

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

Reclassification Of Area Shown On Map No. 18-F.
(Application No. 22606)
(Common Address: 7411 -- 7447 S. Halsted St.)

M2-1

[O2024-0014039]

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 amended by changing all the Residential Planned Development Number 1140 symbols and indications as shown on Map Number 18-F in the area bounded by:

a line 100 feet south of and parallel to West 74th Street; the north/south public alley next east of and parallel to South Halsted Street; a line 350 feet south of and parallel to West 74th Street; a line 152 feet west of and parallel to South Emerald Avenue; a line 360.1 feet south of and parallel to West 74th Street; South Emerald Avenue; the Belt Wabash Railroad; and South Halsted Street,

to those of an M2-1 Light Industry District, which is hereby established in the area above described.

SECTION 2. This ordinance shall take effect upon its passage and due publication.

Reclassification Of Area Shown On Map No. 18-G.
(Application No. A-8931)
(Common Address: 7850 -- 7858 S. Green St.)

[O2024-0013993]

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 B3-1 Community Shopping District symbols and indications as shown on Map Number 18-G in the area bounded by:

hereby amended by changing all of the RM5 Residential Multi-Unit District, B2-1 Neighborhood Mixed-Use District and M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 14-E in the area bounded by:

East 61st Street; the public alley next east of and parallel to South Calumet Avenue; East 63rd Street; and South Calumet Avenue,

to those of an RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and approval.

Reclassification Of Area Shown On Map No. 18-F.

(As Amended)

(Application No. 16673)

(Common Addresses: 7411 -- 7447 S. Halsted St.
And 7436 -- 7448 S. Emerald Ave.)

RPD 1140

[SO2009-1681]

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 B1-2 Neighborhood Shopping District and RS3 Residential, Single-Unit (Detached House) symbols and indications as shown on Map Number 18-F in the area bounded by:

a line 100.00 feet south of and parallel to West 74th Street; the north/south public alley next east of and parallel to South Halsted Street; a line 350.00 feet south of and parallel to West 74th Street; a line 152.00 feet west of and parallel to South Emerald Avenue; a line 361.00 feet south of and parallel to West 74th Street; South Emerald Avenue; the Belt Wabash Railroad; and South Halsted Street,

to those of a RM5 Multi-Unit District and a corresponding use district is hereby established in the area above described.

SECTION 2. In the area above described, the City Zoning Ordinance be amended by changing all of the RM5 Multi-Unit District symbols to those of a Planned Development and a corresponding use district is hereby established.

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.**Plan Of Development Statements.*

1. The area delineated herein as a residential planned development consists of a net site area of approximately fifty-nine thousand three hundred sixty-two (59,362) square feet ("Property") which is controlled by City Lights Community Outreach Corporation, a not-for-profit ("Applicant") for purposes of this residential planned development (hereinafter referred to as "Planned Development").
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Plan of Development. Any dedication or vacation of streets or alleys or easements or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council. All conveyance of property to the City for public right-of-way shall be through the City's dedication process.
3. The requirements, obligations and conditions within this planned development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessees except as provided herein. All rights granted hereunder to Applicant shall inure to the benefit of Applicant's successors and assignees and, if different than the Applicant, the legal titleholders and any ground lessees and their respective successors and assignees. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred, the term "Applicant" shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder.
4. This plan of development consists of these sixteen (16) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Phase 1 Site Plan; Phase 2 Site Plan; Landscape Plan; Phase 1 West and North Elevations; Phase 1 East and South Elevations; Phase 2 West and North Elevations; Phase 2 East and South Elevations; and Courtyard Sectional, all dated March 19, 2009, prepared Behles and Behles, which are all incorporated herein. Full-size plans are on file with the Department of Zoning and Land Use Planning. This Plan of Development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and all requirements thereof and satisfies the established criteria for approval of a planned development. These and no other zoning controls shall apply to the area delineated herein. In any instance where a provision of the Planned Development conflicts with the Chicago Building Code, the Building Code shall control.
5. The following uses shall be permitted within the areas delineated herein: assisted living (elderly custodial care) uses; residential uses as permitted in a RM5 Multi-Unit District; accessory parking; open space uses; accessory uses; and related uses.

