

11666

*Reclassification Of Area Shown On Map Number 20-B.
(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. 20-B in the area bounded by:

a line 592.53 feet north of West Talcott Avenue (as measured along the centerline of North Oketo Avenue extended on the north line of West Peterson Avenue (extended)); a line 87.72 feet west of and parallel to North Odell Avenue (as measured along the south line of West Peterson Avenue); West Talcott Avenue; and North Odell Avenue (extended),

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be further amended by changing all the R4 General Residence District symbols and indications in the area bounded by:

a line 592.53 feet north of West Talcott Avenue (as measured along the centerline of North Oketo Avenue extended on the north line of West Peterson Avenue (extended)); a line 87.72 feet west of and parallel to North Odell Avenue (as measured along the south line of West Peterson Avenue); West Talcott Avenue; and North Odell Avenue (extended),

to the designation of an Institutional Planned Development and corresponding use districts are hereby established in the above described area, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof 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 referred to in this ordinance reads as follows:

Institutional Planned Development. 595

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development

(the "Planned Development") consists of approximately 239,056 square feet (approximately 5.48 acres) of real property which is depicted on the attached Property Line and Planned Development Boundary Map (the "Property") and is owned or controlled by the applicant, Resurrection Health Care Corporation, an Illinois not-for-profit corporation (the "Applicant").

2. All applicable official reviews, approvals or permits required in connection with this Planned Development shall be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-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.
4. This Planned Development consists of fifteen (15) Statements; a Bulk Regulations and Data Table, an Existing Zoning Map, an Existing Land-Use Map, a Property Line and Planned Development Boundary Map, a Site Plan and Building Elevations prepared by Loebl Schlossman & Hackl ("L.S.H.") dated January 11, 1996 (the "Site Plan"), building elevations prepared by L.S.H. dated January 11, 1996 (the "Building Elevations"), and the Landscape Plan prepared by Wehler, Peterson & Associates, Ltd., dated January 11, 1996 (the "Landscape Plan"). Full size sets of the Site Plan, the Landscape Plan and the Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated herein and these and no other controls shall apply. The 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 permitted uses in the Planned Development are all levels of nursing care (including, but not limited to, sheltered, intermediate and skilled care), parking, and related uses.
6. Identification and other necessary 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. 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 shall be designated for parking for the handicapped.
8. Any service drives or any 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 Department of Transportation and the Department of Planning and Development.
9. In addition to the provisions of the Bulk Regulations and Data Table, the height restriction for any new construction shall be subject to:
 - (a) height limitations as certified on form FAA-117 or successor forms involved in the same subject matter 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. For purposes of maximum Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply; provided, however, that in addition to the other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, all floor area devoted to mechanical equipment rooms in

excess of 5,000 square feet in a single location, regardless of placement in the building, shall be excluded.

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 in the Planned Development, including all landscaping and entrances and exits to the parking areas, shall be designed, installed and maintained in substantial conformance with the Site Plan, the Building Elevations and the Landscape Plan and the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Any future additions to the building shall be architecturally compatible with the existing building and shall be located within the boundaries designated on the Site Plan.
13. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated in this Planned Development ordinance. Any such modification shall be deemed to be a minor change in the Planned Development ordinance 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 new buildings to be located within this Planned Development in an energy efficient manner, generally consistent with 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."). Copies of these standards may be obtained from the Department of Planning and Development.
15. Unless substantial construction of the proposed skilled nursing facility (as depicted on the Site Plan) has commenced within ten (10) years of the adoption of this Planned Development and is thereafter 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 (1st) 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 revert to the zoning as it was on the day before the passage of this Planned Development ordinance (R2 Single-Family Residence District), as depicted upon the attached Existing Zoning Map.

Existing Zoning Map; Existing Land-Use Map; Property Line and Planned Development Boundary Map; Site Plan; Building Elevation Drawings; and Landscape Plan referred to in these Plan of Development Statements printed on pages 15818 through 15824 of this Journal.]

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

Institutional Planned Development.

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Bulk Regulations And Data Table.

