

4/11/2007

REPORTS OF COMMITTEES

15548
103627

*Reclassification Of Area Shown On Map Number 11-G.
(As Amended)
(Application Number 15548)*

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 Planned Development Number 655 symbols and indications as shown on Map Number 11-G in the area bounded by:

West Lakeside Avenue; North Clarendon Avenue; the east/west public alley south of and parallel to West Lakeside Avenue; and a line 91.01 feet west of and parallel to North Clarendon Avenue,

And

the east/west public alley north of and parallel to West Leland Avenue; North Clarendon Avenue; West Leland Avenue; and a line 263.23 feet west of and parallel to North Clarendon Avenue,

And

West Leland Avenue; the north/south public alley west of and parallel to North Clarendon Avenue; the east/west public alley south of and parallel to West Leland Avenue; and a line 313.44 feet west of and parallel to North Clarendon Avenue,

to those of Planned Development Number 655, as amended, 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.

Plan of Development Statements attached to this ordinance read as follows:

*Residential Planned Development Number 655,
As Amended.*

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development Number 655 ("Planned Development") consists of a net site area of

approximately fifty thousand forty-four (50,044) square feet of real property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"), and is owned or controlled by the applicant Leland Terrace, L.L.C. ("Applicant") for purposes of this Residential Planned Development.

2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Plan of Development. Any dedication or vacation of streets or alleys or easements or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require separate submittal on behalf of the Applicant or its successors, assigns 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 with respect to each individual subarea, its successors and assignees and any ground lessees except as provided herein. All rights granted hereunder to the Applicant for each subarea shall inure to the benefit of the Applicant's successors and assignees and ground lessees and their respective successors and assignees. The Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be by a single owner or under single designated control. If the change has a material adverse effect on one or more other subareas, single designated control shall have the meaning designated in the City of Chicago Zoning Ordinance. Where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein. However, an Applicant may determine to retain the right to amend subareas of the Planned Development that it owns, if the right to do so has been retained on behalf and itself and its successors in title documents.

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 (other than an 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 these sixteen (16) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Subarea Map; a Planned Development Property Line and Boundary Map; an Existing Zoning and Land-Use Map; a Site Plan; a Landscape Plan; and Building Elevations, all dated February 15, 2007, prepared by Lucien LaGrange Architects, which are all incorporated herein. Full size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. This plan of development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and all requirements thereof and satisfies the established criteria for approval of a Planned Development. These and no other zoning controls shall apply to the area delineated herein.
5. The following uses shall be permitted within the areas delineated herein:
 - Subarea 1: Multi-Unit (3+ units) Residential dwelling units, Multi-Family dwelling units for senior citizens with supportive care; accessory uses; and related uses.
 - Subarea 2: Multi-Unit (3+ units) Residential dwelling units; commercial uses consistent with the B3 Community Shopping District; accessory Parking; accessory use.
 - Subarea 3: Multi-Unit (3+ units) Residential dwelling units, accessory parking; accessory uses.
6. Identification and business 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 within the Planned Development subject to review and approval of the Department of Planning and Development. Off-premise signage is prohibited.
7. Off-street parking and loading facilities shall be in compliance with this Planned Development, as reviewed and approved by the Department of Transportation and shall be subject to no further reviews.
8. Any service drives or other ingress or egress including emergency vehicle access shall be adequately designed, constructed and paved in accordance with the Municipal Code of Chicago and the regulations of the Department of Transportation in effect at the time of construction. Ingress and egress shall be provided in substantial compliance with the Site Plan and no further approvals shall be required for such ingress and egress plan. Closure of all or part of any public streets or alleys during demolition or

construction shall be subject to the review and approval of the Chicago Department of Transportation. All work in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in accordance with the Municipal Code of the City of Chicago.

9. In addition to the maximum height of any building or any appurtenance attached thereto, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definition in the City of 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 in excess of one thousand (1,000) square feet in a single location regardless of placement in each of the buildings and all rooftop floor area devoted to mechanical equipment irrespective of square footage, shall be excluded.
11. Improvements of the Property, including on-site exterior landscaping and the landscaping along the adjacent rights-of-way, and all entrances and exits shall be designed, installed and maintained in substantial conformance with the Site, Landscape Plan and the Bulk Regulations and Data Table attached hereto and made a part hereof. Notwithstanding any statement to the contrary, this Planned Development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In any instance where a provision of this Planned Development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in this Planned Development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner that promotes, enables and maximizes universal access throughout the Property. Therefore, at the time when building permits are sought, the plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

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 written request for such modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development, that such a modification is minor, appropriate and is consistent with the nature of the improvements contemplated in this Planned Development. Any such modification of the requirements of this statement 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 17-13-0611 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 natural resources. The Applicant shall incorporate a green roof over twenty-five percent (25%) of the net roof area to be constructed, or approximately six thousand one hundred forty-nine (6,149) square feet. This applies to the construction of the building on Subarea 2, and does not apply to the existing building on Subarea 1. The Applicant shall use commercially reasonable efforts to design, construct and maintain all buildings located within this Planned Development (except for the existing building located on Subarea 1) in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating. Copies of these standards may be obtained from the Department of Planning and Development.
15. The Applicant acknowledges that it has agreed to incorporate units to be sold in conjunction with the Chicago Partnership for Affordable Neighborhoods Program ("C.P.A.N.") in the development. In Subarea 2, there will be seventeen (17) C.P.A.N. units as follows: fifteen (15) two (2) bedroom units and two (2) one (1) bedroom units. In Subarea 3, there will be eight (8) C.P.A.N. units as follows: seven (7) three (3) bedroom units and one (1) two (2) bedroom units. Should the number of residential units in Subareas 2 and 3 be reduced, the number of C.P.A.N. units may be reduced as long as the overall ratio of C.P.A.N. units to market rate units remains the same. All C.P.A.N. units will be sold in conformance with the written agreement executed by the Applicant and the Alderman of the 46th Ward. Applicant shall make simultaneous Part II submissions for Subarea 2 and Subarea 3.
16. Unless substantial construction of the building has commenced within six (6) years of the passage of the Amended Planned Development, the zoning of that property shall revert to RM5 Residential Multi-unit (with respect to Subareas 1 and 2) and RT4 Residential Two-Flat Townhouse and Multi-Unit District (with respect to Subarea 3). The six (6) year period may be extended for one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that there is good cause for such an extension.

[Existing Zoning and Subarea Map; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Site/Landscape Plan; Building Elevations; and Ground Floor Plans referred to in these Plan of Development Statements printed on pages 103634 through 103646 of this *Journal*.]

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

*Residential Planned Development Number 655,
As Amended.
Bulk Regulations And Data Table.*

Gross Site Area:	78,569 square feet=Net Site Area (50,044) square feet) + Area in the Public Right-of-way (28,525)
Net Site Area:	50,044 square feet (1.5 acres)
Subarea 1:	11,292 square feet
Subarea 2:	32,547 square feet
Subarea 3:	6,205 square feet
Maximum Floor Area Ratio:	Total Blended F.A.R. 5.0
Maximum Number of Dwelling Units:	
Subarea 1:	55
Subarea 2:	165
Subarea 3:	8
Total:	228

Maximum Site Coverage:	As shown on the Site Plan
Minimum Building Setbacks:	As shown on the Site Plan
Minimum Off-Street Parking Spaces***:	
Subarea 1:	6
Subarea 2:	183**
Subarea 3:	8
Maximum Number of Off-Street Loading Berths:	
Subarea 1:	0
Subarea 2:	1
Subarea 3:	0
Maximum Building Height:	
Subarea 1:	Per Existing
Subarea 2 Tower:	195 feet to the underside of the roof of the highest occupied floor 215 feet to the top if the mechanical penthouse
Subarea 2 Garage:	Street elevation 38 feet 6 inches to top of parapet Street elevation 59 feet six inches to stair tower roof Alley elevation 43 feet 6 inches to top of parapet
Subarea 3:	55 feet

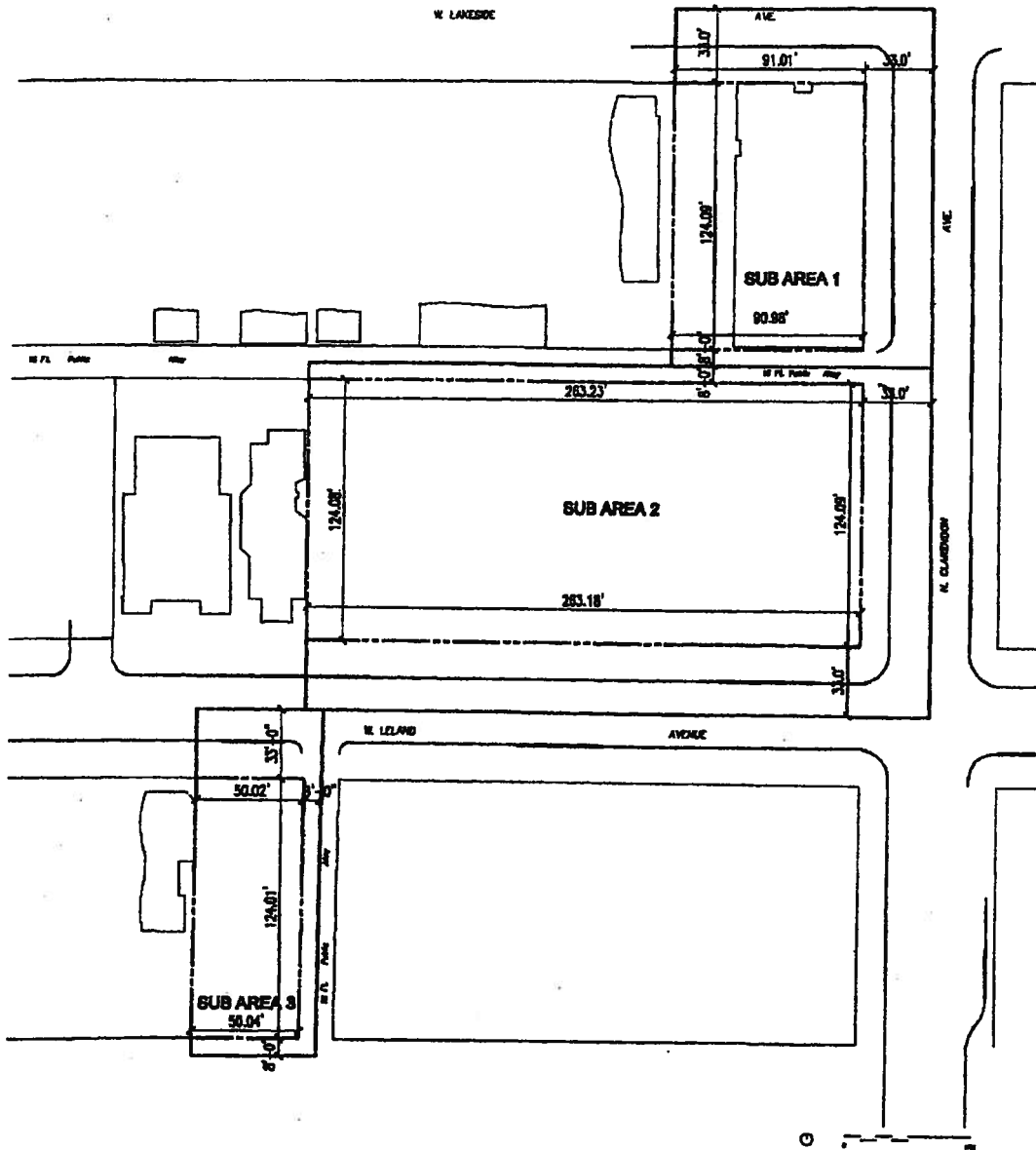
** If the minimum number of dwelling units is reduced the number of parking spaces may be reduced, so long as a minimum ratio of 1.11.1 spaces per dwelling unit is maintained.

*** Parking spaces within one subarea may be utilized to satisfy required parking counts within another subarea so long as the total number of parking spaces remains as noted.