6. On-premise business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Zoning and Land Use Planning. Temporary signs, such as construction and marketing signs shall be permitted within the Planned Development subject to review and approval of the Department of Zoning and Land Use Planning. Off-Premises Signs shall not be permitted in the Planned Development.
7. Any service drives or other ingress or egress including emergency vehicle access shall be adequately designed, constructed and paved in accordance with the Municipal Code of Chicago and the regulations of the Department of Transportation in effect at the time of construction. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Zoning and Land Use Planning. 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. All work in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in accordance with the Municipal Code of the City of Chicago. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development subject to review of the Departments of Transportation and Zoning and Land Use Planning.
8. For purposes of building height measurement and calculation, the definitions in the Chicago Zoning Ordinance shall apply. In addition to the maximum height of any building or any appurtenance attached thereto, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. The maximum permitted floor area ratio shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definition in the Chicago Zoning Ordinance shall apply.
10. Improvements of the property, including landscaping and all entrances and exits shall be designed, installed and maintained in substantial conformance with the Bulk Regulations and Data Table, the Site Plan and Landscape Plan attached hereto and made a part hereof. Balconies which do not overhang the public way will be permitted.
11. Landscaping shall be installed and maintained at all times in accordance with the Landscape Plan and the Parkway Tree Provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. 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 the 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.
12. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Commissioner of the Department of Zoning and Land Use Planning (the "Commissioner") upon the written request for such modification by the Applicant and after a determination by the Commissioner, that such a modification is minor, appropriate and is consistent with the nature of the improvements

contemplated in this Planned Development. Any such modification of the requirements of this statement by the Commissioner shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

13. The City of Chicago established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square foot for the total buildable square feet (floor area). The Part II Review Fee will be assessed by the Department of Zoning and Land Use Planning during the actual Part II Review. The fee as determined by the Department of Zoning and Land Use Planning staff at that time is final and binding on the Applicant and must be paid to the Department of Zoning and Land Use Planning prior to the issuance of any Part II approval.
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 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.
15. The Applicant acknowledges that it is in the public interest to design, construct and renovate all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and resources. The Application shall design, construct and maintain all buildings located within the Planned Development as certified buildings. A "certified building" may be certified as a sustainable building by Leadership in Energy and Environmental Design ("L.E.E.D."), Energy Star or Chicago Green Homes certification programs. The requirement of a green roof is waived based upon the allocation of twenty percent (20%) or more of the rooms being leased at an affordable rate.
16. Unless substantial construction of at least one (1) building has begun within the Planned Development within six (6) years of the date of passage of the planned development, the zoning of that Property shall revert to a RM5 Residential Multi-Unit District. The six (6) year period may be extended for one (1) additional year if, before expiration, the Commissioner of the Department of Zoning and Land Use Planning determines that there is good cause for such an extension.

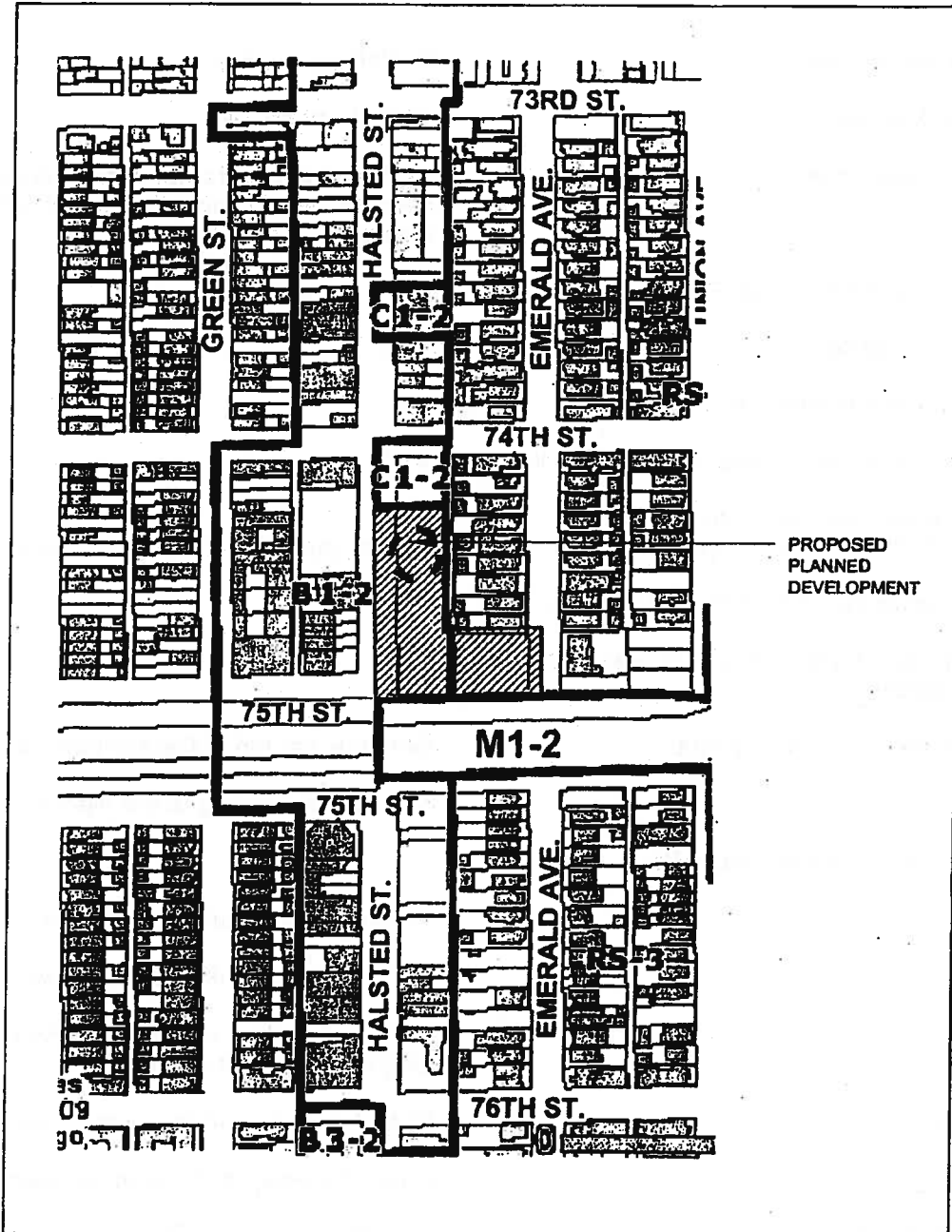
[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Phase 1 Site Plan; Phase 2 Site Plan; Landscape Plan; Phase 1 West North Elevations; Phase 1 East and South Elevations; Phase 2 West and North Elevations; Phase 2 East and South Elevations; and Courtyard Section referred to in these Plan of Development Statements printed on pages 59771 through 59781 of this *Journal*.]

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

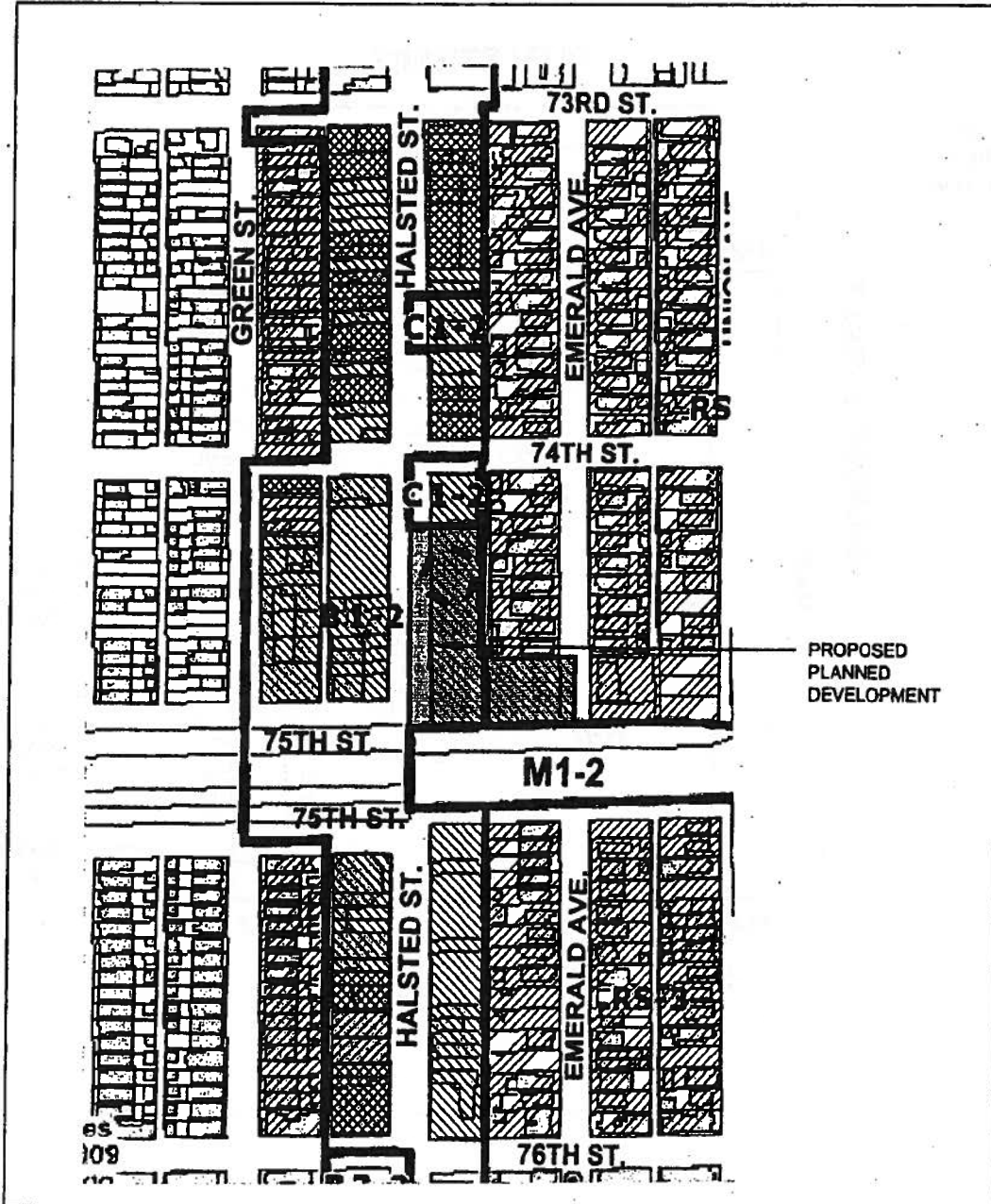
*Residential Planned Development Number 1140.**Bulk Regulations And Data Table.*

