

*Reclassification Of Area Shown On Map Number 10-G.  
(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 C2-5 General Commercial District symbols and indications as shown on Map No. 10-G in the area bounded by:

West Pershing Road; South Halsted Street; a line from a point 433 feet south of West Pershing Road and the westerly right-of-way line of South Halsted Street; to a point 330 feet west of South Halsted Street and 175 feet south of West Pershing Road; a line 175 feet south of West Pershing Road; South Morgan Street or the line thereof if extended where no street exists; a line 280 feet south of West Pershing Road; and a line 790 feet west of South Morgan Street or the line thereof if extended where no street exists,

to those of a B1-5 Local Retail 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 11-I.*

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

**SECTION 1.** That the Chicago Zoning Ordinance be amended by changing all of the B4-2 Restricted Service District symbols and indications as shown on Map No. 11-I in the area bounded by:

North California Avenue; West Montrose Avenue; a line 208.38 feet west of North California Avenue as measured at the northerly right-of-way of West Montrose Avenue and perpendicular thereto; and the alley next north of and parallel to West Montrose Avenue,

to those of a B4-3 Restricted Service 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 B4-3 Restricted Service District symbols and indications as shown on Map No. 11-I in the area bound by:

*Reclassification Of Area Shown On Map Number 6-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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 6-G in the area bounded by:

a line 150 feet southeasterly of and parallel to South Hillock Avenue; South Throop Street; a line 175 feet southeasterly of and parallel to South Hillock Avenue; and the alley next southwesterly of and parallel to South Throop Street,

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 8-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 R3 General Residence District symbols and indications as shown on Map No. 8-G in the area bounded by:

the alley next north of and parallel to West 32nd Street; a line 189 feet east of South Throop Street; West 32nd Street; and a line 165 feet east of South Throop Street,

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.

North California Avenue; West Montrose Avenue; a line 208.38 feet west of North California Avenue as measured at the northerly right-of-way of West Montrose Avenue and perpendicular thereto; and the alley next north of and parallel to West Montrose 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 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:

*Residential Planned Development 603*  
*Plan Of Development Statements.*

1. The area delineated herein as a Residential Planned Development (the "Planned Development") consists of approximately 26,054 square feet ( $\pm$  .60 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, Senior Lifestyle Corporation.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or 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 or 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 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 Mann, Gin, Ebel & Frazier Ltd., 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 a Residential Planned Development:

Multi-family dwellings, accessory parking and accessory uses, including parabolic transmitting and receiving antennae up to eight 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 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 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 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 and Development, 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. The Applicant agrees to remove the billboard currently located on the Property within six (6) months from adoption of this Planned Development by City Council.

11. 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 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.
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, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").
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 the pre-existing B4-2 Restricted Service 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 11208 through 11212 of this Journal.]

