

11/30/94

UNFINISHED BUSINESS

PD # 568

63279

11353

CHICAGO ZONING ORDINANCE AMENDED TO RECLASSIFY PARTICULAR AREAS.

On motion of Alderman Banks, the City Council took up for consideration the report of the Committee on Zoning, deferred and published in the Journal of the Proceedings of November 16, 1994, pages 61316 through 61424, recommending that the City Council pass the said proposed ordinances which amend the Chicago Zoning Ordinance by reclassifying particular areas.

On motion of Alderman Banks, the said proposed ordinances were *Passed* by yeas and nays as follows:

Yeas -- Aldermen Mazola, Haithcock, Tillman, Preckwinkle, Bloom, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Fary, Olivo, Burke, Jones, Coleman, Streeter, Murphy, Rugai, Troutman, Evans, Munoz, Laski, Miller, Ocasio, Watson, E. Smith, Burrell, Bialczak, Suarez, Gabinski, Mell, Austin, Wojcik, Banks, Giles, Allen, Laurino, Doherty, Natarus, Bernardini, Levar, Schulter, M. Smith, Moore, Stone -- 46.

Nays -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

*Reclassification Of Area Shown On Map Number 1-F.
(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 M1-5 Restricted Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by:

the alley next north of and parallel to West Superior Street; North Franklin Street; West Superior Street; and a line 100 feet west of and parallel to North Franklin Street,

to those of a B7-5 General Central Business 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.

(Continued from page 63336)

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 Statements referred to in this ordinance read as follows:

Institutional Planned Development #568

Plan Of Development

Statements.

1. The area delineated herein as an Institutional Planned Development (the "Planned Development") consists of approximately 84,365 square feet (1.936 acres) of property which is depicted on the attached Planned Development Boundary, Property Line and Right-of-Way Adjustment Map (the "Property") and is owned or controlled by the Applicant, Highlander Care Center, L.L.C..
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant. 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 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 and all obligations or liability hereunder.

4. This Plan of Development consists of thirteen (13) statements; an Existing Zoning Map; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; a Generalized Land-Use Plan; an Existing Land-Use Map; a Bulk Regulations and Data Table; a Site Plan prepared by Shayman Salk Arenson Sussholz & Company dated October 20, 1994 (the "Site Plan"); a Landscape Plan prepared by Shayman Salk Arenson Sussholz & Company and Teska Associates dated October 20, 1994 (the "Landscape Plan"); and Building Elevations prepared by Shayman Salk Arenson Sussholz & Company dated October 20, 1994 (the "Building Elevations"). Reduced copies of the Site Plan, the Landscape Plan and Building 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 shall be permitted in the area delineated herein as Institutional Planned Development:

Nursing home, 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 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. 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.
8. Any service drive or other ingress and 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.
9. In addition to the maximum heights of the buildings and any appurtenances attached thereto prescribed in this Planned Development, the height of the improvements and any appurtenances 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, Department of Aviation and Department of Law and approved by the City Council.
10. 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 Plan, the Landscape Plan and Building Elevations. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance.

11. 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.").
12. 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 these statements 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.
13. 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 R4 General Residence District.

[Existing Zoning Map; Planned Development Boundary, Property Line and Right-Of-Way Adjustment Map; Generalized Land-Use Plan; Existing Land-Use Map; Site Plan; Landscape Plan; and Elevation Drawings referred to in these Plan of Development Statements printed on pages 63351 through 63358 of this Journal.]

Use and Bulk Regulations and Data referred to in these Plan of Development Statements read as follows:

Institutional Planned Development

Plan Of Development

Use And Bulk Regulations And Data.