Gross Site Area:	81,715 square feet
Net Site Area:	59,362 square feet
Allowable Uses:	Assisted living and other uses as described in Planned Development Statement Number 5, incorporated herein.
Maximum Floor Area Ratio:	1.7
Site Coverage:	50%
Maximum Number of Dwelling Units:	140
Maximum Percentage of Efficiency Units:	51%
Minimum Number of Accessory Off-Street Parking Spaces:	36 feet, including 6 accessible spaces
Minimum Number of Bicycle Spaces:	9
Minimum Number of Off-Street Loading Spaces:	1
Maximum Building Height:	54 feet to the top of the elevator over-run 47 feet to the ceiling of the highest floor
Minimum Building Setbacks:	
Front:	14 feet, 0 inches off South Halsted Street 21 feet, 0 inches off South Emerald Avenue
Rear:	14 feet, 0 inches off the north/south public alley east of South Halsted Street
Sides:	82 feet, 0 inches off the north property line 4 feet, 0 inches off the south property line
Interior Side:	20 inches, 0 inches off the north property line
Minimum Open Space:	6,000 square feet

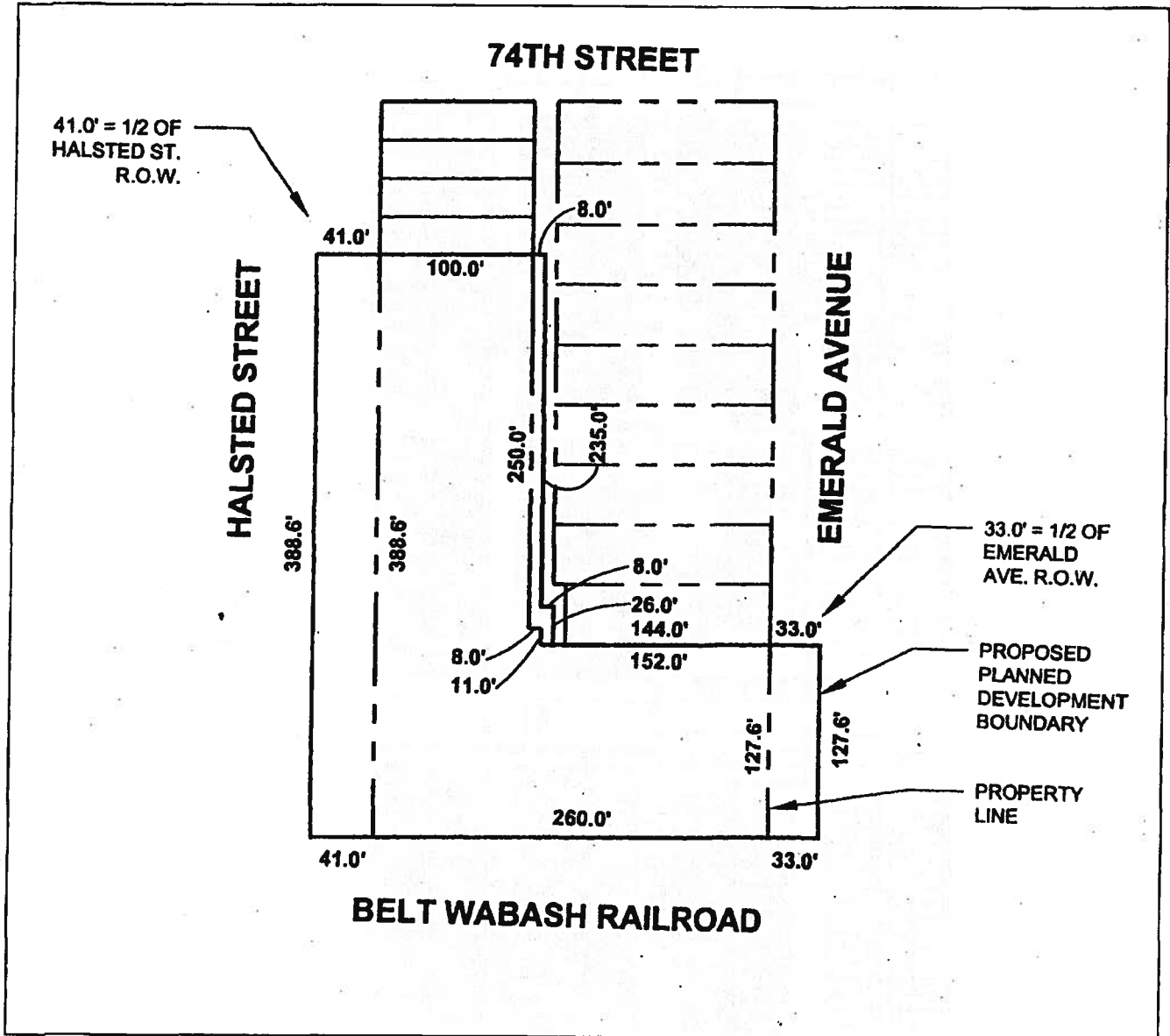
Existing Zoning Map.