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

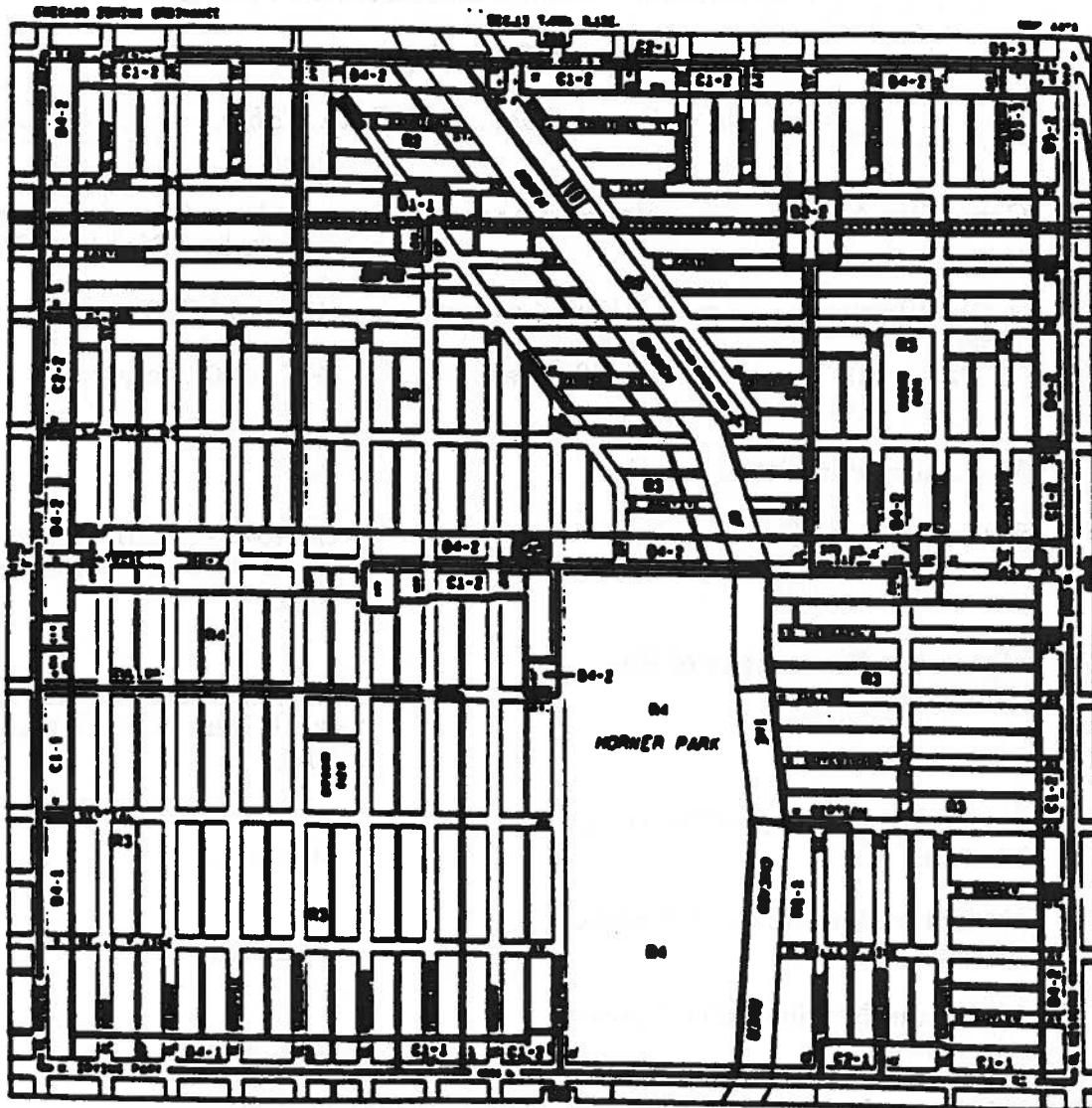
*Institutional Planned Development No. 603*

*Plan Of Development*

*Bulk Regulations And Data Table.*

<b>Gross Site Area</b>	<b>=</b>	<b>Net Site Area</b>	<b>+</b>	<b>Area Remaining in Public Rights-of-Way</b>
$\pm 40,079$ square feet ( $\pm .92$ acres)	<b>=</b>	$\pm 26,054$ square feet ( $\pm .60$ acres)	<b>+</b>	$\pm 14,025$ square feet ( $\pm .32$ acres)
<b>Maximum Permitted F.A.R.:</b>				<b>2.6.</b>
<b>Setbacks From Property Line:</b>				<b>In substantial conformance with the Site/Landscape Plan.</b>
<b>Maximum Percentage of Site Coverage:</b>				<b>In substantial conformance with the Site/Landscape Plan.</b>
<b>Maximum Number of Dwelling Units:</b>				<b>30 units.</b>
<b>Maximum Number of Efficiency Units:</b>				<b>50 units.</b>
<b>Minimum Number of Off-Street Parking:</b>				<b>25 spaces.</b>
<b>Minimum Number of Off-Street Loading Berths:</b>				<b>1 berth.</b>
<b>Maximum Height:</b>				<b>In substantial conformance with the Building Elevation Drawings.</b>

Existing Zoning Map.



