

Reclassification Of Area Shown On Map Number 1-I.

(As Amended)

(Application Number 12366)

RPD684

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 1-I in the area bounded by:

a line 269.70 feet north of West Fulton Street; North California Avenue; West Fulton Street; a line 255.60 feet west of North California Avenue; the alley next north of West Fulton Street; and the alley next west of North California Avenue,

to those of an R5 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the R5 General Residence District symbols and indications as shown on Map Number 1-I in the area bounded by:

a line 269.70 feet north of West Fulton Street; North California Avenue; West Fulton Street; a line 255.60 feet west of North California Avenue; the alley next north of West Fulton Street; and the alley next west of North California 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 herewith attached and made a part hereof and to no others.

SECTION 3. This ordinance shall be in full 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 Number 684**Plan Of Development Statements.*

1. The area delineated herein as a Residential Planned Development (the "Planned Development") consists of approximately eighty-one thousand nine hundred thirty-six (81,936) square feet (one and eighty-eight hundredths (1.88) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned and controlled by the Renaissance Center Limited Partnership (the "Applicant").
2. All applicable official reviews, approvals or permits required in connection with this Planned Development shall be obtained by the Applicant, or its successors, assignees or grantees. Any dedication or vacation of streets, alleys or easements, or any adjustment of right-of-way, or consolidation or resubdivision of parcels, 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. 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. 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 ground lessors.
4. This Plan of Development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Land-Use Map; an Existing Zoning Map; a Planned Development Property Line and Boundary Map; a Site/Landscape Plan; and Building Elevations, all dated June 16, 1998. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated herein and these and no

other zoning controls shall apply.

5. The following uses are permitted within the Planned Development: housing for elderly persons; accessory off-street 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 and marketing signs shall be permitted subject to review and approval of the Department of Planning and Development.
7. Off-street parking shall be provided in compliance with this Plan of Development, subject to the review of the Department of Transportation.
8. Any service drives 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 except as expressly approved by the Chicago Fire Department. Ingress and egress shall be subject to the review and approval of the Department of Transportation and of Planning and Development.
9. In addition to the maximum heights of any buildings prescribed in this Building Elevations attached hereto, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. For purposes of maximum floor area ratio (F.A.R.) calculations, the definitions of the Chicago Zoning Ordinance shall apply.
11. The improvements to the Property, including driveways and landscaping, shall be designed, constructed and maintained in substantial conformance with the Site/Landscape Plan and the Building Elevations. In addition, parkway trees depicted on the Site/Landscape Plan shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
12. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development, upon the request of they the Commissioner of the Department of Planning and Development that such a modification is

minor, appropriate and consistent with the nature of the development of the Property contemplated herein. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of subclauses 4 and 5 of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks or an increase of the maximum percent of land covered.

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 energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all new buildings to be located within this Planned Development in an energy efficient manner, generally consistent with 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."). Copies of these standards may be obtained from the Department of Planning and Development.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the Property. 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. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
15. Unless substantial construction has commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the previously existing R4 General Residence District.

[Existing Zoning Map; Planned Development Property and Boundary Line Map; Site/Landscape Plan; East Elevation (Front); West Elevation (Rear); and North and South Elevations referred to in these Plan of Development Statements printed on pages 73327 through 73332 of this Journal.]