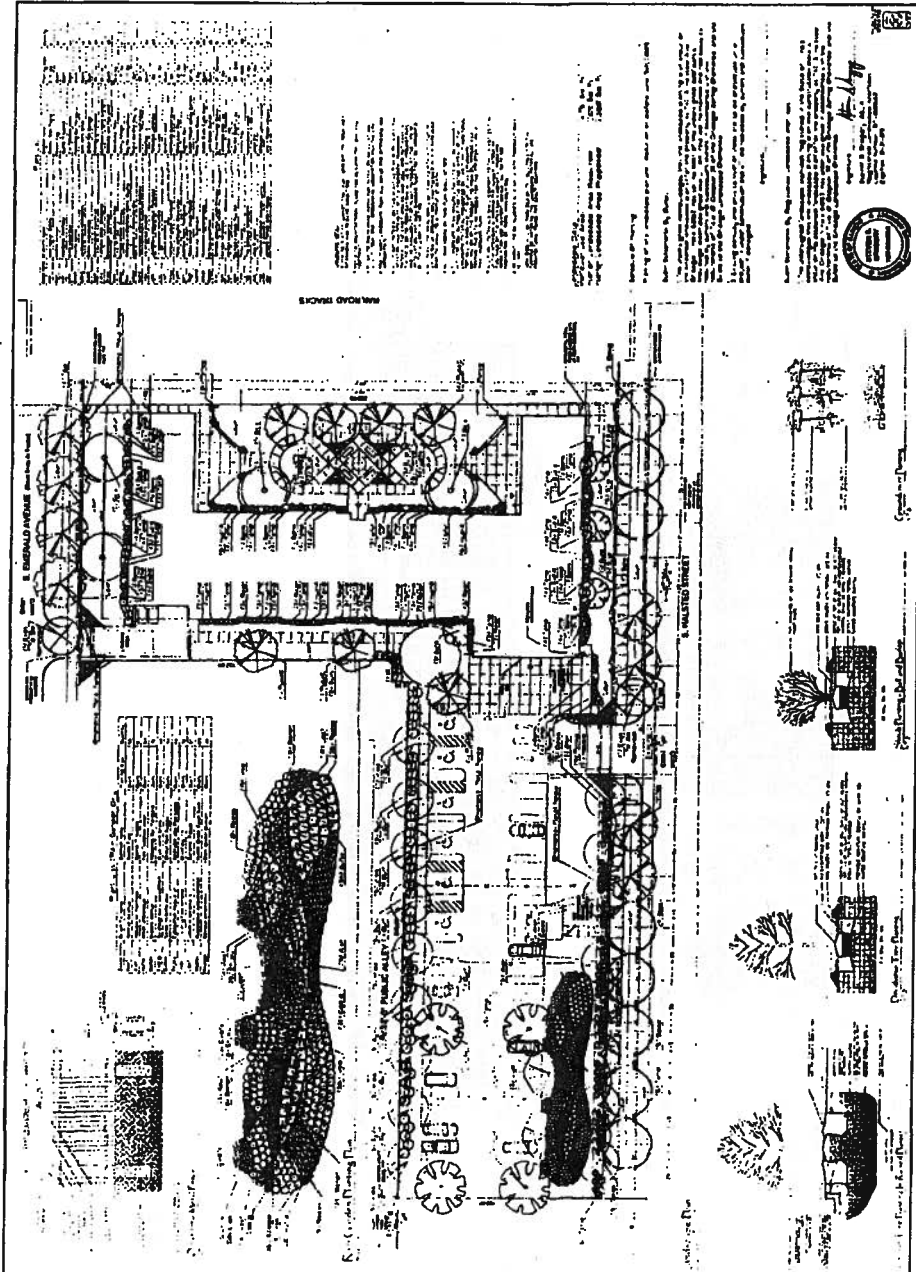
Existing Land-Use Map.



