

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF  
CHICAGO (CHICAGO ZONING ORDINANCE) BY  
RECLASSIFICATION OF AREA SHOWN  
ON MAP NUMBER 13-M.  
(As Amended)  
(Application Number 12844)

(Committee Meeting Held March 9, 2000)

The Committee on Zoning submitted the following report:

CHICAGO, March 15, 2000.

*To the President and Members of the City Council:*

Reporting for your Committee on Zoning, for which a meeting was held on March 9, 2000, I beg leave to recommend that Your Honorable Body *Pass* various ordinances transmitted herewith for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of nine ordinances which were corrected and amended in their amended form. They are Application Numbers 12870, 12896, 12398, 12847, 12844, A-4101a, 12871, 12877 and 12791.

Please let the record reflect that I, William J. P. Banks, abstained from voting and have recused myself on Application Number 12847 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Again, please let the record reflect that I abstain from voting on Application Number 12847.

Respectfully submitted,

*RPD 738*

(Signed) WILLIAM J. P. BANKS,  
*Chairman.*

On motion of Alderman Banks, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:



*Yeas*-- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Dixon, Beale, Pope, Balcer, Frias, Olivo, Thomas, Coleman, Peterson, Murphy, Rugai, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Suarez, Matlak, Mell, Colom, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Levar, Schulter, M. Smith, Moore, Stone -- 46.

*Nays* -- None.

Alderman Natarus moved to reconsider the foregoing vote. The motion was lost.

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to this ordinance in previous and unrelated matters.

The following is said ordinance as passed:

*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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map Number 13-M in the area bounded by:

North Northwest Highway; a line  $\pm 309.53$  feet (measured along the southern boundary of North Northwest Highway) northwesterly of and parallel to North Menard Avenue; the right-of-way of the Chicago and Northwestern Railroad Company; and a line  $\pm 449.58$  feet (measured along the southern boundary of North Northwest Highway) northwesterly of North Menard Avenue and perpendicular to North Northwest Highway,

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 of the R5 General Residence District symbols and indications as shown on Map 13-M in the area bounded by:

North Northwest Highway; a line  $\pm 309.53$  feet (measured along the southern boundary of North Northwest Highway) northwesterly of and parallel to North Menard Avenue; the right-of-way of the Chicago and Northwestern Railroad Company; and a line  $\pm 449.58$  feet (measured along the southern boundary of North Northwest Highway) northwesterly of North Menard Avenue and perpendicular to North Northwest Highway,

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 3. 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 738.*

*Plan Of Development Statements.*

1. The area delineated herein as a Residential Planned Development consists of approximately twenty-nine thousand seven hundred sixty-six (29,766) square feet (plus or minus sixty-eight hundredths (.68) acres), of property which is depicted on the attached Planned Development Boundary and Property Line Map and is owned or controlled by the applicant, Senior Lifestyle Corporation.
2. All applicable official reviews, approvals or permits which are necessary to implement this Plan of 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 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, including any condominium association which may be formed to represent all or some of the owners for zoning purposes 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, Ginn, Dubin & Frazier, Ltd., revised as of February 10, 2000. 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 shall be 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 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 the improvements 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 all entrances and exits to and from the loading area, shall be designed, constructed and maintained in substantial conformance with the Site/Landscape Plan and the Building Elevations.
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 Planning and Development upon the application for such a modification by the applicant and a determination by the Commissioner 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 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 building 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 pre-existing M1-2 Restricted Manufacturing District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site/Landscaping Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 28029 through 28035 of this Journal.]

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

*Residential Planned Development Number 738.*

*Bulk Regulations And Data Table.*

Gross Site Area = Net Site Area + Area Remaining in Public-Rights-of-Way: ± 34,387 square feet (± .79 acres) = ± 29,766 square feet (± .68 acres) + ± 4,621 square feet (± .11 acres).

Maximum Permitted

Floor Area Ratio:

2.4.

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:

81 units.

Minimum Number of Off-Street Parking Spaces: 25 spaces.

Minimum Number of Off-Street Loading Spaces: 1 space.

Maximum Building Height: In substantial conformance with the Building Elevations.

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AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF CHICAGO (CHICAGO ZONING ORDINANCE) BY RECLASSIFICATION OF PARTICULAR AREAS.

(Committee Meeting Held February 29, 2000)

The Committee on Zoning submitted the following report:

CHICAGO, March 15, 2000.

