



City of Chicago
Richard M. Daley, Mayor

Department of Zoning

Patricia A. Scudiero
Zoning Administrator

City Hall, Room 905
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-5777 (Voice)
(312) 744-6552 (FAX)
(312) 744-2950 (TTY)
<http://www.cityofchicago.org>

March 17, 2009

Ms. Karla D. Brand
Senior Project Manager
Perkins + Will
10100 N. Central Expressway
Suite 300
Dallas, TX 75231

Re: **Administrative Relief request for Residential Planned Development No. 152, The Admiral at the Lake, 929 and 933 West Foster Avenue (formerly 909 West Foster Avenue)**

Dear Ms. Brand:


Please be advised that your request for a minor change to Residential Planned Development No. 152, as amended, has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

Specifically, you are requesting to replace the exterior building skin, for Levels 1-5 only, from precast concrete panels with brick and cast-stone insets to similar-colored hand-set brick and cast stone masonry. Revised elevation drawings, prepared by Perkins + Will, and dated February 10, 2009, show very little change to the overall appearance of the building and shall be inserted into the main file.

With regard to your request, the Department of Zoning and Land Use Planning has determined that replacement of concrete with a similar-colored brick on the 5-story base of the 32-story building will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of the development, and therefore, would constitute a minor change.

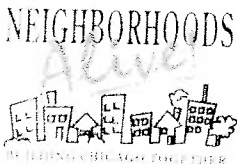
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 152, as amended, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,


Patricia A. Scudiero
Commissioner

PAS/HG:tm

cc: Mike Marmo, Pat Haynes, Erik Glass, DPD Files





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
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<http://www.cityofchicago.org>

August 9, 2007

Ms. Karla D. Brand
Senior Project Manager
Perkins + Will
10100 N. Central Expressway
Suite 300
Dallas, TX 75231

Re: **Administrative Relief request for Residential Planned Development
No. 152, The Admiral at the Lake, 929 and 933 West Foster Avenue
(formerly 909 West Foster Avenue)**

Dear Ms. Brand:

Please be advised that your request for a minor change to Residential Planned Development No. 152, as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development. .

Specifically, you are requesting to reduce the number of off-street parking spaces from 300 (as defined in the Bulk Regulations and Data Table) to 292. This reduction in parking spaces is a result of additional square footage required for mechanical equipment and an additional elevator. It should be noted that 292 parking spaces still exceeds the minimum number required (230) per the Chicago Zoning Ordinance.

With regard to your request, the Department of Planning and Development has determined that this slight reduction in parking spaces will not create an adverse impact on the Planned Development or surrounding neighborhood and would constitute a minor change.

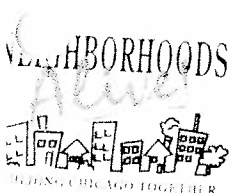
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 152, as amended, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

Kathleen Nelson
First Deputy Commissioner

KCN:MRD:tm

cc: Kathleen Nelson, Danita Childers, Mike Marmo, Pat Haynes, DPD Files



101222

JOURNAL--CITY COUNCIL--CHICAGO

15943
3/14/2007

*Reclassification Of Area Shown On Map Number 13-G.
(As Amended)
(Application Number 15943)*

IPP 15200

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

SECTION 1. Title 17 of the Municipal Code of the City of Chicago, the Chicago Zoning Ordinance, be amended by changing all the Institutional Planned Development Number 152 symbols and indications as shown on Map Number 13-G in the area bounded by:

West Foster Avenue; North Marine Drive; the alley next south of and parallel to West Foster Avenue or the line thereof if extended where no alley exists; and the alley next east of and parallel to North Sheridan Road,

to those of an RM6.5 Residential Multi-Unit District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the RM6.5 Residential Multi-Unit District symbols and indications within the areas hereinabove describe 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 thereof 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 Number 152,000

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number consists of total of approximately ninety thousand two hundred seventy-five (90,275) square feet or two and seven hundredths (2.07) acre) of property and is owned or controlled by The Admiral at the Lake ("Applicant").

2. The Applicant shall obtain all applicable official reviews, approval 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 re-subdivision of parcels shall require separate submittal on behalf of the Applicant or its successors, assignees or grantees and approved by the Chicago City Council.
3. The requirements, obligations and conditions applicable within this planned development shall be binding upon the Applicant its successors and assigns, and if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns, and if different than the Applicant, the legal title holder and any ground lessees and their respective successors and assigns.

Further, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time application for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under designated control. The term "single designated control" for the purpose of this paragraph shall mean that any application to the City for any modification to this planned development or any other modification or changes thereto (administrative, legislative or otherwise) is made or authorized by the Applicant, the owners of all the property within the planned development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the planned development. No amendment may be sought without written approval by applicant in a private agreement or to do so has been retained by applicant in title documents. Notwithstanding the foregoing, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the property or any rights, or any rights, interests or obligations therein.

4. This plan of development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line and Boundary Map; Site Plan; Landscape Plan; Elevations; Building Floor Plans; dated January 18, 2007 prepared by Perkins & Will Architects; full size sets of the Site/Landscape Plan and Building Elevations, and Roof Plan are on file with the Department of Planning and Development. 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. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall apply.

5. The following uses shall be permitted within the areas delineated herein: residential units totaling two hundred (200) independent living units; thirty-nine (39) suites for assisted living; thirty-six (36) private, skilled nursing units; and seventeen (17) memory care units to be located within multi-story buildings, with residential support services uses on the first (1st) floor to be those allowed as a permitted and special uses identified in Section 17-9-0114 and Section 17-17-0104-X of the Chicago Zoning Ordinance, also included are restaurants limited and general and general retail uses; townhouses and accessory uses, accessory parking and loading.
6. On-premise signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Temporary signs and banners, such as construction and marketing signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Off-premise signs are prohibited.
7. Any service drive or other ingress or egress including emergency vehicles 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. There shall be no parking or storage of garbage receptacles within such paved areas, except as noted on the site plan, or within fire lanes. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Off-street parking and off-street loading facilities shall be provided in compliance with this plan and the Department of Planning and Development. Closure of all or part of any public street or alley during demolition or construction shall be subject to the review of the Chicago Department of Transportation. All work proposed in the Public Ways must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Ways and in compliance with the Municipal Code of the City of Chicago.
8. The height of any building or any appurtenance attached thereto prescribed in this planned development shall not exceed the heights established in the Bulk Regulations Table and Building Elevations and shall also be subject to height limitation established 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 the purposes of F.A.R.

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101225

calculations and floor area measurements, the terminology as defined in Chapter 17-17-0300 of the Chicago Zoning Ordinance shall apply.

10. The improvements of the property shall be designed, installed and maintained in substantial conformance with Site/Landscape Plan; Building Elevations and the Roof Plan and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Specifically, the Applicant will provide a minimum of five thousand (5,000) square feet of residential support services uses (as identified in Section 17-17-0104-X of the Chicago Ordinance) of floor area on the ground floor as indicated on the site plan.
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 written request for such 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 is consistent with the nature of the improvements contemplated in this planned development. Any such modifications 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 17-13-0611-A of the Chicago Zoning Ordinance. Such minor changes may include; a reallocation of dwelling units and/or floor area devoted to Residential Support Services. Finally it is acknowledged that the demising walls for interior spaces are illustrative only and that the location and/or relocation of demising walls or division of interior spaces shall be deemed to require any further approvals pursuant hereto.
12. 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 at the time of application for a building permit.
13. 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 best and reasonable efforts to design, construct and maintain all buildings located within the property in a 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 shall provide vegetated ("green") roofs totaling twenty-five percent (25%), approximately twelve thousand nine hundred forty-three (12,943) square feet of the net roof area of the buildings. ("Net roof area" shall be defined as the total area of the roof minus any required perimeter setbacks, rooftop structures and roof-mounted equipment).

14. Unless substantial construction of the improvements contemplated in this planned development has commenced within six (6) years following adoption of this planned development and unless completion thereof is diligently pursued, then this planned development shall expire and the property shall automatically convert to that of a RM6.5 Residential Multi-Unit District. This six (6) year period, may be extended for up to one (1) additional year if, before expiration of the six (6) year period, the Commissioner of Planning and Development determines that good cause for an extension is shown.

