

of the tavern at this location is necessary for the public convenience; that the applicant, as the new licensee, proposes to operate the tavern in such a manner to insure that the public health, safety and welfare will be adequately protected; and that the continued operation of the existing tavern will not cause substantial injury to the value of other property in the neighborhood; now, therefore,

*Be It Resolved*, That the application for an exception is approved for the change of licensee and continued operation of an existing tavern in a two-story building, on premises at 1958 West Huron Street, and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued; and

*Be It Further Resolved*, That the granting of this exception shall run only with the applicant, Figueroa Bar, Inc., doing business as La Manzanilla Lounge -- (President) Alfredo Figueroa and (Secretary/Treasurer) Gabriel Figueroa, as licensee, and that a change of licensee shall terminate the exception granted herein; and

*Be It Further Resolved*, That the tavern in the subject building is, and shall continue to be, subject to all applicable provisions of Article 6 of the Zoning Ordinance.

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CHICAGO ZONING ORDINANCE AMENDED TO  
RECLASSIFY PARTICULAR AREAS.

(Committee Meeting Held October 6, 1994)

The Committee on Zoning submitted the following report:

CHICAGO, November 2, 1994.

*To the President and Members of the City Council:*

Reporting for your Committee on Zoning, for which a meeting was held on October 6, 1994, I beg leave to recommend that Your Honorable Body pass various ordinances transmitted herewith to amend the Chicago Zoning Ordinance for the purpose of reclassifying particular areas.

I beg leave to recommend the reappointments of Thomas S. Moore and Joseph Springola as members of Zoning Board of Appeals.

I beg leave to pass the applications for exceptions for 1824 West Augusta Boulevard and 1958 West Huron Street.

I beg leave to recommend the passage of six ordinances which were corrected and amended in their corrected form. They are Application Numbers A-3238, 11365, A-3218, 11308 and 11258.

Application Number 11348 was voted unanimously by the committee as "do not pass".

At this time, I, along with Alderman Ed Smith, move that this report be deferred and published with the exception of the two Application Numbers A-3242 and TAD-117 for exceptions, and Application Numbers 11308, 11368, and A-3225, for which I request immediate passage because time is of the essence.

Respectfully submitted,

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

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

*Yeas* -- Aldermen Mazola, Haithcock, Tillman, Preckwinkle, Bloom, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Fary, Olivo, Burke, Jones, Coleman, Murphy, Rugai, Troutman, Evans, Munoz, Laski, Miller, Medrano, Ocasio, Watson, E. Smith, Burrell, Bialczak, Suarez, Gabinski, Mell, Austin, Wojcik, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Bernardini, Hansen, Levar, Shiller, Schulter, Moore, Stone -- 48.

*Nays* -- None.

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

Said ordinances, as passed, read as follows (the italic heading in each case not being a part of the ordinance):

*Reclassification Of Area Shown On Map Number 3-F.*

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

4 SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Institutional Planned Development Number 144 symbols and indications as shown on Map No. 3-F in the area bounded by:

starting from a point 242.00 feet south of the south line of West North Avenue, and 102.2 feet west of the west line of North North Park Avenue, a line running east and parallel to the south line of West North Avenue for 102.2 feet to the west line of North North Park Avenue; thence the west line of North North Park Avenue running south 375 feet; thence a line 617 feet south of and parallel to the south line of West North Avenue running west 102.2 feet; thence a line 102.2 feet west of and parallel to the west line of North North Park Avenue, running north 375 feet, 0 inches to the point of beginning,

to those of an R5 General Residence District which is hereby established in the area described above.

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 5-I.*

*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 B4-1 Restricted Service District symbols and indications as shown on Map No. 5-I in the area bounded by:

West Fullerton Avenue; a line 275 feet east of North California Avenue; the alley next south of and parallel to West Fullerton Avenue; and a line 50 feet east of North California Avenue,

to those of an R4 General Residence 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.

