

to those of a B1-2 Local Retail District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map Number 14-N.
(As Amended)
(Application Number 12424)*

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 14-N in the area bounded by:

a line 351 feet north of and parallel to West 59th Street; the alley next east of and parallel to South Harlem Avenue; a line 51 feet north of and parallel to West 59th Street; and South Harlem 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 Number 685.

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development (the "Planned Development") consists of approximately thirty-four thousand one hundred seventy (34,170) square feet (plus or minus seventy-eighth

hundredths (\pm .78) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Applicant, Senior Lifestyle Corporation.

2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors.
4. This Plan of Development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Site/Landscape Plan; and Building Elevations prepared by Mann, Gin, Ebel & Frazier Ltd., dated July 16, 1998. 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 dwelling units for the elderly, 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 and approval of the Departments of Transportation and 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 Departments of Transportation and Planning and Development.
9. In addition to the maximum height of the improvements and any appurtenance depicted on the Building Elevations attached hereto, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The improvements of the Property, the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exists to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site/Landscape Plan and 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 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.

12. 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.
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 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.").
14. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within six (6) years following the 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 pre-existing C1-2 Restricted Commercial 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 75539
through 75545 of this Journal.]

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

Residential Planned Development Number 685.

Plan Of Development

Bulk Regulations And Data Table.

Gross Site Area, ±51,570 square feet (±1.18 acres) = Net Site Area, ±34,170 square feet (±.78 acres) + Area Remaining in Public Rights-of-Way, ±17,400 square feet (±.40 acres).

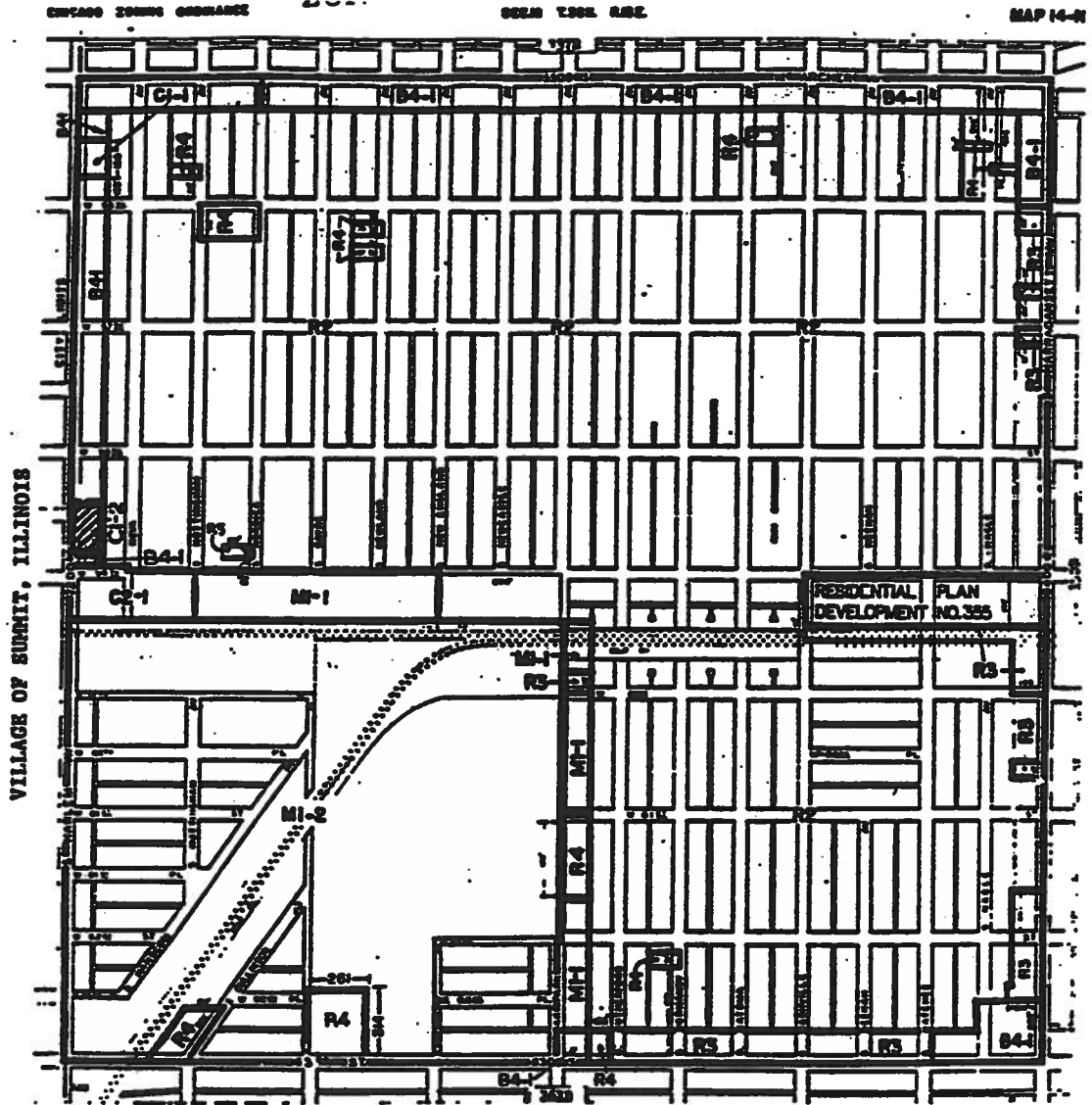
Maximum Permitted Floor Area Ratio:	2.1.
Setbacks From Property Line:	In substantial conformance with the Site/Landscape Plan.
Maximum Percentage of Site Coverage:	In substantial conformance with the Site/Landscape Plan.
Maximum Number of Dwelling Units:	87 units.
Minimum Number of Off-Street Parking Spaces:	31 spaces.
Minimum Number of Off-Street Loading Berths:	1 berth.
Maximum Building Height:	In substantial conformance with the Building Elevations.

