



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 07, 2023

Susan F. King
HED Design
320 N Sangamon St
Suite 1050
Chicago, IL 60607

Re: Minor change for PD No. 276

Dear Susan F. King,

Please be advised that your request for a minor change Institutional Planned Development No. 276 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of the PD.

Your client and the sole owner of PD 276, The Danish Home of Chicago, is seeking a minor change for modifications to the site plan and the elevations. The site plan and elevation modifications are a result of constructing the expansion of the facility into phases with the intention of developing the full scope of work indicated in the approved PD documents. The approved PD includes two new three-story lateral additions (“wings”) along the eastern and western ends of the building. This first phase of construction would only encompass the southern portion of the western expansion of the building. The following modifications to the site plan and the elevations are proposed:

- Decrease the number of on-site parking spaces from 13 to 10.
 - MOPD compliance requires adding an accessible parking space along the western private alley that will remove one parking space.
 - The Department has determined that any additional parking spaces following the removal of the existing driveway onto W Hurlbut St cannot be counted towards the onsite parking total. The approved PD included two future parking spaces as part of the 13 onsite parking spaces.
 - The applicant is pursuing a Grant of Privilege for the 30 existing parking spaces along Hurlbut Avenue.
- Changes to elevations due to construction phasing and slight changes to floor plan.
 - Building materials included in the PD-approved drawing set remain unchanged.
 - The northwest corner bump-out shown in the PD-approved elevations will occur in a later construction phase. The northwest corner for this current construction phase of the expansion wing will feature this bump out design.
 - More glazing to be added for the shared amenity spaces of the expansion wing.
 - Windows are shifted to match slight changes to floor plans. The minor change does not change the number of beds within the PD.
- The parapet along the southern elevation is modified to be at a continuous height.

- The decision to make the parapet height uninterrupted is aesthetic. The parapet height will match the height of the firewall located between the existing building and the expansion wing.
- Marking the location and design of the HVAC system on the southern elevation.

The following revised drawings, dated June 5, 2023, are attached:

- Site Plan
- Floor Plan – Garden Level
- Floor Plan – First Level
- Floor Plan – Second Level
- Building Elevations of the Proposed Phase – West, East, South, and North

With regard to your request, the Department of Planning and Development has determined that allowing the proposed modifications 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 PD 276, 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,



Noah Szafraniec
Assistant Commissioner - Planned Developments and Plan Commission

12/16/2020

REPORTS OF COMMITTEES

20441
25999

Reclassification Of Area Shown On Map No. 15-N.
(As Amended)
(Application No. 20441)
(Common Address: 5656 N. Newcastle Ave.)

IPD 276,000

[SO2020-3719]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all of the Institutional Planned Development Number 276 District symbols and indications as shown on Map Number 15-N in the area bounded by:

West Hurlbut Street; North Newcastle Avenue; the alley next south of and parallel to West Hurlbut Street; a line from a point 472.12 feet west of North Newcastle Avenue as measured along the north line of the alley next south of West Hurlbut Street and 200 feet south of the south right-of-way line of West Hurlbut Street as measured at the easterly line established by the alley vacation ordinance passed December 4, 1911 and recorded December 9, 1911 pursuant to Document Number 4880715), to a point 177.36 feet south of West Hurlbut Street as measured at the westerly line established by the alley vacation ordinance passed December 4, 1911 and recorded December 9, 1911 pursuant to Document Number 4880715; and a line 446.85 feet west of North Newcastle Avenue as measured along the south right-of-way line of West Hurlbut Street and perpendicular thereto,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District and a corresponding use district which is hereby established in the area described above.

SECTION 2. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications within the area hereinabove described to the designation of Institutional Planned Development Number 276, as amended, 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 attached and made a part thereto 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:

Institutional Planned Development No. 276, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Institutional Planned Development Number 276, as amended ("Planned Development"), consists of approximately ninety-three thousand six-hundred sixty-nine square feet (93,669 s.f.) of property (the "Subject Property"), which is depicted on the attached Planned Development Boundary and Property Line Map and which is owned and controlled by the Applicant -- The Society For The Danish Old People's Home.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Subject Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. [Single designated control is defined in Section 17-8-0400 of the Chicago Zoning Ordinance.]
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets

- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This plan of development consists of seventeen (17) Statements; a Bulk Regulations and Data Table; a Neighborhood Map; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Landscape Plan, a Site Plan; Floor Plans; a Roof Plan; and Site/Building Elevations (including Building Sections), all of which were prepared by HED Design and dated July 22, 2020 (date of introduction), submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses shall be permitted in the area delineated herein as Planned Development Number 276, as amended: elderly housing (dwelling) units -- independent and assisted living for seniors, including skilled nursing units; incidental and accessory uses, and accessory and non-accessory off-street parking and loading.
6. On-premises signs and temporary signs, 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 (DPD). Off-premises signs are prohibited within the boundary of the Planned Development.

7. For purposes of height calculations and measurements, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the Federal Aviation Administration (FAA).
8. The maximum permitted floor area ratio (FAR), for the Property, shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The maximum permitted floor area ratio (FAR) identified in the Bulk Regulations Table has been determined using a Net Site Area of 93,669 square feet and a base FAR of 0.75.
9. Upon review and determination, and pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II review shall be assessed a fee, by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Chicago Department of Revenue, prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any corresponding regulations and guidelines, including Section 17-13-0880 of the Zoning Ordinance. Final landscape plan review and approval will be by the Department of Planning and Development (DPD). Any interim reviews associated with Site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development, under this Planned Development ordinance, may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance, by the Zoning Administrator, upon written application for such modification, by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Subject Property. Plans for all buildings and improvements, within the Planned Development Boundary, shall be reviewed and approved by the Mayor's Office for People with Disabilities (MOPD), to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources.

The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.

15. The Applicant acknowledges that the Planned Development (P.D.) includes a building commonly known as The Danish Home of Chicago and identified as potentially significant in the Chicago Historic Resources Survey. Pursuant to the Municipal Code of Chicago, Sections 17-8-0911 and 13-32-230, the Applicant acknowledges that Planned Developments should give priority to the adaptive reuse of historic buildings which are color-coded red or orange in the Chicago Historic Resources Survey. Therefore, the Applicant agrees to retain and preserve the character defining features of the building. In general, original features and materials of the character-defining features should be retained and preserved as much as reasonably possible, while any changes should be compatible with the building's historic character. Such work to the character-defining features shall be subject to the review and approval of the Department of Planning and Development, as part of the Part II review.
16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and *(ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD (a) updates (if any) to the applicant's preliminary outreach plan, (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the

* Editor's Note: Numbering sequence error; (i) missing in original document.

project is located and receipts thereof; (c) responses to the applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the Department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to that of the original Institutional Planned Development Number 276 (dated December 11, 1981).

[Existing Neighborhood and Land-Use Plan; Existing Zoning Map; Property Line and Boundary Map; Site Plan; Ground, Second and Third Floor Plans; Landscape Plan; Site and North, South, East and West Building Elevations; and Building Sections referred to in these Plan of Development Statements printed on pages 26006 through 26017 of this *Journal*.]

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

Institutional Planned Development No. 276, As Amended.

