

12/15/2004

REPORTS OF COMMITTEES

14433  
40413

to those of a B2-2 Neighborhood Mixed-Used 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 Number 14-C.  
(As Amended)  
(Application Number 14433)*

*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 current Residential-Institutional Planned Development Number 432 symbols and indications as shown on Map Number 14-C in the area bounded by:

a line 220 feet north of and parallel with East 56<sup>th</sup> Street; South South Shore Drive; East 56<sup>th</sup> Street; and a line 309 feet west of and parallel with South South Shore Drive,

to those of Residential-Institutional Planned Development Number 432, as amended, which is hereby established in the area above described and subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto 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 Statements referred to in this ordinance read as follows:

*Planned Development Number 432, As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as Planned Development Number 432, as amended (the "Planned Development") consists of approximately sixty-

- seven thousand nine hundred eighty (67,980) square feet (one and fifty-six hundredths (1.56) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by Montgomery Place, Inc. (the "Applicant").
2. The Applicant shall obtain all necessary official reviews, approvals or permits. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the Applicant and approval by the City Council.
  3. 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, the legal titleholders and 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 and 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) is made or authorized by the Applicant or any property owner's association which is formed to succeed the Applicant.
  4. This plan of development consists of sixteen (16) statements; a Bulk Regulations and Data Table; an Existing Zoning Map and an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; and a Site Landscape Plan and Building Elevations, prepared by Dorsky Hodgson & Partners, all dated October 21, 2004. Full sized copies of the exhibits are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This 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.
  5. The property within the Planned Development is indicated on the Planned Development Boundary and Property Line Map. Subject to the Bulk Regulations and Data Table, the following uses are permitted on the Property under this Planned Development: health care facility containing skilled care nursing home beds and related uses, independent living apartments for the elderly, assisted living units for the elderly, dining

- facilities, accessory and non-accessory off-street parking, all uses accessory to all of the foregoing uses, and all permitted and special uses in the R7 Residential District.
6. Temporary signs such as construction and marketing signs shall be permitted subject to the review and approval of the Department of Planning and Development. Business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Advertising signs shall not be permitted within the Planned Development.
  7. Temporary construction trailers shall be permitted subject to the review and approval of the Department of Planning and Development.
  8.
    - (a) Off-street parking shall be provided in compliance with this Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development.
    - (b) Parking which is shared between employees, residents, and non-residents and valet parking shall be permitted within this Planned Development.
    - (c) As long as Montgomery Place has available parking spaces and provided they are not needed by Montgomery Place residents or staff, Montgomery Place may provide a minimum of thirty-five (35) parking spaces for neighborhood use. When Montgomery Place has additional parking spaces available, it may accommodate more than thirty-five (35) parking spaces as it deems appropriate. All parking spaces will be issued in accordance with the Montgomery Place parking license and will be issued at the sole discretion of Montgomery Place.
  9. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction 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. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.
  10. In addition to the maximum heights of the buildings and any appurtenance attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.

11. The improvements on the Property, the landscaping along adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site/Landscape Plan and Building Elevations. The project shall include a decorative barrier located along the western boundary of the Property adjacent to the Jackson Towers building. The design and location of such barrier shall be subject to approval by the Department of Planning and Development and the alderman.
12. For purposes of maximum floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply; provided, however, that in addition to the other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, all floor area devoted to parking and mechanical equipment in excess of three thousand five hundred (3,500) square feet in a single location, regardless of placement in the building, shall be excluded. The maximum F.A.R. shall be as described in the Bulk Regulations and Data Table.
13. The terms, conditions and exhibits of this 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 in nature, 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 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.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in a manner generally consistent with Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. The Applicant has agreed to provide green roofs over the Wellness Center additions and the existing dining room comprising a total of two thousand eighty-two (2,082) square feet, which exceeds the Department of Planning and Development requirement of twenty-five percent (25%) green roof.
15. 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 Property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.

- 16. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within six (6) years of the effective date hereof and unless completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the Planned Development classification of Planned Development Number 432, as approved by the Chicago City Council on October 28, 1987, and as amended through administrative relief on March 7, 1990. The six (6) year period may be extended for up to one (1) additional year if, before the expiration, the Commissioner of the Department of Planning and Development determines that good cause for an extension is shown.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary Map; Proposed Site Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 40419 through 40431 of this Journal.]

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

*Planned Development Number 432, As Amended,  
Plan Of Development*

*Bulk Regulations And Data Table.*

General Description of Land-Use:

See Statement Number 5 of this Planned Development

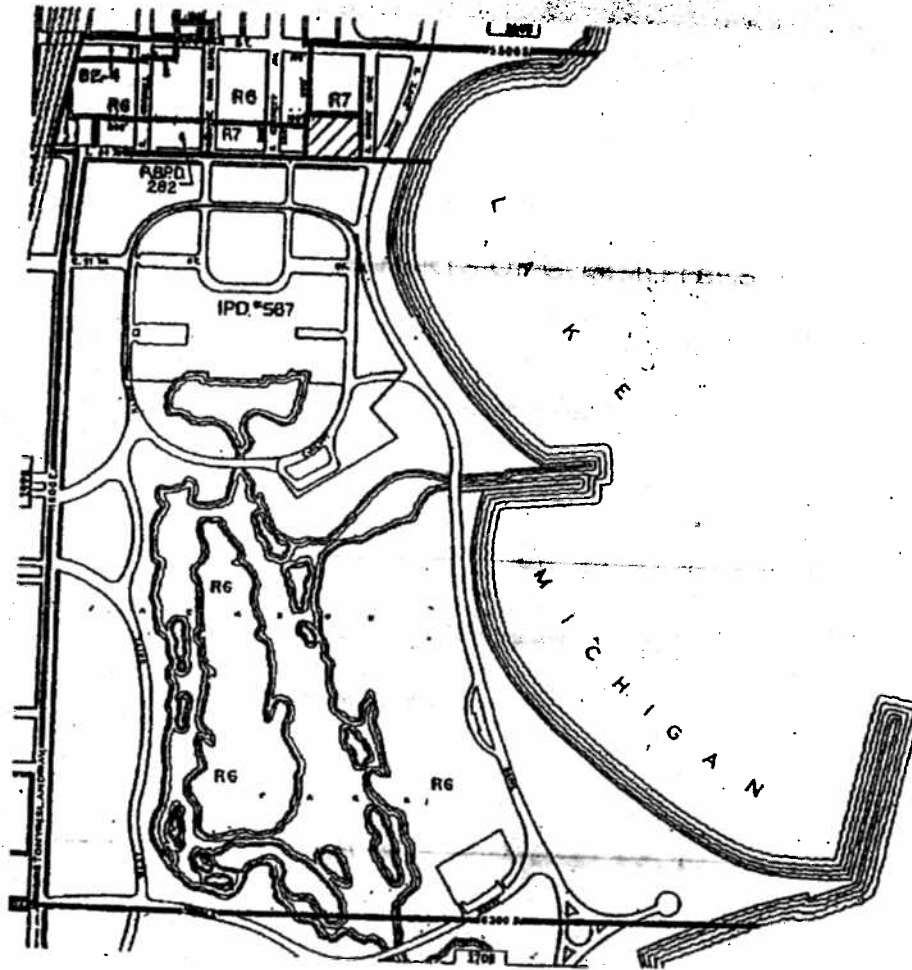
Maximum Permitted Floor Area Ratio:

3.5

Gross Site Area = Net Site Area + Area Remaining in Public Right-of-Way:	86,711 square feet (1.99 acres) = 67,980 square feet (1.56 acres) + 18,731 square feet (0.43 acres)
Setbacks from Property Line:	In substantial conformance with the Site/Landscape Plan
Maximum Percentage of Site Coverage:	In substantial conformance with the Site/Landscape Plan
Minimum Number of Off-Street Parking Spaces:	93 parking spaces
Minimum Number of Off-Street Loading Berths:	2 loading berths (10 feet by 25 feet)
Maximum Building Height:	See attached elevations
Maximum Number of Independent Living Units:	165 units
Maximum Number of Assisted Living Units:	30 units
Maximum Number of Nursing Units:	<del>45 units</del>

[Building Elevations referred to in this Bulk Regulations and Data  
Table printed on pages 40423 through 40431  
of this *Journal*].

