

Minimum Number Of Loading Berths: 0 (Enclosed Garages For All New Units).

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Maximum Percentage Of Land Covered: 56%

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Minimum Periphery Setbacks:

Address	Front	Rear	Side
N. Fremont (East Side)	7'6"	35'2"	2'5"
W. Willow (South Side)	12'	5'6"	0'
N. Bissell (East Side)	5'	5'6"	0'
N. Bissell (West Side)	10'	5'	0'

Note: Setback And Yard Requirements May Be Adjusted Where Required To Permit Conformance To The Patterns Of, Or Architectural Arrangement Related To, Existing Structures Or When Necessary Because Of Technical Reasons, Subject To The Approval Of The Commissioner Of Planning.

APPLICANT: Department of Urban Renewal

DATE:

[Residential Planned Development Zoning Maps printed on pages 41143 through 41146 of this Journal.]

*Reclassification Of Area Shown On Map No. 5-G.*

PD #15

*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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 5-G in the area bounded by

the alley 240.50 feet southeast of North Southport Avenue; North Clybourn Avenue; a line 483.33 feet southeast of North Southport Avenue continuing southwesterly for 135.0 feet to the alley southwest of North Clybourn Avenue; and the alley southwest of North Clybourn Avenue.

(Continued on page 41147)

(Continued from page 41142)

to the designation of a CI-2 Restricted 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. 13-J.*

*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 R2 Single-Family Residence symbols and indications as shown on Map No. 13- J in the area bounded by

West Foster Avenue; North Springfield Avenue; a line 383.5 feet south of West Foster Avenue; a line 266.34 feet west of South Springfield Avenue; a line 325.5 feet south of West Foster Avenue; and a line 287.1 feet west of North Springfield Avenue,

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

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

Plan of Development attached to this ordinance reads as follows:

*Institutional Planned Development. No. 415*

*Plan Of Development.*

*Statements.*

1. The Area herein designated as the "Institutional Planned Development" is controlled by the Japanese American Service Committee, as contract purchaser from the owners of the subject property.
2. Off-street parking and loading facilities shall be provided in compliance with this Institutional Planned Development subject to the review and approval of the Commissioner of Planning.

3. All applicable official reviews, approvals and permits required shall be obtained by the Applicant.
4. Dedication or vacation of streets, alleys and easements or adjustments to right-of-ways or consolidation or resubdivision shall require a separate submittal on behalf of the Applicant and approval by the City Council.
5. The uses of the area delineated as an Institutional Planned Development will consist of a health care facility containing skilled and intermediate care, nursing home beds, activity and therapy rooms, dining facilities and other related and accessory uses. The facility will be devoted to nursing care, and the activities related to the operation and administration of such a facility.
6. Any and all service drives or other ingress and egress shall be adequately designed and paved in accordance with the now published regulations of the Bureau of Traffic Engineering and Operations and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago.
7. Identification signs shall be permitted within the Institutional Planned Development subject to the review and approval of the Department of Inspectional Services and the Department of Planning.
8. The information contained in the tables and maps attached hereto provide data concerning the generalized plan of land use for the subject area. These exhibits demonstrate that the development shall be in compliance with the Institutional Planned Development classification.
9. The Institutional Planned Development herein outlined, and as set forth in the exhibits attached hereto, is subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments," as promulgated by the Commissioner of Planning.

