



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

July 11, 2014

Edward J. Kus
Taft Stettinius & Hollister LLP
111 East Wacker
Suite 2800
Chicago, IL 60601

**Re: Administrative Relief request for Residential Planned Development No. 262
Northwest Home for the Aged at 6840 North Sacramento Avenue**

Dear Mr. Kus:

Please be advised that your request for a minor change to Residential Planned Development No. 262 ("PD 262"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 262.

Your client and the owner of all of the property within PD 262, Northwest Home for the Aged d/b/a Park Plaza, is seeking an administrative relief to allow an approximately 7,600 square foot building addition to the existing senior home and a parking reduction from 152 to 118 spaces. The proposed addition will include a synagogue, lobby and arcade which will connect the new lobby and existing building to the new synagogue. The synagogue will be an accessory use solely for the residents of the elderly housing facility. The attached, proposed Site Plan, Landscape Plan and Elevations, shall be inserted into the main file.


PD 262 was approved by the City Council on October 4, 2006. On January 6, 2009, an administrative relief was approved for a 2,766 square foot lobby addition which included a synagogue and elevator tower, and a parking reduction from 165 spaces to 152 spaces. Only the elevator was built. The proposed addition, including the synagogue was never constructed. With respect to the parking reduction, the minimum off-street parking standard for elderly housing pursuant to Section 17-10-0207-D of the Chicago Zoning Ordinance, is 0.33 spaces per unit or 63 spaces for the 190 existing units. A reduction to 118 parking spaces is nearly twice as much as required pursuant to Section 17-10-0207-D.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed addition and parking reduction will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and 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. 262, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



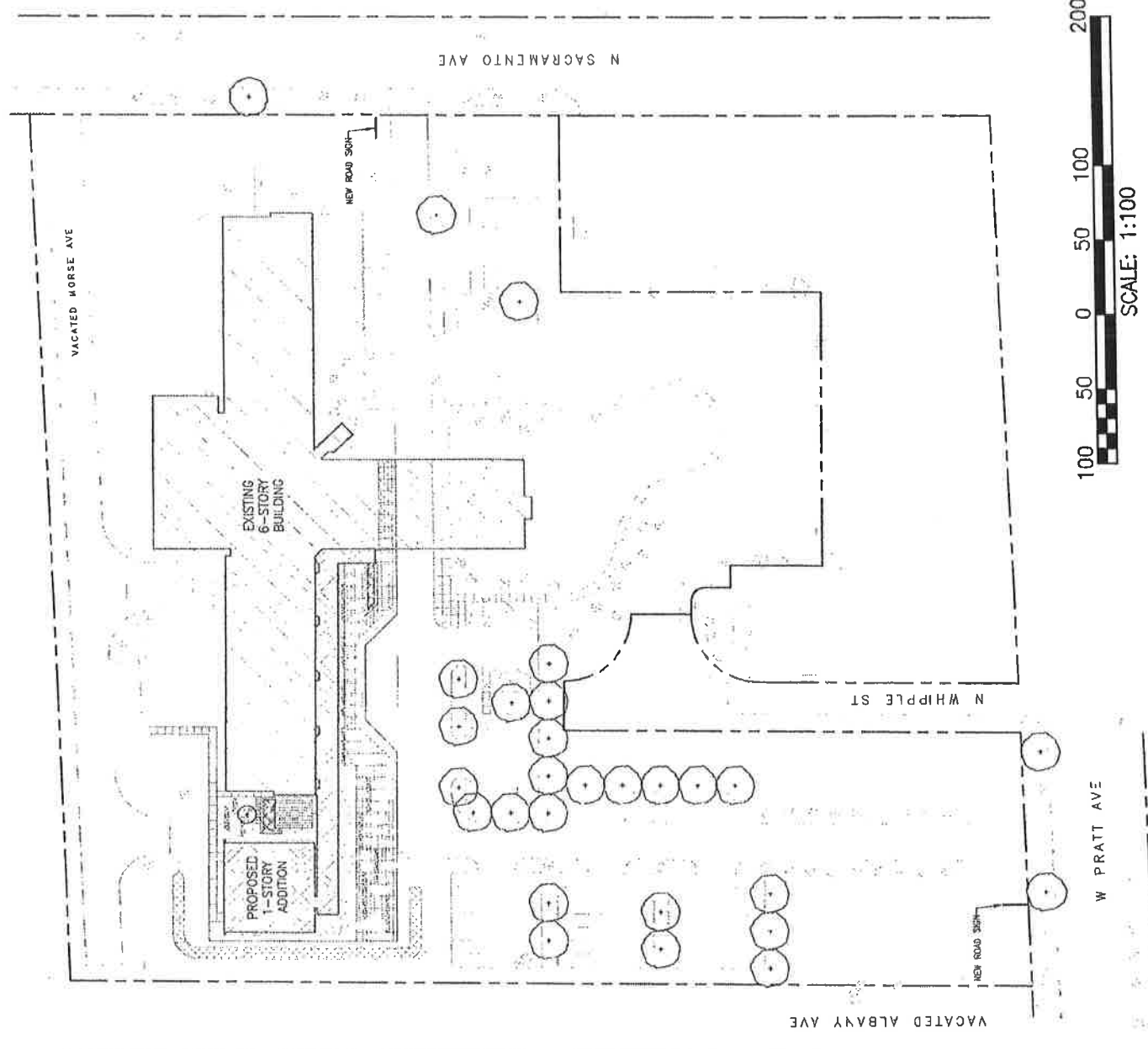
Patricia A. Seudiero
Zoning Administrator

PAS:HG:tm

C: Mike Marmo, Erik Glass, Ron Daye, Main file

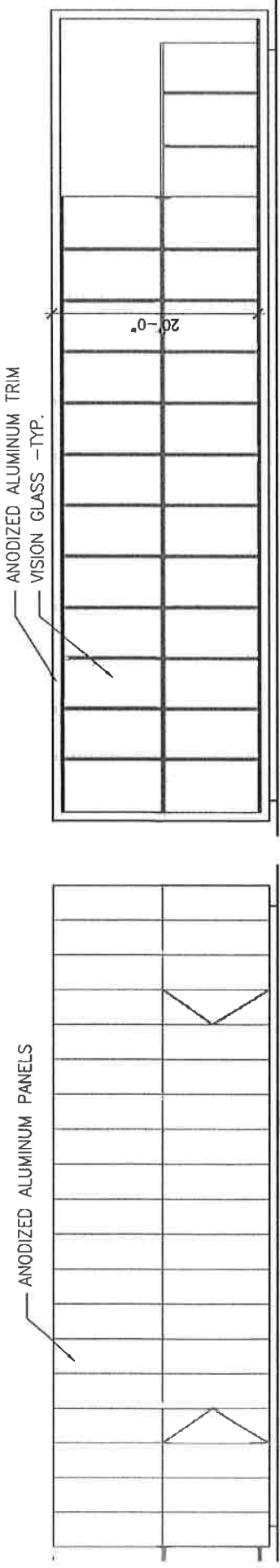
LANDSCAPE ORDINANCE ANALYSIS -
PARKING LOT INTERNAL PLANTING

RECONSTRUCTED VEHICULAR USE AREA	20,610 SF
EXISTING VEHICULAR USE AREA TO REMAIN	55,574 SF
TOTAL VEHICULAR USE AREA	76,184 SF
INTERNAL PLANTING AREA REQUIRED (10% OF 76,184)	7,618 SF
INTERNAL PLANTING AREA PROVIDED	12,377 SF
NUMBER OF TREES REQUIRED (7.618/7.25)	61
NUMBER OF EXISTING TREES TO REMAIN	36
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	25



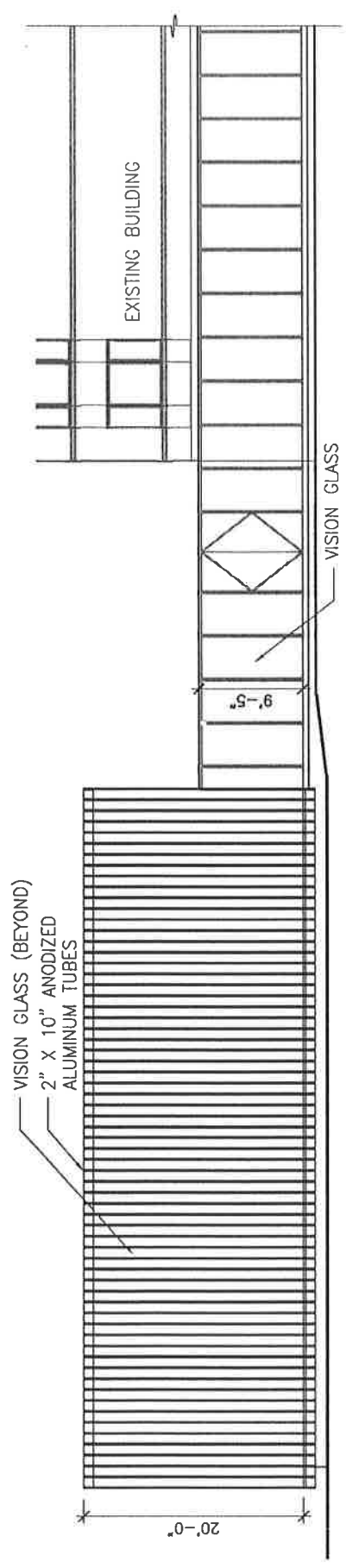
- LEGEND:
- EXISTING TREE
 - NEW TREE (ORN)
 - NEW TREE (SHADE)



