

*Reclassification Of Area Shown On Map Number 9-O.  
(Application Number 12008)*

*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 9-O in the area bounded by:

the alley next north of and parallel to West Addison Street; a line 77.04 feet east of North Ozanam Avenue; West Addison Street; and a line 27.04 feet east of North Ozanam Avenue,

to those of a B4-1 Restricted Service 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.  
(As Amended)*

*(Application Number 11972) RPD 628*

*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 R5 General Residence District symbols and indications as shown on Map Number 13-I in the area bounded by:

North Maplewood Avenue; the alley next north of and parallel to West Catalpa Avenue ("North Alley"); the alley next east of and parallel to North Maplewood Avenue; a line 270 feet south of and parallel to the North Alley; and North Lincoln 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 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:

*Residential Planned Development. No. 628*

*Plan Of Development Statements.*

1. The area delineated herein as a Residential Planned Development (the "Planned Development") consists of approximately thirty-three thousand two hundred thirty-seven (33,237) square feet (plus or minus seventy-six one-hundredths ( $\pm .76$ ) 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 adjustments 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.
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 O'Donnell Wicklund Pigozzi and Peterson, dated March 13, 1997. Full sized copies of the Site/Landscape Plan

and the Building Elevations 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, assisted living within such dwellings, (which includes, but is not limited to, providing residents with assistance with certain activities of daily living such as the preparation of meals and other personal tasks) accessory parking and accessory uses.
6. Identification signs and temporary signs such as construction and marketing signs shall be permitted within the Planned Development 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 five percent (5%) 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. In addition to the maximum height of the improvements and any appurtenance attached thereto prescribed in this Planned Development, the height of any improvement shall also be subject to limitations as approved by the Federal Aviation Administration.
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.

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, Refrigerating 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 for 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 R5 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 41737 through 41742 of this Journal.]

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

Residential Planned Development Number 628

*Plan Of Development*

*Bulk Regulations And Data Table.*

Gross Site Area = Net Site Area + Area Remaining in Public Rights of Way  
± 46,059 square feet (± 1.06 acres) = ± 33,237 square feet (± .76 acres)  
square feet + ± 12,822 square feet (± .29 acres)

Maximum Permitted Floor Area Ratio:

2 . 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 Dwelling Units:

7 units.

Maximum Number of Efficiency Units:

74 units.

Minimum Number of Off-Street Parking:

30 spaces.

Minimum Number of Off-Street Loading Berths:

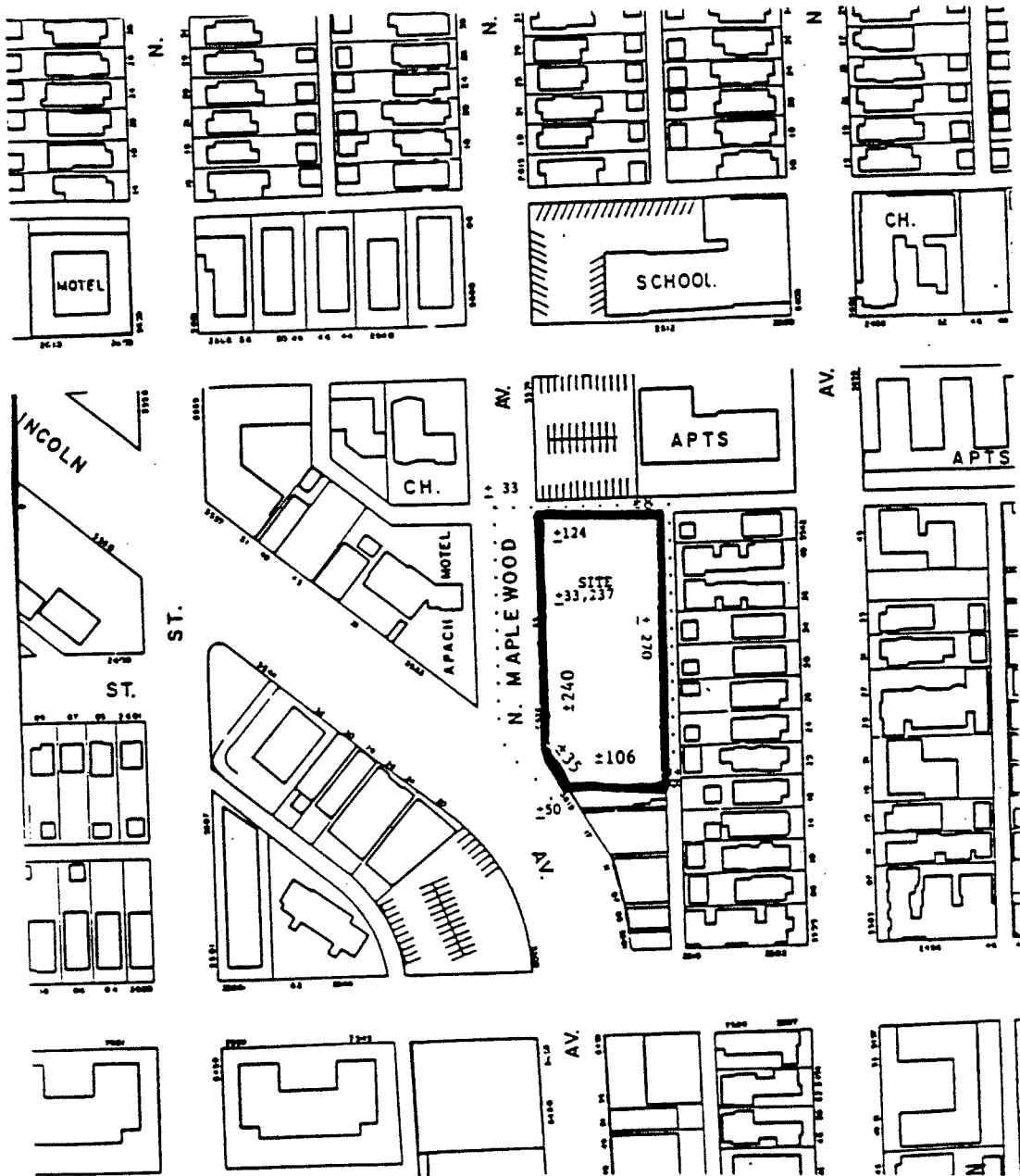
1 berth.

Minimum Height:

In substantial conformance with the Building Elevations.

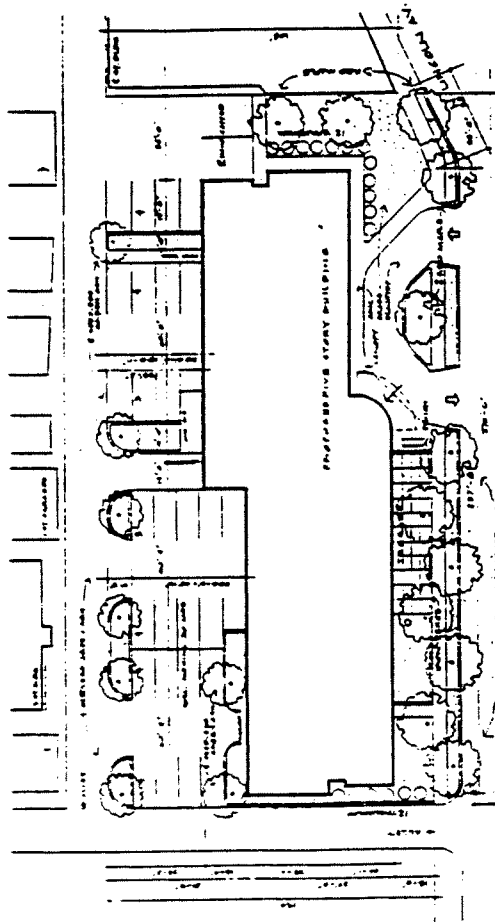


Planned Development Boundary And Property Line Map.





Site/Landscape Plan.