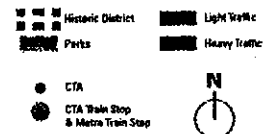
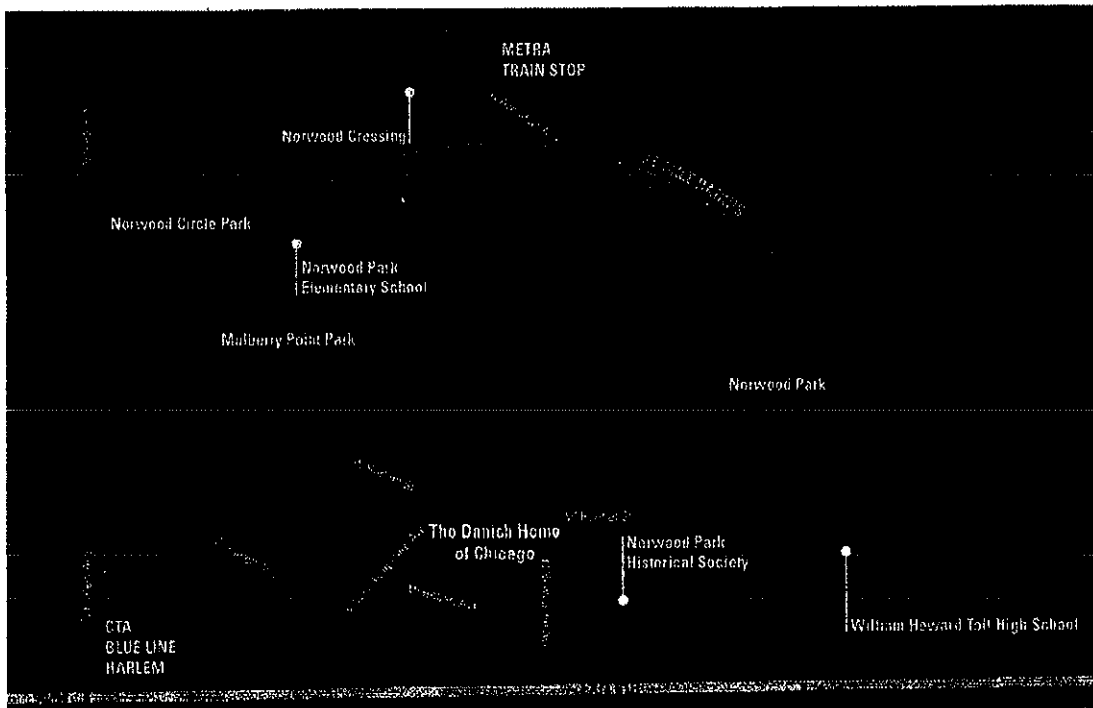
Bulk Regulations And Data Table.

Common Address:

5656 North Newcastle Avenue

Gross Site Area:	130,500.5 square feet
Area in Public Right-of-Way:	*36,831.5 square feet
Net Site Area:	93,669 square feet
Proposed (Maximum) Floor Area Ratio:	70,251.75 square feet (0.75 FAR)
Population:	
Maximum Number of Beds:	87
Maximum Number of Attending Doctors:	1
Maximum Number of Employees, Other Than Doctors, In One Shift:	22
Minimum Vehicular Off-Street Parking:	13 spaces (provided on-site) *Thirty (30) additional vehicular parking spaces to be located on Huribut Street, at the north end of the subject site, pursuant to a Grant of Privilege with the City of Chicago, to the benefit of the Applicant
Minimum Bicycle Parking:	5 spaces
Minimum Off-Street Loading:	1 space (10 feet by 25 feet)
Setbacks from Property Line:	In substantial compliance with the attached Site Plan/Survey
Maximum Building Height:	37 feet, 9 inches

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EXISTING NEIGHBORHOOD AND
LAND USE MAP

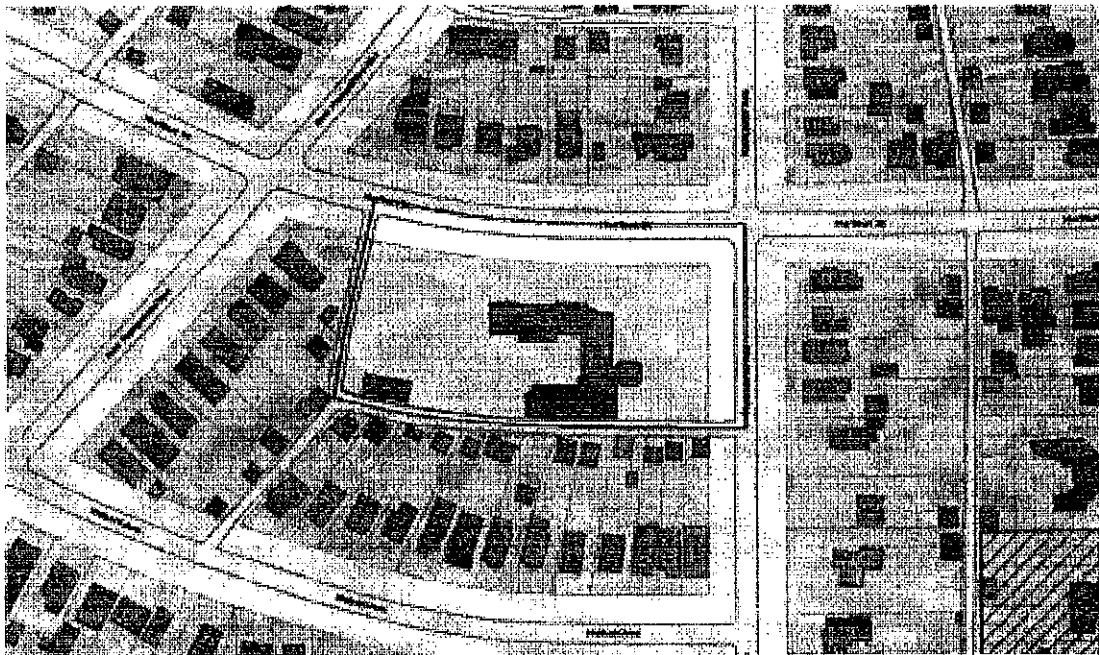
HED


THE DANISH HOME OF CHICAGO

Applicant: The Danish Home of Chicago
Address: 5656 N. New Castle Ave (WARD 41)


Introduced: July 22, 2020
Plan Commission: November 19, 2020

FINAL FOR PUBLICATION



PD

Residential zone (RS-1)

Chicago Landmark


Chicago Historic
Resources Survey
 Orange



EXISTING ZONING MAP

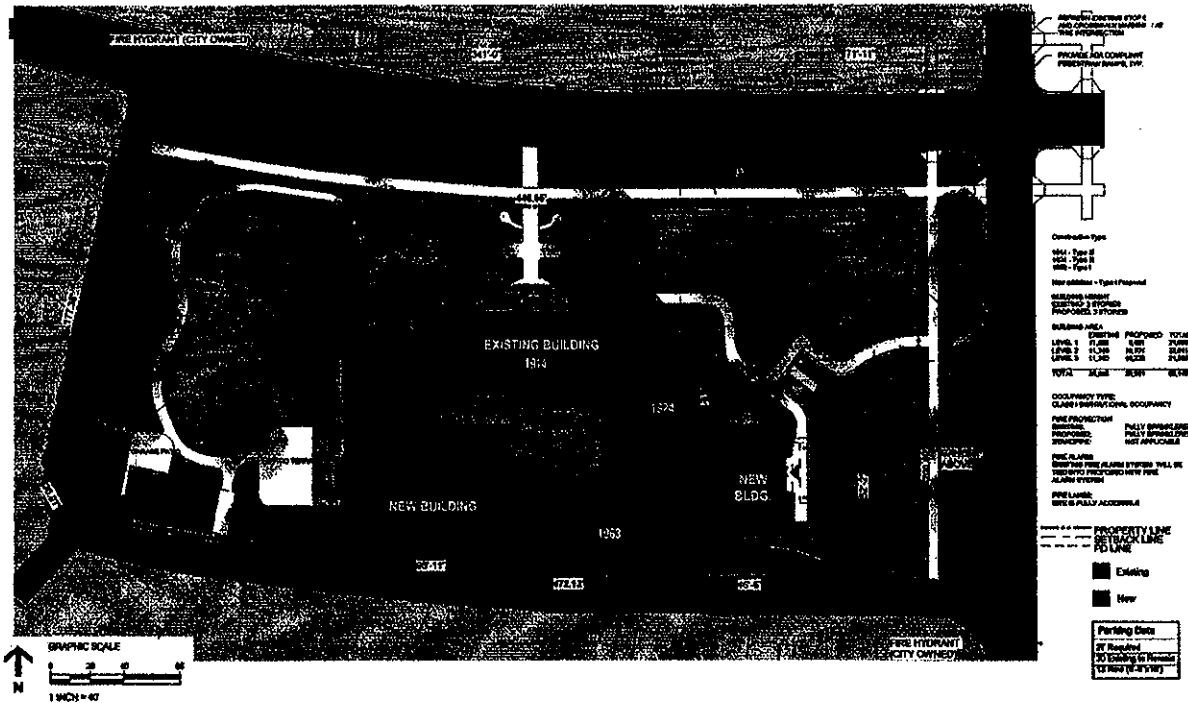
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Address: 5656 N. New Castle Ave (WARD 41)