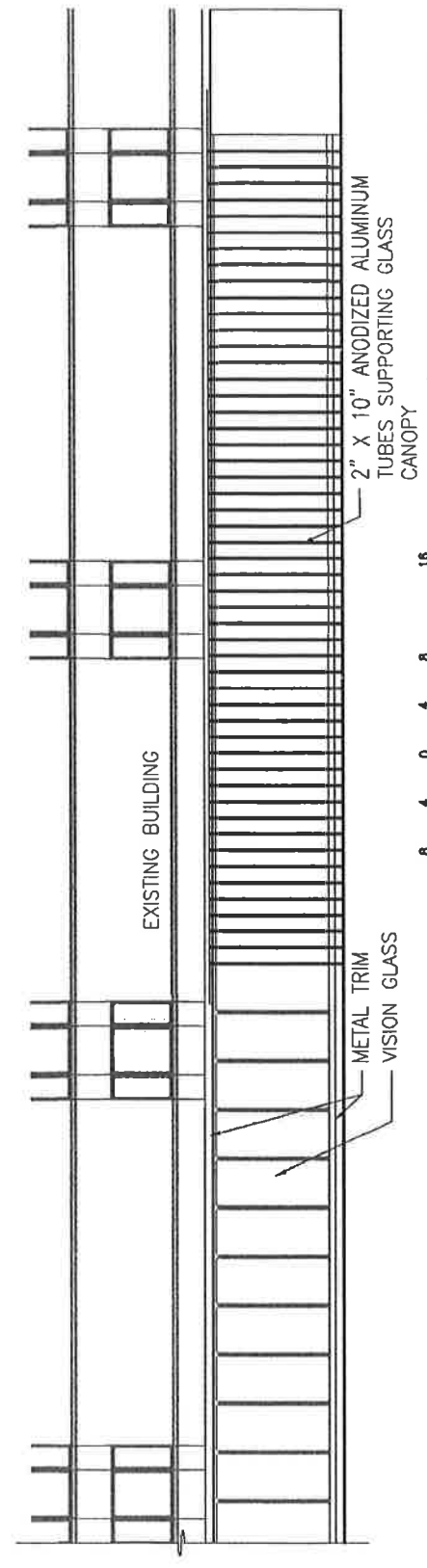


4 | PROPOSED NORTH ELEVATION

3 | PROPOSED WEST ELEVATION



2 | PROPOSED PARTIAL SOUTH ELEVATION

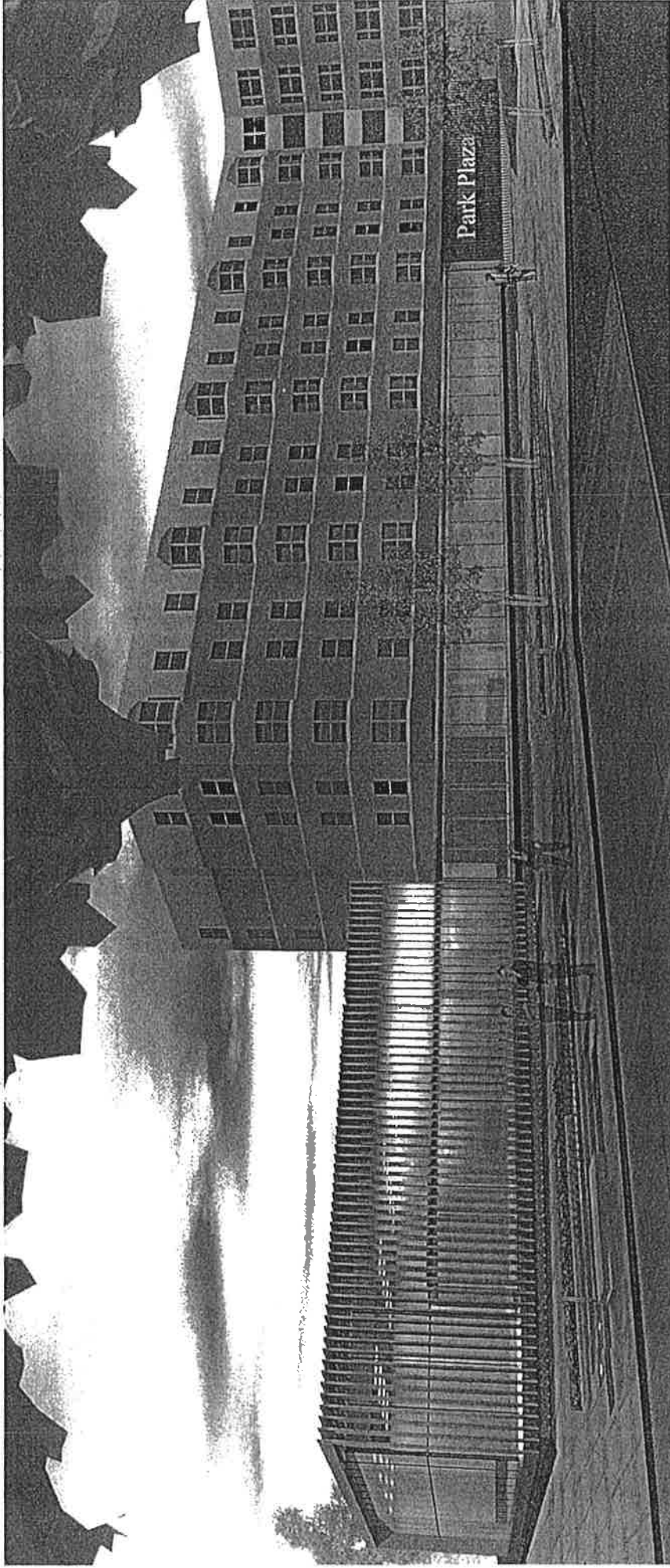


1 | PROPOSED PARTIAL SOUTH ELEVATION



PARK PLAZA APARTMENTS

6840 SACRAMENTO AVENUE CHICAGO, IL





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>

January 6, 2009

Mr. Howard Hirsch
Hirsch Associates LLC
225 W. Hubbard Street
5th Floor
Chicago, IL 60654-4916

Re: **Administrative Relief request for Residential Planned Development No. 262, as amended, Proposed renovation, addition, and parking reduction to an existing retirement center at W. Pratt Blvd. and N. Sacramento Ave.**

Dear Mr. Hirsch:

Please be advised that your request for a minor change to Residential Planned Development No. 262, 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.13 of the Planned Development.

The property is currently improved with a six-story, 190-unit retirement center which was recently purchased by the Northwest Home for the Aged. They are proposing the following changes, to be completed in three phases:

Phase I:

- The addition of a new elevator tower to the exterior of the building to serve all six floors. Access to the new elevator will be thru the existing atrium and upper floor corridors.
- The installation of a new electrical generator outside of the electric room at the southeast corner of the building.

Phase II:

- The elimination of the existing pass-thru building entrance, thereby creating a new approximately 2,537 square foot entrance lobby. The main Sacramento Avenue entrance will become a visitor's entrance with a covered pick-up/drop-off point and short term parking for guests. The Pratt Boulevard entrance will become a resident and employee entrance.

Phase III:

- The addition of approximately 2,766 square feet to the reconfigured lobby which will include a synagogue, solarium space and TV room. The outdoor common space will also be reconfigured.
- The reduction of required parking from 165 spaces to 152 spaces and the reconfiguration of two existing parking lots. In comparison, Neighborhood Zoning Districts require a minimum of 0.33 spaces per



unit for elderly housing, pursuant to Section 17-10-0207-D of the Chicago Zoning Ordinance. If applied here, 63 spaces (0.33 spaces x 190 units) would be required, significantly less than the 152 proposed.

The following drawings, prepared by Hirsch Associates LLC and dated December 15, 2008, shall be inserted into the main file in anticipation of a Part II request:

- Sheet 1 Existing Site Plan
- Sheet 2 Proposed Site Plan
- Sheet 3 Flor Plan
- Sheet 4 Roof Plan
- Sheet 5 Proposed Entry Perspective
- Sheet 6 Proposed South-west Perspective
- Sheet 7 Proposed North-west Perspective
- Sheet 8 Existing Photos

With regard to your request, the Department of Zoning and Land Use Planning has determined that these revisions do not create an adverse impact on the Planned Development or surrounding neighborhood, do 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. 262, 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

Reclassification Of Area Shown On Map Number 17-I.

(As Amended)

(Application Number A-6093)

RPD 262,00

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 Residential Planned Development Number 262 symbols and indications as shown on Map Number 17-I in the area bounded by:

the north line of West Morse Avenue or the line thereof if extended where no street exists; North Sacramento Avenue; a line 354.67 feet south of the north line of West Morse Avenue or the line thereof if extended where no street exists; a line 118 feet west of North Sacramento Avenue; a line 529.27 feet south of the north line of West Morse Avenue or the line thereof if extended where no street exists; a line 302.13 feet west of North Sacramento Avenue; a line 513.27 feet south of the north line of West Morse Avenue or the line thereof if extended where no street exists; a line 317.13 feet west of North Sacramento Avenue; a line from a point 317.13 feet west of North Sacramento Avenue and 496.27 feet south of the north line of West Morse Avenue or the line thereof if extended where no street exists to be connected by 14.14 foot arc, with a chord of 12.73 feet, to a point 496.27 feet south of the north line of West Morse Avenue or the line thereof if extended where no street exists and 326.13 feet west of North Sacramento Avenue; a line 496.27 feet south of the north line of West Morse Avenue or the line thereof if extended where no street exists; a line 335.13 feet west of North Sacramento Avenue; a line from a point 456.27 feet south of the north line of West Morse Avenue or the line thereof if extended where no street exists and 335.13 feet west of North Sacramento Avenue to be connected by a 70.68 foot arc, with a chord of 63.64 feet, to a point 411.27 feet south of the north line of West Morse Avenue or the line thereof if extended where no street exists and 380.13 feet west of North Sacramento Avenue; a line 411.27 feet south of the north line of West Morse Avenue or the line thereof if extended where no street exists; the west line of North Whipple Street; West Pratt Avenue; and the east line of North Albany Avenue or the line thereof if extended where no street exists,

to those of Residential Planned Development Number 262, as amended, 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.

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

Residential Planned Development Number 262, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number 262, as amended, consists of approximately three hundred two thousand eighty-two (302,082) square feet (six and ninety-four hundredths (6.94)) acres net site area which is depicted on the attached Planned Development Boundary Map and Property Line Map (the "Property") and is owned or controlled by the applicant, Sacramento Development Associates.
2. The applicant ("Applicant") shall obtain all applicable official reviews, approvals or permits which are necessary to implement this planned development. 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 their successors, assignees, or grantees and approval by the City Council.
3. Off-street parking and off-street loading facilities shall be provided in compliance with this plan of development, subject to the review of the Departments of Streets and Sanitation, Transportation and the approval of the Department of Planning and Development. The minimum number of off-street parking spaces shall be determined in accordance with the attached bulk regulations and data table.
4. The Applicant or its successors, assignees or grantees shall obtain all other required official reviews, approvals and permits.
5. The requirements, obligations and conditions contained within this planned development shall be binding upon the Applicant, its successors and assigns, grantees and lessees and, if different than the Applicant, the legal titleholders or 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 titleholder or any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, 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 and any ground lessors.

6. This planned development consists of thirteen (13) statements: an Existing Zoning Map; a Generalized Land-Use Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; a Bulk Regulations and Data Table; a Site/Landscape Plan; and a Site/Landscape Plan Detail. The planned development is applicable to the area delineated herein and these and no other zoning controls shall apply. The 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.
 7. The only uses permitted within the area delineated herein as "Residential Planned Development" shall consist of elderly housing, assisted living (elderly custodial care) and accessory uses expressly related to the foregoing permitted use, as determined by the Department of Planning and Development.
 8. The development of the area delineated herein as "Residential Planned Development" shall be restricted to a maximum total net site coverage of seventeen percent (17%).
 9. Identification and other necessary signs, including temporary construction signs, may be permitted within the area delineated herein as "Residential Planned Development", subject to the review and approval by the Department of Planning and Development.
 10. Any service drives or any other means of ingress or egress, including for emergency vehicles shall be adequately designed and paved in accordance with the provisions of the Municipal Code and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking within such paved areas or within fire lanes. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic and the Department of Planning and Development.
 11. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
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12. Improvements of the Property, including landscaping and all entrances and exits to the parking area, shall be designed and installed in substantial conformance with the Bulk Regulations and Data Table attached hereto and made a part hereof. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the site/landscape plan and the parkway tree and parking lot landscape provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
13. The terms, conditions and exhibits of this residential 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 17-13-0611 of the Chicago Zoning Ordinance.

[Existing Zoning Map; Generalized Land-Use Map; Property Line and Right-of-Way Adjustment Map; Site/Landscape Plan; and Site/Landscape Plan Detail referred to in these Plan of Development Statements printed on pages 88443 through 88447 of this *Journal*.]

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

*Residential Planned Development Number 262,
As Amended.*

Planned Development Bulk Regulations And Data Table.