Legend

 Subject Property

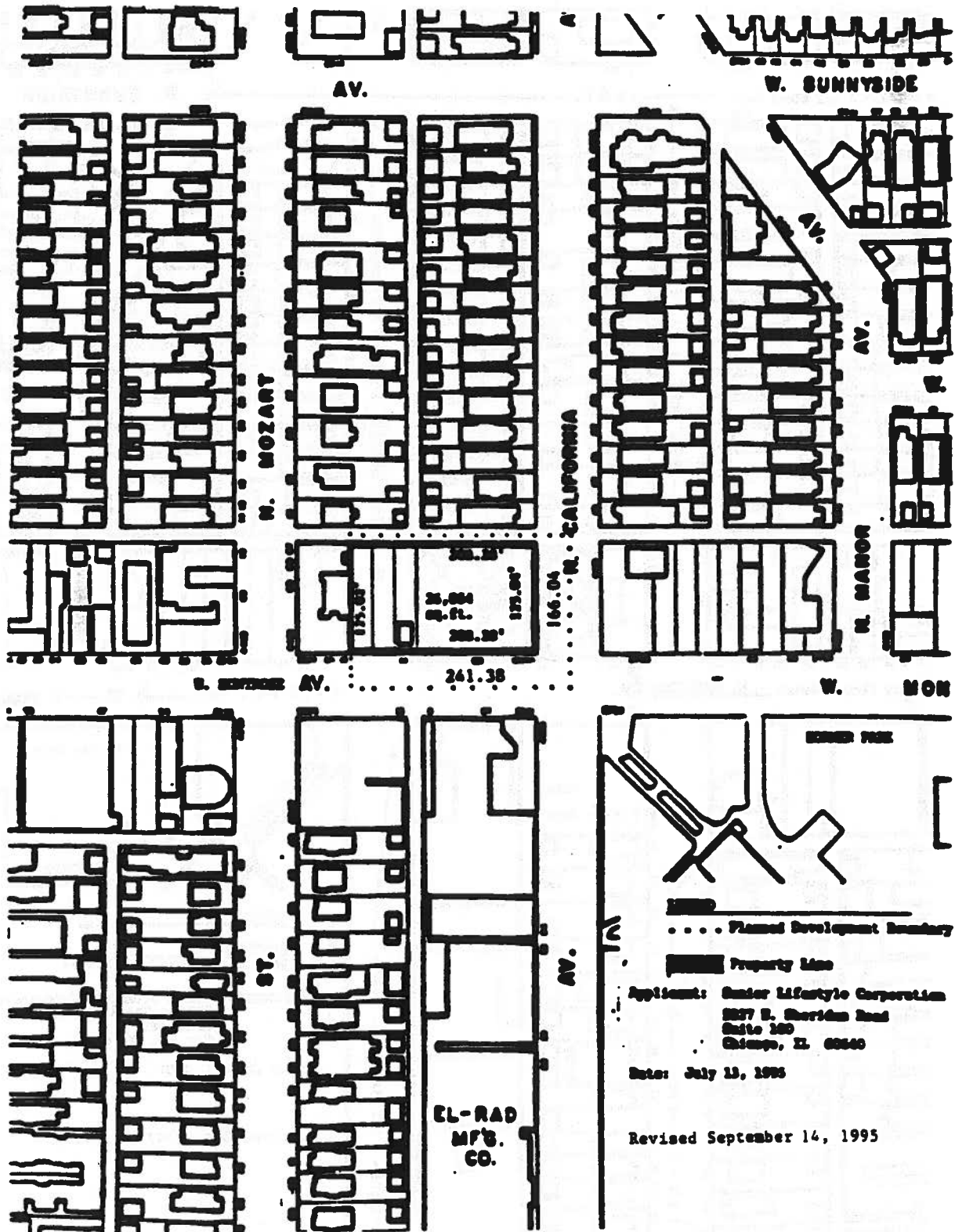
 Zoning Boundaries

Applicant: Senior Lifestyle Corporation  
3327 N. Sheridan Road, Suite 100  
Chicago, IL 60640