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SITE PLAN

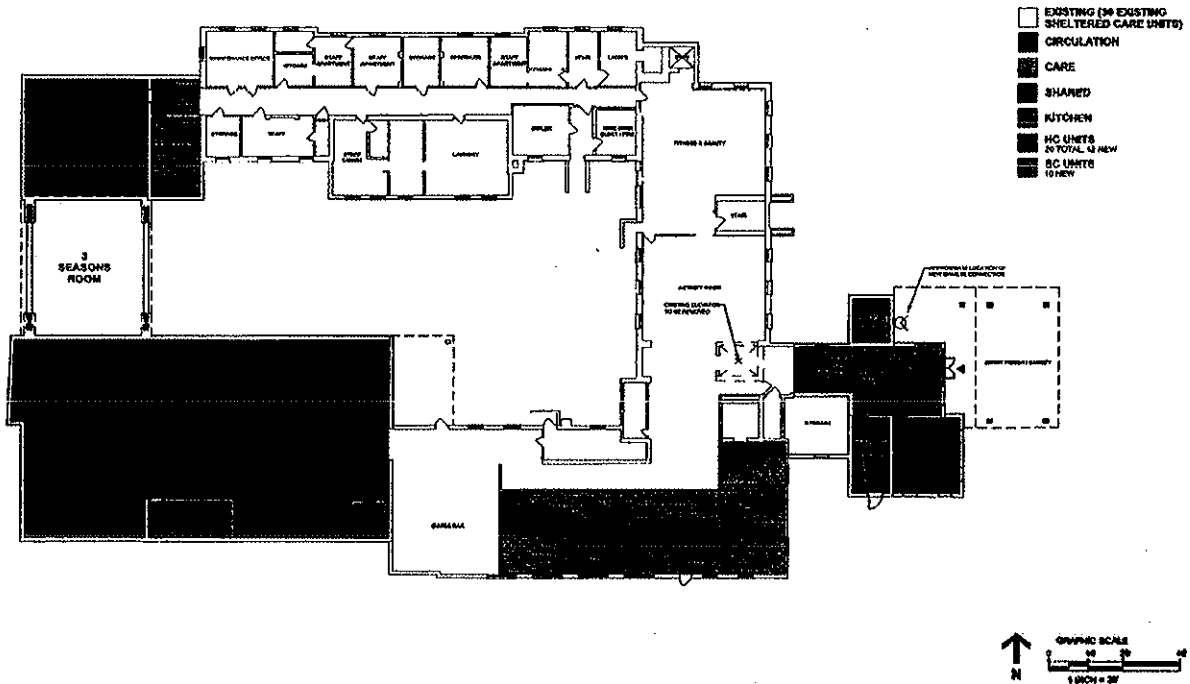
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Address: 5656 N. New Castle Ave (WARD 41)

Introduced: July 22, 2020
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GROUND FLOOR PLAN

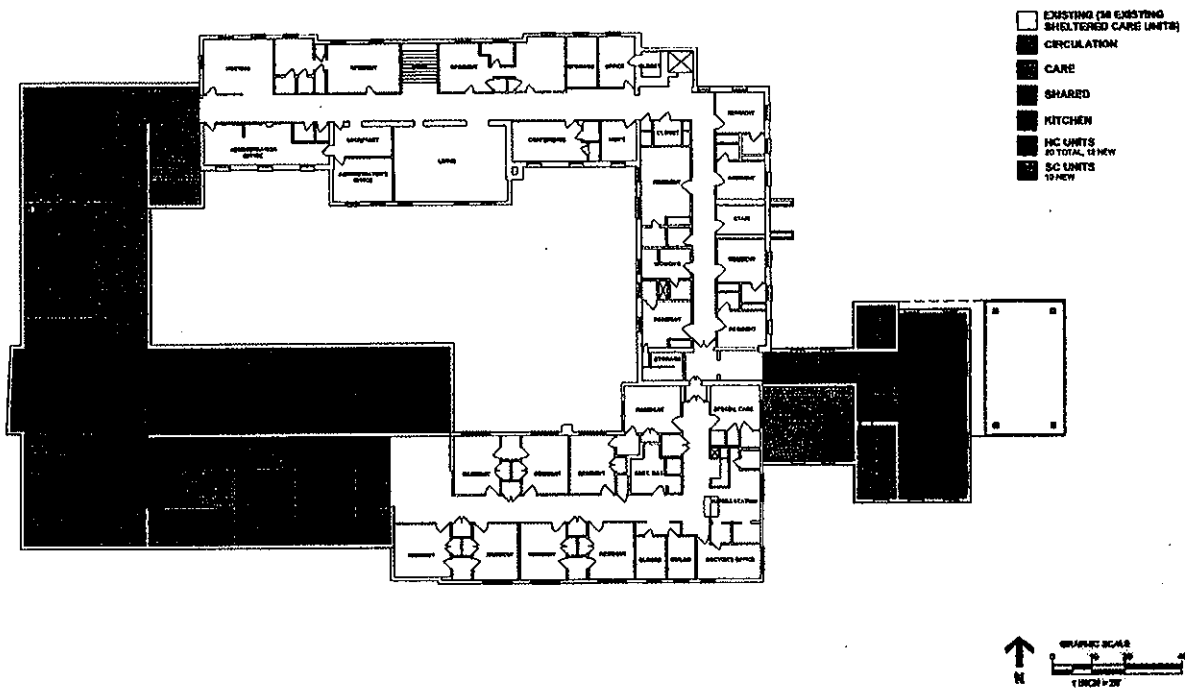
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Applicant: The Danish Home of Chicago
Address: 5656 N. New Castle Ave (WARD 41)

Introduced: July 22, 2020
Plan Commission: November 19, 2020

FINAL FOR PUBLICATION



SECOND FLOOR PLAN

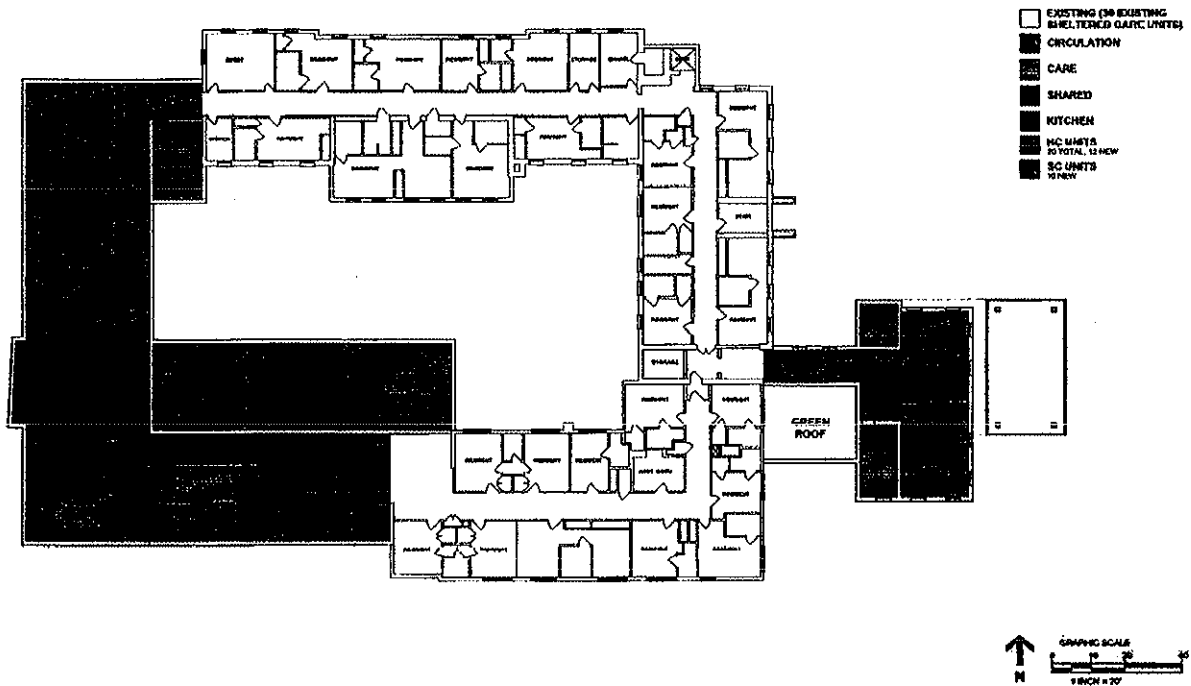
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THE DANISH HOME OF CHICAGO

Applicant: The Danish Home of Chicago
Address: 5656 N. New Castle Ave (WARD 41)