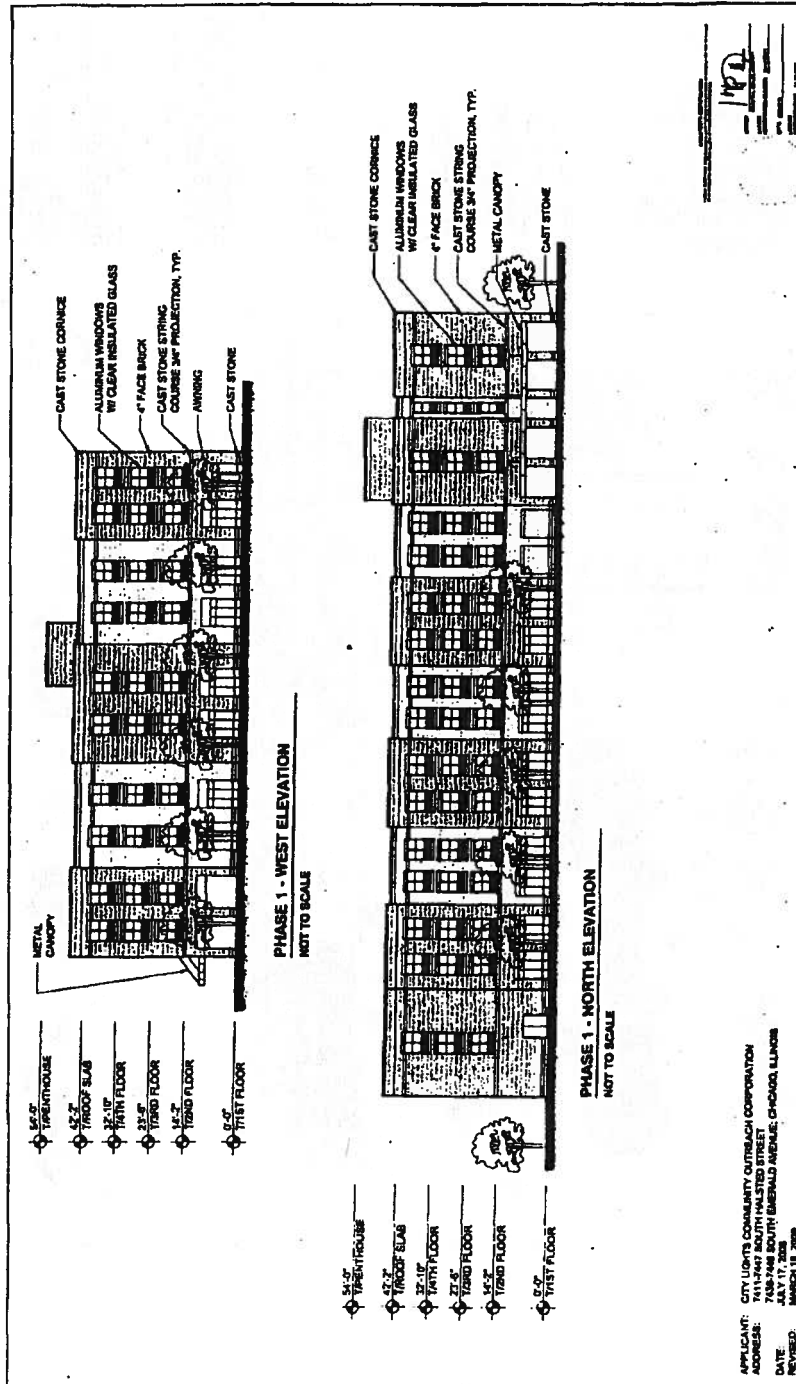
Planned Development Boundary
And Property Line Map.



