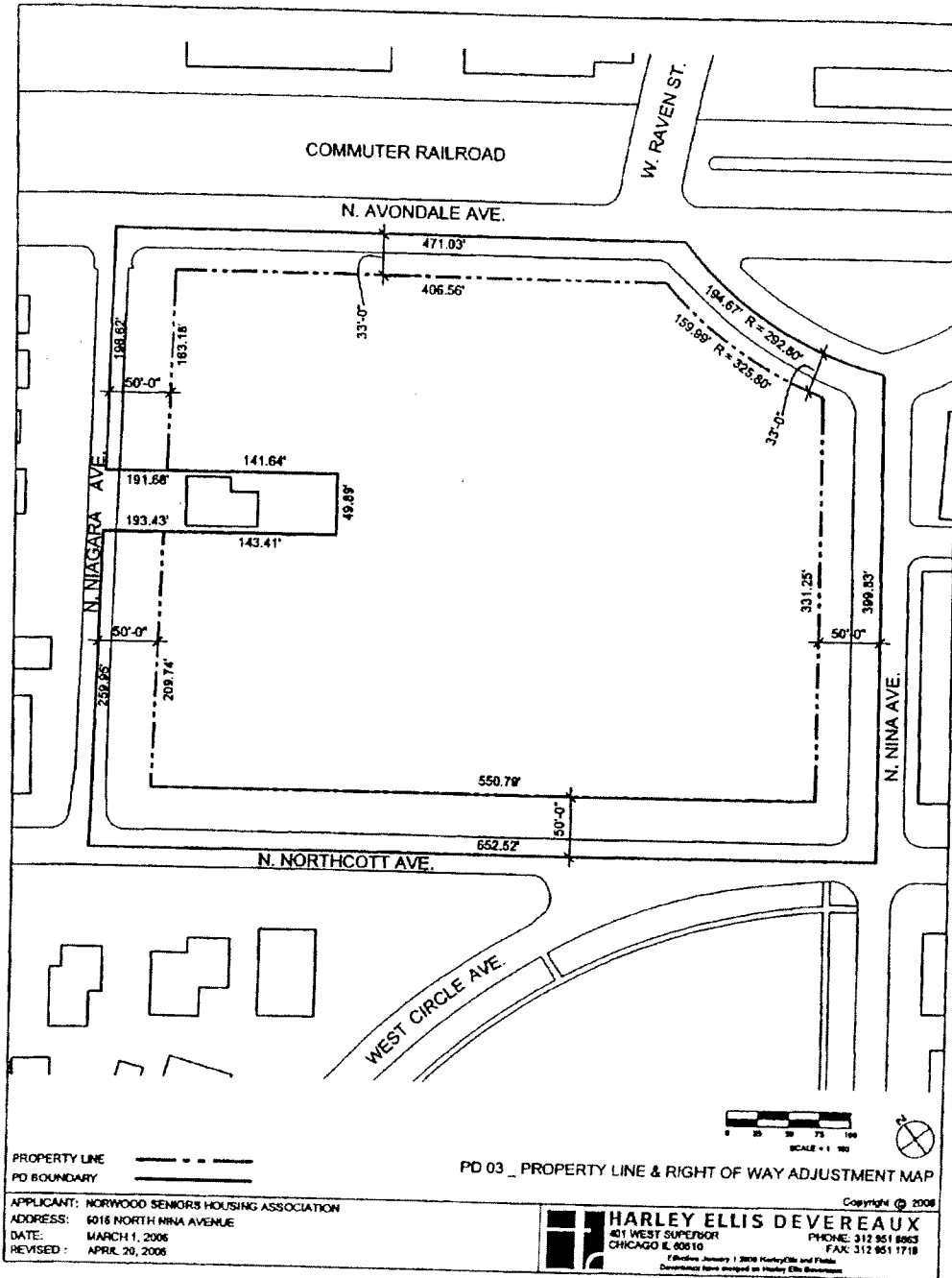
[Property Line and Right-of-Way Adjustment Map; Existing Zoning Map; Existing Land-Use Map; General Site Plan; Landscape Plan; Plant List; Roof Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 77865 through 77875 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

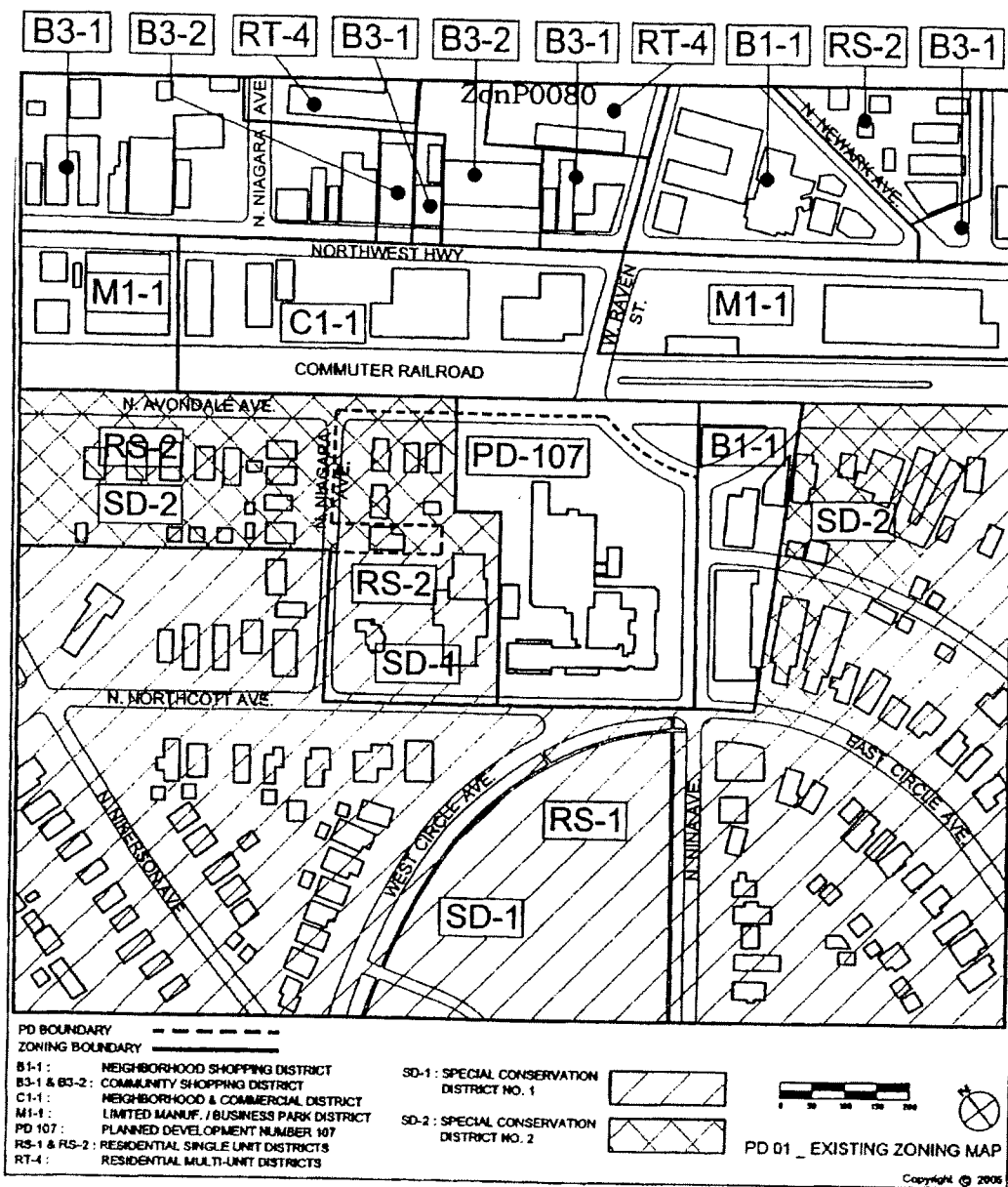
Bulk Regulations And Data Table.

Net Site Area:	215,464 square feet
Area in Public Way:	89,345 square feet
Gross Site Area:	304,809 square feet
Maximum Number of Residential Units:	
Independent Living Units:	135
Assisted Living Units:	55
Maximum Number of Skilled Nursing Beds:	82
Maximum Number of Parking Spaces:	175
Maximum Floor Area Ratio:	1.5
Minimum Building Setbacks:	In accordance with Site Plan
Maximum Building Height of New Construction (Excluding Rooftop Features):	49 feet, 6 inches