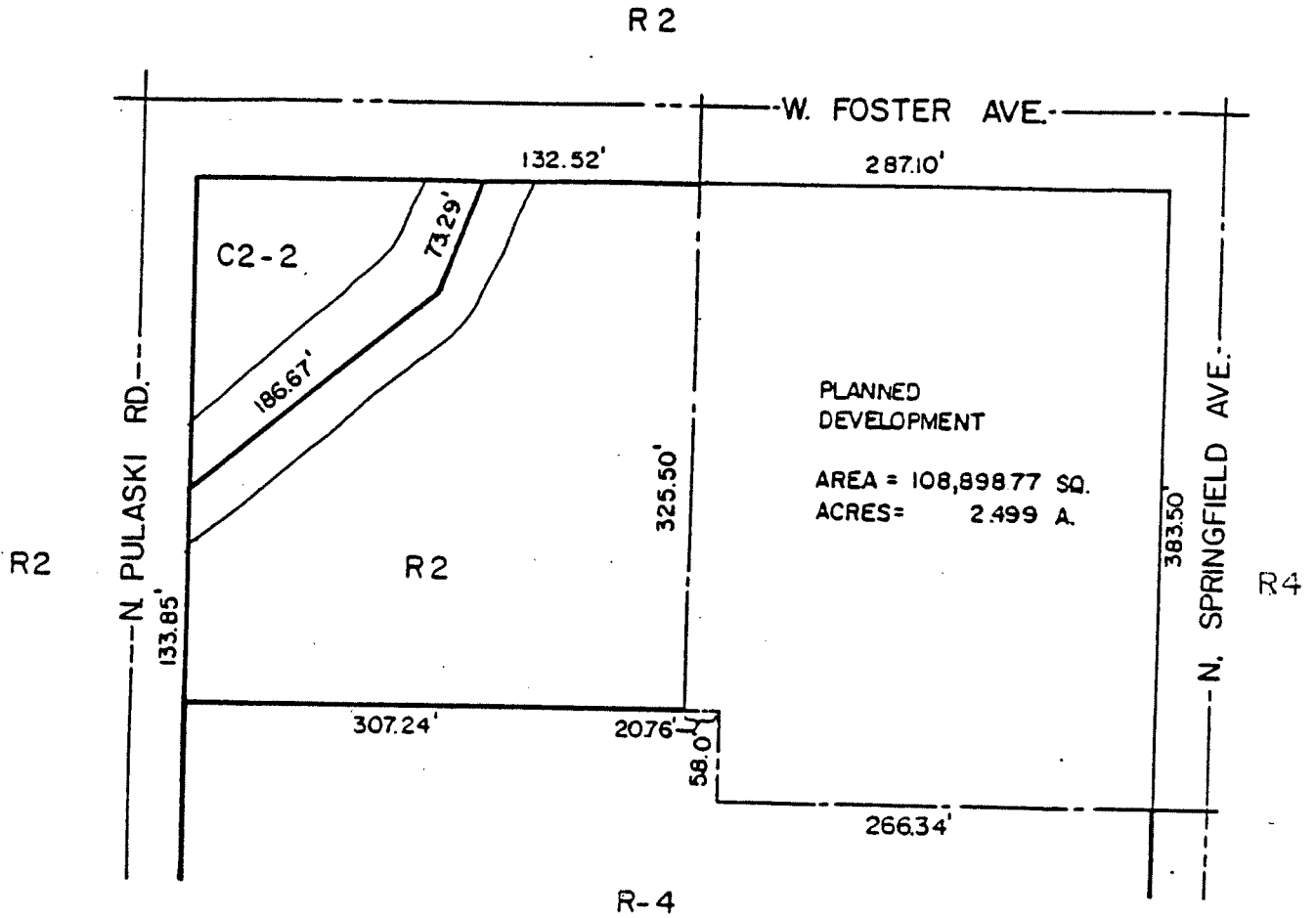
APPLICANT: Japanese American Service Committee  
c/o Masuda, Funai, Eifert & Mitchell, Ltd.  
134 North LaSalle Street  
Chicago, Illinois 60602

