

to those of a C2-1 General Commercial 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. 9-H
(As Amended).*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-2 Restricted Commercial District symbols and indications as shown on Map No. 9-H in the area bounded by

W. Grace Street; N. Lincoln Avenue; W. Waveland Avenue; the alley next east of N. Wolcott Avenue; the alley next north of W. Waveland Avenue; N. Wolcott Avenue; the alley next south of W. Grace Street; and the alley next west of N. Wolcott Avenue;

and

W. Patterson Avenue; N. Lincoln Avenue; N. Ravenswood Avenue; W. Addison Street; and the alley next west of N. Lincoln Avenue,

to those of B2-1 Restricted Retail District, and a corresponding use district is hereby established in the area above described.

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

—
Reclassification of Area Shown on Map No. 9-I.

PD 342

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. 9-I in the area bounded by

a line 388 feet north of W. Grace Street; N. California Avenue; W. Grace Street; and N. Mozart Street,

to the designation of an Institutional Planned Development which is hereby established in the area described above, 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.

[Institutional Planned Development printed on pages
12394 through 12400 of this Journal.]

CITY LAW LIBRARY

P.D. # 342

PLAN OF DEVELOPMENTINSTITUTIONAL PLANNED DEVELOPMENT NO.STATEMENT

1. The area delineated herein as Institutional Planned Development (the "Planned Development") consists of approximately 103719.12 square feet of real property bounded by a line 388 feet north of and parallel to the north edge of West Grace Street; North California Avenue; and North Mozart Street, as identified in the drawing attached hereto entitled "Property Lot Line Map". The property is currently owned or controlled by St. Pauls House Corp. (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 adjustments of rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees, and approval by the City Council.
4. The uses permitted in the Planned Development will consist of the following: residential rooms for the elderly; a healthcare facility containing licensed care nursing home beds; activity and therapy rooms; a chapel, kitchen

APPLICANT: St. Pauls House
3831 N. Mozart
Chicago, IL 60613

DATE: November 11, 1984

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

7. 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.

8. Identification signs may be permitted within the area delineated herein as "Institutional Planned Development" subject to the review and approval of the Department of Inspectional Services and the Department of Planning.

APPLICANT: St. Pauls House
3831 N. Mozart
Chicago, IL 60613

DATE: November 11, 1984

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.

APPLICANT: St. Pauls House
3831 N. Mozart
Chicago, IL 60613

NOVEMBER: November 11, 1984

INSTITUTIONAL PLANNED DEVELOPMENT
 PLANNED DEVELOPMENT USE, BULK REGULATIONS, AND DATA

SITE AREA		GENERAL DESCRIPTION OF LAND USE	MAXIMUM FAR	MAXIMUM % OF LAND COVERAGE
SQ. FEET	ACRES			
103719.12	2.38	A health care facility containing licensed intermediate and skilled nursing home beds; activity and therapy rooms; chapel; kitchen and dining facilities; laundry; and uses accessory to the care of the elderly.	1.4 (1.2 plus park bonus) existing: 85,642 New: 35,302 Total: 120,944 s.f.	70%

Gross Site Area = 135,415.57 s.f. = 3.10 acres

[Net site area (2.38 acres) + area in public right-of-way]