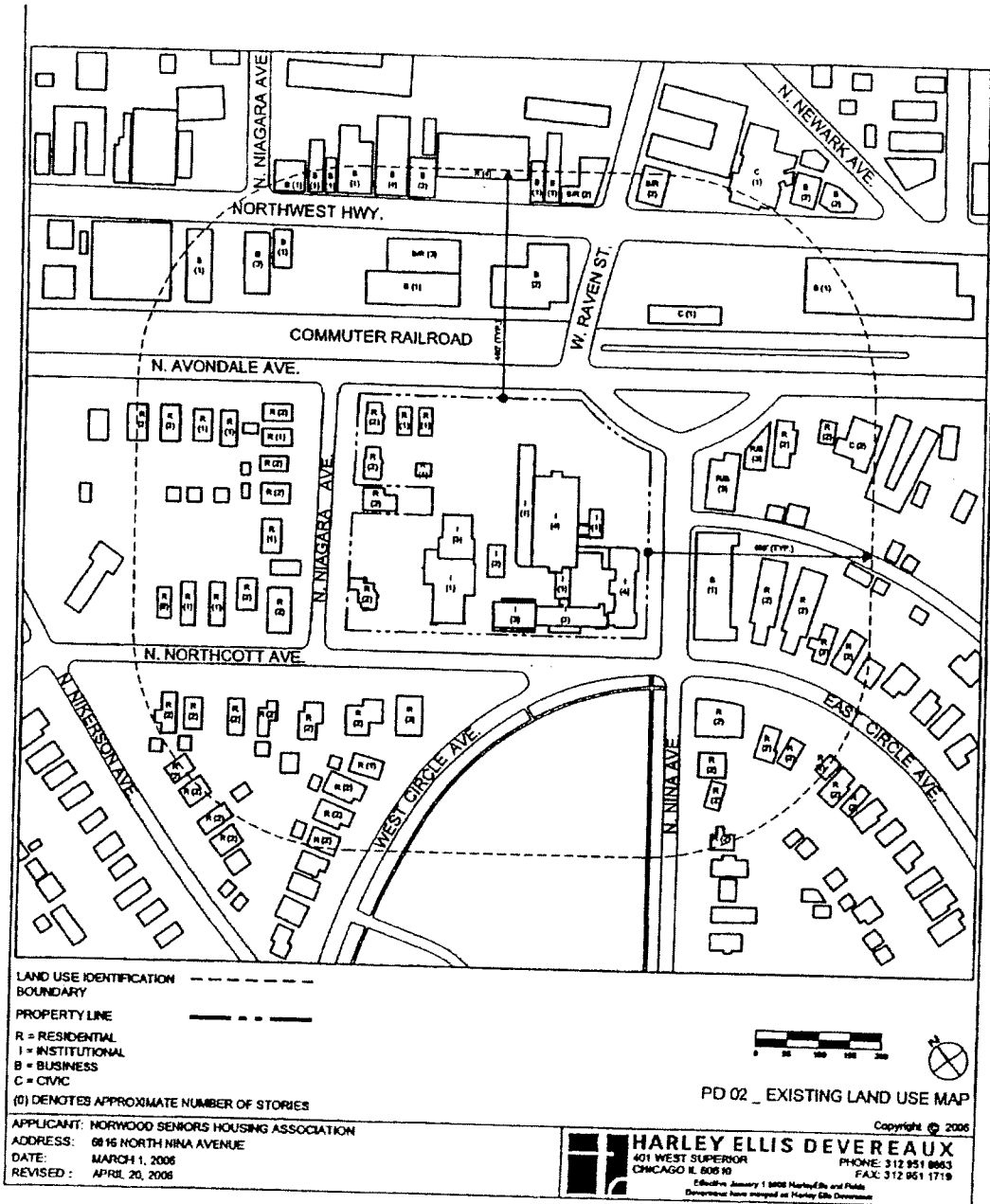
Property Line And Right-Of-Way Adjustment Map.



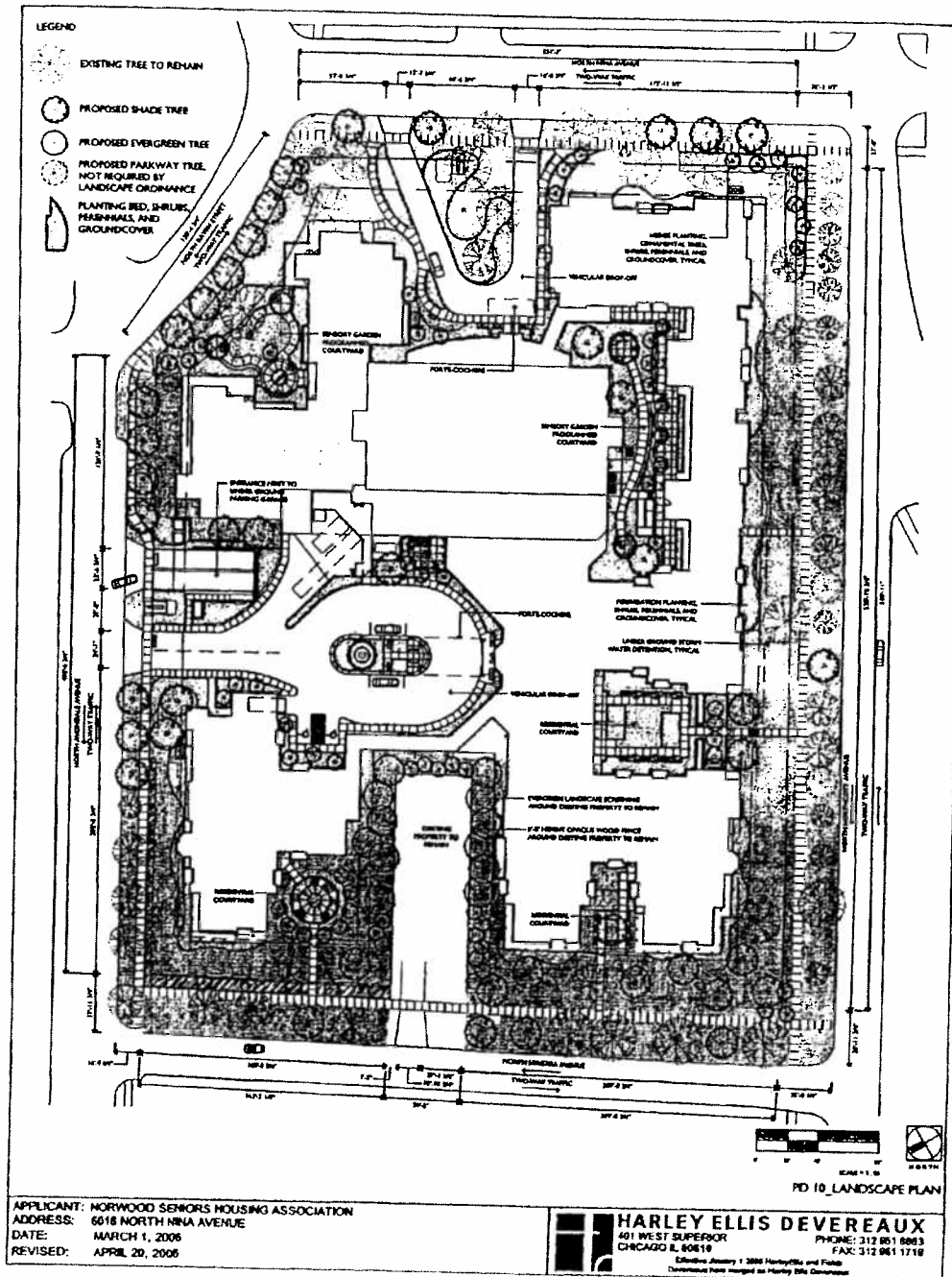
Existing Zoning Map.



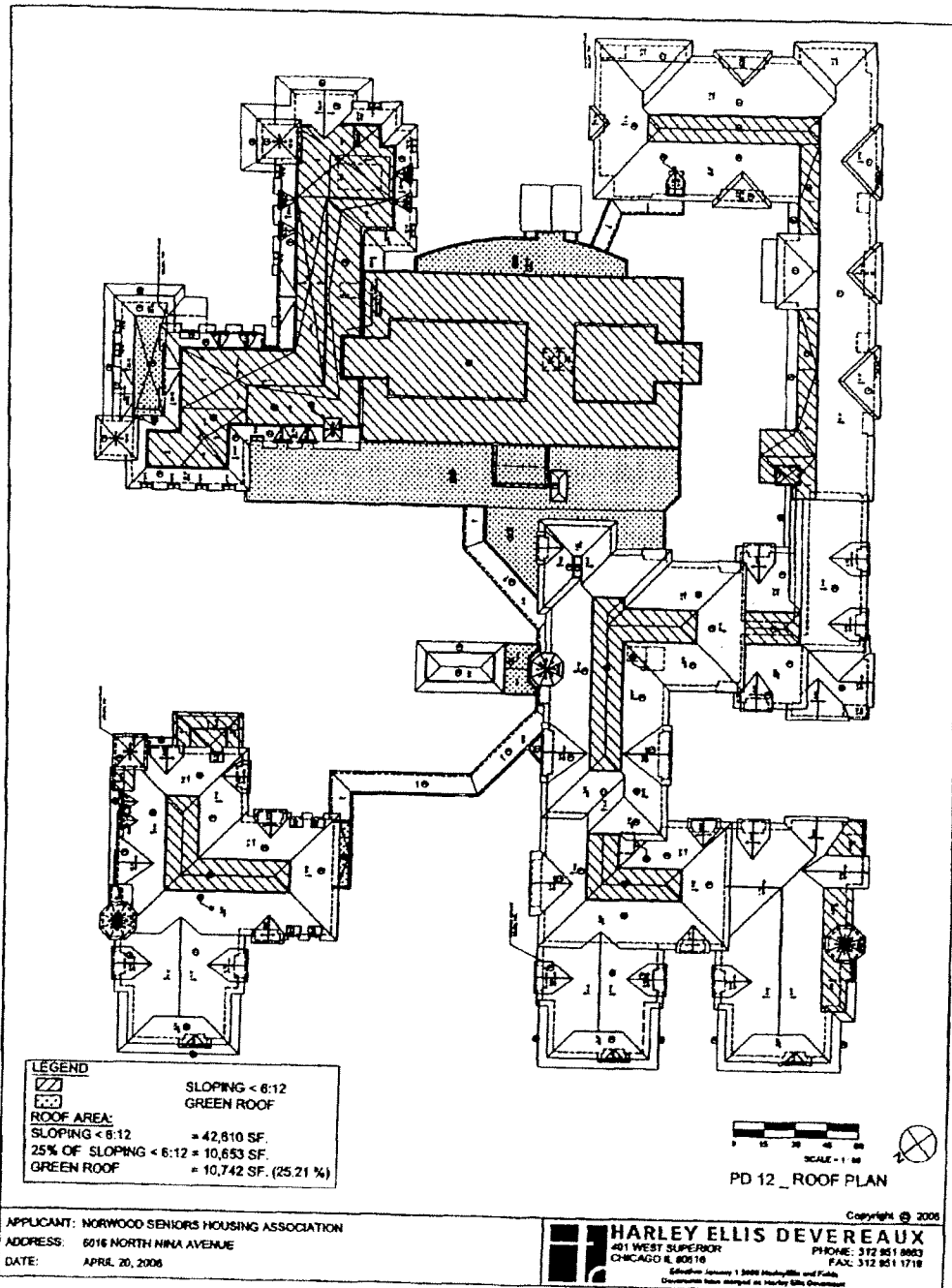
Existing Land-Use Map.