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

Residential Planned Development Number 684

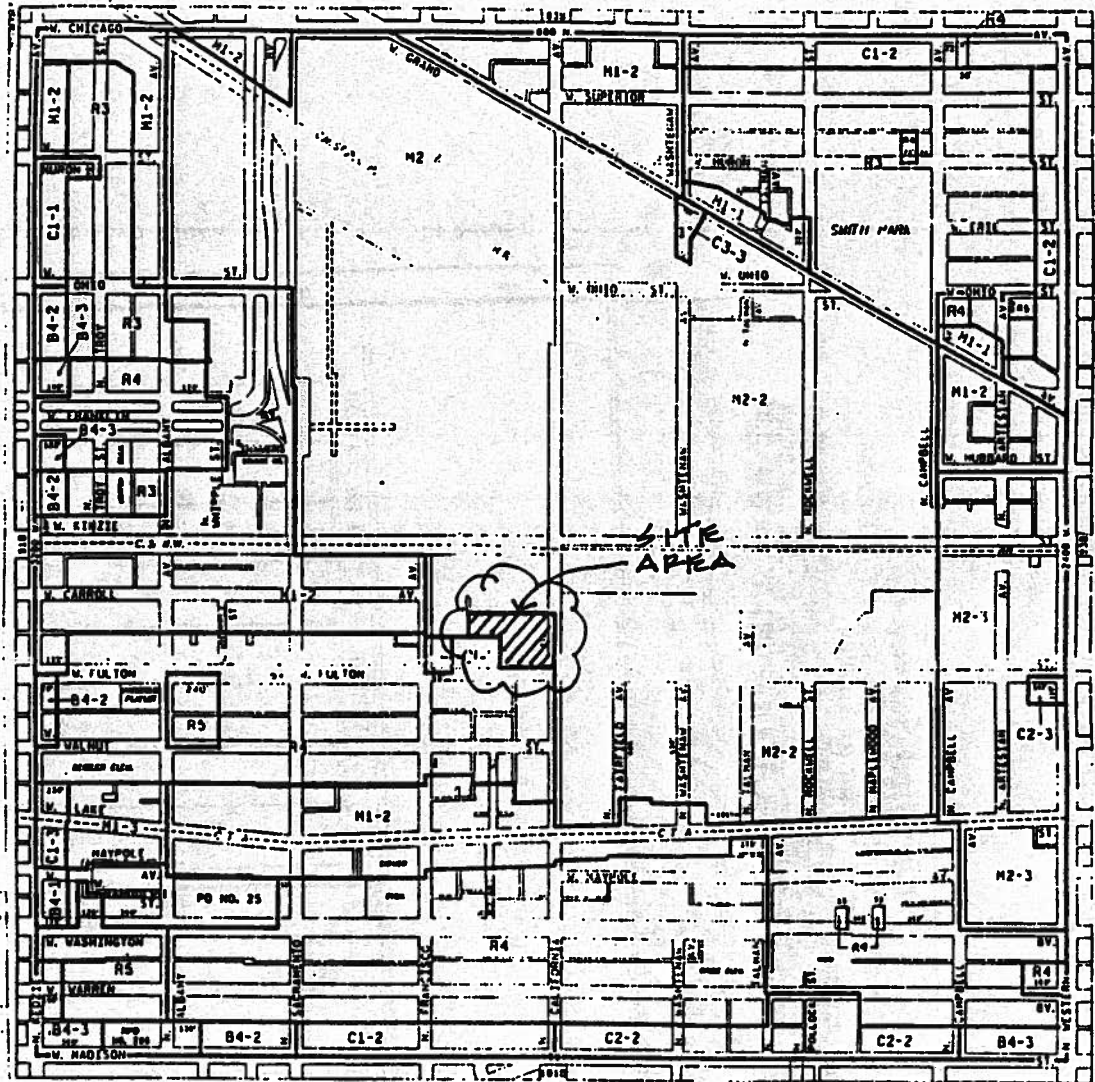
Plan Of Development

Bulk Regulations And Data Table.

Gross Site Area:	102,619 square feet (2.36 acres).
Net Site Area:	81,936 square feet (1.88 acres).
Maximum Number of Dwelling Units:	129.
Maximum permitted Floor Area Ratio:	1.3.
Maximum Building Height:	In accordance with the Elevations.
Maximum Percentage of Site Coverage:	In accordance with Site Plan.
Minimum Setbacks from Property Line:	In accordance with Site Plan.
Minimum Number of Off-Street Parking Spaces:	45.
Minimum Number of Off-Street Loading Berths:	1.

Existing Zoning Map.