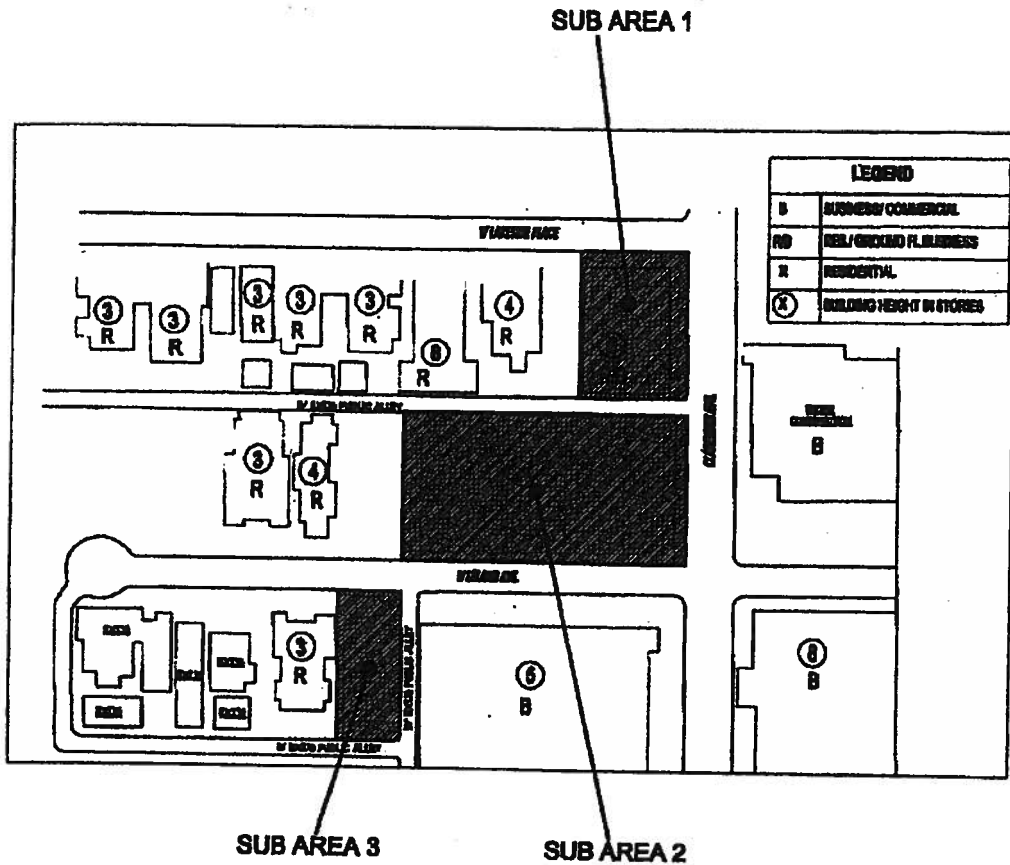
Existing Zoning And Subarea Map.



Planned Development Boundary And Property Line Map.



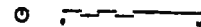
Existing Land-Use Map.



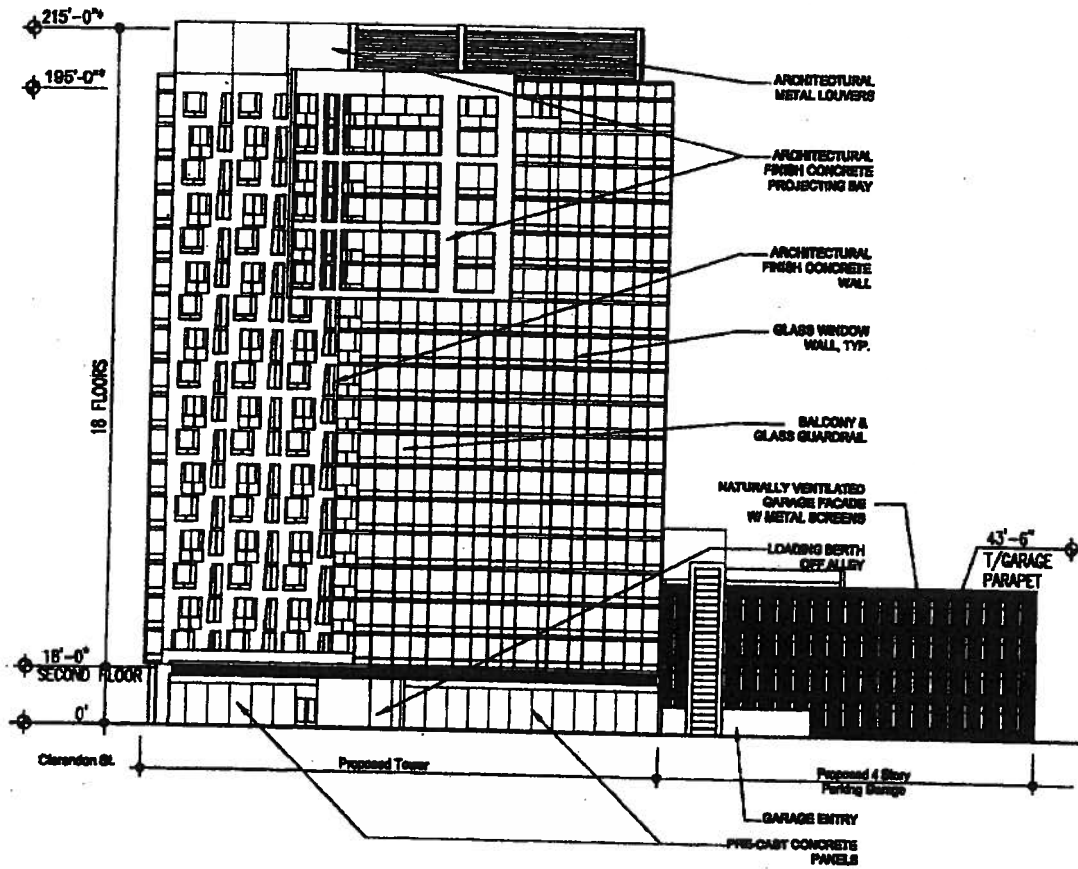
R = RESIDENTIAL I = INSTITUTIONAL O = COMMERCIAL P = PARKING G = OFFICE H = HOTEL
 (X) = APPROXIMATE HEIGHT OF BUILDING

NOTES:

1) BUILDING HEIGHTS MEASURE TO THE PRIMARY ROOF.
 HEIGHTS DO NOT INCLUDE ELEVATOR MACHINE ROOMS AND MECHANICAL ENCLOSURES.

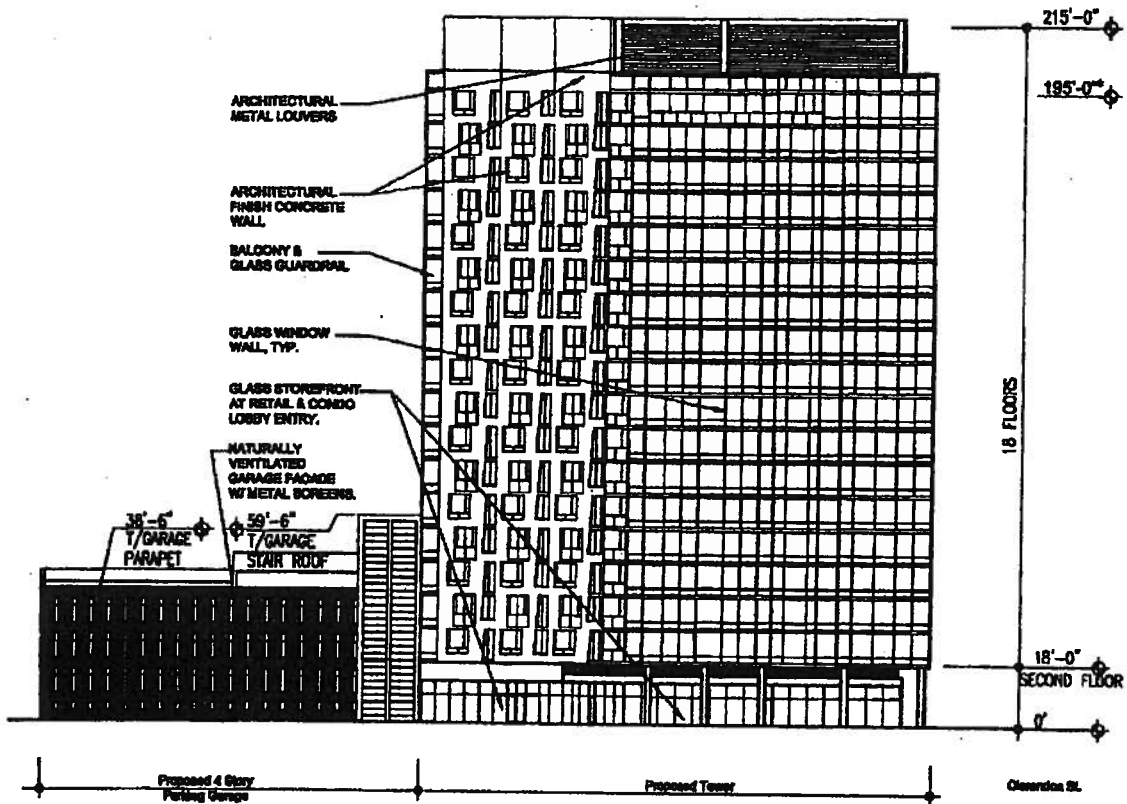


North Tower Elevation.
(Subarea 2)

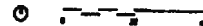


Height from grade to highest point of underside of top floor's ceiling joist.

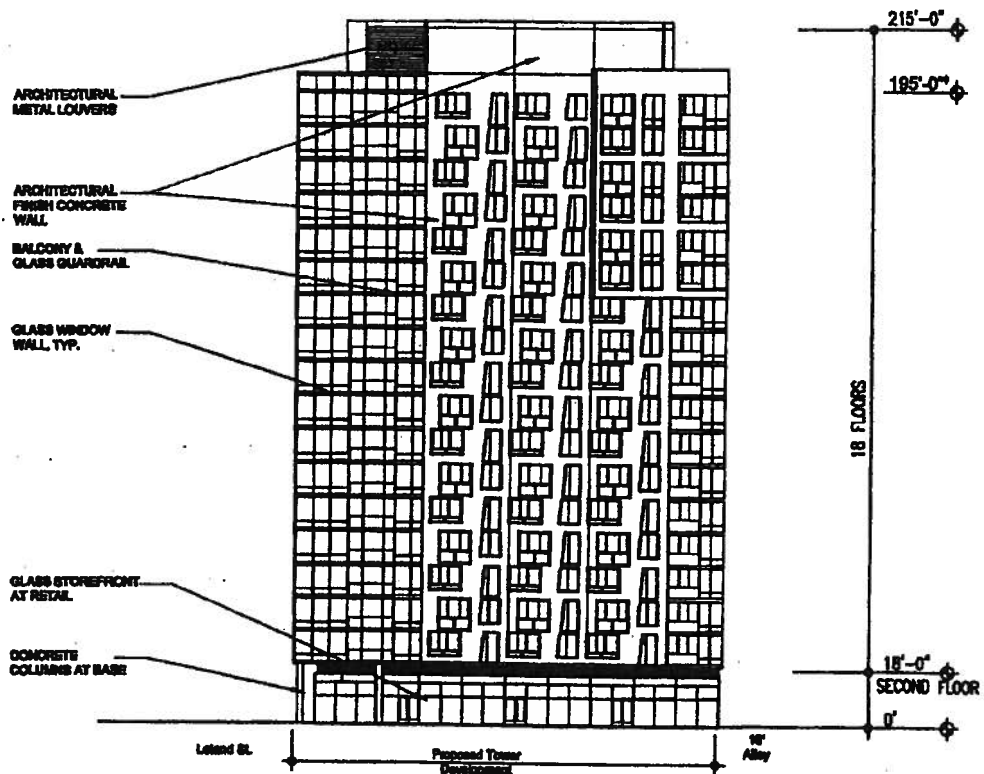
South Tower Elevation.
(Subarea 2)



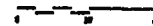
• Height from grade to highest point of underside of top floor's ceiling joist.