Introduced: July 22, 2020
Plan Commission: November 19, 2020

FINAL FOR PUBLICATION



THIRD FLOOR PLAN

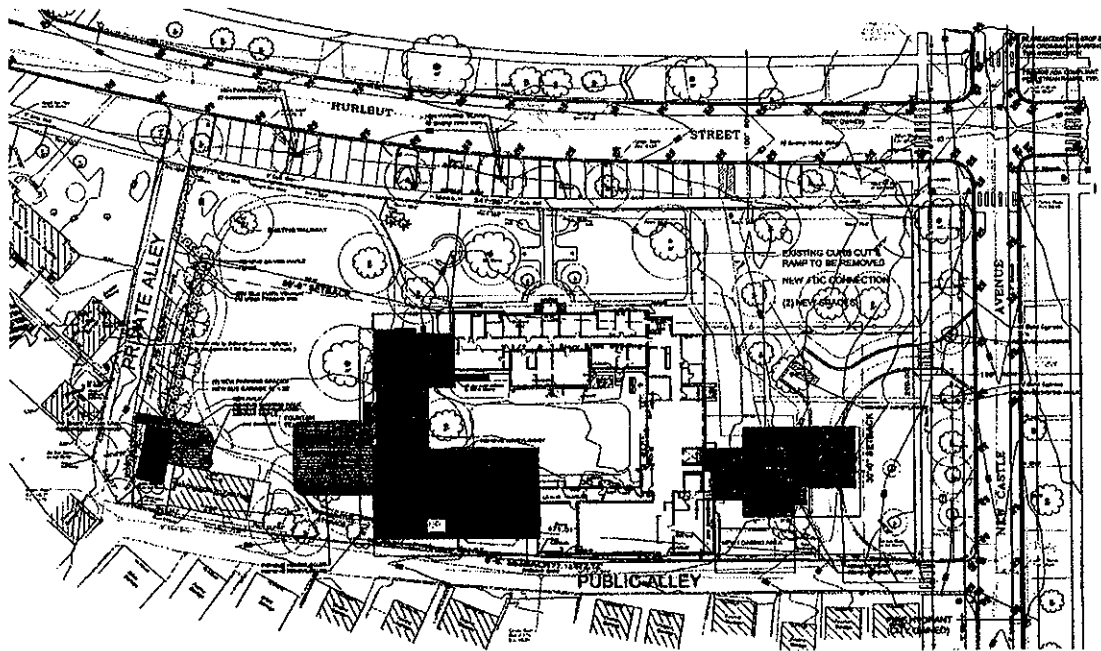
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Applicant: The Danish Home of Chicago
Address: 5656 N. New Castle Ave (WARD 41)

Introduced: July 22, 2020
Plan Commission: November 19, 2020

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LANDSCAPE PLAN

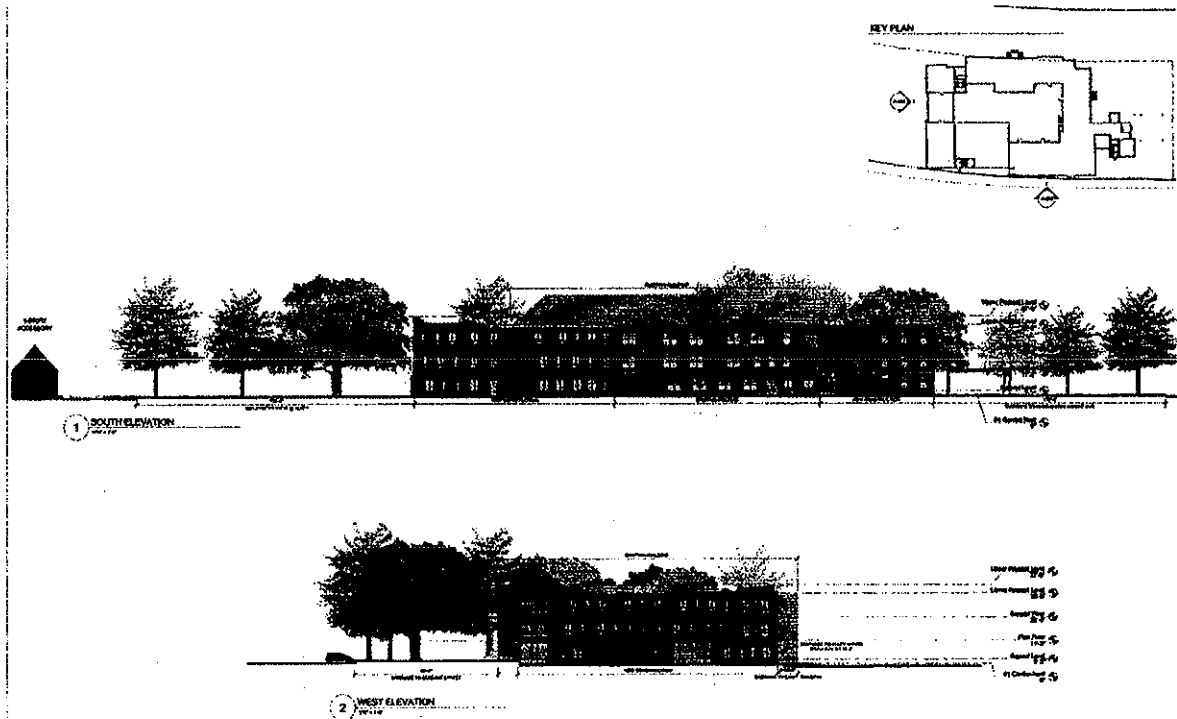
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THE DANISH HOME OF CHICAGO

Applicant: The Danish Home of Chicago
Address: 5656 N. New Castle Ave (WARD 41)

Introduced: July 22, 2020
Plan Commission: November 19, 2020

FINAL FOR PUBLICATION



SITE ELEVATIONS

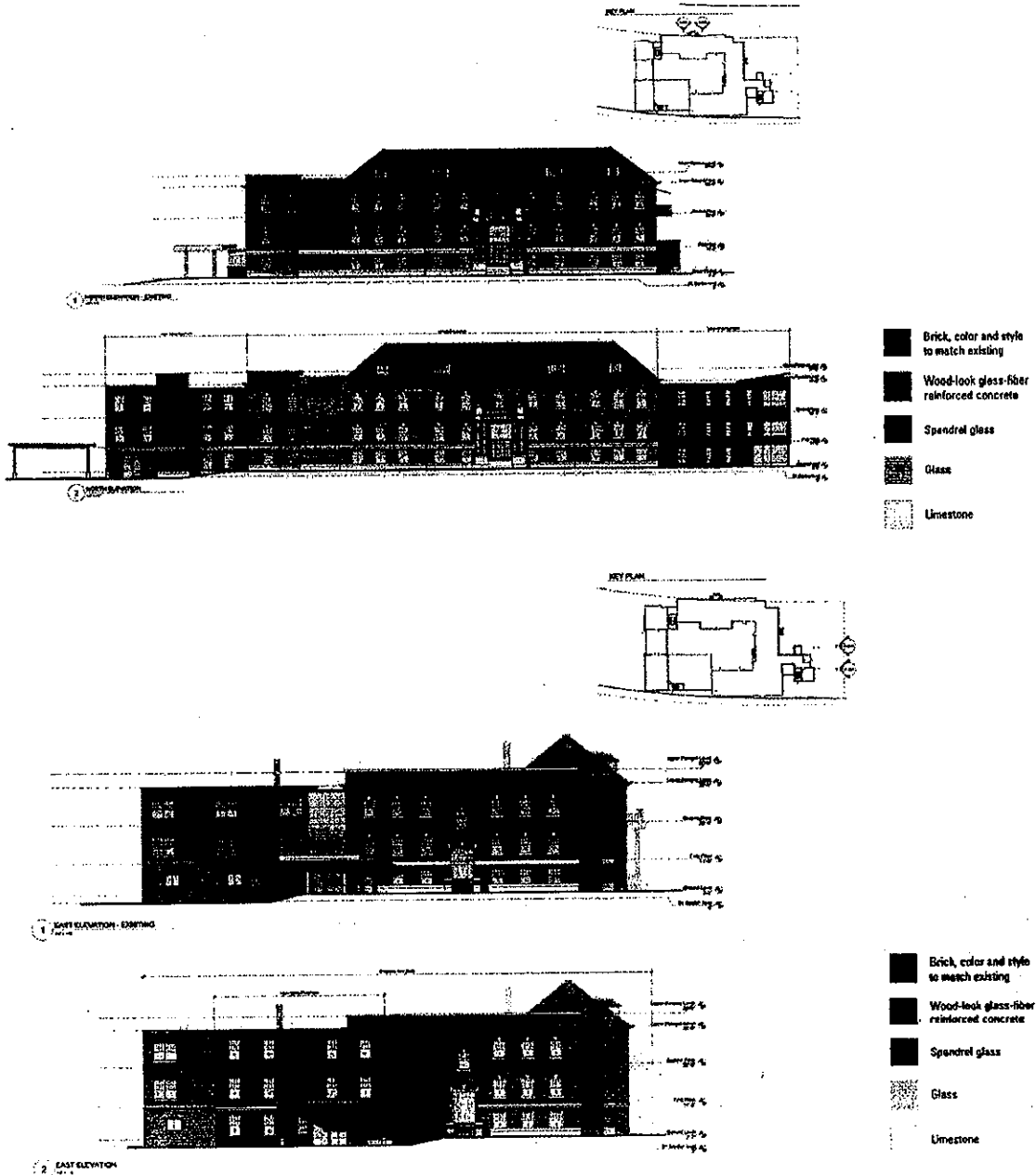
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THE DANISH HOME OF CHICAGO

