

17393

2/15/2012

REPORTS OF COMMITTEES

20959

*Reclassification Of Area Shown On Map No. 2-M.
(As Amended)
(Application No. 17393)
(Common Address: 901 S Austin Ave.)*

[SO2011-9723]

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

SECTION 1 That the Chicago Zoning Ordinance be amended by amending all the Institutional Planned Development Number 435, as amended, symbols and indications as shown on Map Number 2-M in the area bounded by:

West Railroad Avenue; the public alley next east of and almost parallel to South Austin Boulevard; a line 185.65 feet south of and almost parallel to West Railroad Avenue; and South Austin Boulevard.

to those of Institutional Planned Development Number 435, 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 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 Statements referred to in this ordinance read as follows:

Institutional Planned Development No. 435, As Amended

IPD 435, 09

Plan Of Development Statements

- 1 The area delineated herein as institutional planned development is owned and controlled by Columbus Park, LLC, 901 South Austin Boulevard, Chicago, Illinois 60644.
- 2 The applicant, Columbus Park, LLC, is required to obtain all applicable official reviews, approvals, permits and/or licenses.
- 3 Any service drive or other ingress or egress roadways will 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 for providing ingress and egress for motor vehicles, including emergency vehicles. Any fire lanes will be adequately designed and paved in compliance with the Municipal Code of the City of Chicago to provide ingress and egress for emergency vehicles. There will be no parking within any such areas.

4. Any vacation or dedication of streets, alleys or other public rights-of-way or adjustments of rights-of-way shall require a separate submittal on behalf of the applicant, Columbus Park, LLC.
5. The use of the area delineated as an institutional planned development will consist of a health care facility containing a maximum of 216 intermediate and skilled care nursing facility and related uses. The facility will be devoted to nursing care and the activities related to the operation and administration of such a facility.
6. Identification and other signs, if necessary, may be permitted, subject to the review of and approval by the Department of Housing and Economic Development and the Department of Inspectional Services.
7. Off-street parking and loading will be provided in accordance with the attached plan of development.
8. The information attached hereto sets forth data concerning a generalized land-use plan (site plan) illustrating proposed development in accordance with the intent and purpose of the Chicago Zoning Ordinance.
9. The plan of development attached to the application is subject to the "Rules, Regulations and Procedures in Relation to the Planned Development Amendments", as promulgated by the Commissioner of Planning.

[Property Line Map and Right-of-Way Adjustments attached to this
Plan of Development Statements printed on pages 20962
through 20964 of this *Journal*.]

Use and Bulk Regulations Data attached to this Plan of Development reads as follows:

Planned Development Use And Bulk Regulations Data.

Site Area Square Feet	Acres	General Description Of Land-Use	Number Of Beds	Max. FAR	Max % Of Land Covered
22,495	0.5164	Intermediate and Skilled Nursing Care Facility and Off-street Parking	216	2.5	48%

The above noted information relates to the ultimate development within the planned development area. Interim stages of development may exceed above permitted standards, subject to the approval of the Department of Housing and Economic Development.

Maximum Permitted FAR for

Total Net Site Area: 2.5

Proposed Population:

**(Intermediate and Skilled Nursing Care Facility --
Nursing Home)**

Number of beds: 216

Number of attending doctors: 0

Number of Employees, in one shift: 38

**Minimum Number of Off-Street Parking
Spaces:**

Total: 24 spaces

Minimum Building Setbacks:

