

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.

PD 341

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 and R7 General Residence District symbols and indications as shown on Map No. 13-G in the area bounded by

the next alley north of and parallel to W. Argyle Street; a line 559 feet east of and parallel to the east edge of N. Sheridan Road; W. Argyle Street; and a line 219 feet east of and parallel to the east edge of N. Sheridan Road,

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

[Residential-Institutional Planned Development printed on
pages 12402 through 12408 of this Journal.]

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

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Reclassification of Area Shown on Map No. 14-H.

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 B2-2 Restricted Retail and M2-2 General Manufacturing Districts symbols and indications as shown on Map No. 14-H in area bounded by

W. 57th Street; S. Claremont Avenue; a line 165 feet and 2 1/2 inches south of and parallel to W. 57th Street; a line 141 feet and 8 5/8 inches east of and parallel to S. Western Avenue; a line 293 feet and 9 3/4 inches south of and parallel to W. 57th Street; and S. Western Avenue,

to those of a Communication Planned Development 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.

(Continued on page 12409)

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P.D. #341

PLAN OF DEVELOPMENTRESIDENTIAL-INSTITUTIONAL PLANNED DEVELOPMENT NO.STATEMENTS

1. The area delineated herein as Residential-Institutional Planned Development (the "Planned Development") consists of approximately 48,820 square feet of real property bounded by the next alley north of and parallel to West Argyle; a line 559 feet east of and parallel to the east edge of North Sheridan Road; West Argyle; and a line 219 feet east of and parallel to the east edge of North Sheridan Road (the "Property"), as identified in the drawing attached hereto entitled "Property Lot Line Map". The property is currently owned or controlled (through a contract to purchase) by the Selfhelp Home for the Aged, Inc. (the "Applicant"), an Illinois not-for-profit corporation.
2. The Applicant or its successors, assignees or grantees shall obtain all official City reviews, approvals and permits required in connection with this Plan of Development.
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 Applicant or its successors, assignees or grantees, and

APPLICANT: Selfhelp Home for the Aged, Inc.
908 W. Argyle
Chicago, IL 60640

DATE: September 5, 1984

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

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

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

[Residential-Institutional Planned Development printed on pages 12402 through 12408 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. 14-H.

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

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W. 57th Street; S. Claremont Avenue; a line 165 feet and 2 1/2 inches south of and parallel to W. 57th Street; a line 141 feet and 8 5/8 inches east of and parallel to S. Western Avenue; a line 293 feet and 9 3/4 inches south of and parallel to W. 57th Street; and S. Western Avenue,

to those of a Communication Planned Development 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.

(Continued on page 12409)

approval by the City Council.

4. The uses permitted in the Planned Development will consist of the following: residential efficiency apartments for the elderly; a healthcare facility containing licensed care nursing home beds; an adult day care center; emergency medical facilities; activity and therapy rooms; a chapel; kitchen and dining facilities; laundry; rooftop garden deck; beauty shop; and other uses accessory to the care of the elderly.

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 the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Any fire lanes shall be adequately designed and paved in compliance with the Municipal Code of the City of Chicago and shall have a minimum width of sixteen feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.

6. The height restriction of the development and any appurtenance attached thereto shall be subject to:

- (1) Height limitations as certified on Form FAA-117 (or on successor form or forms covering the same subject matter) and approved by the Federal Aviation Administration; and

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- (2) Airport Zoning Regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council.
- (3) Height limitations as approved by the Federal Aviation Agency pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Agency.

7. Off-street parking and loading facilities will be provided in compliance with this Plan of Development.

8. The information in the Plan of Development attached hereto sets forth data concerning the generalized land use plan of the Planned Development, and illustrates that the development of such area will be in accordance with the intent and purpose of this Plan of Development.

