

Commercial District symbols and indications as shown on Map No. 1-M the area bounded by:

West Corcoran Place; the alley next east of and parallel to No Menard Avenue; a line 180.07 feet south of West Corcoran Place; and North Menard Avenue,

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

SECTION 2. That the Chicago Zoning Ordinance be amended changing all the R5 General Residence District symbols and indications shown on Map No. 1-M in the area bounded by:

West Corcoran Place; the alley next east of and parallel to No Menard Avenue; a line 180.07 feet south of West Corcoran Place; and North Menard 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 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 passage and due publication.

Plan of Development Statements referred to in this ordinance read follows:

Residential Planned Development No 582

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development (the "Planned Development") consists of approximately 30,668 square feet (+/- .70 acres) of property which is depicted on attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Applicant, Ser Lifestyle Corporation.
2. All applicable official reviews, approvals or permits are required be obtained by the Applicant. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-way shall require separate submittal on behalf of the Applicant and approval by City Council.

The motion to correct *Prevailed*.

UNFINISHED BUSINESS.

**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 Proceedings of May 2, 1995, pages 277 through 335, recommending that the City Council pass 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 Granato, Hajthcock, Preckwinkle, Holt, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Frias, Olivo, Burke, Jones, Streeter, Murphy, Rugai, Evans, Zalewski, Chandler, Medrano, Burnett, E. Smith, Burrell, Wojcik, Suarez, Gabinski, Mell, Austin, Colom, Banks, Giles, Allen, Laurino, O'Connor, Natarus, Bernardini, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 43.

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-M.

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 and C1-2 Restricted

OVER.

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 any and all obligations or liability hereunder.

4. This Plan of Development consists of fourteen (14) Statements; an Existing Zoning Map; a Bulk Regulations and Data Table; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Site/Landscape Plan (the "Site/Landscape Plan"); and Building Elevations prepared by Mann, Gin, Ebel & Frazier Ltd., dated April 11, 1995. Reduced copies of the Site/Landscape Plan and the Building 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 established criteria for approval as a planned development.

5. The following uses are permitted in the area delineated herein as Residential Planned Development:

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

6. 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 handicapped.

8. 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.

9. In addition to the maximum heights of the buildings and 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.

10. 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.
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 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 Building Elevations. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance.
12. The requirements of the 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 purpose 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.
13. 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, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").
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 such amendatory ordinance (the first day of which as applied to the 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 R-5 General Residence District.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Site/Landscape Plan; and Building Elevation Drawings referred to in these Plans of Development Statements printed on pages 2082 through 2086 of this Journal.]

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

Residential Planned Development 582

Plan Of Development

Bulk Regulations And Data Table.

Gross Site Area, +/- 48,258.15 square feet (+/- 1.1 acres) = Net Site Area +/- 30,668.72 square feet (+/- .70 acres) + Area Remaining in Public Rights-of-Way, +/- 17,589.43 square feet (+/- .40 acres).

Maximum Permitted Floor Area Ratio:	2.3.
Setbacks from Property Line:	In substantial conformance with Site/Landscape Plan.
Maximum Percentage of Site Coverage:	In substantial conformance with the Site/Landscape Plan.
Maximum Number of Dwelling Units:	45 units.
Maximum Number of Efficiency Units:	39 units.
Minimum Number of Off-Street Parking:	25 spaces.

Minimum Number of Off-Street
Loading Berths:

1 berth.

Maximum Building Height:

In substantial conformance with
the Building Elevations.

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Reclassification Of Area Shown On Map Number 3-L.

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 Institutional Planned Development No. 9 District symbols and indications as shown on Map No. 3-L in the area bounded by:

West Division Street; North Lamont Avenue; West Thomas Street; the public alley next west of North Laverne Avenue; a line 306.41 feet north of and parallel to West Thomas Street; and North Laverne Avenue,

to those of an Institutional/Residential/Business Planned Development No. 9, as amended, and a corresponding use district is hereby established in the area above described, subject to the terms of the Plan of Development which is attached hereto and made a part hereof.

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:

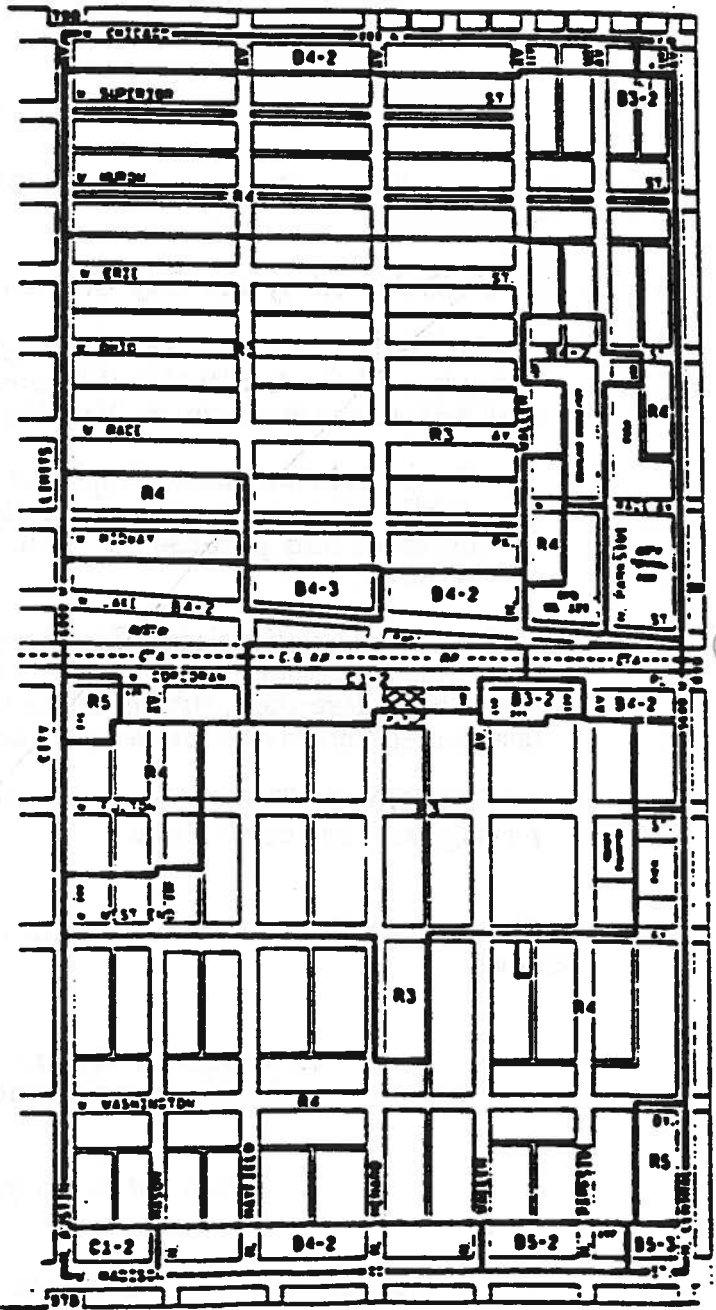
*Institutional Residential Business Planned
Development Number 9, As Amended,*

Plan Of Development Statements.

1. The area delineated herein as "Institutional/Residential/Business Planned Development Number 9, as amended", consisting of

(Continued on page 2087)

Existing Zoning Map.



Legend



Subject Property



Zoning Boundaries

Applicant:

Senior Lifestyle Corporation

Address:

5327 N. Sheridan Road, Suite 100, Chicago, IL 60640

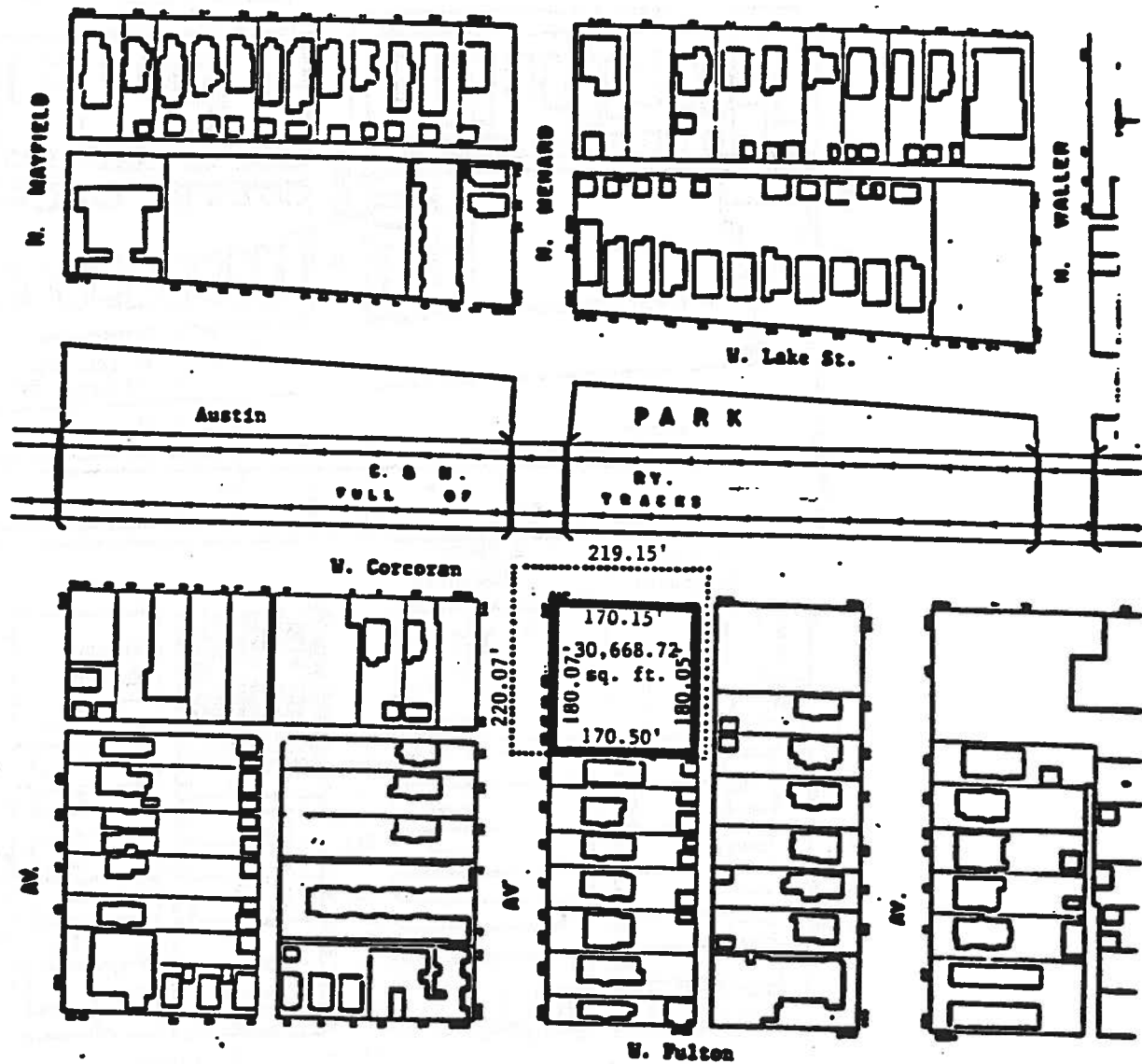
Date:

February 8, 1995

Revised:

April 13, 1995

Planned Development Boundary And Property Line Map.

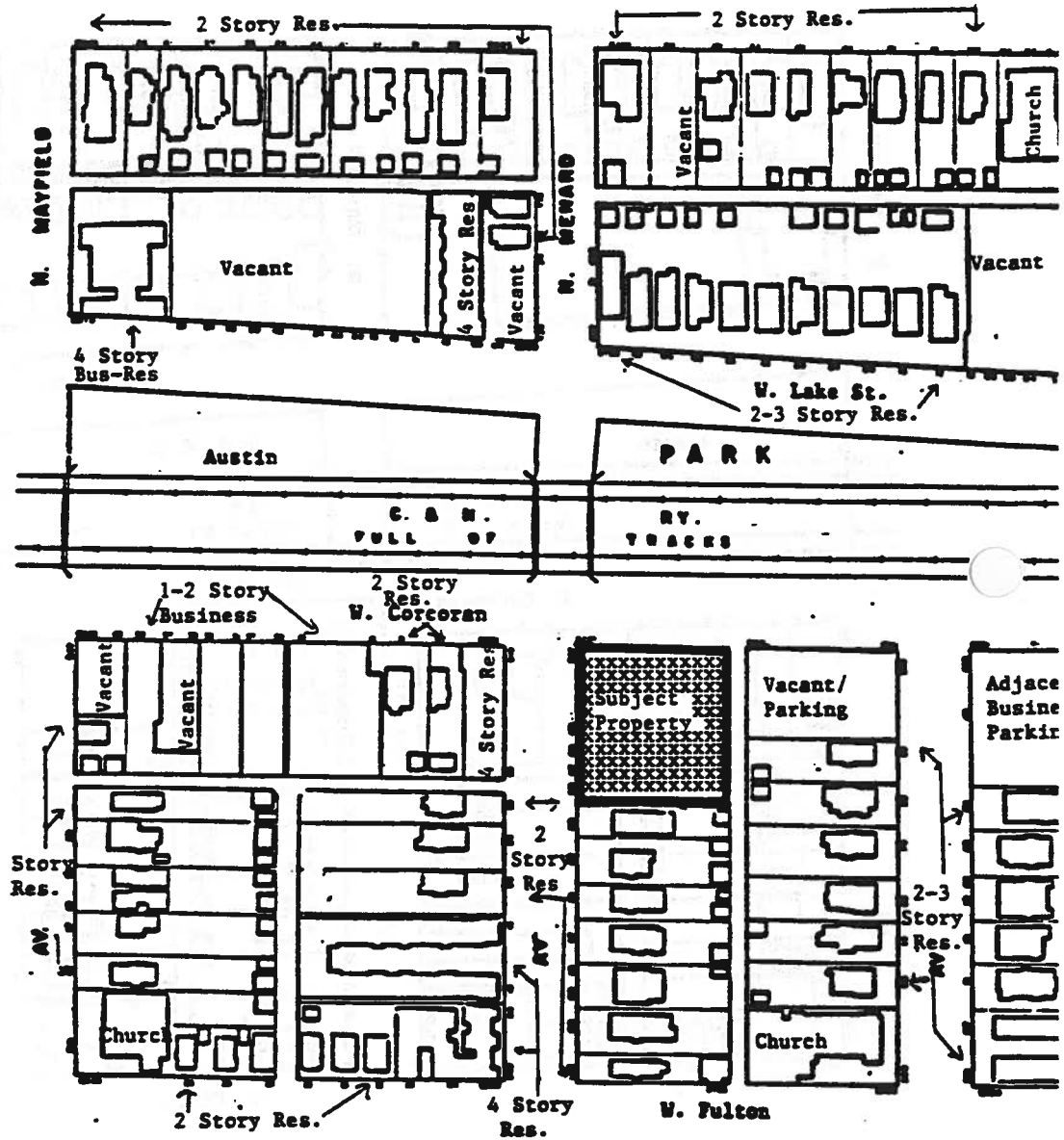


Legend

- Planned Development Boundary
- Property Line

Applicant: Senior Lifestyle Corporation
Address: 5327 N. Sheridan Road, Suite 100, Chicago, IL 60640
Date: February 8, 1995
Revised: April 13, 1995

Existing Land-Use Map.