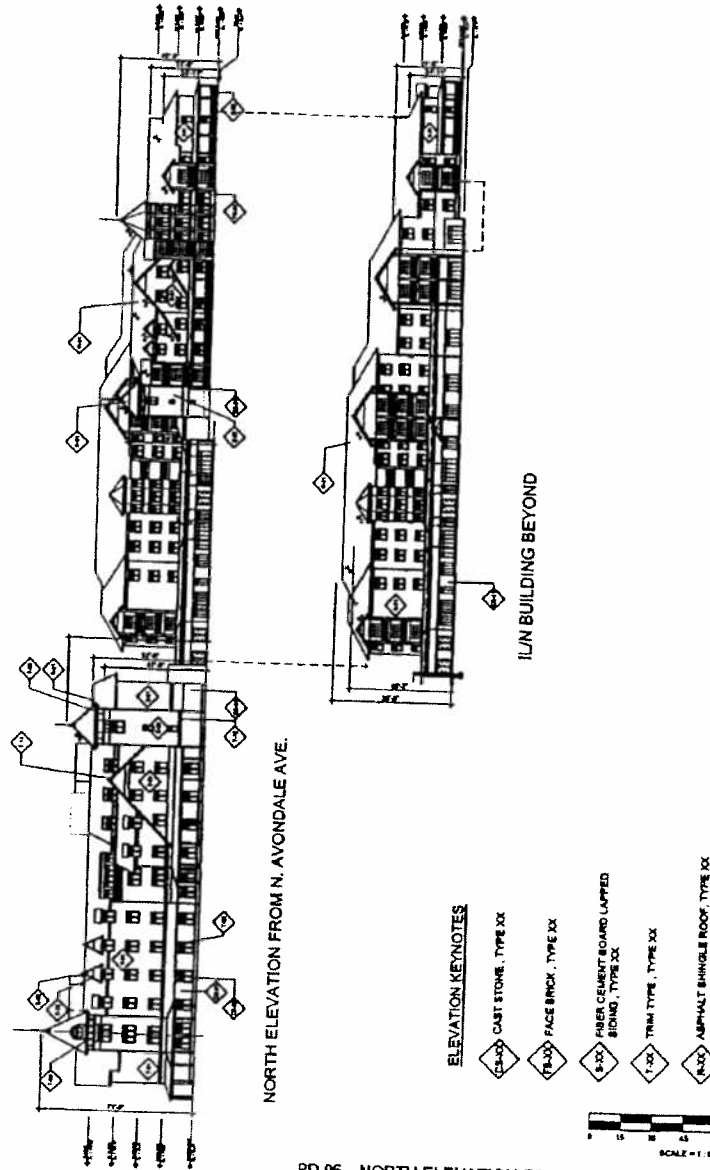
Landscape Plan.



Roof Plan.



North Elevation From North Avondale Avenue.

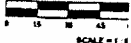


NORTH ELEVATION FROM N. AVONDALE AVE.

IL/N BUILDING BEYOND

ELEVATION KEYNOTES

- CS-2 CAST STONE, TYPE XX
- FB-20 FACE BRCK., TYPE XX
- 8-200 FIBER CEMENT BOARD LAPPED SIDING, TYPE XX
- T-200 TRIM TYPE, TYPE XX
- R-200 ASPHALT SHINGLE ROOF, TYPE XX



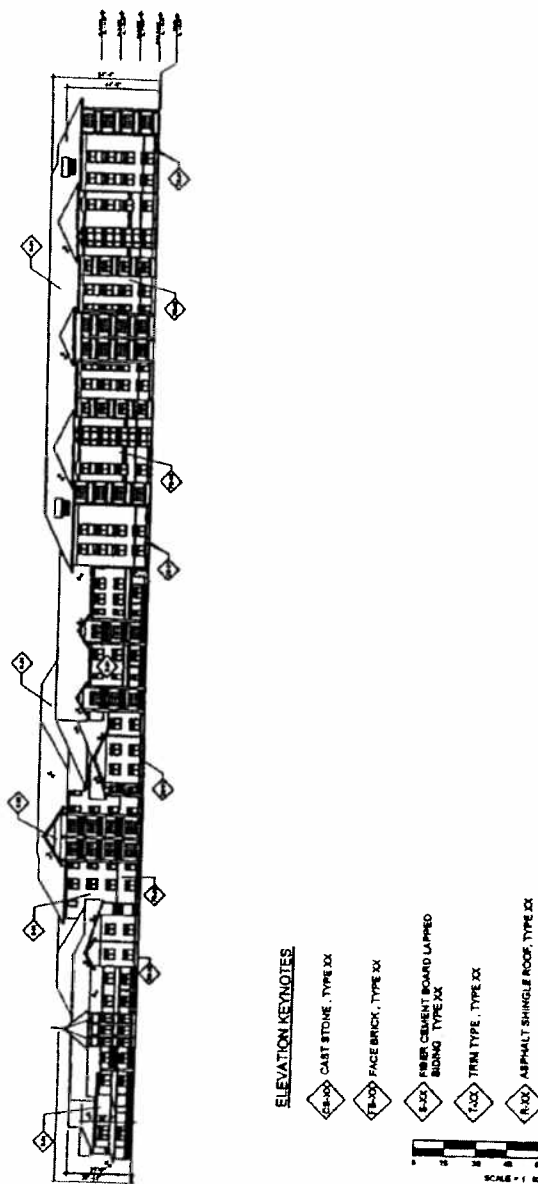
SCALE = 1/4"

PD 06 _ NORTH ELEVATION FROM N. AVONDALE AV

APPLICANT: NORWOOD SENIORS HOUSING ASSOCIATION
 ADDRESS: 6616 NORTH NINA AVENUE
 DATE: MARCH 1, 2006
 REVISED: APRIL 20, 2006

HARLEY ELLIS DEVEREAUX
 401 WEST SUPERIOR
 CHICAGO IL 60610
 PHONE: 312 851 8808
 FAX: 312 851 1711
Effective January 1, 2006 Harley Ellis Devereaux
 Document names changed to Harley Ellis Devereaux

South Elevation From North Northcott Avenue.

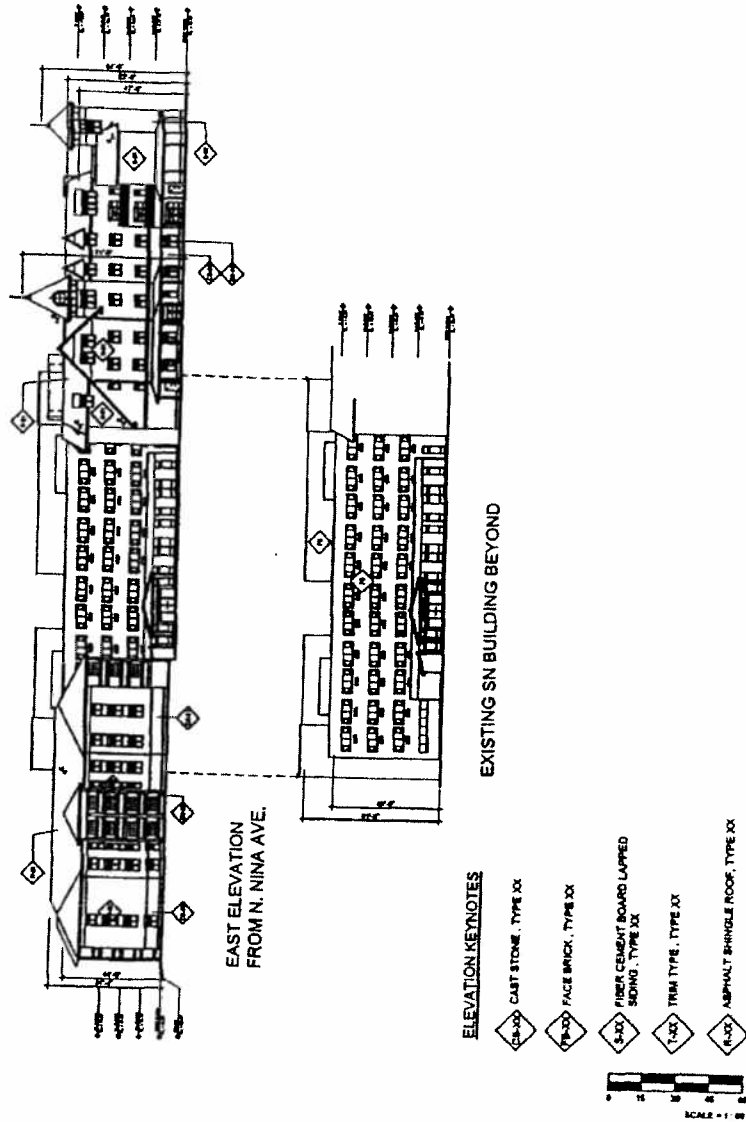


PD 08 _ SOUTH ELEVATION FROM N. NORTHCOTT AVI

APPLICANT: NORWOOD SENIORS HOUSING ASSOCIATION
 ADDRESS: 6014 NORTH NINA AVENUE
 DATE: MARCH 1, 2006
 REVISED: APRIL 20, 2006

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HARLEY ELLIS DEVEREAUX
 401 WEST SUPERIOR
 CHICAGO IL 60610
 PHONE: 312 951 8683
 FAX: 312 951 1718
© Business January 1, 2000 HarleyEllis and Fields
 Deveraux has merged in Harley Ellis Deveraux

East Elevation From North Nina Avenue.