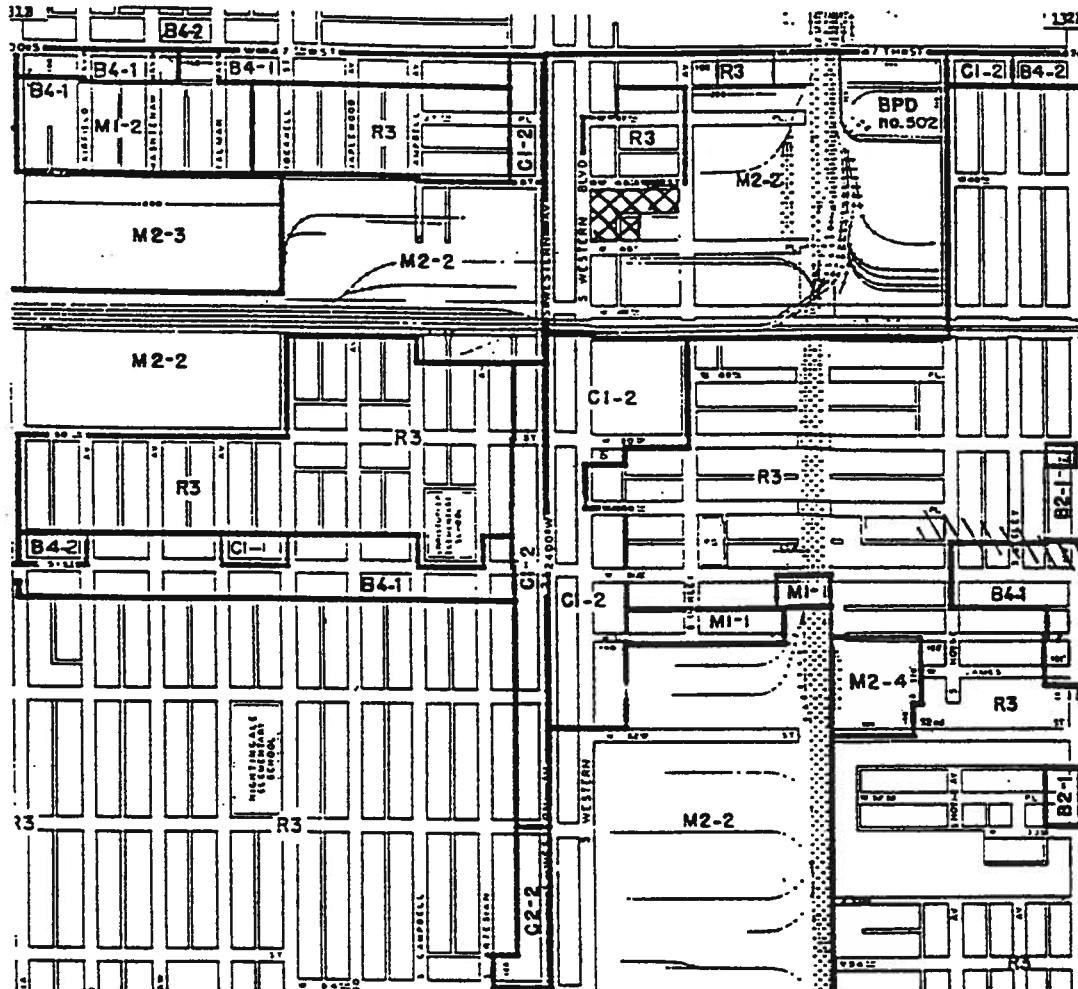
General Description of Land Use:	See Statement No. 5.
Maximum Permitted Floor Area Ratio:	1.0.
Gross Site Area, 145, 907.4 square feet = Net Site Area, 84, 365 square feet + Area Remaining in Public Right-of-Way, 61,542.4 square feet.	
Setbacks from Property Line:	In substantial conformance with the Site Plan and the Plan of Development Statements.
Maximum Percentage of Site Coverage:	In substantial conformance with the Site Plan.
Maximum Number of Beds:	245.
Minimum Number of Off-Street Parking:	64 spaces.
Minimum Number of Off-Street Loading Berths:	1 berth.
Maximum Building Height:	40 feet.