1. Boundary and front yard 15 feet

2. Boundary and side yard 18.5 feet

3. Boundary and rear yard 30 feet.

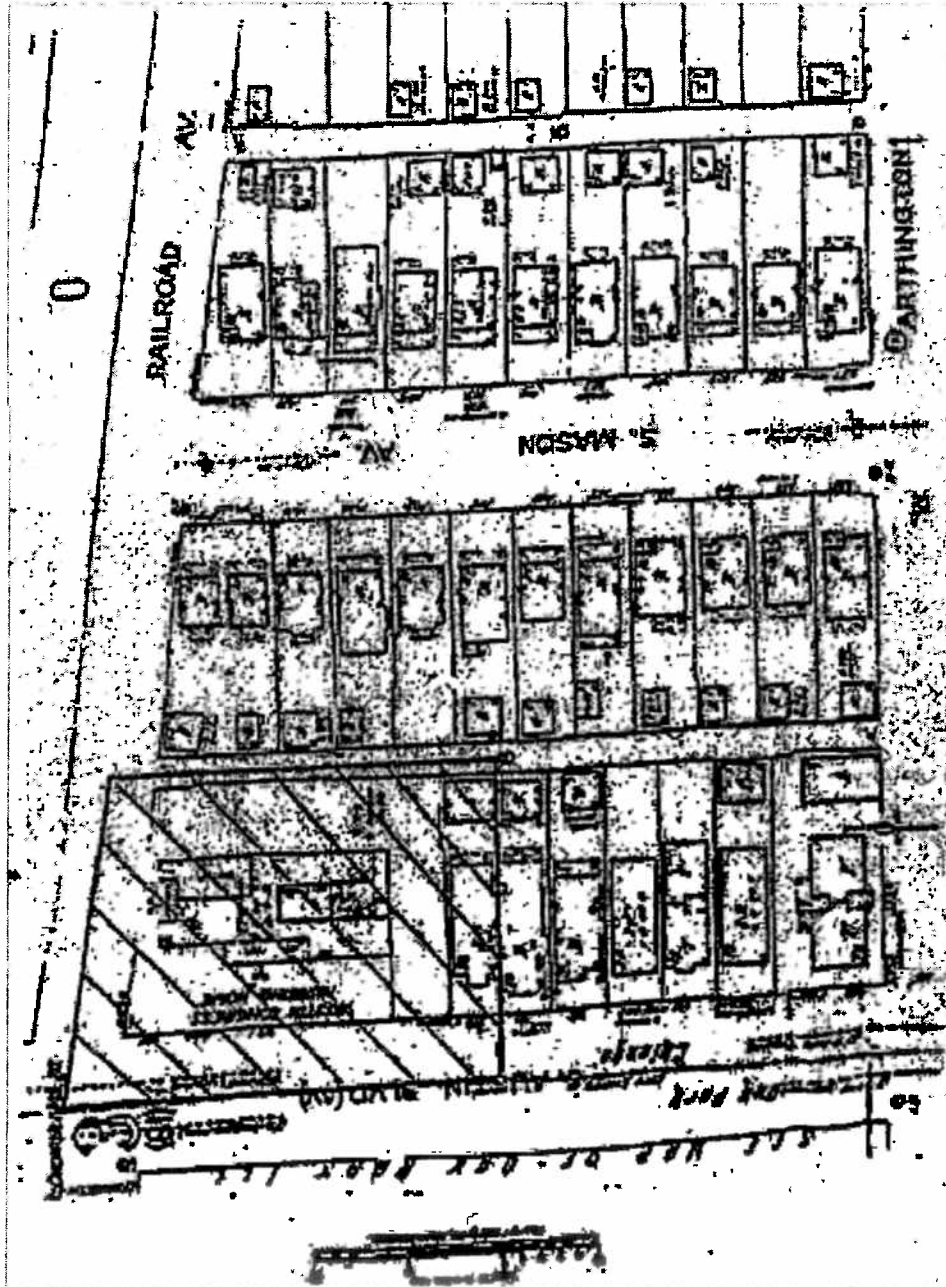
Subject to the approval of the Department of Housing and Economic Development, setbacks and yard regulations may be adjusted where required to permit conformance to the pattern of or architectural arrangement related to existing structures or when necessary for technical reasons.