[Figure 1 -- Map of Vicinity of Site; Figure 2 -- Map of Existing Site; Figure 3.1 -- Proposed Site Plan Overall; Figure 3.2 -- Proposed Site Plan Area "A"; Figure 3.3 -- Proposed Site Plan Area "B"; Figures 4.1, 4.4, 4.7 and 4.10 -- Proposed Floor Plans; Figure 5.1 through 5.3 -- Building Elevations; Figure 6 -- Building Section; Figure 7.1 -- Ground Floor Landscape/Streetscape; Figure 7.2 and 7.3 -- Roof Gardens; and Figure 8 -- Vehicular/Pedestrian Access referred to these Plan of Development Statements printed on pages 101228 through 101244 of this *Journal*.]

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

Residential-Business Planned Development Number 152.001

*Plan Of Development Bulk Regulations
And Data Table.*

Gross Site Area:	121,097 square feet (2.78 acres)
Area of Public Right-of-Way:	30,822 square feet (0.71 of an acre)

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101227

Net Site Area:	90,275 square feet (2.07 acres)
Maximum Floor Area Ratio:	5.5
Permitted Uses:	Residential Uses, Residential support services, related use and accessory uses as listed in Statement Number 5
Maximum Number of Units:	200 independent living units; 39 suites for assisted living, 36 private, skilled nursing units; and 17 memory care units
Number of Off-Street Parking Spaces to be provided:	300 parking spaces
Minimum Area of Residential Support Services to be provided:	5,000 square feet
Minimum Number of Off-Street Loading Spaces:	Total: 2 berths at 10 feet by 50 feet
Minimum Setbacks:	In substantial compliance with the attached Site Plan
Maximum Percentage of Site Coverage:	In substantial compliance with the attached Site Plan
Maximum Building Height:	In substantial compliance with the attached Building Elevations

Figure 1.

Map Of Vicinity Of Site.

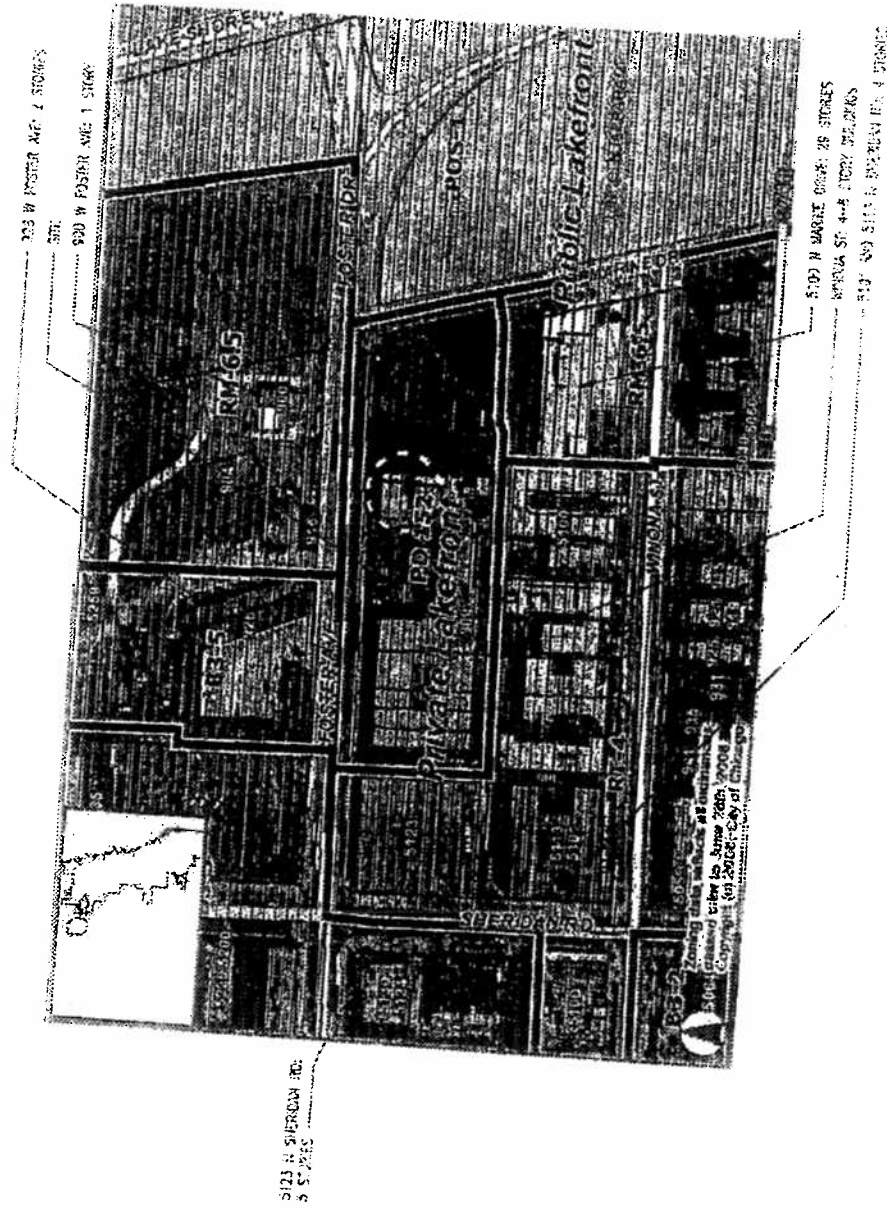


Figure 2.
Map Of Existing Site.

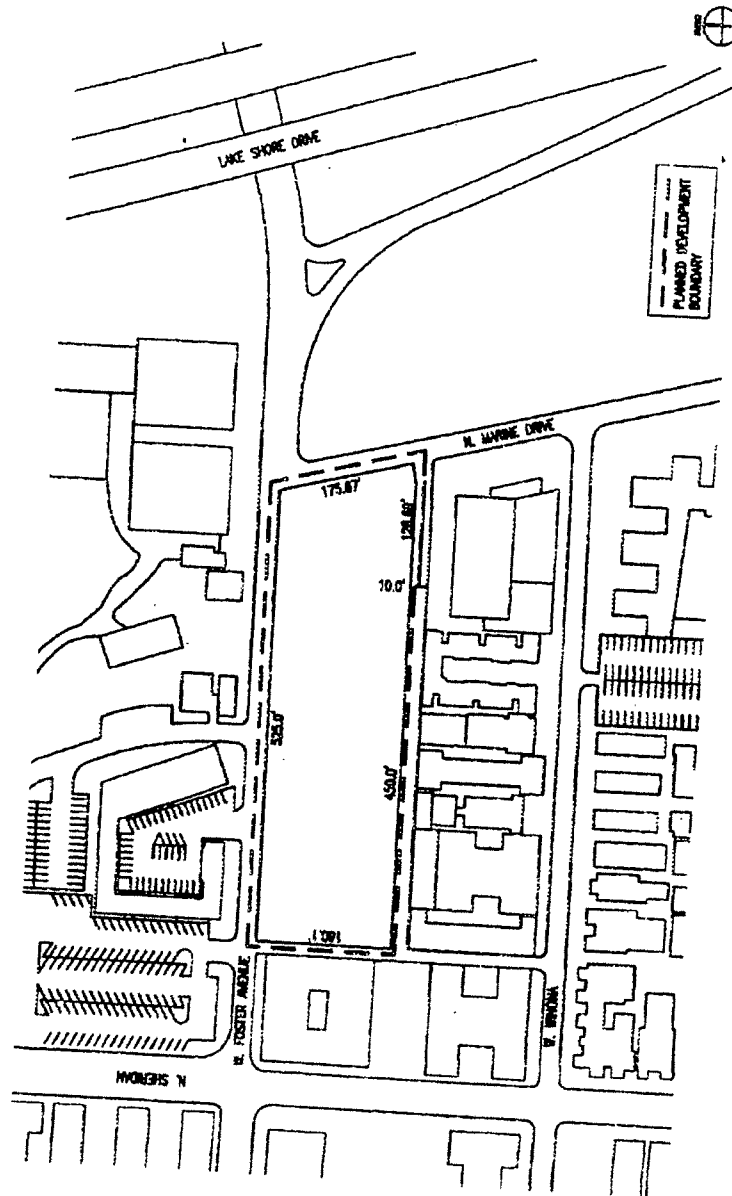


Figure 3.1.

