

PD 1085

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AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF CHICAGO
(CHICAGO ZONING ORDINANCE) BY RECLASSIFICATION
OF AREA SHOWN ON MAP NUMBER 7-K.

(As Amended)
(Application Number 16170)

(Committee Meeting Held September 25, 2007)

RPD 1085

The Committee on Zoning submitted the following report:

CHICAGO, September 27, 2007.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on September 25, 2007, I beg leave to recommend that Your Honorable Body *Pass* various ordinances transmitted herewith for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of twelve ordinances which were corrected and amended in their amended form. They are Application Numbers A-7215, A-7214, MA-93, 16061, 16158, 16263, 16192, A-7186, 16170, A-7189, 16258 and 16265.

Please let the record reflect that Application Number A-7245 was withdrawn by Alderman Marge Laurino.

At this time, I move for passage of the substitute ordinance transmitted herewith.

Please let the record reflect that I abstain from voting on Application Numbers 16158, 15814 and 16258 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,
Chairman.

On motion of Alderman Banks, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Flores, Fioretti, Dowell, Preckwinkle, Hairston, Lyle, Jackson, Harris, Beale, Pope, Balcer, Cárdenas, Olivo, Foulkes, Thomas, Lane, Rugai, Cochran, Brookins, Muñoz, Zalewski, Dixon, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Waguespack, Mell, Austin, Colón, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Reilly, Daley, Tunney, Levar, Shiller, Schulter, M. Smith, Moore -- 47.

Nays -- None.

Alderman Carothers moved to reconsider the foregoing vote. The motion was lost.

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to this ordinance in previous and unrelated matters.

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 of the C2-1 Motor Vehicle-Related Commercial District symbols and indications as shown on Map Number 7-K in the area bounded by:

West Parker Avenue; the alley next east of North Cicero Avenue; West Schubert Avenue; and North Cicero Avenue,

to those of a B2-3 Neighborhood Mixed-Use District and a corresponding use district is hereby established in the area described above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map Number 7-K in the area bounded by:

West Parker Avenue; the alley next east of North Cicero Avenue; West Schubert Avenue; and North Cicero Avenue,

to those of a Residential Planned Development, which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

SECTION 3. 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:

Residential Planned Development. RP10 1085

Plan of Development Statements.

1. The area delineated herein as a residential planned development (the "Planned Development") consists of approximately thirty-five thousand six hundred sixty-three (35,663) square feet (zero and eighty-two hundredths (0.82) acre) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the applicant, Senior Suites Chicago Corporation.
2. The applicant or its successors, assignees or grantees shall obtain all necessary official reviews, approvals or permits. Any dedication or vacation of streets, alleys or easements or any adjustments of rights-of-way 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, assignees or grantees and, if different than the applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors, assignees or grantees and, if different than the applicant, any legal title holders and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property or the subarea concerned, as the case may be, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. 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 the subarea concerned, as the case may be, and any ground lessors.

4. This plan of development consists of fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Site/Landscape Plan and Building Elevations prepared by Cubellis MGDF dated September 20, 2007. A full-size set of the Site/Landscape Plan and the Building Elevations is on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. Subject to the Bulk Regulations and Data Table, the following uses shall be permitted in this Planned Development: elderly housing, community center for the elderly, accessory parking, and related and accessory uses. The community center will contain approximately six thousand four hundred (6,400) square feet of floor area and will be leased and operated by the Department on Aging of the City of Chicago, and any uses customarily conducted within or in connection with such city-operated community centers shall be permitted in this Planned Development.
6. Business and other 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 also shall be permitted subject to the review and approval of the Department of Planning and Development. No off-premise signs shall be permitted.
7. Off-street parking and loading facilities shall be provided in accordance with the provisions of this Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development. Any service drive 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.
8. In addition to the maximum height of buildings and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.

9. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with this Planned Development. Landscaping shall be installed in accordance with the Site/Landscape Plan and maintained in accordance with the parkway tree planting and parking lot landscaping provisions of the Chicago Zoning Ordinance.
10. Notwithstanding any statement to the contrary, this Planned Development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In any instance where a provision of this Planned Development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in this Planned Development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance.
11. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance in effect as of the date of adoption of this Planned Development shall apply; provided, however, that in addition to the other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, floor area devoted to mechanical equipment on the roof and floor area devoted to mechanical equipment aggregating one thousand (1,000) square feet or more in a single location regardless of its placement in the building, shall also be excluded.
12. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the applicant or its successors, assignees or grantees and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein and will not result in increasing the maximum floor area ratio for the total net site area or the maximum number of units for the total net site area established in this Planned Development. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
13. 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 natural 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 the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. Copies of these standards may be obtained from the Department of Planning and Development. The applicant agrees to install a green roof measuring approximately six thousand (6,000) square feet, or approximately fifty percent (50%) of the net roof area of the proposed building not encumbered by mechanical equipment, as depicted on the Site/Landscape Plan. The applicant also agrees that the proposed building will be designed to meet the L.E.E.D. indoor air quality requirements, and that an Energy Star H.V.A.C. system, Energy Star appliances and a highly efficient lighting system will be installed.

14. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which 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. No approvals shall be granted pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
15. Unless substantial construction of the improvements contemplated in this Planned Development has been commenced within six (6) years following adoption of this ordinance, and unless completion thereof is diligently pursued, this Planned Development shall expire and the zoning classification of the Property shall revert to that of a C2-1 Motor Vehicle-Related Commercial District.

[Existing Zoning Map; Planned Development Boundary And
Property Line Map; Existing Land-Use Map; Landscape
Material List; Site/Landscape Plan; Building Elevations;
Ground Floor Plan; and Typical Floor Plan referred
to in these Plan of Development Statements
printed on pages 10370 through 10378
of this *Journal*.]

9/27/2007

REPORTS OF COMMITTEES

16170
10369

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

Residential Planned Development Number 1085.

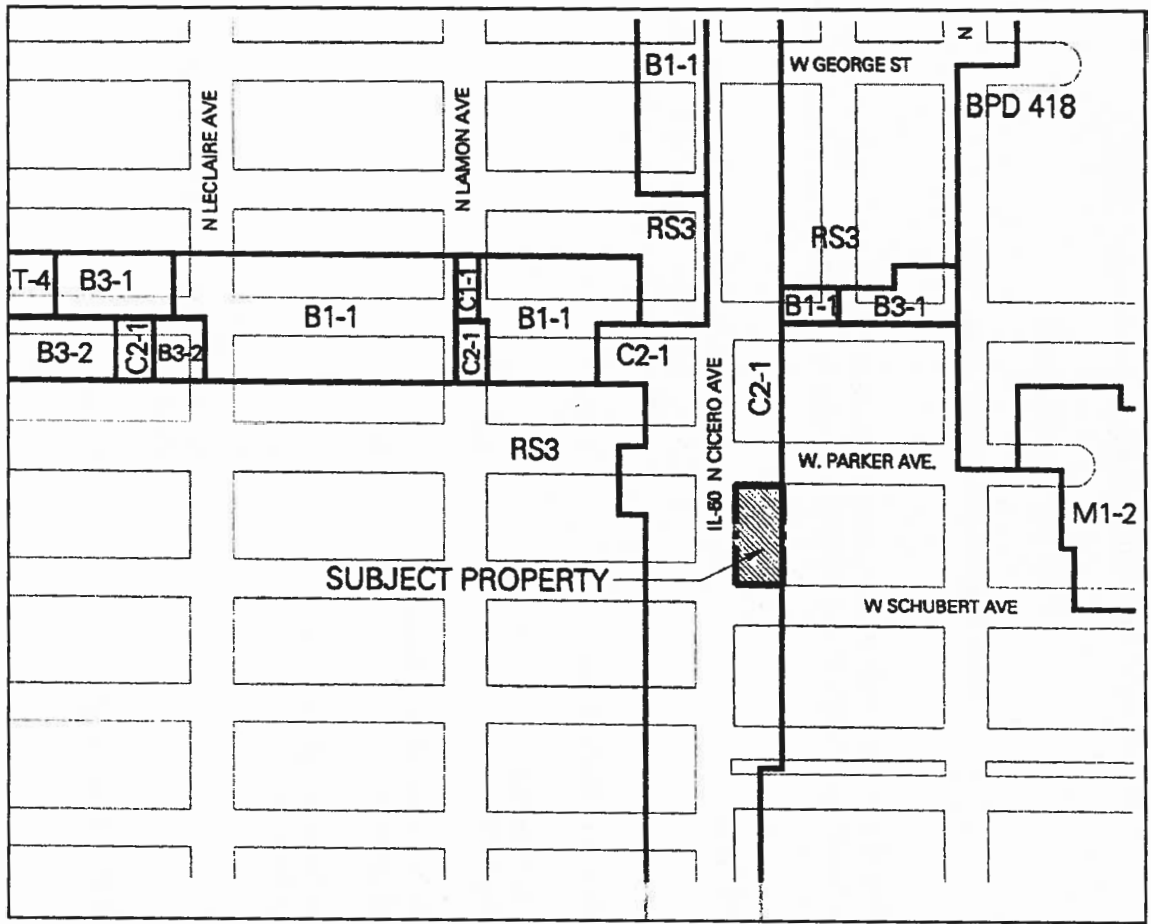
Plan Of Development

Bulk Regulations And Data Table.

Gross Site Area = Net Site Area + Area Remaining in Public Rights-of-Way
67,678 square feet (1.55 acres) = 35,663 square feet (0.82 acre) + 32,015 square feet (0.73 acre)

Permitted Uses:	Elderly housing, community center for the elderly, accessory parking and related and accessory uses
Maximum Floor Area Ratio:	2.20
Maximum Number of Dwelling Units:	85
Minimum Number of Off-Street Parking Spaces:	42
Minimum Number of Off-Street Loading Spaces:	1
Setbacks:	In accordance with the Site/Landscape Plan
Maximum Building Height:	58 feet

Existing Zoning Map.