Applicant: The Danish Home of Chicago
Address: 5656 N. New Castle Ave (WARD 41)

Introduced: July 22, 2020
Plan Commission: November 19, 2020

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BUILDING ELEVATIONS

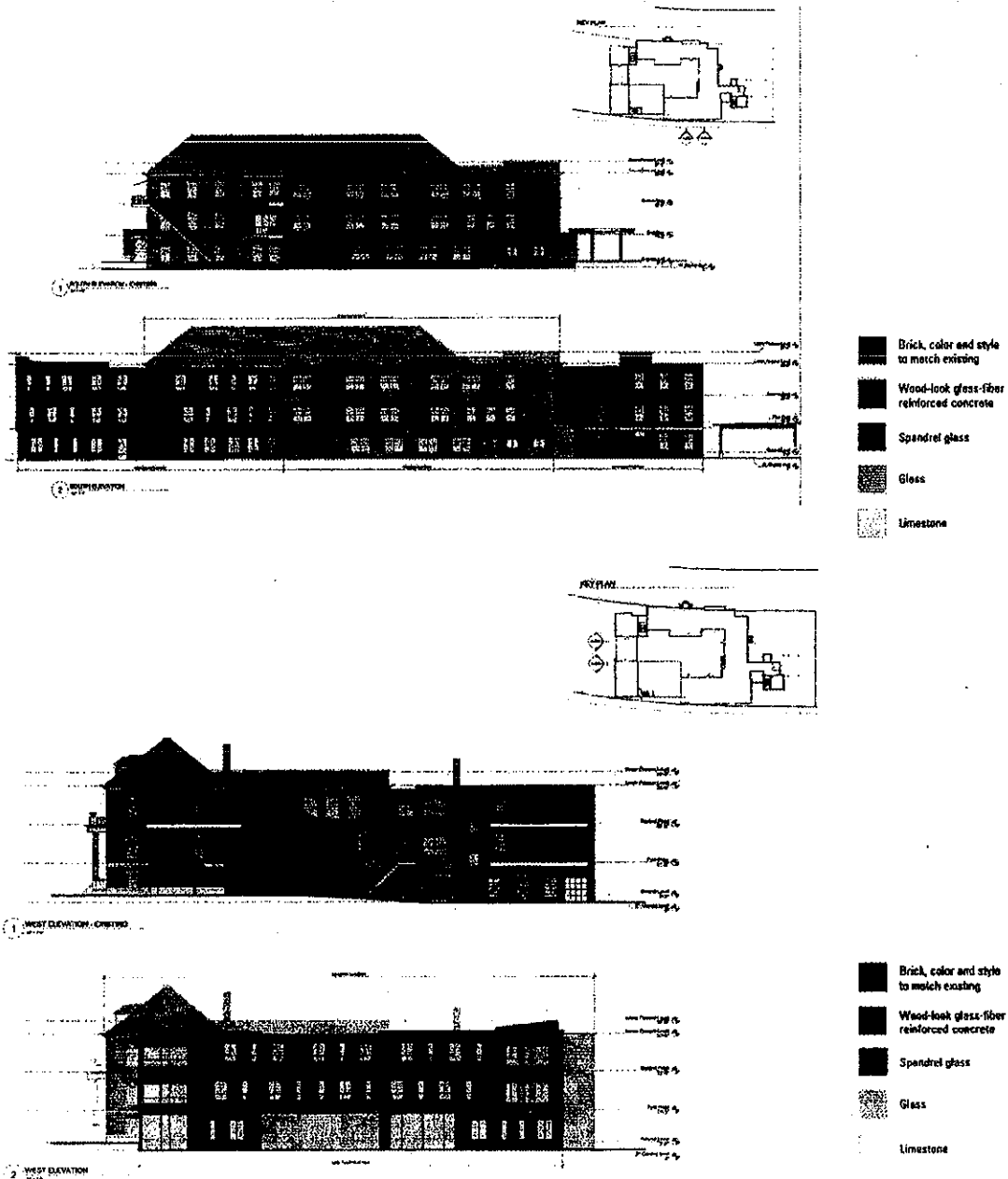
THE DANISH HOME OF CHICAGO

Applicant: The Danish Home of Chicago
Address: 5656 N. New Castle Ave (WARD 41)

HED

Introduced: July 22, 2020
Plan Commission: November 19, 2020

FINAL FOR PUBLICATION



BUILDING ELEVATIONS

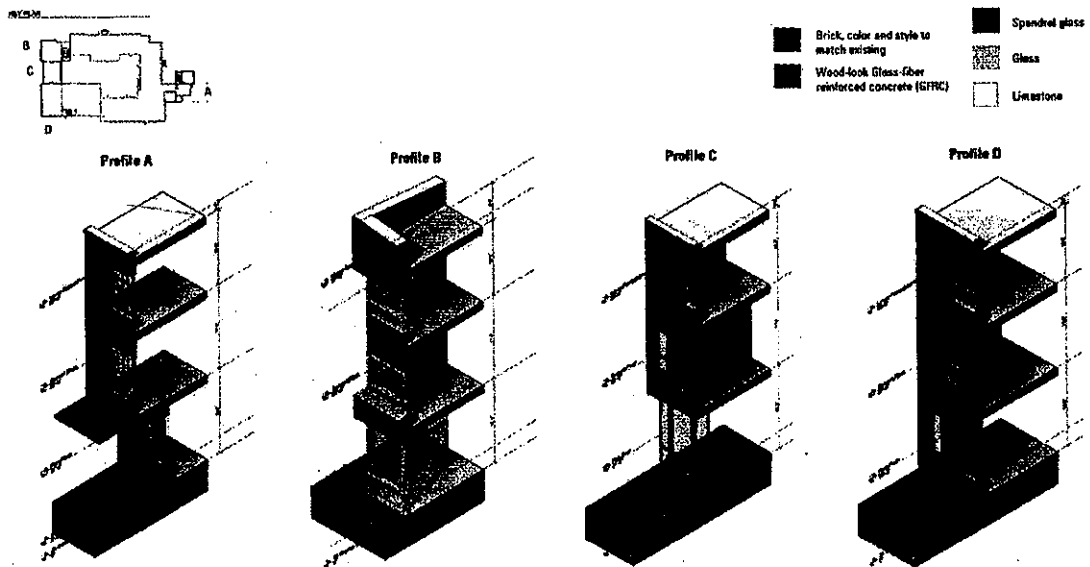
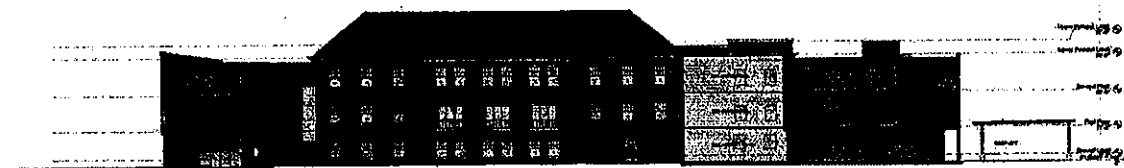
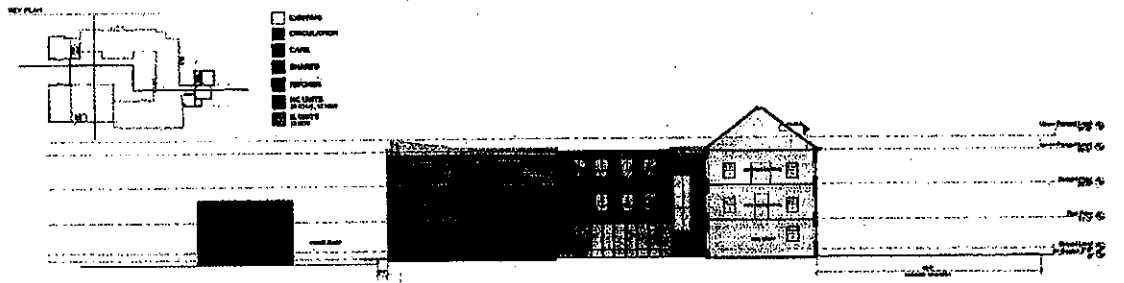
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THE DANISH HOME OF CHICAGO

