

11544

11/1/95

REPORTS OF COMMITTEES

9357

~~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. 12-L in the area bounded by:~~

~~a line 300 feet south of and parallel to the south line of West 52nd Street; South Lorel Avenue; the public alley next north of and parallel to South Archer Avenue; and the public alley next west of and parallel to South Lorel 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 20-I.  
(As Amended)*

*Be It Ordained by the City Council of the City of Chicago:* IPD 593

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. 20-I in the area bounded by:

the alley next north of and parallel to West 87th Street; a line 409.84 feet east of South Sacramento Avenue; West 87th Street; and South Sacramento Avenue,

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 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:

11544

*Institutional Planned Development* 593

*Plan Of Development*

*Statements.*

1. The area delineated herein as an Institutional Planned Development (the "Planned Development") consists of approximately 51,161 square feet ( $\pm$  1.17 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, The Renaissance Limited Partnership.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant, its successors, assignees or grantees. 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, its successors, assignees or grantees 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 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 thirteen (13) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Site/Landscape Plan and Building Elevations prepared by Einstein Associates, Inc., dated September 14, 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 the established criteria for approval as a planned development.
5. The following uses are permitted in the area delineated herein as an Institutional Planned Development:

Nursing home, excluding drug abuse or alcoholism treatment facility, accessory parking and accessory uses, including parabolic transmitting and receiving antennae which may be up to eight (8) feet in diameter, subject to appropriate screening.
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 four percent (4%) 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 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 Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Egress from the Property onto South Sacramento Avenue shall be restricted to left turn only through appropriate signage; provided, however, all ingress and egress shall be subject to the review and approval of the Bureau of Traffic Engineering and Operations and of the Department of Planning and Development.
9. 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, 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/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. Applicant agrees to remove the billboard currently located on the property within sixty (60) days from adoption of this Planned Development by City Council.
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, Refrigeration 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 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. 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 a B2-1 Restricted Retail District.

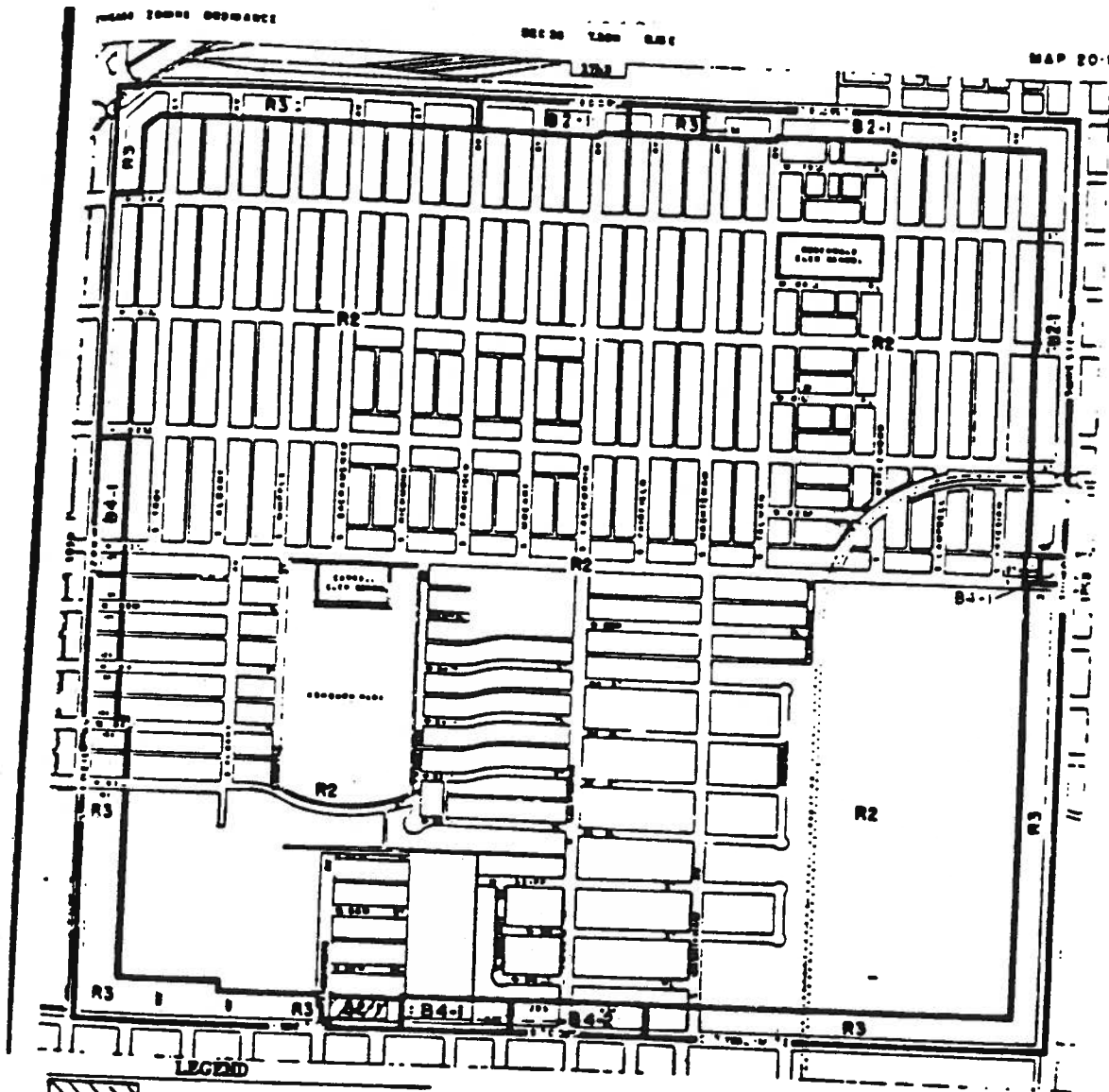
[Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Site/Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 9363 through 9370 of this Journal.]