PD 07 _ EAST ELEVATION FROM N. NINA AVE

APPLICANT: NORWOOD SENIORS HOUSING ASSOCIATION
 ADDRESS: 6016 NORTH NINA AVENUE
 DATE: MARCH 1, 2006
 DRAWN BY: ADRE 70 7006

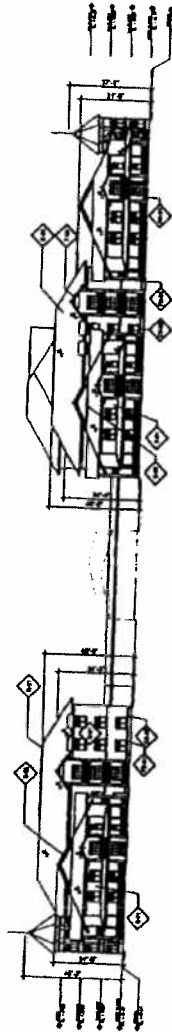
HARLEY ELLIS DEVEREAUX
 401 WEST SUPERIOR
 CHICAGO IL 60610
 PHONE: 312 851 8863
 FAX: 312 851 1718
 Copyright © 2006
 Effective January 1, 2006 HarleyEllis and Fields

5/24/2006

REPORTS OF COMMITTEES

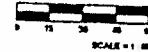
77875

West Elevation From North Niagara Avenue.



ELEVATION KEYNOTES

- CS-200 CAST STONE, TYPE XX
- FB-200 FACE BRICK, TYPE XX
- FCB-200 FIBER CEMENT BOARD LAPPED SIDING, TYPE XX
- T-200 TRIM TYPE, TYPE XX
- R-200 ASPHALT SHINGLE ROOF, TYPE XX



SCALE = 1/8"

PD 09 _ WEST ELEVATION FROM N. NIAGARA AVE

APPLICANT: NORWOOD SENIORS HOUSING ASSOCIATION
ADDRESS: 8016 NORTH NIAGARA AVENUE
DATE: MARCH 1, 2006
REVISED: APRIL 20, 2006

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HARLEY ELLIS DEVEREAUX
401 WEST SUPERIOR
CHICAGO, IL 60610
PHONE: 312 851 6863
FAX: 312 851 1719
Established January 1, 2006. Harbell, Ellis, and Fields
Development have merged as Harley Ellis Devereaux.

*Reclassification Of Area Shown On Map Number 15-N.
(As Amended)
(Application Number 12201)*

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Institutional Planned Development Number 107 symbols and indications as shown on Map Number 15-N in the area bounded by:

North Avondale Avenue; North Nina Avenue; North Northcott Avenue; a line 300.11 feet northwest of and parallel to North Nina Avenue; a line 271.02 feet northeast of and parallel to North Northcott Avenue; and a line 400.16 feet northwest of and parallel to North Nina Avenue.

to the designation of Institutional Planned Development Number 107, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Institutional Planned Development Number 107, As Amended

Plan Of Development Statements.

1. The area delineated herein as Institutional Planned Development Number 107, as amended, consists of approximately one hundred thirty-five thousand four hundred forty (135,440) square feet (three and one-tenths (3.10) acres) and is owned or controlled by the applicant, Norwegian Old Peoples Home Society, an Illinois not-for-profit corporation.

2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property shall be under single ownership or under single designated control at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property or any property owners association which may be formed to succeed the applicant, and any ground lessors.
4. This Plan of Development consists of these thirteen (13) statements: a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line and Boundary Map; an Existing Land-Use Map; a Site/Landscape Plan and Building Elevations dated January 15, 1998 prepared by OWP &P. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply.
5. The following uses shall be permitted within the area delineated herein as "Institutional Planned Development Number 107, as amended": nursing home providing skilled care and sheltered care and related uses.
6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.

7. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.
8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site/Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
12. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The applicant shall use

best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.

- 13. Unless substantial construction upon the proposed additions has commenced within five (5) years following adoption of this Planned Development and unless completion is thereafter diligently pursued, then this Planned Development shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all Planned Developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said amendatory ordinance (the first day of which as applied to this Planned Development shall be the effective date of the amendatory ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to the pre-existing Institutional Planned Development Number 107.

[Property Line and Boundary Map; Existing Zoning Map; Building Elevation Drawings; Existing Land-Use Plan; and Site Plan/Landscape Plan referred to in these Plan of Development Statements printed on pages 63840 through 63845 of this Journal.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Institutional Planned Development Number 107, As Amended

Bulk Regulations And Data Table.

Net Site Area:

Square Feet	Acres
135,440	3.10.

3/11/98

REPORTS OF COMMITTEES

63839

Gross Site Area = Net Site Area. 135,440 square feet (3.10 acres)
 plus Area of Adjacent Public Right-of-Way.
 61,855.2 square feet (1.42 acres) = 197,295.2
 square feet (4.52 acres).

Maximum Permitted Floor Area Ratio for total Net
 Site Area: 0.95.

Population:

1. Maximum Number of Beds: 261.

Maximum Skilled Care: 130.

Maximum Sheltered Care: 131.

2. Number of Attending Doctors: 1.

3. Maximum Number of Employees
 in one shift: 45.

Minimum Number of Off-Street Parking
 Spaces: 46.

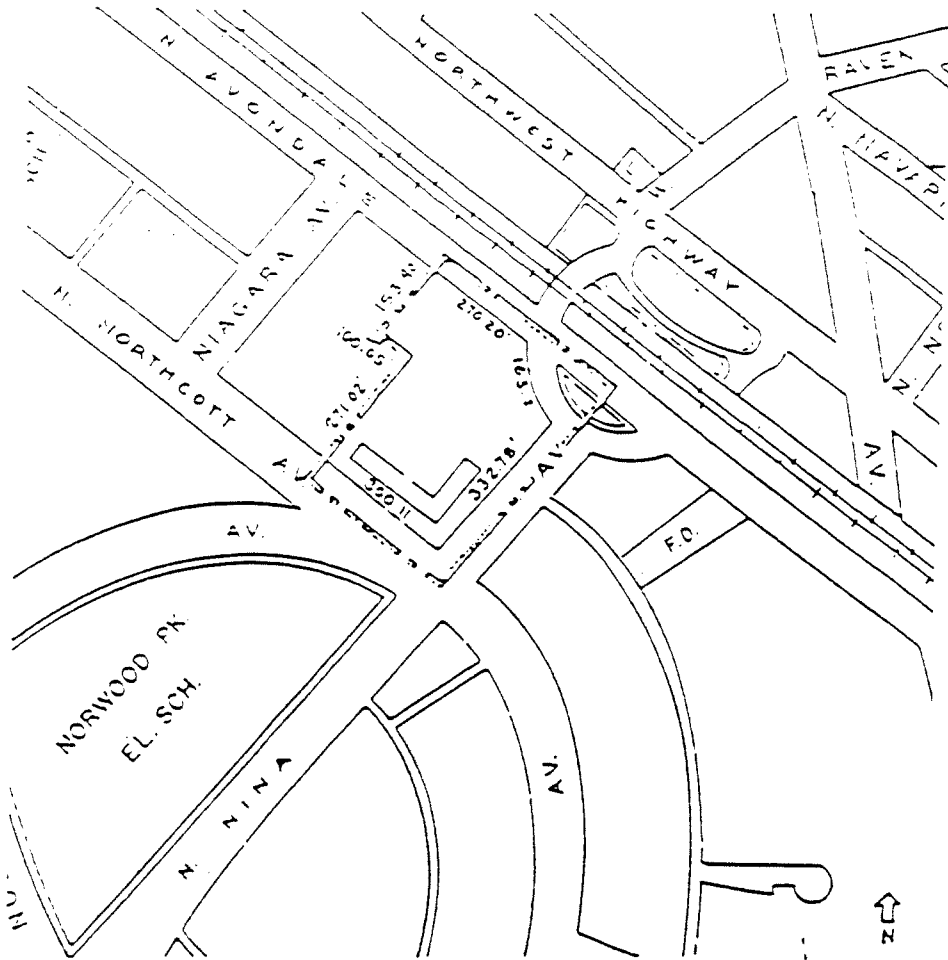
Maximum Percent of Site Coverage:
 Per Site Plan.

Minimum Building Setbacks:
 Per Site Plan.

Maximum Building Heights:
 Per Building
 Elevations.