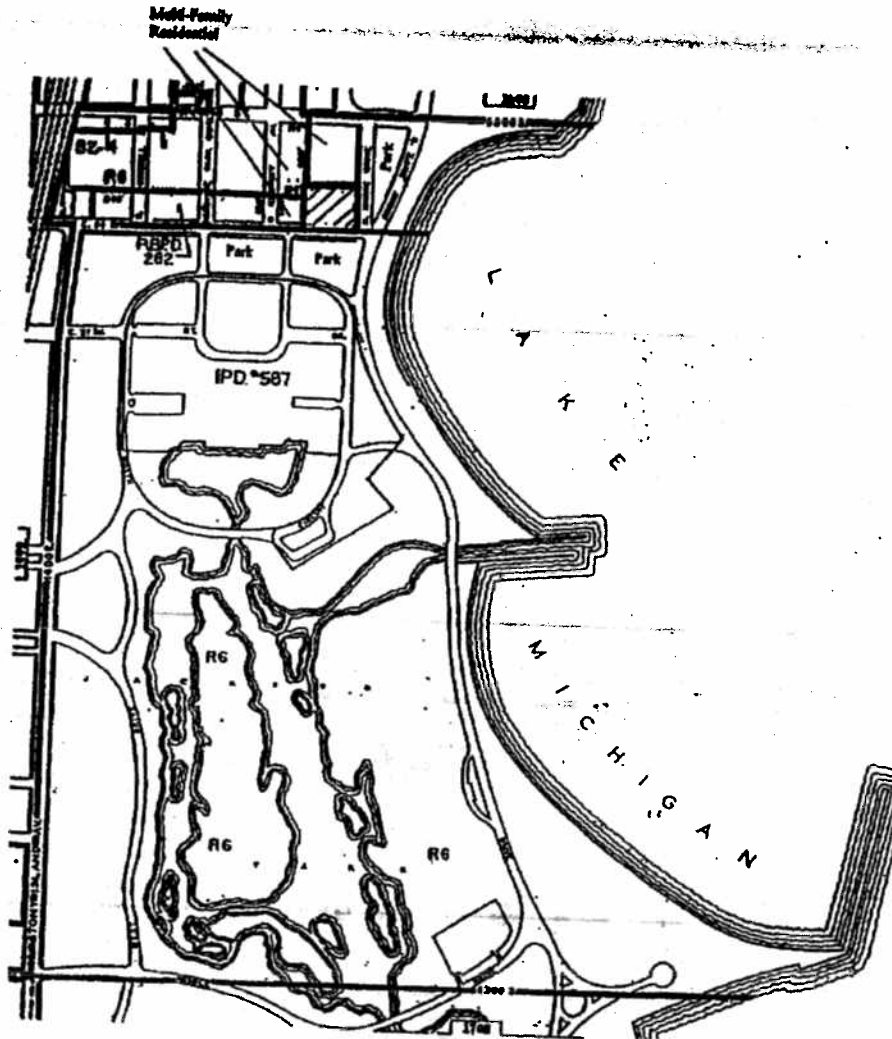
Existing Zoning Map.



Subject Property

Applicant: Montgomery Place, Inc.  
Address: 5550 S. South Shore Drive  
Date: October 21, 2004

Existing Land-Use Map.



Subject Property

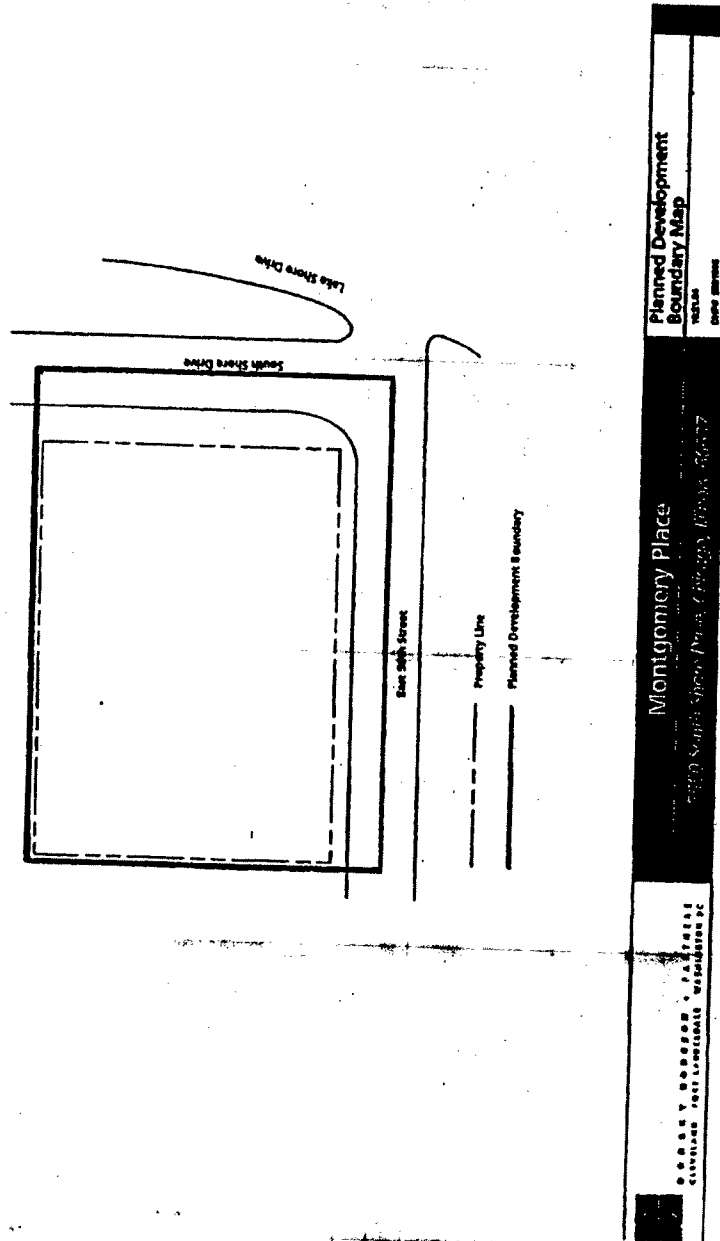
Applicant: Montgomery Place, Inc.  
Address: 5550 S. South Shore Drive  
Date: October 21, 2004