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|----|---------------------------|--|
| 1. | Net Site Area: | 239,056 square feet; approximately 5.488 acres. |
| 2. | Gross Site Area: | 251,860 square feet; approximately 5.7819 acres [Gross Site Area (251,860 square feet) = Net Site Area + Area in Public Right-of-Way]. |
| 3. | Maximum Floor Area Ratio: | 0.6. |

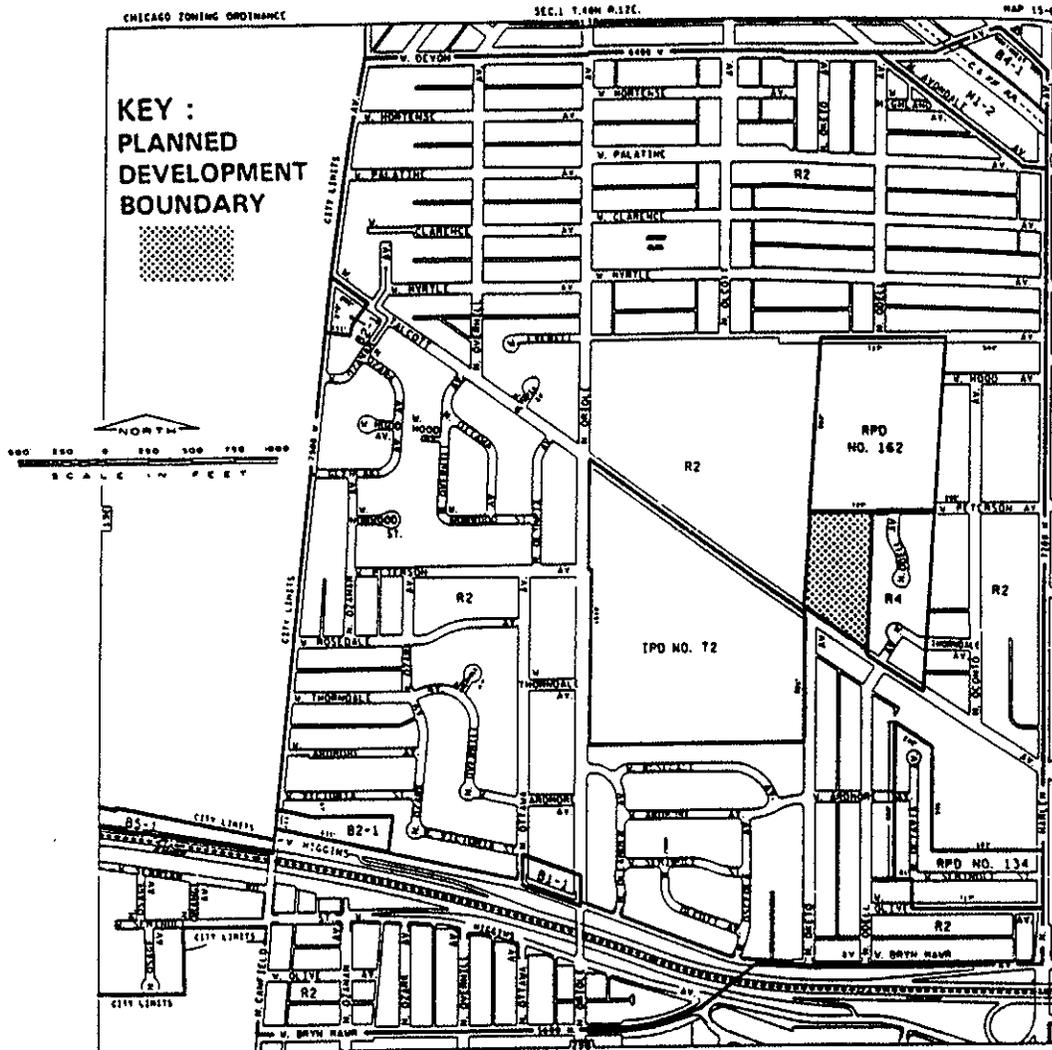
- 4. **Maximum Percentage of Land Coverage:** In substantial conformance with the Site Plan and the Landscape Plan.
- 5. **Minimum Number of Off-Street Parking Spaces:** 57; parking spaces for future additions to be determined in accordance with R4 Zoning District requirements.
- 6. **Minimum Number of Off-Street Loading Spaces:** 1; loading spaces for future additions to be determined in accordance with R4 Zoning District requirements.
- 7. **Maximum Number of Beds:** 200.
- 8. **Minimum Periphery Setbacks:** In substantial conformance with the Site Plan and the Landscape Plan.
- 9. **Minimum Distance Between Buildings:** 0.
- 10. **Maximum Building Height (excluding antennas, religious symbols such as crosses, and other non-structural appurtenances):** 45 feet.