~~Reclassification Of Area Shown On Map Number 14-N.
(Application Number 12437)~~

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

~~(Continued on page 75546)~~

Existing Zoning Map.



Existing Zoning Map

Legend



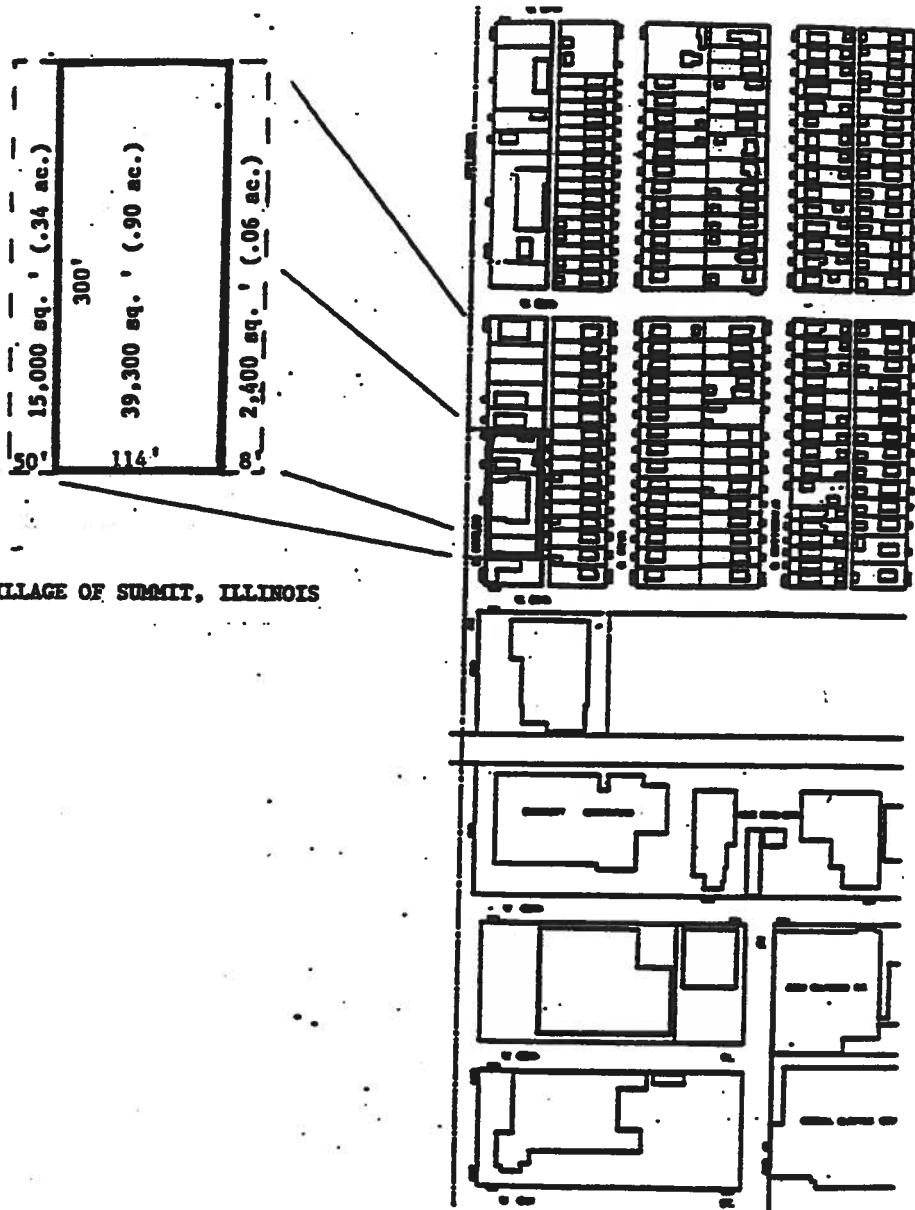
Subject Property



Zoning Boundaries

Applicant: Senior Lifestyle Corporation
5327 N. Sheridan Road, Suite 100
Chicago, IL 60640

Planned Development Boundary
And Property Line Map.