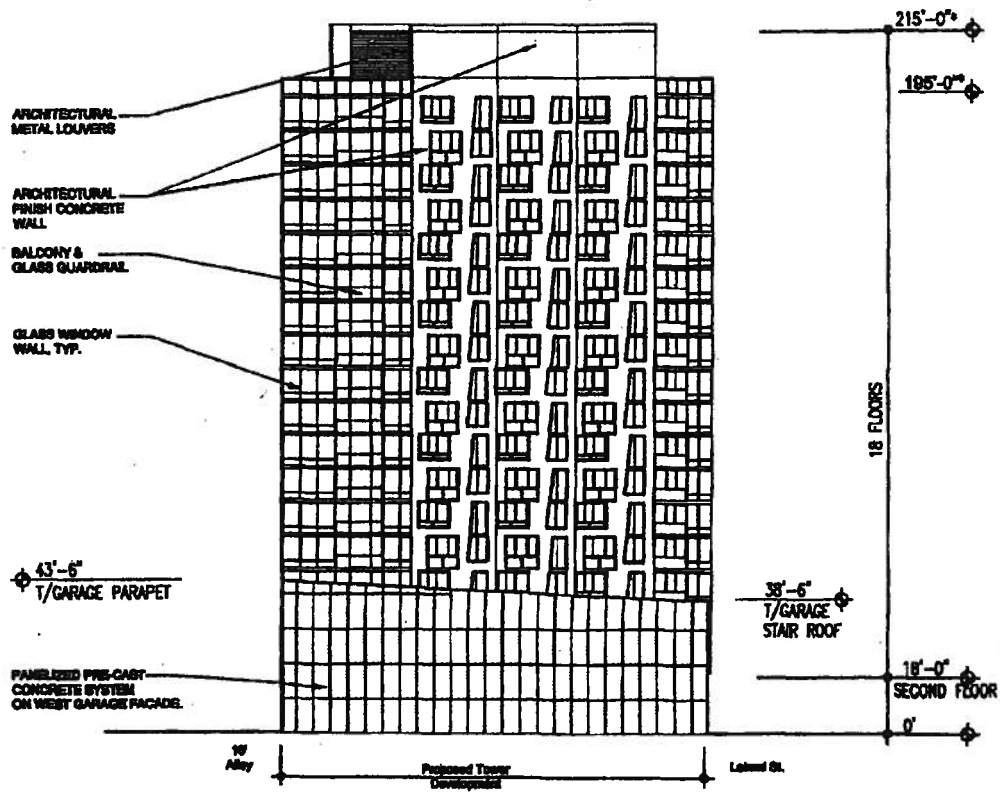
East Tower Elevation.
(Subarea 2)



*Height from grade to highest point of underside of top floor's ceiling joist.



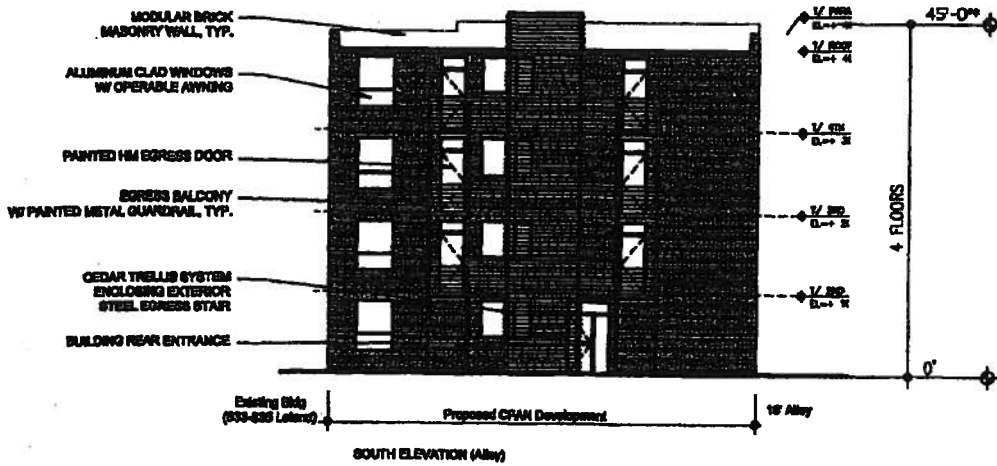
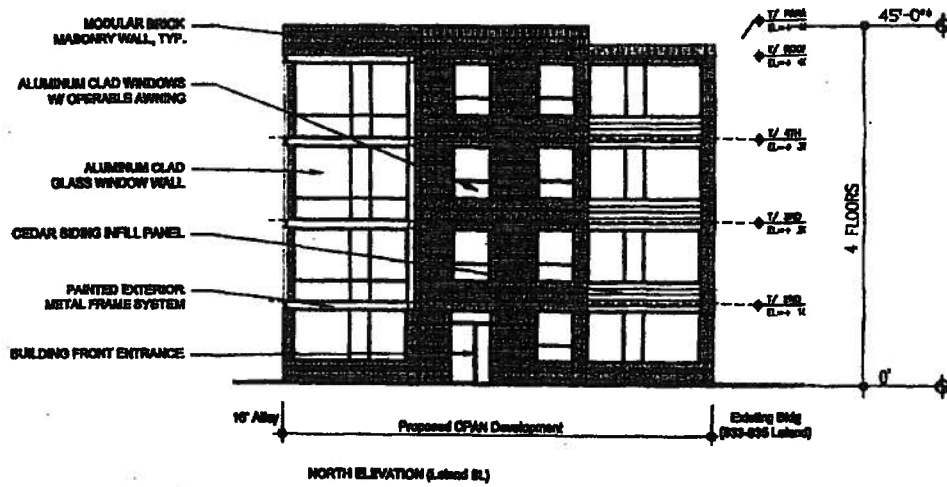
West Tower Elevation.
(Subarea 2)



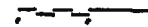
Height from grade to highest point of underside of top floor's ceiling joist.



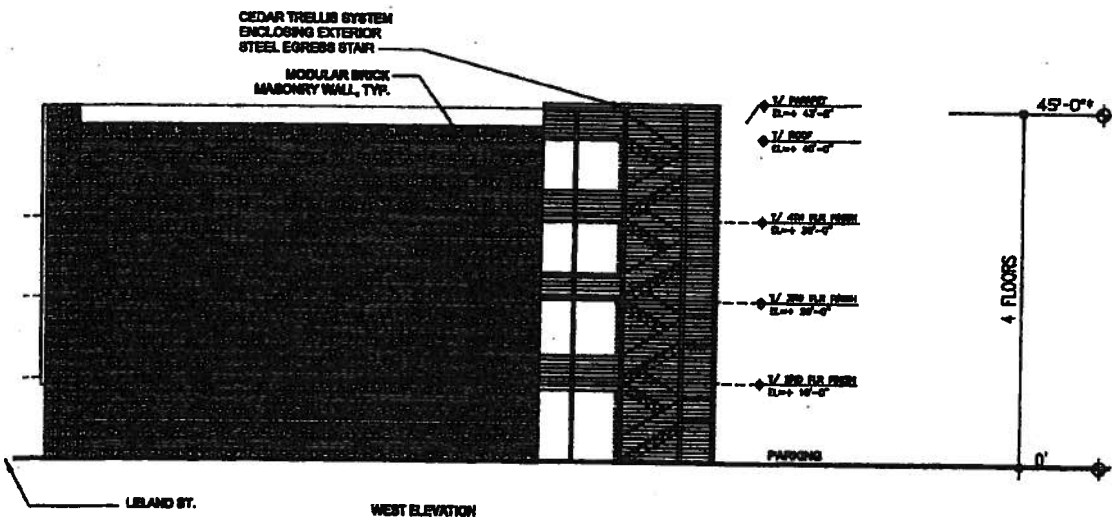
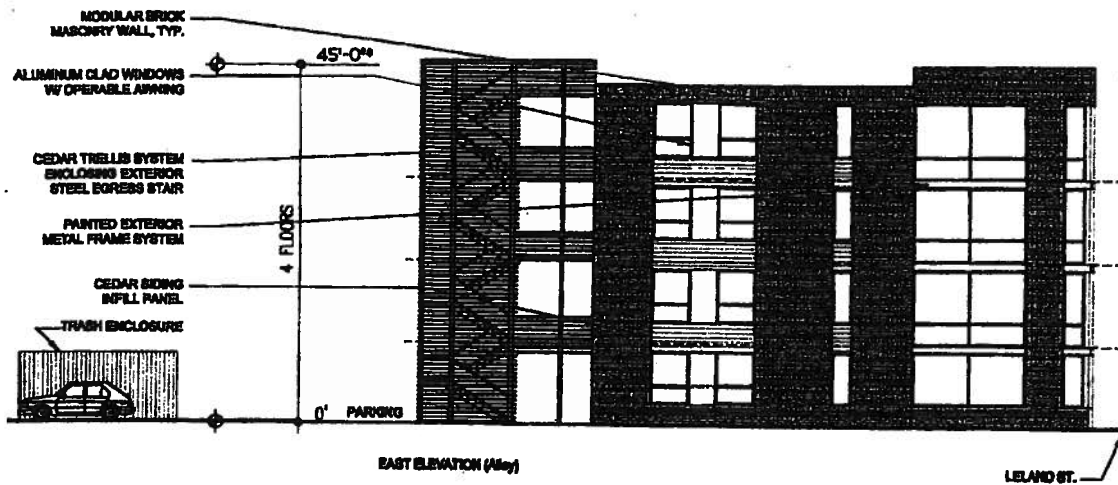
CPAN North And South Elevations.
(Subarea 3)



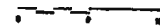
* Building height to underside of top enclosed structure



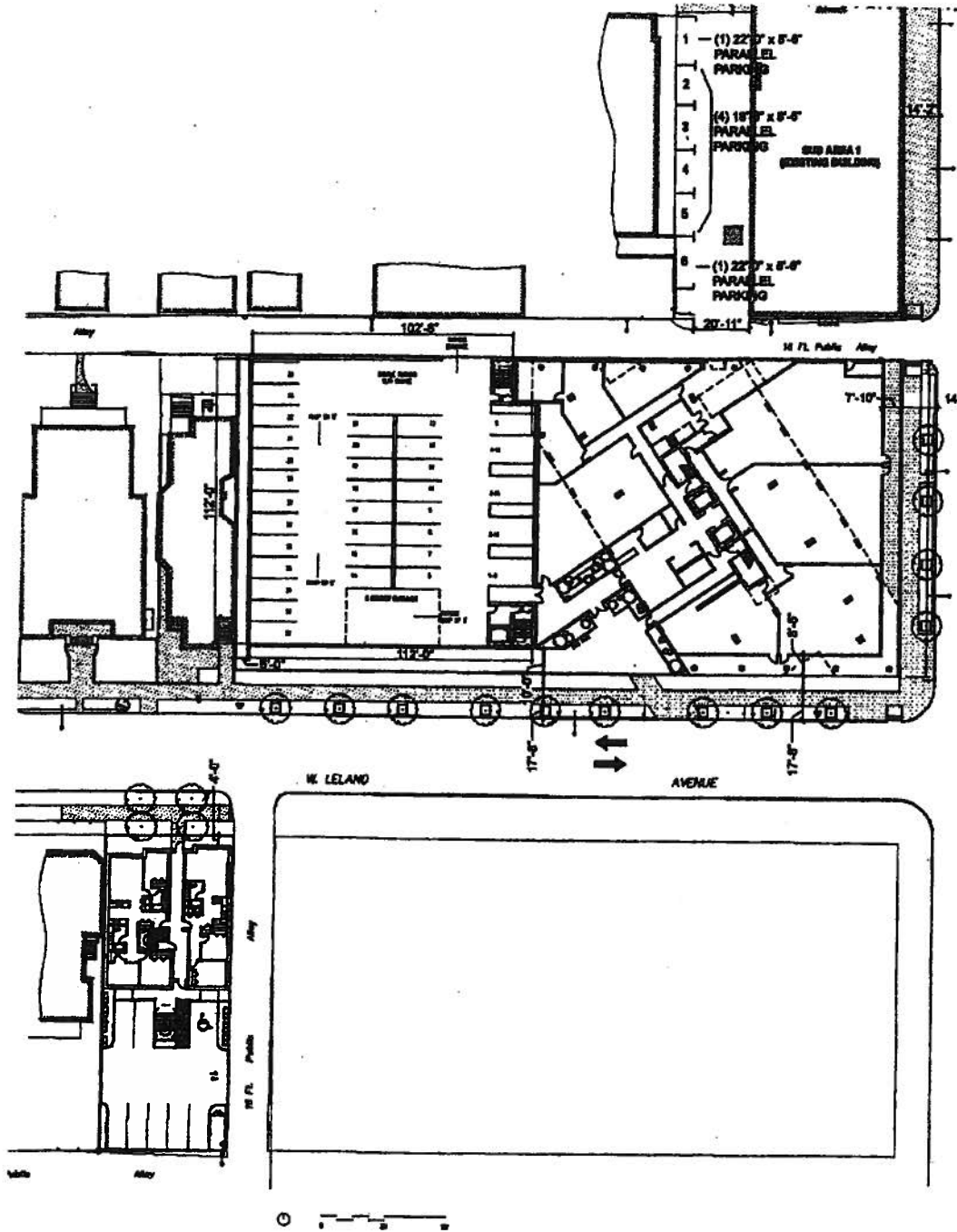
C.P.A.N. East And West Elevations.
(Subarea 3)