Proposed Site Plan -- Overall.

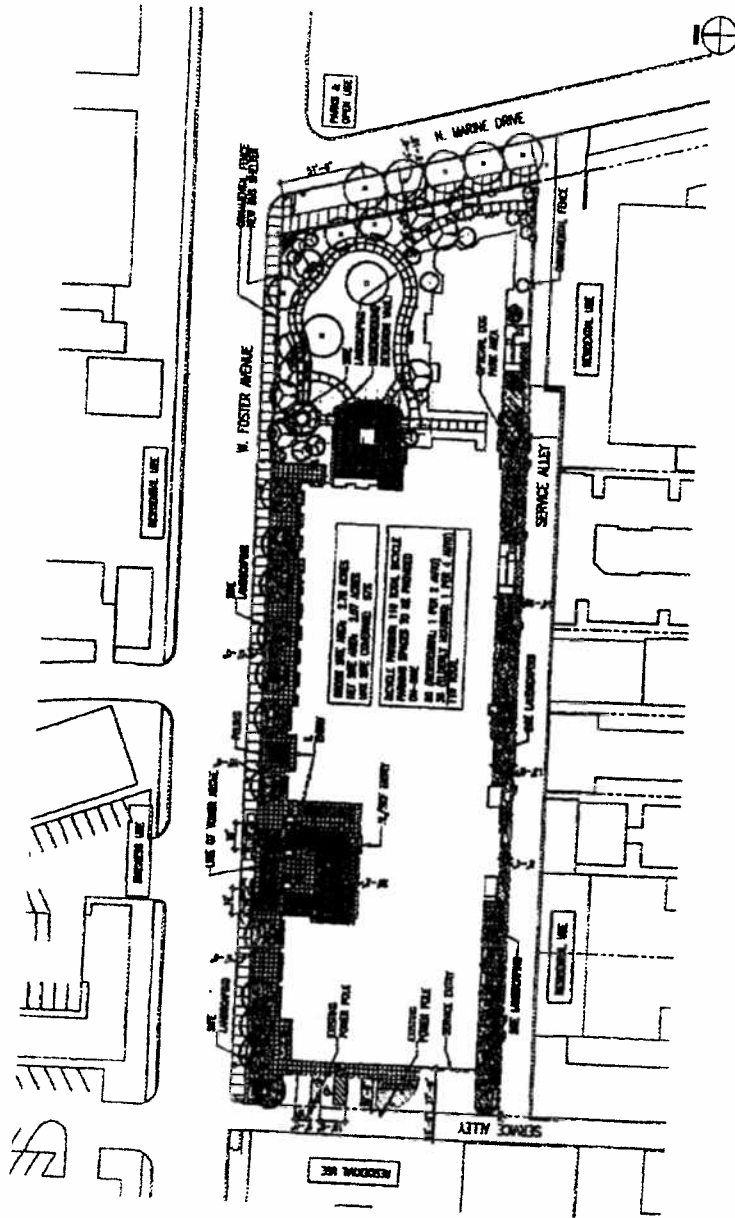


Figure 3.2.

Proposed Site Plan -- Area "A".

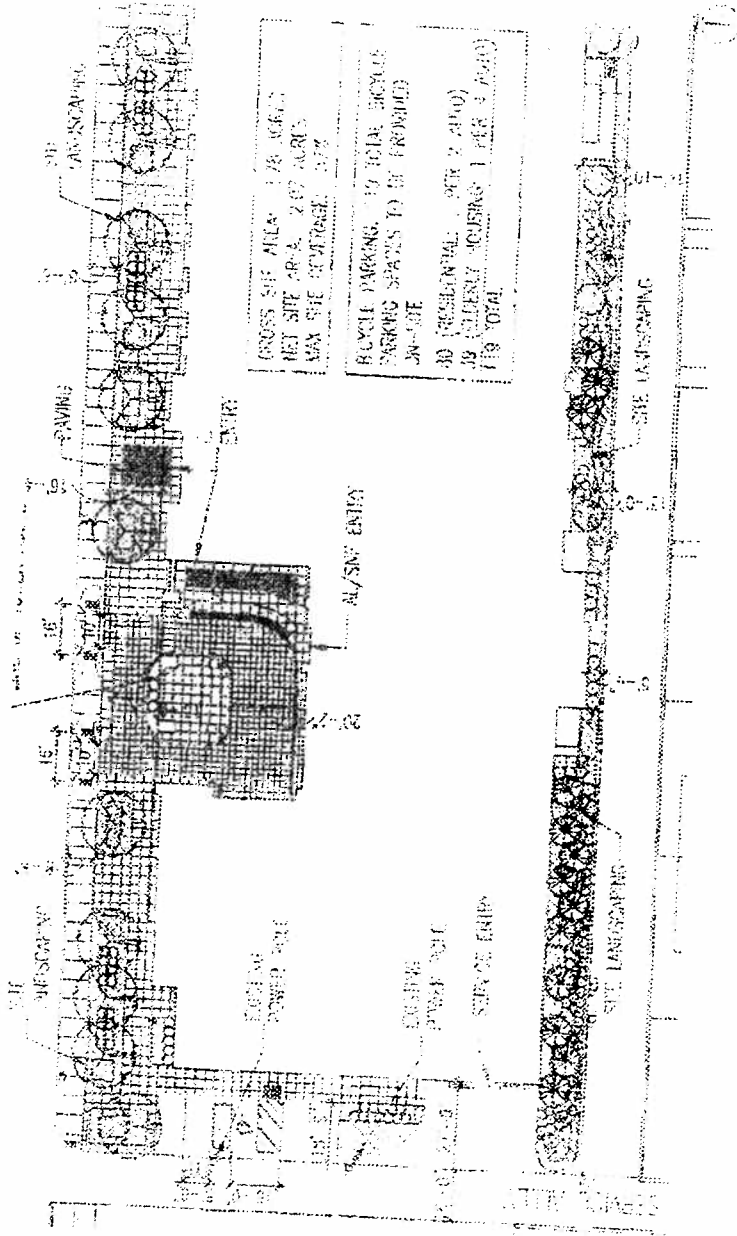


Figure 3.3.

Proposed Site Plan -- Area "B".