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


*Institutional Planned Development No. 593**Plan Of Development**Bulk Regulations And Data Table.*


Gross Site Area	=	Net Site Area	+	Area Remaining in Public Rights-of-Way
±80,965.58 square feet (±1.85 acres)	=	±51,161 square feet (±1.17 acres)	+	±29,804.58 square feet (±.68 acres)
Maximum Permitted F.A.R.:				1.2.
Setbacks From Property Line:				In substantial conformance with the Site/Landscape Plan.
Maximum Percentage of Site Coverage:				In substantial conformance with the Site/Landscape Plan.
Maximum Number of Beds:				220 units.
Minimum Number of Off-Street Parking:				57 spaces.
Minimum Number of Off-Street Loading Berths:				1 berth.
Maximum Height:				In substantial conformance with the Building Eleva- tions.

Existing Zoning Map.



**LEGEND**

 SUBJECT PROPERTY

 ZONING BOUNDARIES

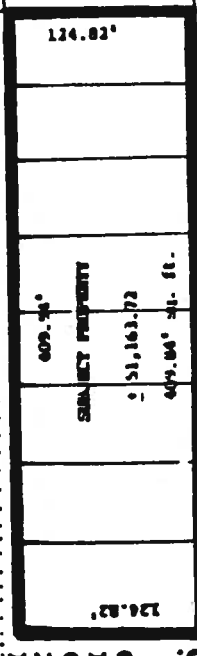
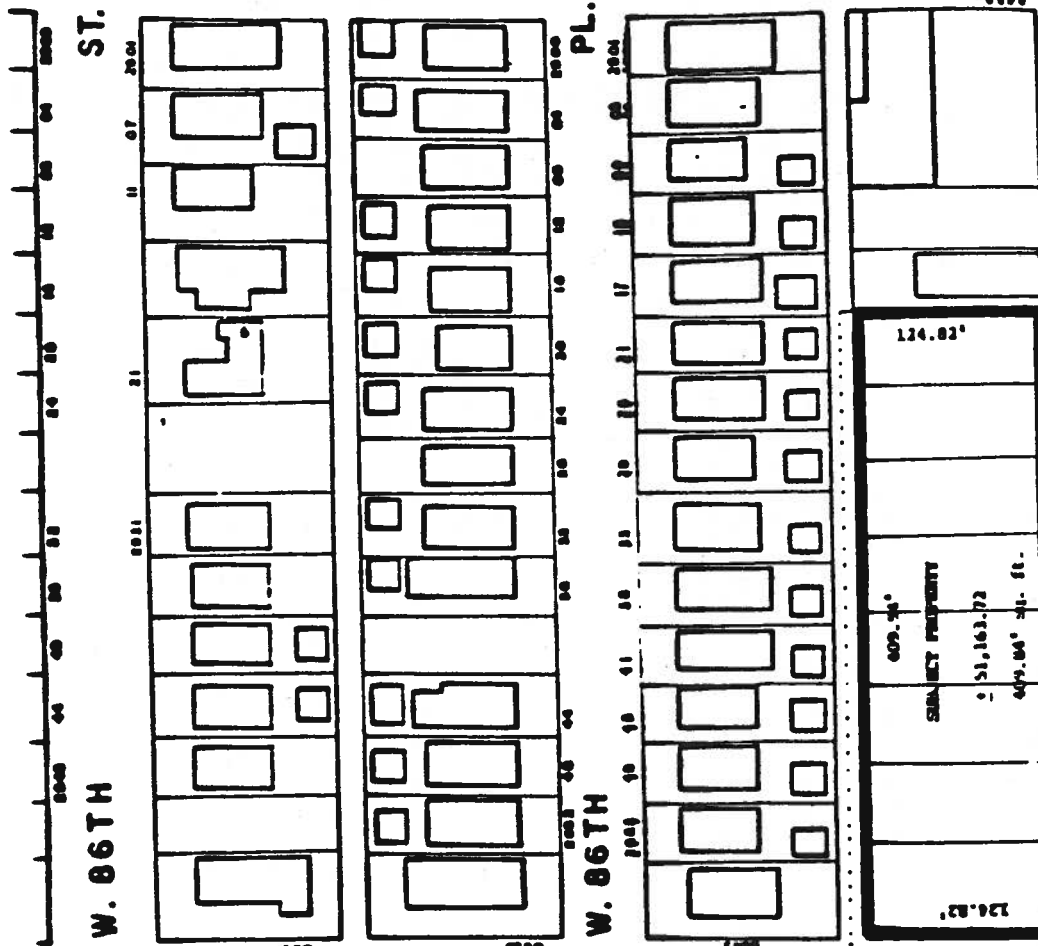
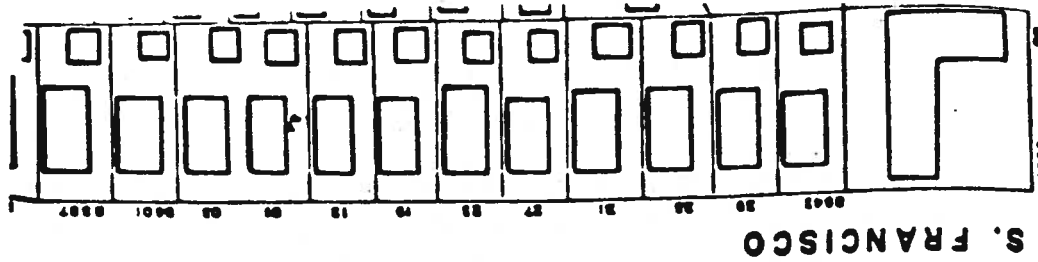
Applicant: The Renaissance Limited Partnership  
 6433 N. Lincoln Avenue  
 Lincolnwood, IL 60465

Date: May 17, 1995

Revised: September 14, 1995



Planned Development Boundary And Property Line Map.



CITY LIMITS

Legend  
 .....Planned Development Boundary  
 =====Property Line  
 The Business  
 Applicant: Limited Partnership  
 6433 W. Lincoln Ave.  
 Lincolnwood, IL 60465