Maximum Percent of Land Covered

(For Total Site Area): 48%

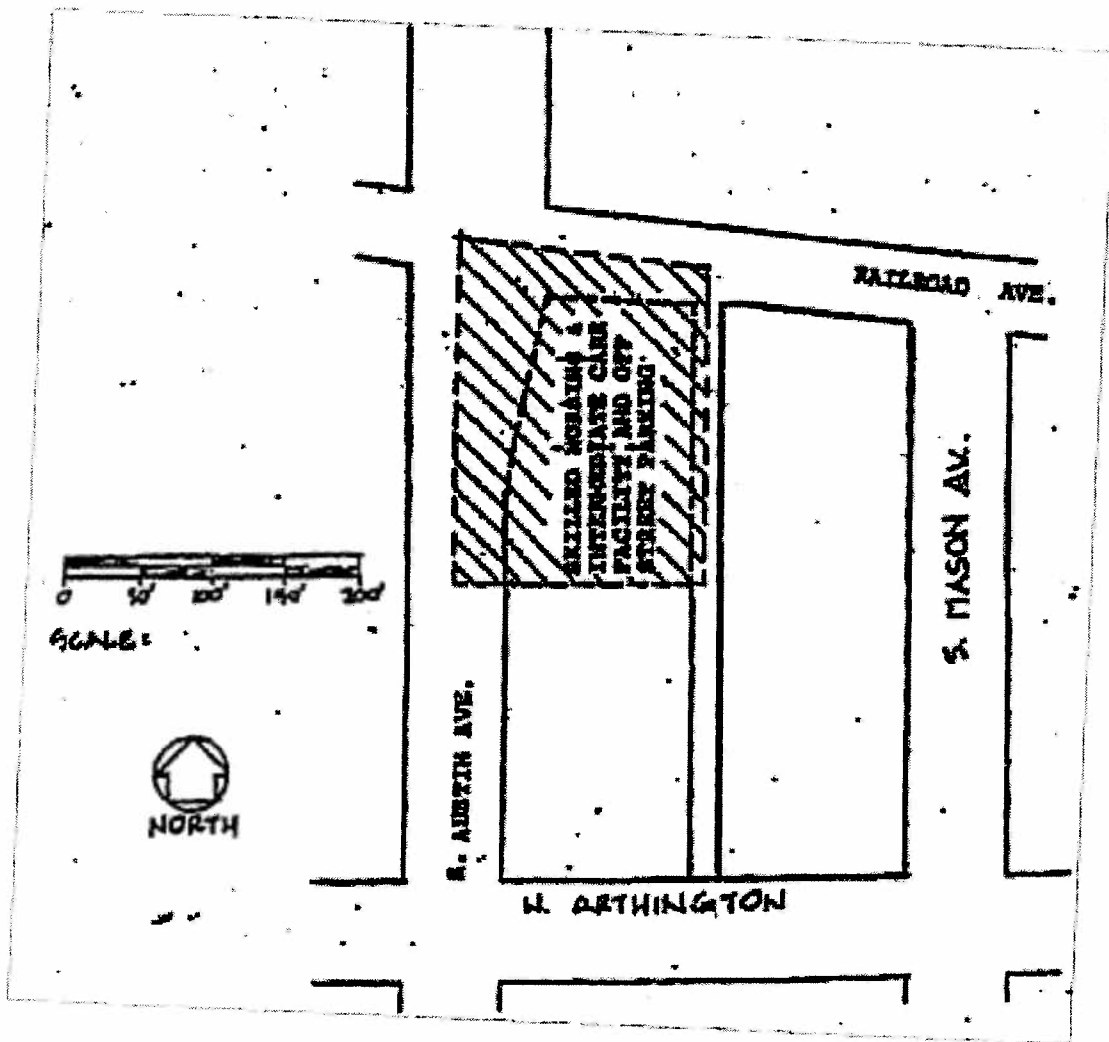
Property Line Map And Right-Of-Way
Adjustments

(Page 1 of 3)