12/15/2004

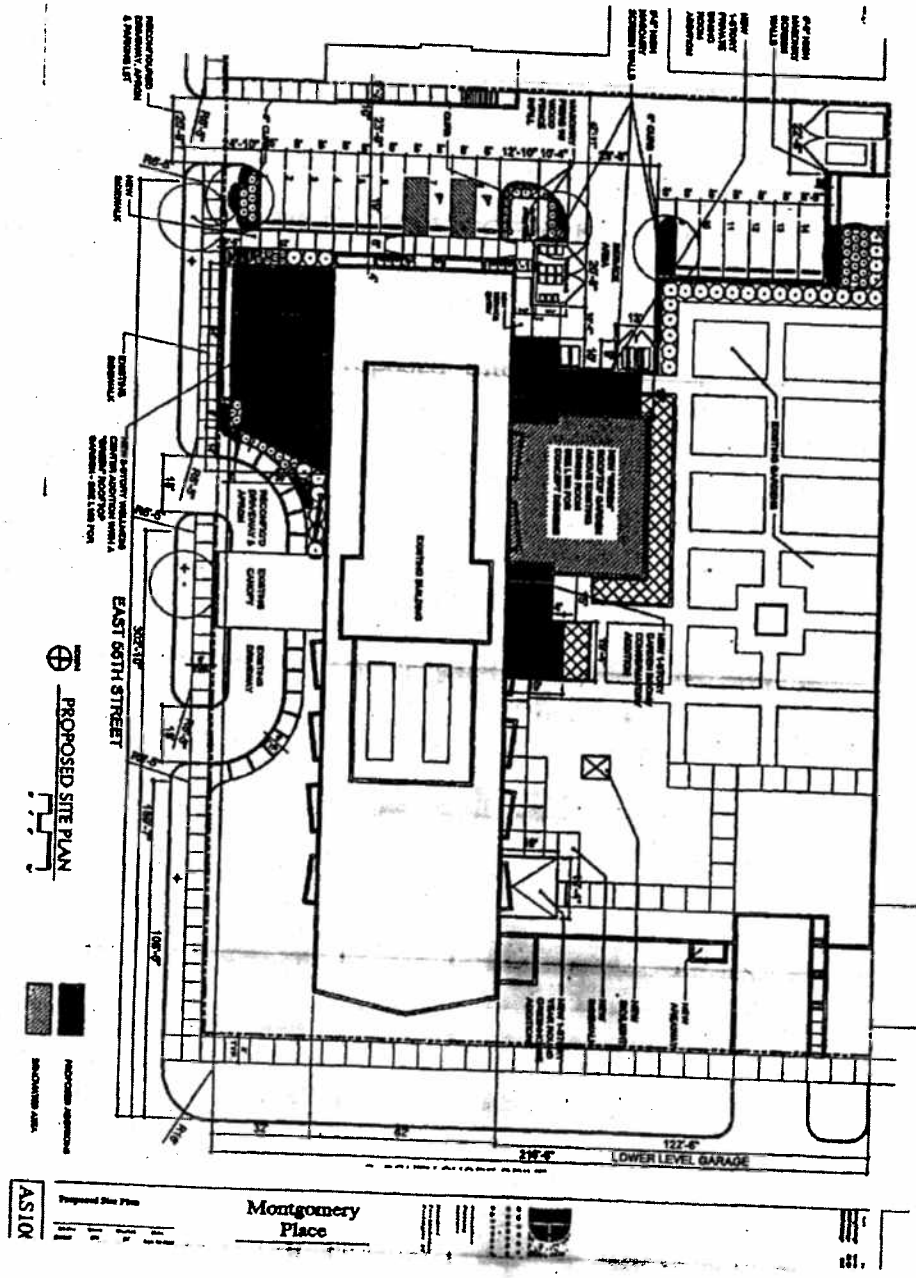
REPORTS OF COMMITTEES

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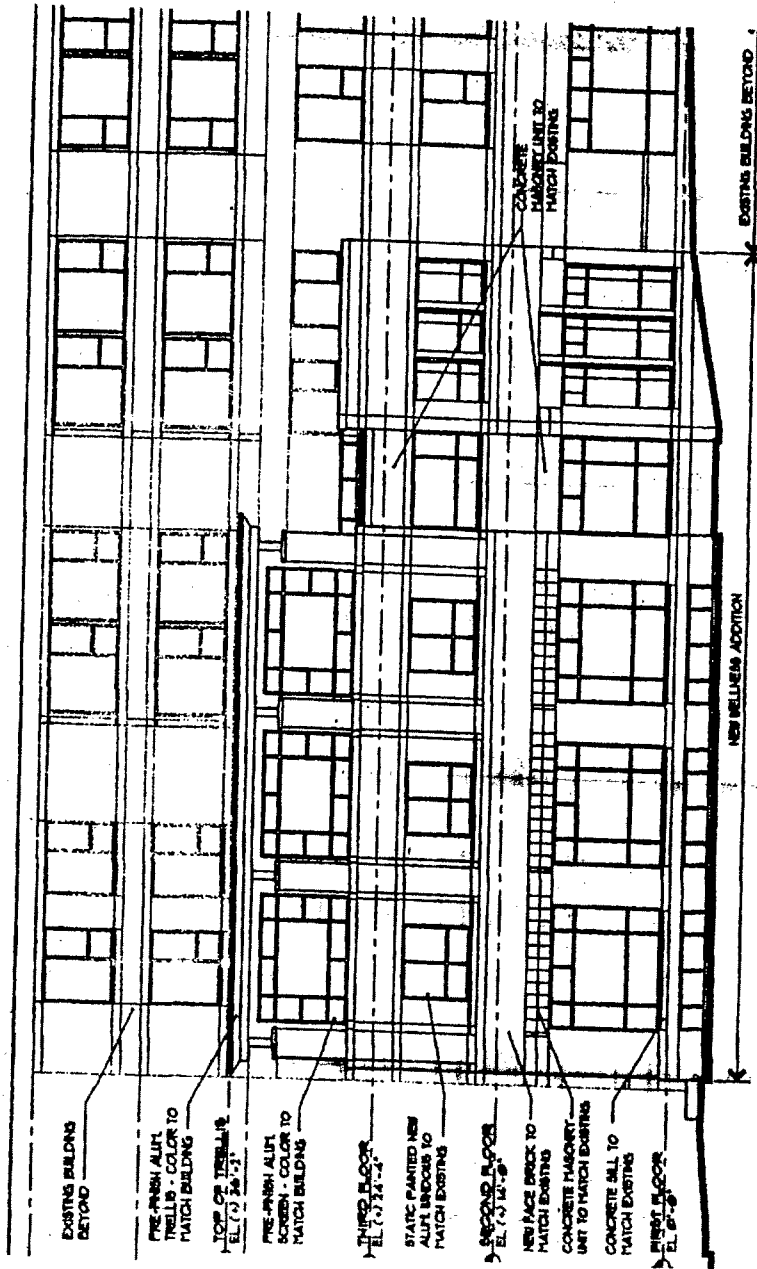
Planned Development Boundary Map.




Proposed Site Plan.

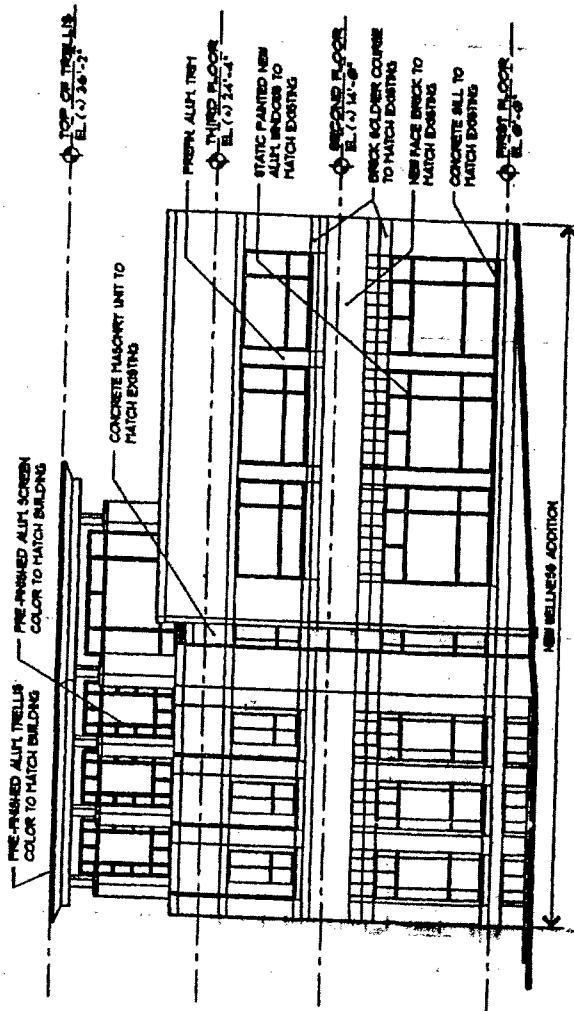


Partial South Elevation (5.1).



	MONTGOMERY PLACE 6500 S. South Shore Drive, Chicago, Illinois 60637	Partial South Elevation <small>NETA DATE 12/15/04</small>	5.1
	.....		

Partial Southeast Elevation (5.2).