Net Site Area	Acres	Maximum Number Of Senior/Elderly Housing Units	Maximum Percent Of Land Coverage
288,143.0 square feet	6.62	220	17%

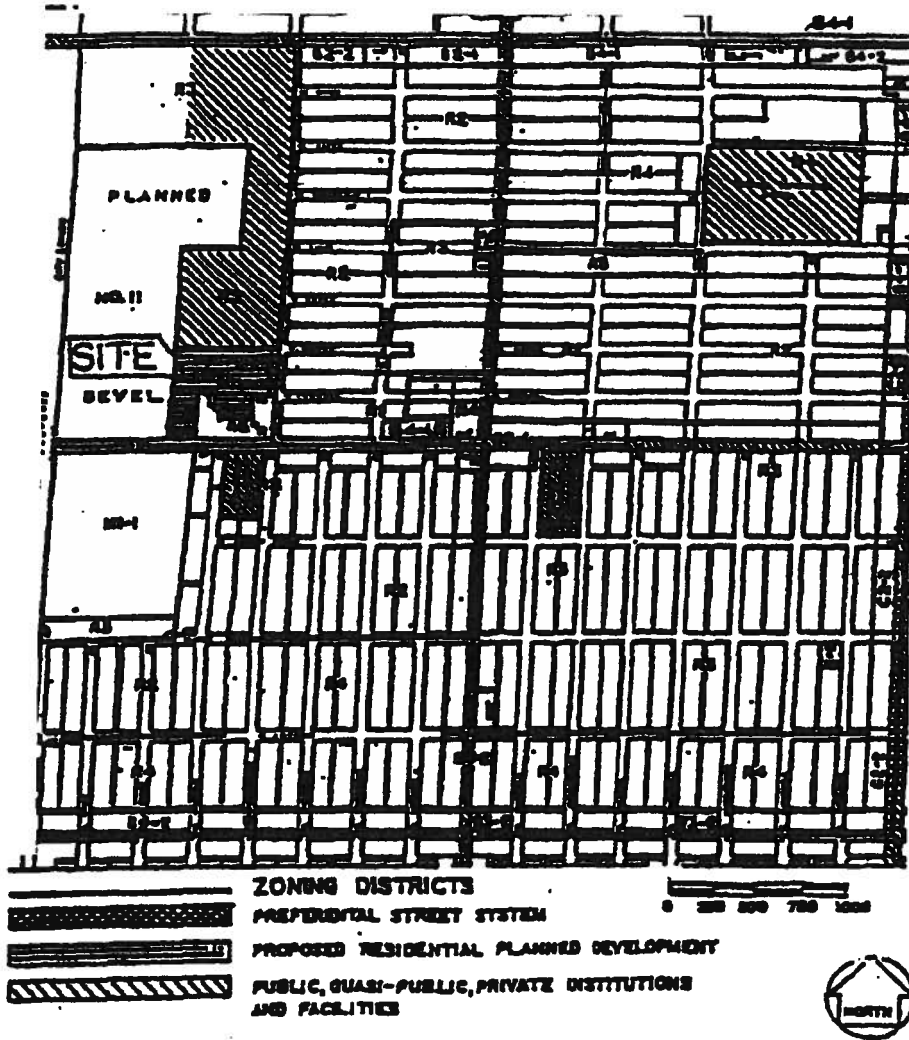
Gross Site Area (302,082.2 square feet/6.94 acres) = Net Site Area of 288,143 square feet, includes 29,064.5 square feet devoted to open space located at the north 50 feet of the site plus public streets of 13,939.2 square feet.

Maximum Permitted Floor Area Ratio for Total Net Site Area:	0.93
Minimum Number of Off-Street Parking Spaces:	165
Minimum Number of Loading Berths:	1
Minimum Building Setbacks:	
1. north	30 feet (actual building setback will be 50 feet which is the area to reserve for open space)
2. south	60 feet
3. east	60 feet
4. west	13 feet

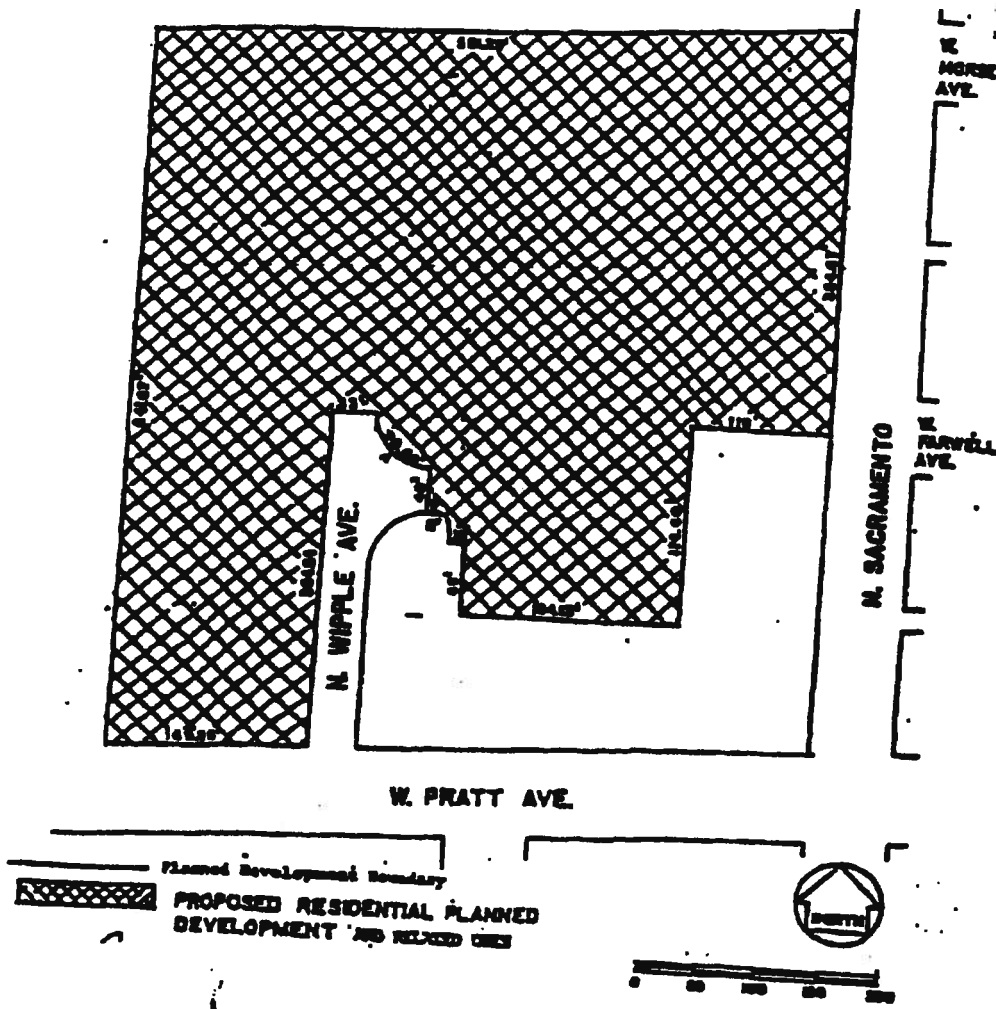
Subject to the approval of the Department of Planning and Development, setbacks and yard regulations may be adjusted where required to permit conformance to the pattern or architectural arrangement when necessary for technical reasons.

Maximum percent of land covered (for total net site area building only)	17%
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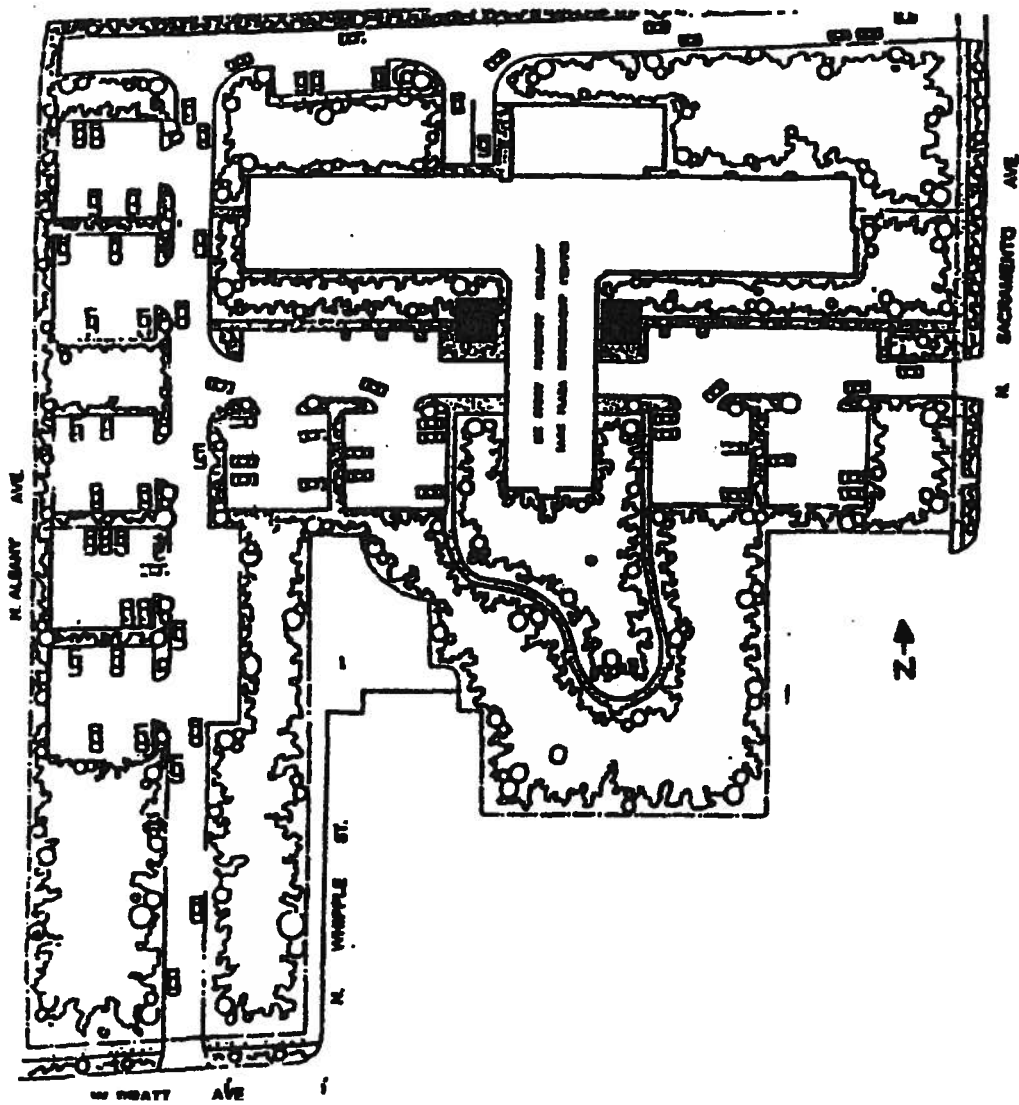
Existing Zoning Map.



Generalized Land-Use Map.



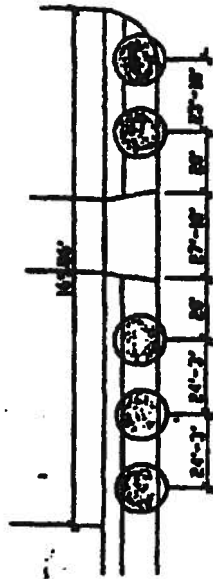
Site/Landscape Plan.



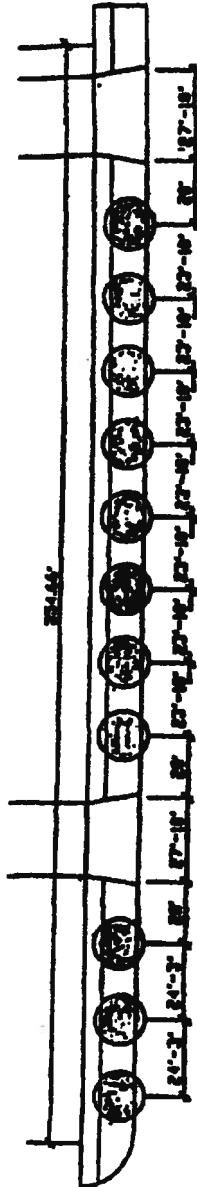
Site/Landscape Plan Detail.

RESIDENTIAL PLANNED DEVELOPMENT
NO. 262, AS AMENDED

SITELANDSCAPE PLAN DETAIL



V. PRATT AVE.



SACRAMENTO AVE.