June 9, 1976

## INSTITUTIONAL PLANNED DEVELOPMENT

# 199

PLAN OF DEVELOPMENTSTATEMENTS

1. The area delineated here-in as Institutional Planned Developed is owned or controlled by the St. Rose Residence-1121 NO. ORLEANS ST. Chicago Il.
2. The applicant the St. Rose Residence is required to obtain all applicable official reviews, approvals, permits and/or licenses.
3. Any service drive or other ingress or egress roadways will be adequately designed and paved in accordance with the regulations of the Department of Streets & Sanitation and in compliance with the Municipal Code of the City of Chicago for providing ingress and egress for motor vehicles, including emergency vehicles. There will be no parking within such paved areas. Fire lanes will be adequately designed and paved in compliance with the Municipal Code of the City of Chicago and will have a minimum width of 20 feet to provide ingress and egress for emergency vehicles. There will be no parking within such paved areas.
4. Any vacation or dedication of streets, alleys or other public rights of way or adjustments of rights-of-way shall require a separate submittal on behalf of the applicant, St. Rose Residence.
5. The use of the area delineated as an institutional planned development will consist of a health care facility containing a maximum of 250 Skilled Care nursing home beds and related uses. The facility, will be devoted to skilled nursing care and the activities related to the operation and administration of such a facility.
6. Identification and other signs, if necessary, may be permitted, subject to the review of and approval by the Department of Development and Planning and the Department of Buildings.
7. Off-street parking and loading will be provided in accordance with the attached plan of development.
8. The information attached hereto sets forth data concerning a generalized land use plan (site plan) illustrating the proposed development in accordance with the intent and purpose of the Chicago Zoning Ordinances.
9. The plan of development attached to the application is subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments", as promulgated by the Commissioner of Development and Planning.

Applicant: ST. ROSE RESIDENCE

Date: December 28, 1975

*Reclassification of Area Shown on Map No. 3-F.*

*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 R5 General Residence District symbols and indications as shown on Map No. 3-F in the area bounded by

a line 242.10 feet south of and parallel to W. North Avenue; N. North Park Avenue; a line 242.10 by 375 feet south of and parallel to W. North Avenue and a line 102.50 feet west of and parallel to N. North Park Avenue

to the designation of an Institutional Planned Development 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.

[Plan of Development printed on pages 3178-3182 of this Journal]

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. 3-F.*

*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 R4 General Residence District, B4-2 Restricted Service District and M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 3-F in the area bounded by

the alley first south of and parallel to W. Evergreen Avenue; N. Sedgwick Street; W. Scott Street; a line approximately 112 feet west of and parallel to N. Sedgwick Street; W. Goethe Street; a line generally 268 feet west of and parallel to N. Sedgwick Street; W. Sullivan Street and a line 278 feet west of and parallel to N. Sedgwick Street

to those of a Residential Planned Development 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.

[Plan of Development printed on pages 3183-3187 of this Journal]

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. 5-F.  
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 R4 General Residence District, Residential Planned Developments and B4-2 Restricted Service District symbols and indications as shown on Map No. 5-F in the area bounded by

a line 651.79 feet north of and parallel to W. North Avenue; N. Vine Street; W. North Avenue and N. Orchard Street

to the designation of a Residential Planned Development 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.

[Plan of Development printed on pages 3188-3192 of this Journal]

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. 12-M  
(As Amended).*

*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 B4-1 Restricted Service and R3 General Residence District symbols and indications as shown on Map No. 12-M in the area bounded by

S. Archer Avenue; a line 254.58 feet west of S. Menard Avenue; W. 54th Place, or the north line thereof if extended where no street exists and a line 309.58 feet west of S. Menard Avenue

to those of a R4 General Residence 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 No. 15-G.  
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 B1-2 Local Retail District symbols and indications as shown on Map No. 15-G in the area bounded by