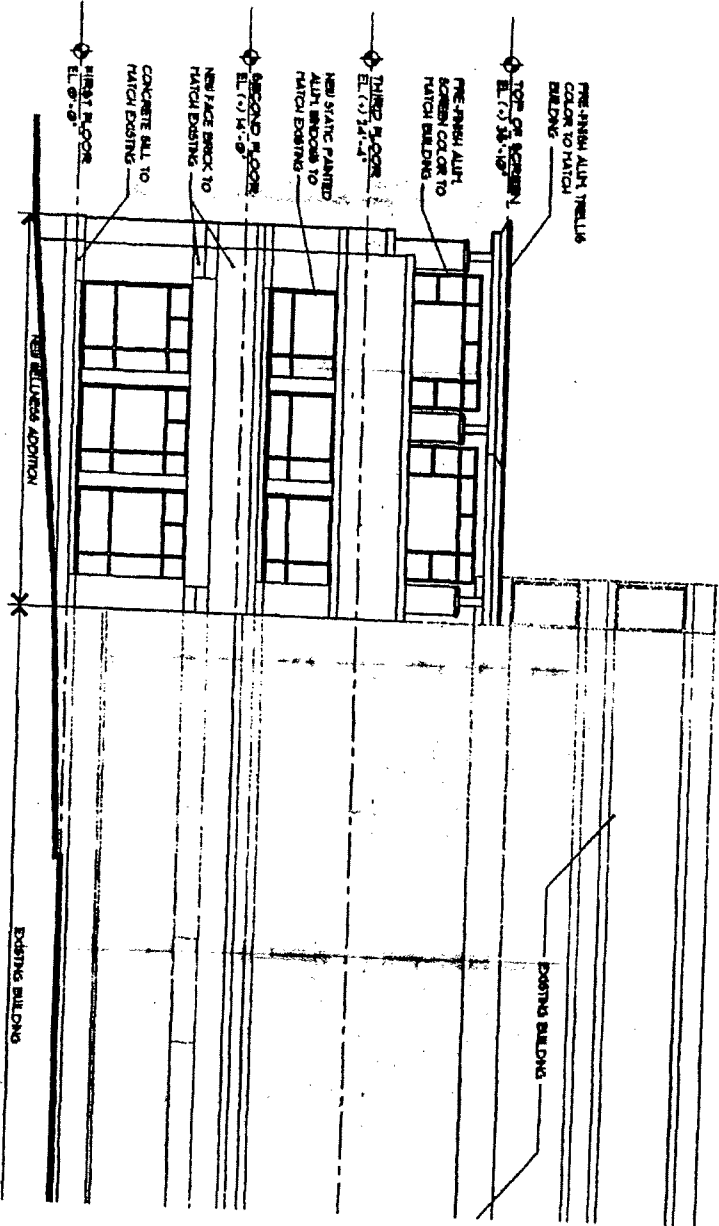


Montgomery Place	Partial Southeast Elevation	5.2
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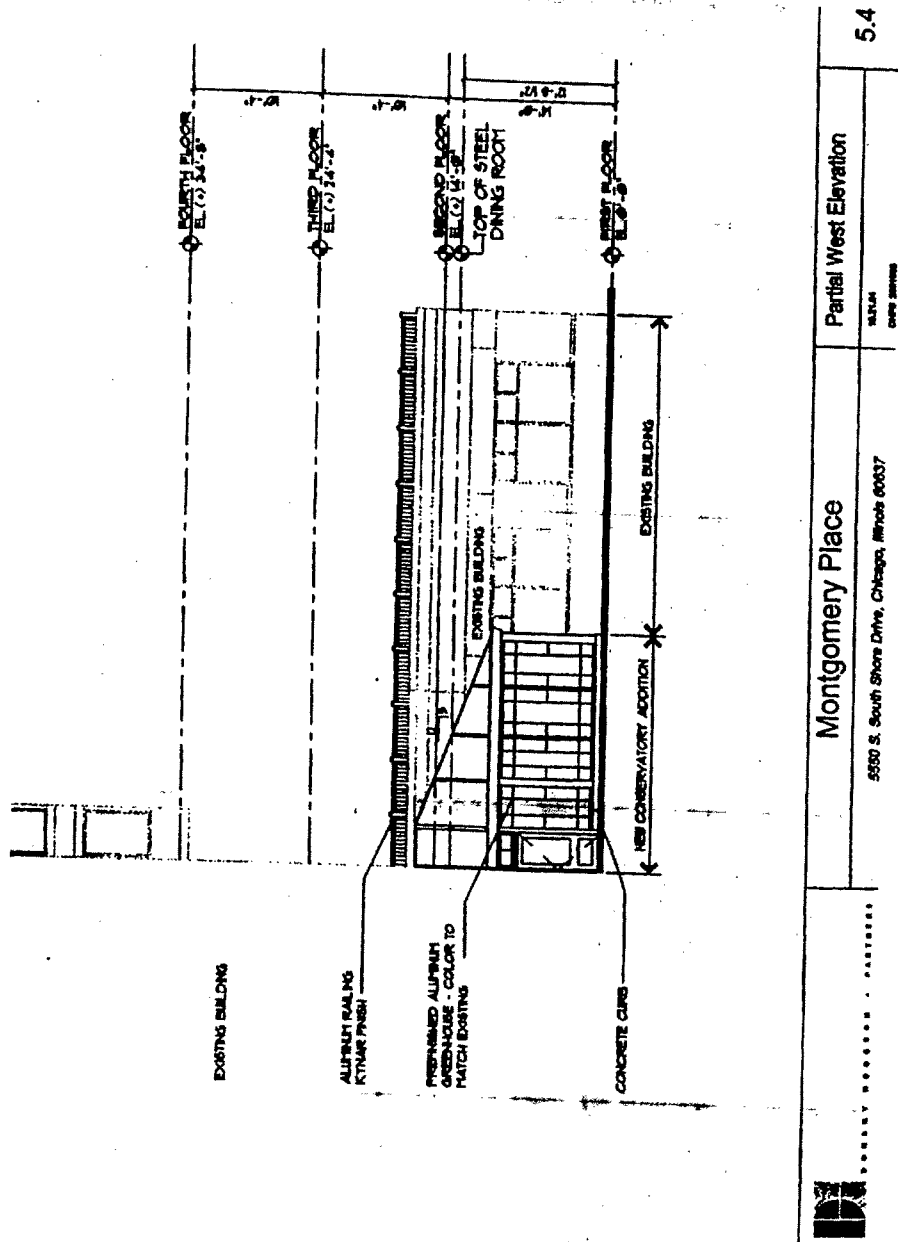
40425




	<b>Montgomery Place</b>		<b>Partial East Elevation</b>	<b>5.3</b>
	5550 S. South Shore Drive, Chicago, Illinois 60637			

Partial East Elevation (5.3).

Partial West Elevation (5.4).



