

*Reclassification Of Area Shown On Map Number 13-H.
(Application Number A-3608)*

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 B1-1 Local Retail District symbols and indications as shown on Map Number 13-H in the area bounded by:

the alley next north of and parallel to West Ainslie Street; North Bell Avenue; West Ainslie Street; and a line 24 feet west of North Bell Avenue,

to those of an R3 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 13-I.
(Application Number 11940)*

IPD 626

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 R4 General Residence District symbols and indications as shown on Map Number 13-I in the area bounded by:

North Western Avenue; a 179 foot line commencing west from North Western Avenue and located 297 feet north of and parallel to West Berwyn Avenue; a 132 foot line commencing south, 179 feet west of and parallel to North Western Avenue; a 101 foot line commencing west, 165 feet north of and parallel to West Berwyn Avenue; a 132 foot line commencing north 3 feet east of and parallel to North Artesian Avenue; a 3 foot line commencing west, 165 feet north of and parallel to West Berwyn Avenue; North Artesian Avenue; and a line 429 feet north of and parallel to West Berwyn 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.

11940

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 Planned Development. No. 626

Plan Of Development

Statements.

1. The area delineated herein as an Institutional Planned Development (the "Planned Development") consists of approximately fifty thousand six hundred seventy-eight (50,678) square feet (plus or minus one and sixteen one-hundredths (± 1.16) 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, Continental Care Center, Inc..
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 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 of change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors.

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 (the "Site/Landscape Plan"); and Building Elevations prepared by Shayman, Salk, Arenson, Sussholz & Company dated January 16, 1997. Reduced copies of the Site/Landscape Plan and the 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 an Institutional Planned Development: housing and nursing homes for elderly persons, including commissary facilities for the exclusive use of tenants and employees, accessory parking and accessory uses.
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 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 Department of Transportation and the Department of Planning and Development.
9. The maximum height of any buildings, structures, or appurtenances attached thereto shall be subject to the Bulk Regulations and Data Table and height limitations as certified and approved by the Federal Aviation Administration.

10. All 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.
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 subsection, then the zoning of the Property shall automatically revert to an R4 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 Plan of Development Statements printed on pages 40799 through 40803 of this Journal.]

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

Institutional Planned Development Number 626

Plan Of Development

Bulk Regulations And Data Table.

Gross Site Area, 61,425 square feet (\pm 1.41 acres) = Net Site Area, 50,678 square feet (\pm 1.16 acres) + Area Remaining in Public Right-of-Way, 10,747 square feet (\pm .25 acres)

- Maximum Permitted Floor Area Ratio: 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: 232.
- Minimum Number of Off-Street Parking Spaces: 64 spaces.
- Minimum Number of Off-Street Loading Berths: 1.
- Maximum Building Height: In substantial conformance with the Building Elevations.

*Reclassification Of Area Shown On Map Number 13-J.
(As Amended)
(Application Number A-3561)*

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 C1-2 Restricted Commercial District symbols and indications as shown on Map Number 13-J in the area bounded by:

a line 809 feet south of West Foster Avenue; the alley next east of and parallel to North Pulaski Road; the alley next south of and parallel to West Argyle Street; and North Pulaski Road,

to those of a B2-2 Restricted 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.