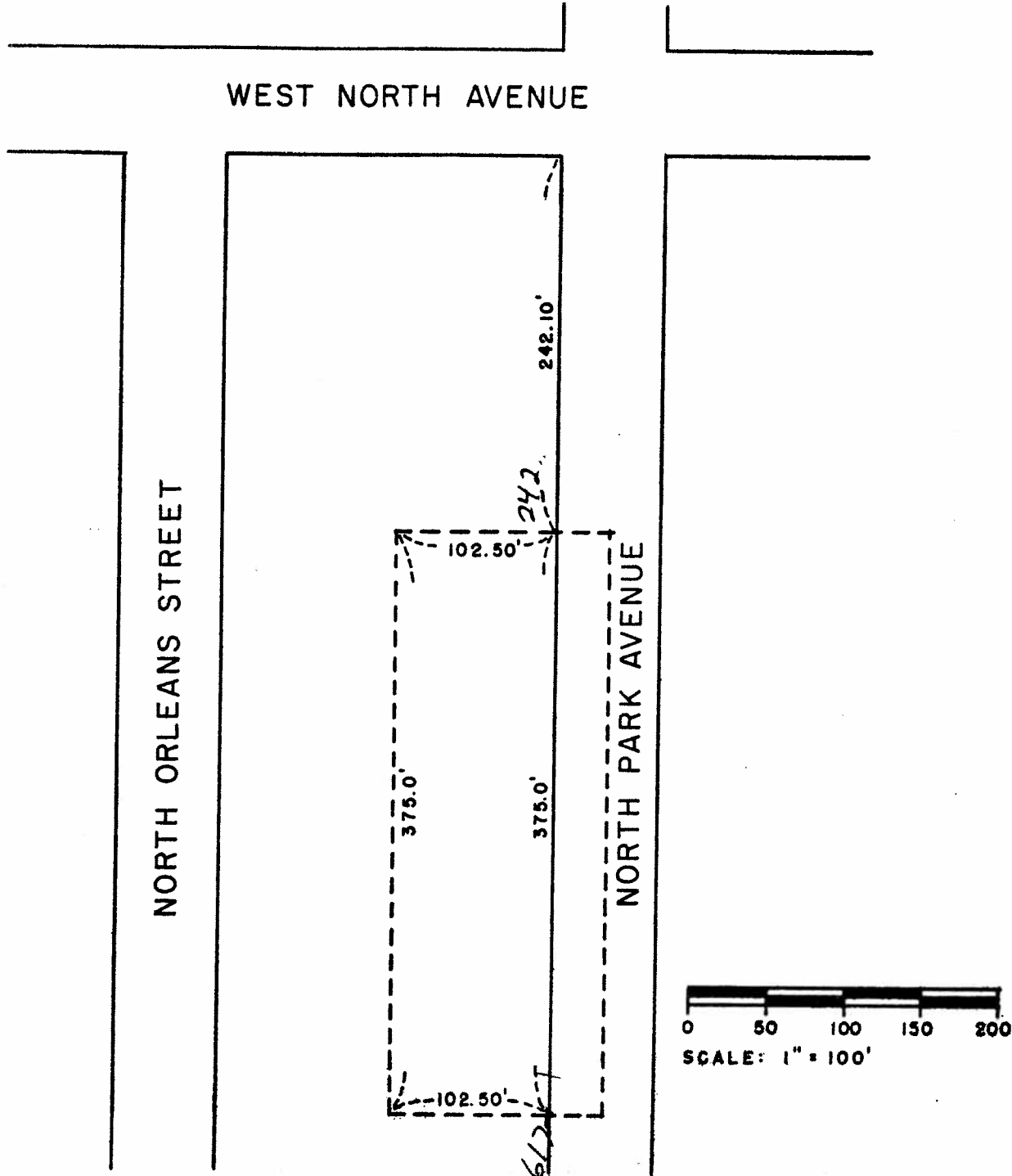
N. Ridge Avenue; N. Glenwood Avenue; W. Edgewater Avenue and a line 72 feet northwesterly of N. Glenwood Avenue as measured along N. Ridge Avenue and perpendicular thereto

to those of a B2-2 Restricted Retail 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.