P.Zon0108

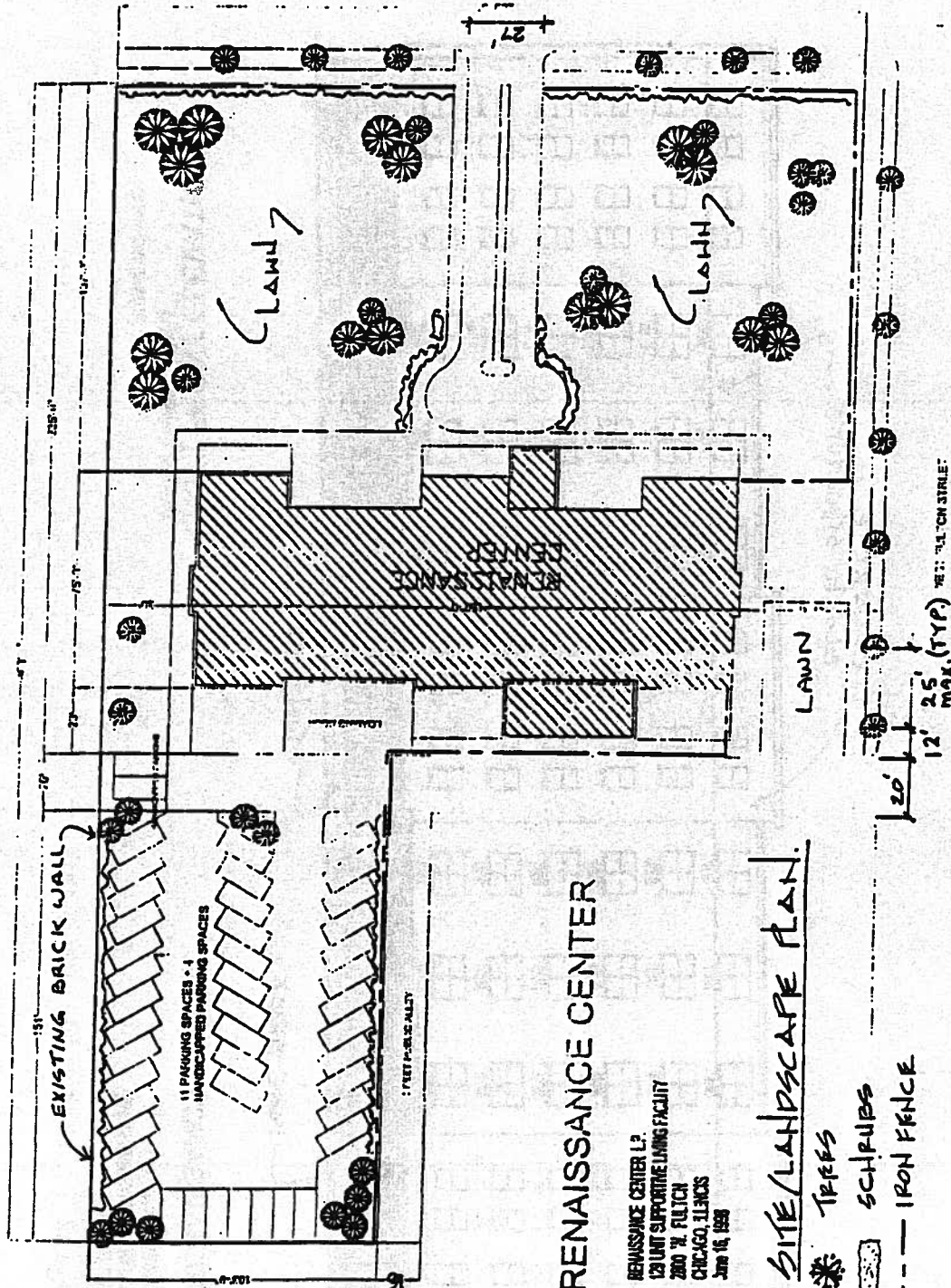


RENAISSANCE

client: RENAISSANCE CENTER LP.
 120 UNIT SUPPORTIVE LIVING FACILITY
 location: 2800 W. FULTON
 CHICAGO, ILLINOIS
 date: June 10, 1998

EXISTING ZONING MAP

Site/Landscape Plan.