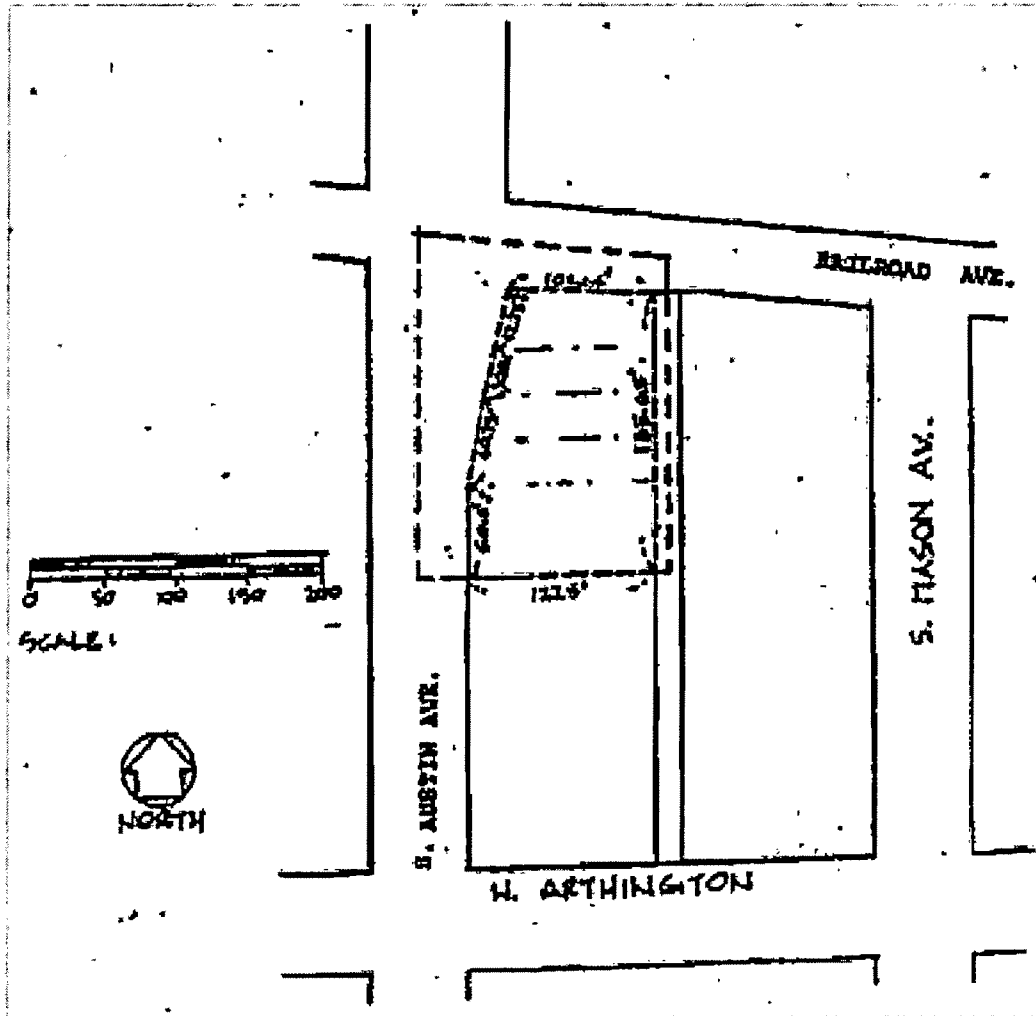
Property Line Map And Right-Of-Way
Adjustments.

(Page 2 of 3)



Property Line Map And Right-Of-Way
Adjustments.

(Page 3 of 3)



a line 100 feet south of West Madison Street; South Peoria Street; West Monroe Street; a line 125.99 feet west of South Peoria Street; a line 195.815 feet north of West Monroe Street; and South Sangamon Street,

to those of a C2-3 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 Map No. 2-G.