Date: May 17, 1995

Revised: September 14, 1995

S...SACRAMENTO





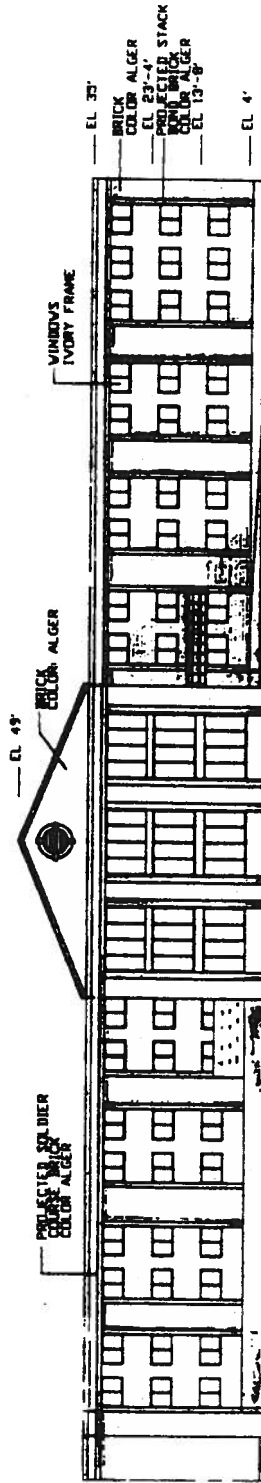
11/1/95

REPORTS OF COMMITTEES

9367

Building Elevation.  
(Page 1 of 4)

T H E R E N A I S S A N C E  
C H I C A G O . I L



— EL. 6'-8

SOUTH — W. 87TH — ELEVATION

Date: May 17, 1995

Revised: September 14, 1995

SEPTEMBER 14, 1995

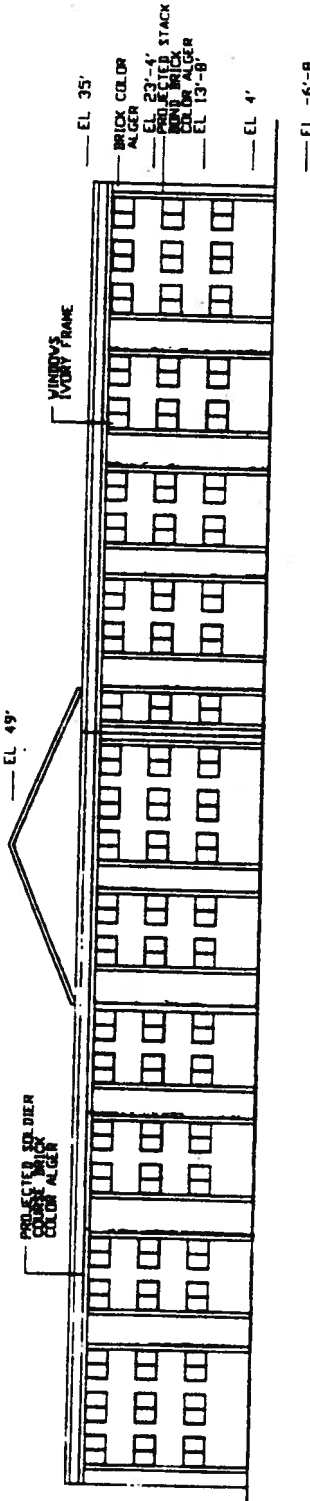
2.5"

London

Building Elevation.  
(Page 2 of 4)