PROPERTY LINE MAP AND  
RIGHT OF WAY ADJUSTMENTS

INSTITUTIONAL PLANNED DEVELOPMENT



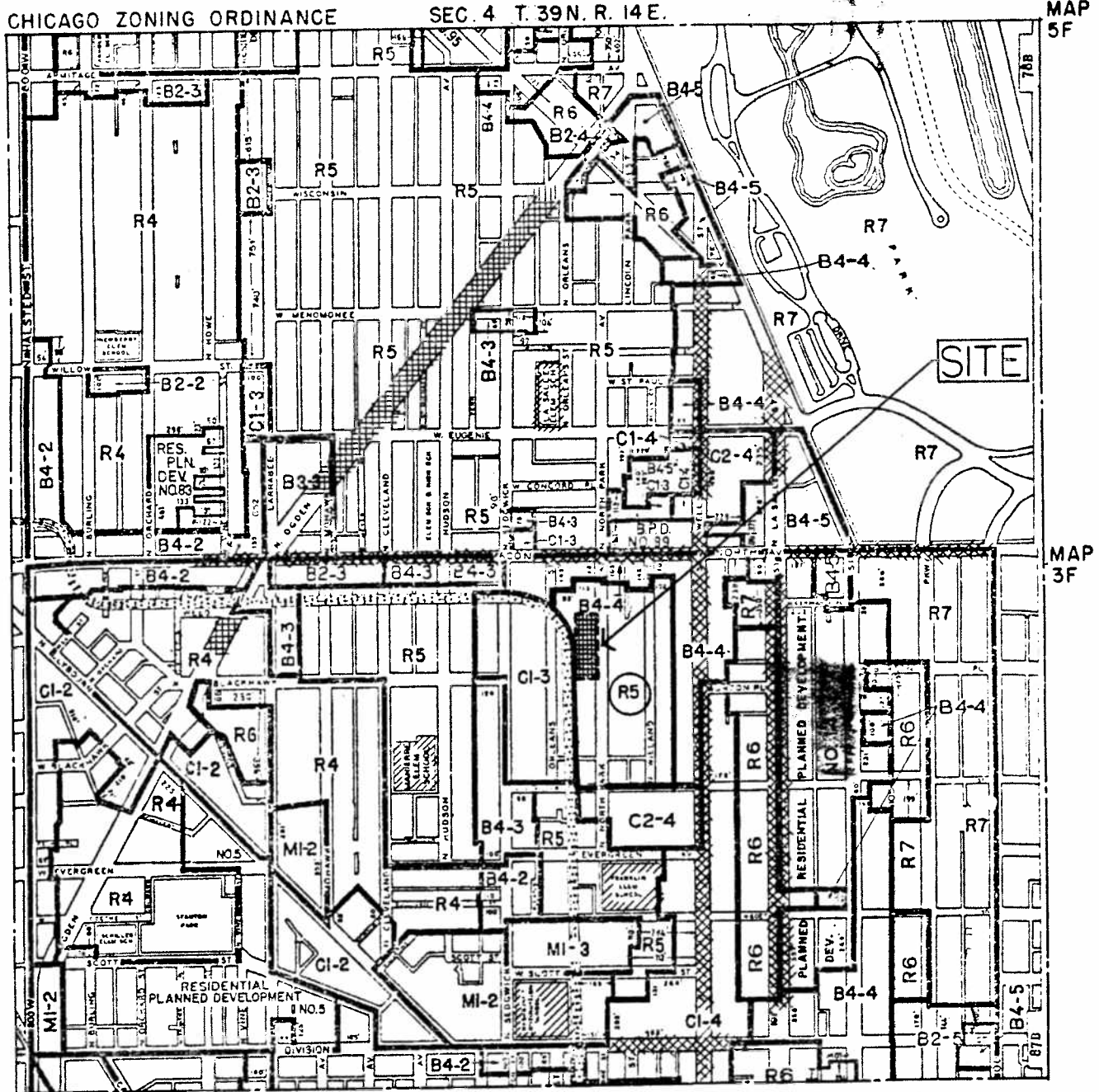
----- PLANNED DEVELOPMENT BOUNDARY




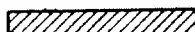
APPLICANT: ST. ROSE RESIDENCE

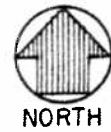
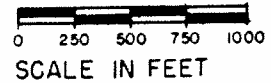
DATE: DECEMBER 28, 1975



NORTH



-  ZONING DISTRICTS
-  PREFERENTIAL STREET SYSTEM
-  PROPOSED INSTITUTIONAL PLANNED DEVELOPMENT
-  PUBLIC, QUASI-PUBLIC, PRIVATE INSTITUTIONS & FACILITIES