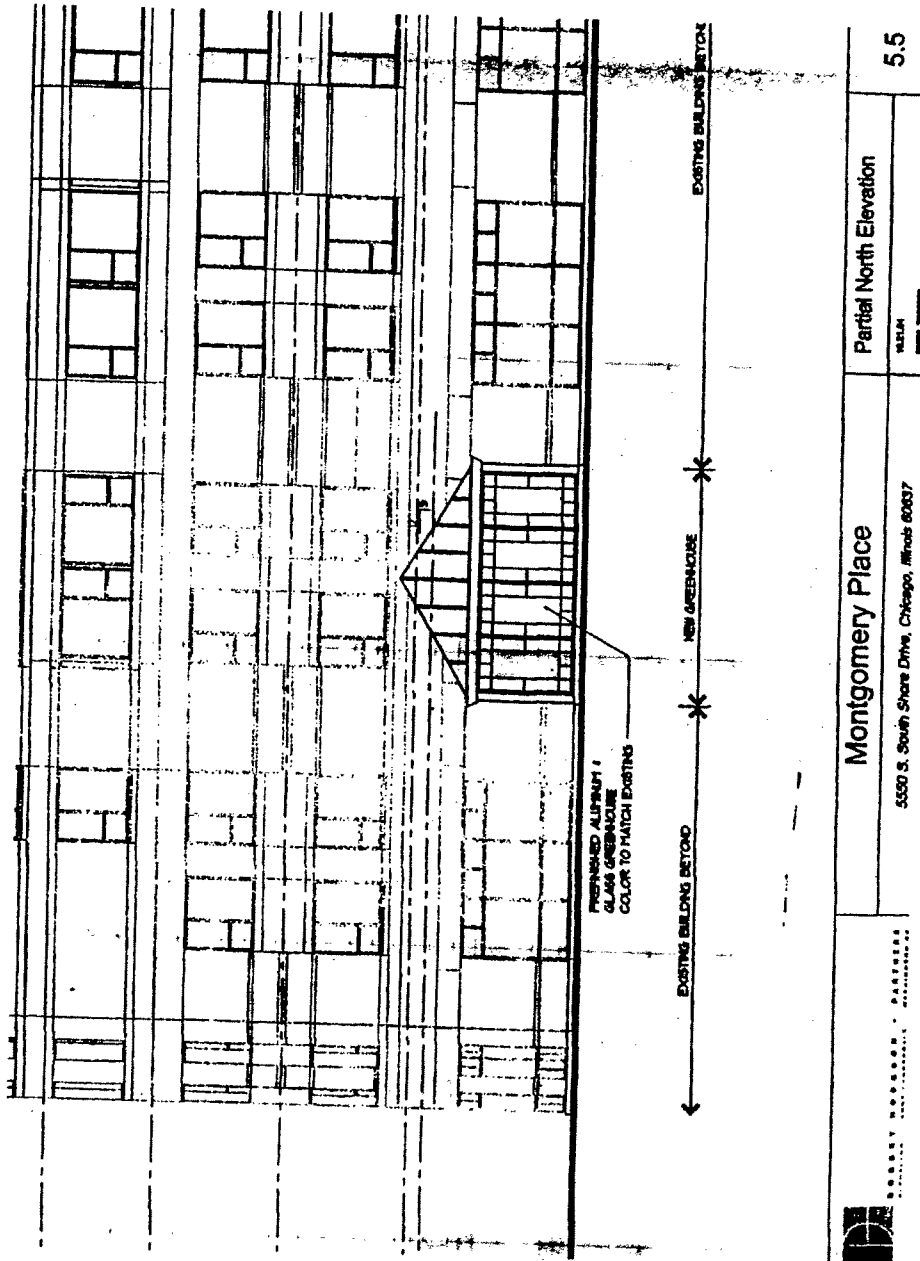
	<p><b>Montgomery Place</b> 5600 S. South Shore Drive, Chicago, Illinois 60637</p>	<p>Partial West Elevation SCALE ONE INCH = ONE FOOT</p>
		<p>5.4</p>

12/15/2004

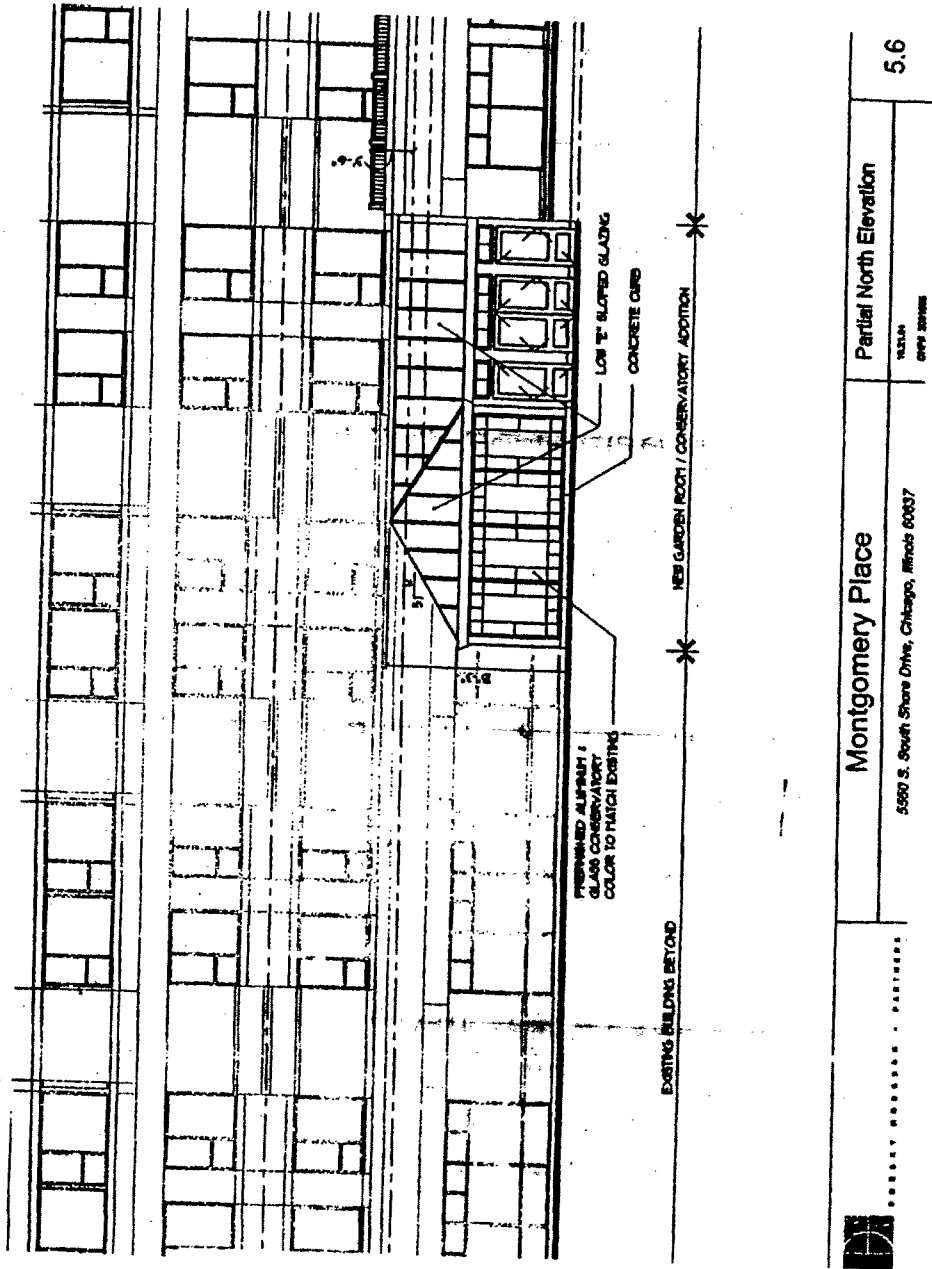
REPORTS OF COMMITTEES


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Partial North Elevation (5.5).



Partial North Elevation (5.6).



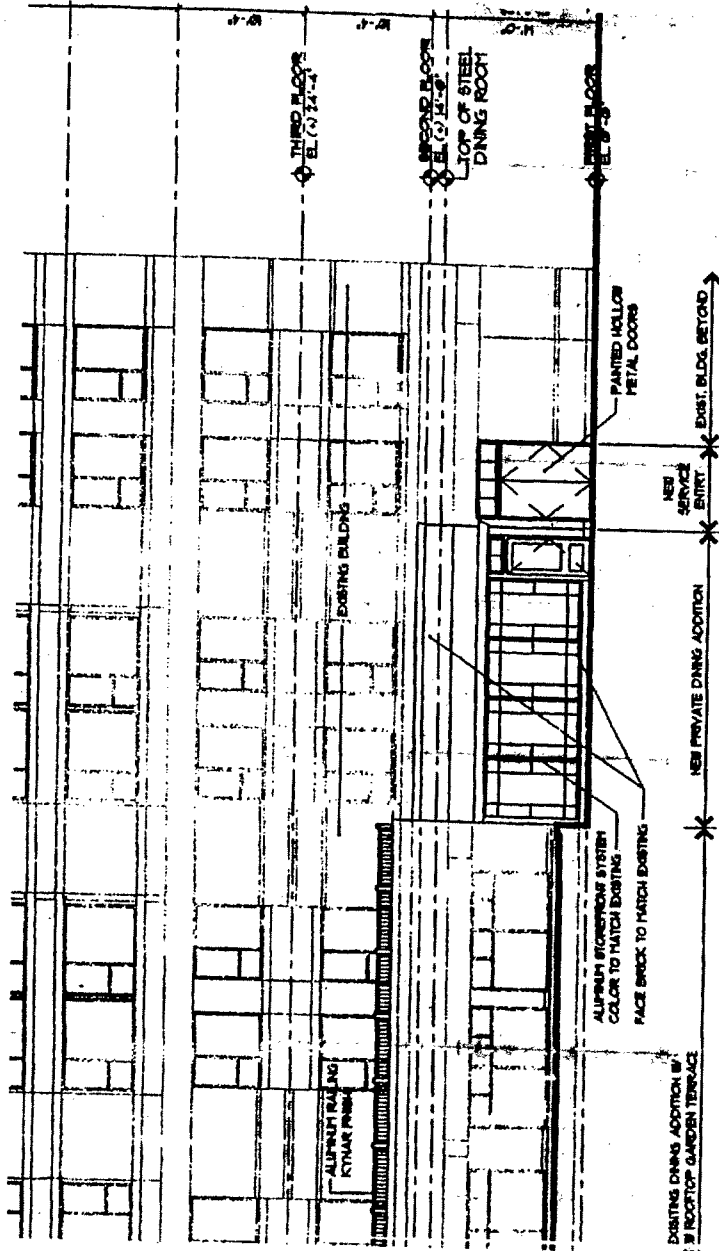
	<b>Montgomery Place</b> 5580 S. South Shore Drive, Chicago, Illinois 60637	<b>Partial North Elevation</b> <small>WELSH          DRP 2/04/04</small>	<b>5.6</b>
	. . . . .		