Reclassification Of Area Shown On Map Number 12-K.

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

(Continued on page 63359)

Existing Zoning Map.



Legend



Subject Property

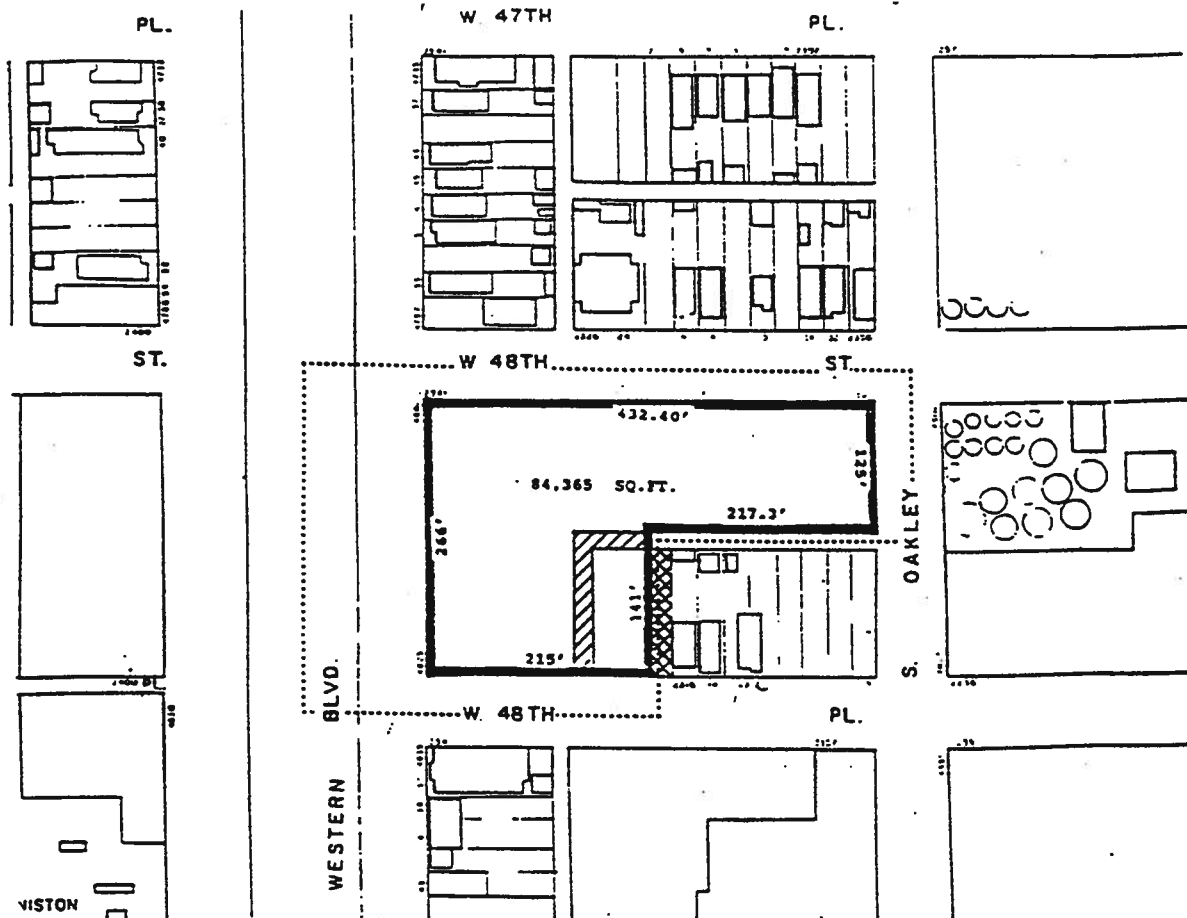


Zoning Boundaries

Applicant: Highlander Care Center, L.L.C.
 Address: 643 North Orleans Street, Chicago, IL 60610
 Date: July 11, 1994
 Revised: October 20, 1994

Planned Development Boundary, Property Line
And Right-Of-Way Adjustment Map.