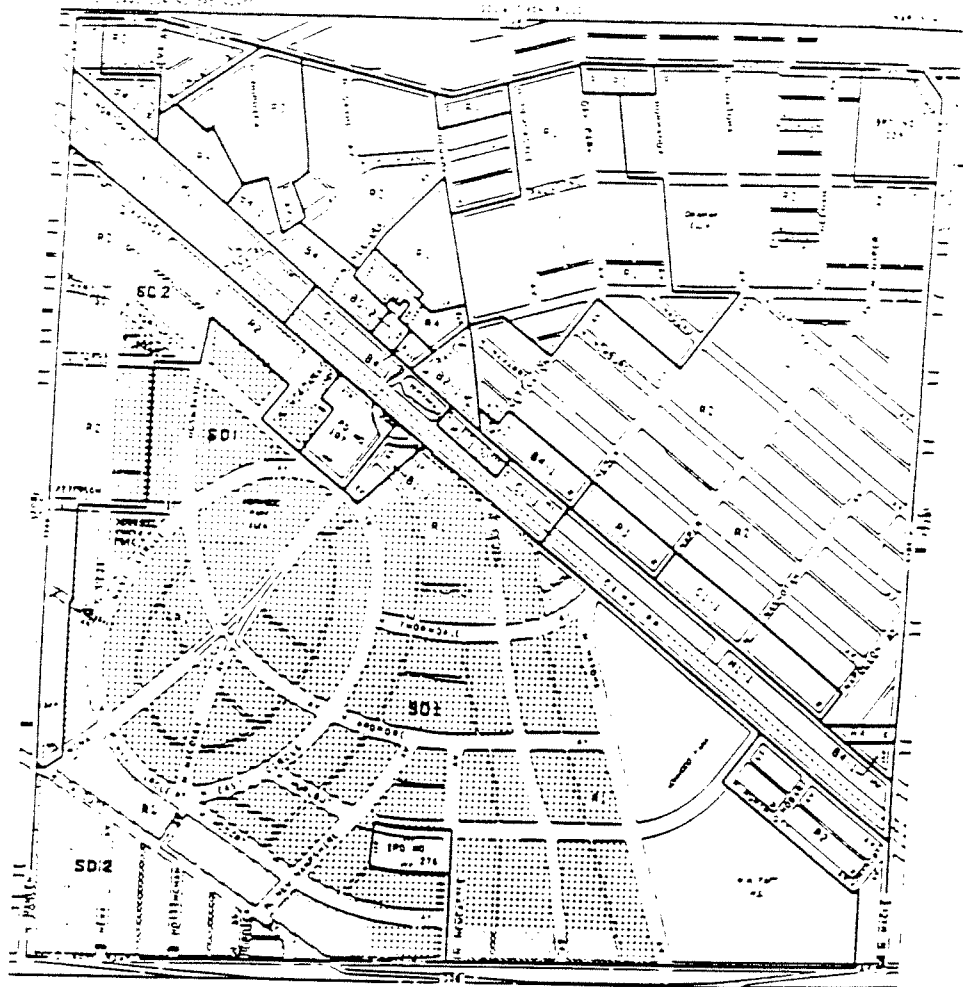
Maximum Number of Loading Docks: 1.

Property Line And Boundary Map.



APPLICANT: NORWEGIAN OLD PEOPLES HOME SOCIETY
 ADDRESS: 6054-78 NORTH AVONDALE AVE.; 6000-32 NORTH NINA AVE.;
 6001-29 NORTH NORTHCOTT AVE.
 DATE: SEPTEMBER 30, 1997
 REVISED: JANUARY 15, 1998

Existing Zoning Map.



APPLICANT
ADDRESS

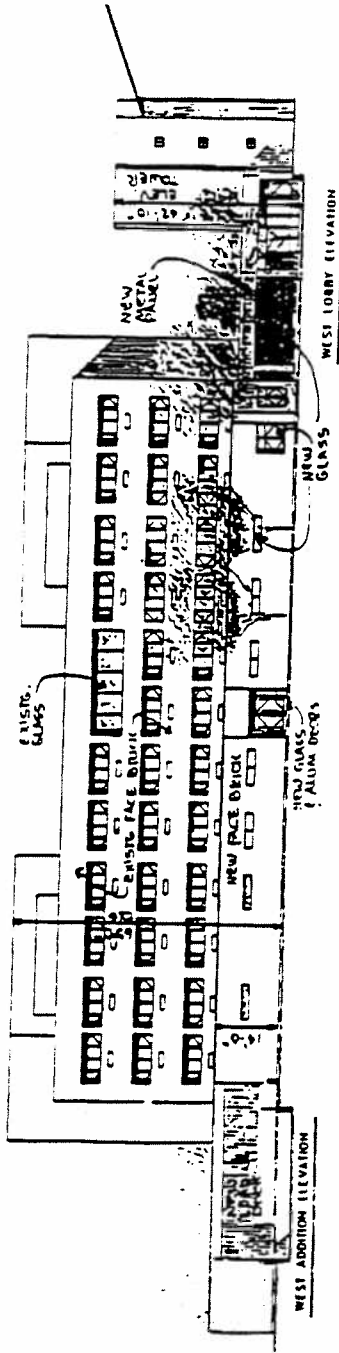
NORWEGIAN OLD PEOPLES HOME SOCIETY
6054-78 NORTH AVONDALE AVE.; 6000-32 NORTH NINA AVE.;
6001-29 NORTH NORTHCOTT AVE.

DATE
REVISED

SEPTEMBER 30, 1997
JANUARY 15, 1998

West Addison Elevation.

APPLICANT: NORWEGIAN OLD PEOPLES HOME SOCIETY
 ADDRESS: 6054-78 NORTH AVONDALE AVE.; 6000-12 NORTH NINA AVE.
 6001-29 NORTH NORTHCOTT AVE.
 DATE: SEPTEMBER 30, 1997
 REVISED: JANUARY 15, 1998



NORWOOD PARK HOME
 Norwegian Old Peoples
 Home Society
 Development No 107

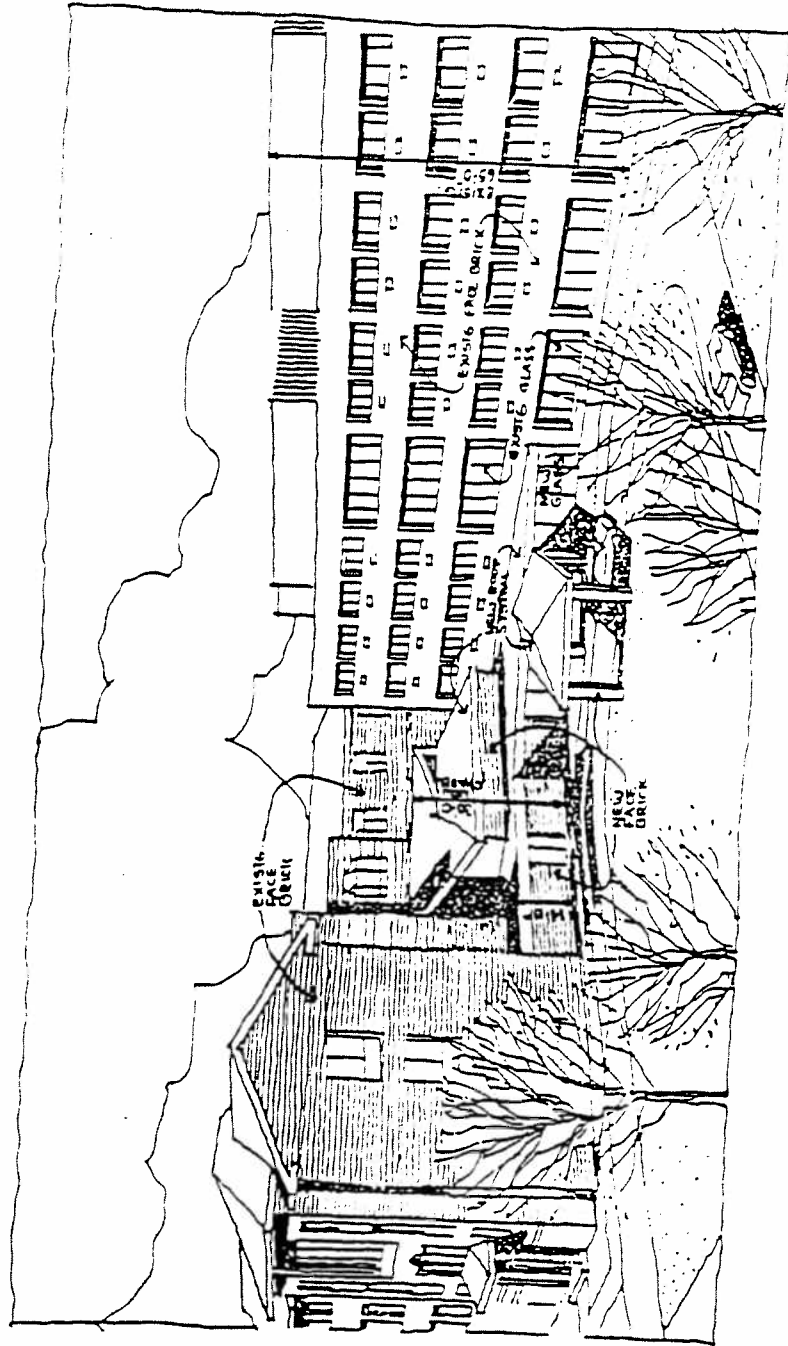
REV. JAN. 15, 1998



Front Elevation.