Applicant: The Danish Home of Chicago
Address: 5656 N. New Castle Ave (WARD 41)

Introduced: July 22, 2020
Plan Commission: November 19, 2020

FINAL FOR PUBLICATION



BUILDING SECTIONS

THE DANISH HOME OF CHICAGO

Applicant: The Danish Home of Chicago
Address: 5656 N. New Castle Ave (WARD 41)

HED

Introduced: July 22, 2020
Plan Commission: November 19, 2020

SECTION 2. That Business Planned Development No. 98, as amended, enacted on June 22, 1973, printed on page 5822 and the Plan of Development printed on pages 5824 thru 5829 of the Journal of the Proceedings of said date, shall remain in full force and effect.

SECTION 3. This ordinance shall take effect and be in full force from and after its passage.

Reclassification of Area Shown on Map No. 1-K.

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, B4-1 Restricted Service District, C1-1 and C1-2 Restricted Commercial District, and M1-1 and M1-4 Restricted Manufacturing District, symbols and indications as shown on Map No. 1-K in the area bounded by

the alley next north of and parallel to W. Race Avenue; a line 50 feet east of N. Kilpatrick Avenue; W. Race Avenue; a line 170 feet east of N. Kilpatrick Avenue; the north line of the alley next south of and parallel to W. Race Avenue; a line 579 feet east of N. Kilpatrick Avenue; the south line of the alley next south of and parallel to W. Race Avenue, or the line thereof if extended where no alley exists; a line 618.34 feet east of N. Kilpatrick Avenue; the north line of W. Kinzie Street, or the line thereof if extended where no street exists; a line 603.34 feet east of N. Kilpatrick Avenue; the south line of W. Kinzie Street, or the line thereof if extended where no street exists; a line 579 feet east of N. Kilpatrick Avenue; a line 23 feet south of the south line of W. Kinzie Street, or the line thereof if extended where no street exists; a line 229.76 feet east of N. Kilpatrick Avenue; the south line of W. Kinzie Street or the line thereof if extended where no street exists; N. Cicero Avenue; the alley next south of and parallel to W. Race Avenue; and N. Kilpatrick Avenue,

to the designation of a Manufacturing Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as set forth in the Plan of Development herewith attached and made a part of and to no others.

[Planned Development printed on pages 8330 thru 8334 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. 4-1.

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 symbols and indications as shown on Map No. 4-1 in the area bounded by

W. 15th Place; a line 330 feet west of and parallel to S. Rockwell Street; W. 16th Street; then a line 453.61 feet west of and parallel to S. Rockwell Street; the alley north of and parallel to W. 16th Street; then a line 477.80 feet west of and parallel to S. Rockwell Street; W. 16th Street; and S. Washtenaw Avenue,

to those of an M1-2 Restricted Manufacturing 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.

AM
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INSTITUTIONAL PLANNED DEVELOPMENT No. 276PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Institutional Planned Development is owned or controlled by The Society for the Danish Old People's Home, an Illinois Not-for-Profit Corporation.

2. The Applicant or its successors, assignees or grantees shall obtain all applicable 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 or alleys, release of easements, or adjustments of rights of way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees.

5. Use of the land will consist of a home for the aged, related uses and off-street parking.

6. Identification and other necessary signs may be permitted, subject to review of and approval by the Department of Planning.

7. Parking will be provided in accordance with the attached Plan of Development.

8. The following maps and table of controls, together with these statements, set forth data concerning a generalized land use plan of the area delineated herein as Institutional Planned Development and illustrates that the development of such area will be in accordance with the intent and purpose of the Chicago Zoning Ordinance.

Applicant: The Society for the Danish Old People's Home

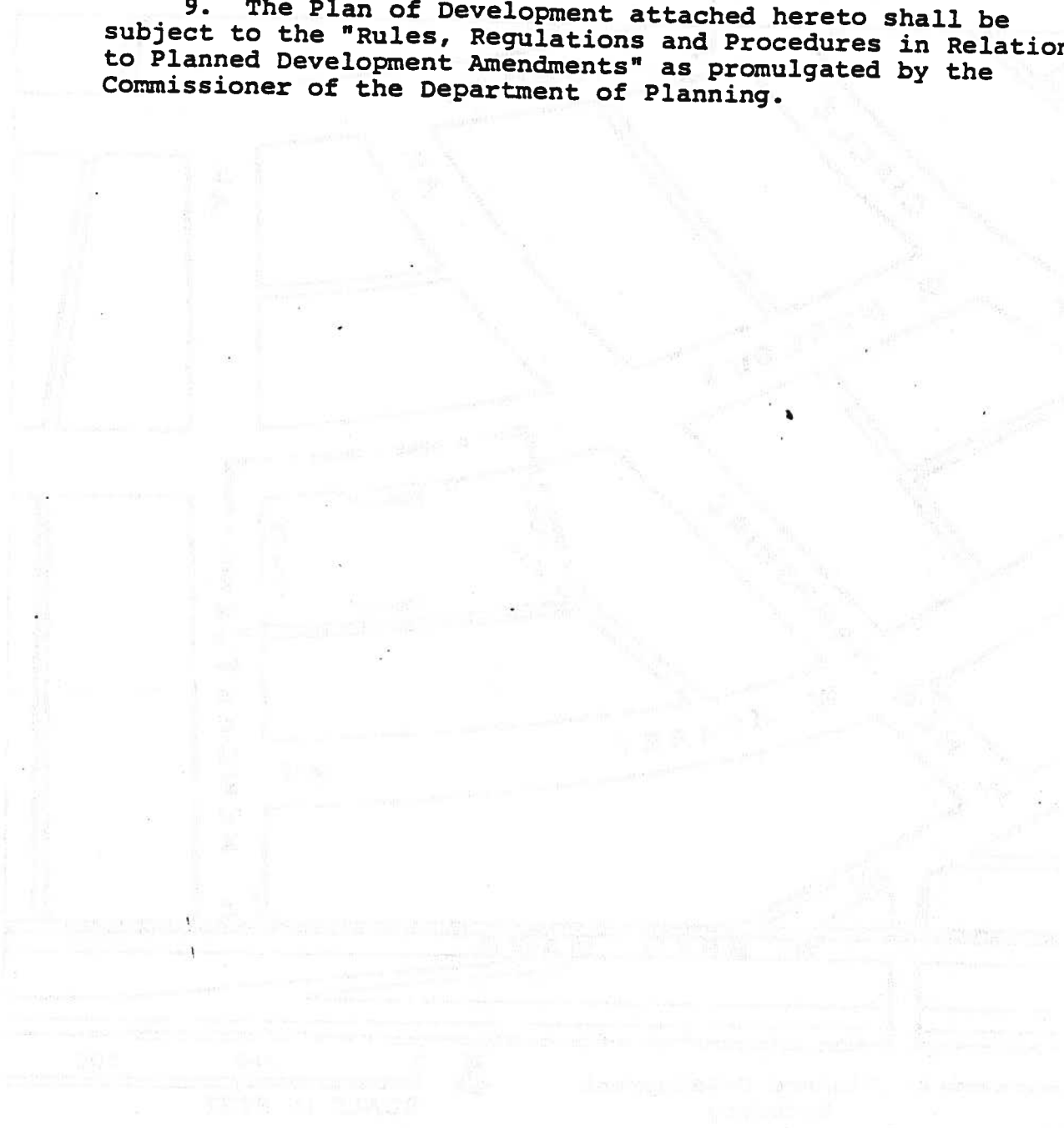
Address: 5656 North Newcastle Ave.
Chicago, Illinois