PLANNED DEVELOPMENT BOUNDARY,

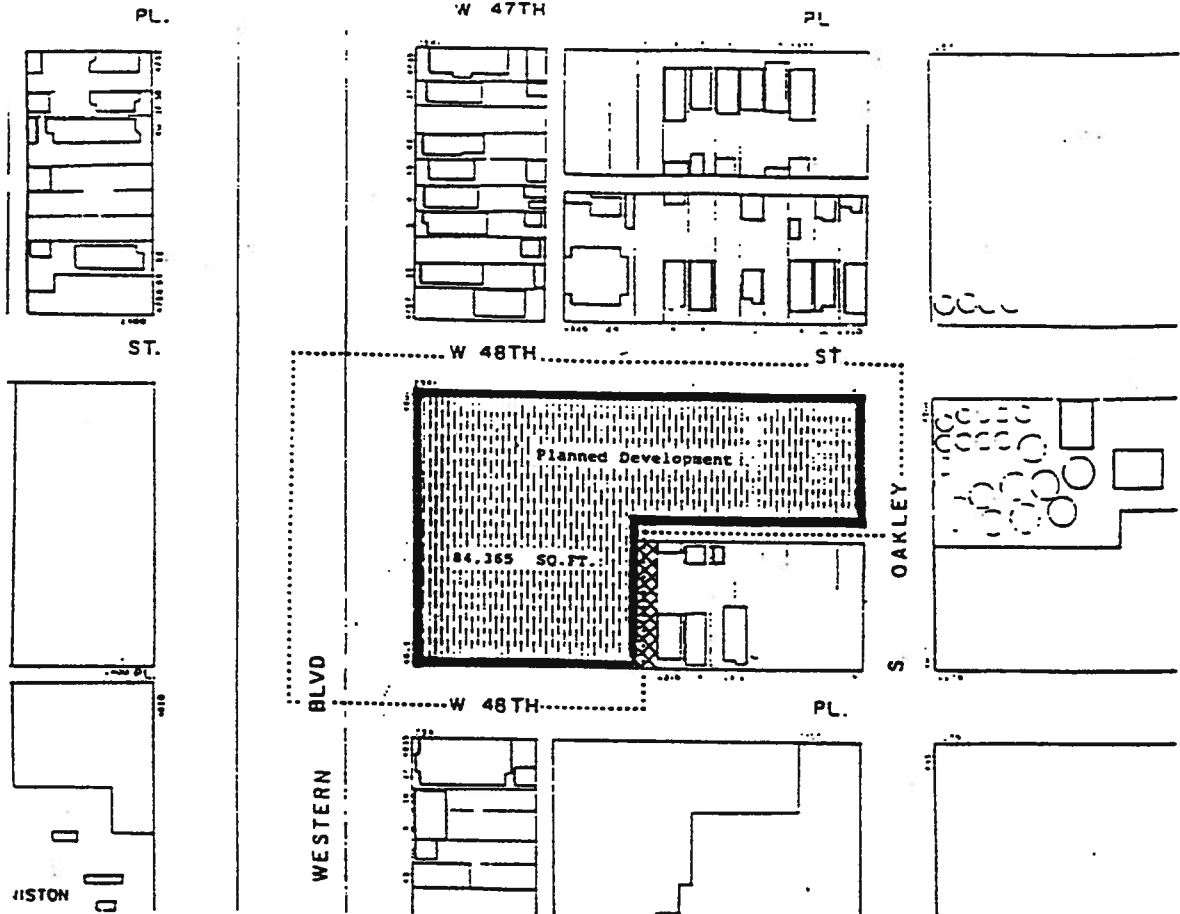


Legend

- Planned Development Boundary
- Property Line
- XXXXXX Alley to be dedicated
- ////// Alley to be vacated

Applicant: Highlander Care Center, L.L.C.
 Address: 643 North Orleans Street, Chicago, IL 60610
 Date: July 11, 1994
 Revised: October 20, 1994

Generalized Land-Use Plan.