APPLICANT
 ADDRESS
 DATE
 REVISED

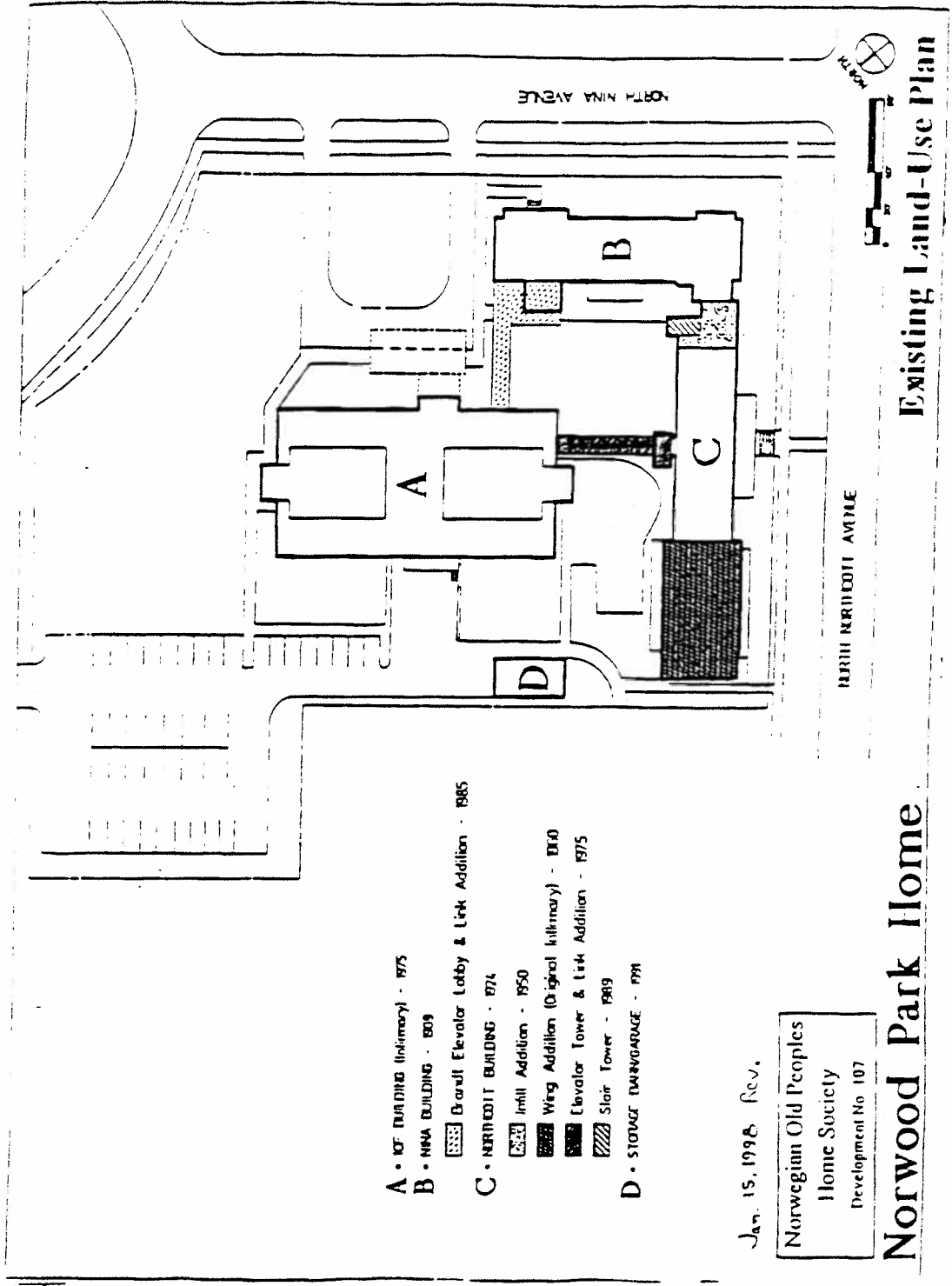
NORWEGIAN OLD PEOPLES HOME SOCIETY
 6054 78 NORTH AVONDALE AVE., 6000-32 NORTH NINA AVE.,
 6001-29 NORTH NORTHCOTT AVE.
 SEPTEMBER 30, 1997
 JANUARY 15, 1998



Norwegian Old Peoples
 Home Society
 Development No. 107

Front Elevation
 OWP & P Architects

Existing Land-Use Plan.

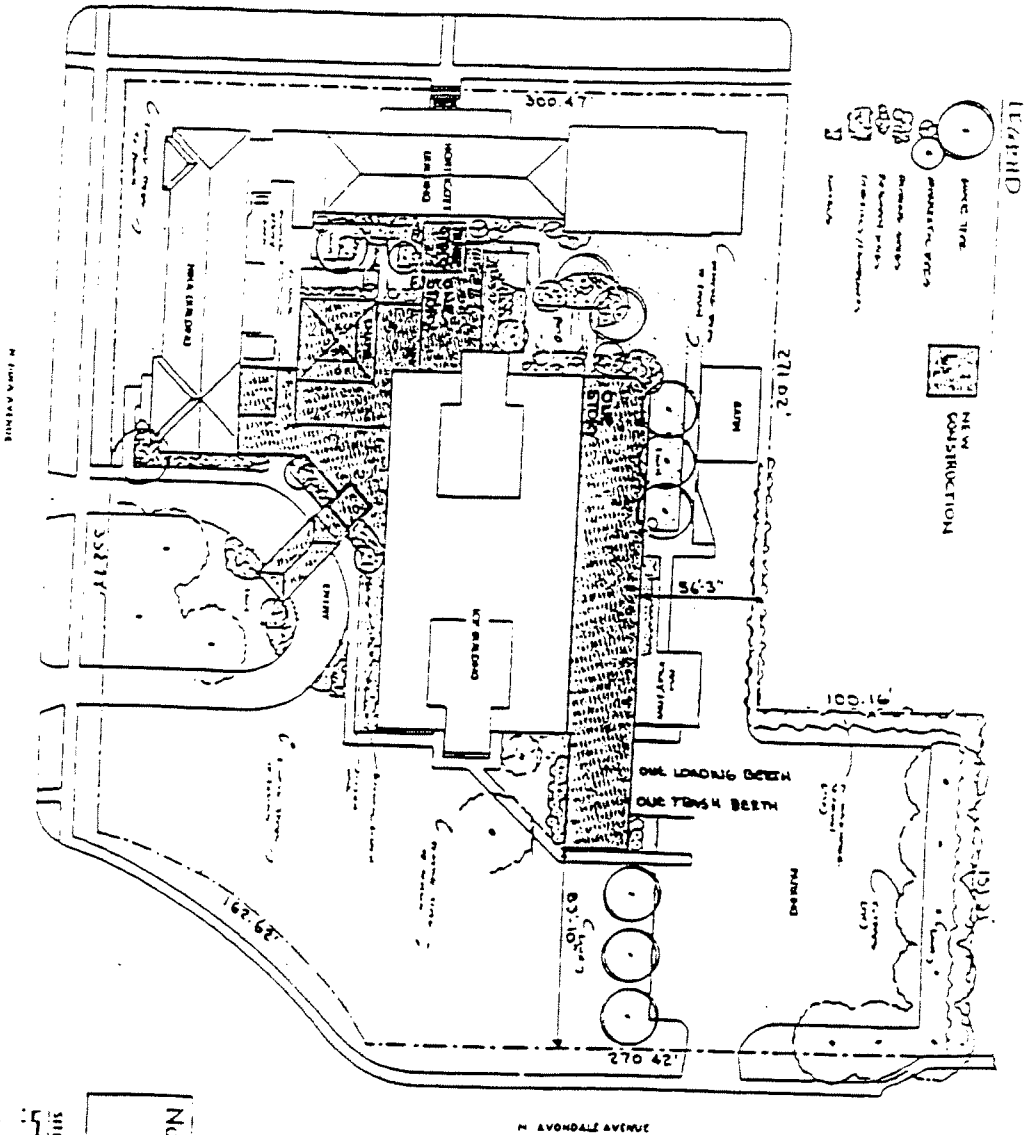


- A • 107 BUILDING (Infirmity) - 1975
- B • NINA BUILDING - 1909
- C • NORWOOD BUILDING - 1974
 - Gravel Elevator Lobby & Link Addition - 1985
 - Infill Addition - 1950
 - Wing Addition (Original infirmity) - 1910
 - Elevator Tower & Link Addition - 1975
 - Stair Tower - 1989
- D • STORAGE GARAGE - 1991

Jan. 15, 1998 Rev.
 Norwegian Old Peoples
 Home Society
 Development No. 107

Existing Land-Use Plan
 Norwood Park Home

Site Plan/Landscape Plan.



Norwegian Old Peoples
 Home Society
 Development No. 107
 SITE PLAN/LANDSCAPE PLAN
 NORTHWOOD PARK HOME

APPLICANT: NORWEGIAN OLD PEOPLES HOME SOCIETY
 ADDRESS: 6054-78 NORTH AVONDALE AVE., 6000-52 NORTH NINA AVE
 6001-29 NORTH COTTAGE AVE.
 DATE: SEPTEMBER 30, 1997
 REVISED: JANUARY 15, 1998

COMMITTEE ON BUILDINGS AND ZONING.

Chicago Zoning Ordinance Amended to Reclassify Area Shown on Map No. 15-N.

The Committee on Buildings and Zoning submitted the following report:

CHICAGO, June 11, 1974.

To the President and Members of the City Council:

Your Committee on Buildings and Zoning begs leave to recommend that Your Honorable Body Pass the proposed ordinance transmitted herewith (referred to Your Committee on March 22nd, 1974) to amend the Chicago Zoning Ordinance for the purpose of reclassifying particular area.

This recommendation was concurred in by 10 members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) THOMAS F. FITZPATRICK, Chairman.

(Signed) FRED B. ROTI, Vice-Chairman.