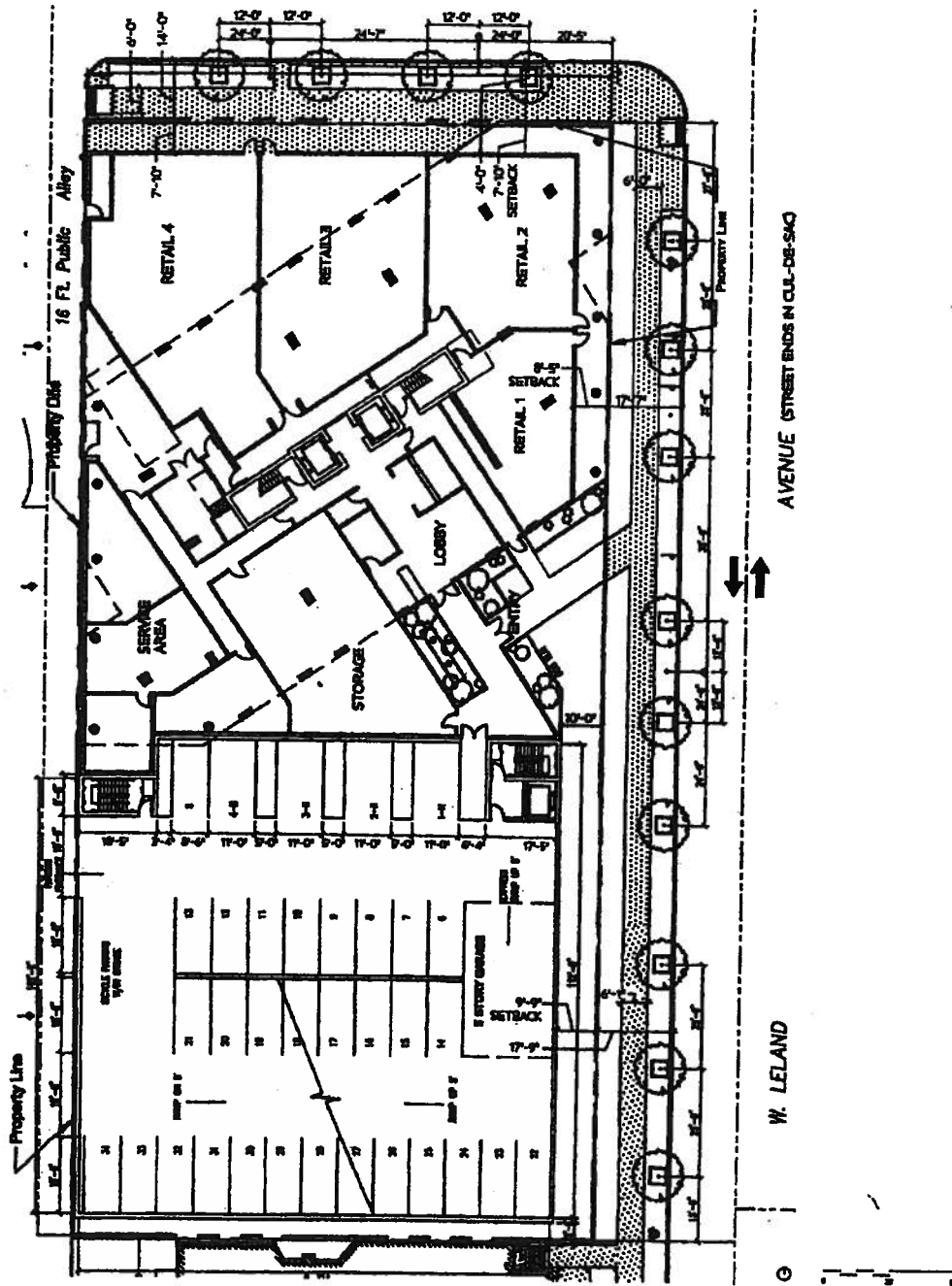
* Building height to underside of top enclosed structure



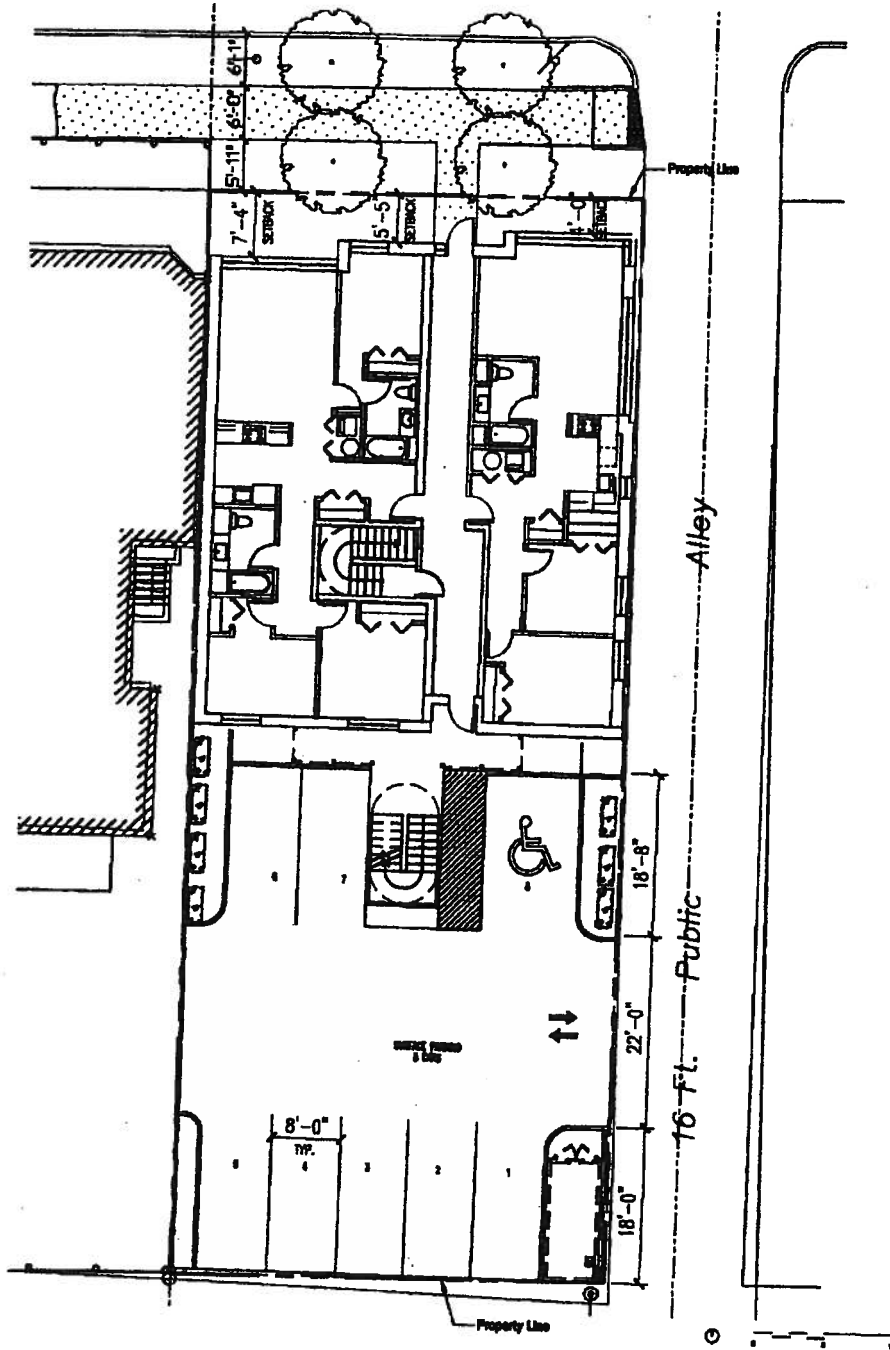
Ground Floor Plan.



Ground Floor Plan.
(Subarea 2)



Ground Floor Plan.
(Subarea 3)



5/11/2005

REPORTS OF COMMITTEES

14840
48667

Reclassification Of Area Shown On Map Number 10-I.
(Application Number A-5698)

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS3 Residential Single-Unit (Detached House) District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 10-I in the area bounded by:

a line 194 feet north of and parallel to West 45th Street; South Western Avenue;
a line 169 feet north of and parallel to West 45th Street; the public alley next west
of and parallel to South Western Avenue,

to those of a B3-2 Community Shopping District.

SECTION 2. This ordinance takes effect after its passage and approval.

Reclassification Of Area Shown On Map Number 11-G.

(As Amended)

(Application Number 14840) *R1P0 655, 00*

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 Residential/Institutional Planned Development Number 655 symbols and indications as shown on Map Number 11-G in the area bounded by:

West Lakeside Place; North Clarendon Avenue; West Leland Avenue; the alley next west of and parallel to North Clarendon Avenue; the alley next south of and parallel to West Leland Avenue; a line approximately 50 feet west of and parallel to the alley next west of and parallel to North Clarendon Avenue; West Leland Avenue; a line approximately 263.71 feet west of and parallel to North Clarendon Avenue; the alley next north of and parallel to West Leland Avenue; and a line approximately 91 feet west of and parallel to North Clarendon Avenue,

to those of Residential/Institutional Planned Development Number 655, as amended.

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/Institutional Planned Development
Number 655, As Amended.*

Plan Of Development Statements.

1. The area delineated herein as Residential/Institutional Planned Development Number 655, as amended (the "Planned Development") consists of approximately fifty thousand forty-four (50,044) net square feet (one and fifteen hundredths (1.15 acres)) of real property located in the area generally bounded by West Lakeside Place; North Clarendon Avenue; West Leland Avenue; the alley next west of and parallel to North Clarendon Avenue; the alley next south of and parallel to West Leland Avenue; a line approximately fifty (50) feet west of and parallel to the alley next west of and parallel to North Clarendon Avenue; West Leland Avenue; a line approximately two hundred sixty-three and seventy-one hundredths (263.71) feet west of and parallel to North Clarendon Avenue; the alley next north of and parallel to West Leland Avenue; and a line approximately ninety-one (91) feet west of and parallel to North Clarendon Avenue (the "Property"). The Property is currently owned by C-L THC, L.L.C., an Illinois limited liability company. Leland Development Corp., an Illinois corporation (the "Applicant") is the applicant for this Planned Development with the authorization of C-L THC, L.L.C.
2. The Applicant or its successors, assignees or grantees shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development. 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 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 assignees and, if different than the Applicant, the legal titleholders and any ground lessors and their respective successors and assigns. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assignees and, if different than the Applicant,

the legal titleholders and any ground lessors and their respective successors and assignees. Furthermore, pursuant to the requirements of Section 17-8-0400 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 Statement 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 of the Property subject, however, to the following exceptions and conditions: (a) any changes or modifications to this Planned Development applicable to or in a given subarea need only be made or authorized by the owners and/or ground lessors of such subarea; provided, however, that for so long as the Applicant or any affiliate thereof owns or controls any part of the Property, any application to the City for any such changes or modifications (administrative, legislative or otherwise) must in all cases be authorized by the Applicant; and (b) where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein. 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 (other than an 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 "the 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; provided, however, that the Applicant's right to authorize changes or modifications to this Planned Development for so long as it owns or controls all or any portion of the Property as set forth in clause (a) of this Statement Number 3 above shall not be deemed amended or transferred to apply to a transferee (or its beneficiaries as aforesaid) unless expressly assigned in a written instrument executed by the original Applicant hereunder.

4. The area within the Planned Development boundaries is divided into three (3) subareas as indicated on the Subarea Map. The following uses shall be permitted in all subareas of the Planned Development: all uses permitted in the RM6 Residential Multi-Unit District, including but not

limited to dwelling units, housing for elderly persons, accessory parking, accessory uses and non-accessory uses.