Date: July 13, 1995

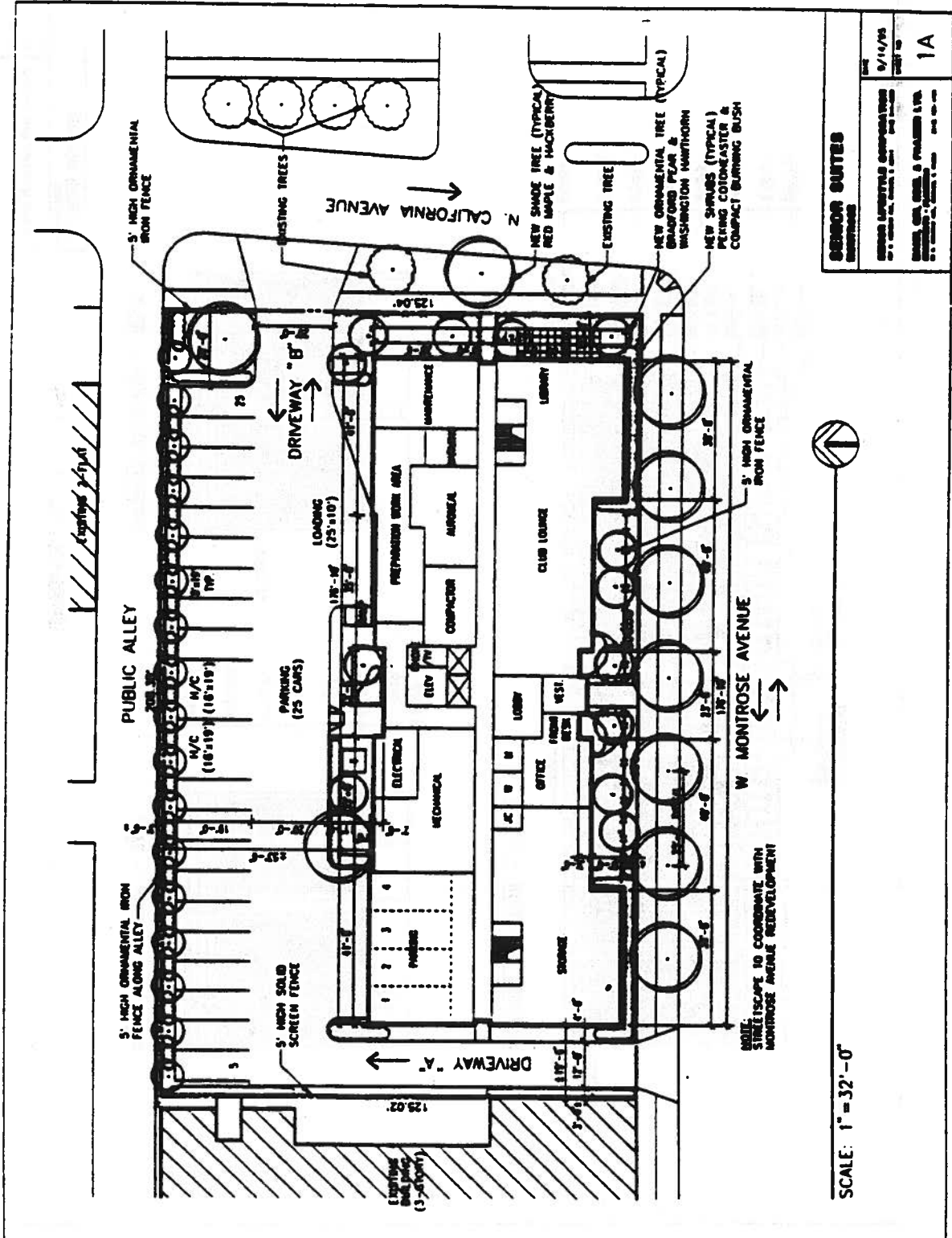
Revised September 14, 1995

Planned Development Boundary And Property Line Map.





Site/Landscape Map.



<b>SENIOR SUITES</b>	
DATE	9/10/95
BY	1A
SENIOR SUITES CORPORATION 11111 W. MONTROSE AVENUE, SUITE 100 DENVER, CO. 80231	

SCALE: 1" = 32'-0"

Building Elevation Drawings.

**BUILDING ELEVATION - SOUTH**

**BUILDING ELEVATION - WEST**

**BUILDING ELEVATION - EAST**

**SENSOR SUITES**  
 ARCHITECT  
 SENIOR ARCHITECTURAL CORPORATION  
 100 N. LAUREL ST., SUITE 2000, CHICAGO, ILL. 60610  
 SENIOR ARCHITECT: [Name]  
 ARCHITECT: [Name]

DATE: 9/14/95  
 SHEET NO: 2A

SCALE: 1"=3'-0"