

to those of an R4 General Residence 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 10-J.  
(Application Number 12944)*

*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 B4-2 Restricted Service District symbols and indications as shown on Map Number 10-J in the area bounded by:

West 43<sup>rd</sup> Street; South Kedzie Avenue; a line 129 feet south of and parallel to West 43<sup>rd</sup> Street; and the public alley next west of and parallel to South Kedzie Avenue,

to those of a C2-2 General Commercial District and a corresponding use district is hereby established in the area above described.

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

*Reclassification Of Area Shown On Map Number 34-A.  
(As Amended)  
(Application Number 13024)*

**RPD 748**

*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 R5 General Residence District symbols and indications as shown on Map Number 34-A in the area bounded by:

the south line of the Conrail Corporation (formerly known as the Pennsylvania Railroad Hammond Branch) Railroad right-of-way; South Avenue O; the centerline of East 136<sup>th</sup> Street or the line thereof extended where no street exists to a point on the east line of South Greenbay Avenue or the line thereof extended where no street exists; the east line of South Greenbay Avenue or the line thereof extended where no street exists to a point 48.96 feet north of the centerline of East 136<sup>th</sup> Street or the line thereof extended where no street exists; a line from the last described point, traveling southwesterly a distance of 43.38 feet to a point on the centerline of South Greenbay Avenue, or the line thereof extended where no street exists, 20.61 feet north of the centerline of East 136<sup>th</sup> Street or the line thereof extended where no street exists; and South Greenbay Avenue or the line thereof extended where no street exists,

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 upon passage.

Plan of Development Statements referred to in this ordinance read as follows:

*Residential Planned Development* **748**

*Plan Of Development Statements.*

1. The area delineated herein as a Residential Planned Development (the "Planned Development") consists of approximately fifty-four thousand six hundred thirty (54,630) square feet (one and twenty-five hundredths (1.25) 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. 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 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 of 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 prepared by Mann, Gin, Dubin, Frazier, Ltd., dated June 15, 2000 (the "Site/Landscape Plan"); and Building Elevations prepared by Mann, Gin, Dubin, Frazier, Ltd., dated June 15, 2000 (the "Building Elevations"). 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 dwellings, housing for elderly persons, accessory 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 also shall be permitted subject to the review and approval of the Department of Planning and Development.
7. Loading facilities shall be provided in compliance with this Planned Development subject to the review and approval of the Department of Transportation and the approval of the Department of Planning and Development.

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 building and any appurtenance attached thereto prescribed in this Planned Development, the height of the improvements shall 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 rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site Landscape Plan and the Building Elevations.
  - A. Stormwater Management.

Improvements to the Property shall be subject to the review and approval of the Chicago Department of Streets and Sanitation with respect to drainage and storm water management prior to Part II approval.
  - B. Access For Disabled Persons.

Detailed construction drawings shall be subject to the review and approval of the Chicago Mayor's Office of People with Disabilities to insure compliance with all applicable laws and regulations related to access for physically disabled persons prior to Part II approval.
11. 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.").

12. The requirements of this 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 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 11.11-3(c) of the Chicago Zoning Ordinance.
13. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within six (6) years following the effective date 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 that of an R5 General Residence District.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Site/Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 37167 through 37172 of this Journal.]

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

13024

37166

JOURNAL--CITY COUNCIL--CHICAGO

6/28/2000

*Residential Planned Development* No

*Plan Of Development.*

748

*Bulk Regulations And Data Table.*

Gross Site Area = Net Site Area + Area Remaining in Public Right-of-Way:  
63,090 square feet (1.44 acres) = 54,630 square feet (1.25 acres) + 8,460 square feet  
(0.19 acres)

Maximum Permitted  
Floor Area Ratio:

2.2.

Setbacks From Property Line:

In substantial conformance with the  
Site Landscape Plan.

Maximum Percentage of  
Site Coverage:

In substantial conformance with the  
Site/Landscape Plan.

Maximum Number of  
Dwelling Units:

84 units.

Maximum Number of  
Efficiency Units:

39 units.

Minimum Number of  
Off-Street Parking:

30 spaces.