Minimum off street loading spaces = 3

Minimum off street parking spaces = 49

Maximum % land coverage = 70%

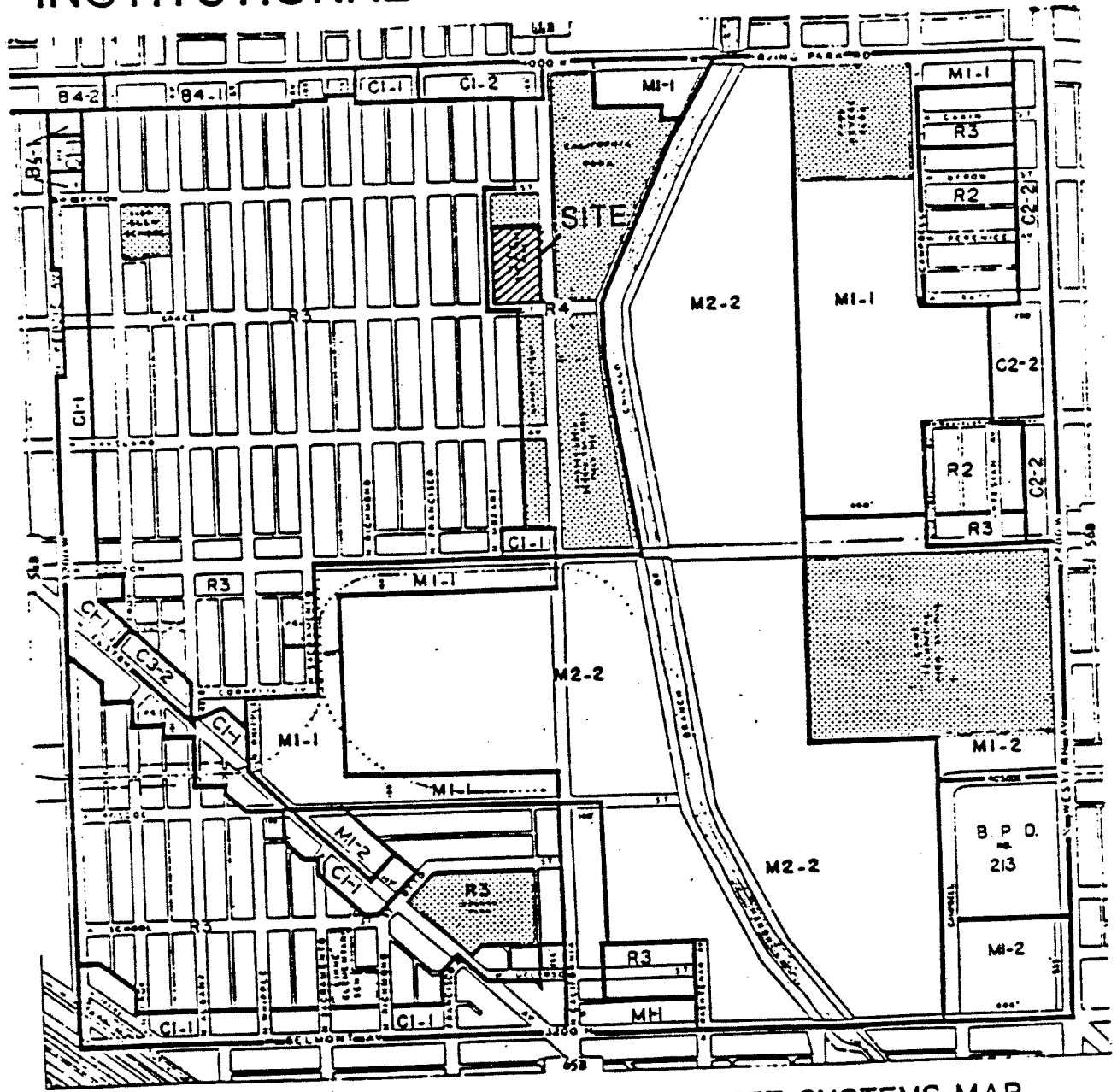
Maximum number of nursing beds = 169

Maximum number of day shift employees plus one doctor = 37





Minimum periphery set backs

North = 11 Feet
 East = 15 Feet
 South = 10 Feet
 West = 3 Feet

INSTITUTIONAL PLANNED DEVELOPMENT



ZONING AND PREFERENTIAL STREET SYSTEMS MAP

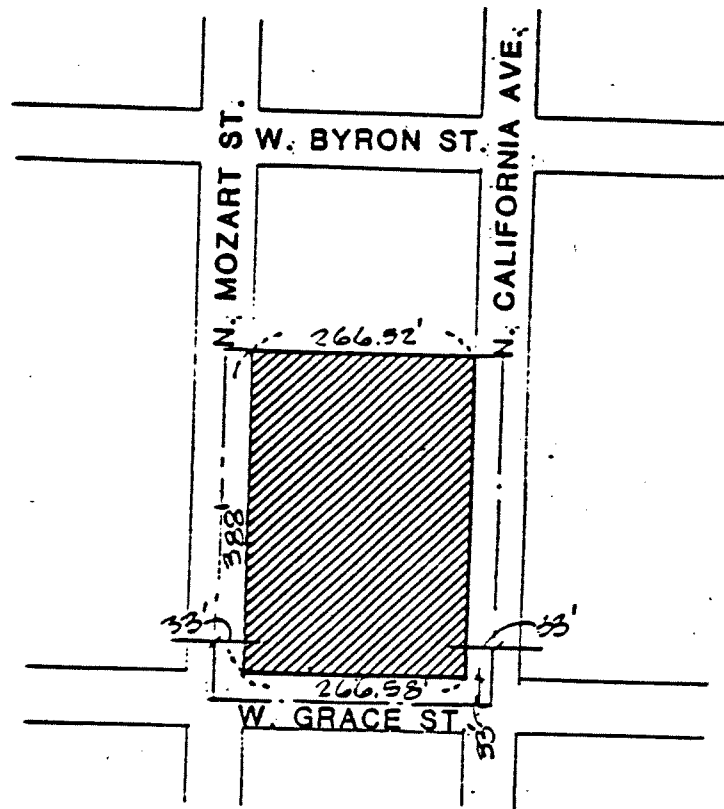
-  ZONING DISTRICTS
-  PREFERENTIAL STREET SYSTEM
-  PROPOSED INSTITUTIONAL PLANNED DEVELOPMENT
-  PUBLIC AND QUASI PUBLIC FACILITIES

APPLICANT:
 ST. PAUL'S HOME
 3831 N. MOZART