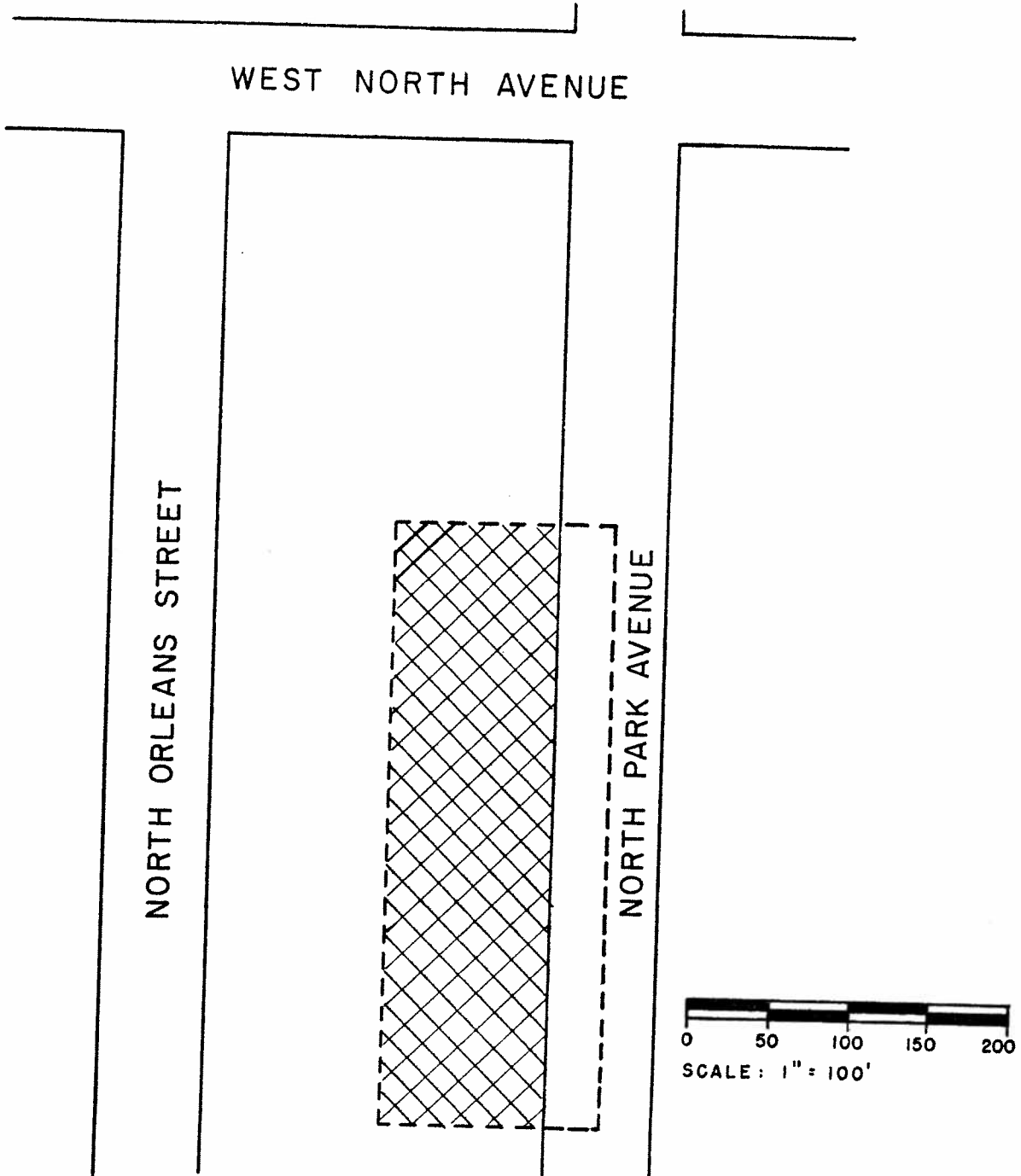


APPLICANT: ST. ROSE RESIDENCE

DATE: DECEMBER 28, 1975

# GENERALIZED LAND USE MAP

## INSTITUTIONAL PLANNED DEVELOPMENT



- PLANNED DEVELOPMENT BOUNDARY
-  SKILLED NURSING FACILITY & OFF-STREET PRKG.

APPLICANT: ST. ROSE RESIDENCE  
 DATE: DECEMBER 28, 1975



NET SITE AREA SQUARE FEET	ACRES	GENERAL DESCRIPTION OF LAND USE	NUMBER OF BEDS	MAX. F.A.R.	MAX. % OF LAND COVERED
38,437	.882	Skilled Care Facility and off-street parking	250	2.2	46.6

THE ABOVE NOTED INFORMATION RELATES TO THE ULTIMATE DEVELOPMENT WITHIN THE PLANNED DEVELOPMENT AREA. INTERIM STAGES OF DEVELOPMENT MAY EXCEED ABOVE PERMITTED STANDARDS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF DEVELOPMENT AND PLANNING.

Gross Site Area = Net Site Area (38,437S.F.) plus Area of Right-of Way and Public Land (12,375S.F.) = 50,812 Sq. Ft.

Maximum permitted F.A.R. for Total Gross Site Area = 2.2

PROPOSED POPULATION:

(Skilled Nursing Care Facility-- nursing home)

Number of beds 250  
 Number of attending doctors 1  
 Number of Employees, in one shift 30

MINIMUM NUMBER OF OFF-STREET PARKING SPACES:

Total: 34

MINIMUM BUILDING SETBACKS:

1. Boundary and front yard 10'
2. Boundary and side yard 25'
3. Boundary and rear yard 13.7'

Subject to the approval of the Department of Development and Planning, setbacks and yard regulations may be adjusted where required to permit conformance to the pattern of or architectural arrangement related to existing structures or when necessary for technical reasons.

Maximum Percent of Land Covered (for Total Net Site Area) = 46.6

Applicant: St. Rose Residence

Date: December 28, 1975