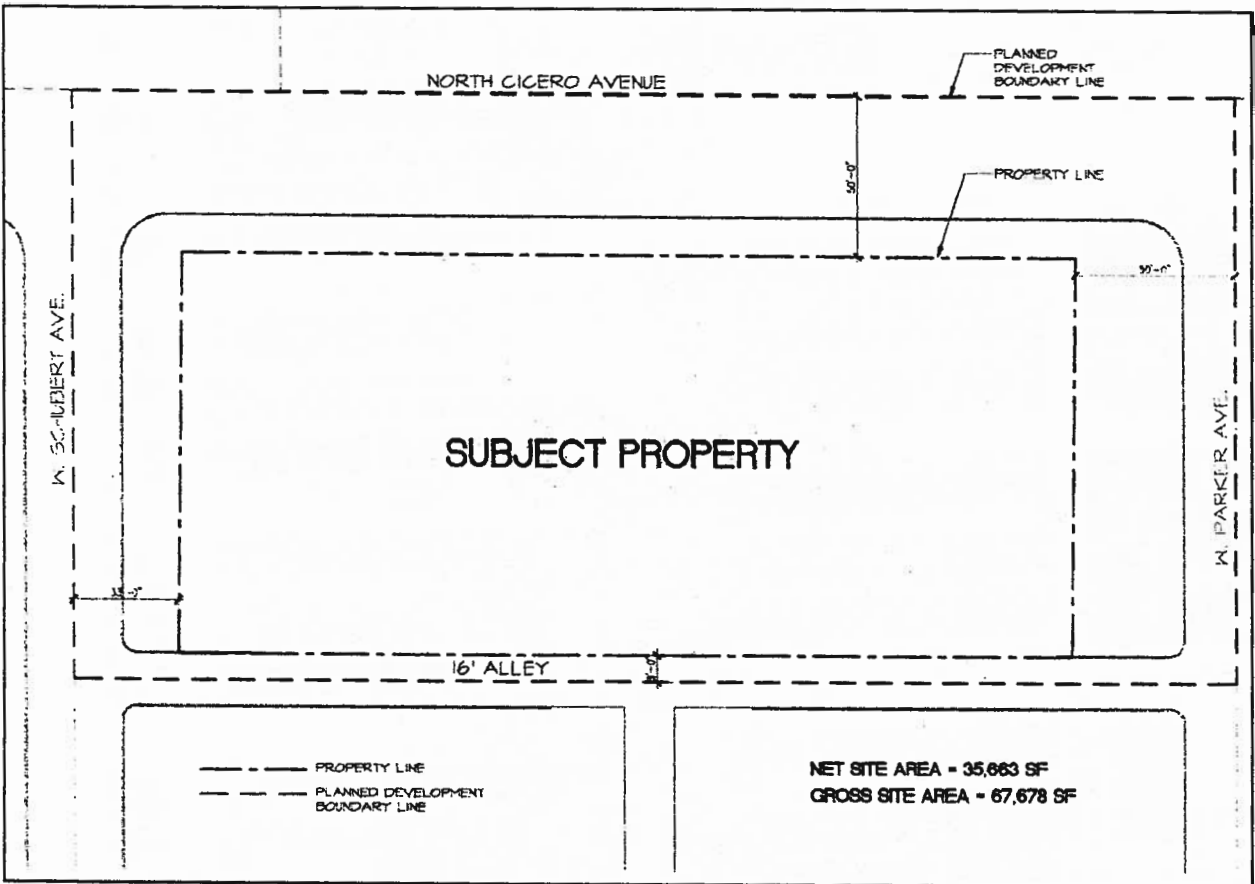


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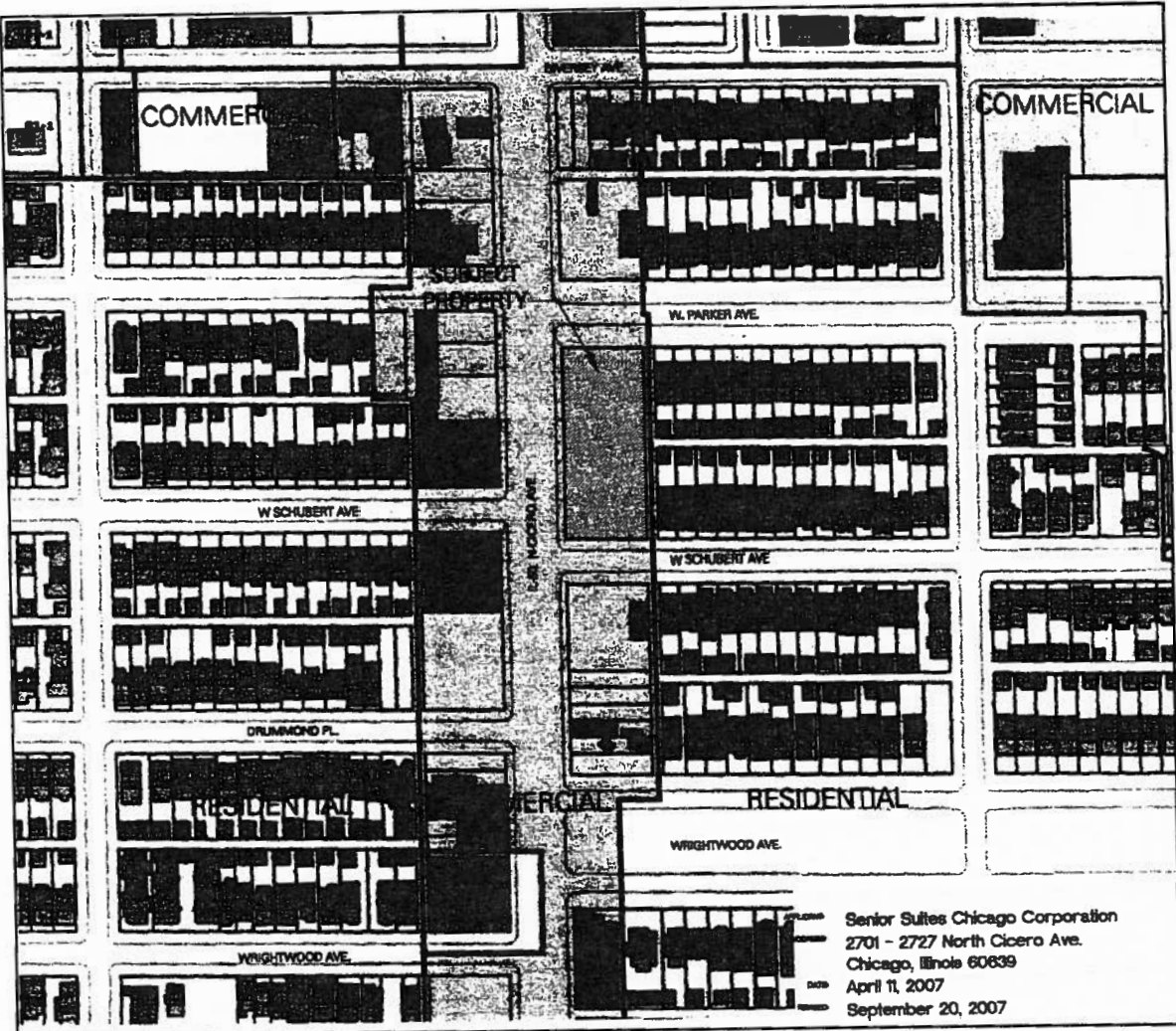
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Planned Development Boundary,
And Property Line Map.



Existing Land-Use Map.



Landscape Material List.

LANDSCAPE MATERIAL LIST

	BOTANICAL NAME	COMMON NAME	QUANTITY	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS
BLACK TREES	ACER X FREEMANI 'MARMIO'	MARMIO MAPLE	8	2 1/2"			0 0 0	SPECIMEN QUALITY, SINGLE STRAIGHT TRUNK
	QUERCUS BICOLOR	SHRIMP WHITE OAK	7	2 1/2"			0 0 0	SPECIMEN QUALITY, SINGLE STRAIGHT TRUNK
	TELA AMERICANA 'TROMBON'	REDWOOD LILAC	6	2 1/2"			0 0 0	SPECIMEN QUALITY, SINGLE STRAIGHT TRUNK
ORNAMENTAL TREES	ULMUS CARPINIFOLIA 'MORTON'	ACCOLADE ELM	4	2 1/2"			0 0 0	SPECIMEN QUALITY, SINGLE STRAIGHT TRUNK
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERBENZERY	4		8'-0" HT.		0 0 0	MULTI-STEM, 4 TO 6 STEMS MINIMUM
	MALUS 'RED JEWEL'	RED JEWEL CRABAPPLE	4	2 1/2"			0 0 0	MULTI-STEM, 4 TO 6 STEMS MINIMUM