5. This Plan of Development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; and the following documents prepared by Booth Hansen Associates and dated March 17, 2003 (collectively, the "Plans"): an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Property Line and Boundary Map; a Subarea Map; a Site Plan; a Landscape Plan; and Building Elevations. Full-sized copies of the Plans 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.
6. Business 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. The improvements authorized by this Planned Development shall be designed, constructed and maintained in substantial conformance with the Plans described in Statement 5 above, and in accordance with the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance.
8. The Applicant shall have the right to redesignate subareas within the Planned Development from time to time in order to promote orderly development, to facilitate financing, acquisition, leasing or disposition of the Property or relevant portions thereof, to designate zoning control or to otherwise administer this Planned Development. The designation and redesignation of subareas shall not require an amendment or minor change to this Planned Development; provided, however, the Applicant shall provide notice thereof to the Department of Planning and Development for said Department's administrative purposes to facilitate Part II review for any such designated subarea. In furtherance of the foregoing, the Applicant may allocate or assign the development rights under this Planned Development to and among the designated subareas, including, but not limited to, floor area and floor area ratio ("F.A.R."), building height and parking; provided, however, that the limitations set forth in the Bulk Regulations and Data Table applicable to the entirety of

the Planned Development shall not be exceeded or increased as a result of any such designation(s).

9. In addition to the maximum heights of the buildings and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as certified and approved by the Federal Aviation Administration.
10. For purposes of floor area, F.A.R., and building height calculations, the definitions of the Chicago Zoning Ordinance in effect as of the date hereof 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, such floor area shall not include (a) all floor area devoted to mechanical equipment and storage areas which exceeds one thousand (1,000) square feet, and (b) all floor area associated with parking and loading areas. In addition, the calculation of any building height shall not include elevator shafts, ingress/egress towers, mechanical penthouses and enclosures, telecommunications facilities or architectural design elements such as spires.
11. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Any changes to ingress and egress as depicted in the Plans and as set forth below shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Off-street parking and loading facilities shall be provided in compliance with this Planned Development. A minimum of two percent (2%) of all parking spaces provided pursuant to this Planned Development shall be designated and designed for parking for the handicapped.
12. The requirements of the Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development (the "Commissioner") upon application and a determination by the Commissioner 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 shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance. Notwithstanding the provisions of Section 17-13-0611 of the Chicago Zoning Ordinance, such minor changes may include a reduction of the minimum required distance between structures, a reduction of periphery setbacks, an increase of the maximum percent of

land covered and changes to the location, size or display of signage. It is acknowledged that the demising walls for the interior spaces are illustrative only and that the location and relocation of demising walls or division of interior spaces shall not be deemed to require any further approvals pursuant hereto.

13. 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 natural resources. The Applicant shall use commercially reasonable efforts to design, construct and maintain all new buildings located on the Property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System; provided, however, nothing set forth in this Planned Development shall be construed to require the Applicant to obtain L.E.E.D. certification for any of the improvements on the Property. The Applicant agrees that the portion of improvements in the Planned Development including affordable dwelling units will comply with the Department of Housing's Green Criteria, and that the portion of the improvements in the Planned Development consisting of exclusively market-rate dwelling units will have a twenty-five percent (25%) net green roof. The Applicant also agrees that, if the Applicant receives tax increment financing ("T.I.F.") assistance from the City of Chicago, then the portion of improvements in the Planned Development receiving T.I.F. assistance and consisting of exclusively market-rate dwelling units will have a fifty percent (50%) net green roof and Energy Star Certification or L.E.E.D. certification.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the improvements of the Property in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all new buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No permits shall be granted pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each new building or improvement.
15. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within six (6) years following adoption of this Planned Development, and unless completion of such buildings is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the

underlying RM6 Residential Multi-Unit District (with respect to Subareas 1 and 2) and RT4 Residential Two-Flat, Townhouse and Multi-Unit District (with respect to Subarea 3). The six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that good cause for such an extension is shown.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Property Line and Boundary Map; Architectural Site Plan; Site/Landscape Plan; Subarea Map; and Exterior Building Elevations referred to in these Plan of Development Statements printed on pages 48675 through 48683 of this *Journal*.]

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

Residential Business Planned Development. 655,09

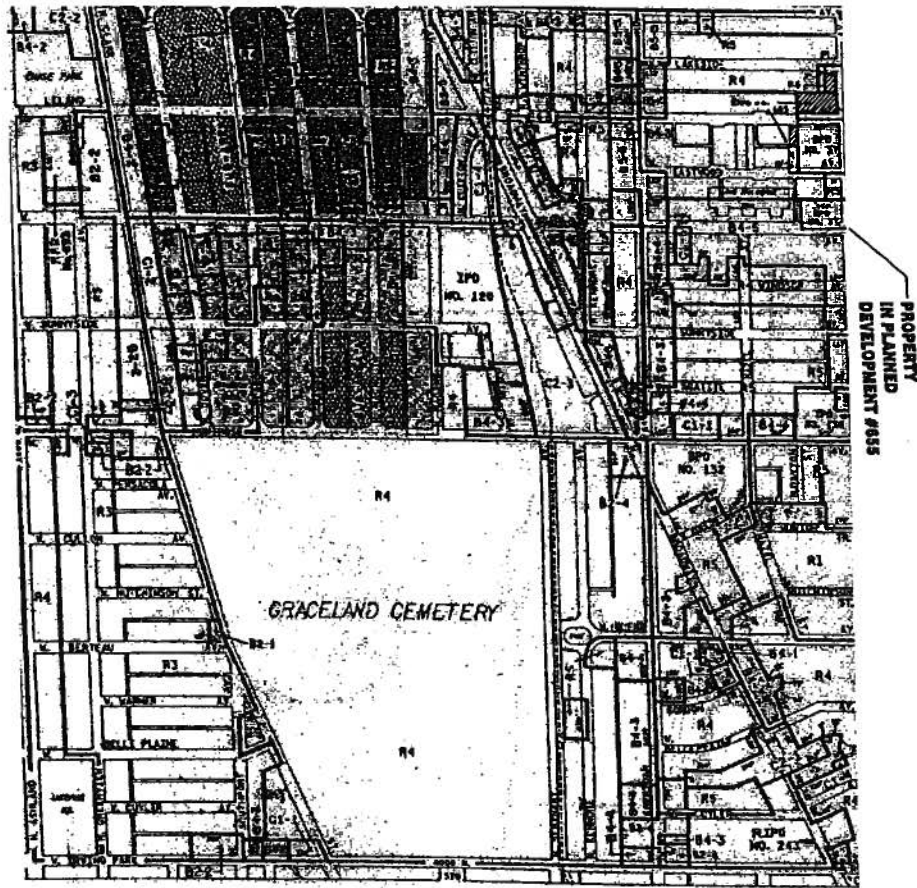
Plan Of Development Bulk Regulations And Data Table.

Gross Site Area (78,569 square feet) = Net Site Area (50,044 square feet) + Area Remaining in Public Right-Of-Way (28,525 square feet)

Net Site Area of Subarea 1:	11,292 square feet (0.26 acres)
Net Site Area of Subarea 2:	32,547 square feet (0.75 acres)
Net Site Area of Subarea 3:	6,205 square feet (0.15 acres)
Maximum Floor Area Ratio:	3.0
Maximum Number of Dwelling Units:	
Total Area:	95

Subarea 1:	39
Subarea 2:	48
Subarea 3:	8
Maximum Site Coverage of Subarea 1:	66%
Maximum Site Coverage of Subarea 2:	79.8%
Maximum Site Coverage of Subarea 3:	44.5%
Minimum Number of Off-Street Parking Spaces:	
Total Area:	81
Minimum Number of Off-Street Loading Berths:	
Total Area:	1
Maximum Building Height:	
Subarea 1:	67 feet
Subarea 2:	62 feet
Subarea 3:	62 feet
Minimum Setbacks from Property Line:	
Subarea 1:	0 feet
Subarea 2:	5 feet
Subarea 3:	10 feet

Existing Zoning Map.



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RESIDENCE DISTRICTS:

- R1 SINGLE-FAMILY RESIDENCE DISTRICT
- R2 SINGLE-FAMILY RESIDENCE DISTRICT
- R3 GENERAL RESIDENCE DISTRICT
- R4 GENERAL RESIDENCE DISTRICT
- R5 GENERAL RESIDENCE DISTRICT
- R6 GENERAL RESIDENCE DISTRICT
- R7 GENERAL RESIDENCE DISTRICT
- R8 GENERAL RESIDENCE DISTRICT

BUSINESS DISTRICTS:

- B1-1 TO B1-5 LOCAL RETAIL DISTRICTS
- B2-1 TO B2-5 RESTRICTED RETAIL DISTRICTS
- B3-1 TO B3-5 GENERAL RETAIL DISTRICTS
- B4-1 TO B4-5 RESTRICTED SERVICE DISTRICTS
- B5-1 TO B5-5 GENERAL SERVICE DISTRICTS
- B6-5 AND B6-7 RESTRICTED CENTRAL BUSINESS DISTRICTS
- B7-5 TO B7-7 GENERAL CENTRAL BUSINESS DISTRICTS

COMMERCIAL DISTRICTS:

- C1-1 TO C1-5 RESTRICTED COMMERCIAL DISTRICTS
- C2-1 TO C2-5 GENERAL COMMERCIAL DISTRICTS
- C3-5 TO C3-7 COMMERCIAL-MANUFACTURING DISTRICTS
- C4 MOTOR FREIGHT TERMINAL DISTRICT

MANUFACTURING DISTRICTS:

- M1-1 TO M1-5 RESTRICTED MANUFACTURING DISTRICTS
- M2-1 TO M2-5 GENERAL MANUFACTURING DISTRICTS
- M3-1 TO M3-5 HEAVY MANUFACTURING DISTRICT

FOR USE AND BULK REGULATIONS, RESIDENCE DISTRICTS, SEE ARTICLE 7.

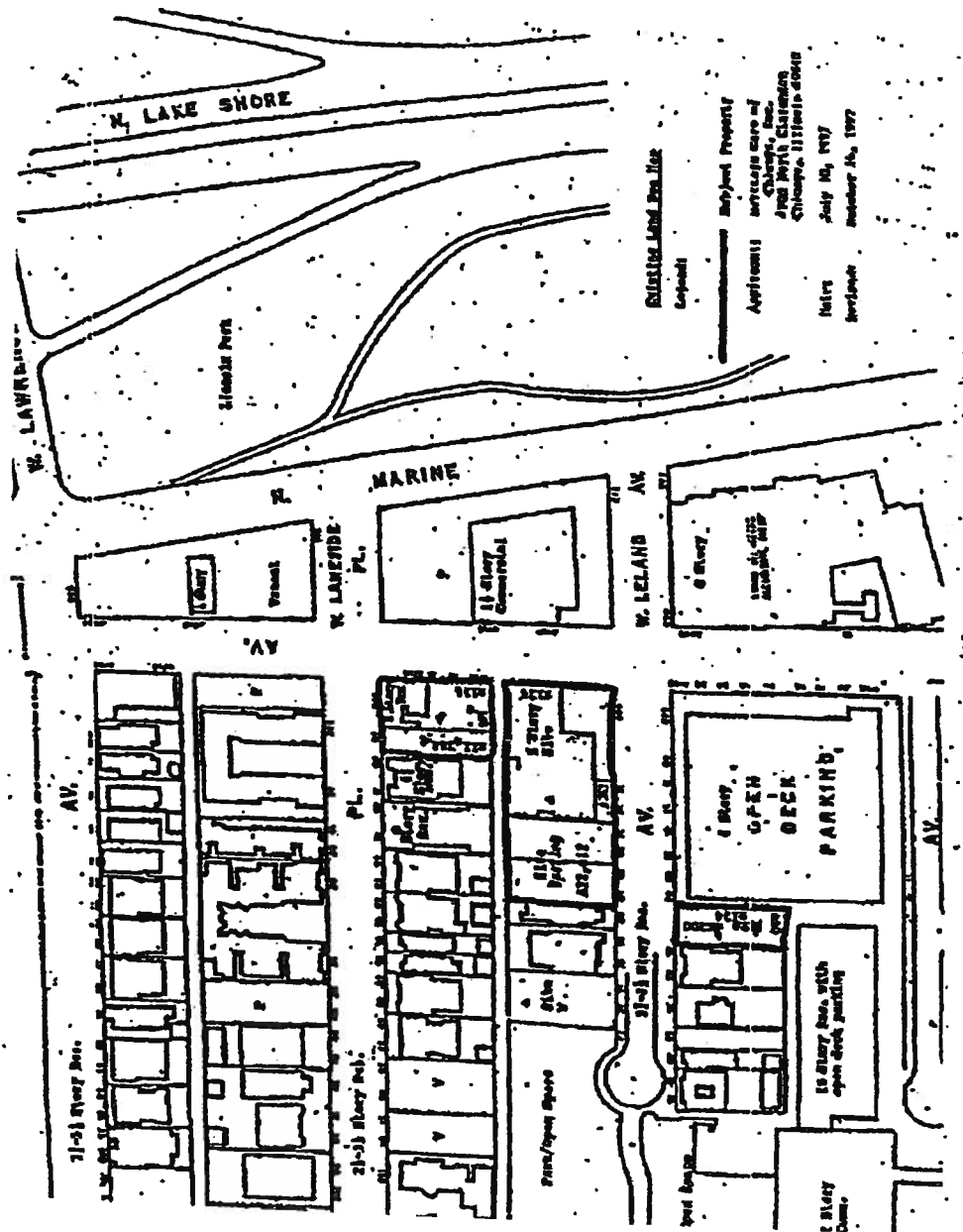
FOR USE AND BULK REGULATIONS, BUSINESS DISTRICTS, SEE ARTICLE 8.