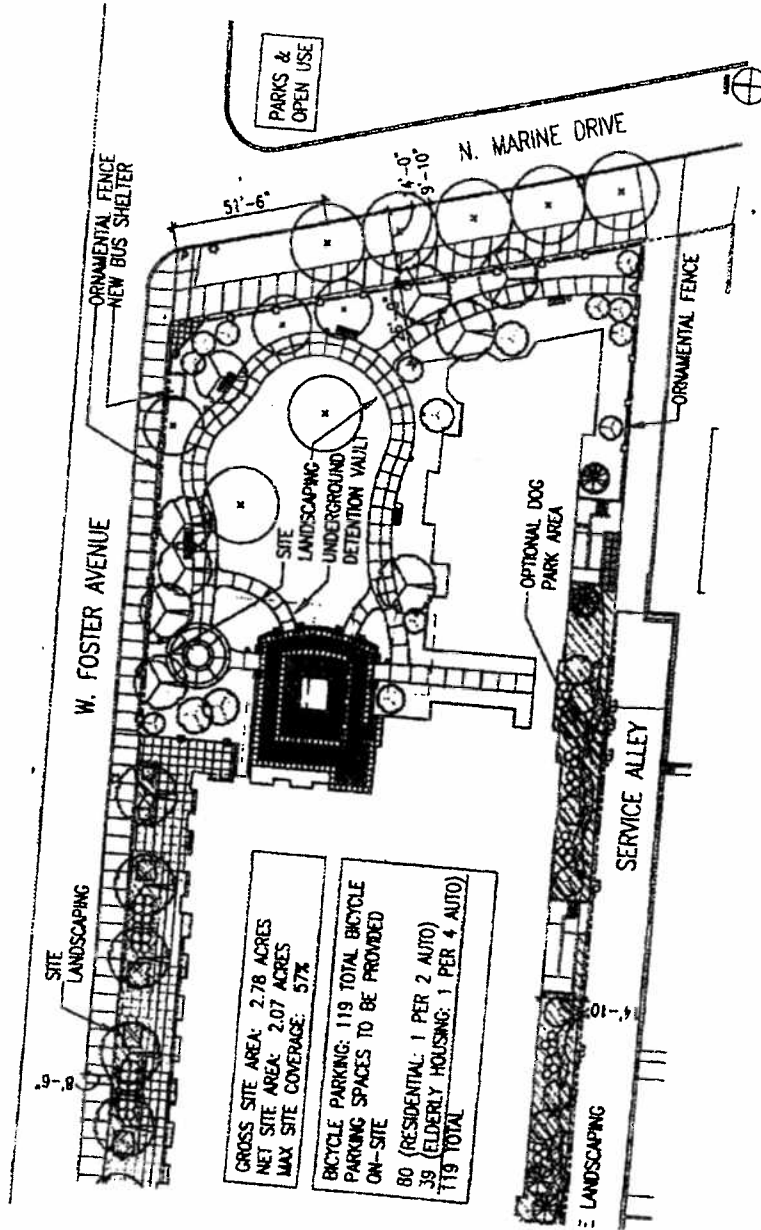


Figure 4.1.
Proposed Floor Plans.

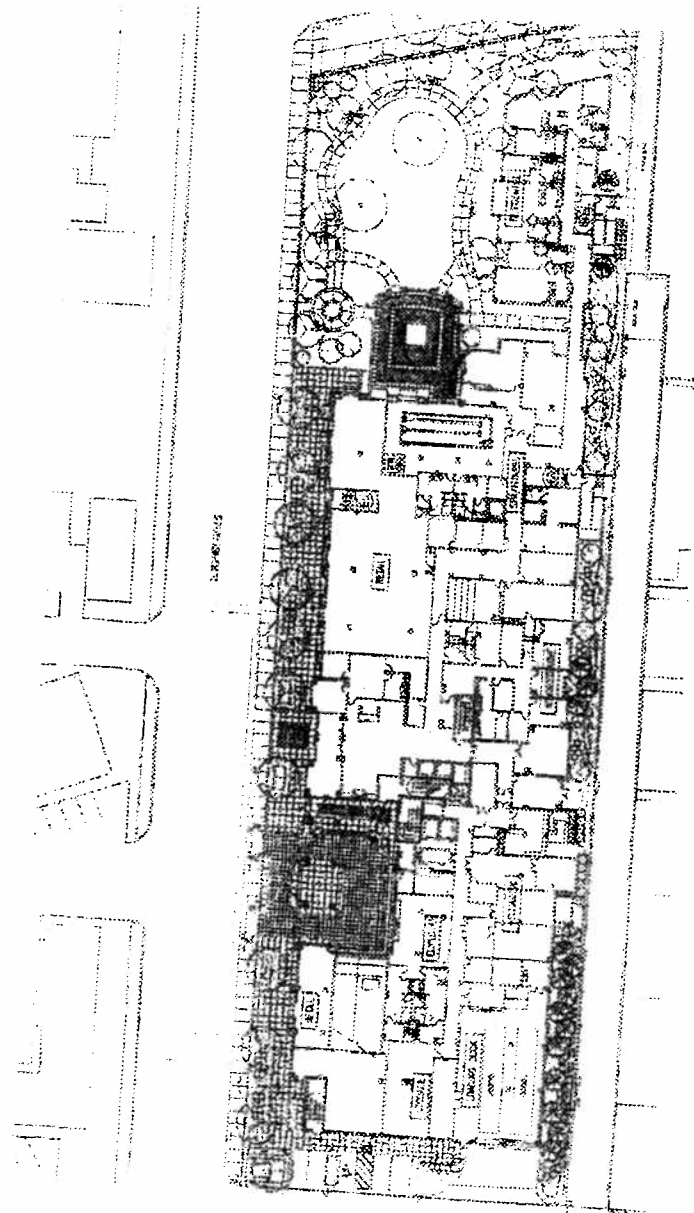


Figure 4.7.
Proposed Floor Plans.

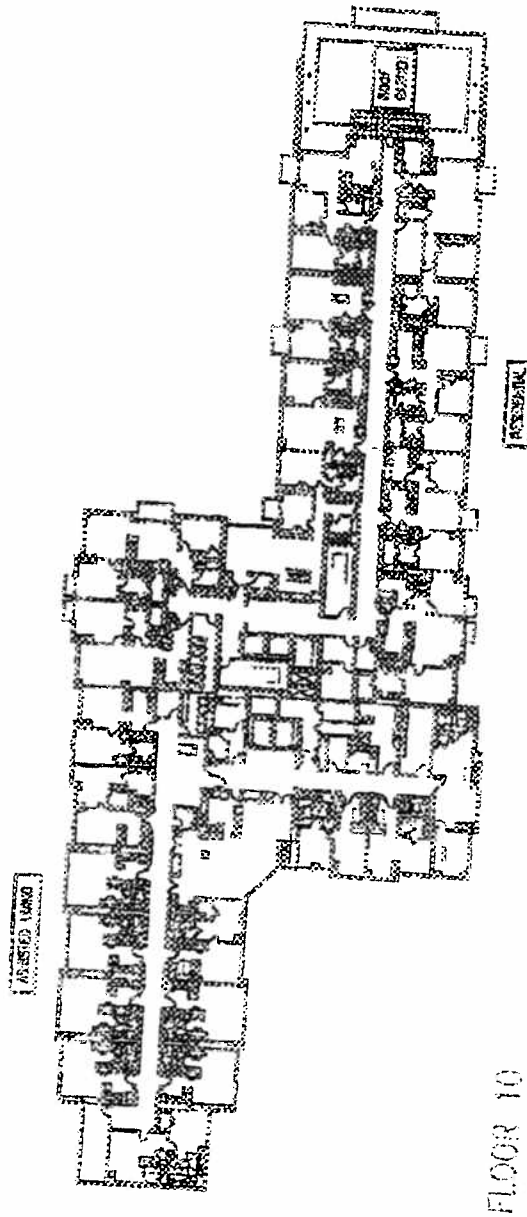


Figure 4.10.
Proposed Floor Plans.