APPLICANT:
 ADDRESS:
 DATE:
 REVIEWER:

SACRAMENTO DEVELOPMENT ASSOCIATION
 600 N. JEFFERSON, CHICAGO, ILLINOIS 60648
 March 09, 1997
 June 09, 1997

12062

*Reclassification Of Area Shown On Map Number 17-I.
(As Amended)
(Application Number 12062)*

d e 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 Residential Planned Development Number 262 symbols and indications as shown on Map Number 17-I in the area bounded by:

the north line of West Morse Avenue or the line thereof if extended where no street exists; North Sacramento Avenue; a line 354.67 feet south of the north line of West Morse Avenue or the line thereof if extended where no street exists; a line 118 feet west of North Sacramento Avenue; a line 529.27 feet south of the north line of West Morse Avenue or the line thereof if extended where no street exists; a line 302.13 feet west of North Sacramento Avenue; a line 513.27 feet south of the north line of West Morse Avenue or the line thereof if extended where no street exists; a line 317.13 feet west of North Sacramento Avenue; a line from a point 317.13 feet west of North Sacramento Avenue and 496.27 feet south of the north line of West Morse Avenue or the line thereof if extended where no street exists to be connected by 14.14 foot arc, with a chord of 12.73 feet, to a point 496.27 feet south of the north line of West Morse Avenue or the line thereof if extended where no street exists and 326.13 feet west of North Sacramento Avenue; a line 496.27 feet south of the north line of West Morse Avenue or the line thereof if extended where no street exists; a line 335.13 feet west of North Sacramento Avenue; a line from a point 456.27 feet south of the north line of West Morse Avenue or the line thereof if extended where no street exists, and 335.13 feet west of North Sacramento Avenue to be connected by a 70.68 foot arc, with a chord of 63.64 feet, to a point 411.27 feet south of the north line of West Morse Avenue or the line thereof if extended where no street exists and 380.13 feet west of North Sacramento Avenue; a line 411.27 feet south of the north line of West Morse Avenue or the line thereof if extended where no street exists; the west line of North Whipple Street; West Pratt Avenue, and the east line of North Albany Avenue or the line thereof if extended where no street exists,

to those of Residential Planned Development Number 262, as amended 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.

*Residential Planned Development Number 262,
As Amended.*

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number 262, as amended, consists of approximately three hundred two thousand eighty-two (302,082) square feet (six and ninety-four one-hundredths (6.94)) acres net site area which is depicted on the attached Planned Development Boundary Map and Property Line Map (the "Property") and is owned or controlled by the applicant, Sacramento Development Associates.
2. The Applicant ("Applicant") shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development. 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 their successors, assignees, or grantees and approval by the City Council.
3. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Departments of Streets and Sanitation, Transportation, and the approval of the Department of Planning and Development. The minimum number of off-street parking spaces shall be determined in accordance with the attached bulk regulations and data table.
4. The Applicant or its successors, assignees, or grantees shall obtain all other required official reviews, approvals and permits.
5. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns, grantees and lessees and, if different than the Applicant, the legal title holders or 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 or any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, 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 and any ground lessors.

6. This Planned Development consists of thirteen (13) statements; an Existing Zoning Map; a Generalized Land-Use Map, Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; a Bulk Regulations and Data Table; a Site/Landscape Plan; and a Site/Landscape Plan Detail. The Planned Development is applicable to the area delineated herein and these and no other zoning controls shall apply. The 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.
7. The uses permitted within the area of delineation herein as "Planned Residential Development" shall consist of multi-family dwelling units, recreation areas, including private swimming pool facilities, off-street parking and open space.
8. The development of the area delineated herein as "Residential Planned Development" shall be restricted to a maximum total net site coverage of seventeen percent (17%). Residential building structures only.
9. Identification and other necessary signs, including temporary construction signs, may be permitted within the area delineated herein as "Residential Planned Development", subject to the review and approval by the Department of Planning and Development.
10. Any service drives or any other means of ingress or egress, including for emergency vehicles, shall be adequately designed and paved in accordance with the provisions of the Municipal Code and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking within such paved areas, or within fire lanes. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic, and the Department of Planning and Development.
11. The maximum permitted Floor Area Ratio (F.A.R.) shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
12. Improvements of the property, including landscaping and all entrances and exits to the parking area, shall be designed and installed in substantial conformance with the Bulk Regulations and Data Table attached hereto and made a part hereof. In addition, parkway trees and other landscaping shall be installed and

maintained at all times in accordance with the site/landscape plan and the parkway tree and parking lot landscape provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

- 13. The terms, conditions and exhibits of this Residential 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 proposes 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.

[Existing Zoning Map; Generalized Land-Use Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Site/Landscape Plan; and Site /Landscape Plan Detail referred to in these Plan of Development Statements printed on pages 48351 through 48355 of this Journal.]

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

*Residential Planned Development Number 262,
As Amended.*

Planned Development Bulk Regulations And Data Table.

Net Site Area	Acres	Maximum Number of Units	Maximum F.A.R.	Max % Of Land Covered Bldg. (Only)
259,078.5	5.95	220	.93	17%

Net Site Area	Acres	Maximum Number of Units	Maximum F.A.R.	Max % Of Land Covered Bldg. (Only)
29,064.5	0.66			
288,143.0	6.62			

Gross Site Area = Net Site Area 288,143 square feet, includes 29,064.5 square feet devoted to open space located at the north 50 feet of the site Plus public streets of 13,939.2 square feet.

Gross Site Area = 6.94 acres (302,082.2 square feet).

Maximum Permitted F.A.R. for Total Net Site Area = 93.

Minimum Number of Off-Street Parking Spaces = 165.

Minimum Number of Loading Berths = 1.

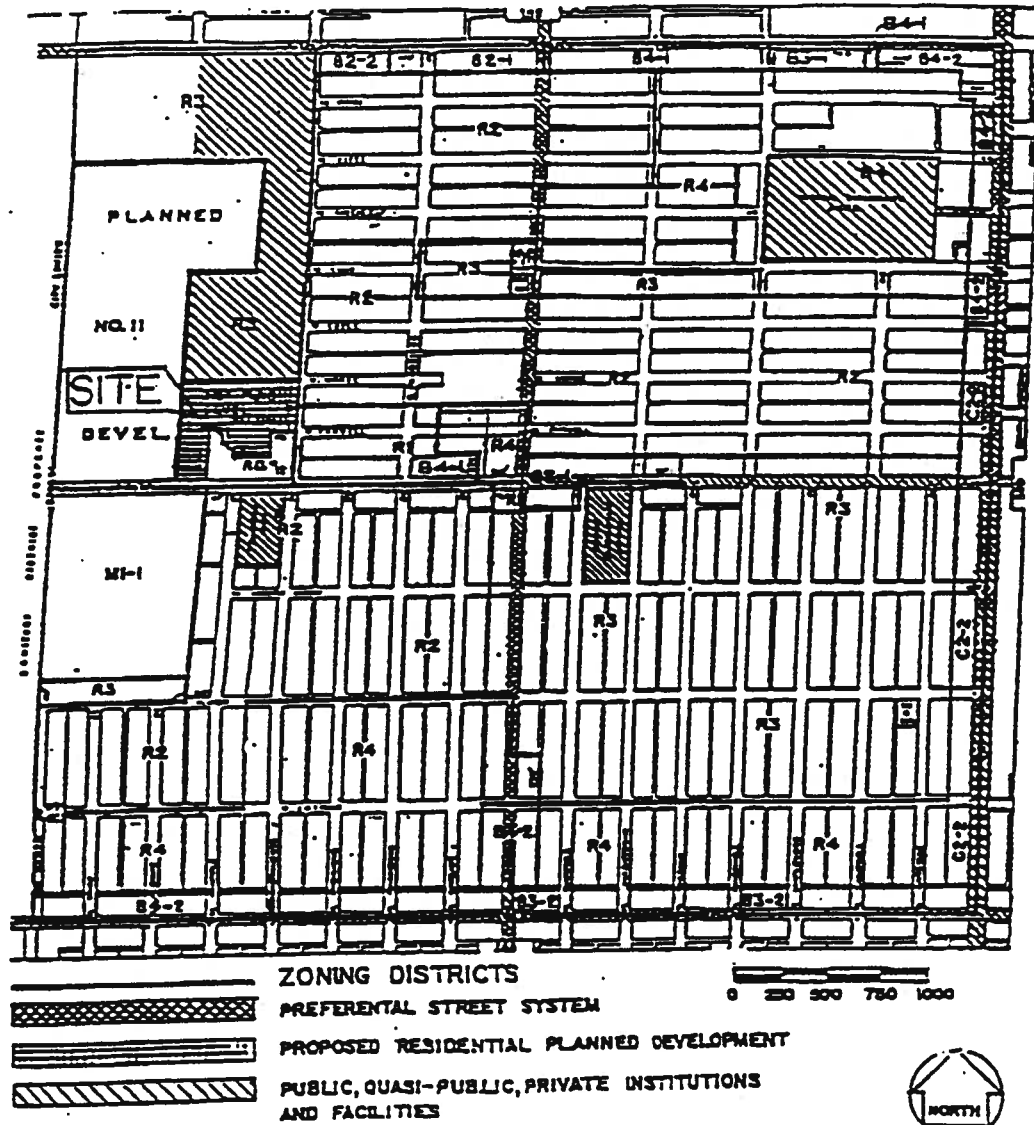
Minimum Building Setbacks:

1. north -- 30 feet (actual building setback will be 50 feet which is the area to reserved for open space.)
2. south -- 60 feet.
3. east -- 60 feet.
4. west -- 13 feet.

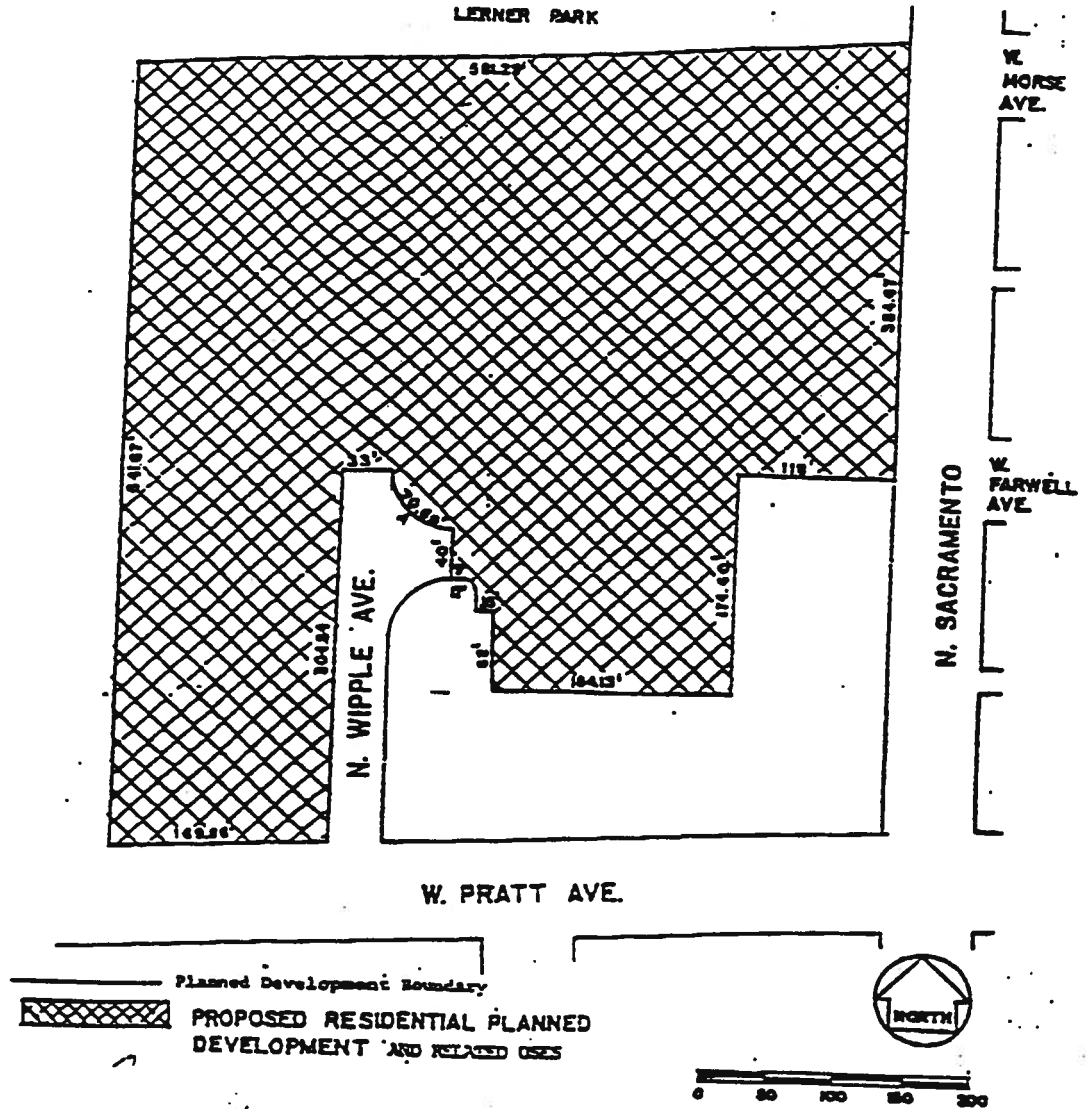
Subject to the approval of the Department of Planning, setbacks and yard regulations may be adjusted where required to permit conformance to the pattern or architectural arrangement when necessary for technical reasons.