DATE: November 19, 1986

*Institutional Planned Development.*

*Planned Development Use And Bulk Regulations And Data.*

INSTITUTIONAL PLANNED DEVELOPMENT  
PROPERTY LINE MAP



APPLICANT: \_\_\_\_\_

DATE: \_\_\_\_\_

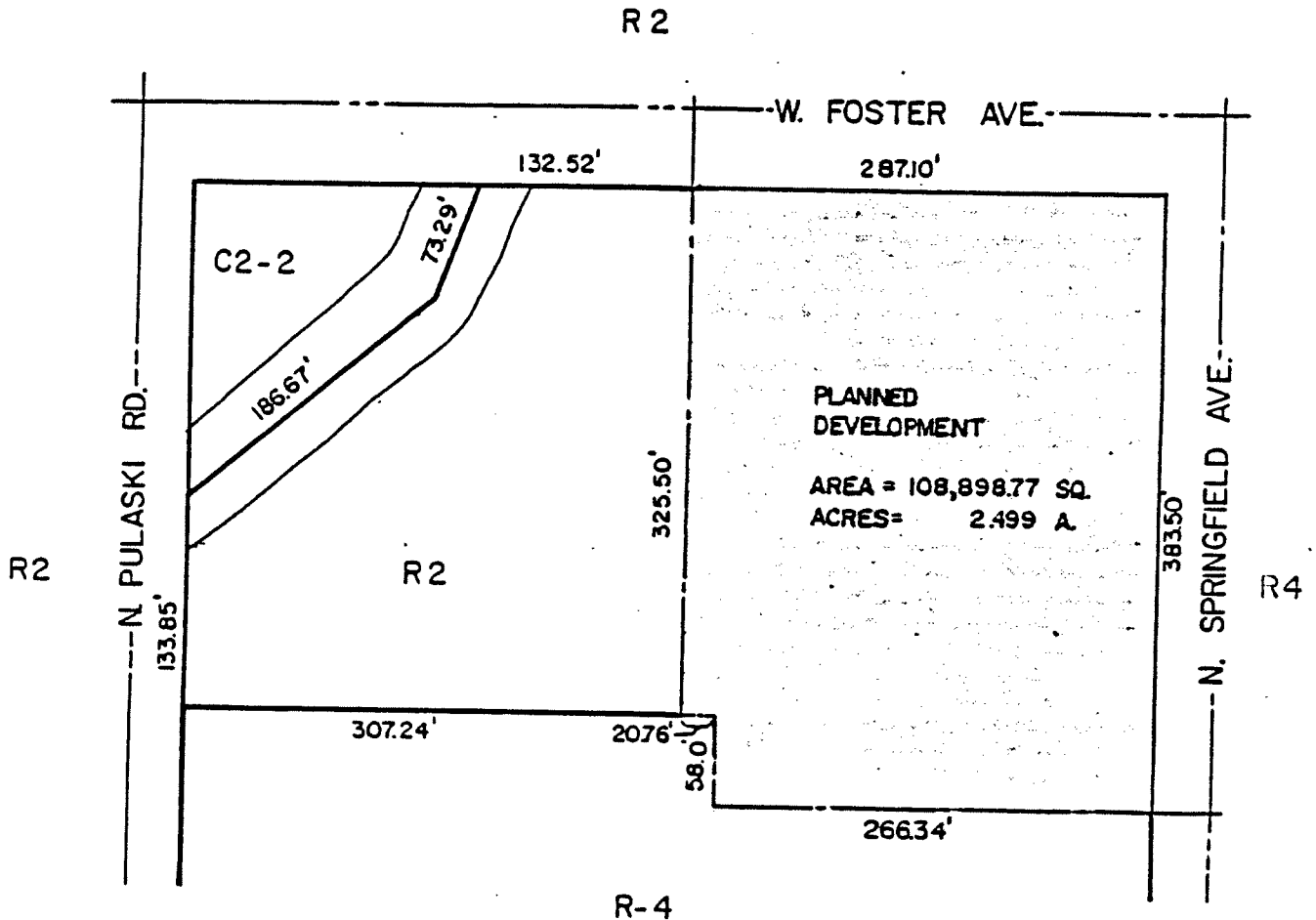
LEGEND

————— PLANNED DEVELOPMENT BOUNDARY LINE

----- STREET CENTER LINE




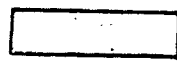
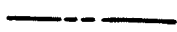
# INSTITUTIONAL PLANNED DEVELOPMENT GENERALIZED LAND USE MAP

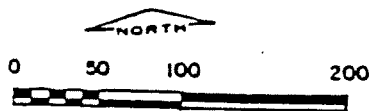


APPLICANT: \_\_\_\_\_

DATE: \_\_\_\_\_

### LEGEND

-  PLANNED DEVELOPMENT BOUNDARY LINE
-  INSTITUTIONAL USE AND OFF STREET PARKING
-  STREET CENTER LINE



Net Site Area Sq. Ft. Acres	General Description Of Land Use	Number of Beds	Maximum Floor Area	Maximum % of Land Covered
<u>108,898.77</u> = 2.499 43,560	4-Story 150 Bed Nursing Home with 50 Bed Future expansion and with off Street Parking and Loading	150 With 50 for Expansion	.85	21%
Net Site Area + Area Of Public Streets And Alleys = Gross Site Area				
2.499	.620		3.119	
Maximum Permitted F.A.R. For Total Net Site Area: .85				
Minimum Number Off Street Parking Spaces: Institutional Use: 70				
Minimum Number Off-Street Loading Spaces: For the proposed structure Off- Street Loading Facilities will be provided as authorized by the Chicago Zoning Ordinance, Institutional use, R4 General Residence.				
Minimum Perimeter Setbacks: North 90' East 65' South 100' West 20'				
Maximum Percent Of Land Covered = 21%				
Setback And Yard Requirements May Be Adjusted Where Required To Permit Conformance To The Pattern Of, Or Architectural Arrangement Related To, Existing Structures, Or Where Necessary Because Of Technical Reasons, Subject To The Approval Of The Department Of Planning, City And Community Development.				

APPLICANT: Japanese American Service Committee  
c/o Masuda, Funai, Eifert & Mitchell, Ltd.  
134 North LaSalle Street  
Chicago, Illinois 60602

DATE: November 19, 1986

[Institutional Planned Development Zoning Maps printed  
on pages 41151 through 41152 of this Journal.]

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*Reclassification Of Area Shown On Map No. 13-M.*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 13-M in area bounded by

the alley next north of and parallel to West Gunnison Street; a line 158 feet long 349 feet west of and parallel to North Central Avenue; the midpoint of West Gunnison Street; a line 164.75 feet long 316 feet west of and parallel to North Central Avenue; a line 50 feet long 131.75 feet south of and parallel to West Gunnison Street; a line 131.75 feet long 366 feet west of and parallel to North Central Avenue; the midpoint of West Gunnison Street; and a line 158 feet long 416 feet west of and parallel to North Central Avenue.

to those of an R4 General Residence District, and a corresponding use district is hereby established in the area above described.

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

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*Reclassification Of Area Shown On Map No. 15-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 R2 Single-Family Residence District symbols and indications as shown on Map No. 15-K in area bounded by

West Granville Avenue on the north; the Chicago and NW Railroad tracks next east of and from a point of the east boundary of tracks; east to North Lowell Avenue; south

(Continued on page 41153)