T H E R E N A I S S A N C E

C H I C A G O . I L



NORTH ELEVATION

Date: May 17, 1995

Revised: September 14, 199

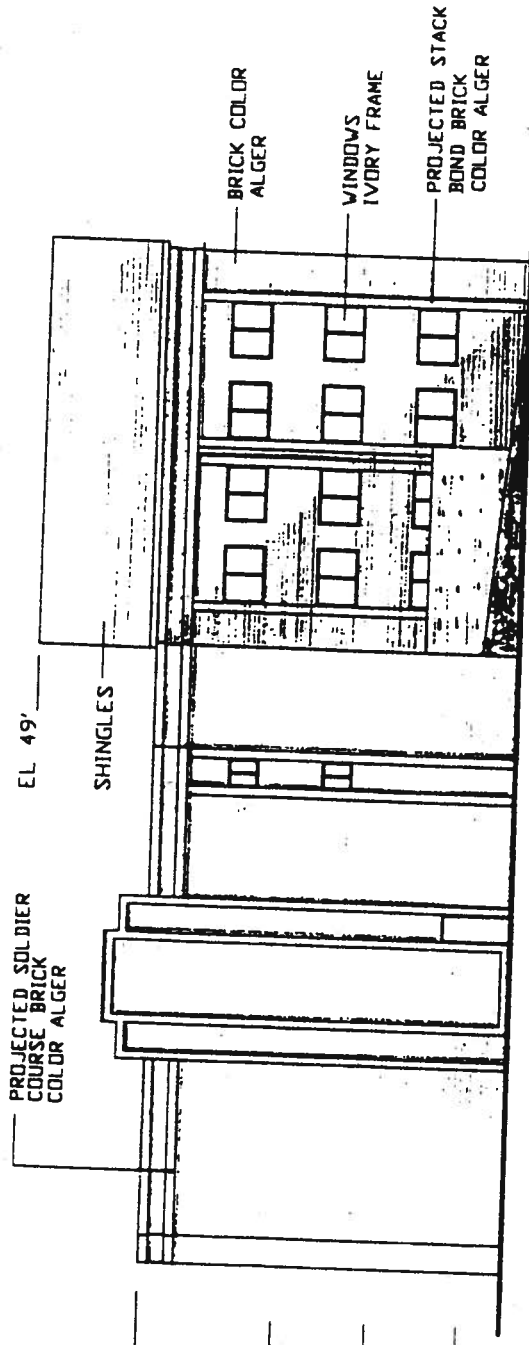
11/1/95

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Building Elevation.  
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T H E R E N A I S S A N C E  
C H I C A G O , I L



WEST ELEVATION

Date: May 17, 1995

Revised: September 14, 199

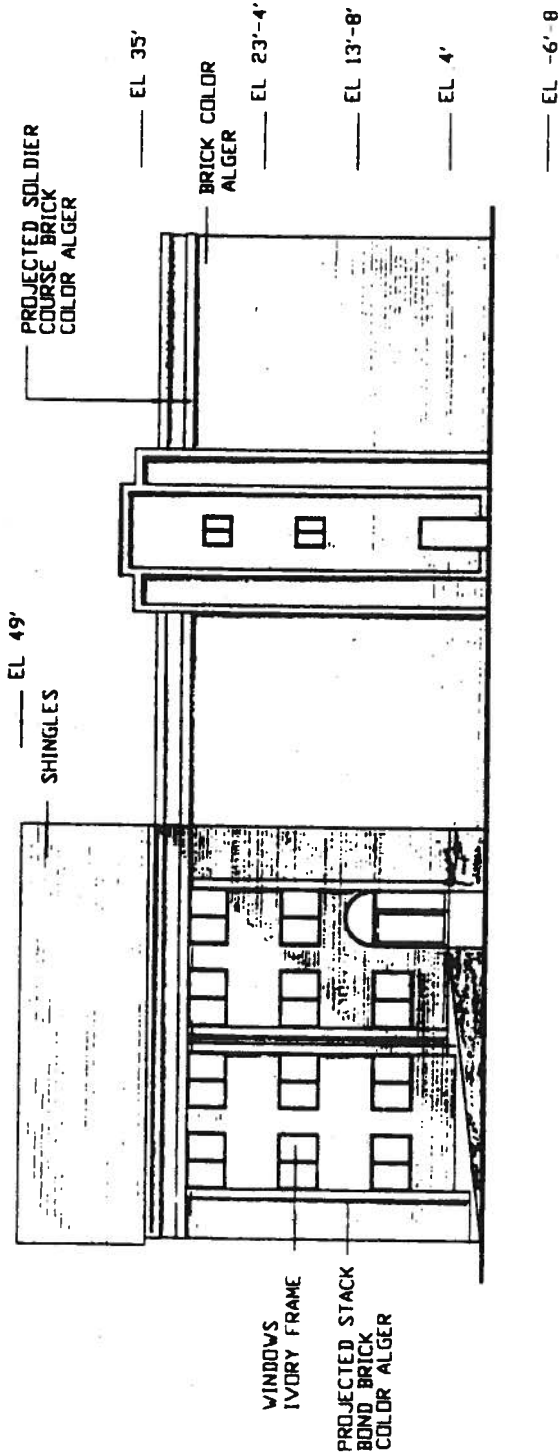
9370

CAGO

11/1/95

Building Elevation.  
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T H E R E N A I S S A N C E  
C H I C A G O , I L



EAST ELEVATION

Date: May 17, 1995

Revised: September 14, 1995