Legend

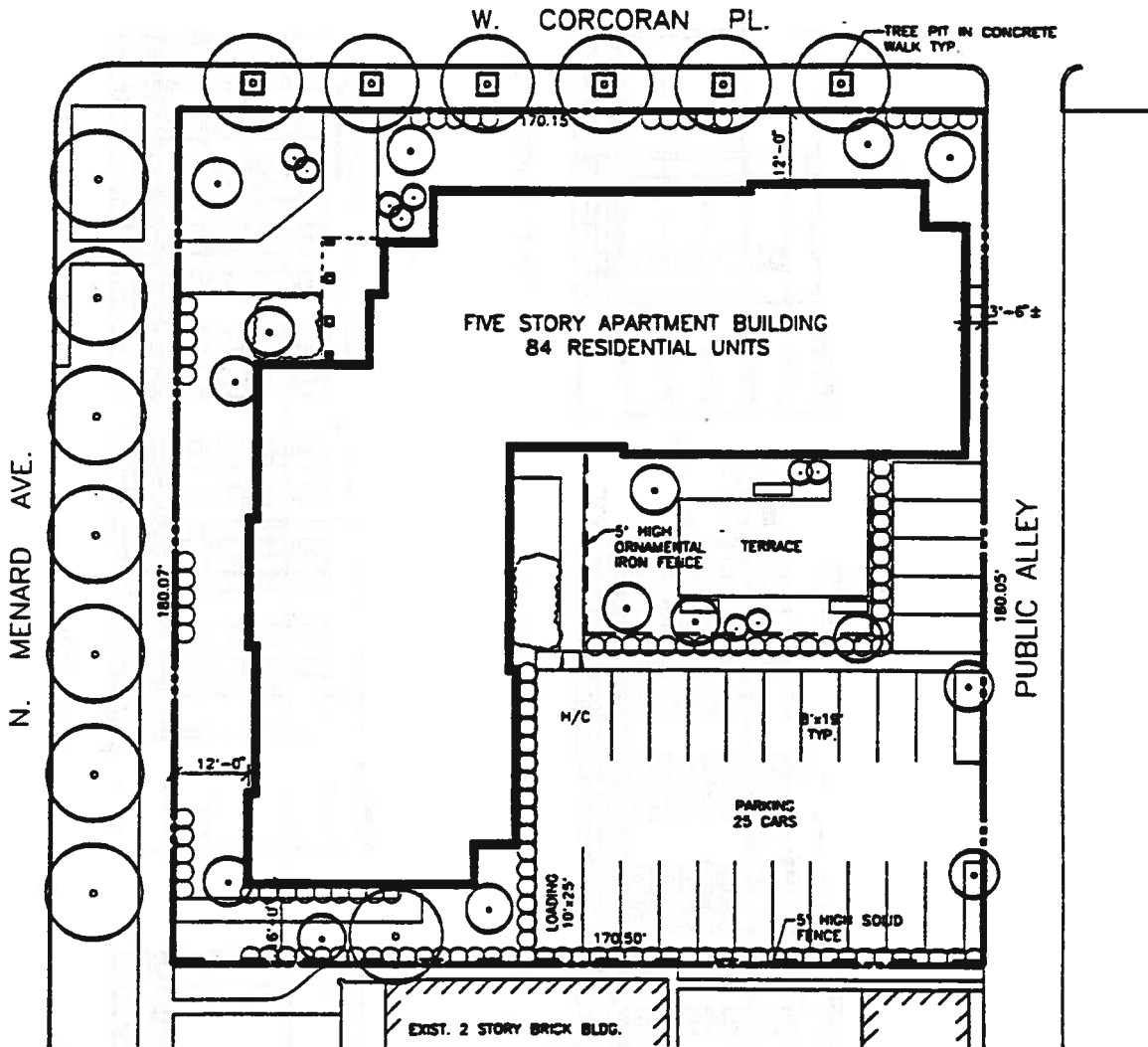


Subject Property

Applicant:
 Address:
 Date:
 Revised:

Senior Lifestyle Corporation
 5327 N. Sheridan Road, Suite 100, Chicago, IL 60640
 February 8, 1995
 April 13, 1995

Site/Landscape Plan.



SCALE: 1" = 32'-0"

Revised: April 13, 1995

SENIOR SUITES	
AMSTER	
SENIOR LIFESTYLE CORPORATION 100 N. MENARD AVE., SUITE 200 ST. LOUIS, MO. 63102	DATE: 4/11/95 SHEET NO. 1
DANK, GRI, GRIEL & FRAZIER LTD. ARCHITECTS - PLANNERS 10 N. MENARD AVE., SUITE 200 ST. LOUIS, MO. 63102	