FOR USE AND BULK REGULATIONS, COMMERCIAL DISTRICTS, SEE ARTICLE 9.

FOR USE AND BULK REGULATIONS, MANUFACTURING DISTRICTS, SEE ARTICLE 10.



Existing Land-Use Map.



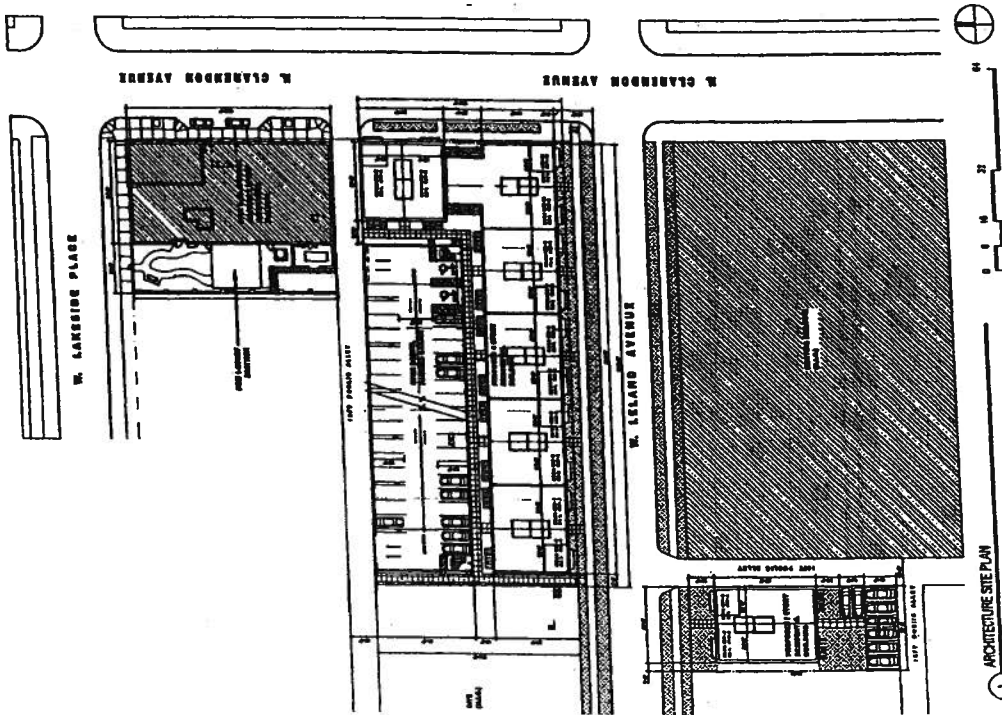
Architectural Site Plan.

SUB-AREA #1
5 STORY SENIOR HOUSING
TOTAL = 39 UNITS

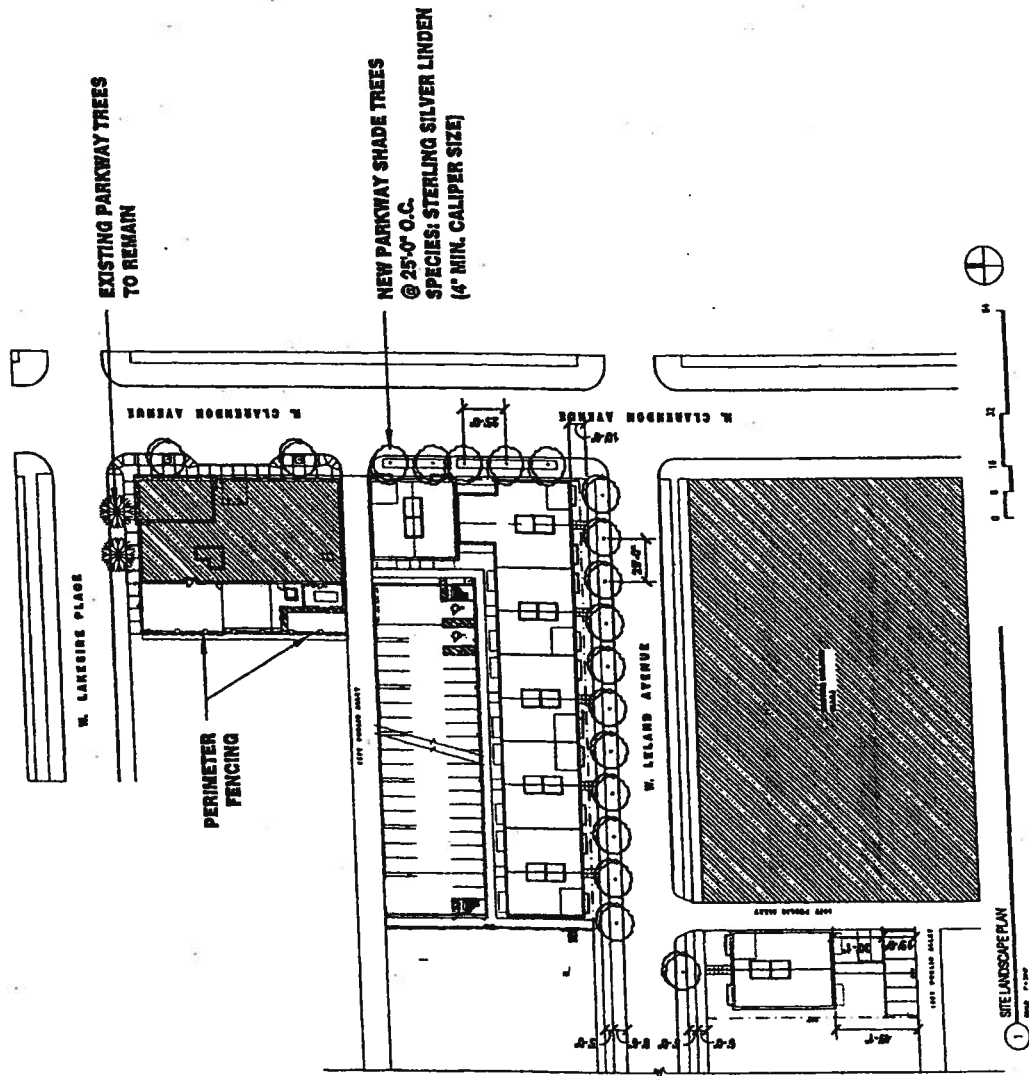
SUB-AREA #2
4 STORY CONDOS
TOTAL = 48 UNITS

SUB-AREA #3
4 STORY CONDOS
TOTAL = 8 UNITS

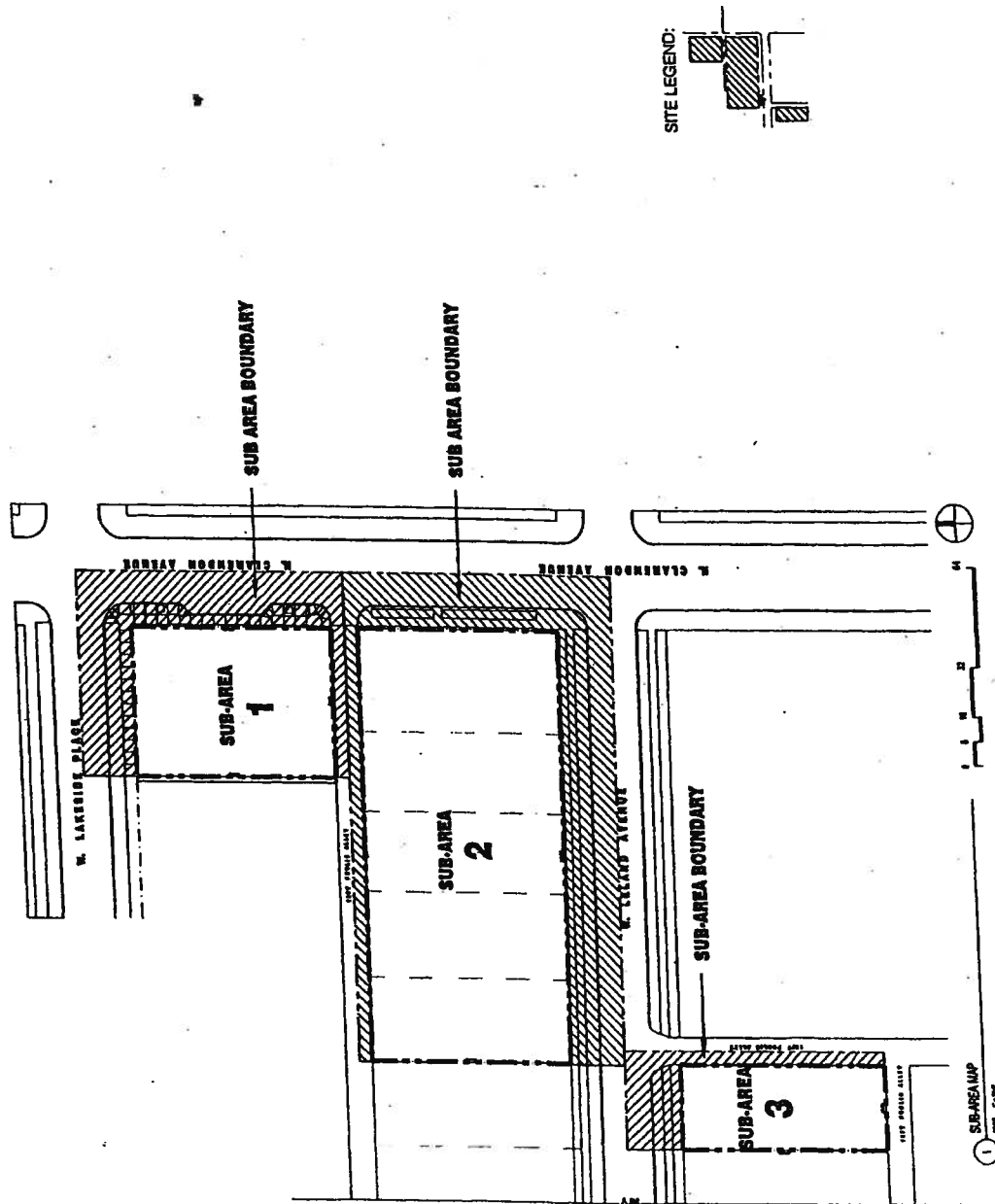
SITE LEGEND:



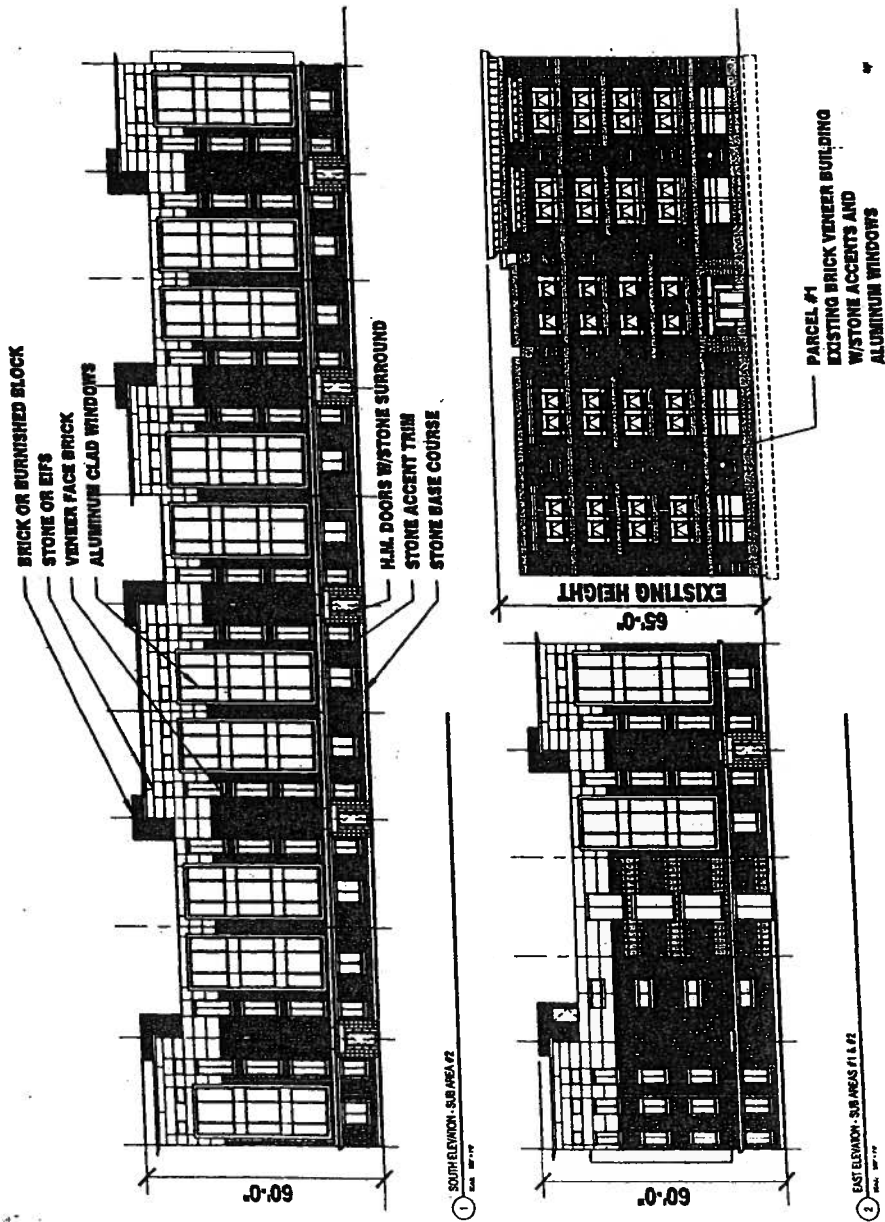
Site/Landscape Plan.



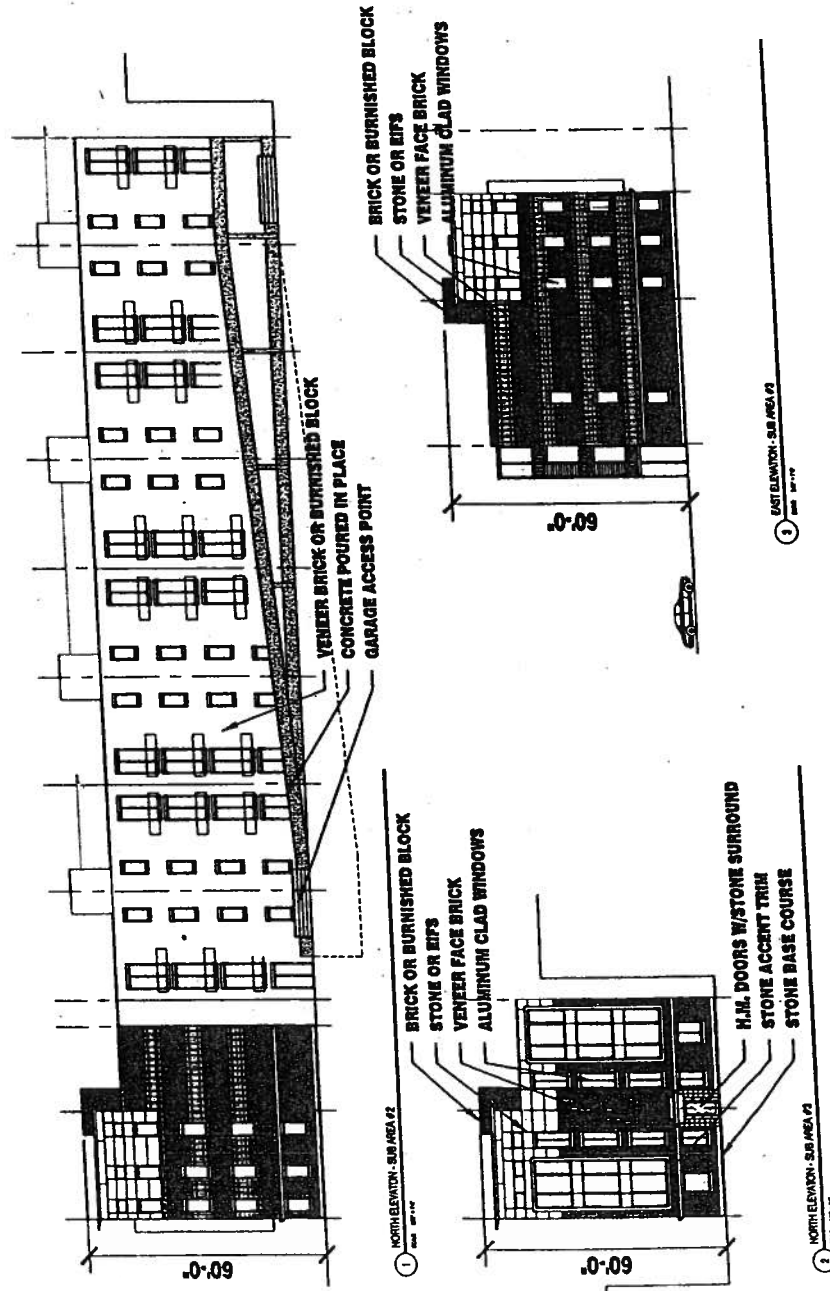
Subarea Map.



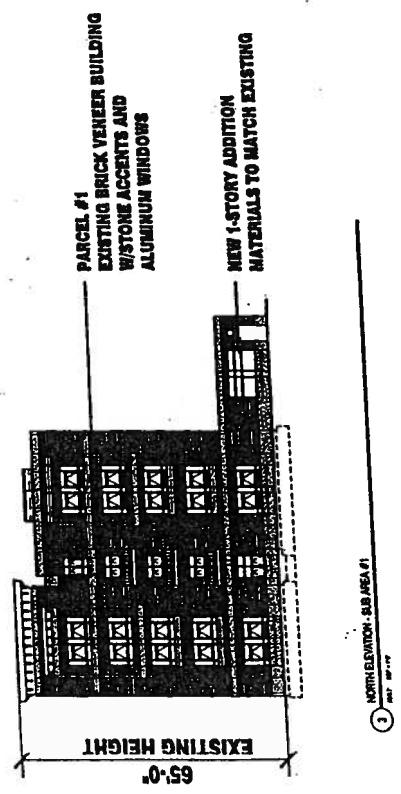
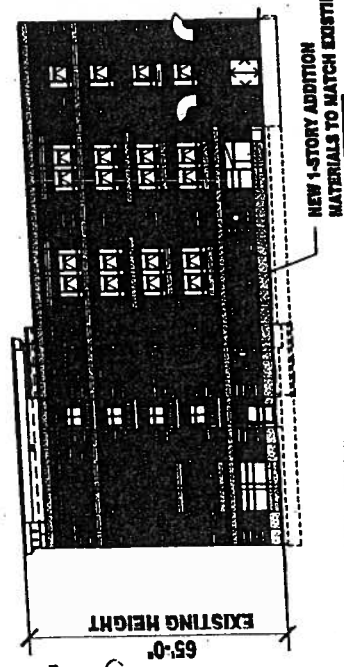
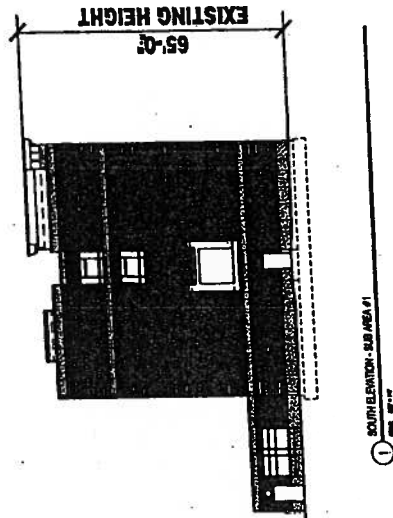
Exterior Building Elevations.
(Page 1 of 3)



Exterior Building Elevations.
(Page 2 of 3)



Exterior Building Elevations.
(Page 3 of 3)





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

February 27, 2004

Mr. David L. Reifman
Piper Rudnick LLP
203 North LaSalle Street, Suite 1800
Chicago, Illinois 60601-1293

**Re: *Administrative Relief – Residential/Institutional
Planned Development No. 655***

Dear Mr. Reifman:

Please be advised that your request for a minor change to Residential/Institutional Planned Development No. 655 has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 11 of the Residential/Institutional Planned Development No. 655.

Specifically, you requested administrative relief pursuant to the provisions of Statement 11 of Residential/Institutional Planned Development No. 655, to provided that, in addition to but not in lieu of the matters currently governed by the Planned Development:

(i) the permitted uses of the portion of the property that is the subject of the Planned Development (the "Property") that is generally located at 4720 North Clarendon Avenue (the "4720 Parcel") shall include housing for elderly persons (including accessory commissary facilities), homes for the aged, nursing homes, rest homes and institutions for the aged;

(ii) the 4720 Parcel may be improved with up to 48 units of housing for elderly persons subject to site plan review as set forth below, provided that the Department of Planning and Development shall have the right to approve the establishment of any such units in excess of 39 units;

(iii) prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II Approval") for development or redevelopment of the 4720 Parcel, other than alterations to existing buildings which do not increase their height or alter their footprint, a site plan for the proposed development, including parking areas, shall be submitted to the Commissioner of the Department of Planning and Development ("Commissioner") for approval. No Part II Approval for work for which a site plan must be submitted to the



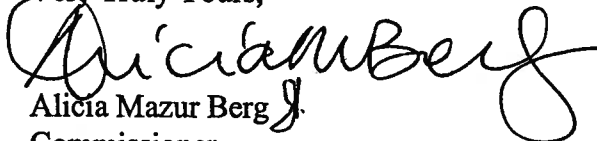
Commissioner shall be granted until the site plan has been approved by the Commissioner. Further, all Part II Approval submittals shall be in compliance with the Chicago Landscape Ordinance. Following approval of a site plan by the Commissioner, the approved site plan shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of the Planned Development. The approved site plan may be changed or modified pursuant to the minor change provisions of Section 11.11-3(c) of the Chicago Zoning Ordinance. A site plan submitted for review and approval shall, at a minimum, provide the following information with respect to the proposed improvements: (a) the boundaries of the Property; (b) the footprint of the improvements; (c) the location and dimensions of all loading berths; (d) a preliminary landscaping plan prepared by a landscape architect; (e) preliminary elevations of the improvements; and (f) statistical information applicable to the floor area and floor area ratio, the uses to be established, the building heights, and all setbacks. A site plan also shall include such other information as may be necessary to illustrate conformance with the applicable provisions of the Planned Development;

(iv) if the Applicant has not obtained an allocation of low-income housing tax credits from the Illinois Housing Development Authority and/or the Chicago Department of Housing for the improvements proposed to be developed on the 4720 Parcel as of April 30, 2005, then the administrative relief granted by this letter shall then expire and be of no further force or effect; and

(v) if the Applicant has not filed an application to the City of Chicago for an amendment to the Planned Development to bring it into conformity with the improvements proposed to be constructed on the Property pursuant to the administrative relief set forth in this request as of April 30, 2005, then the administrative relief granted by this letter shall then expire and be of no further force or effect.

With regard to your request, the Department of Planning and Development has determined that this revision to the Planned Development would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential/Institutional Planned Development No. 655, I hereby approve the foregoing minor change, but no other changes, to Residential/Institutional Planned Development No. 655.

Very Truly Yours,



Alicia Mazur Berg
Commissioner

cc: Jack Swenson, Ed Kus, Mike Marmo, Terri Texley

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R6 General Residence District and the R4 General Residence District symbols and indications as shown on Map Number 11-G in the area bounded by:

Parcel A: West Lakeside Avenue; North Clarendon Avenue; the alley immediately south of and parallel to West Lakeside Avenue; and a line 91 feet west of and parallel to North Clarendon Avenue;

Parcel B: the alley immediately north of and parallel to West Leland Avenue; North Clarendon Avenue; West Leland Avenue; and a line 263.71 feet west of and parallel to North Clarendon Avenue; and

Parcel C: West Leland Avenue; the alley ("east alley") immediately west of and parallel to North Clarendon Avenue; the alley immediately south of and parallel to West Leland Avenue; and a line 50 feet west of and parallel to the east alley,

to those of a Residential/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 this ordinance reads as follows:

Residential/Institutional Planned Development.