LANDSCAPE ITEMS

- 1. TREE
- 2. SHRUB
- 3. WALKWAY
- 4. DRIVEWAY
- 5. DRIVE
- 6. DRIVEWAY
- 7. DRIVEWAY
- 8. DRIVEWAY
- 9. DRIVEWAY
- 10. DRIVEWAY
- 11. DRIVEWAY
- 12. DRIVEWAY
- 13. DRIVEWAY
- 14. DRIVEWAY
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- 20. DRIVEWAY

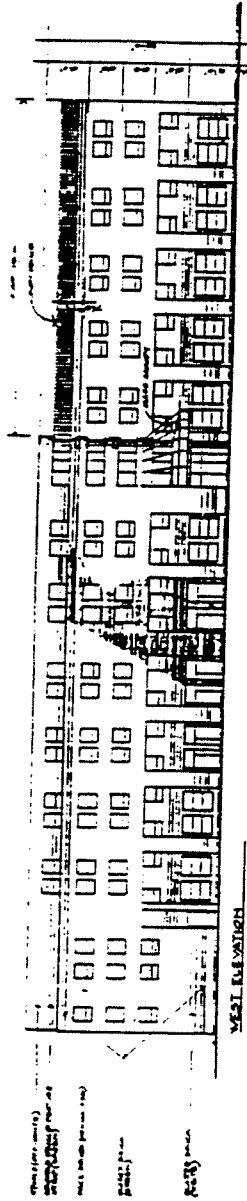
MAPLEWOOD RETIREMENT COMMUNITY  
 HOUSING FOR THE ELDERLY  
 11 MAPLEWOOD AV.  
 CHICAGO, ILL. 60618

DESIGNED BY: [unreadable]  
 DEVELOPER: [unreadable]  
 DATE: [unreadable]

1

11. MAPLEWOOD AV.  
 SITE/LANDSCAPE PLAN  
 SCALE: 1/4" = 1'-0"

Building Elevations.  
(Page 1 of 2)



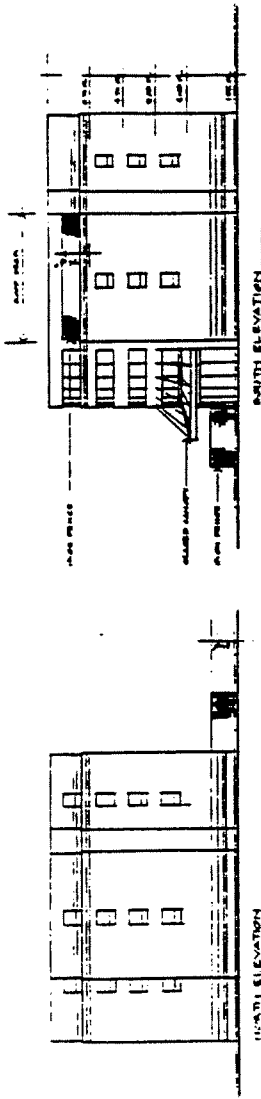
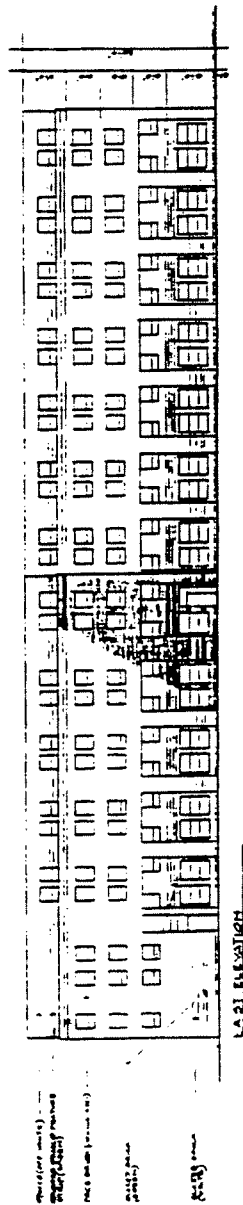
Applicant: Senior Lifestyle Corporation  
 5327 North Sheridan Road  
 Suite 100  
 Chicago, Illinois 60640

Revised: March 13, 1997

ELEVATION

AVP&P ARCHITECTS (5)

Building Elevations.  
(Page 2 of 2)



AVP&P ARCHITECTS