*Reclassification Of Area Shown On Map Number 24-F.
(Application Number A-3583)*

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

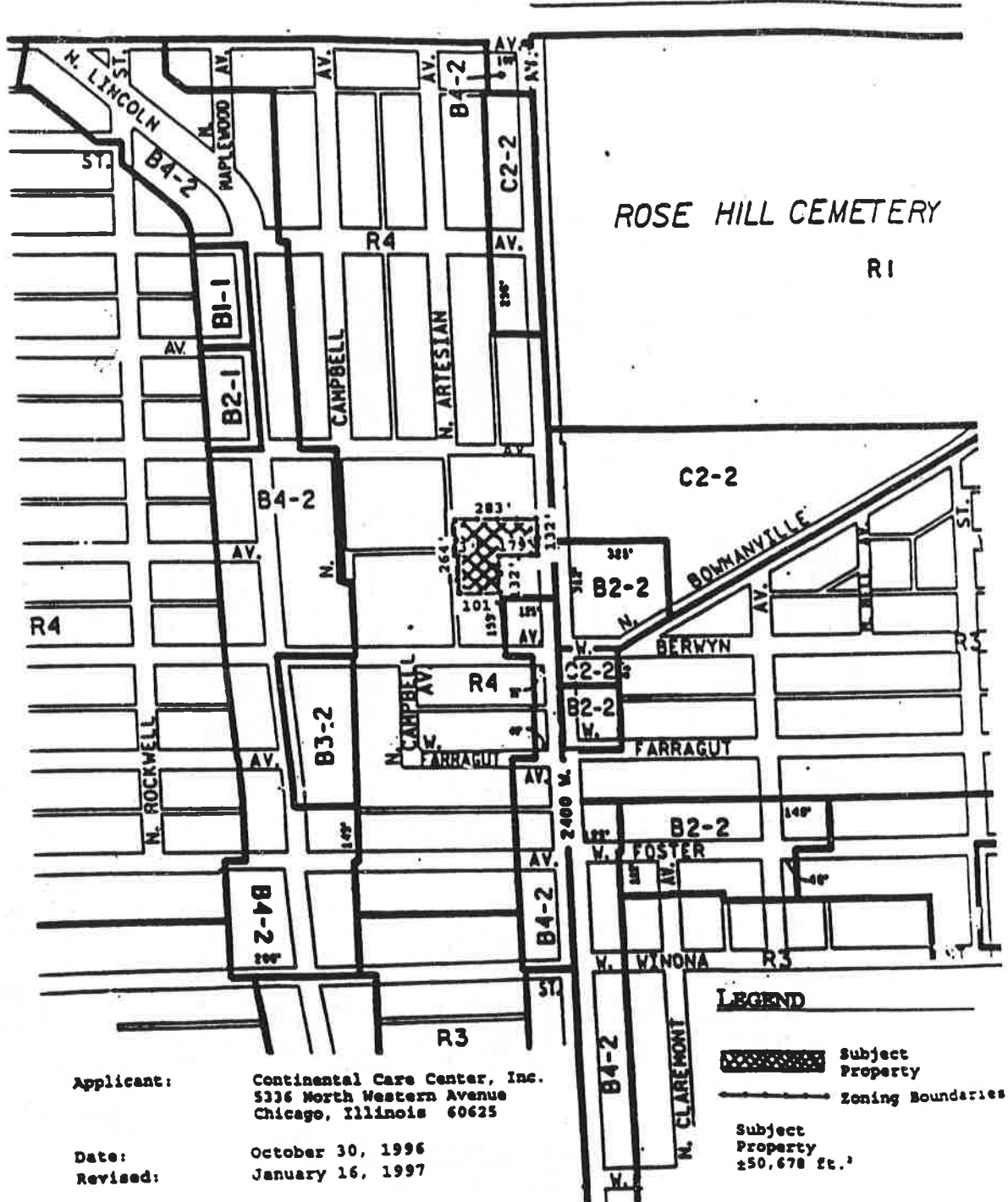
SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C2-1 General Commercial District symbols and indications as shown on Map Number 24-F in the area bounded by:

the alley next north of and parallel to West 103rd Street; a line 259.46 feet east of South Normal Avenue; West 103rd Street; and a line 164.98 feet east of South Normal Avenue,

to those of an R2 Single-Family 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.


Existing Zoning Map.




Applicant: Continental Care Center, Inc.
 5336 North Western Avenue
 Chicago, Illinois 60625

Date: October 30, 1996
Revised: January 16, 1997

LEGEND

 Subject Property

 Zoning Boundaries

Subject Property ±50,678 sq. ft.

Planned Development Boundary And Property Line Map.



Applicant:




Continental Care Center, Inc.
5336 North Western Avenue
Chicago, Illinois 60625

Date:

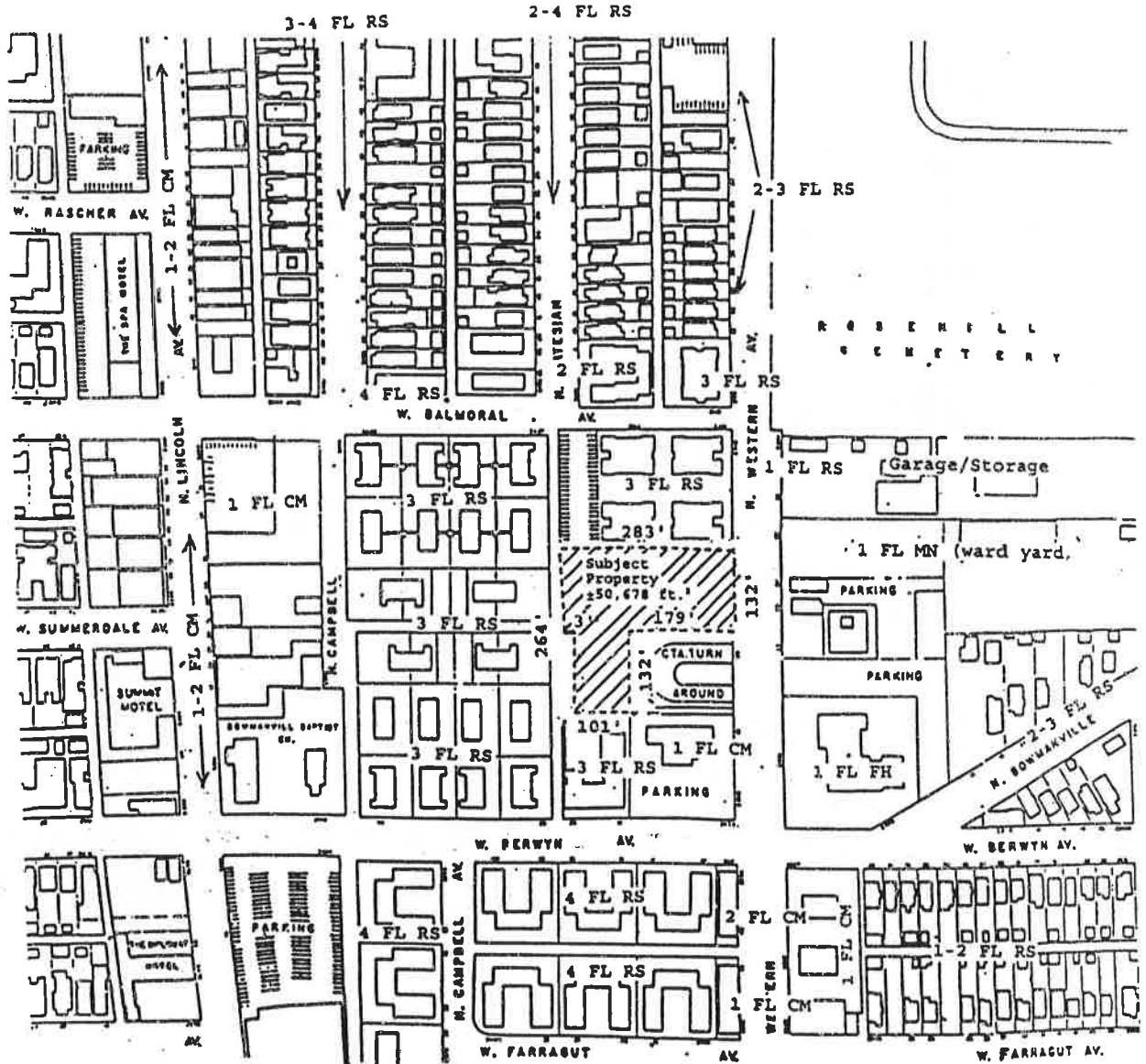
October 30, 1996
January 16, 1997

Revised:

LEGEND

-  Subject Property
-  Planned Development Boundary
-  Property Line

Existing Land-Use Map.



LEGEND


Applicant: Continental Care Center, Inc.
 5336 North Western Avenue
 Chicago, Illinois 60625

Date: October 30, 1996

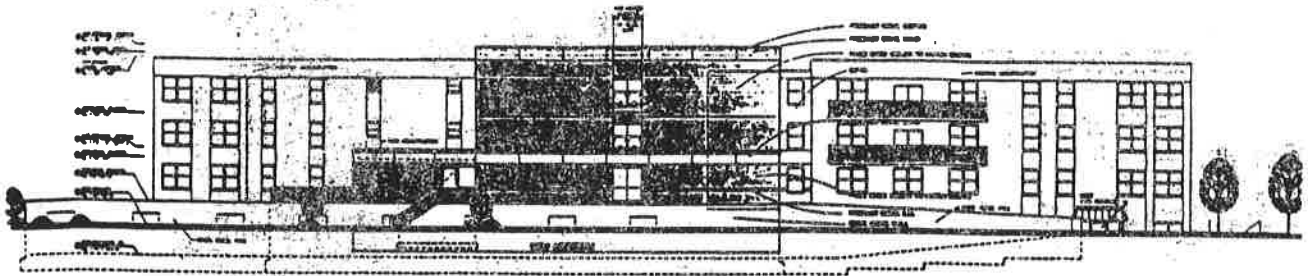
Revised: January 16, 1997

- FH - Funeral Home
- MN - Municipal
- RS - Residential
- CM - Commercial
- FL - Floors

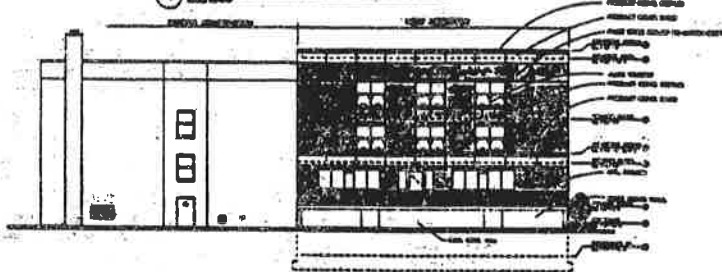
 Subject Property

 Property Line

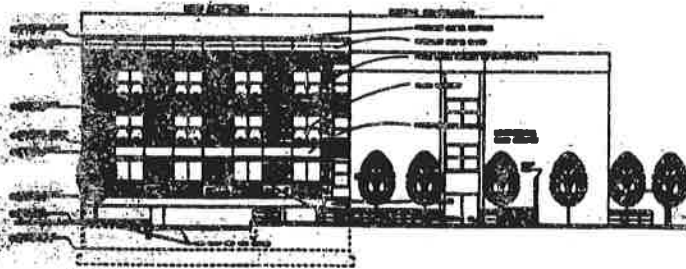
Building Elevations.



1 NORTH ELEVATION - SEE SHEET 40803.01 FOR DETAILS



2 WEST ELEVATION - SEE SHEET 40803.01 FOR DETAILS



3 EAST ELEVATION - SEE SHEET 40803.01 FOR DETAILS

