Reclassification Of Area Shown On Map Number 14-J.
(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 R2 Single-Family Residence District symbols and indications as shown on Map No. 14-J in the area bounded by:

a line 149.99 feet north of West 59th Street; the alley next east of South Spaulding Avenue; a line 104.99 feet north of West 59th Street; the east line of the alley next east of South Spaulding Avenue; a line 124.99 feet north of West 59th Street; South Sawyer Avenue; West 59th Street; and South Spaulding Avenue,

to those of an R5 General Residence District and a corresponding use district is hereby established in the area described above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the R5 General Residence District symbols and indications as shown on Map No. 14-J in the area bounded by:

a line 149.99 feet north of West 59th Street; the alley next east of South Spaulding Avenue; a line 104.99 feet north of West 59th Street; the east line of the alley next east of South Spaulding Avenue; a line 124.99 feet north of West 59th Street; South Sawyer Avenue; West 59th Street; and South Spaulding Avenue,

to those of a Residential 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 attached hereto and to no others.

SECTION 3. 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 Planned Development. PD 547

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development (the "Planned Development") consists of approximately 33,858.32

square feet (± .77 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property ") and is owned or controlled by the Applicant, Senior Lifestyle Corporation.

2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant.

3. The requirements, obligations and conditions within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders 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 title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time of 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) shall be made or authorized by all the owners of the Property and any ground lessors.

   Nothing herein shall be construed to mean that any individual owner, or any ground lessors, of the Property or any portion thereof is relieved of obligations imposed hereunder or rights granted herein or is not subject to City action pursuant to this Planned Development. In addition, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein, except any assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness, and solely with respect to the portion of the Property so transferred, the term Applicant shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder.

4. This Plan of Development consists of fifteen (15) statements; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Generalized Land Use Map; an Existing Land Use Map; a Table of Use and Bulk Regulations and Related Controls; a Site Plan, depicting any proposed landscaping along adjacent

public right-of-ways, prepared by Mann, Gin, Ebel & Frazier Ltd., dated December 30, 1993 (the "Site/Landscape Plan"); and elevations of the proposed improvements prepared by Mann, Gin, Ebel & Frazier Ltd., dated December 30, 1993 (the "Elevations"). Reduced copies of the Site/Landscape Plan and the Elevations are attached hereto and full sized copies of these items 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 following uses are permitted in the Planned Development subject to the restrictions in Statement 12 and in the Table of Use and Bulk Regulations:

Multi-family dwellings, accessory parking and accessory uses, including broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae which may exceed eight feet in diameter.

6. Business and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.

7. 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.

8. Off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. A minimum of two percent (2%) of all parking spaces provided within the Planned Development shall be designated and designed for parking for the handicapped.

9. Any service drives 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

Bureau of Traffic Engineering and Operations and of the Commissioner of 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 the improvements and any appurtenance attached thereto also shall be subject to:

(a) Height limitations as certified and approved by the Federal Aviation Administration; and

(b) Airport zoning regulations as established by the Department of Planning and Development, Department of Aviation and Department of Law and approved by the City Council.

11. This Planned Development 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 and Development and in effect on the date hereof.

12. The improvements on the Property, including the on-site exterior landscaping and the landscaping along the 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 the Elevations. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance.

13. The requirements of this Planned Development 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 a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development 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 an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").

15. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within ten (10) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said amendatory ordinance (the first day of which as applied to this Planned Development shall be the effective date of the amendatory ordinance). If this Planned Development expires under the provision of this section, then the zoning of the Property shall automatically revert to that of an R2 Single-Family Residence District.

[Existing Zoning Map, Planned Development Boundary and Property Line Map, Generalized Land Use Map, Existing Land Use Map, Site/Landscape Plan and Elevation Drawings attached to this Plan of Development printed on pages 48143 through 48148 of this Journal.]

Table of Use and Bulk Regulations and Related Controls attached to this Plan of Development reads as follows:

Residential Planned Development.

Plan Of Development

Table Of Use And Bulk Regulations And Data.

General Description of Land Use: See Statement Number 5.

Maximum Permitted Floor Area Ratio:	1.9.

Gross Site Area, ± 55,499.86 square feet = * Net Site Area, ± 33,858.32 square feet + Area Remaining in Public Right-of-Way, ± 21,641.54 square feet.

Setbacks from Property Line:	In substantial conformance with the Site/Landscape Plan and the Plan of Development Statements.
Maximum Percentage of Site Coverage:	In substantial conformance with Site/Landscape Plan.
Maximum Number of Dwelling Units:	10 units.
Maximum Number of Efficiency Units:	76 units.
Minimum Number of Off-Street Parking Spaces:	27 spaces.
Minimum Number of Off-Street Loading Berths:	1 berth.
Maximum Height:	In substantial conformance with the Elevations.

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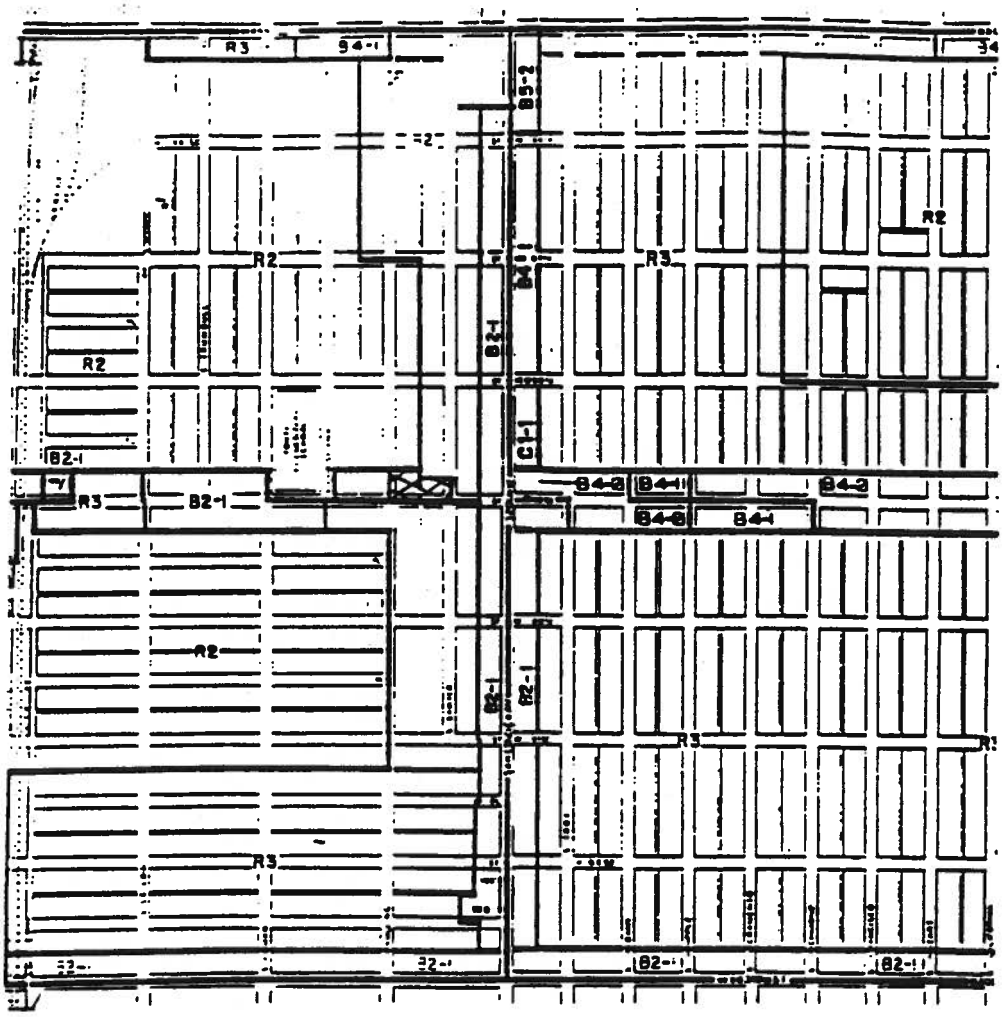
* This includes 1,744 square feet of an alley to be vacated pursuant to a separate City Council ordinance. This does not include the twenty foot alley to be dedicated by the Applicant.

Existing Zoning Map.



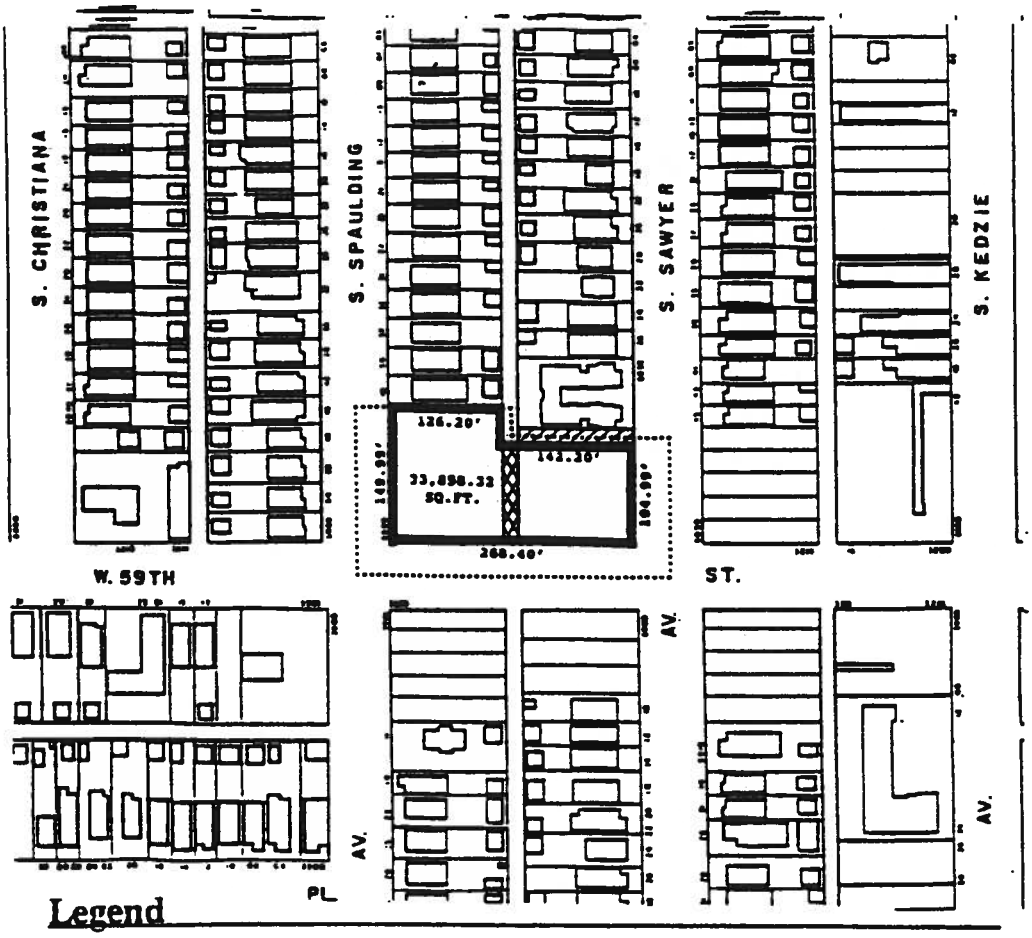
Legend

Subject Property

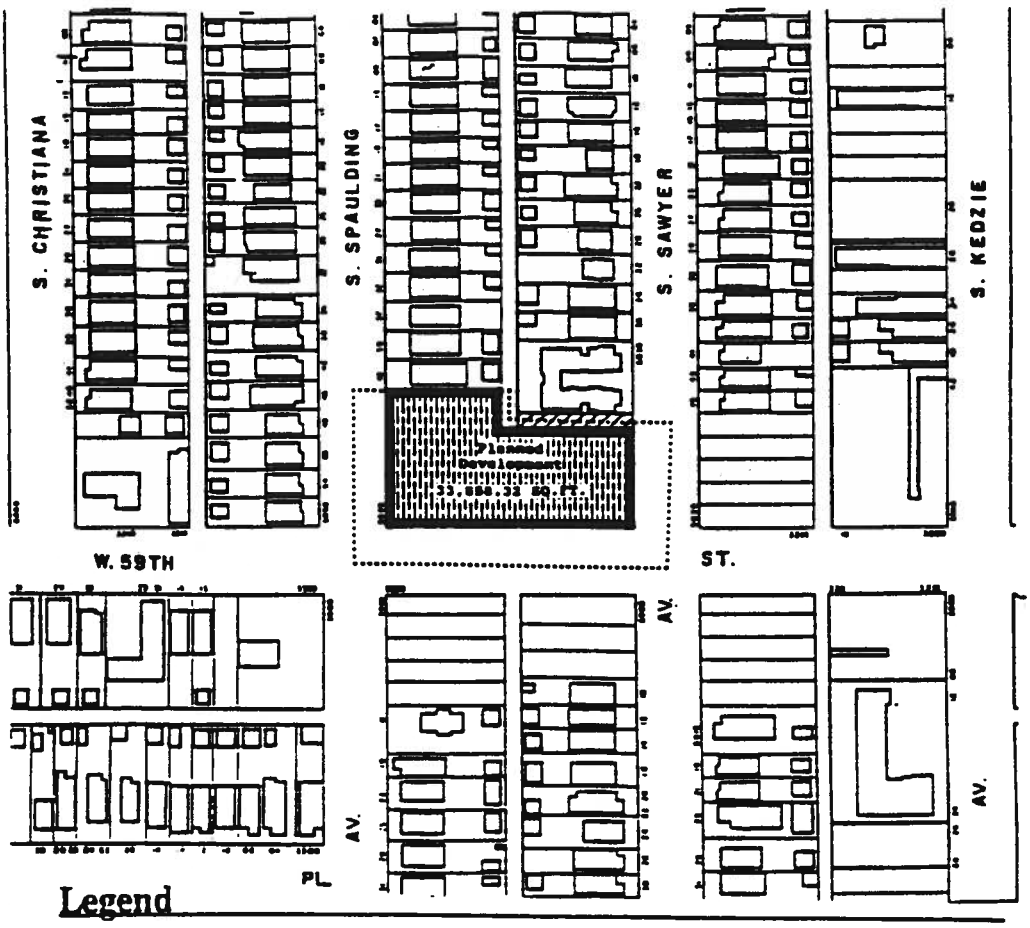
Zoning Boundaries

Applicant:	Senior Lifestyle Corporation
Address:	737 N. Michigan Ave. Suite 900 Chicago, IL 60611
Date:	November 30, 1993
REVISED:	January 13, 1994
REVISED:	February 11, 1994

Planned Development Boundary And Property Line Map.



Generalized Land Use Map.

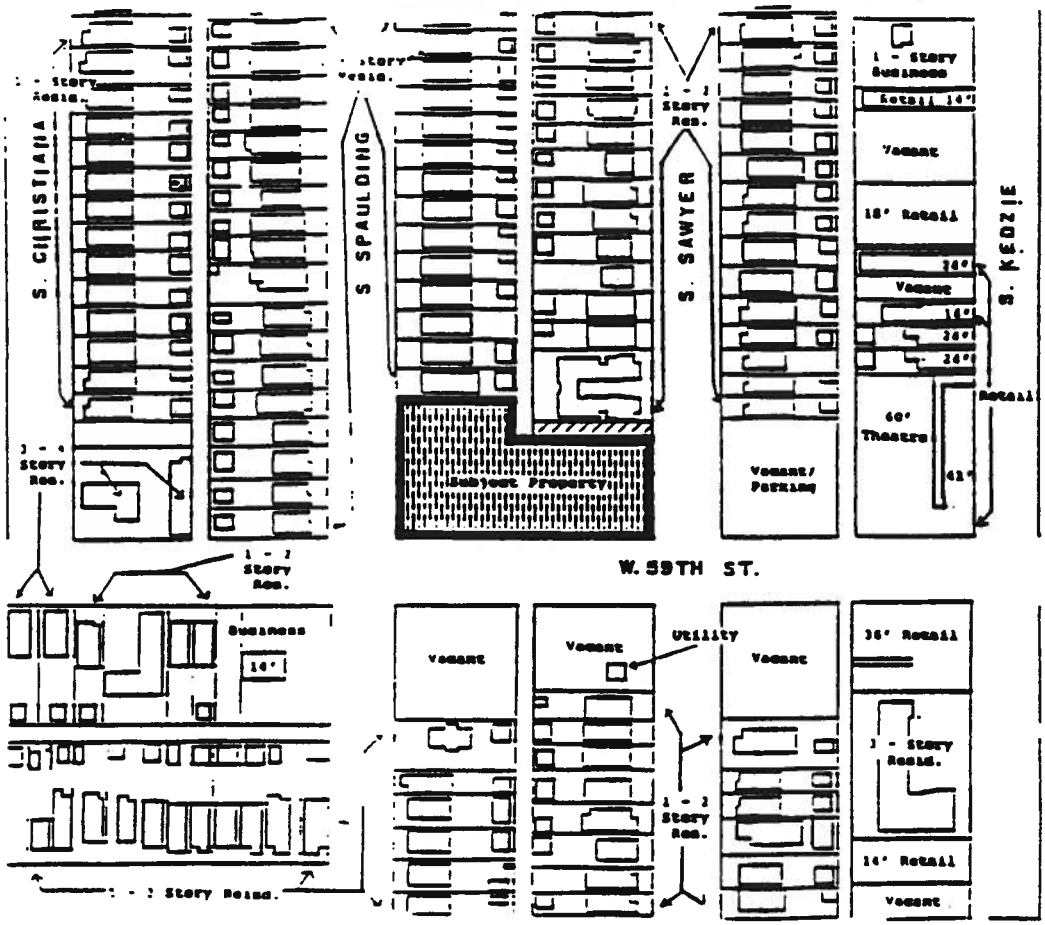


Legend

.....	Planned Development Boundary
▬▬▬	Property Line
▨▨▨	Alley to be dedicated
▦▦▦	See Statement #5

Applicant: Senior Lifestyle Corporation
Address: 737 N. Michigan Ave. Suite 900 Chicago, IL 60611
Date: November 30, 1993
REVISED: January 13, 1994
REVISED: February 11, 1994

Existing Land Use Map.



Legend

Alley to be dedicated.

Subject Property

Applicant: Senior Lifestyle Corporation
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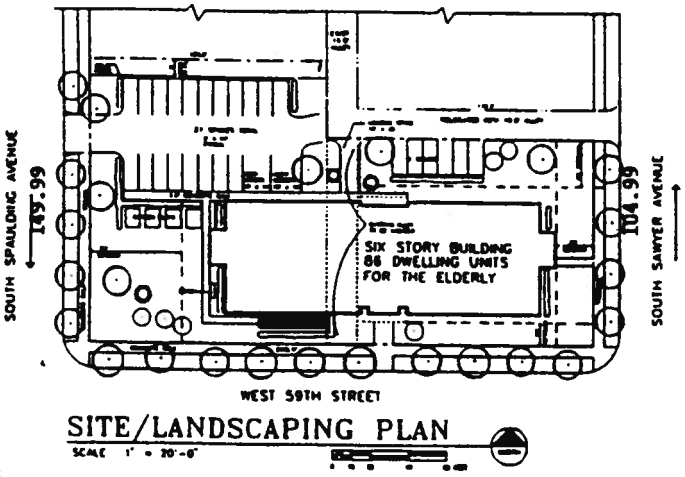
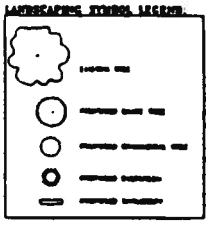
Site/Landscape Plan.





REVISED: January 13, 1994

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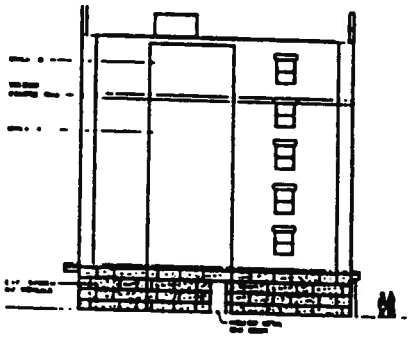
Elevation Drawings.

FRONT ELEVATION



SIDE ELEVATION

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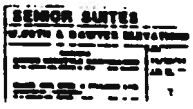
REVISED: February 11, 1994