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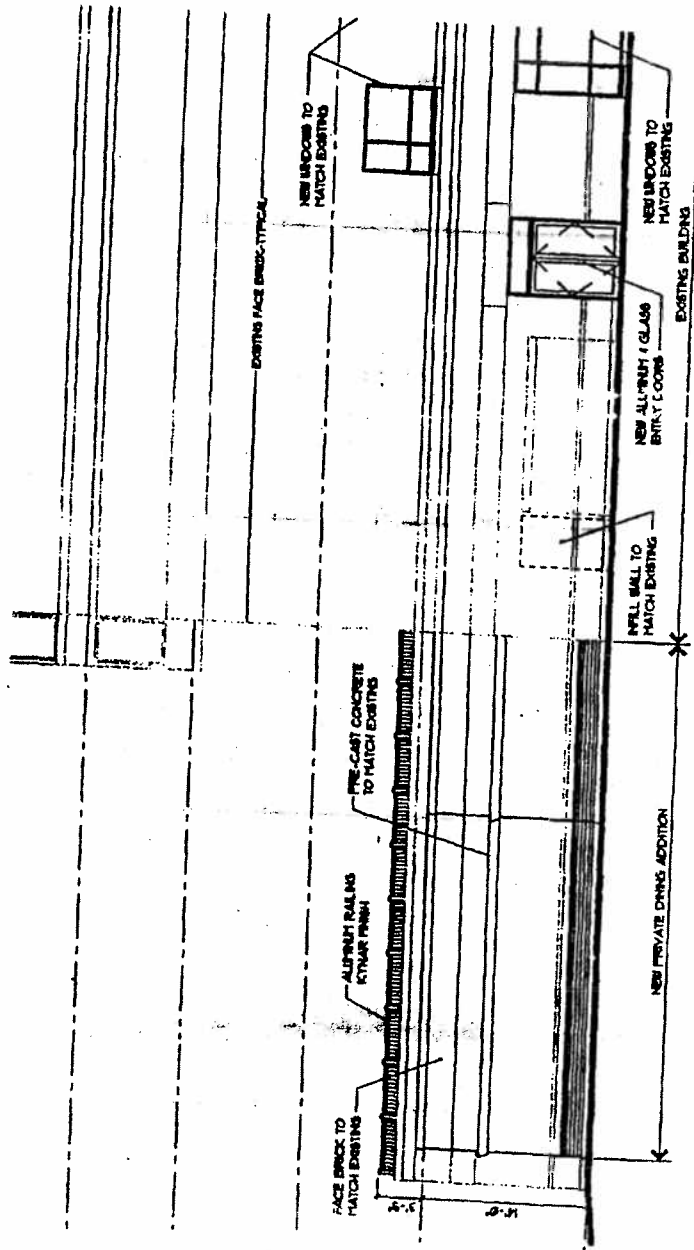
40429


Partial North Elevation (5.7).



	5500 S. South Shore Drive, Chicago, Illinois 60637	Partial North Elevation	5.7
		NEW EXIST. SERVICE	

Partial West Elevation (5.8).



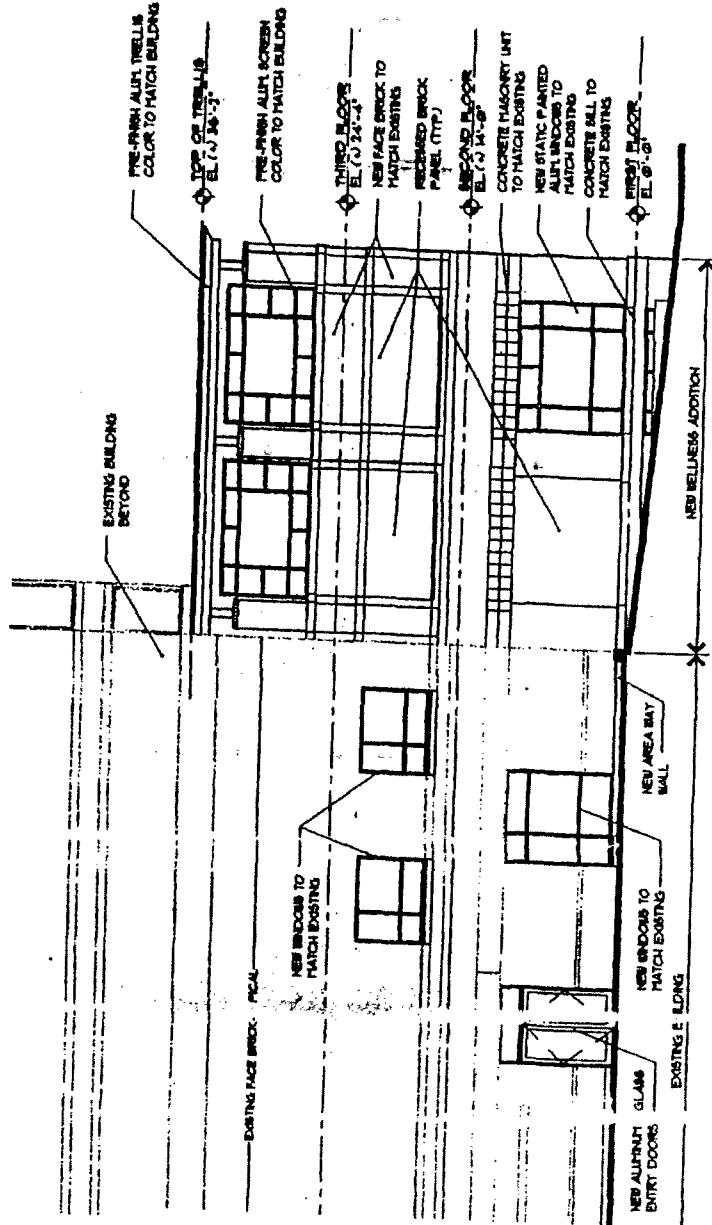
 MONTGOMERY PLACE CONSTRUCTION, INC. 5550 S. South Shore Drive, Chicago, Illinois 60637	<b>Montgomery Place</b> 5550 S. South Shore Drive, Chicago, Illinois 60637	Partial West Elevation DATE: 12/15/04 DRAWN BY: JAV/MS	5.8
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REPORTS OF COMMITTEES

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Partial West Elevation (5.9).



	.....	Partial West Elevation	5.9
	.....	5550 S. South Shore Drive, Chicago, Illinois 60637	WJL:JA P: 773.462.1000



City of Chicago  
Richard M. Daley, Mayor

Department of Planning

David R. Mosena  
Commissioner

Charles Thurow  
First Deputy Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4471

March 7, 1990

RW  
EXF

Mr. Langdon Neal  
Earl L. Neal and Associates  
111 West Washington Street  
Suite 1010  
Chicago, Illinois 60602

Re: Residential/Institutional  
Planned Development  
No. 432/Lakefront No. 210  
The Church Home

Dear Mr. Neal:

Please be advised that your request for changes to Residential-Institutional Planned Development No. 432 and Lakefront Protection Approval No. 210 on behalf of the applicant, The Church Home, have been considered by this Department. Specifically, you requested authority to decrease the number of permitted dwelling units within the building from 180 to 165 units and to increase the number of nursing care beds from 60 beds to 91 beds. In addition, you requested authority to decrease the setback from the western property line from 70 ft. (above the first 20 ft. of building) to 58 ft. Finally, you requested authority to locate the proposed building 35 feet (rather than 15) from the southern property line.