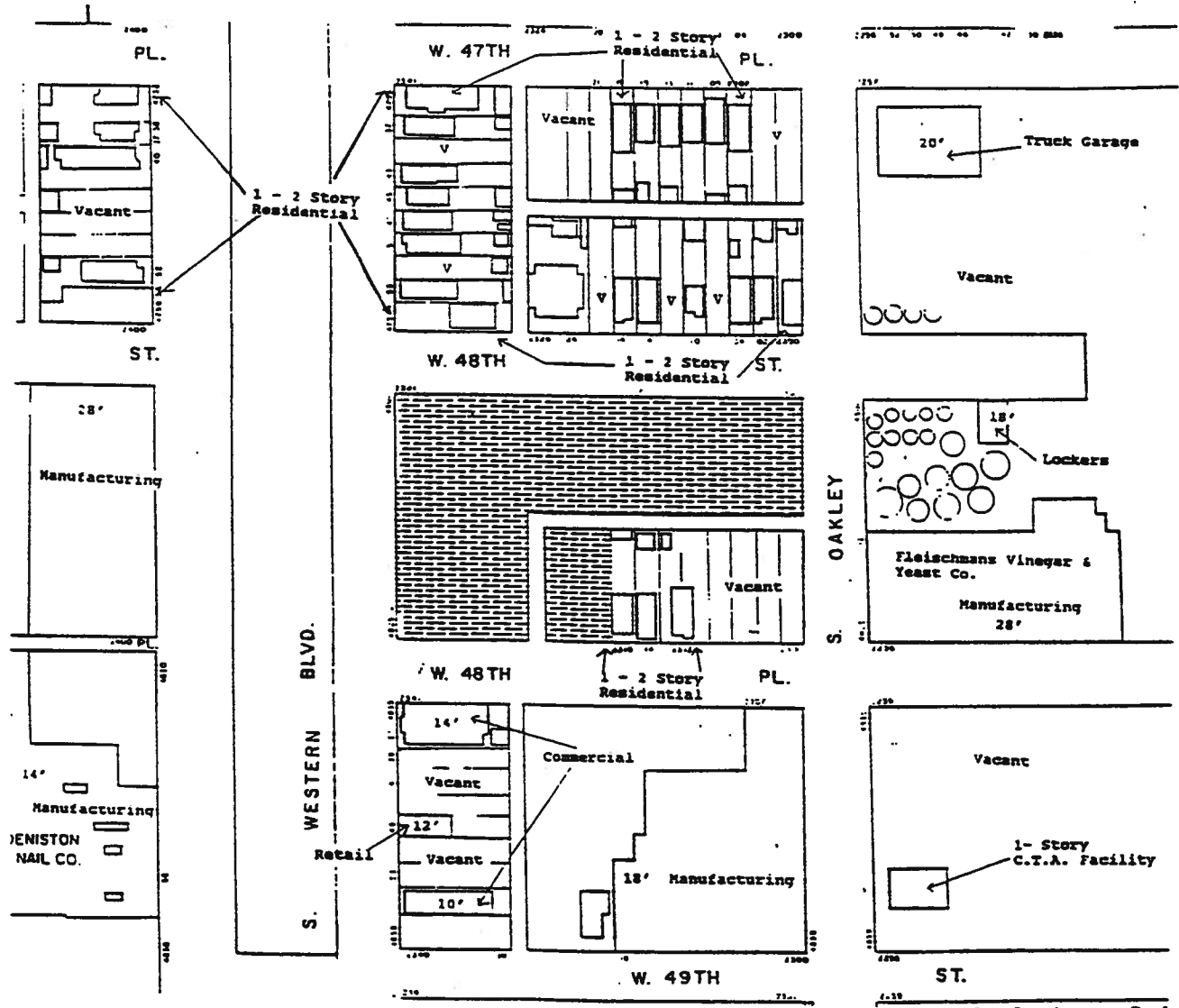


Legend

- Planned Development Boundary
- Property Line
- XXXXXX Alley to be dedicated
- ||||| See Statement #5