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

SECTION 1. That the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, be, and is hereby amended by supplementing all of the C2-3 General Commercial and M1-3 Restricted Manufacturing Districts symbols and indications as shown on Map No. 2-G to reflect the establishment of a Communications Planned Development for the erection of earth station receiving dishes and tower to be located at 901--925 West Madison Street, 2--38 South Peoria Street, 1--17 South Sangamon Street and 900--910 West Monroe Street and on the same lot as the broadcasting studios to be located at the above address in Chicago, Illinois.

SECTION 2. This Communications Planned Development is specifically for the erection of a tower and four dishes above described and in no way affects, alters or prejudices the existing zoning district regulations applicable to any other improved or unimproved portions of the above described area.

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

[Maps attached to this ordinance are printed on pages 7509 through 7514 of this Journal.]

Reclassification Of Area Shown On Map No. 2-M.

PD 435

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. 2-M in the area bounded by

West Railroad Avenue; the alley next east of South Austin Boulevard and parallel to South Austin Boulevard; a line 210 feet north of West Arthington Street and parallel to West Arthington Street; and South Austin Boulevard to the point of beginning,

(Continued on page 7515)

(Continued from page 7508)

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. 435

Plan Of Development

Statements.

1. The area delineated herein as Institutional Planned Development is owned and controlled by Congress Care Center Associates, 901 South Austin Boulevard, Chicago, Illinois 60644.
2. The applicant, Congress Care Center Associates, is required to obtain all applicable official reviews, approvals, permits and/or licenses.
3. Any service drive or other ingress or egress roadways will 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 for providing ingress and egress for motor vehicles, including emergency vehicles. Any fire lanes will be adequately designed and paved in compliance with the Municipal Code of the City of Chicago to provide ingress and egress for emergency vehicles. There will be no parking within any such areas.
4. Any vacation or dedication of streets, alleys or other public rights of way or adjustments of rights of way shall require a separate submittal on behalf of the applicant, Congress Care Center Associates.
5. The use of the area delineated as an institutional planned development will consist of a health care facility containing a maximum of 204 intermediate and skilled care nursing facility and related uses. The facility will be devoted to nursing care and the activities related to the operation and administration of such a facility.
6. Identification and other signs, if necessary, may be permitted, subject to the review of and approval by the Department of Planning and the Department of Inspectional Services.

7. Off-street parking and loading will be provided in accordance with the attached plan of development.
8. The information attached hereto sets forth data concerning a generalized land use plan (site plan) illustrating proposed development in accordance with the intent and purpose of the Chicago Zoning Ordinance.
9. The plan of development attached to the application is subject to the "Rules, Regulations and Procedures in Relation to the Planned Development Amendments", as promulgated by the Commissioner of Planning.

Use and Bulk Regulations Data attached to this Plan of Development reads as follows:

Planned Development

Use And Bulk Regulations Data.

Site Area Square Feet	Acres	General Description Of Land Use	Number Of Beds	Max. F.A.R.	Max. % Of Land Covered
22,495	0.5164	Intermediate and Skilled Nursing Care Facility and Off-street Parking	204	2.5	48%

The Above Noted Information Relates To The Ultimate Development Within The Planned Development Area. Interim Stages Of Development May Exceed Above Permitted Standards, Subject To The Approval Of The Department Of Planning.

Maximum Permitted F.A.R. For Total Net Site Area--2.5

Proposed Population:

(Intermediate and Skilled Nursing Care Facility -- Nursing Home)

Number of beds: 204

Number of attending doctors: 0

Number of Employees, in one shift: 38

Minimum Number Of Off-Street Parking Spaces:

Total: 24 spaces

Minimum Building Setbacks:

1. Boundary and front yard -- 15 feet
2. Boundary and side yard -- 18.5 feet
3. Boundary and rear yard -- 30 feet.

Subject to the approval of the Department of Planning, setbacks and yard regulations may be adjusted where required to permit conformance to the pattern of or architectural arrangement related to existing structures or when necessary for technical reasons.