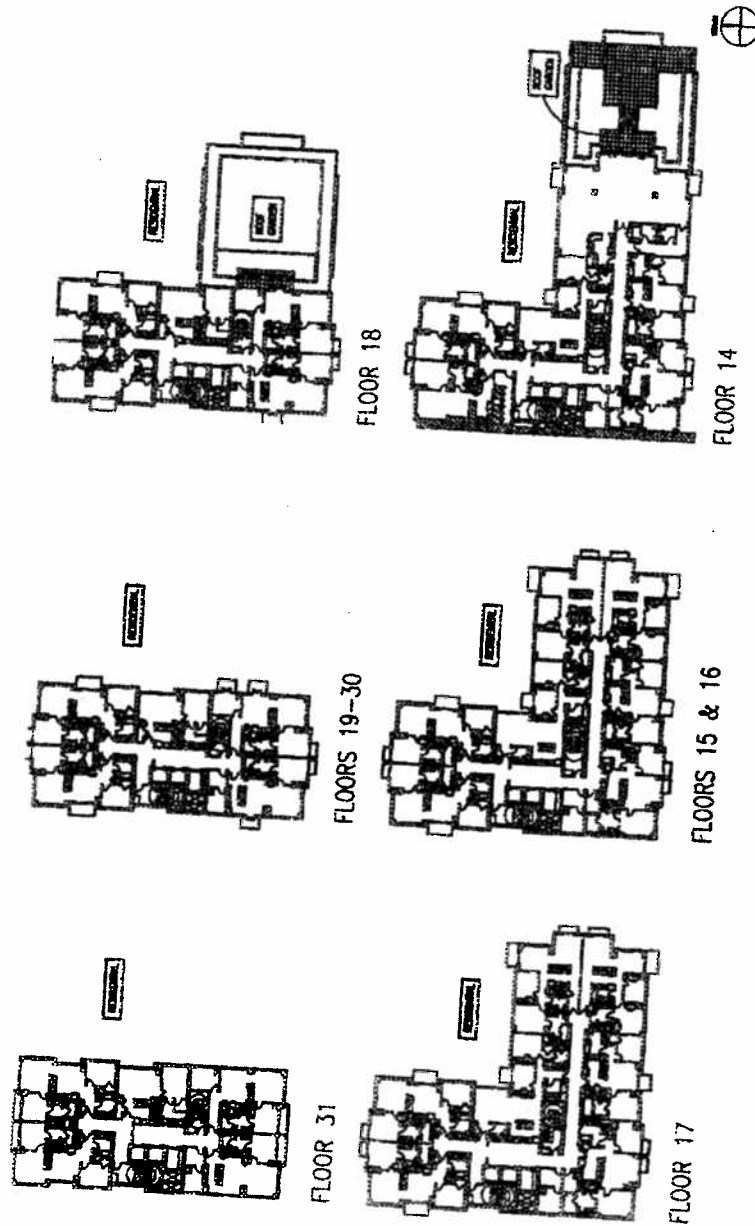


Figure 5.1.

Elevations.

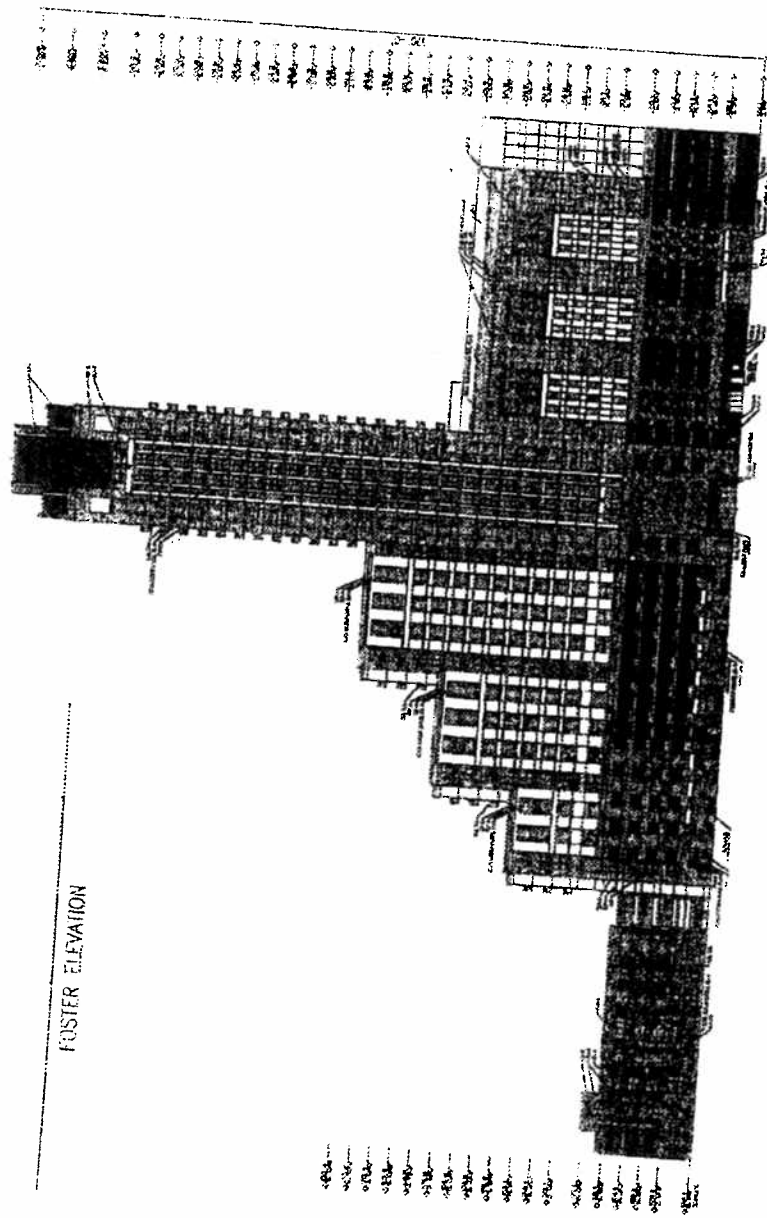


Figure 5.2.

Elevations.

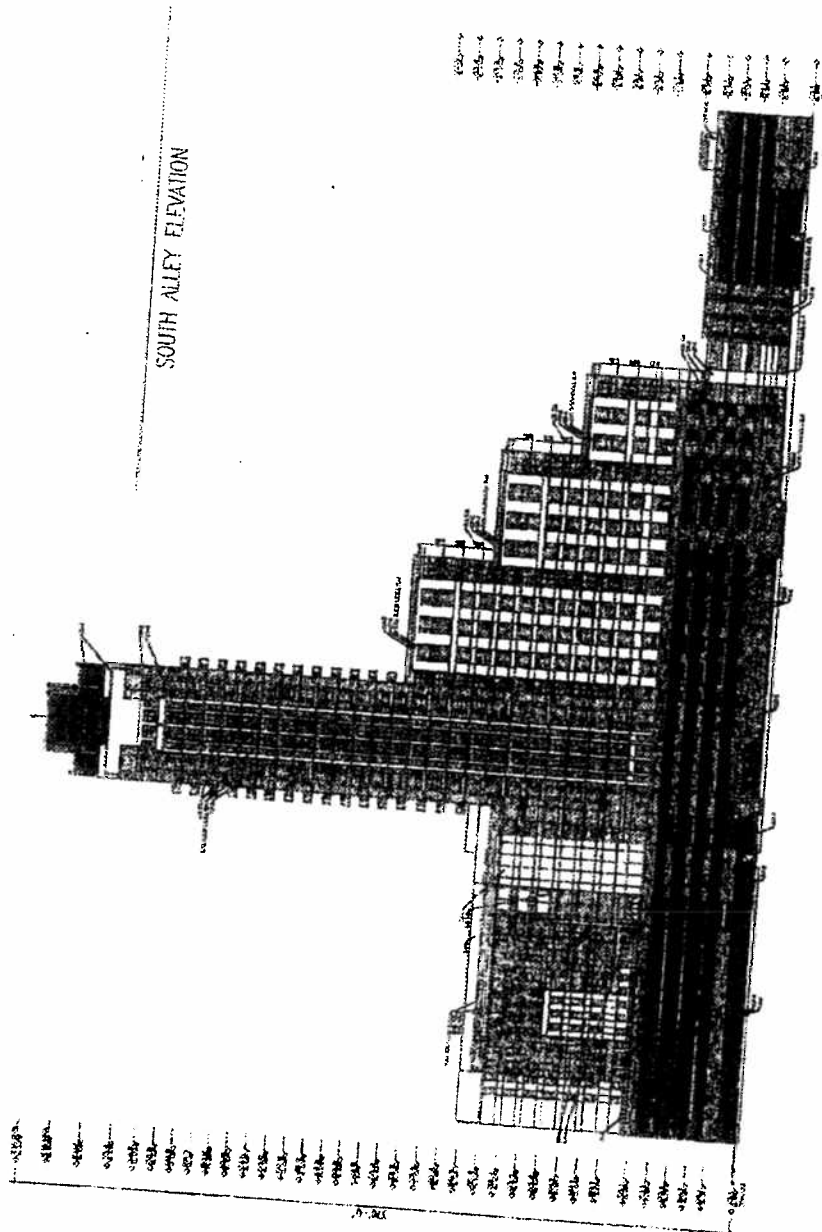


Figure 5.3.

Elevations.