Applicant: Highlander Care Center, L.L.C.
 Address: 643 North Orleans Street, Chicago, IL 60610
 Date: July 11, 1994
 Revised: October 20, 1994

Existing Land Use Map.



Legend



Subject Property

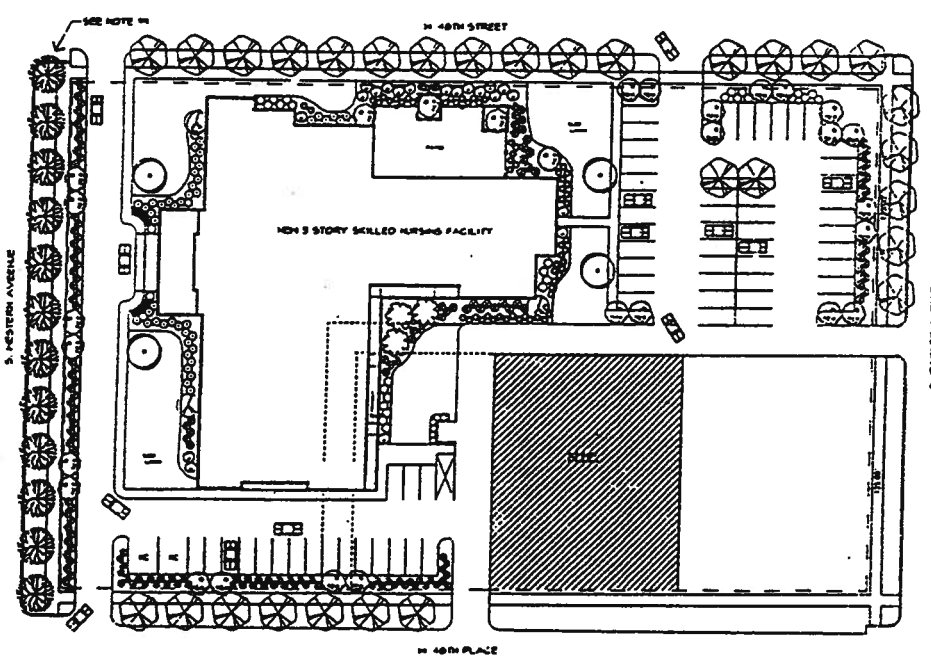
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Applicant:
 Address:
 Date:
 Revised:

Highlander Care Center, L.L.C.
 643 North Orleans Street, Chicago, IL 60610
 July 11, 1994
 October 20, 1994

Landscape Plan.



- NOTES:**
1. All tree sizes and individual tree plantings are to remain as shown on the site plan. All trees to be removed shall be removed within 30 days of the start of construction. All trees to be removed shall be removed within 30 days of the start of construction. All trees to be removed shall be removed within 30 days of the start of construction.
 2. All plant materials shall be of standard quality and shall be subject to the approval of the Commissioner of Public Works.
 3. All plants shall be installed within 30 days of the start of construction.
 4. All plants shall be installed within 30 days of the start of construction.
 5. All plants shall be installed within 30 days of the start of construction.

1 of 27
NORTH

NOTE: THE DISTANCE SHOWN ON THIS PLAN IS BASED ON THE RECORD OF SURVEY FOR THE PROPERTY DESCRIBED. ANY DISCREPANCY BETWEEN THIS PLAN AND THE RECORD OF SURVEY SHALL BE SETTLED BY THE COURT OF COMMON PLEAS IN THE COUNTY OF COOK, ILL.