On motion of Alderman Fitzpatrick, the committee's recommendation was Concurred In and said proposed ordinance was Passed, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Kenner, Evans, Sawyer, Jones, Adduci, Vrdolyak, Bilandic, Kwak, Madrzyk, Burke, Lawlor, Langford, Shannon, Hines, Fitzpatrick, Kelley, Stewart, Stemberk, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Filippini, Keane, Gabinski, Sande, Frost, Laskowski, Aiello, Casey, Cullerton, Simon, Pucinski, Natarus, Singer, Simpson, Fifielski, Cohen, Hoellen, Hedlund, Wigoda, Stone—46.

Nays—None.

Alderman Pucinski moved to Reconsider the foregoing vote. The motion was Lost.

The following is said ordinance as passed:

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R2 Single Family Residence District symbols and indications as shown on Map No. 15-N in the area bounded by N. Avondale Avenue, N. Nina Avenue, N. Northcott Avenue, a line 300.11 feet northwest of and parallel to N. Nina Avenue, a line 271.02 feet northeast of and parallel to N. Northcott Avenue, a line 400.16 feet northwest of and parallel to N. Nina Avenue; to the designation of an Institutional Planned Development which is hereby established in the above described area, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

[Plan of Development printed on pages 8355 to 8359 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Action Deferred—ON PROPOSED ORDINANCE FOR AMENDMENT OF CHAPTER 194A OF THE MUNICIPAL CODE ADDING NEW DEFINITION TO ARTICLE 3 CONCERNING SHOPPING CENTERS (COMMUNITY AND REGIONAL).

The Committee on Buildings and Zoning submitted the following report, which was, at the request of two aldermen present (Alderman Fitzpatrick and Alderman Roti) Deferred and ordered published:

CHICAGO, June 11, 1974.

To the President and Members of the City Council:

Your Committee on Buildings and Zoning begs leave to recommend that Your Honorable Body do pass as amended the proposed ordinance transmitted herewith (referred February 27, 1974) to amend Code amendment to establish definitions for "Shopping Center, Community" and "Shopping Center, Regional" (Section 194-3).

This recommendation was concurred in by 10 members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) THOMAS F. FITZPATRICK, Chairman.

(Signed) FRED B. ROTI, Vice-Chairman.

The proposed ordinance transmitted with the foregoing committee report reads as follows:

Be It Ordained by the City Council of the City of Chicago:

Amended

Section 1. Chapter 194A of the Municipal Code, The Chicago Zoning Ordinance, is hereby amended by adding a new definition to Article 3, "Rules and Definitions", to be inserted in its proper alphabetical sequence, in Italics below, as follows:

Shopping Center, Community.

A group of commercial establishments, planned developed and managed as a unit related in location, size and type of shops to the trade area that the unit serves; and which provides off-street parking in definite relationship to the types and sizes of stores. A community shopping center provides for a variety of convenience goods and personal services which typically include but not limited to apparel, hardware and appliance establishments to serve a trade area population of a minimum of 125,000 people.

Section 2. Chapter 194A of the Municipal Code, The Chicago Zoning Ordinance, is hereby amended by adding a new definition to Article 3, "Rules and Definitions", to be inserted in its proper alphabetical sequence, in Italics below, as follows:

Shopping Center, Regional.

A group of commercial establishments, planned, developed and managed as a unit related in location, size and type of shops to the trade area that the unit serves; and which provides off-street parking in definite relationship to the types and sizes of stores. A regional shopping center pro-

[continued on page 8360]

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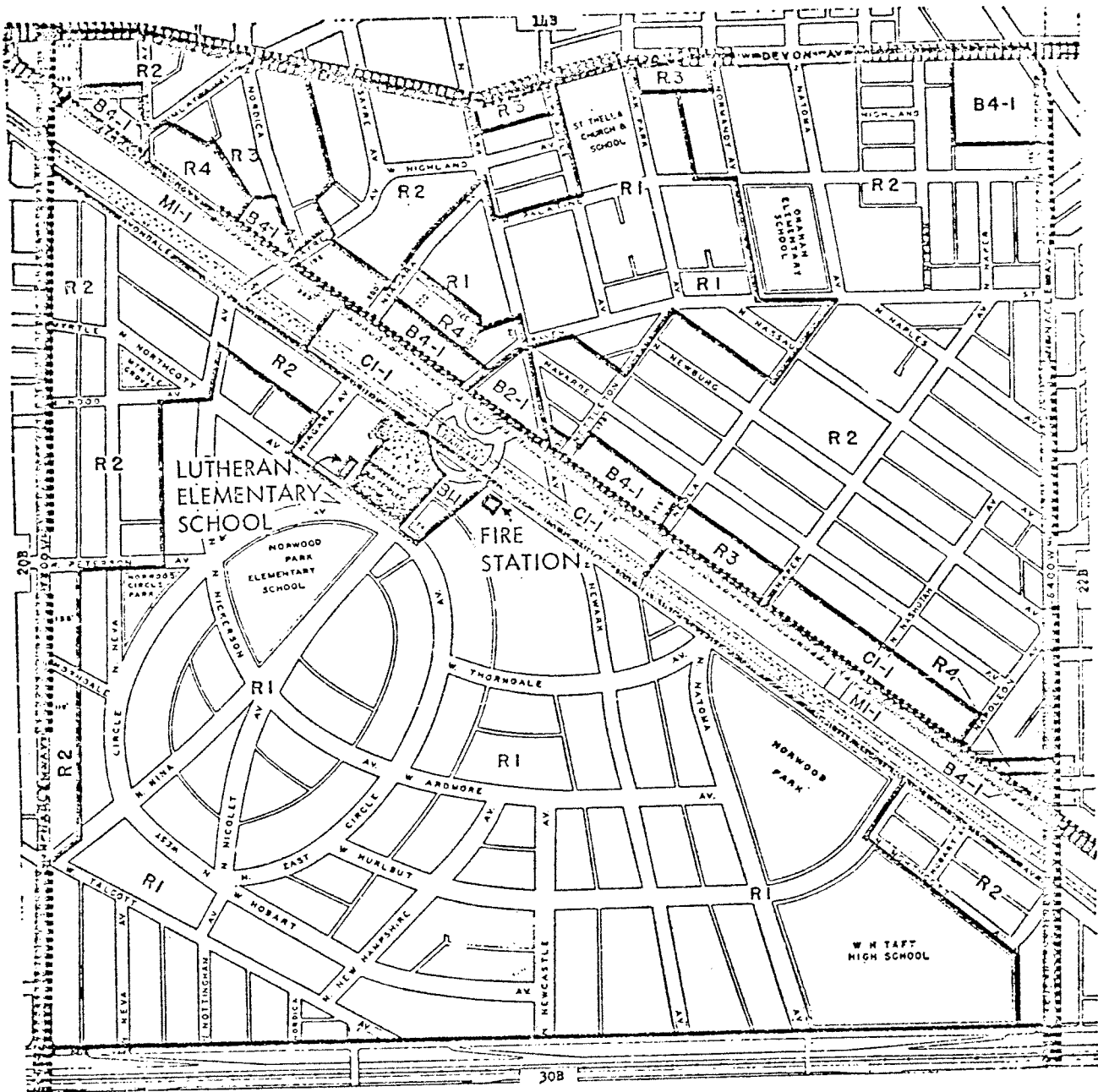
PLAN OF DEVELOPMENT
INSTITUTIONAL PLANNED DEVELOPMENT #107

1. The area delineated herein as Institutional Planned Development is owned or controlled by the Norwegian Old Peoples Home Society, an Illinois not-for-profit corporation.
2. The applicant, the Norwegian Old Peoples Home Society, an Illinois not-for-profit corporation, is required to obtain all applicable official reviews, approvals, permits or licenses.
3. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.
4. Any dedication or vacation of streets and alleys, release of easements, or adjustments of rights-of-way shall require a separate submittal on behalf of the Applicant.
5. Use of the area delineated as Institutional Planned Development will consist of an existing home for the aged to be expanded from 140 to 242 total beds of which approximately half, or 120 beds, will be devoted to infirmary use, and the activities related to the operation and administration of such a home.
6. Identification and other necessary signs may be permitted, subject to review of and approval by the Department of Development and Planning and the Department of Buildings.
7. Parking will be provided in accordance with the attached Plan of Development.
8. The following information sets forth data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance.
9. The Plan of Development attached hereto shall be subject to the "Rules, Regulations, and Procedures in relation to Planned Development Amendments," as promulgated by the Commissioner of Development and Planning.

APPLICANT: The Norwegian Old Peoples Home Society, an Illinois not-for-profit corporation.