Date: June 25, 1981

INSTITUTIONAL PLANNED DEVELOPMENT

PLAN OF DEVELOPMENT STATEMENTS

9. The Plan of Development attached hereto shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning.



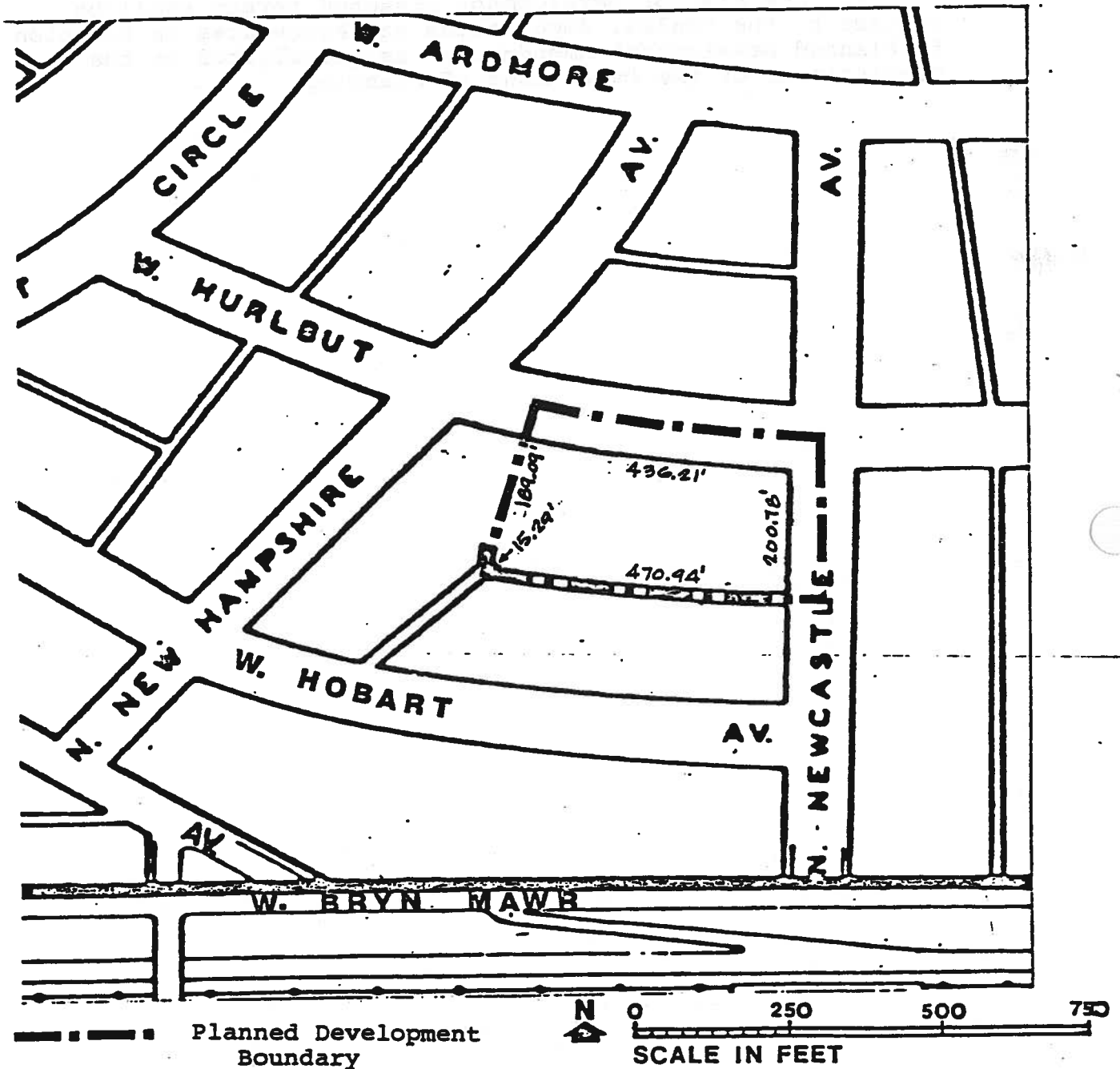
Applicant: The Society for the Danish Old People's Home

Address: 5656 North Newcastle Ave.
Chicago, Illinois

Date: June 25, 1981

INSTITUTIONAL PLANNED DEVELOPMENT

PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENT

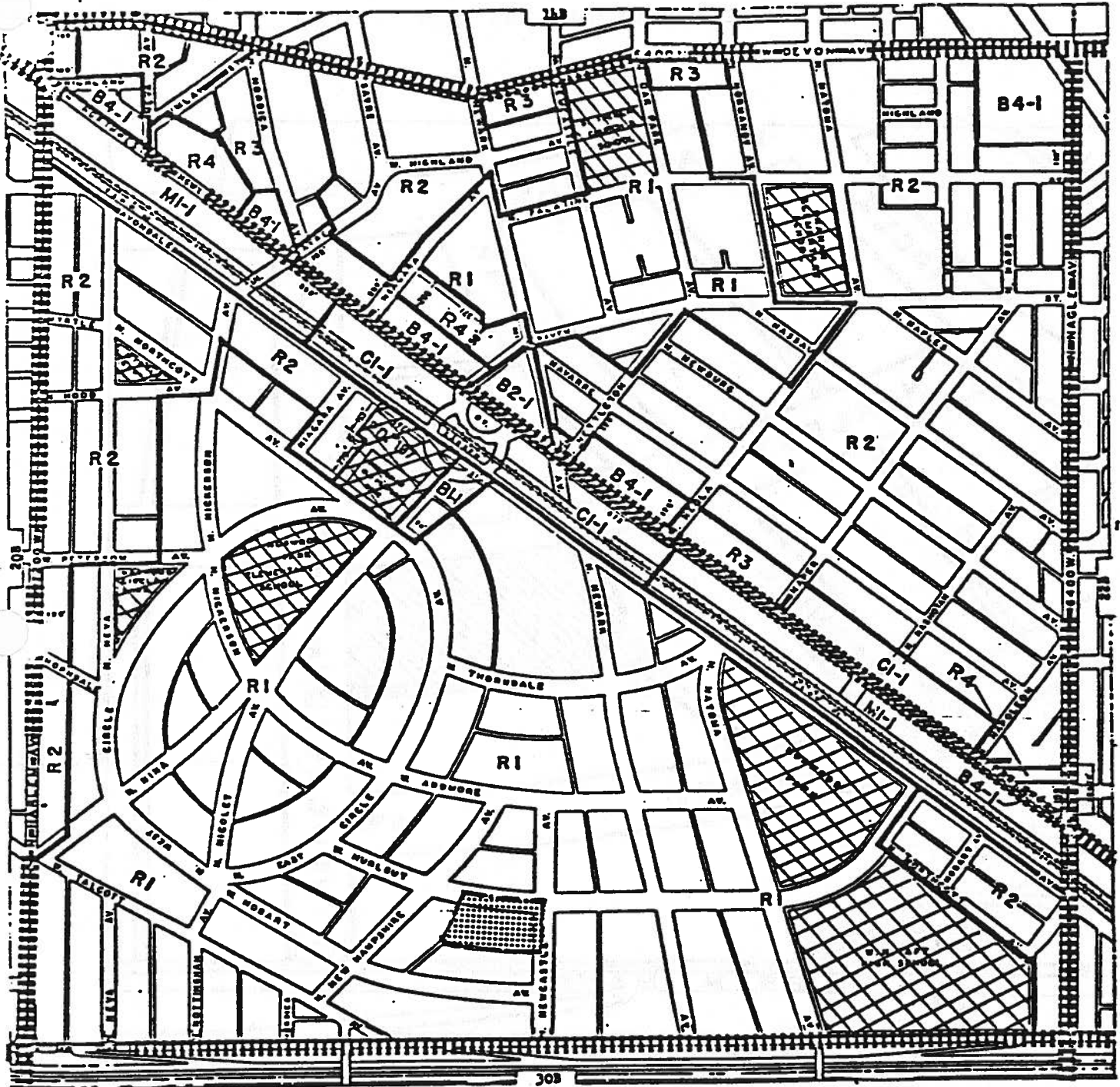





Applicant: The Society for the Danish Old People's Home

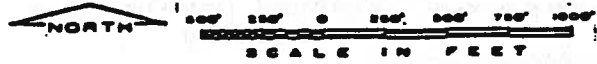
Address: 5656 North Newcastle Ave.
Chicago, Illinois