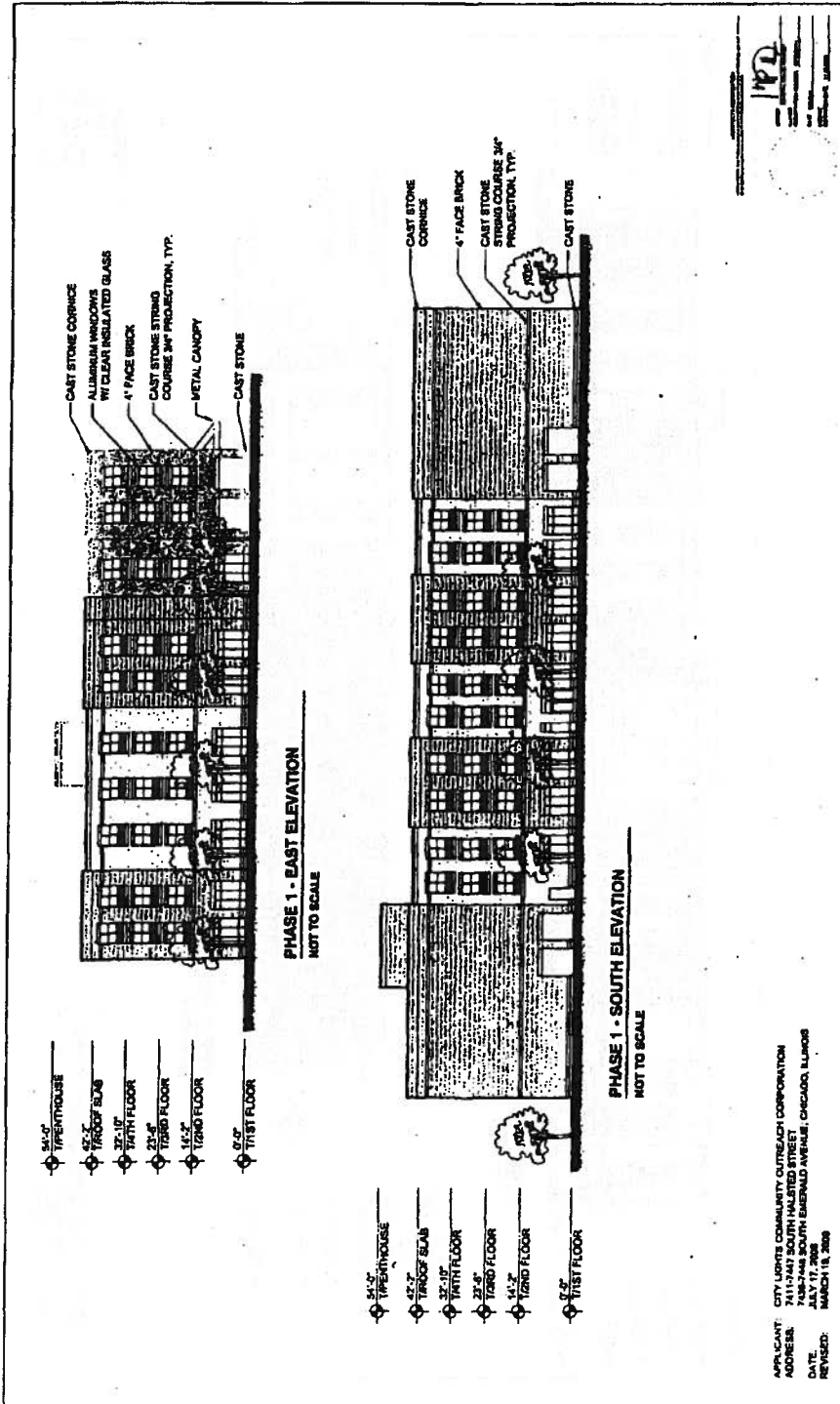
Landscape Plan.



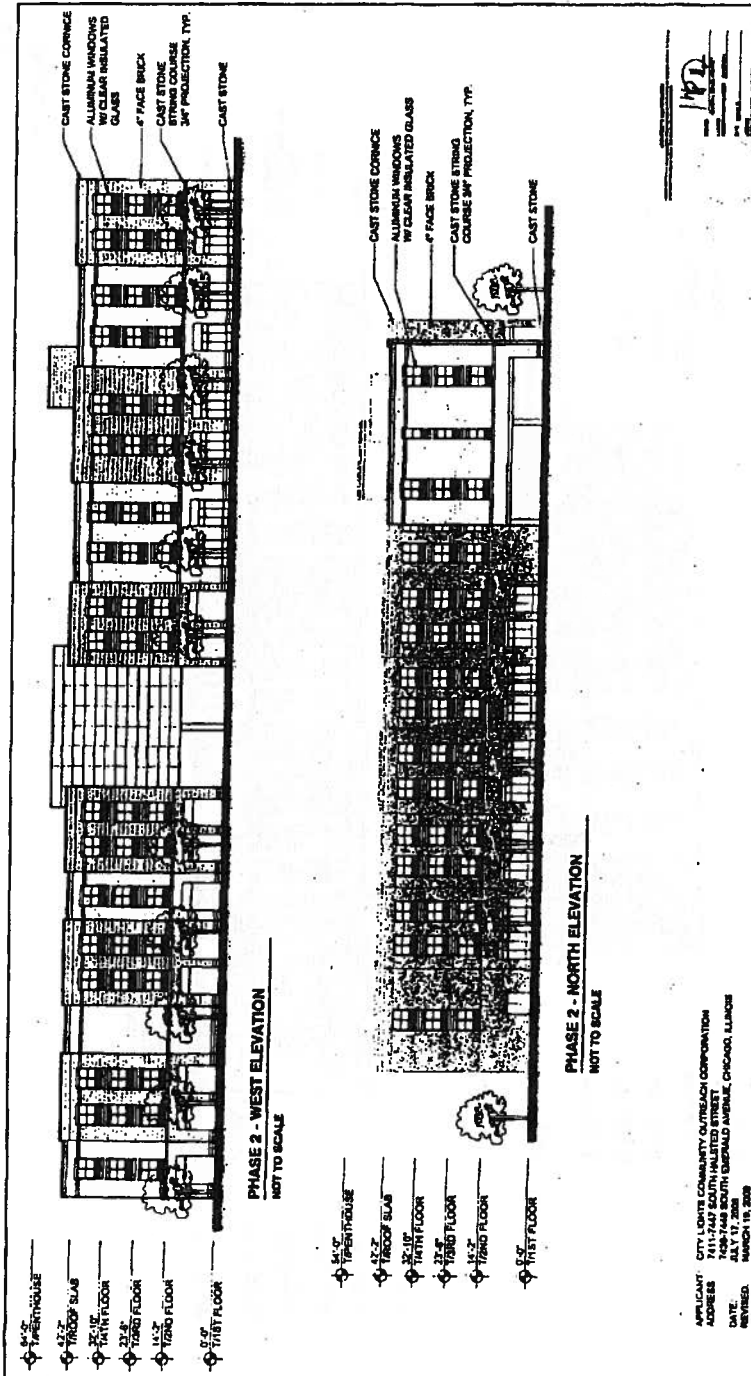
Dr. Oscar David Webster Supportive Living Facility --
Phase 1 West And North Elevations.