Maximum Percent Of Land Covered (For Total Site Area) -- 48%

[Maps attached to the Plan of Development are printed on pages 7518 through of this 7521 Journal.]

~~Reclassification Of Area Shown On Map No. 3-F.~~

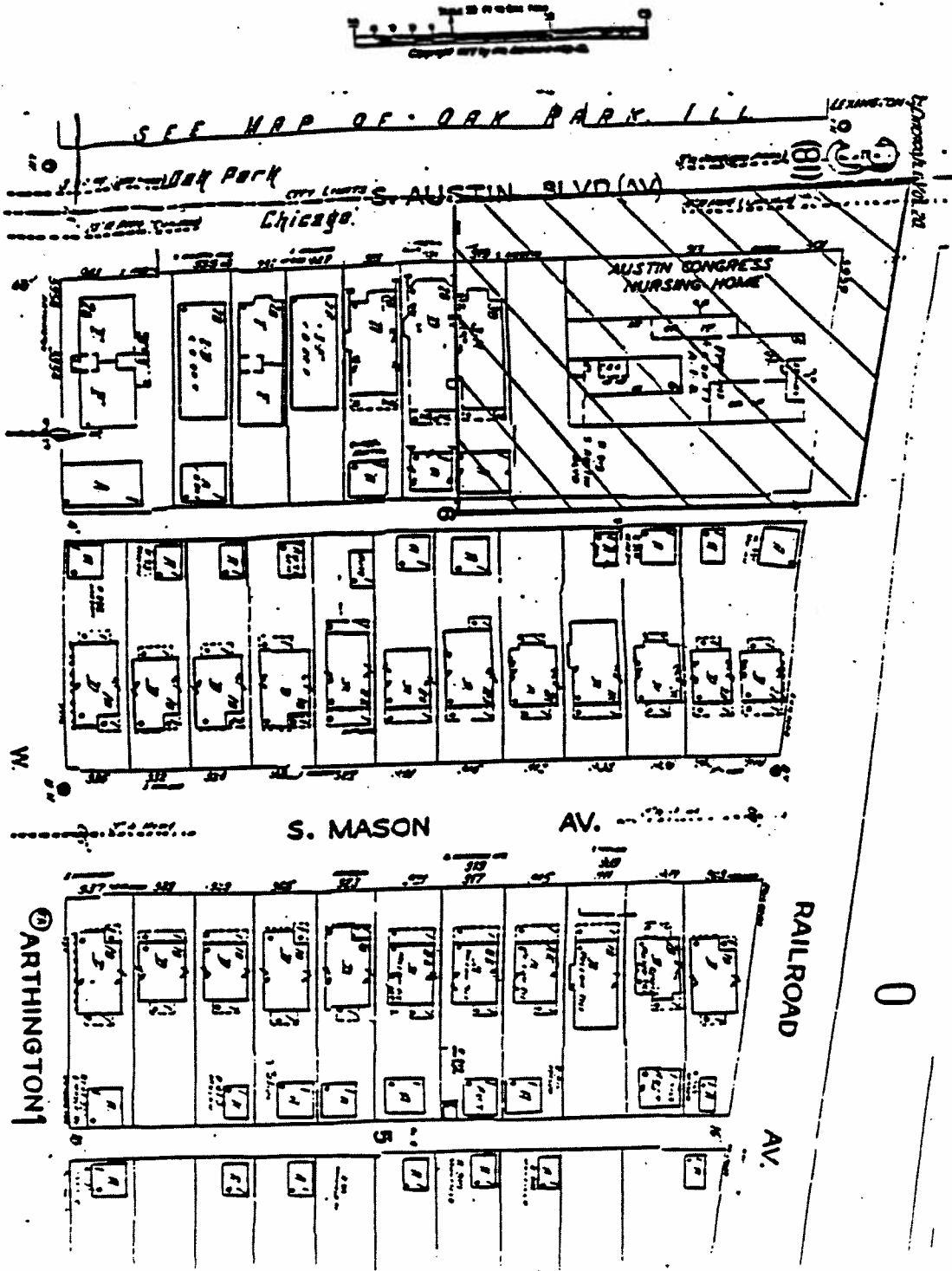
Be It Ordained by the City Council of the City of Chicago:

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. 3-F in the area bounded by

West Chestnut Street; a line 40 feet west of North State Street; West Pearson Street; and a line 218.4 feet west of North State Street,

to those of an R7 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.~~



PROPERTY LINE MAP AND
RIGHT OF WAY ADJUSTMENTS

INSTITUTIONAL PLANNED DEVELOPMENT

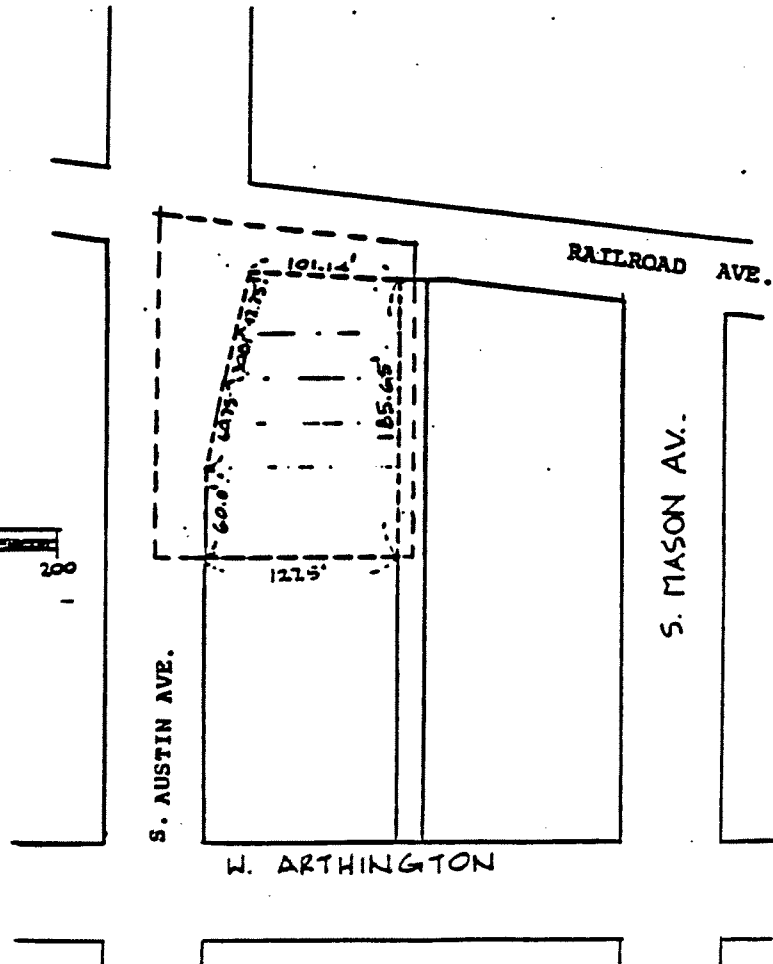
APPLICANT: CONGRESS CARE CENTER ASSOCIATES

DATE: SEPTEMBER 9, 1987.

----- PLANNED DEVELOPMENT BOUNDARY



SCALE:



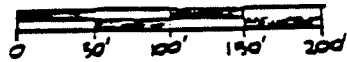
PROPERTY LINE MAP AND
RIGHT OF WAY ADJUSTMENTS

INSTITUTIONAL PLANNED DEVELOPMENT

APPLICANT: CONGRESS CARE CENTER ASSOCIATES

DATE: SEPTEMBER 9, 1987

----- PLANNED DEVELOPMENT BOUNDARY



SCALE:



NORTH