Maximum percent of land covered (for total net site area building (only) - 17%.

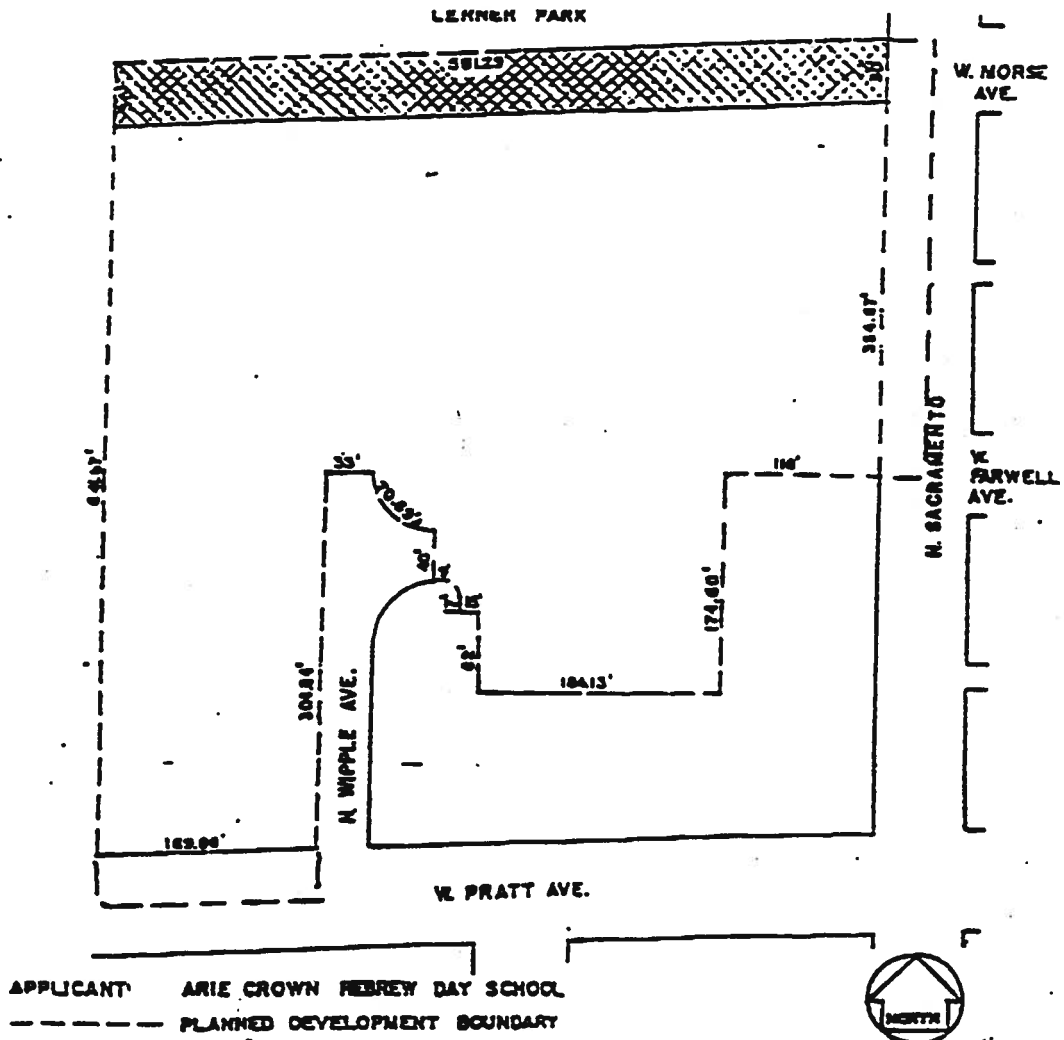
Existing Zoning Map.



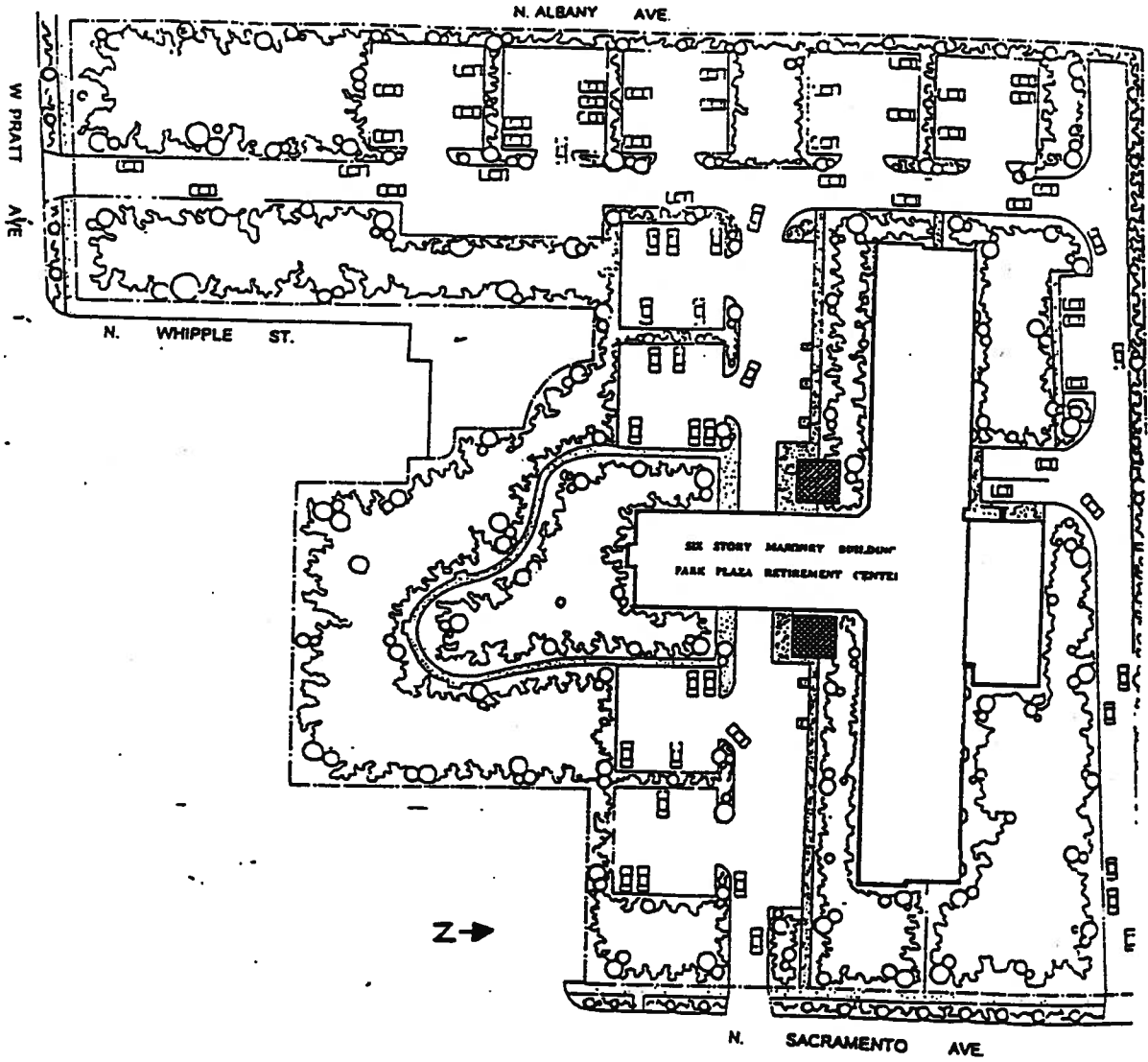
Generalized Land-Use Map.



Property Line And Right-Of-Way Adjustment Map.



Site/Landscape Plan.



7/2/97

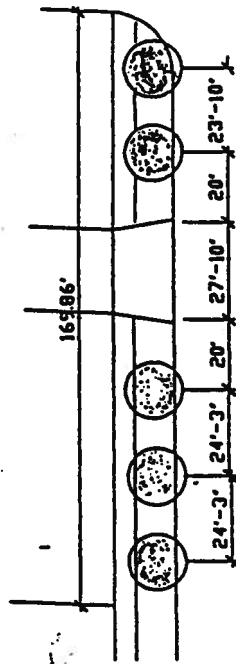
REPORTS OF COMMITTEES

48355

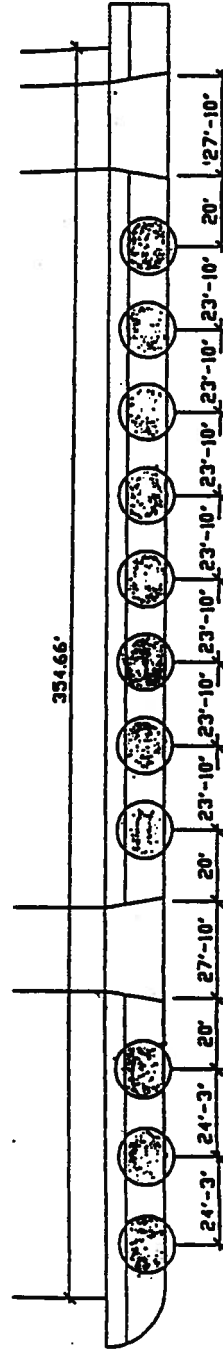
Site/Landscape Plan Detail.

RESIDENTIAL PLANNED DEVELOPMENT
NO. 262, AS AMENDED

SITE/LANDSCAPE PLAN DETAIL



W. PRATT AVE.



SACRAMENTO AVE.

APPLICANT: SACRAMENTO DEVELOPMENT ASSOCIATES
 ADDRESS: 6840 N. Sacramento, Chicago, Illinois 60645
 DATE: March 10, 1997
 REVISED: June 10, 1997

Compensation for Personal Injury:

(Dec. 4, 1979) James Hardy Jr.