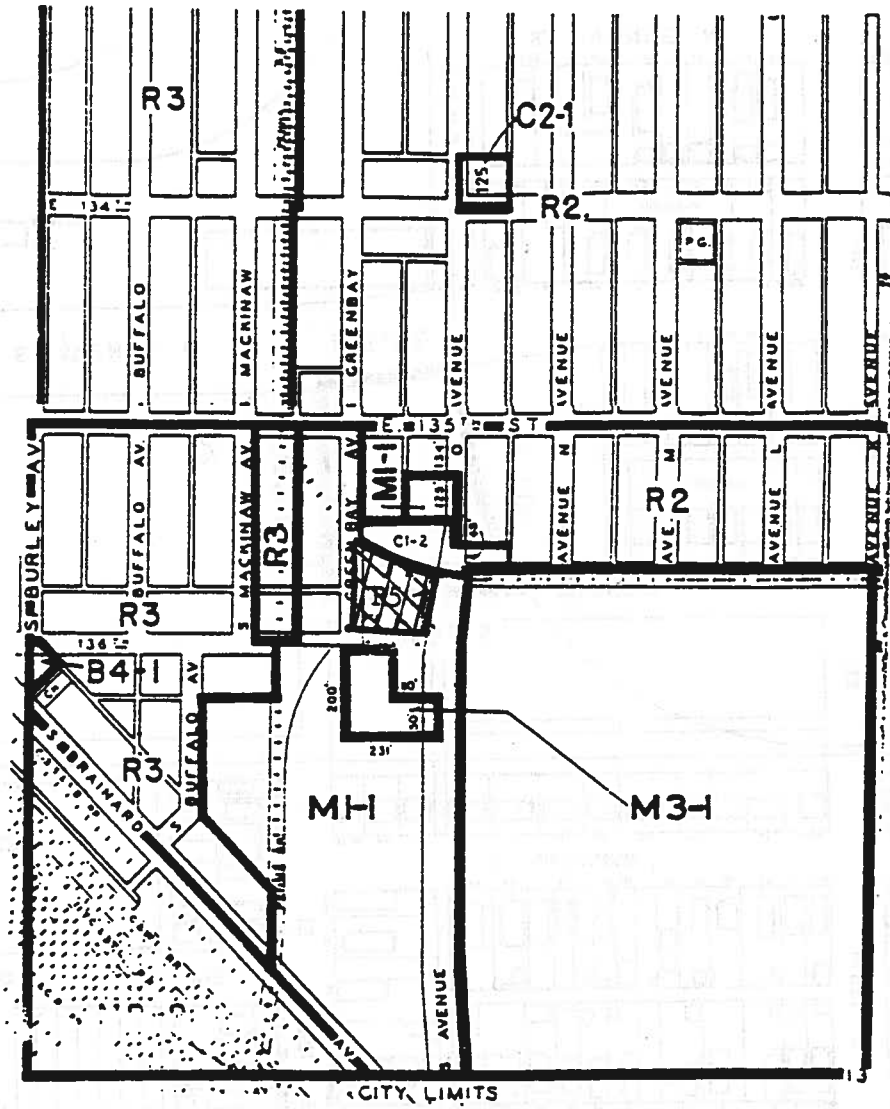
Minimum Number of  
Off-Street Berths:

1 berth.

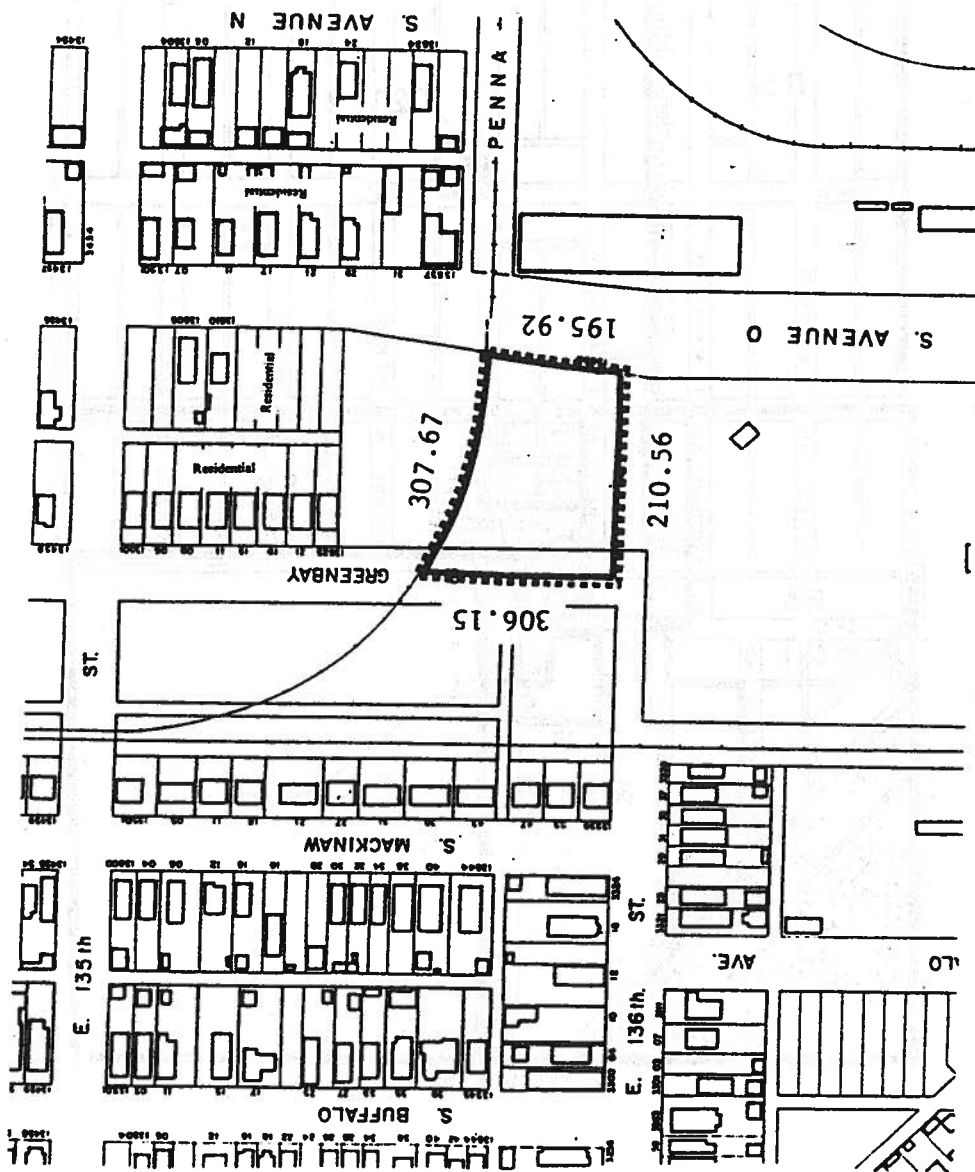
Maximum Building Height:

In substantial conformance with the  
Building Elevations.

Existing Zoning Map.



Planned Development Boundary And Property Line Map.







Building Elevations.  
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