Date: June 25, 1981

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



-  Preferential Streets
-  Proposed Planned Development
-  Public and Quasi-Public Uses

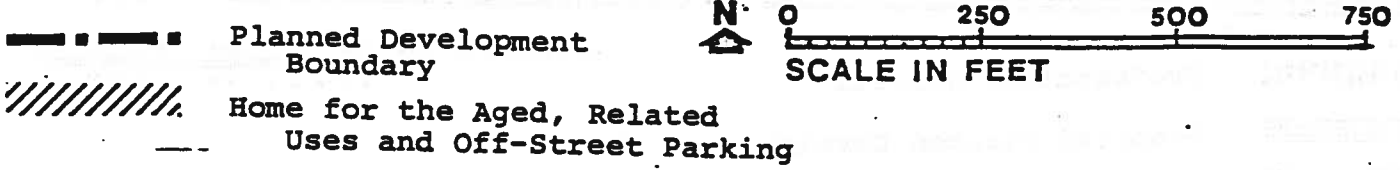
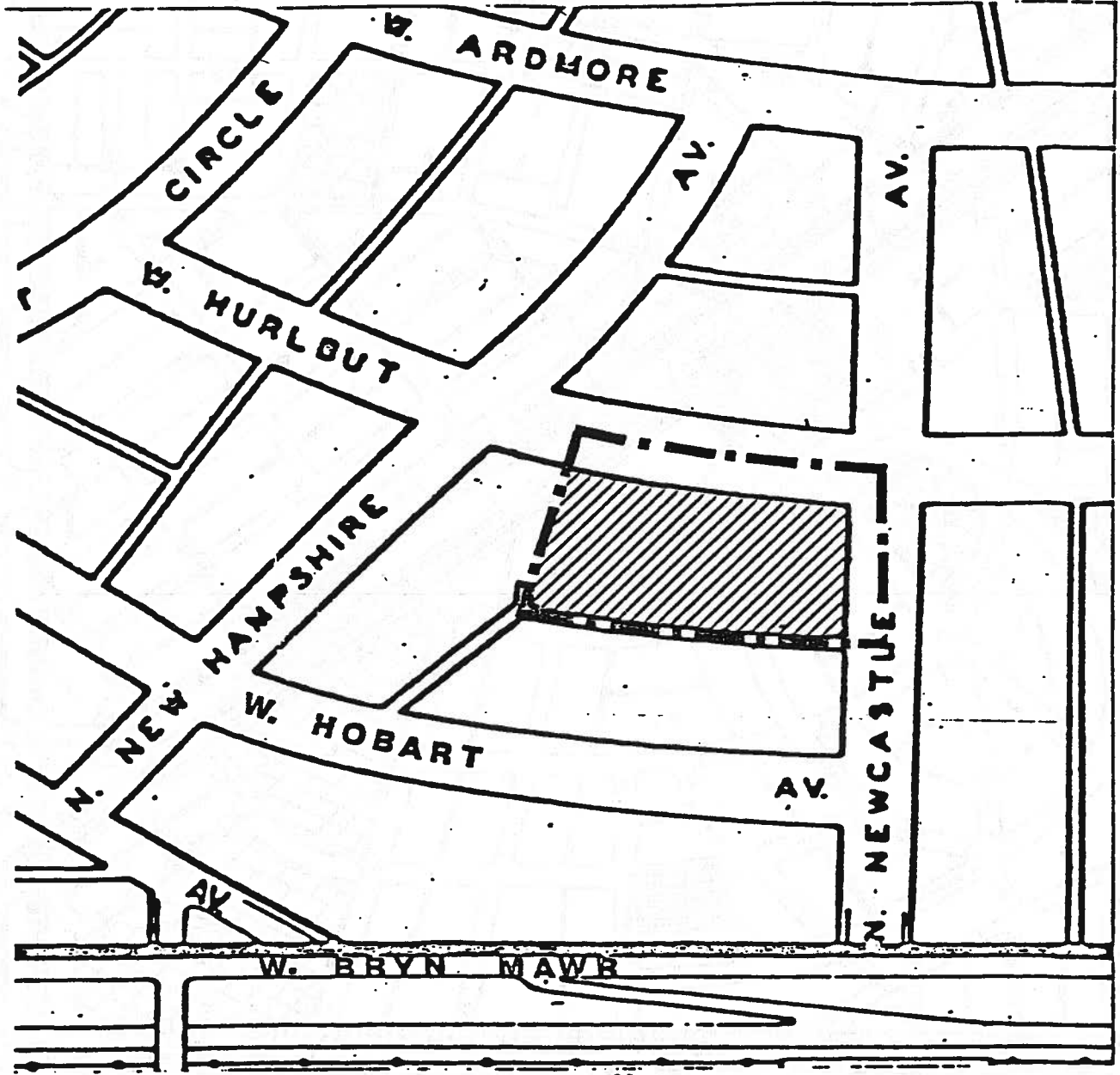


Applicant: The Society for the
Danish Old People's Home

Address: 5656 North Newcastle
Chicago, Illinois

Date: June 25, 1981

GENERALIZED LAND USE PLAN



Applicant: The Society for the Danish Old People's Home

Address: 5656 North Newcastle Chicago, Illinois

Date: June 25, 1981

INSTITUTIONAL PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Net Site Area		General Description of Land Use	Maximum Floor Area Ratio	Minimum Percentage of Ground Covera
Sq. Ft.	Acres			
89,555	2,056	Home for the aged, related uses and off-street parking	0.55	17.5%

$$\frac{\text{Gross Site Area}}{28,614 \text{ sq. ft. (2.953A)}} = \frac{\text{Net Site Area}}{89,555 \text{ sq. ft. (2.056A)}} + \frac{\text{Area of Public Streets and Alleys}}{39,059 \text{ sq. ft. (0.897A)}}$$

Maximum Permitted F.A.R. for Total Net Site Area" 0.55

Population: Number of beds - 87
 Number of attending doctors - 1
 Maximum number of employees, other than doctors, in one shift - 15

Minimum Number of Off-Street Parking Spaces: 27

Minimum Number of Off-Street Loading Spaces: 1

Minimum Setbacks: Newcastle 25'
 Hurlbut 60'
 Alley south of Hurlbut 0'
 Rear 30'

Setback and 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 Planning.

Applicant: The Society for the Danish Old People's Home

Address: 5656 North Newcastle Ave.
Chicago, Illinois

Date: June 25, 1981

Revised: August 13, 1981

W. 110th Place; a line 150 feet east of S. Western Avenue; a line 150 feet south of W. 110th Place; a line 155 feet east of S. Western Avenue; W. 111th Street; and S. Western Avenue.

to those of a B1-2 Local 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.

—
Reclassification of Area Shown on Map No. 26-1.

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 B2-1 Restricted Retail District symbols and indications a shown on Map No. 26-1 in the area bounded by

a line 99.38 feet south of and parallel to W. 107th Street; S. Western Avenue; a line 199.38 feet south and parallel to W. 107th Street; and the alley next west of and parallel to S. Western Avenue,

to those of a B4-2 Restricted 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.

—
*Failed to Pass--PROPOSED ORDINANCE TO AMEND CHAPTER 194A OF
MUNICIPAL CODE CONCERNING BUILDING PERMIT APPLICATIONS
(Adverse Committee Recommendation).*

On motion of Alderman Vrdolyak the City Council took up for consideration the report of the Committee on Buildings and Zoning, deferred and published in the Journal of the Proceedings of December 3, 1981 pages 8197-8198, recommending that the City Council *Do Not Pass* a proposed ordinance to amend Chapter 194A, Article 11.2-2 of the Municipal Code concerning building permit applications, which reads as follows:

CHICAGO, November 23, 1981.

To the President and Members of the City Council:

Your Committee on Buildings and Zoning having had under consideration a proposed ordinance (referred July 30, 1981) to amend Chapter 194A of the Municipal Code of Chicago by the addition of paragraph (10) to Article 11.2-2, begs leave to recommend that Your Honorable Body *Do Not Pass* said proposed ordinance attached herewith.

This recommendation was concurred in by 8 members of the committee, with no dissenting vote.

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

Alderman Vrdolyak moved to *Concur In* the committee's recommendation. The question thereupon became: "*Shall the proposed ordinance Pass, notwithstanding the Committee's adverse recommendation?*" and the question being put, said proposed ordinance *Failed to Pass*, by yeas and nays as follows: