

11198

Reclassification Of Area Shown On Map Number 15-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 C1-2 Restricted Commercial District symbols and indications as shown on Map No. 15-H in the area bounded by:

West Granville Avenue; North Ravenswood Avenue; the alley next south of West Granville Avenue or a line thereof extended where no alley exists; and a line 118 feet west of North Ravenswood 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 Number 18-G.

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 B2-1 Restricted Retail District symbols and indications as shown on Map No. 18-G in the area bounded by:

a line 50 feet north of and parallel to West 78th Street; the public alley next east of and parallel to South Ashland Avenue; West 78th Street; and South Ashland Avenue,

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.

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Reclassification Of Area Shown On Map Number 22-G.

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

PD 548

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R2 Single-Family Residence District and R3 General Residence District symbols and indications as shown on Map No. 22-G in the area bounded by:

West 94th Street; South Morgan Street; West 95th Street; and South Genoa Street,

to those of an R4 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 R4 General Residence District symbols and indications as shown on Map No. 22-G in the area bounded by:

West 94th Street; South Morgan Street; West 95th Street; and South Genoa Street,

to those 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 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:

Institutional Planned Development.

PD 548

Plan Of Development Statements.

1. The area delineated herein as a Institutional Planned Development (the "Planned Development") consists of approximately 85,243.6 square feet (1.96 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, Genoa Limited Partnership.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant, its successors, assignees, or grantees.
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 holder 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 fourteen (14) 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; and a Site/Landscape Plan and Elevations prepared by Shayman Salk Arenson Sussholz & Company, dated February 10, 1994. Reduced copies of the Site/Landscape Plan and Elevations are attached hereto and full sized copies 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 and Related Controls:

Nursing home, accessory parking and accessory uses, including accessory broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae which may exceed eight feet in diameter.
6. 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 also 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 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 the Department of Planning and Development.
10. In addition to the maximum heights of buildings and any appurtenance attached thereto prescribed in this Planned Development, the height of the improvements or any appurtenances attached thereto shall also 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, Department of Aviation and Department of Law and approved by the City Council.
11. The improvements on the Property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exists 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 and corresponding guidelines and regulations.
 12. 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.").
 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 this statement 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. 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 provisions of this section, then the zoning of the Property shall automatically revert to an R3 General Residence District for the portion of the Property south of a line 139 feet north of West 95th Street and an R2 Single-Family Residence District for the balance of the Property.

[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 48156 through 48161 of this Journal.]

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

Institutional Planned Development.

Plan Of Development

Table Of Use And Bulk Regulations And Related Controls.

General Description of Land Use:	See Statement Number 5.
Maximum Permitted Floor Area Ratio:	1.0.
Gross Site Area, $\pm 138,465.89$ square feet = Net Site Area, $\pm 85,243.6$ square feet + Area Remaining in Public Right-of-Way, $\pm 53,222.29$ 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 the Site/Landscape Plan.

Maximum Number of Beds:	226.
Minimum Number of Off-Street Parking:	61 spaces.
Minimum Number of Off-Street Loading Berths:	1 berth.
Maximum Building Height:	In substantial conformance with the elevations.

Reclassification Of Area Shown On Map Number 26-E.

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 B3-3 General Retail District symbols and indications as shown on Map No. 26-E in the area bounded by:

a line 134.8 feet south of East 110th Place; South Michigan Avenue; a line 202.4 feet south of East 110th Place; and the alley next east of and parallel to South Wabash 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.

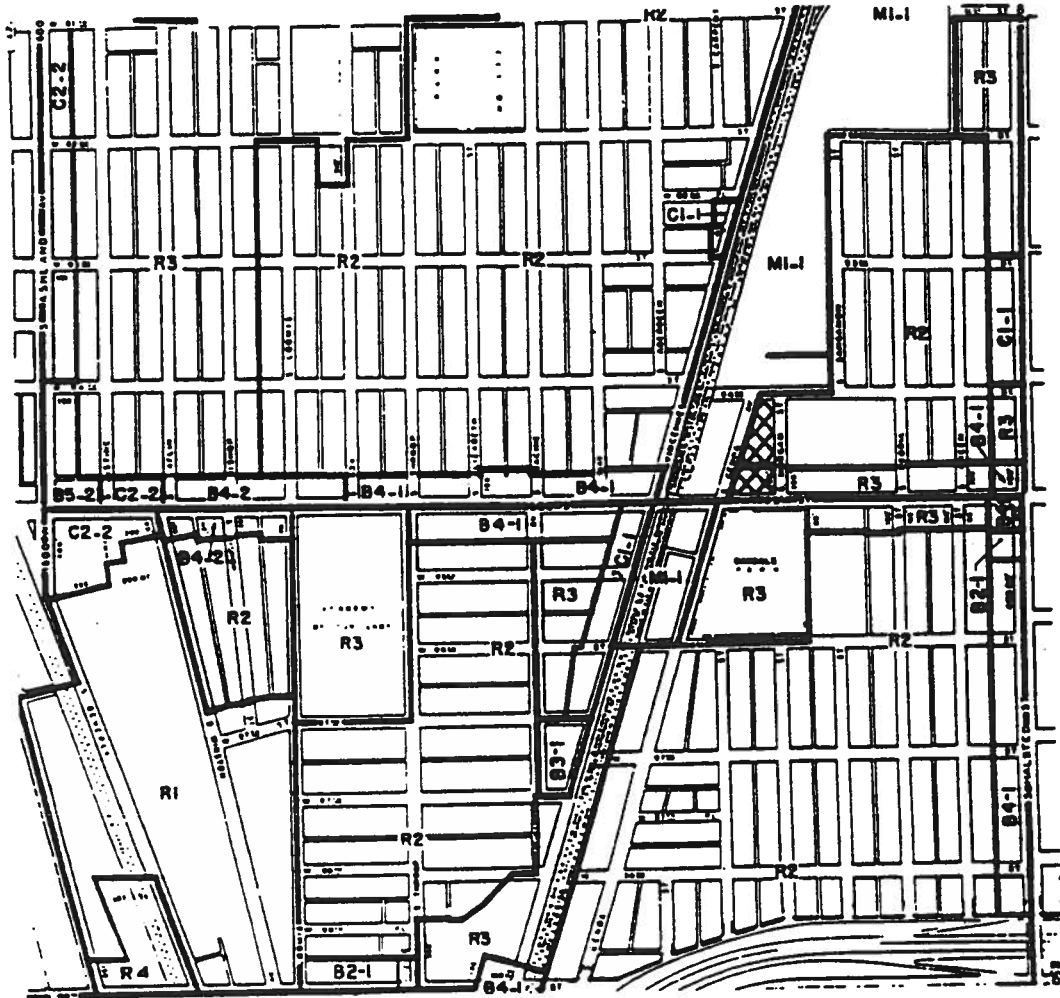
Reclassification Of Area Shown On Map Number 26-E.

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. 26-E in the area bounded by:

(Continued on page 48162)

Existing Zoning Map.



Legend



Subject Property

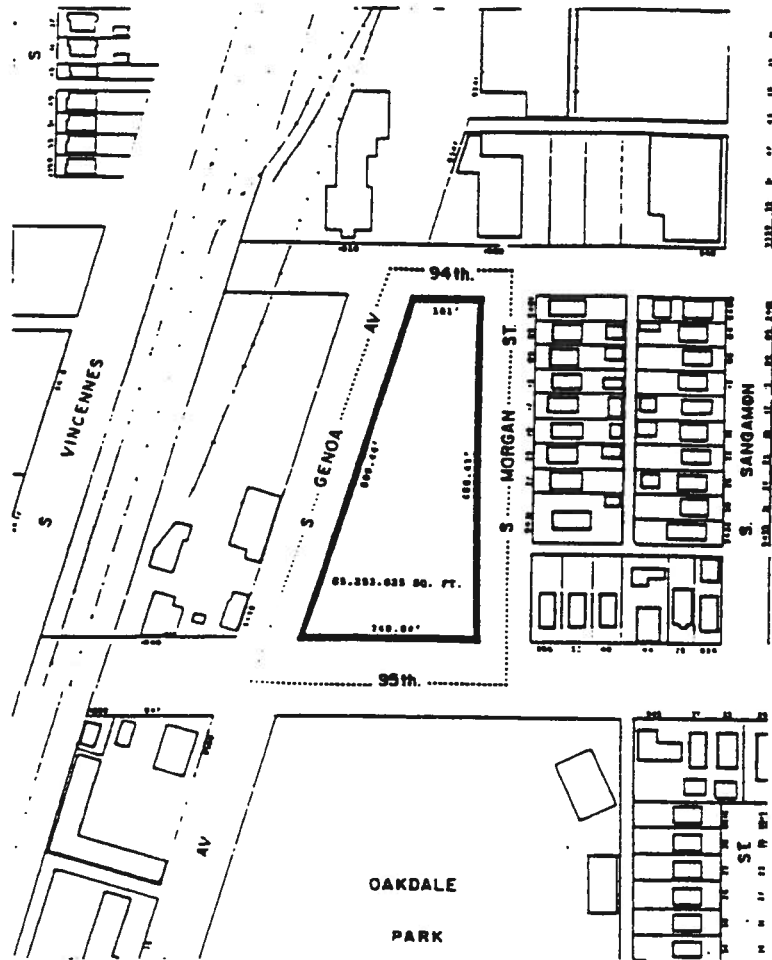


Zoning Boundaries

Applicant:
Address:
Date:

Washington Heights Care Center
5301 W. Touhy Ave. Skokie, IL 60077
November 30, 1993

Planned Development Boundary And Property Line Map.

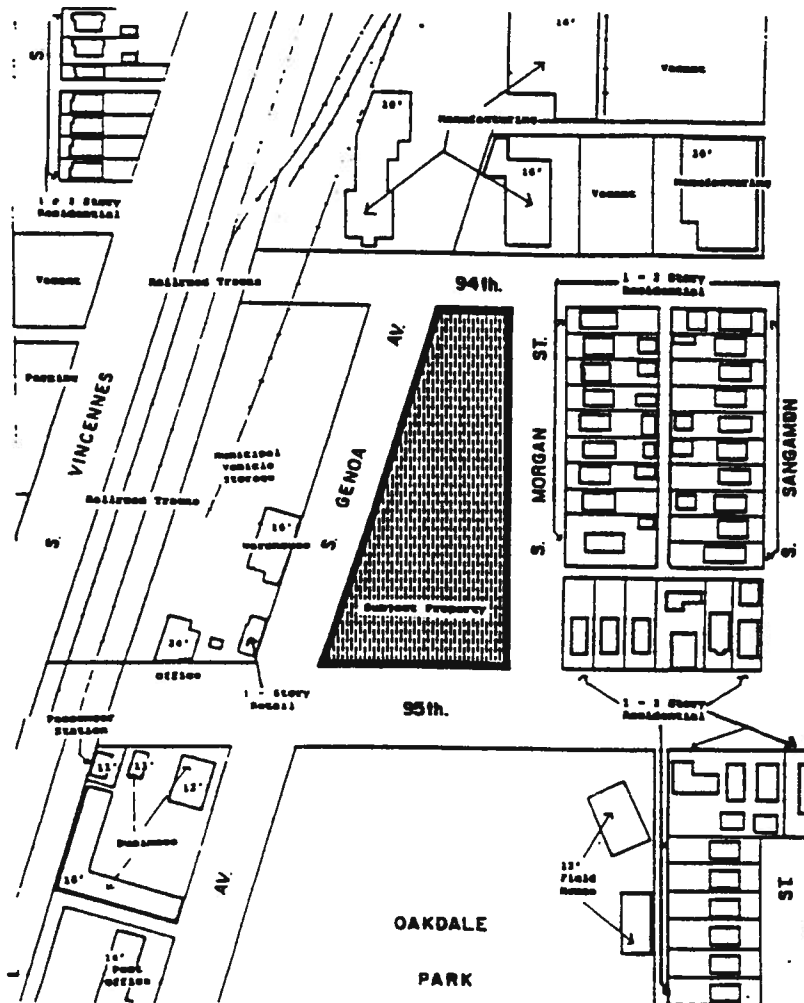


Legend

- Planned Development Boundary
- Property Line

Applicant: Washington Care Center
 Address: 5301 W. Touhy Ave. Skokie, IL 60077
 Date: November 30, 1993

Existing Land Use Map.