~~Action Deferred~~ -- CHICAGO ZONING ORDINANCE AMENDED TO RECLASSIFY PARTICULAR AREAS.

The Committee on Zoning submitted the following report which was, on motion of Alderman Banks and Alderman E. Smith, *Deferred* and ordered published:

(Continued on page 15825)

Existing Zoning Map.



APPLICANT: RESURRECTION HEALTH CARE CORPORATION

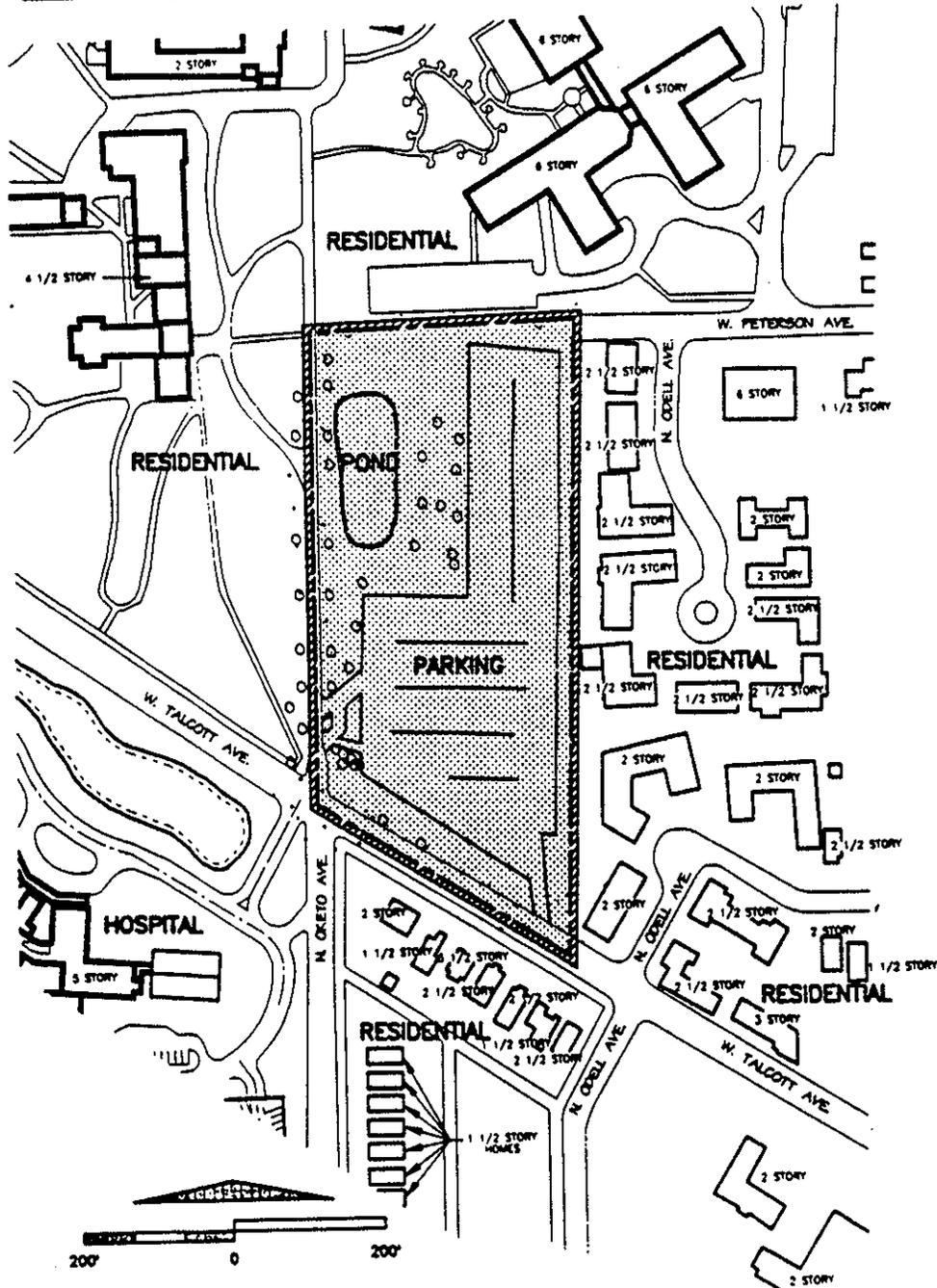
DATE : OCTOBER 31, 1995

REVISED : JANUARY 11, 1996

Existing Land-Use Map.