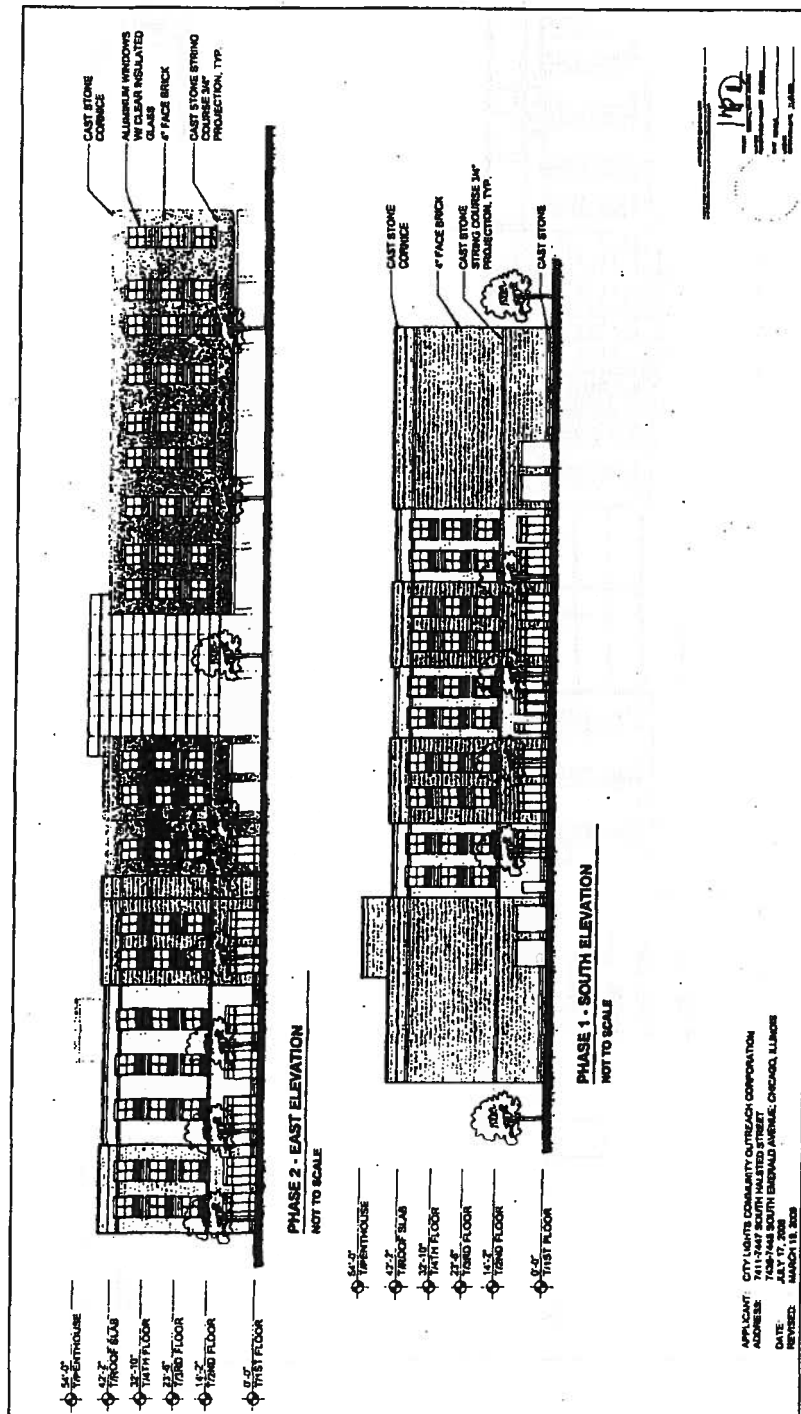
Dr. Oscar David Webster Supportive Living Facility --
Phase 1 East And South Elevations.



Dr. Oscar David Webster Supportive Living Facility --
Phase 2 West And North Elevations.



Dr. Oscar David Webster Supportive Living Facility -- Phase 2 -- East Elevation
And Phase 1 -- South Elevation.



Dr. Oscar David Webster Supportive Living Facility -- Courtyard Section.