 CHICAGO, IL 60613



PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS

INSTITUTIONAL PLANNED DEVELOPMENT

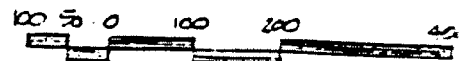


----- PLANNED DEVELOPMENT BOUNDARY

APPLICANT ST. PAUL'S HOME
 3831 N. MOZART
 CHICAGO, IL 60613

DATE 11/13/84

SCALE IN FEET



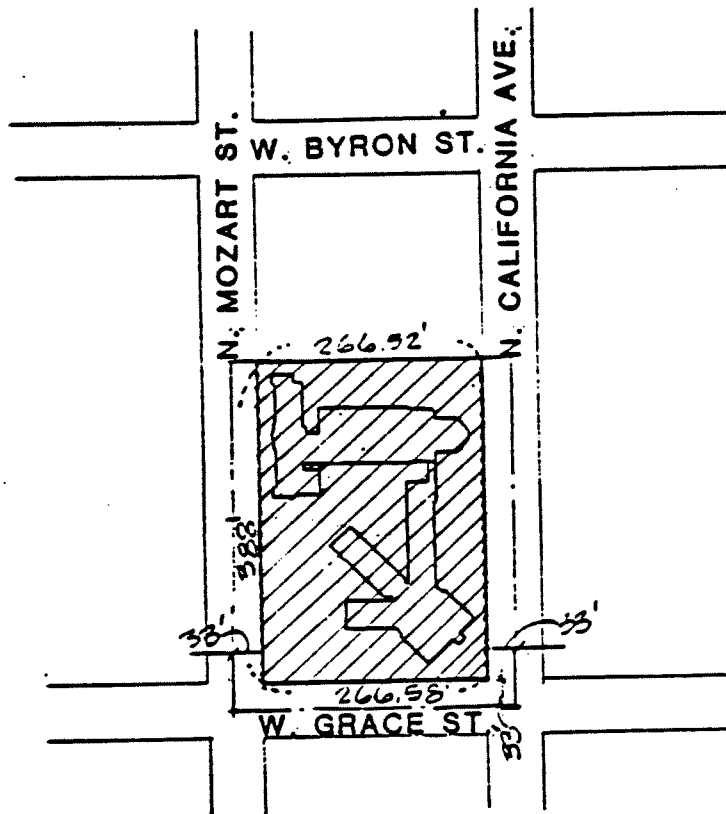
SCALE: 1"=200'

NORTH



GENERALIZED LAND USE MAP

INSTITUTIONAL PLANNED DEVELOPMENT

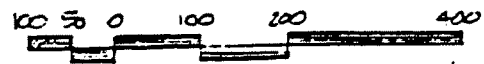


----- PLANNED DEVELOPMENT BOUNDARY

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

SCALE IN FEET

APPLICANT ST. PAUL'S HOME
3831 N. MOZART
CHICAGO, IL 60613



SCALE: 1"=200'

NORTH

DATE 11/13/84