Compensation for Various Refunds:

(Sept. 10, 1980) Nelida Garcia
 (Oct. 2, 1980) Robert Gavin
 (Oct. 2, 1980) Cecil B. Bennett
 (Oct. 16, 1980) Roland Esenberg
 (Dec. 1, 1980) Ann Lopin
 (Dec. 1, 1980) Evelyn Burk
 (Dec. 19, 1980) Jerry Perry
 (Jan. 13, 1981) 5674-5680 W. Madison Food Liquor Incorporated
 (Feb. 11, 1981) Lance Incorporated
 (Mar. 6, 1981) Terry Krzeckowski
 (Mar. 6, 1981) Terry Krzeckowski
 (Mar. 6, 1981) Terry Krzeckowski
 (Apr. 22, 1981) Merrill Lynch, Pierce, Fenner and Smith, Incorporated
 (Apr. 22, 1981) Alexin Davial and Behnam Ganji
 (Apr. 22, 1981) W. Haraburda and J. Kwiatek
 (Apr. 22, 1981) Alexin Davial and Hehnam Ganji
 (May 29, 1981) Lauren Fran Foster
 (May 29, 1981) Erika P. Dost.

Compensation for Damage to Property:

(Feb. 14, 1980) Oronzo Pavone
 (Sept. 24, 1980) Ray Davis
 (Apr. 17, 1979) Fred Kinel
 (Mar. 6, 1981) Lorenzo Woods
 (Mar. 31, 1981) Nellie Matthews
 (Apr. 22, 1981) Hattie Clifton Scott
 (Apr. 22, 1981) Van Sterijeovski
 (May 13, 1981) Leo Crawford
 (May 29, 1981) Mabel Kroger
 (May 29, 1981) Illinois Bell Telephone Company
 (May 29, 1981) Luisa Malanes
 (June 10, 1981) Eli Smith.

having had the same under advisement begs leave to report and recommend that Your Honorable Body *Do Not Pass* said claims for payment.

These recommendations were concurred in by a viva voce vote of the members of the committee.

Respectfully submitted,

(Signed) WILSON FROST,
Chairman.

On motion of Alderman Frost the committee's recommendations were *Concurred In*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Kenner, Evans, Bloom, Bertrand, Humes, Shaw, Huels, Majerczyk, Madrzyk, Burke, Brady, Barden, Streeter, Kellam, Kelley, Sherman, Stemberk, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Davis, Hagopian, Kuta, Gabinski, Frost, Marcin, Casey, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Oberman, Merlo, Clewis, Axelrod, Schuller, Volini, Orr, Stone—44.

Nays—None.

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

Alderman Vrdolyak was excused from voting under the provisions of Rule 14 of the Council's Rules of Order.

Placed on File—REPORT OF SETTLEMENTS OF SUITS AND
 ENTRIES OF JUDGMENTS AGAINST CITY.

The Committee on Finance submitted a report recommending that the City Council *Place on File* a communication from the Department of Law concerning settlements made or judgments entered against the City for the month of March, 1981.

On motion of Alderman Frost the committee's recommendation was *Concurred In*.

COMMITTEE ON BUILDINGS AND ZONING.

**Chicago Zoning Ordinance Amended to Reclassify
 Area Shown on Map No. 17-I.**

The Committee on Buildings and Zoning submitted the following report:

CHICAGO, June 25, 1981.

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 6, 1981) to amend the Chicago Zoning Ordinance for the purpose of reclassifying a particular area.

This recommendation was concurred in by 12 members of the committee, with no dissenting vote.

Respectfully submitted

(Signed) EDWARD R. VRDOLYAK,
Chairman.

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

On motion of Alderman Roti 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, Bloom, Bertrand, Humes, Shaw, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Barden, Streeter, Kellam, Kelley, Sherman, Stemberk, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Davis, Hagopian, Kuta, Gabinski, Frost, Marcin, Casey, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Oberman, Merlo, Clewis, Axelrod, Schuller, Volini, Orr, Stone—45.

Nays—None.

Alderman Natarus 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 Institutional Planned Development symbols and indications as shown on Map No. 17-I in the area bounded by:

the north line of W. Morse Avenue or the line thereof if extended where no street exists; N. Sacramento Avenue; a line 354.67 feet south of the north line of W. Morse Avenue or the line thereof if extended where no street exists; a line 118 feet west of N. Sacramento Avenue; a line 529.27 feet

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south of the north line of W. Morse Avenue or the line thereof if extended where no street exists; a line 302.13 feet west of N. Sacramento Avenue; a line 513.27 feet south of the north line of W. Morse Avenue or the line thereof if extended where no street exists; a line 317.13 feet west of N. Sacramento Avenue; a line from a point 317.13 feet west of N. Sacramento Avenue and 496.27 feet south of the north line of W. Morse Avenue or the line thereof if extended where no street exists to be connected by a 14.14 foot arc, with a chord of 12.73 feet, to a point 496.27 feet south of the north line of west Morse Avenue or the line thereof if extended where no street exists and 326.13 feet west of N. Sacramento Avenue; a line 496.27 feet south of the north line of W. Morse Avenue or the line thereof if extended where no street exists; a line 335.13 feet west of N. Sacramento Avenue; a line from a point 456.27 feet south of the north line of W. Morse Avenue or the line thereof if extended where no streets exists, and 335.13 feet west of N. Sacramento Avenue to be connected by a 70.68 foot arc, with a chord of 63.64 feet, to a point 411.27 feet south of the north line of W. Morse Avenue or the line thereof if extended where no street exists and 380.13 feet west of N. Sacramento Avenue; a line 411.27 feet south of the north line of W. Morse Avenue or the line thereof if extended where no street exists; the west line of N. Whipple Street; W. Pratt Avenue, and the east line of N. Albany Avenue or the line thereof if extended where no street exists, as shown on the attached Plan of Development, 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 6427 to 6433 of this Journal]

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

Action Deferred—ON PROPOSED ORDINANCE TO AMEND SECTION 41-6 OF THE MUNICIPAL CODE CONCERNING INSPECTION OF BUILDING COMPLAINTS.

The Committee on Buildings and Zoning submitted the following report which was, on motion of Alderman Roti and Alderman Barnett *Deferred* and ordered published:

CHICAGO, June 25, 1981.

To the President and Members of the City Council:

Your Committee on Buildings and Zoning having had under consideration a proposed ordinance (referred May 29, 1981) to amend Section 41-6 of the Municipal Code concerning Inspection of Building Complaints, begs leave to recommend that Your Honorable Body *Pass* said proposed ordinance attached herewith.

This recommendation was concurred in by 12 members of the committee, with no dissenting vote.

Respectfully submitted
(Signed) EDWARD R. VRDOLYAK,
Chairman.
(Signed) FRED B. ROTI,
Vice-Chairman.

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

Whereas, There are often lengthy delays between the filing of complaints by tenants, neighbors or community organizations regarding buildings con-

taining code violations and the actual City inspections and clean-up on such claims; and

Whereas, Long delays result in further deterioration of the buildings in question and allow conditions which may endanger the health and safety of residents and neighbors to continue unabated; and

Whereas, A prompt inspection requirement would insure that administrative compliance procedures would be invoked without delay; now, therefore,

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

Section 1. That Section 41-6 of the Municipal Code of Chicago is hereby amended by the addition thereto of the following language and punctuations in Italics;

41-6. It shall be the duty of the Commissioner of Inspectional Services to cause an investigation to be made of all complaints made to the *department which come within its jurisdiction. Such investigation shall take place no more than twenty-one (21) days following receipt of any complaint made to the department which comes within its jurisdiction.* A record of such investigation shall be kept on file together with the reports and findings signed by the inspector or inspectors.

Section 2. This ordinance shall be in full force and effect from and after its date of passage.

Action Deferred—ON PROPOSED ORDINANCE TO AMEND CHAPTER 43 OF THE MUNICIPAL CODE CONCERNING LEGAL REQUIREMENTS BEFORE WRECKING BUILDINGS.

The Committee on Buildings and Zoning submitted the following report which was, on motion of Alderman Roti and Alderman Barnett *Deferred* and ordered published:

CHICAGO, June 25, 1981.

To the President and Members of the City Council:

Your Committee on Buildings and Zoning having had under consideration a proposed ordinance (referred May 13, 1981) to amend Chapter 43 of the Municipal Code concerning Legal Requirements before Wrecking Buildings, begs leave to recommend that Your Honorable Body *Pass* said proposed substitute ordinance attached herewith.

This recommendation was concurred in by 12 members of the committee with no dissenting vote.

Respectfully submitted
(Signed) EDWARD R. VRDOLYAK,
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:

Section 1. That Chapter 43 of the Municipal Code of Chicago is hereby amended by inserting therein, in its proper numerical sequence, a new section, in Italics, to be known as Section 43-21.1 and to read as follows:

43-21.1. *It shall be unlawful for any person to perform any wrecking operation of any kind without first having obtained such necessary permit and bond as required in Sections 43-19 through 43-21. Any person found in violation of this section shall be subject to a fine of one hundred*

(continued on page 6434)