PLANT LIST

PLANT SYMBOL	PLANT SIZE	QUANTITY	OFFICIAL NAME	COMMON NAME	PLANT SYMBOL	PLANT SIZE	QUANTITY	OFFICIAL NAME	COMMON NAME
(Symbol)	12" CAL.	10	FRAXINUS AMERICANA	GREENBARK LINDEN	(Symbol)	12" CAL.	10	FRAXINUS AMERICANA	GREENBARK LINDEN
(Symbol)	12" CAL.	10	FRAXINUS AMERICANA	GREENBARK LINDEN	(Symbol)	12" CAL.	10	FRAXINUS AMERICANA	GREENBARK LINDEN
(Symbol)	12" CAL.	10	FRAXINUS AMERICANA	GREENBARK LINDEN	(Symbol)	12" CAL.	10	FRAXINUS AMERICANA	GREENBARK LINDEN
(Symbol)	12" CAL.	10	FRAXINUS AMERICANA	GREENBARK LINDEN	(Symbol)	12" CAL.	10	FRAXINUS AMERICANA	GREENBARK LINDEN
(Symbol)	12" CAL.	10	FRAXINUS AMERICANA	GREENBARK LINDEN	(Symbol)	12" CAL.	10	FRAXINUS AMERICANA	GREENBARK LINDEN
(Symbol)	12" CAL.	10	FRAXINUS AMERICANA	GREENBARK LINDEN	(Symbol)	12" CAL.	10	FRAXINUS AMERICANA	GREENBARK LINDEN
(Symbol)	12" CAL.	10	FRAXINUS AMERICANA	GREENBARK LINDEN	(Symbol)	12" CAL.	10	FRAXINUS AMERICANA	GREENBARK LINDEN
(Symbol)	12" CAL.	10	FRAXINUS AMERICANA	GREENBARK LINDEN	(Symbol)	12" CAL.	10	FRAXINUS AMERICANA	GREENBARK LINDEN
(Symbol)	12" CAL.	10	FRAXINUS AMERICANA	GREENBARK LINDEN	(Symbol)	12" CAL.	10	FRAXINUS AMERICANA	GREENBARK LINDEN
(Symbol)	12" CAL.	10	FRAXINUS AMERICANA	GREENBARK LINDEN	(Symbol)	12" CAL.	10	FRAXINUS AMERICANA	GREENBARK LINDEN

SHAYMAN SALK APENSON SUSSKOL & COMPANY

HIGHLANDER NURSING HOME

LANDSCAPE PLAN

DATE: 11/30/94

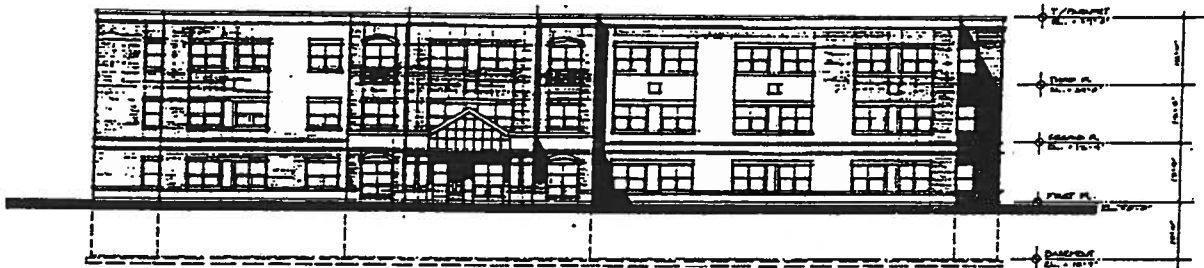
SCALE: 1" = 20'