VILLAGE OF SUMMIT, ILLINOIS

Planned Development Boundary and Property Line Map

Legend

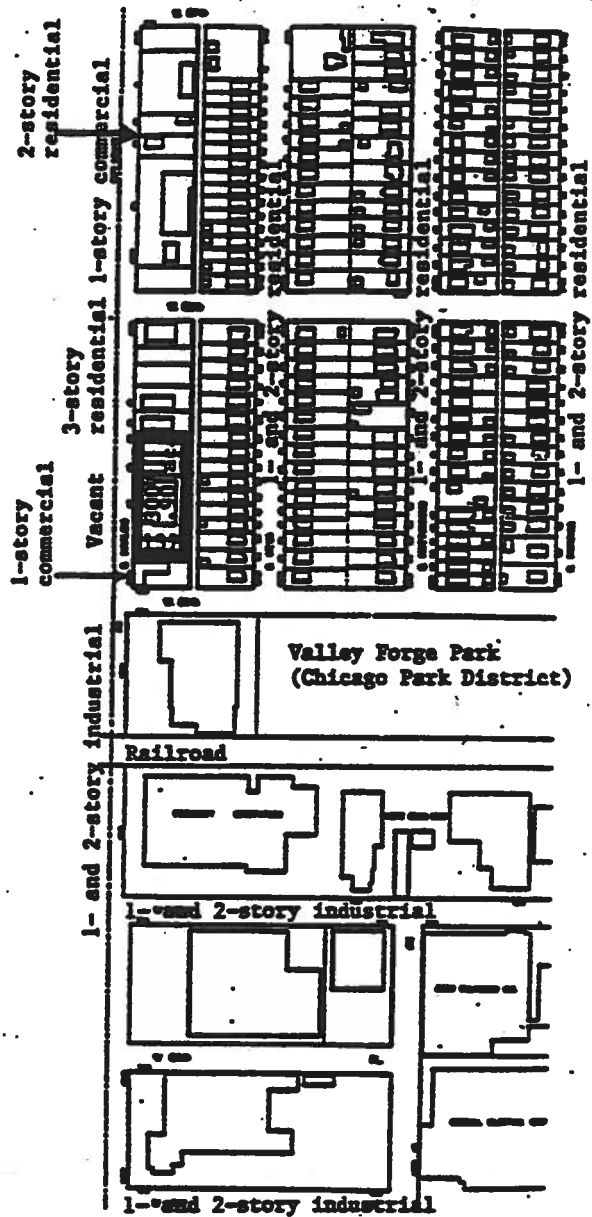
--- Planned Development Boundary Line

==== Property Line

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

Existing Land-Use Map.

VILLAGE OF SUMMIT, ILLINOIS



Legend

Subject Property

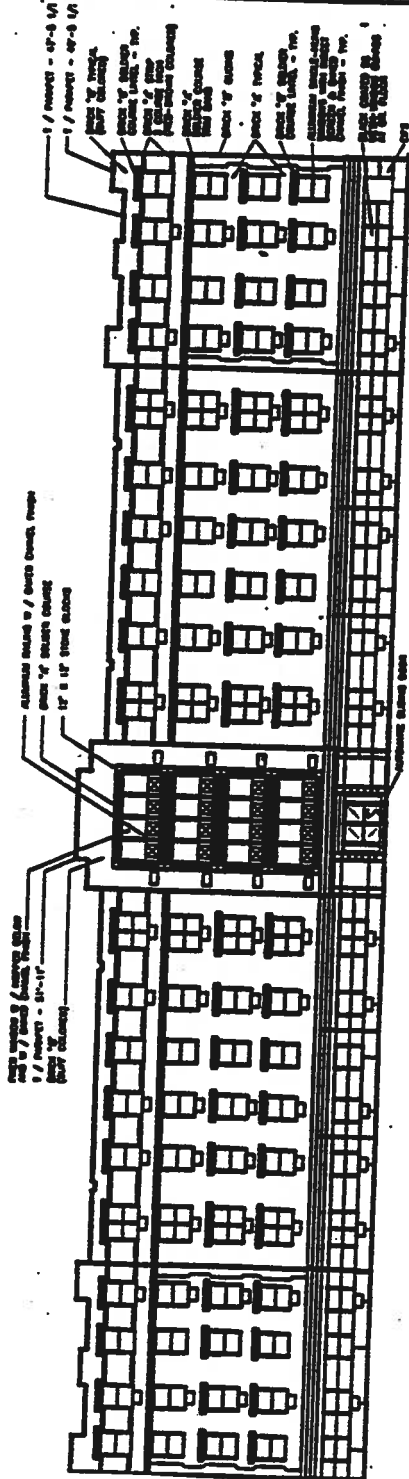
Applicant: Senior Lifestyle Corporation
5327 N. Sheridan Road, Suite 100
Chicago, IL 60640

Existing Land Use Map

Building Elevation
(West)

SENIOR LIFESTYLE CORPORATION
5377 NORTH SHERIDAN ROAD, SUITE 100
CHICAGO, ILLINOIS 60640
DATE: May 20, 1998
REVISED: May 16, 1998

WGEF	MANEY, GUY, EISEL & FRAZER, LTD.
ARCHITECTS	PLANNERS
1111 NORTH LA SALLE STREET	CHICAGO, ILLINOIS 60610



1 BUILDING ELEVATION - WEST
SCALE: 1" = 30'-0"