With regard to the requested change in dwelling units and nursing care beds, the Department has determined that the proposed decrease in dwelling units/increase in nursing care beds is a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and (1) does not result in a change in the character of the development, (2) does not increase the maximum floor area, (3) does not increase the maximum number of dwelling units, (4) does not reduce any setbacks and (5) does not increase land coverage. Changes authorized in connection with a Planned Development may also be made to the associated Lakefront approval.



With regard to the requested reduction in the western setback, the Department finds that this reduction is in compliance with the provisions of the approved Planned Development and Lakefront approval. The Planned Development Ordinance requires a minimum 70 foot setback from the western property line. The Lakefront Protection Resolution also provides for such a setback. The Planned Development, however, specifically permits a reduction in the required setbacks where technical considerations dictate the necessity for such a change. Where a change is authorized by the Planned Development, the same change may be permitted in the associated Lakefront approval. In the subject case, as indicated by the Applicant, the necessity for maintaining minimum interior dimensions coupled with the minimum depth of internal supporting structural elements, results in the technical infeasibility of providing a seventy foot setback from the western property line. The resulting building dimensions and the infeasibility of maintaining the seventy foot setback were not known to the Applicant at the time of this project's approval.

Pursuant to the authority granted to me by Section 11.11-3(c) of the Zoning Ordinance, I hereby authorize and approve the following minor change to Residential/Institutional Planned Development No. 432/Lakefront Approval No. 210:

- The maximum number of dwelling units is hereby reduced from 180 to 165; and the maximum number of nursing care beds is hereby increased from 60 to 91.

Furthermore, I find that a reduction in the western setback to 58 feet is in compliance with the provisions of Planned Development No. 432 and the associated Lakefront Protection Resolution No. 210. Accordingly:

- The building setback from the west property line may hereby be changed from 0 ft. at grade/70 ft. above + 20 ft. to 58 ft.

Finally, the Applicants' proposal to set the proposed building back from East 56th Street by 35.0 feet is in

Mr. Langdon Neal  
Page 3

full compliance with the minimum required setback of 15 feet and, therefore, does not require administrative approval from the Department of Planning and may be depicted on the plans submitted for Part II approval.

Very truly yours,

A handwritten signature in cursive script, appearing to read "David R. Mosena".

David R. Mosena  
Commissioner

10194  
 West Foster Avenue; West Foster Place; a line 184.61 feet northeasterly of the intersection of North Harlem Avenue and West Foster Place (as measured along the north line of West Foster Place); the alley next northwest of and parallel to West Foster Place; and the alley next east of and parallel to North Harlem Avenue,

to those of a B5-1 General 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.

—  
*Reclassification Of Area Shown On Map. No. 14-C.*

*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 R5 General Residence District symbols and indications as shown on Map No. 14-C in area bounded by

10174  
 a line 220 feet north of and parallel with East 56th Street; South Shore Drive; East 56th Street; and a line 309 feet west of and parallel with South Shore Drive,

to those 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 in the Plan of Development herewith attached and made a part hereof 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:

*Residential-Institutional Planned Development No. 432.*

*Plan Of Development*

*Statements.*

1. The area herein designated as "Residential-Institutional Planned Development" is owned or controlled by the Church Home, an Illinois not-for-profit corporation.
2. Off-street parking and loading facilities shall be provided in compliance with this Residential-Institutional Planned Development, subject to the review of the Department of Public Works and the approval of the Department 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 a Residential-Institutional Planned Development will consist of a health care facility containing skilled care nursing home beds and related uses, apartments for the elderly, dining facilities and other related and accessory uses including off-street parking and loading. The facility will be devoted to nursing care, housing of the elderly, and the activities related to the operation and administration of such a facility. An earth station receiving dish is permitted.
6. Any and all service drives or other ingress and egress shall be adequately designed and paved in accordance with the regulations of the Department of Public Works 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. Business and business identification and directional signs may be permitted upon the Property subject to the review and approval of the Department of Planning and of the Department of Inspectional Services. Temporary signs, such as construction and marketing signs, may be permitted subject to the aforesaid approvals. Signs advertising products or services which products or services are not located upon the Property shall not be permitted. Signs described by Chapter 86, Section 86.1-11 of the Chicago Municipal Code shall require City Council approval in the manner described therein.
8. The height of each building located upon the property and any appurtenances attached thereto shall be subject to:
  - (a) Height limitations as certified on Form FAA-177 (or on successor forms involving the same subject matter) and approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Administration; and
  - (b) Airport Zoning Regulations as established by the Department of Planning, Department of Aviation, and the Department of Law and approved by the City Council.
9. 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 Residential-Institutional Planned Development classification and with the intent and purpose of the Chicago Zoning Ordinance.

10. The Residential-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.

[Bulk Regulations and Maps attached to this Plan of Development printed on pages 5627 through 5632 of this Journal.]

—

*Reclassification Of Area Shown On Map No. 19-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 B1-3 Local Retail District symbols and indications as shown on Map No. 19-H in area bounded by

10204 a line 99.08 feet south of and parallel to the line of West Ainslie Street; the alley next east of and parallel to North Western Avenue; a line 199.16 feet south of and parallel to West Ainslie Street; and North 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.

—

*Reclassification Of Area Shown On Map No. 20-B.*

*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 and B4-2 Restricted Service District symbols and indications as shown on Map No. 20-B in area bounded by

10210 East 79th Street; South Phillips Avenue; the north line of the B. & O. Railroad; a line 132.25 feet west of and parallel to South Phillips Avenue; the alley next south of and parallel to East 79th Street; and a line 157.25 feet west of and parallel to South Phillips Avenue,

to those of a B5-1 General 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.

RESIDENTIAL-INSTITUTIONAL PLANNED DEVELOPMENT No. \_\_\_\_\_  
 PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	MAXIMUM F.A.R.	MAXIMUM PERCENT OF SITE COVERED
Sq. Ft.	Acres			
67,980	1.56	Skilled care Nursing Home, housing for the elderly, related service and recreational facilities and off-street parking and loading.	3.2	30%

GROSS SITE AREA = NET SITE AREA: 1.56 acres PLUS AREAS IN PUBLIC RIGHTS OF WAY: 0.43 acres = 1.99 acres

MAXIMUM NUMBER OF DWELLING UNITS (FOR ELDERLY): 130  
 MAXIMUM NUMBER OF NURSING CARE BEDS: 60

MINIMUM OFF-STREET LOADING REQUIREMENT: 2 @ 10 X 25 feet  
 MINIMUM OFF-STREET PARKING REQUIREMENT: 116 spaces + 3 HC  
 (includes a maximum of 35 spaces, non-accessory, for neighborhood use)

REQUIRED SETBACKS:

East 56th Street..... 15 feet  
 South Shore Drive..... 7.5 feet  
 North Property Line (above terrace)..... 30 feet  
 West Property Line (at grade)..... 0 feet  
 West Property Line (above + 20 feet)..... 20 feet