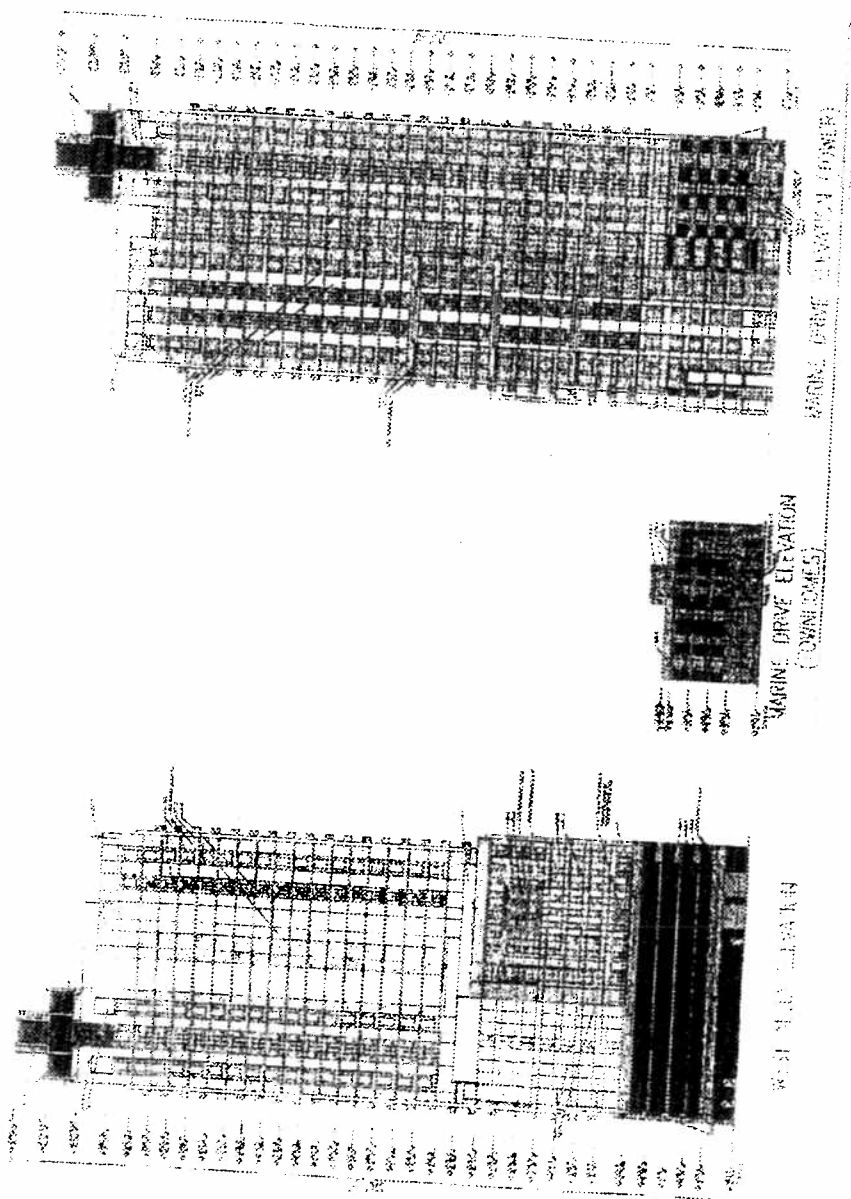


Figure 6.
Building Section.

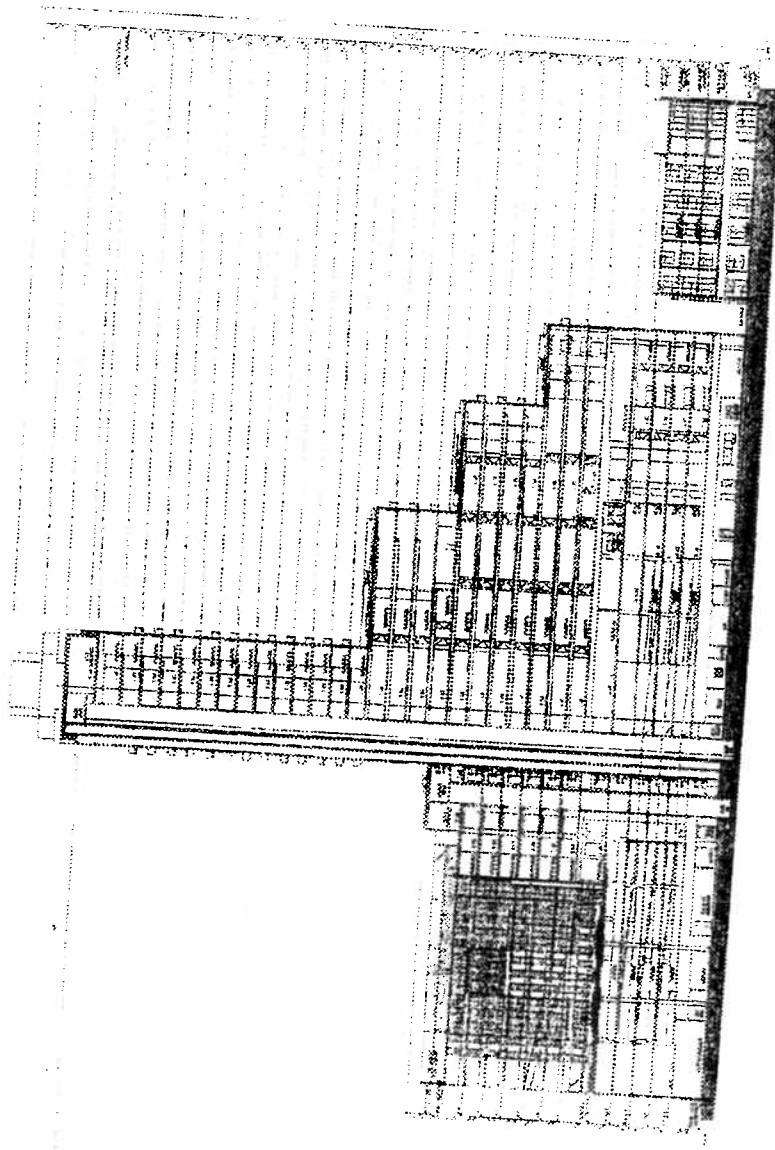


Figure 7.3.

Roof Gardens.