DATE: March 22, 1974

INSTITUTIONAL PLANNED DEVELOPMENT
ZONING DISTRICT MAP

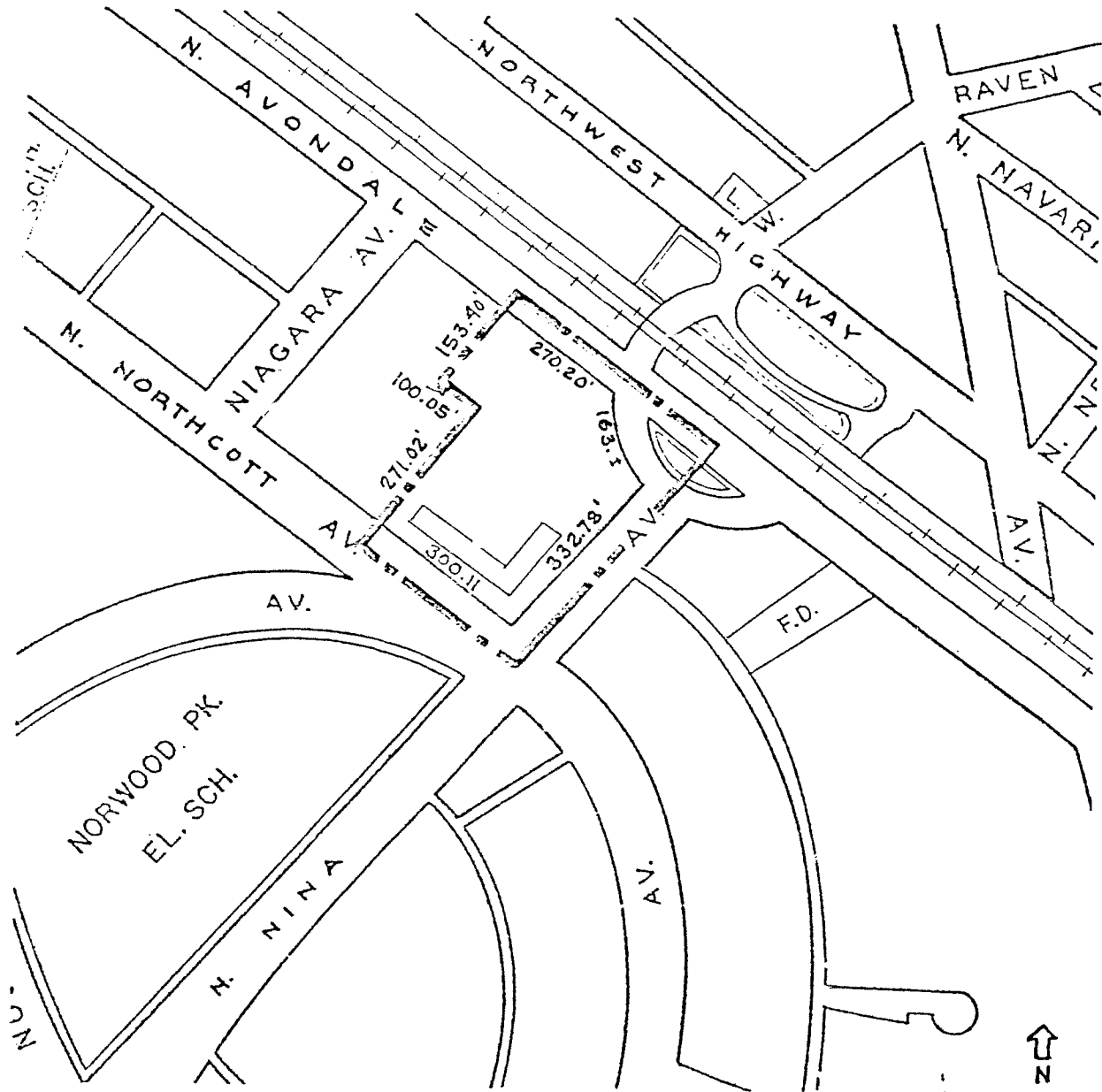


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DATE: March 22, 1974

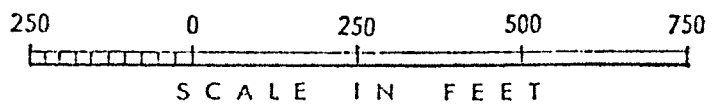
===== = PREFERENTIAL STREETS

INSTITUTIONAL PLANNED DEVELOPMENT
PLANNED DEVELOPMENT BOUNDARY LINE MAP

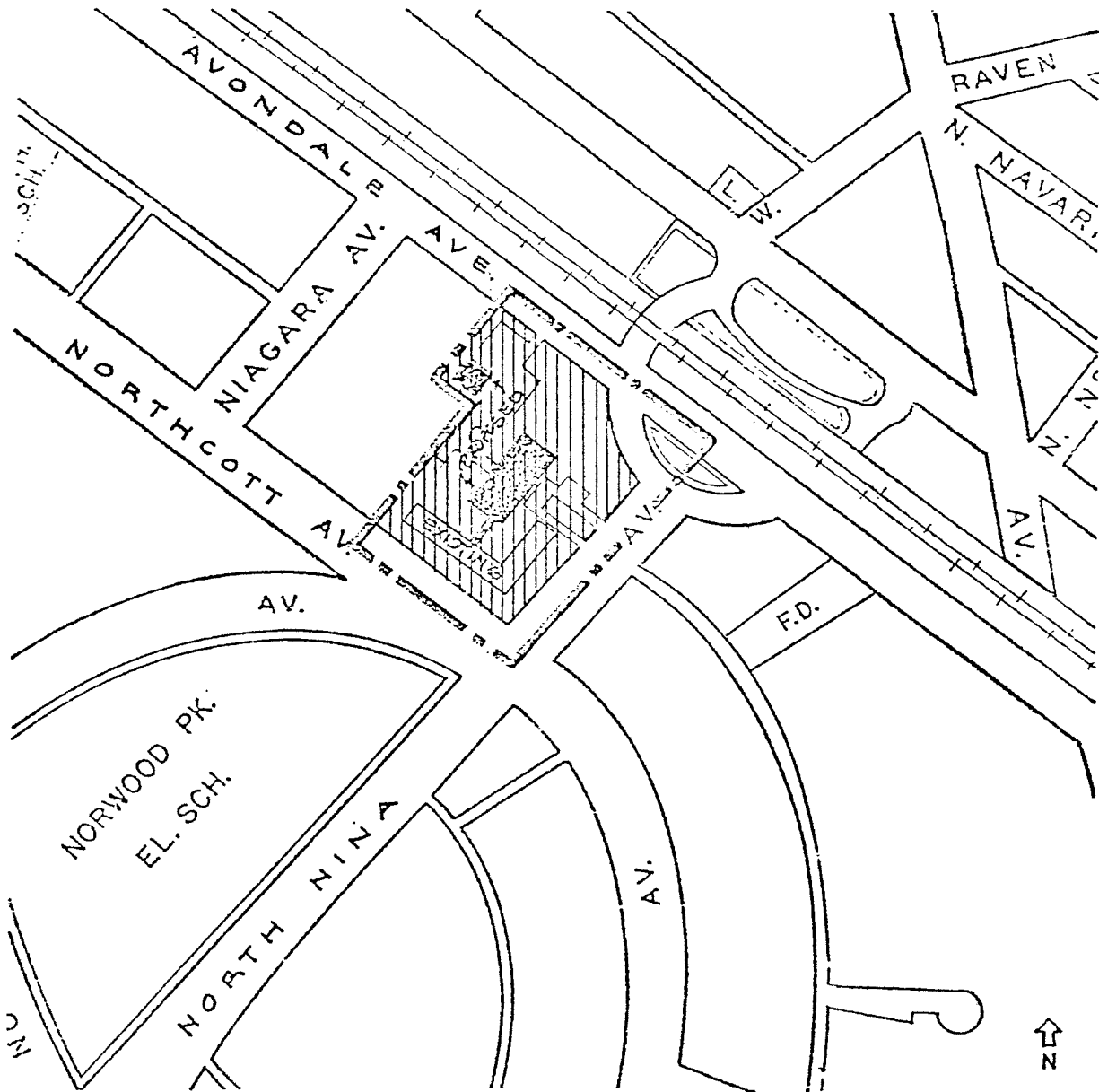



APPLICANT: Norwegian Old Peoples Home Society,
an Illinois not-for-profit corporation.

DATE: March 22, 1974



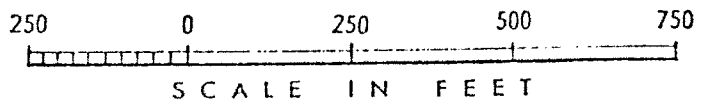
INSTITUTIONAL PLANNED DEVELOPMENT
GENERALIZED LAND USE PLAN



LEGEND:  Home For the Aged and Related Uses

APPLICANT: The Norwegian Old Peoples Home Society,
an Illinois not-for-profit corporation.

DATE: March 22, 1974



INSTITUTIONAL PLANNED DEVELOPMENT

Net Site Area	Permitted Uses	Max. F.A.R.	Max. % of Land Covered
135,440 sq. ft.	Home for the aged and related uses	0.75	25

THE ABOVE NOTED REGULATIONS RELATE TO THE ULTIMATE DEVELOPMENT WITHIN THE PLANNED DEVELOPMENT AREA. INTERIM STAGES OF DEVELOPMENT MAY EXCEED THESE PERMITTED STANDARDS. SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF DEVELOPMENT AND PLANNING.

Gross Site Area = Net Site Area 3.08 Acres plus Area of Right-of-Way and Public Land 1.42 Acres = 4.50 Acres.

Maximum permitted F.A.R. for Total Net Site Area = 0.75

Present Population:

- A. Home for the Aged
 - 1. Number of Beds 242
 - 2. Number of Attending Doctors 1
 - 3. Maximum number of Employees, in one shift 39.

Minimum number of off-street parking spaces: 44 spaces.

Minimum Periphery Setbacks:

- A. Boundary Setbacks 30 feet.

Minimum Distances Between Buildings:

- A. Patient Room Facings 70 feet.
- B. End and Face Walls 40 feet.

SETBACK & YARD REQUIREMENTS MAY BE ADJUSTED WHERE REQUIRED TO PERMIT CONFORMANCE TO THE PATTERN OF, OR ARCHITECTURAL ARRANGEMENT RELATED TO, EXISTING STRUCTURES; OR WHEN NECESSARY BECAUSE OF TECHNICAL REASONS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF DEVELOPMENT AND PLANNING.

Maximum percent of land covered (for total Net Site Area) = 25%.

Any development within the Planned Development Area will be limited to a maximum height above Chicago City Datum of 130.0 feet.

APPLICANT: The Norwegian Old Peoples Home Society, an Illinois not-for-profit corporation.

DATE: March 22, 1974