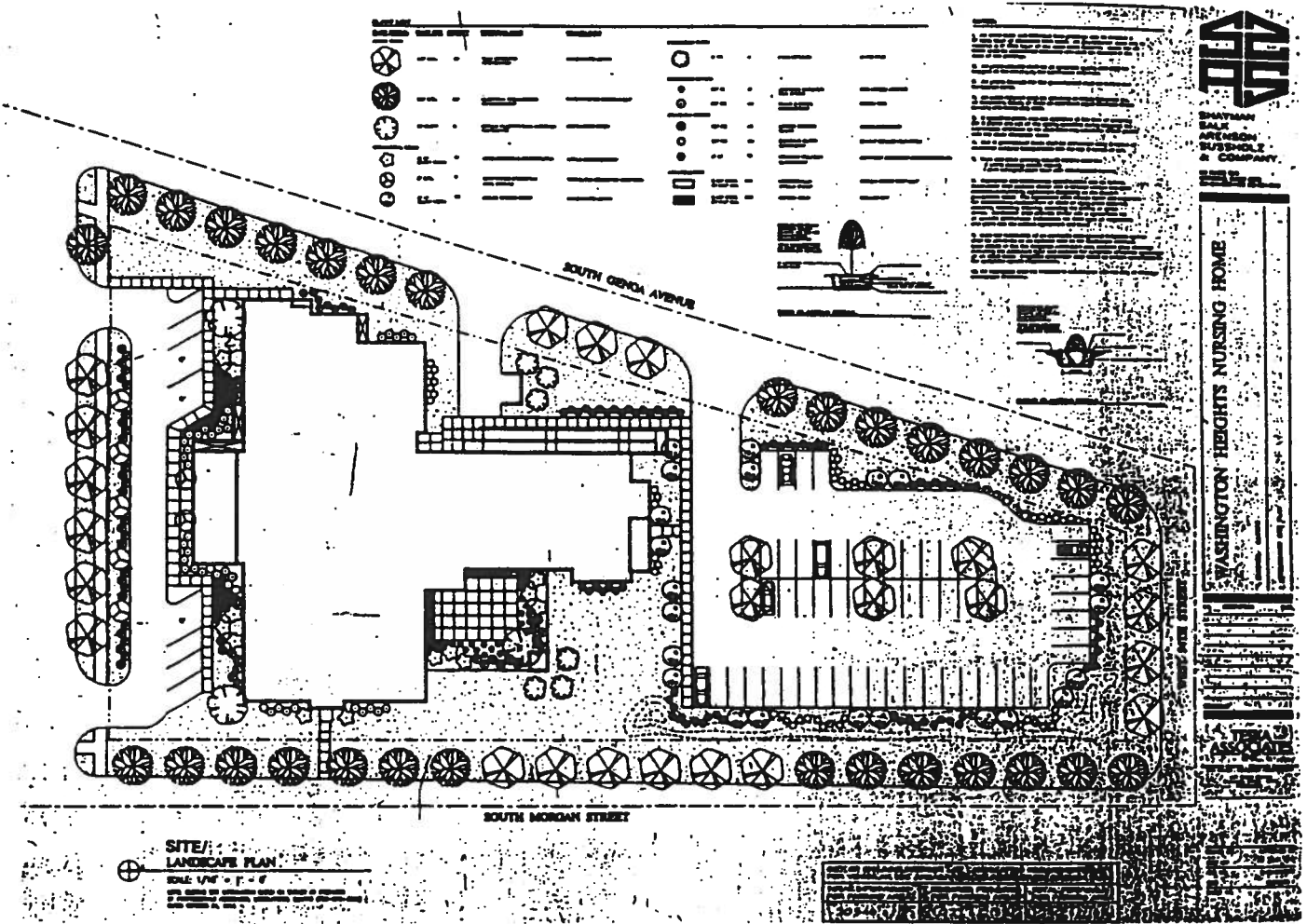
Legend



Subject Property

Applicant: Washington Heights Care Center
 Address: 5301 W. Touhy Ave. Skokie, IL 60077
 Date: November 30, 1993

Site/Landscape Plan.

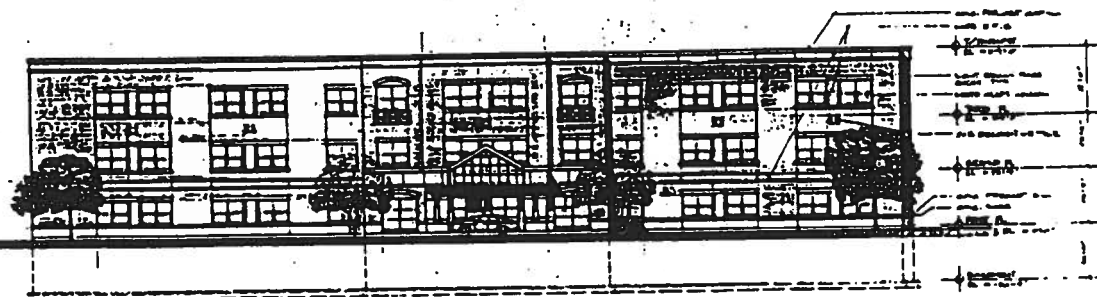


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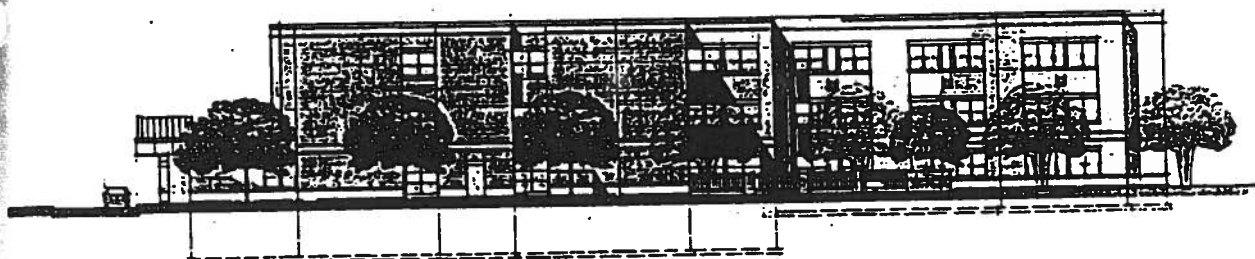
UNFINISHED BUSINESS

48161

Elevation Drawings.



SOUTH ELEVATION



EAST ELEVATION



SHATMAN
ARESON
SUESHOLT
& COMPANY

WASHINGTON HEIGHTS NURSING HOME

CHICAGO, ILLINOIS