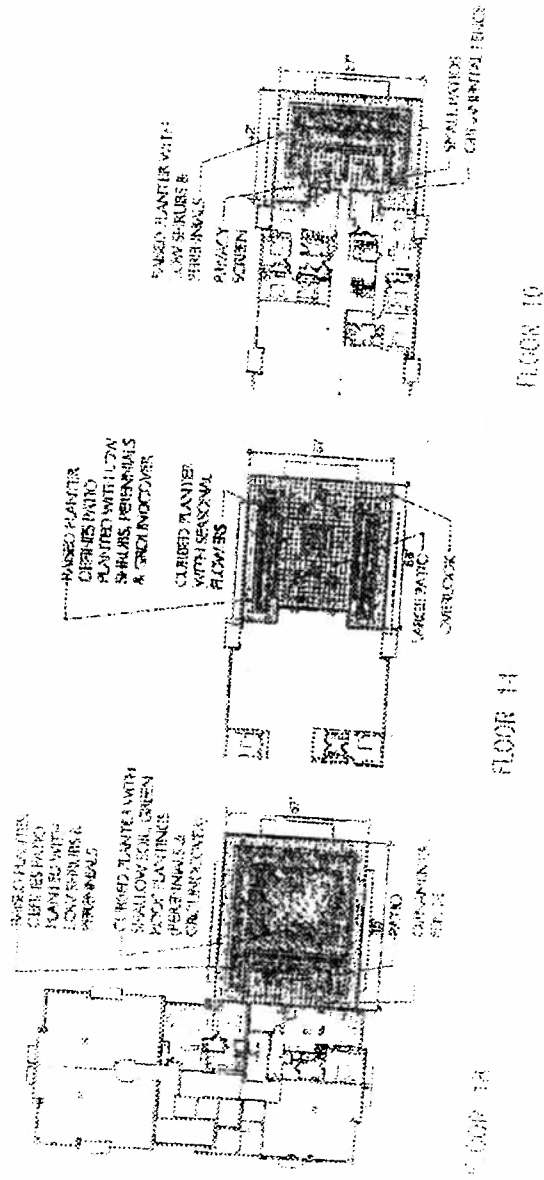
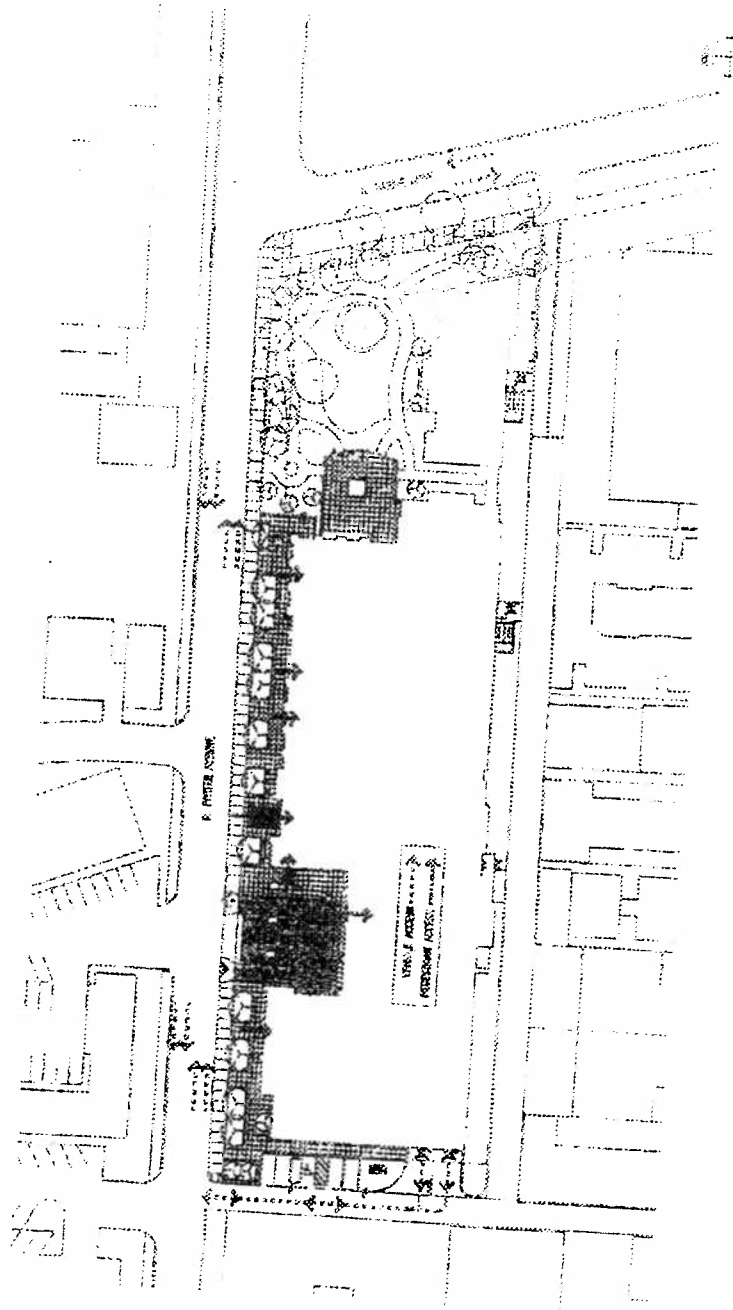


Figure 8.

Vehicular/Pedestrian Access.



Reclassification of Area Shown on Map No. 11-L.

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 B5-2 General Service District symbols and indications as shown on Map No. 11-L in the area bounded by

W. Warner Avenue; the alley next west of and parallel to N. Milwaukee Avenue; W. Belle Plaine Avenue; and N. Dickinson Avenue,

to those of an R3 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. 13-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 R7 General Residential District symbols and indications as shown on Map No. 13-G in the area bounded by

W. Foster Avenue; N. Marine Drive; the alley next south of and parallel to W. Foster Avenue, or the line thereof if extended easterly where no alley exists; and the alley next east of and parallel to N. Sheridan Road,

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 3427-3431 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. 16-D.

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

SECTION 1. That the Chicago Zoning Ordinance be amended to change all of the B4-3 Restricted Service District symbols and indications as shown on Map No. 16-D in the area bounded by

E. 63rd Street; S. Dorchester Avenue; the alley next south of and parallel to E. 63rd Street; and S. Kenwood Avenue

to those of an R5 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. 18-D.

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 B5-1, General Service District symbols and indications as shown on Map No. 18-D in the area bounded by

E. 75th Place; S. Stony Island Avenue; E. 76th Street; and S. Blackstone Avenue

to the designation of a Business 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 thereof and to no others.

[Plan of Development printed on pages 3432-3436 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. 18-D.

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 R3, General Residence District symbols and indications as shown on Map No. 18-D in the area bounded by

E. 75th Place; S. Stony Island Avenue; E. 76th Street; and S. Blackstone Avenue

to those of a B5-1, General Service 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. 20-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 C2-2 General Commercial District symbols and indications as shown on Map No. 20-G in the area bounded by

a line 248.75 feet south of and parallel to W. 81st Street; S. Racine Avenue; a line 348.75 feet south of and parallel to W. 81st Street; and the alley next west of and parallel to S. Racine Avenue

to those of an R3 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.

PD
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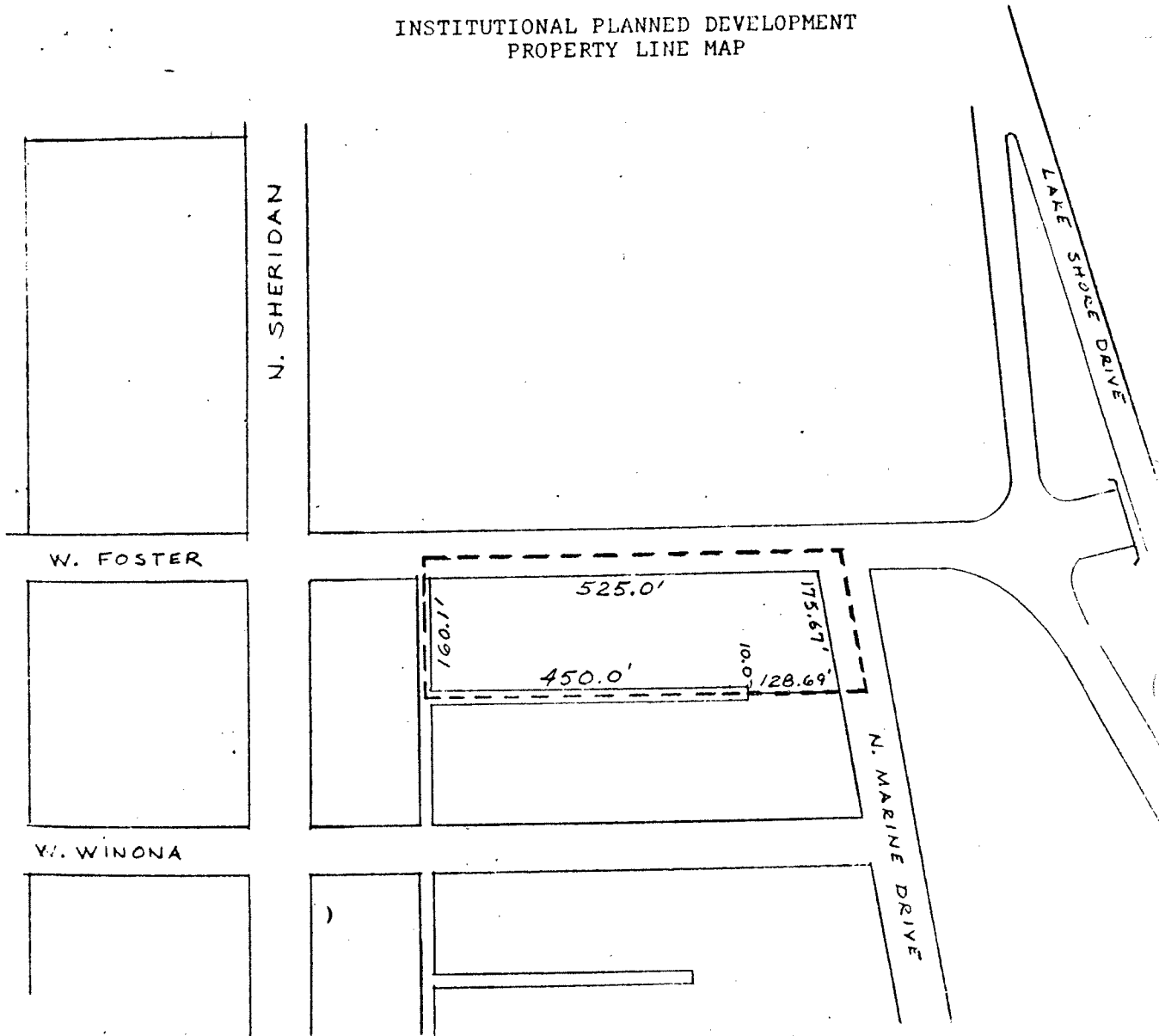
PLAN OF DEVELOPMENT
INSTITUTIONAL PLANNED DEVELOPMENT #152
STATEMENTS