PROJECT NO: 94-001

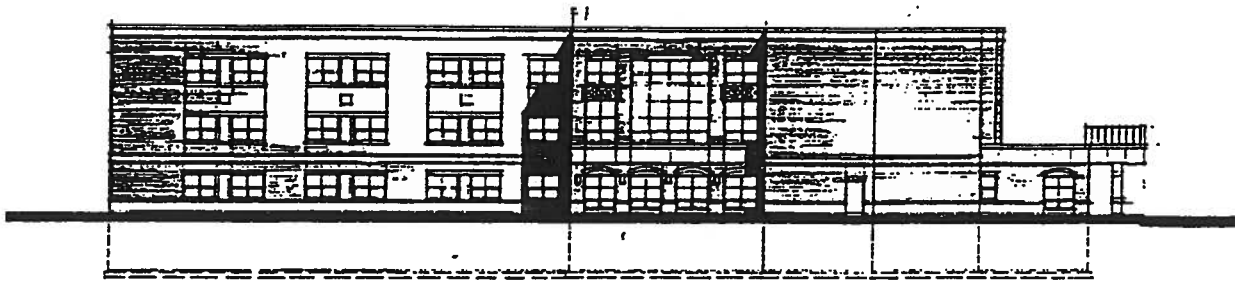
CLIENT: HIGHLANDER NURSING HOME

1 of 27

Building Elevation.
(Page 1 of 2)



WEST ELEVATION

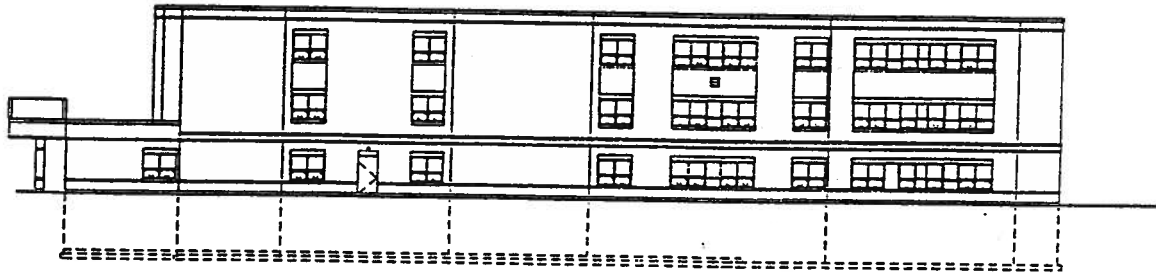


NORTH ELEVATION

SHAYMAN
SALK
ARENSON
SUSSHOLZ
& COMPANY

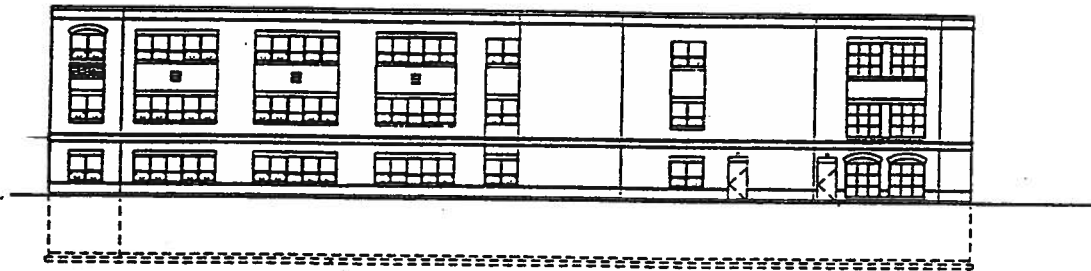
HIGHLANDERS NURSING HOME
CHICAGO, ILLINOIS

Building Elevation.
(Page 2 of 2)



SOUTH ELEVATION

SCALE 1/8" = 1'-0"



EAST ELEVATION

SCALE 1/8" = 1'-0"



SHAYMAN
SALK
ARONSON
SUSSHOLZ
& COMPANY

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