LEGEND

▨ PLANNED DEVELOPMENT BOUNDARY

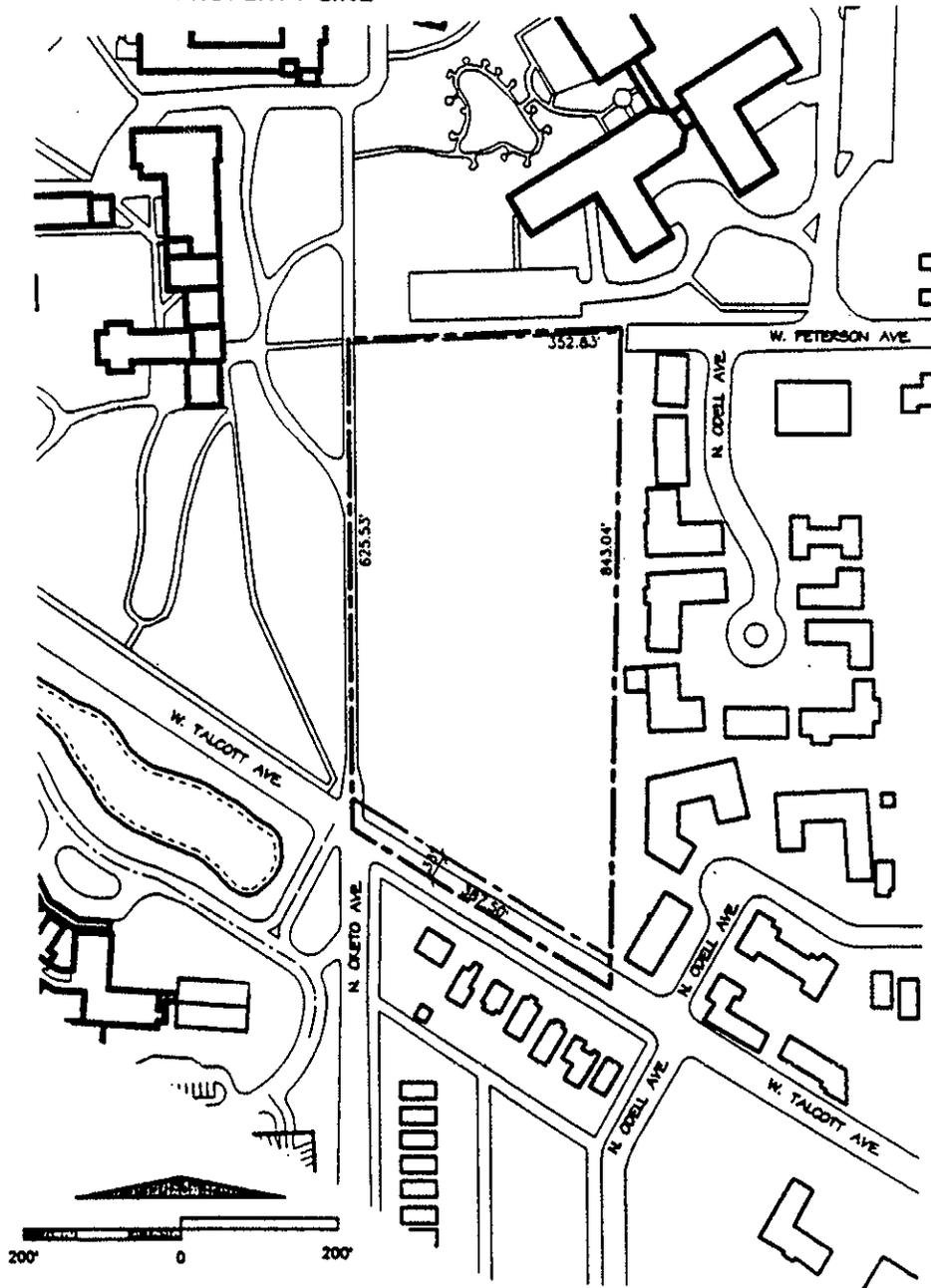


APPLICANT: RESURRECTION HEALTH CARE CORPORATION
 DATE : OCTOBER 31, 1995
 REVISED : JANUARY 11, 1996

Property Line And Planned Development Boundary Map.

LEGEND

- PLANNED DEVELOPMENT BOUNDARY**
- PROPERTY LINE**



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