RESIDENTIAL PLANNED DEVELOPMENT #262

PLAN OF DEVELOPMENT

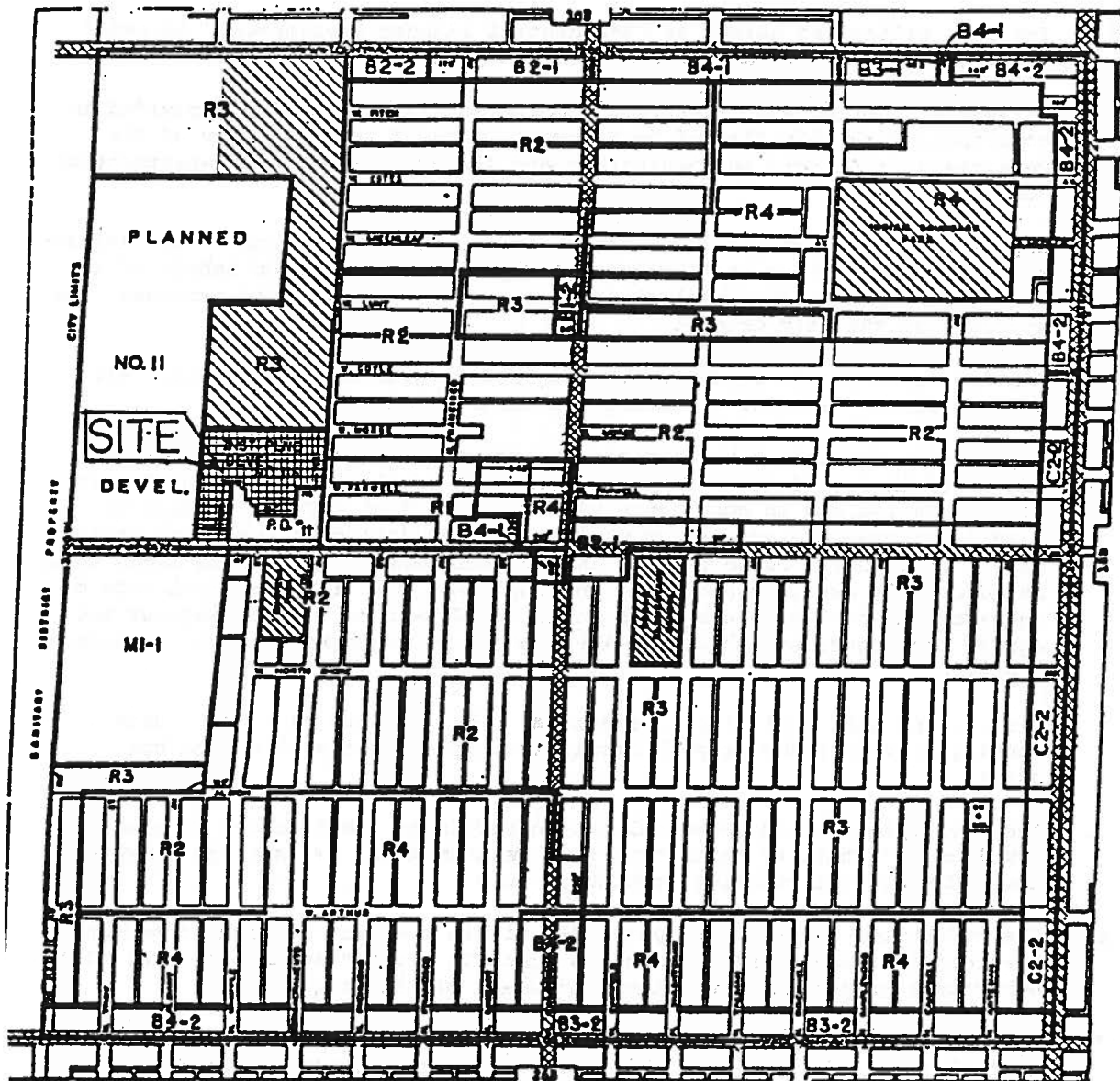
STATEMENTS





1. The area delineated hereon as "Residential Planned Development" is owned and controlled by the Arie Crown Hebrew Day School.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Planning.
3. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Arie Crown Hebrew Day School or its successors, assignees or grantees, and approval by the City Council.
4. The Applicant or its successors, assignees or grantees shall obtain all other official reviews, approvals and permits.
5. 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.
6. Use of land will consist of residential uses, private recreation areas, including private swimming pool facilities, off-street parking and open space.
7. The development of the area delineated herein as "Residential Planned Development" shall be restricted to a maximum total net site coverage of 17%. Residential building structures only.
8. Identification signs may be permitted within the area delineated herein as "Residential Planned Development" subject to the review and approval of the Department of Buildings and the Department of Planning.
9. The information in the table attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as "Residential Planned Development" and illustrates that the development of such area will be in accordance with the intent and purpose of the Chicago Zoning Ordinance.
10. The plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in relation to Planned Development", as promulgated by the Commissioner of Planning.

APPLICANT: Arie Crown Hebrew Day School

DATE:

RESIDENTIAL PLANNED DEVELOPMENT ZONING AND PREFERENTIAL STREET MAP



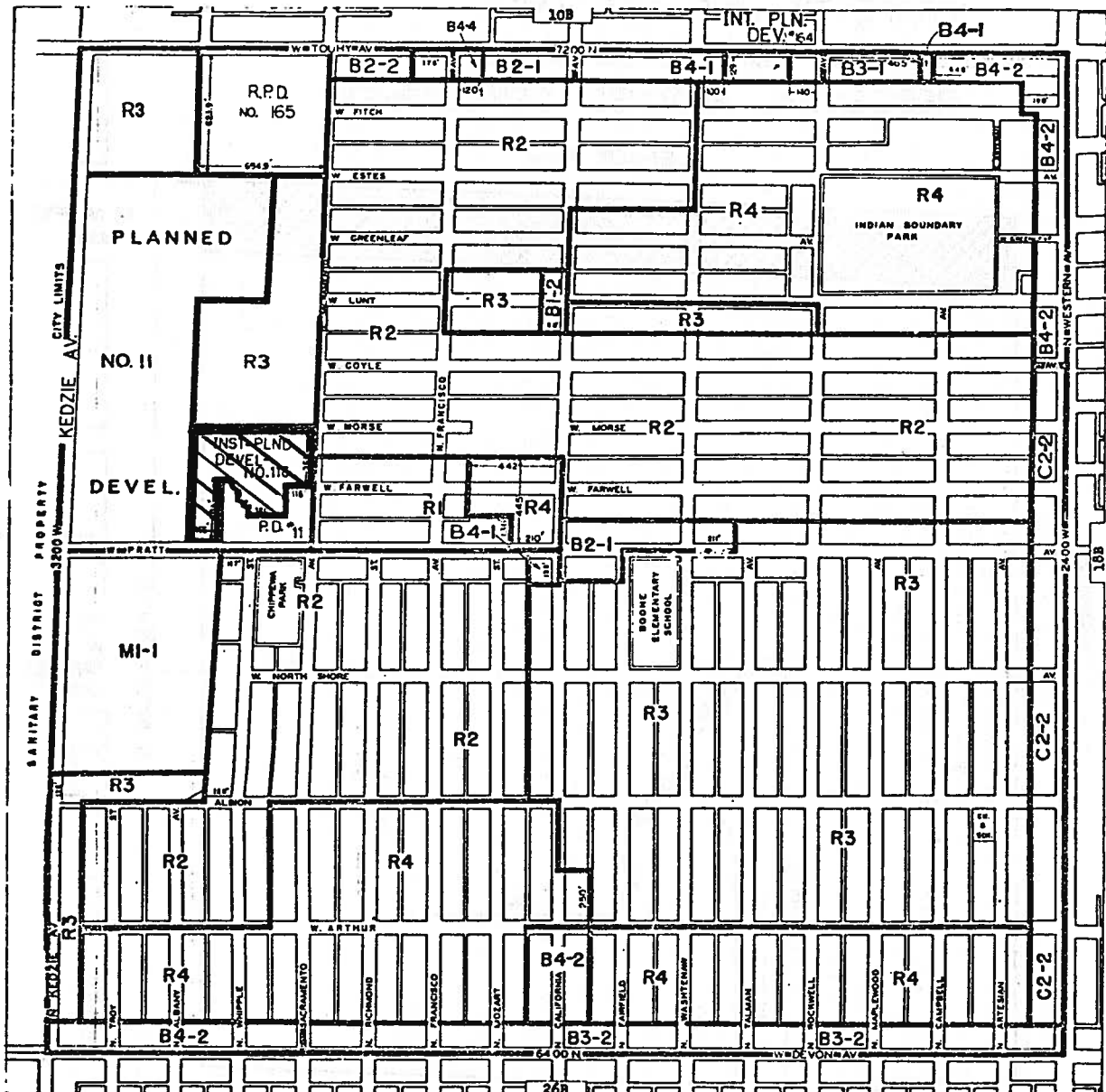
-  ZONING DISTRICTS
-  PREFERENTIAL STREET SYSTEM
-  PROPOSED RESIDENTIAL PLANNED DEVELOPMENT
-  PUBLIC, QUASI-PUBLIC, PRIVATE INSTITUTIONS AND FACILITIES



CHICAGO ZONING ORDINANCE

SEC.36 T-41R R13E

MAR 12:1



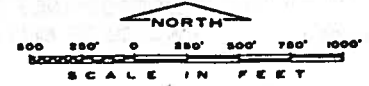
- RESIDENCE DISTRICTS**
- R1 SINGLE-FAMILY RESIDENCE DISTRICT
 - R2 SINGLE-FAMILY RESIDENCE DISTRICT
 - R3 GENERAL RESIDENCE DISTRICT
 - R4 GENERAL RESIDENCE DISTRICT
 - R5 GENERAL RESIDENCE DISTRICT
 - R6 GENERAL RESIDENCE DISTRICT
 - R7 GENERAL RESIDENCE DISTRICT
 - R8 GENERAL RESIDENCE DISTRICT

- BUSINESS DISTRICTS**
- B1-1 TO B1-5 LOCAL RETAIL DISTRICTS
 - B2-1 TO B2-5 RESTRICTED RETAIL DISTRICTS
 - B3-1 TO B3-5 GENERAL RETAIL DISTRICTS
 - B4-1 TO B4-5 RESTRICTED SERVICE DISTRICTS
 - B5-1 TO B5-5 GENERAL SERVICE DISTRICTS
 - B6-6 AND B6-7 RESTRICTED CENTRAL BUSINESS DISTRICTS
 - B7-5 TO B7-7 GENERAL CENTRAL BUSINESS DISTRICTS

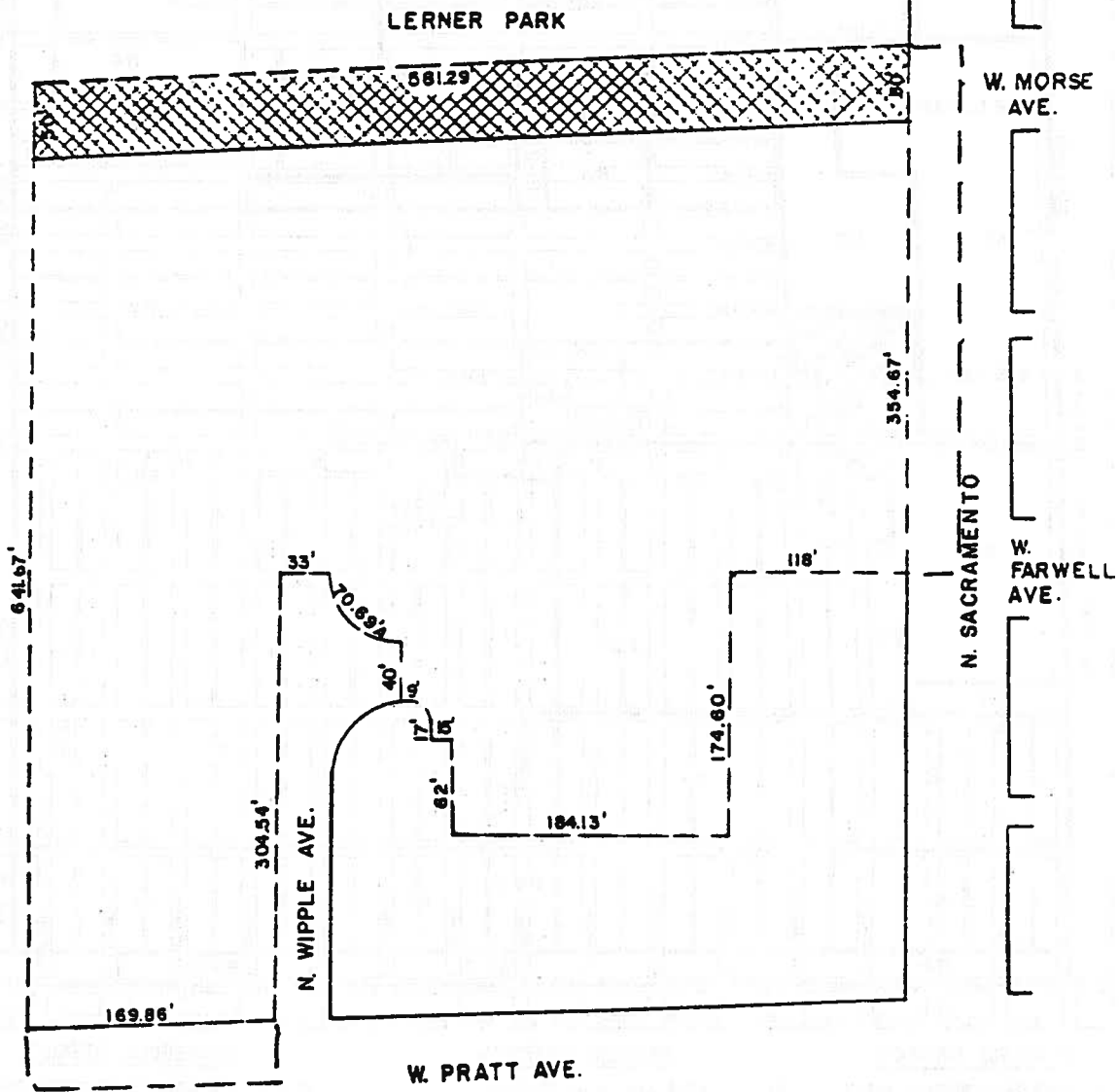
- COMMERCIAL DISTRICTS**
- C1-1 TO C1-5 RESTRICTED COMMERCIAL DISTRICTS
 - C2-1 TO C2-5 GENERAL COMMERCIAL DISTRICTS
 - C3-5 TO C3-7 COMMERCIAL-MANUFACTURING DISTRICTS
 - C4 MOTOR FREIGHT TERMINAL DISTRICT

- MANUFACTURING DISTRICTS**
- M1-1 TO M1-5 RESTRICTED MANUFACTURING DISTRICTS
 - M2-1 TO M2-5 GENERAL MANUFACTURING DISTRICTS
 - M3-1 TO M3-5 HEAVY MANUFACTURING DISTRICT

FOR USE AND BULK REGULATIONS, RESIDENCE DISTRICTS, SEE ARTICLE 7.
 FOR USE AND BULK REGULATIONS, BUSINESS DISTRICTS, SEE ARTICLE 8.
 FOR USE AND BULK REGULATIONS, COMMERCIAL DISTRICTS, SEE ARTICLE 9.
 FOR USE AND BULK REGULATIONS, MANUFACTURING DISTRICTS, SEE ARTICLE 10.