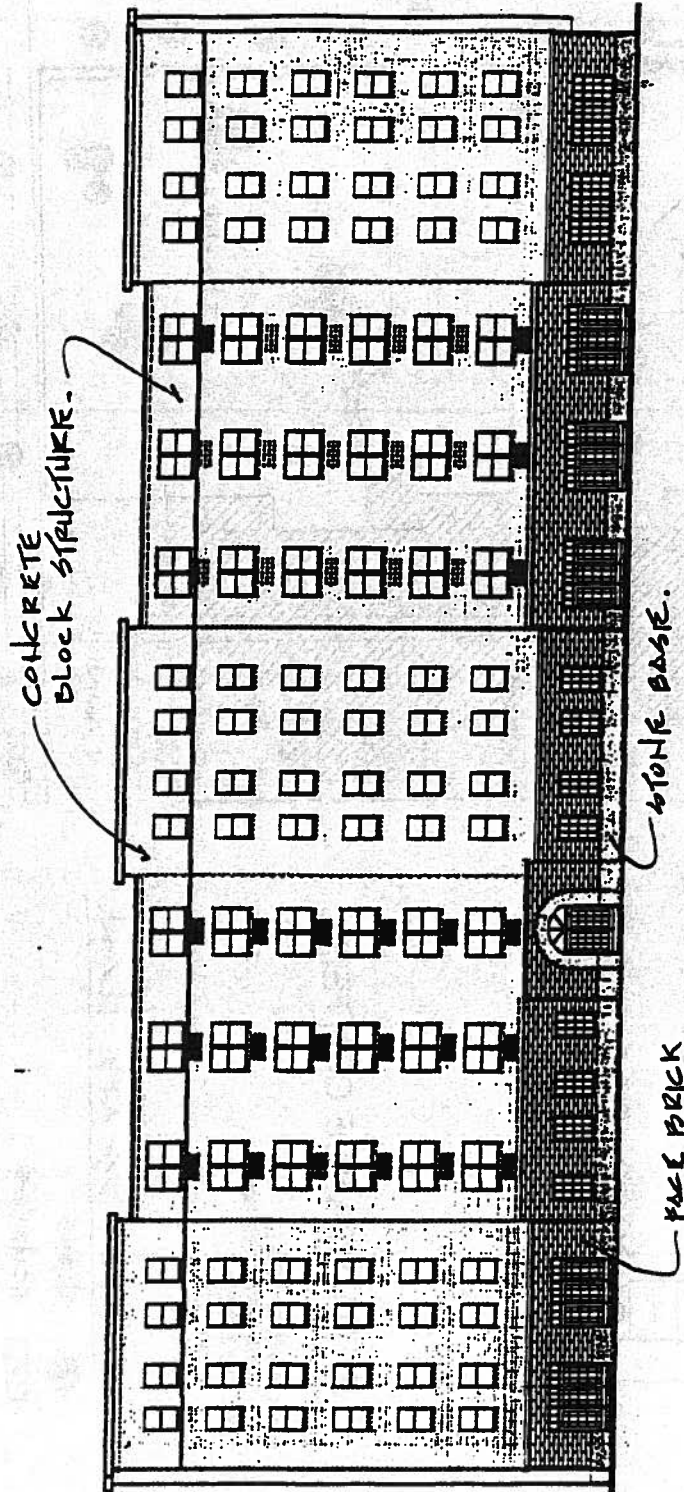
RENAISSANCE CENTER

PROJECT: RENAISSANCE CENTER L.P.
 125 UNIT SUPPORTIVE LIVING FACILITY
 2000 W. FLITCH
 CHICAGO, ILLINOIS
 DATE: June 16, 1998

SITE/LANDSCAPE PLAN.

- TREES
- SHRUBS
- IRON FENCE

East Elevation.
(Front)



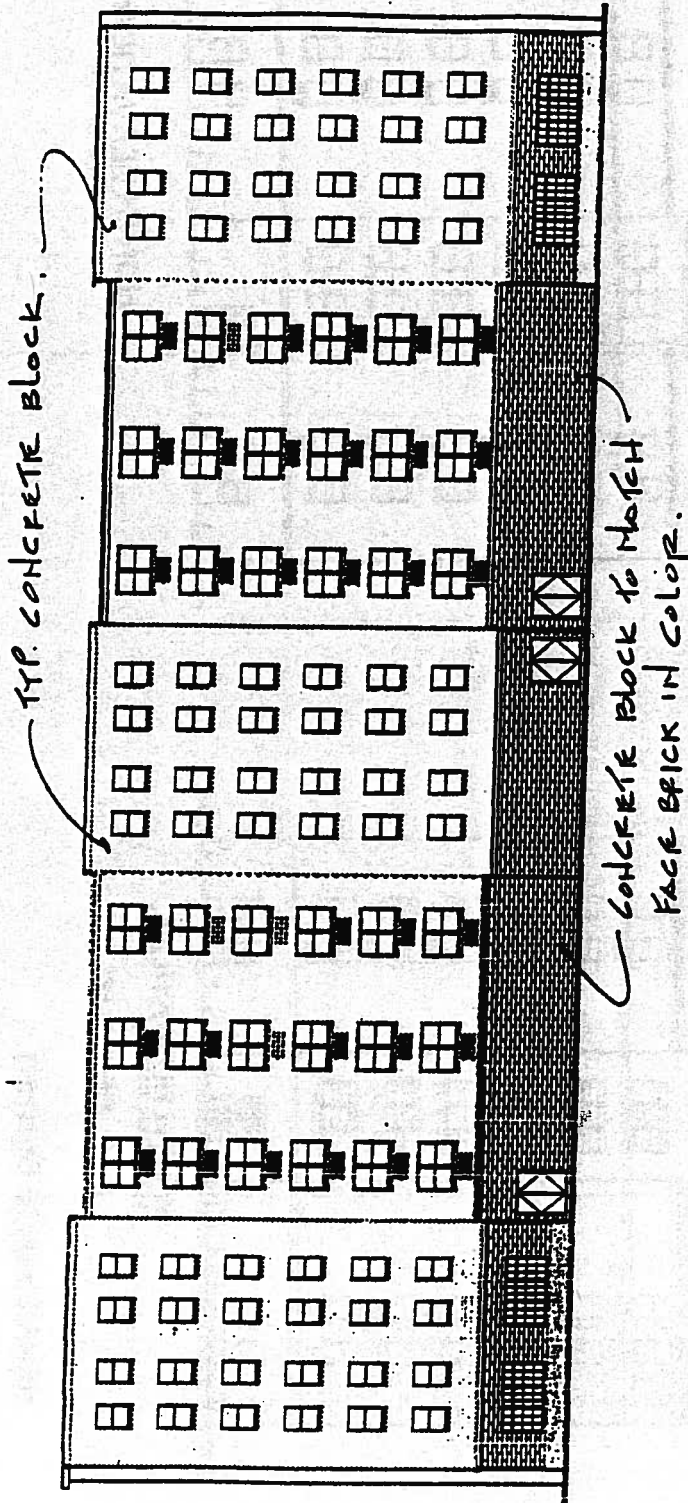
EAST (FRONT ELEVATION)
(FACING CALIFORNIA AVE.)