SMALL TREES / SHRUBS / GROUNDCOVERS	STRYNGIA RETICULATA 'MORT SUE'	MORT SUE, JAPANESE TREE LILAC	6	2 1/2"			0 0 0	MULTI-STEM, 4 TO 6 STEMS MINIMUM
	JUNIPERUS HORIZONTALIS 'PLUMOSA COMPACTA YOUNGSTOWN'	YOUNGSTOWN ANDORRA COMPACT JUNIPER	TBD		3'		0 0 0	2'-0" ON CENTER
	RAULS ANOMALIC 'GRADLOW'	GRADLOW SUMAC	TBD		3'		0 0 0	2'-0" ON CENTER
	RIBES ALPINA 'EUROPA'	EUROPEAN ALPINE CURRANT	TBD		3'		0 0 0	2'-0" ON CENTER
	SPIREA X BUNALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	TBD		3'		0 0 0	2'-0" ON CENTER
	SYRINGA PATULA 'MISS OUF'	MISS OUF DWARF KOREAN LILAC	TBD		3'		0 0 0	2'-0" ON CENTER
	HEMEROCALLIS	DAYLILY MIX	TBD				0 1	EQUAL MIX OF MARYTODD, CHICAGO PINK, CHERRY CHECKS
	HOSTA SEBOLDIANA 'FRANCIS WILLIAMS'	FRANCIS WILLIAMS HOSTA	TBD				0 1	2'-0" ON CENTER
	HOSTA 'ROYAL STANDARD'	ROYAL STANDARD HOSTA	TBD				0 1	1'-0" ON CENTER
	PERNETTUM ALPESCOLICOIDES	FOUNTAIN GRASS	TBD				0 1	2'-0" ON CENTER
	MUSCICOLA FLABIDA 'DOLDESTURF'	BLACK-EYED RUSSET	TBD				0 1	1'-0" ON CENTER
	EUONYMUS FORSTII VAR. COLOREATUS	PURPLELEAF WINTERGREEN	TBD				1 0 0	1'-0" ON CENTER

LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING
WEST SCHUBERT AVENUE

LENGTH (LINEAR FEET) 120'-0"
 NUMBER OF TREES REQUIRED (1 PER 25 LF) 5
 NUMBER OF EXISTING TREES TO REMAIN 0
 NUMBER OF ADDITIONAL TREES TO BE PROVIDED 5
 3 TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO OFFSET REQUIREMENTS

NORTH CICERO AVENUE

LENGTH (LINEAR FEET) 280'-10"
 NUMBER OF TREES REQUIRED (1 PER 25 LF) 11
 NUMBER OF EXISTING TREES TO REMAIN 0
 NUMBER OF ADDITIONAL TREES TO BE PROVIDED 11
 0 ADDITIONAL TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO EXISTING TREE SPACING AND OFFSET REQUIREMENTS

WEST PARKER AVENUE

LENGTH (LINEAR FEET) 120'-0"
 NUMBER OF TREES REQUIRED (1 PER 25 LF) 5
 NUMBER OF EXISTING TREES TO REMAIN 0
 NUMBER OF ADDITIONAL TREES TO BE PROVIDED 5
 4 TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO OFFSET REQUIREMENTS

VEHICULAR USE AREA SCREENING
WEST SCHUBERT AVENUE

LENGTH (LINEAR FEET) 114'-0"
 NUMBER OF TREES REQUIRED (1 PER 25 LF) 5
 NUMBER OF EXISTING TREES TO REMAIN 0
 NUMBER OF ADDITIONAL TREES TO BE PROVIDED 5
 SCREENING VEHICULAR USE AREA IS SCREENED FROM PUBLIC ROW BY A CONTINUOUS HEDGE OF DECIDUOUS SHRUBS