*To the President and Members of the City Council:*

Reporting for your Committee on Zoning, for which a meeting was held on February 29, 2000, I beg leave to recommend that Your Honorable Body *Pass* various ordinances transmitted herewith for the purpose of reclassifying particular areas.

(Continued on page 28036)



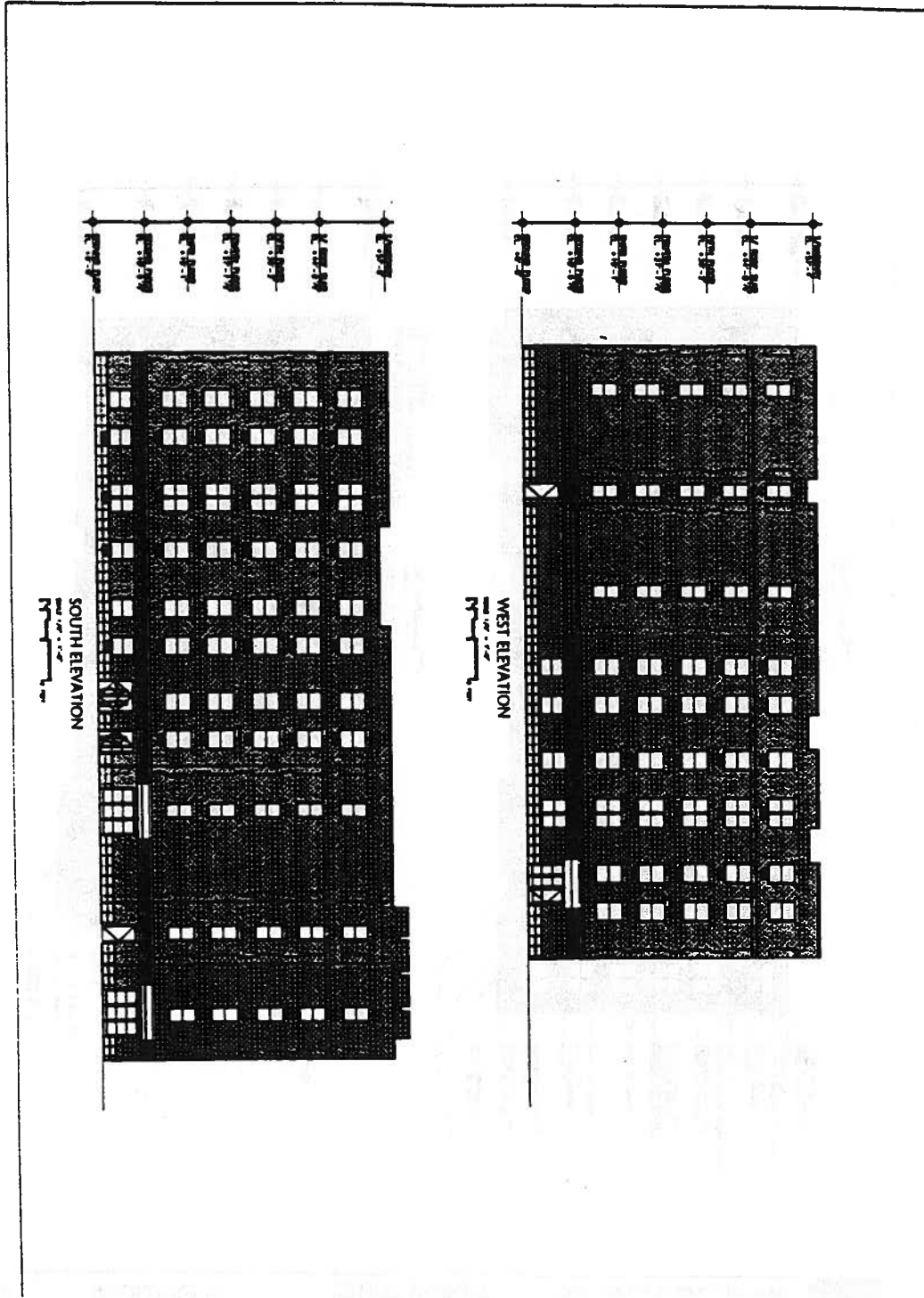




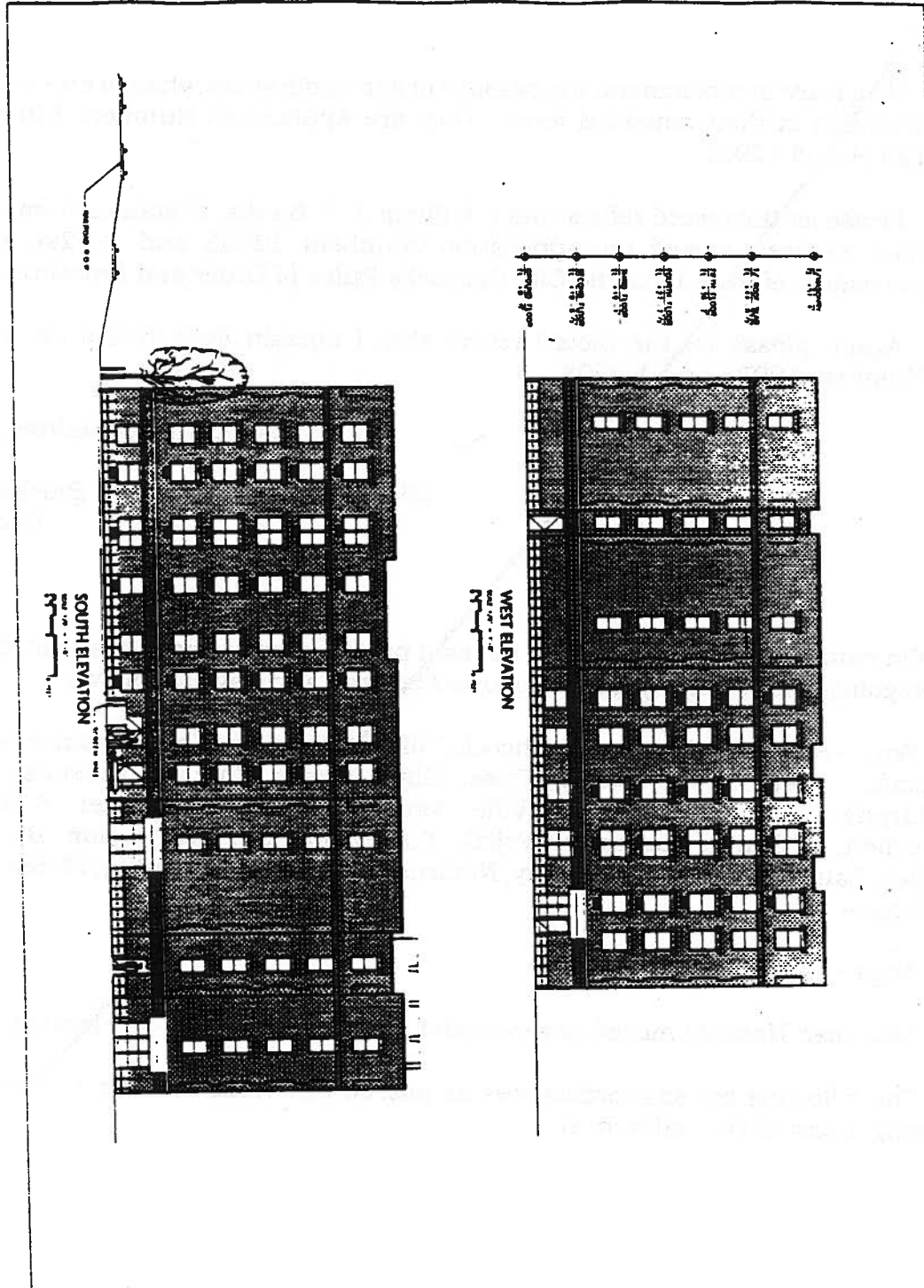




Building Elevations.  
(West And South)



Building Elevations.  
(West And South)



(Continued from page 28028)

I beg leave to recommend the passage of four ordinances which were corrected and amended in their amended form. They are Application Numbers 12930, 12936, 12934 and 12922.

Please let the record reflect that I, William J. P. Banks, abstained from voting and have recused myself on Application Numbers 12935 and A-4296 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Again, please let the record reflect that I abstain from voting on Application Numbers 12935 and A-4296.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,  
*Chairman.*

On motion of Alderman Banks, the said proposed ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

*Yeas* -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Dixon, Beale, Pope, Balcer, Frias, Olivo, Burke, Thomas, Coleman, Peterson, Murphy, Rugai, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Suarez, Matrak, Mell, Colom, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Levar, Schulter, M. Smith, Moore, Stone -- 47.

*Nays* -- None.

Alderman Natarus moved to reconsider the foregoing vote. The motion was lost.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):