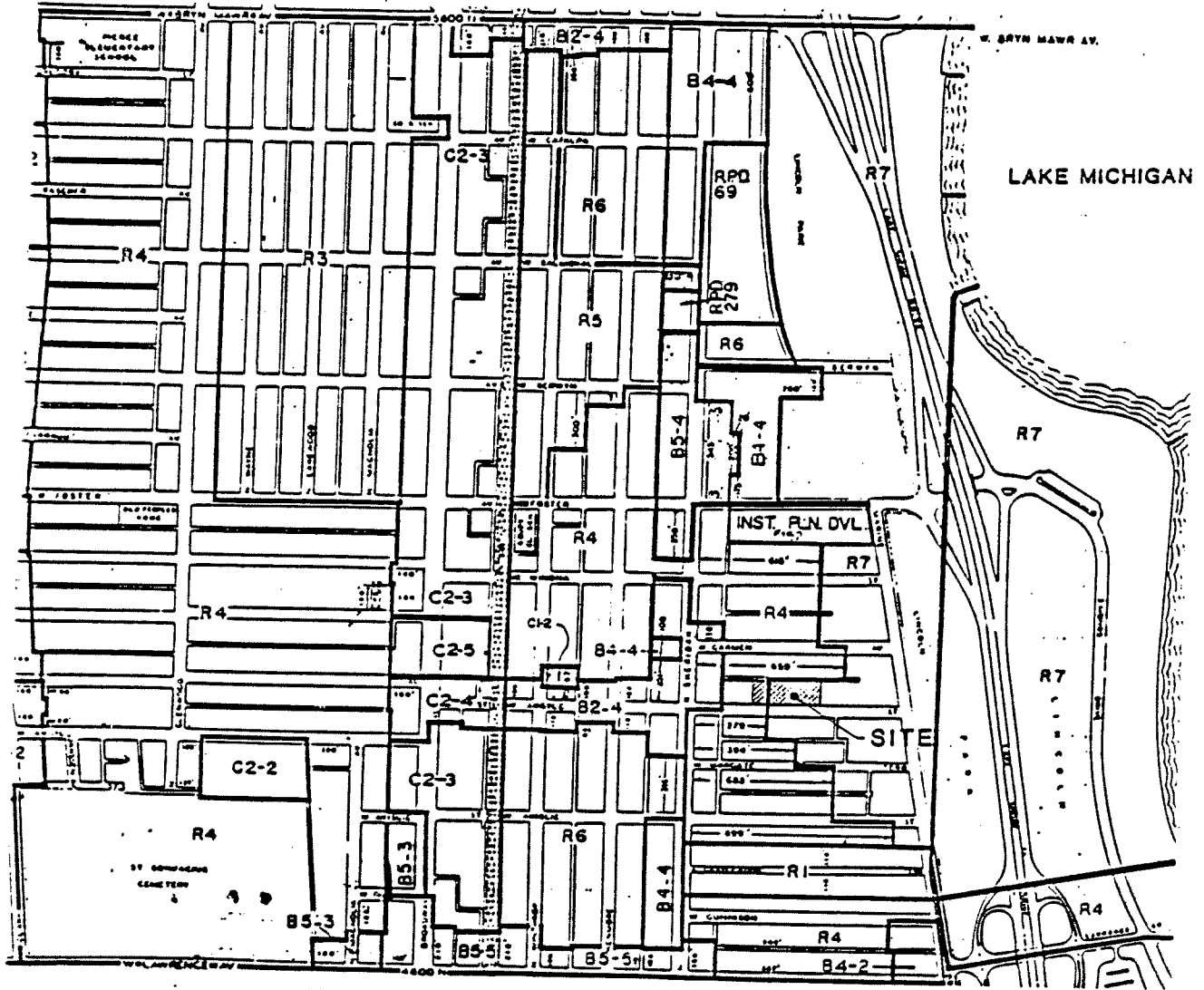
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning.



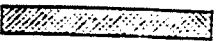
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RESIDENTIAL - INSTITUTIONAL PLANNED DEVELOPMENT

ZONING AND PREFERENTIAL STREET MAP



-  ZONING DISTRICTS
-  PREFERENTIAL STREET SYSTEM
-  PROPOSED RESIDENTIAL - INSTITUTIONAL PLANNED DEVELOPMENT

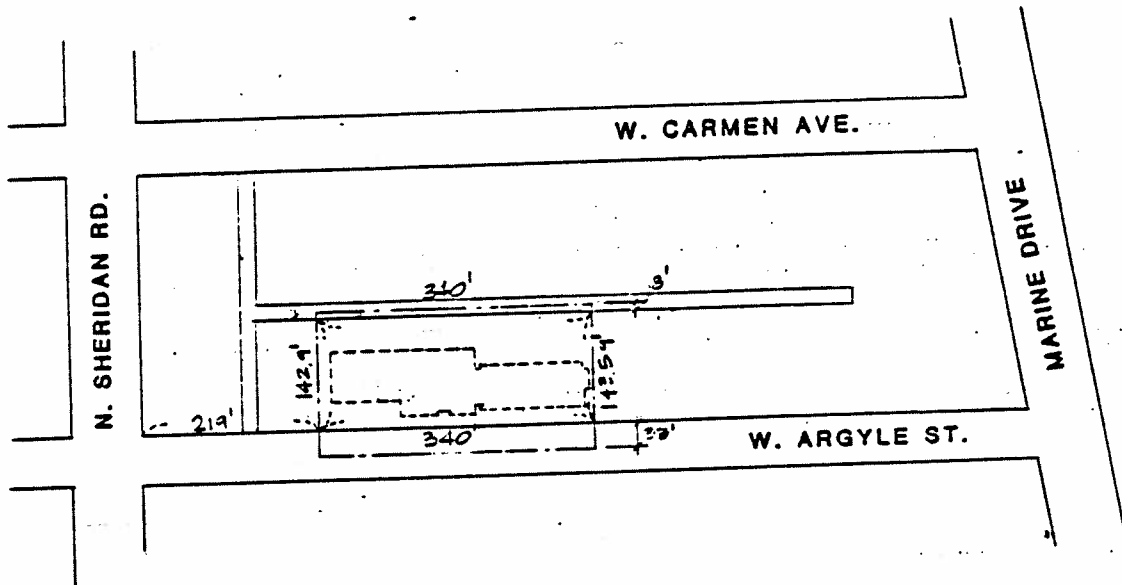


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PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS

RESIDENTIAL - INSTITUTIONAL PLANNED DEVELOPMENT



SCALE IN FEET
SCALE: 1" = 200'

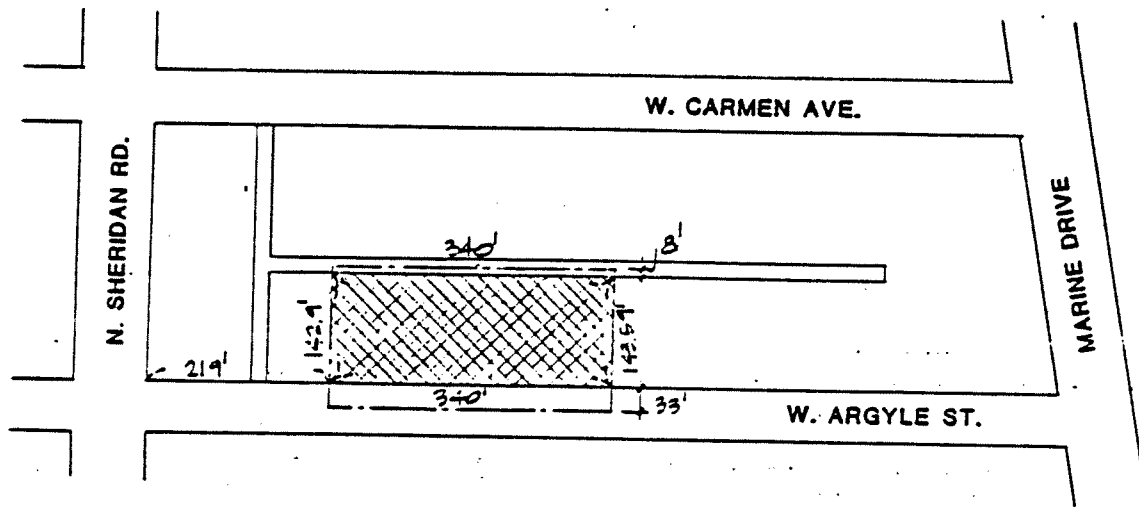


PLANNED
DEVELOPMENT
BOUNDARY


APPLICANT Selfhelp Home for the Aged, Inc.
908 W. Argyle
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DATE September 5, 1984

GENERALIZED LAND USE MAP

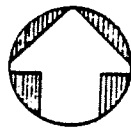
RESIDENTIAL - INSTITUTIONAL PLANNED DEVELOPMENT



----- PLANNED DEVELOPMENT BOUNDARY

 RESIDENTIAL-INSTITUTIONAL USES AND OFF-STREET PARKING
(SEE ATTACHED BULK & USE TABLE)

NORTH



APPLICANT Selfhelp Home for the Aged, Inc
908 W. Argyle
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SCALE IN FEET
SCALE : 1" - 200'

DATE September 5, 1984

RESIDENTIAL-INSTITUTIONAL PLANNED DEVELOPMENT NO.
PLANNED DEVELOPMENT USE AND BULK REGULATION AND DATA

Net Side Area: 48,820 square feet, or 1.12 acres

Gross Site Area: 62,760 square feet, or 1.44 acres
(gross site area = net site area (48,820 square feet) + area of public street (13,940 square feet))

General Description of Land Use:

Residential efficiency apartments for the elderly; a health-care facility containing licensed care nursing home beds; an adult day care center; emergency medical facilities; activity and therapy rooms; a chapel; kitchen dining facilities; laundry; rooftop garden deck; beauty shop; and uses accessory to the care of the elderly.

Maximum Building Height: 90 feet (el. 670 feet, including C.C.D.)

Maximum F.A.R.: 3.00

Maximum % of Land Covered at Grade: 45%

Minimum Number of Required Parking Spaces: 36

Minimum Number of Loading Spaces: 1

Maximum Number of Efficiency Apartments: 146*

Maximum Number of Licensed Nursing Beds: 72*

Maximum Number of Employees on Day Shift: 55

* Efficiency apartments and licensed nursing beds may be exchanged at a ratio of 12 nursing beds equal 7 efficiency apartments up to a limit of 14 additional efficiency apartments or 24 additional licensed nursing beds.

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