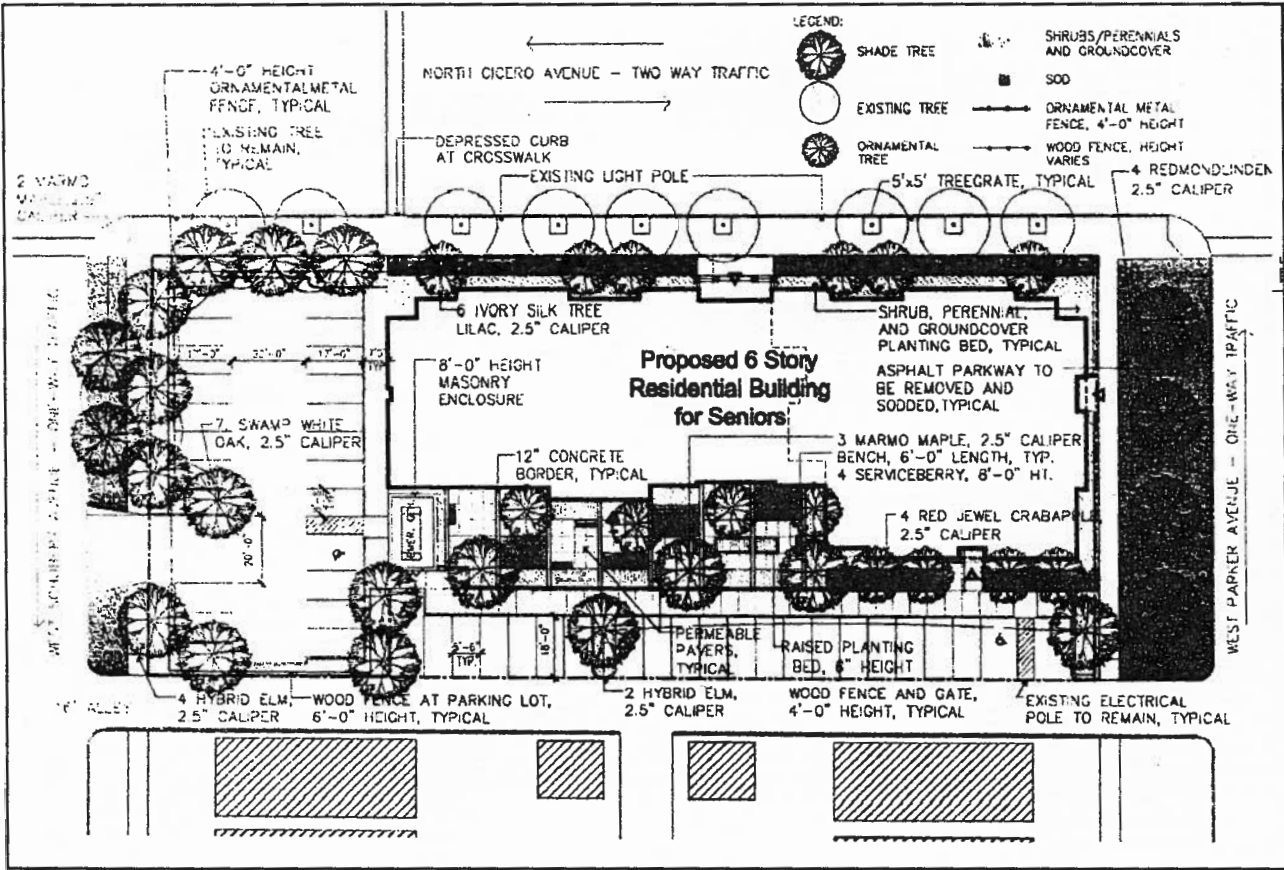
NORTH CICERO AVENUE

LENGTH (LINEAR FEET) 85'-0"
 NUMBER OF TREES REQUIRED (1 PER 25 LF) 3
 NUMBER OF EXISTING TREES TO REMAIN 0
 NUMBER OF ADDITIONAL TREES TO BE PROVIDED 3
 SCREENING VEHICULAR USE AREA IS SCREENED FROM PUBLIC ROW BY A CONTINUOUS HEDGE OF DECIDUOUS SHRUBS