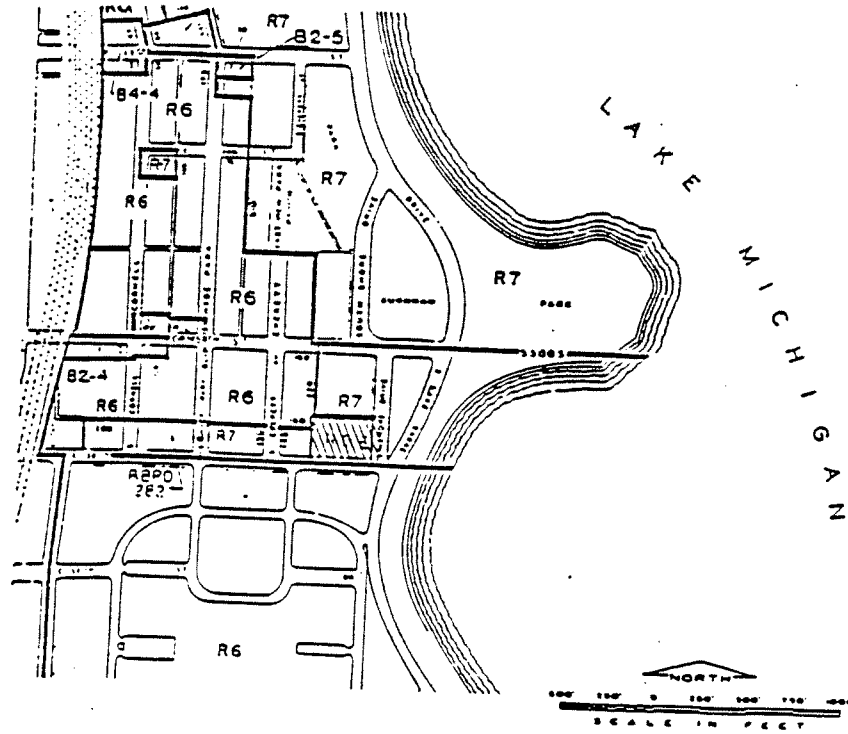
Setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to existing structures, or where necessary because of technical reasons, subject to the approval of the Department of Planning.

APPLICANT: The Church Home an Illinois not-for-profit Corp.

ADDRESS: 5548-58 South Shore Drive 1754-82 E. 56th St.

DATE: 24 June 1987

RESIDENTIAL-INSTITUTIONAL PLANNED DEVELOPMENT  
EXISTING ZONING AND PREFERENTIAL STREETS SYSTEM



Residential-Institutional Planned Development



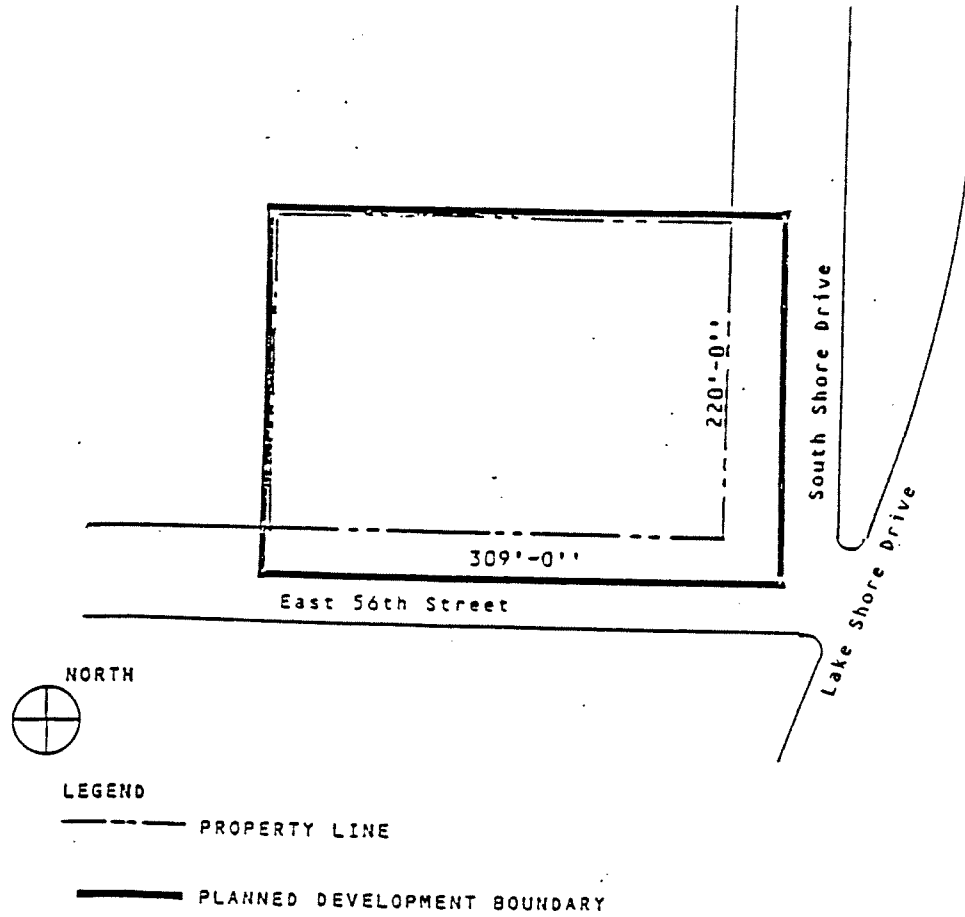
Preferential Streets

APPLICANT: The Church Home, an Illinois not-for-profit Corp.

ADDRESS: 5548-58 South Shore Drive & 1754-82 E. 56th St.

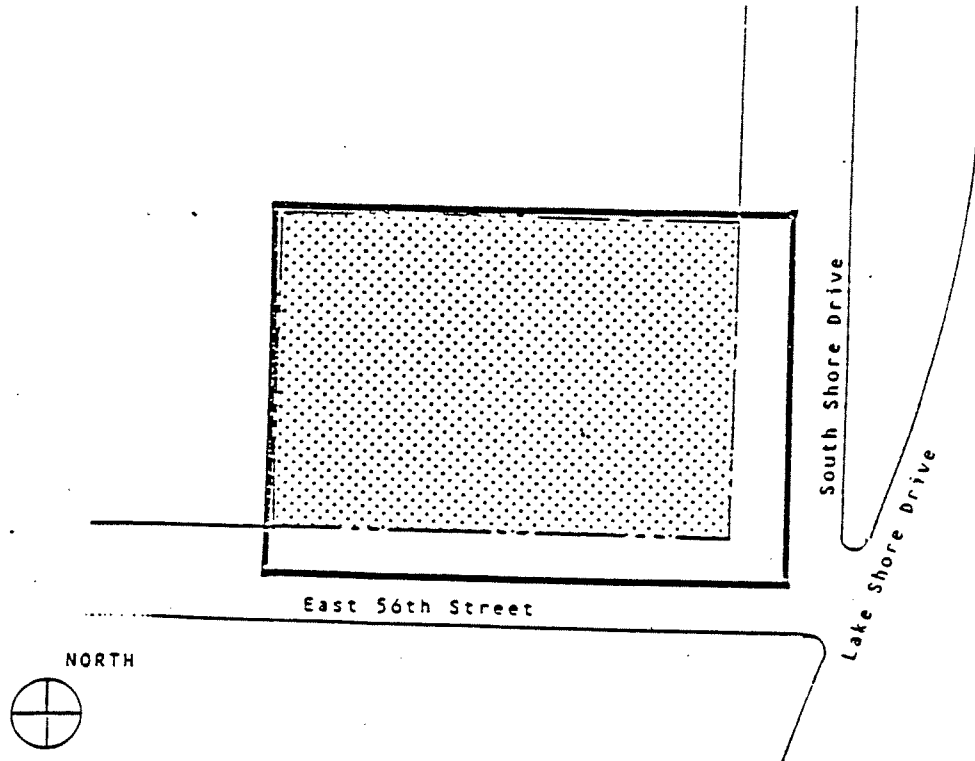
DATE: 24 June 1987

RESIDENTIAL-INSTITUTIONAL PLANNED DEVELOPMENT  
PROPERTY LINE MAP AND RIGHT OF WAY ADJUSTMENTS




APPLICANT: The Church Home, an Illinois not-for-profit Corp.  
ADDRESS: 5548-58 South Shore Drive & 1754-82 E. 56th St.  
DATE: 24 June 1987

RESIDENTIAL-INSTITUTIONAL PLANNED DEVELOPMENT  
GENERALIZED LAND USE PLAN



LEGEND

———— PLANNED DEVELOPMENT BOUNDARY

 Skilled care Nursing Home, housing for the elderly, related service and recreational facilities, and required off-street parking and loading.

APPLICANT: The Church Home, an Illinois not-for-profit Corp.

ADDRESS: 5548-58 South Shore Drive & 1754-82 East 56th St.

DATE: 24 June 1987