655

Plan Of Development Statements.

- 1 . The area delineated herein as a Residential/Institutional Planned Development (the "Planned Development") consists of approximately fifty thousand ninety-six (50,096) square feet (+ one and fifteen one-hundredths (1.15) 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, Heritage Care of Chicago, Inc.
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 easement 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.
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 WRS Architects Inc., dated October 16, 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/Institutional Planned Development: nursing and specialized care for residents with Alzheimer's disease and related illnesses and related services including Alzheimer/adult day care, Alzheimer's research, teaching and health center, outpatient clinic and outpatient rehabilitation, each serving Alzheimer and other patients (excluding drug abuse and alcoholism treatment, which shall not be permitted), accessory uses and accessory parking.
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 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 and the aforementioned special use 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 approved by the Federal Aviation Administration.
10. The improvements on the Property, including the on-site exterior landscaping and the landscaping along the adjacent right-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.

Applicant or its successors, assigns or grantees agree that in the event the use of the Property becomes other than that provided for in Statement 5 above, the Department of Planning and Development

shall determine whether such new use requires the provision of parking spaces in excess of the number required in this Planned Development. The provision of any additional parking required by the Department of Planning and Development shall be deemed a minor change in the Planned Development pursuant to this Statement 11, provided the location of such spaces is approved by the Department of Planning and Development and the Department of Transportation.

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 (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 automatically revert to the pre-existing R6 General Residence District and 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 54920 through 54926 of this Journal.]

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

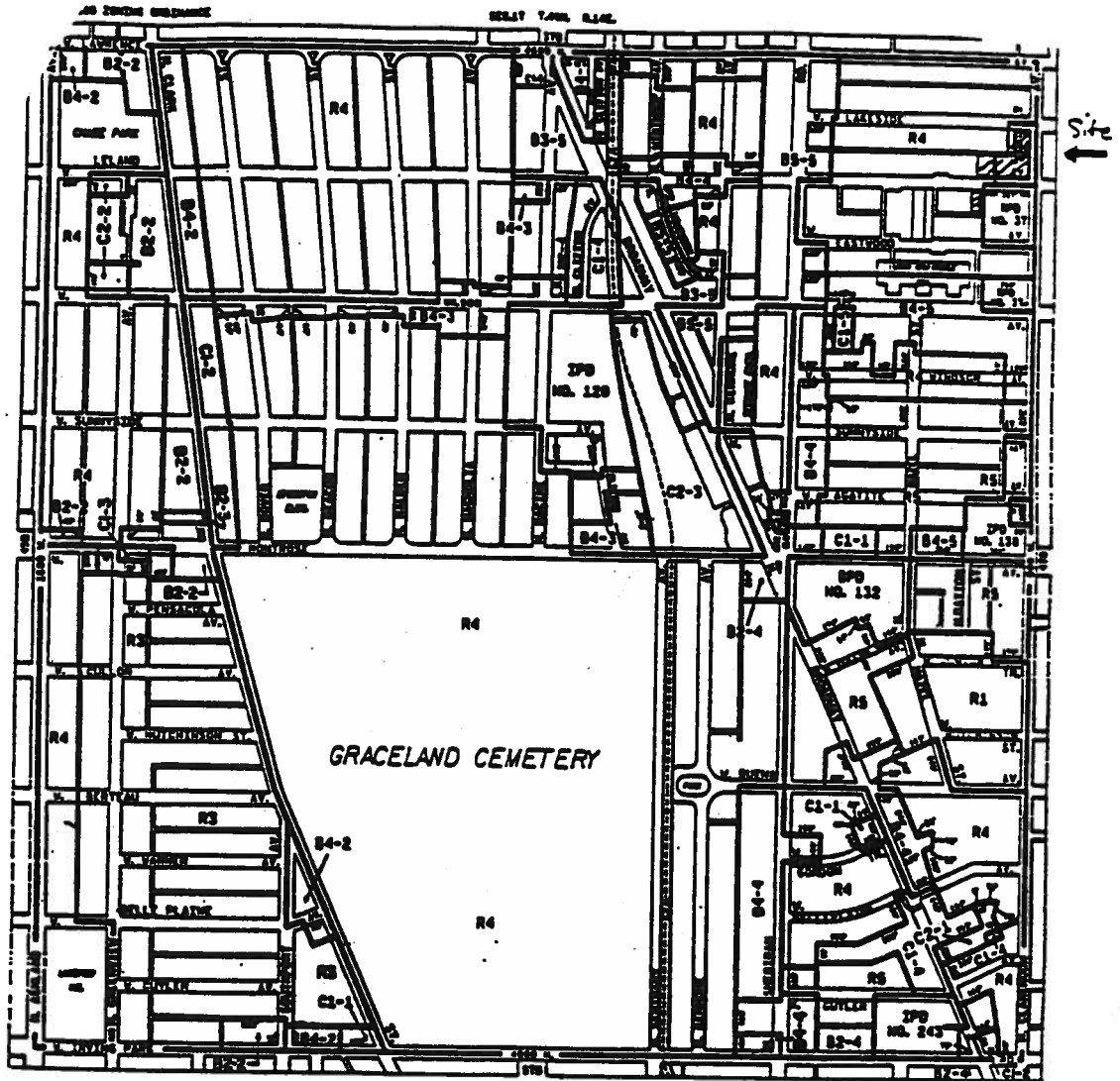
Residential/Institutional Planned Development Number 655.

Plan Of Development.

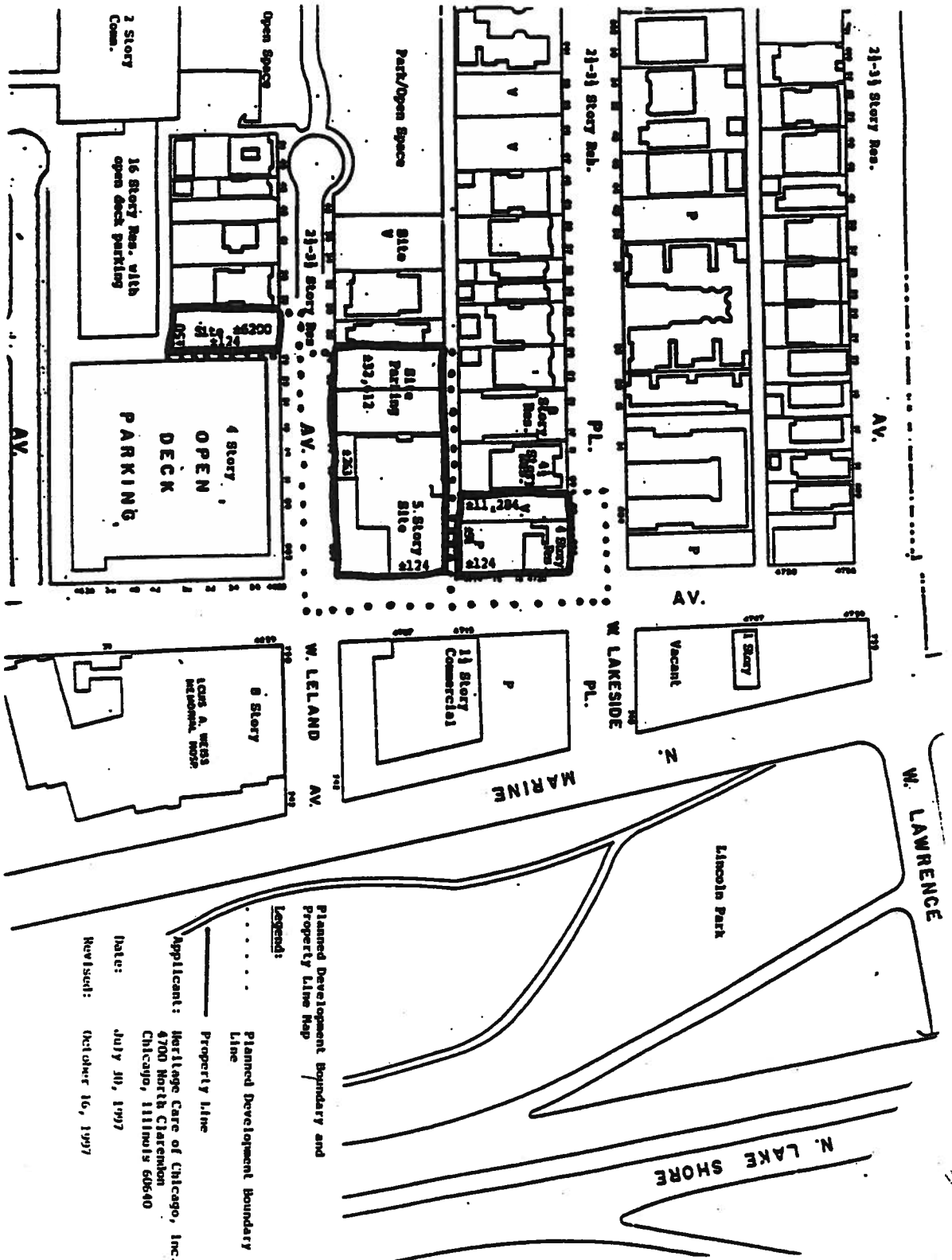
Bulk Regulations And Data Table.

Gross Site Area	=	Net Site Area	+	Area Remaining in Public Right-of-Way:
$\pm 78,175$ square feet (± 1.79 acres)	=	$\pm 50,096$ square feet (± 1.15 acres)	+	$\pm 28,079$ square feet (± 0.64 acres)
Maximum Permitted Floor Area Ratio:				2.0.
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.
Minimum Number of Off-Street Parking (employee and visitor):				42 spaces.
Additional Off-Site Parking (employee and visitor):				An additional 20 spaces of off- street parking will be located at 834 -- 836 West Leland Avenue or within 500 feet from the boundaries of the Planned Development.
Minimum Number of Off-Street Loading areas:				1.
Maximum Height:				In substantial conformance with the Building Elevations.

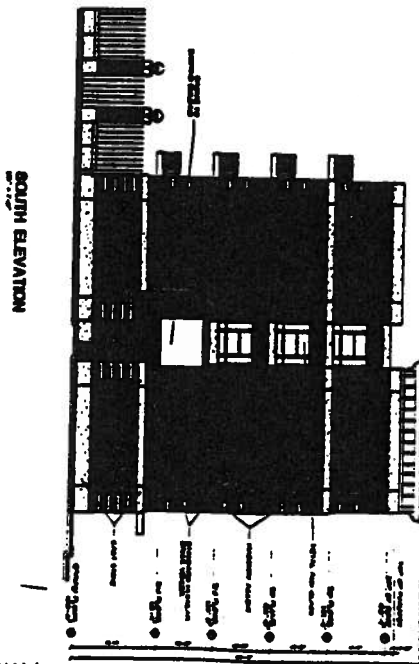
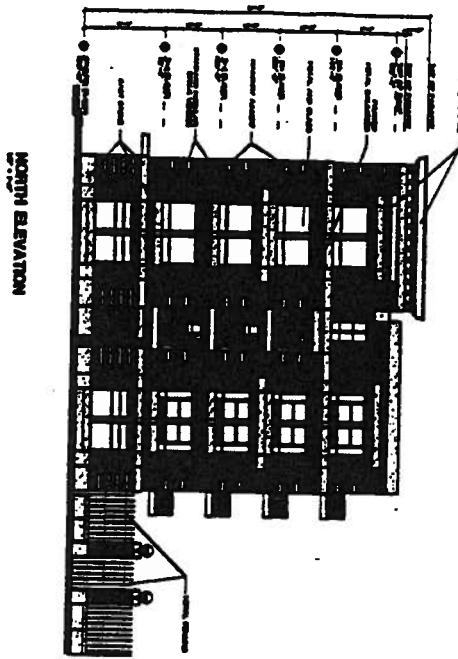
Existing Zoning Map.



Planned Development Boundary And Property Line Map.



Building Elevations.
(North And South Elevation)



STAGE HOUSE DEVELOPMENT, INC.
27 N. LA SALLE

HERITAGE HOUSE OF CHICAGO
PHASE II BUILDING ADDITION

WHS ARCHITECTS INC.

Revised October 16, 1997

FINAL FOR PUBLICATION