SCALE 1/16" = 1'-0"

RENAISSANCE CENTER

Applicant: RENAISSANCE CENTER LP
 Consultant: TRUBERT SUPPORTIVE LIVING FACILITY
 Location: 200 N. PULTON
 CHICAGO, ILLINOIS
 Date: June 18, 1998

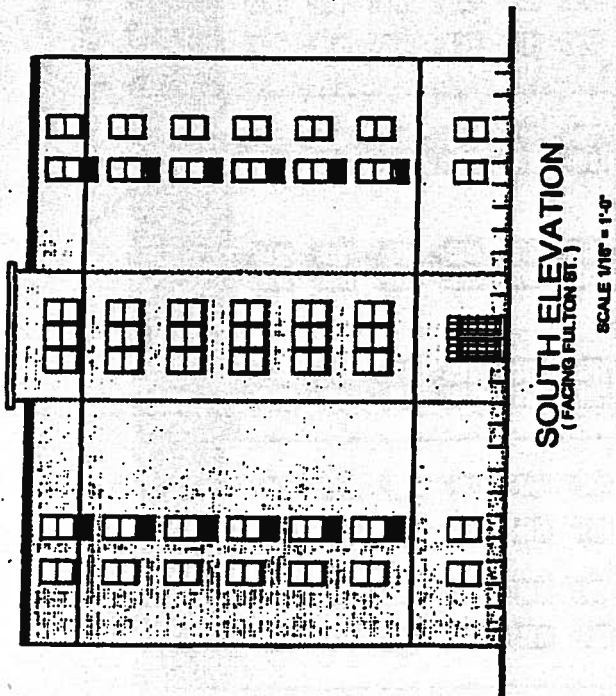
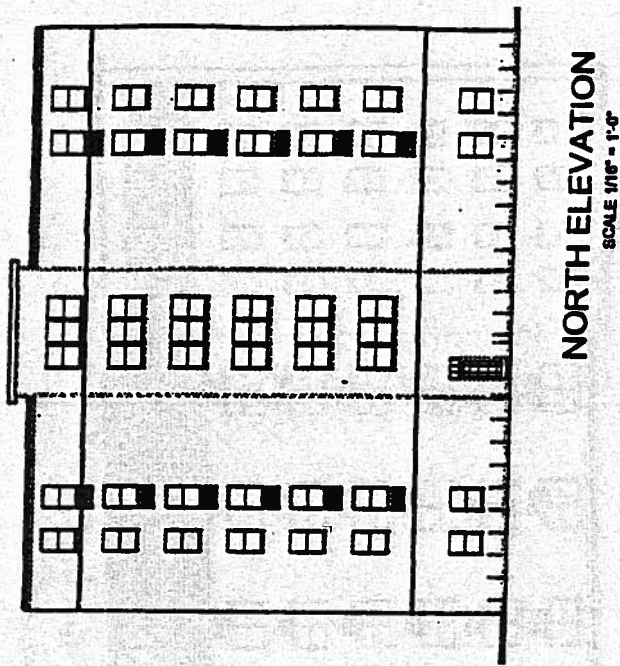
West Elevation.
(Rear)



RENAISSANCE CENTER
WEST (REAR) ELEVATION
SCALE 1/16" = 1'-0"

Applicant: RENAISSANCE CENTER LP
Location: 200 W. FULTON
CHICAGO, ILLINOIS
Date: 5/28/98

North And South Elevations.



RENAISSANCE CENTER

Applicant: RENAISSANCE CENTER LP.
120 UNIT SUPPORTIVE LIVING FACILITY
Location: 2800 W. FULTON