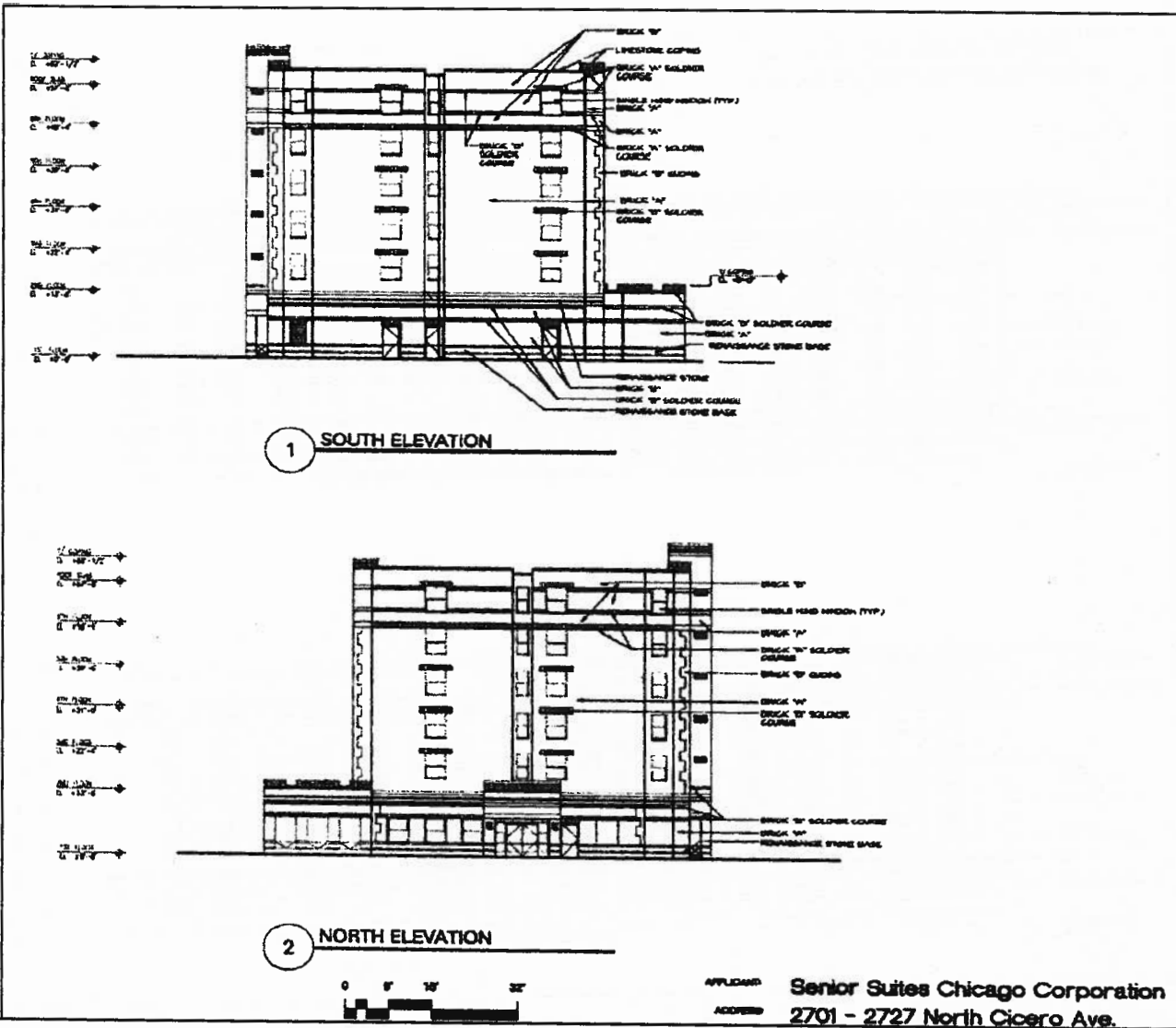
VEHICULAR USE AREA INTERNAL PLANTING

TOTAL VEHICULAR USE AREA 8,170 SF
 MINIMUM PLANTING AREA REQUIRED (2% OF 8,170) 493 SF
 MINIMUM PLANTING AREA PROVIDED 493 SF
 NUMBER OF TREES REQUIRED (AND 1 TREE) 4
 NUMBER OF EXISTING TREES TO REMAIN 0
 NUMBER OF ADDITIONAL TREES TO BE PROVIDED 4

Site/Landscape Plan.



Building Elevations.
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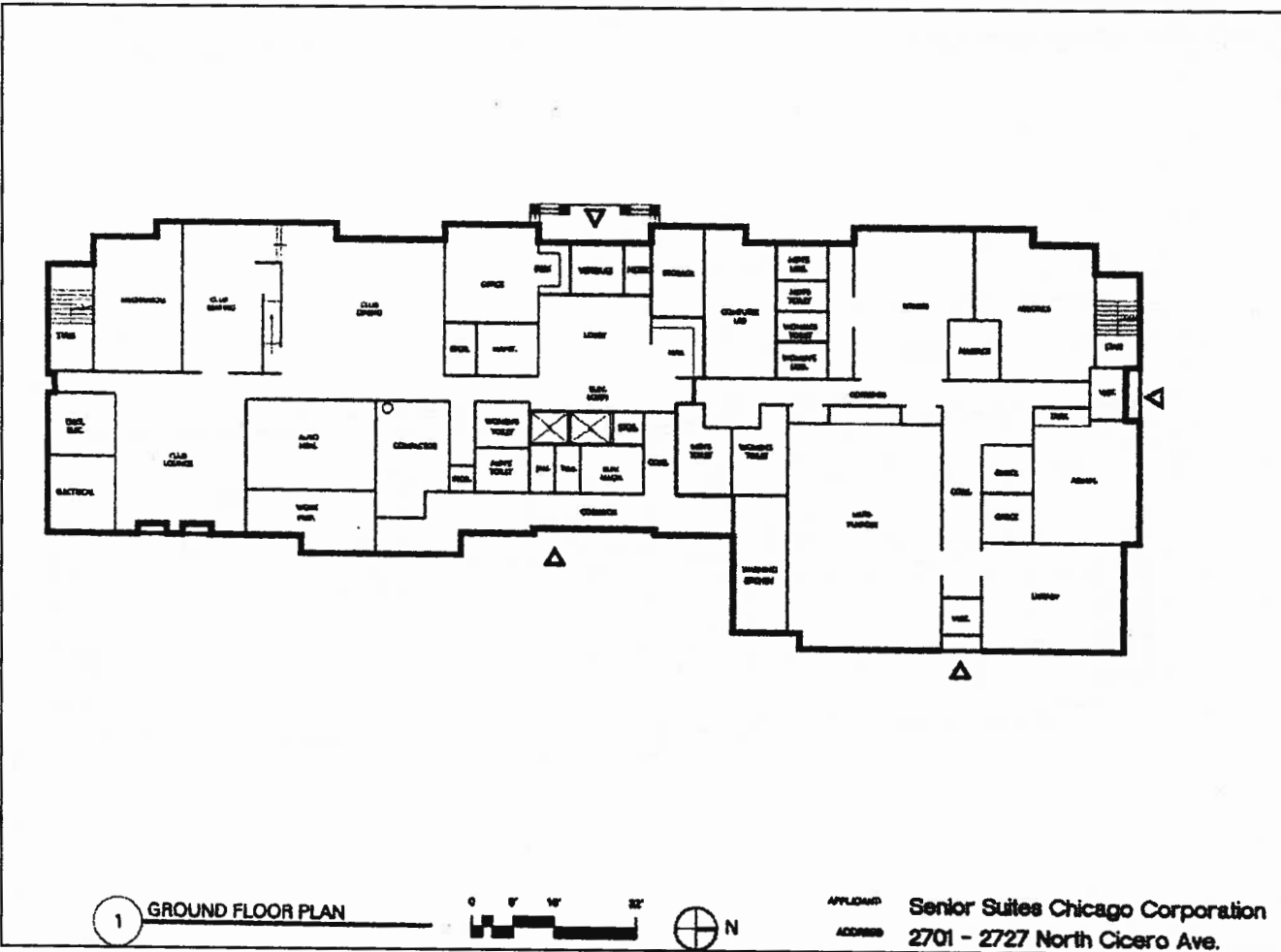