1. The area delineated herein as Institutional Planned Development is owned or controlled by the Old Peoples Home of the City of Chicago - The Admiral, an Illinois not-for-profit corporation.
2. The applicant, The Old Peoples Home of the City of Chicago - The Admiral, 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 158 to 225 total beds of which approximately 50 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," and promulgated by the Commissioner of Development and Planning.

APPLICANT: The Old Peoples Home of the City of Chicago -
The Admiral, an Illinois not-for-profit corporation.

DATE: April 5, 1976

INSTITUTIONAL PLANNED DEVELOPMENT
PROPERTY LINE MAP



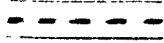
W. FOSTER

W. WINONA

N. SHERIDAN

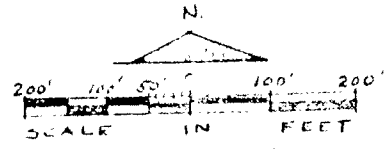
N. MARINE DRIVE

LAKE SHORE DRIVE

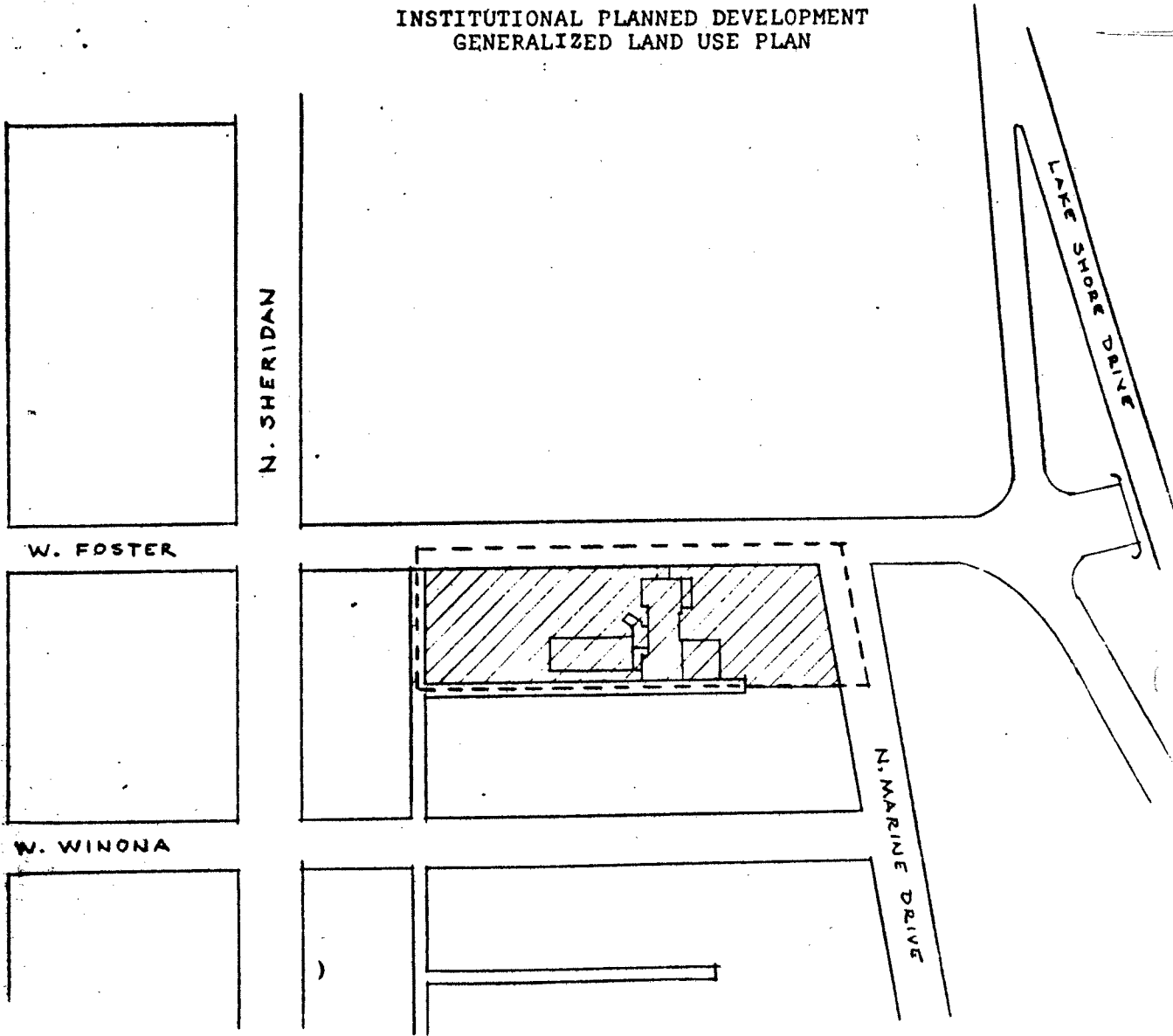


APPLICANT: Old Peoples Home of the City of Chicago -
The Admiral, an Illinois not-for-profit corporation.

DATE: April 6, 1976



INSTITUTIONAL PLANNED DEVELOPMENT
GENERALIZED LAND USE PLAN



W. FOSTER

W. WINONA



Home For the Aged and Related Uses



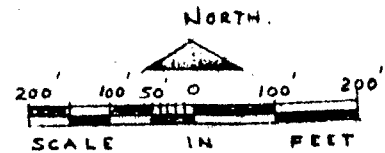
Existing Structures

APPLICANT:

The Old Peoples Home of the City of Chicago -
The Admiral, an Illinois not-for-profit corporation.

DATE:

April 6, 1976



These Bulk Regs void see

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Construction started 8/3/76

Net Site Area	Permitted Uses	Max. F.A.R.	Max. % of Land Covered
90,275 sq.ft.	Home for the Aged and related uses	2.1	45%

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 2.07 acres plus Area of Right-Of-Way and Public Land .71 acres = 2.78 acres.

Maximum permitted F.A.R. for Total Net Site Area = 2.1

Present Population:

- A. Home for the Aged
 - 1. Number of Beds 158 to be expanded to 225.
 - 2. Number of Attending Doctors 1.
 - 3. Maximum number of Employees, in one shift 33.

Minimum number of off-street parking spaces 40 spaces.

Minimum Periphery Setbacks:

- A. Boundary Setbacks: 15' to Foster, 25' to Marine Drive, 0 to south alley, 20 feet to West Alley.

Minimum Distances Between Buildings:

- A. Residents Room Facings 56 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) - 45%.

APPLICANT: The Old Peoples Home of the City of Chicago -
The Admiral, an Illinois not-for-profit corporation.

DATE: April 6, 1976