PROPERTY LINE MAP AND
RIGHT OF WAY ADJUSTMENTS
RESIDENTIAL PLANNED DEVELOPMENT



APPLICANT: ARIE CROWN HEBREW DAY SCHOOL
 --- PLANNED DEVELOPMENT BOUNDARY

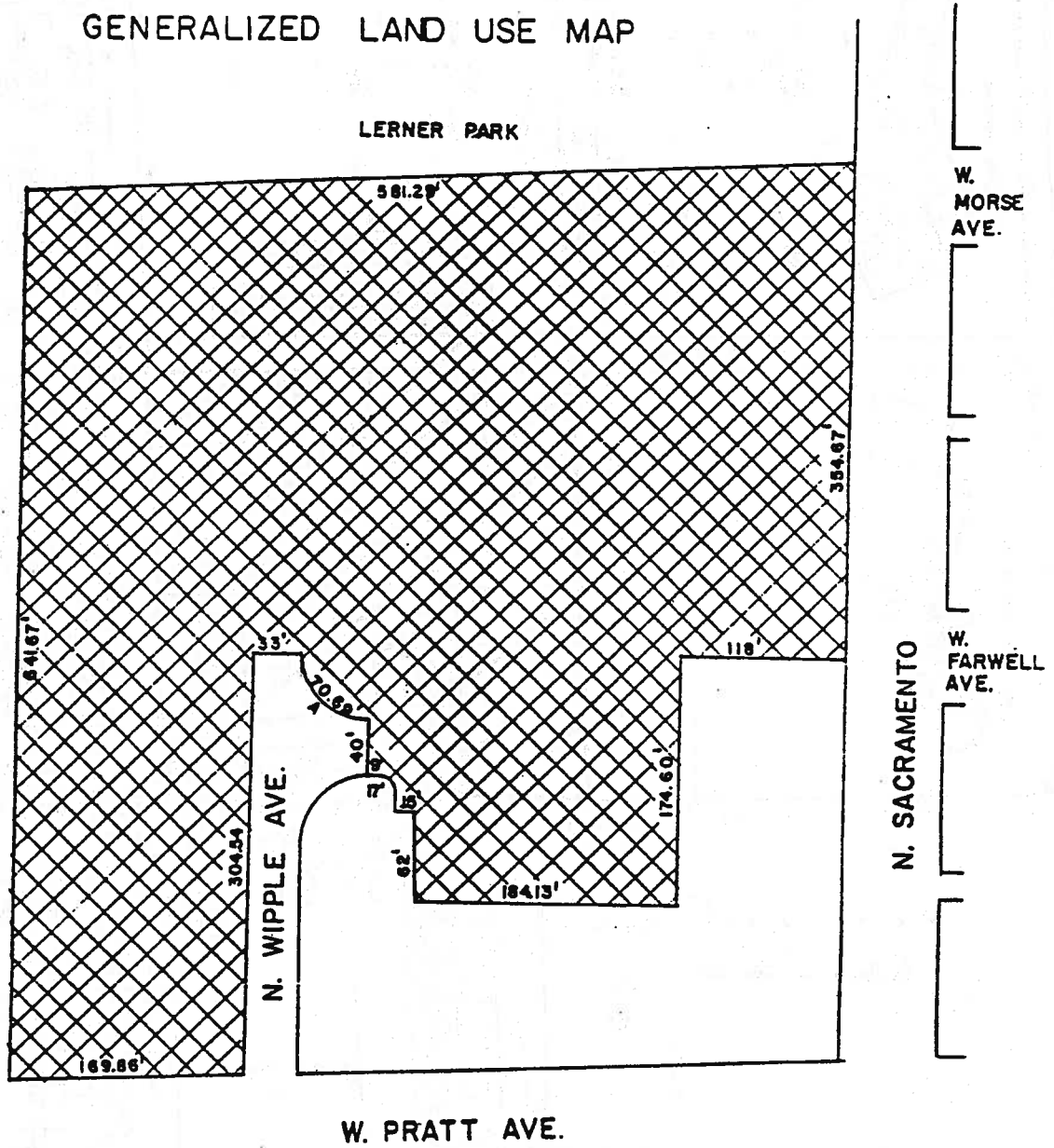



 STREET HERETOFORE VACATED
 BY ORDINANCE AND TO REMAIN AS OPEN SPACE
 AND TO BE OFFERED TO THE PARK DISTRICT

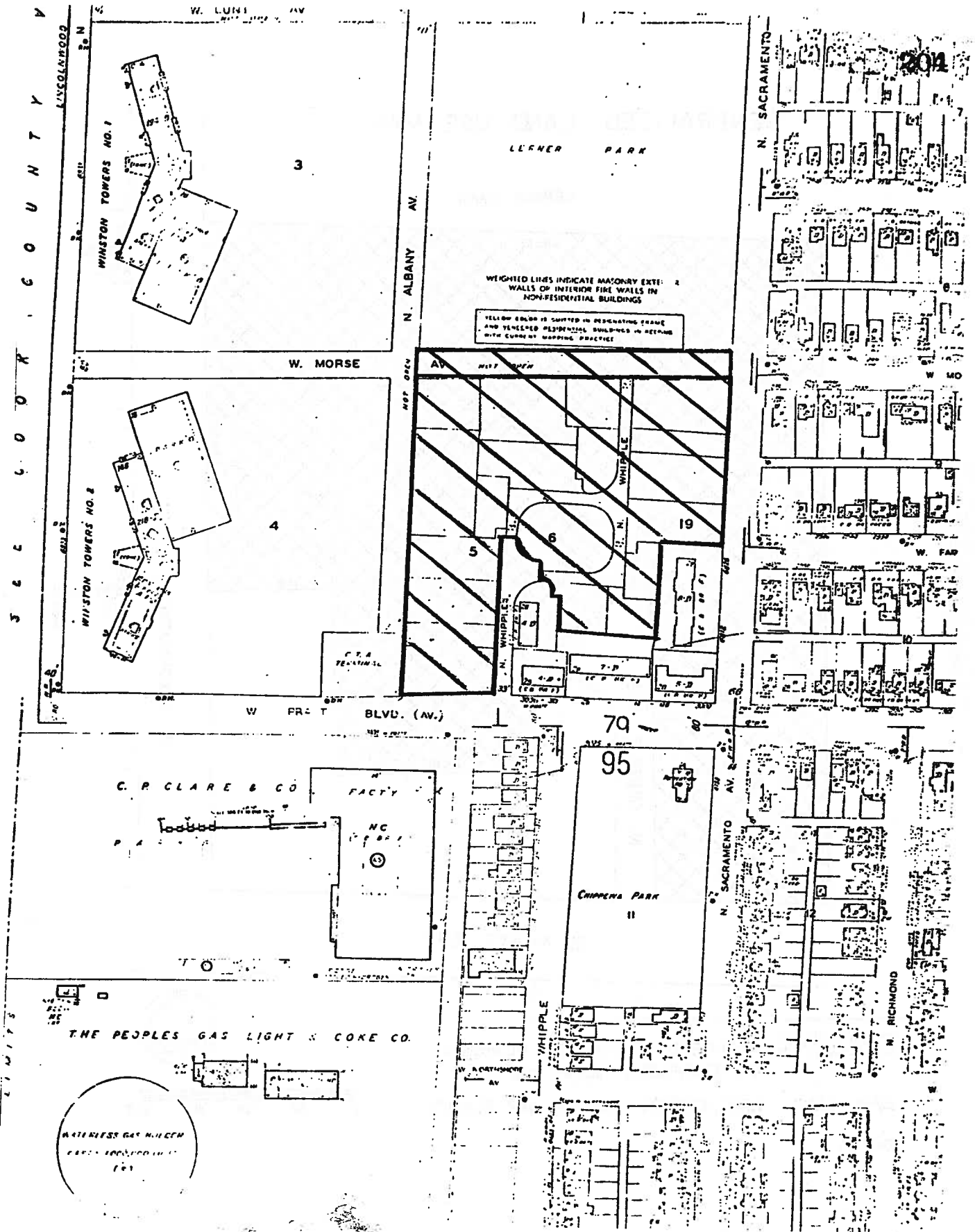


DATE :

GENERALIZED LAND USE MAP



_____ Planned Development Boundary
 PROPOSED RESIDENTIAL PLANNED DEVELOPMENT AND RELATED USES
 APPLICANT: ARIE CROWN HEBREW DAY SCHOOL
 DATE: _____



WEIGHTED LINES INDICATE MASONRY EXTERIOR WALLS OR INTERIOR FIRE WALLS IN NON-RESIDENTIAL BUILDINGS

YELLOW SHADING IS SHOWN IN DESIGNATING FRAME AND VENEERED RESIDENTIAL BUILDINGS IN ACCORDANCE WITH CURRENT MAPPING PRACTICE

WATERLESS GAS MILEAGE
 1981

RESIDENTIAL PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

NET SITE AREA	ACRES	GENERAL DESCRIPTION OF LAND USE	NUMBER OF UNITS	MAXIMUM F. A. R.	MAX. % OF LAND COVERED BLDG. ONLY)
259,078.5	5.95	Residential uses, private recreational areas, including swimming pool facilities, off-street parking and open space	164	.93	17%
29,064.5	0.66	Public open space			

GROSS SITE AREA = Net Site Area 259,078.5 square feet plus public streets .32 acres plus area devoted to open space located at the northern fifty (50) feet of the site 29,064.5 square feet
GROSS SITE AREA = 6.93 acres

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA = .93

MINIMUM NUMBER OF OFF-STREET PARKING SPACES: 165

OFF-STREET LOADING REQUIREMENTS FOR PROPOSED RESIDENTIAL AND RELATED USES SHALL BE PROVIDED AS AUTHORIZED BY THIS PLAN OF DEVELOPMENT IN ACCORDANCE WITH THE R3 GENERAL RESIDENCE DISTRICT CLASSIFICATION OF THE CHICAGO ZONING ORDINANCE.

MINIMUM BUILDING SETBACKS:

1. North - 30 Feet (Actual Building Setback will be 50 Feet which is the area to be reserved for open space.)
2. South - 60 Feet
3. East - 60 Feet
4. West - 13 Feet

SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF PLANNING, SETBACKS AND YARD REGULATIONS MAY BE ADJUSTED WHERE REQUIRED TO PERMIT CONFORMANCE TO THE PATTERN OF OR ARCHITECTURAL ARRANGEMENT WHEN NECESSARY FOR TECHNICAL REASONS.

MAXIMUM PERCENT OF LAND COVERED (FOR TOTAL NET SITE AREA BUILDING ONLY) = 17%

APPLICANT: Arie Crown Hebrew Day School.

DATE: _____, 1981