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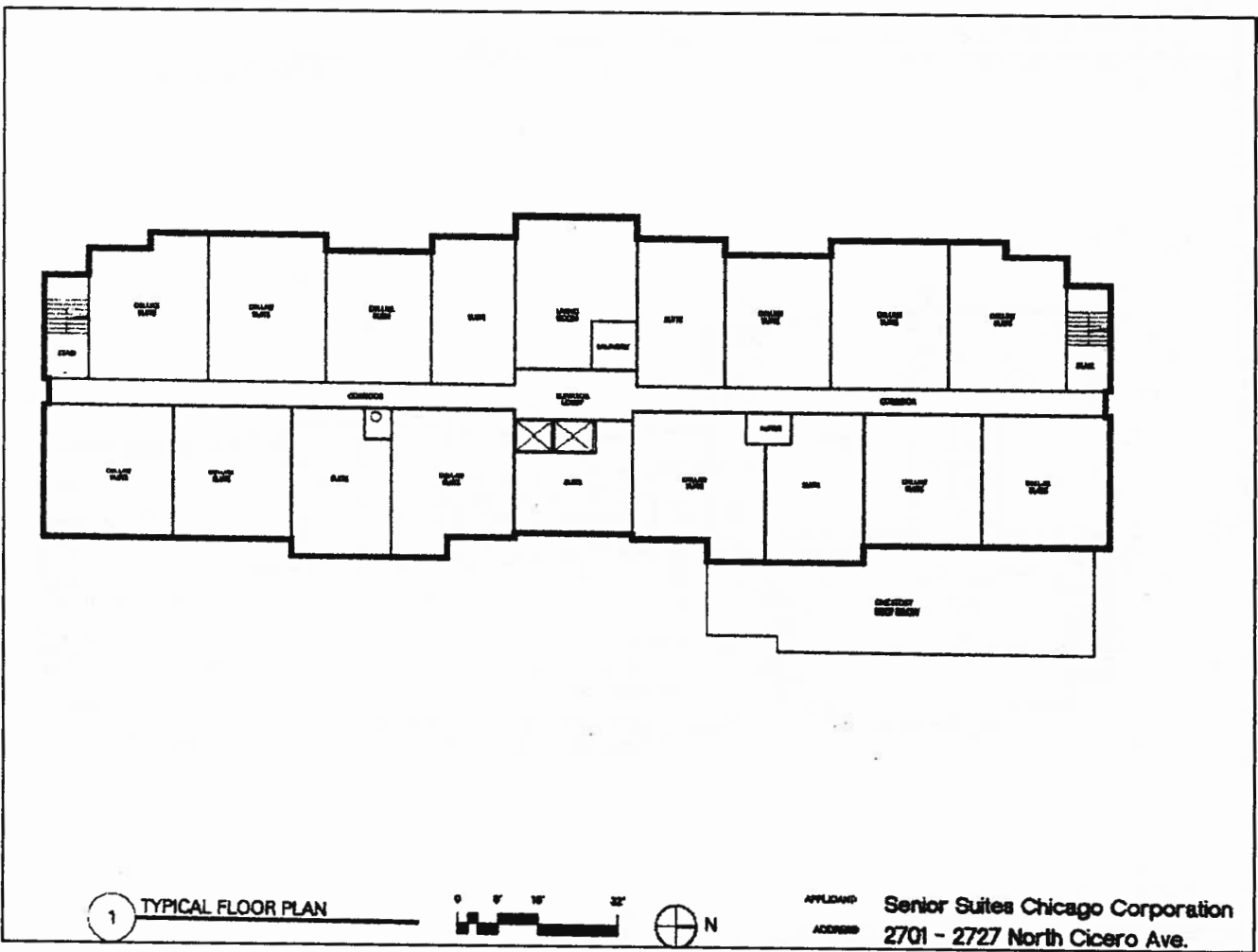
REPORTS OF COMMITTEES

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Ground Floor Plan.



Typical Floor Plan.



1 TYPICAL FLOOR PLAN



APPLICANT Senior Suites Chicago Corporation
ADDRESS 2701 - 2727 North Cicero Ave.