

PD 814

Table of Contents

02/06/2002 PD Adoption **2**
 Ordinance 2
 Statements 2
 Bulk Table 6
 Exhibits 7

*Reclassification Of Area Shown On Map Number 15-H.
(As Amended)
(Application Number A-4762)*

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 General Residence District symbols and indications as shown on Map Number 15-H in the area bounded by:

an east/west line 519.13 feet north of and parallel to West Granville Avenue; North Seeley Avenue (where vacated); West Granville Avenue; and North Hoyne Avenue (commonly known as 6201 -- 6249 North Hoyne Avenue and 2000 -- 2058 West Granville Avenue),

to those of a Residential-Institutional Planned Development and a corresponding use district is hereby established in the area above described.

SECTION 2. That 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 814.

Plan Of Development Statements.

1. The area delineated herein as a residential-institutional planned development (the "Planned Development") consists of approximately one hundred fifty thousand five hundred eighty and seven hundredths (150,580.07) square feet (three and forty-six hundredths (3.46) 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, Misericordia Home.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant, 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 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 titleholders 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 titleholder 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. The Plan of Development consists of fourteen (14) statements; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Site/Landscape Plan (the "Site/Landscape Plan"); and Building Elevations prepared by Nagle, Hartray, Danker, Kagan & McKay, Architects, dated January 18, 2002. Reduced copies of the Site/Landscape Plan and the Building Elevations are attached hereto and full-sized copies 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 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 as a planned development.
5. The following uses shall be permitted in the area delineated herein as a Residential-Institutional Planned Development:
 - a skilled-care nursing facility for developmentally disabled children and adults and related activities including educational, recreational and physical therapy services as well as administrative offices, storage and 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 signs, also shall be permitted 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 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 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 building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
10. All 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. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance. Trash receptacles shall be stored in the building.
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, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").
12. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings 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.

13. 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 in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of these statements 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.
14. 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 thereof is diligently pursued, then this Planned Development shall expire, and the property shall revert to that of an R4 General Residence District.

[Existing Zoning Map, Existing Land-Use Map; Planned Development Boundary and Rights-of-Way Adjustment Map; Site Plan; Building Elevation Drawings, Landscape Plan; and Elevation-Ornamental Fence and Masonry Pier Drawings referred to in these Plan of Development Statements printed on pages 79311 through 79317 of this Journal.]

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

A4.762

79310

JOURNAL--CITY COUNCIL--CHICAGO

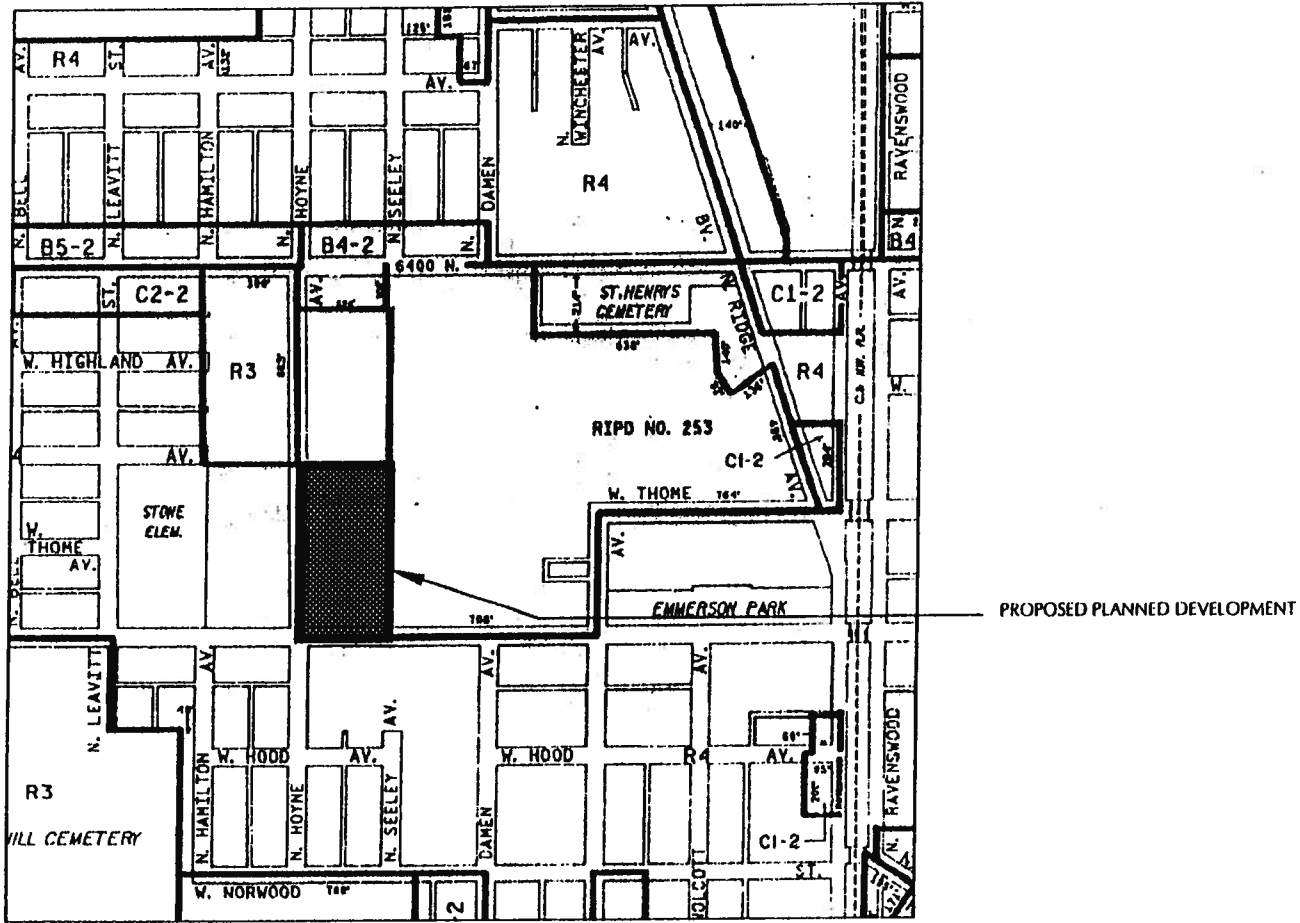
2/6/2002

Residential-Institutional Planned Development Number 814.

Bulk Regulations And Data Table.

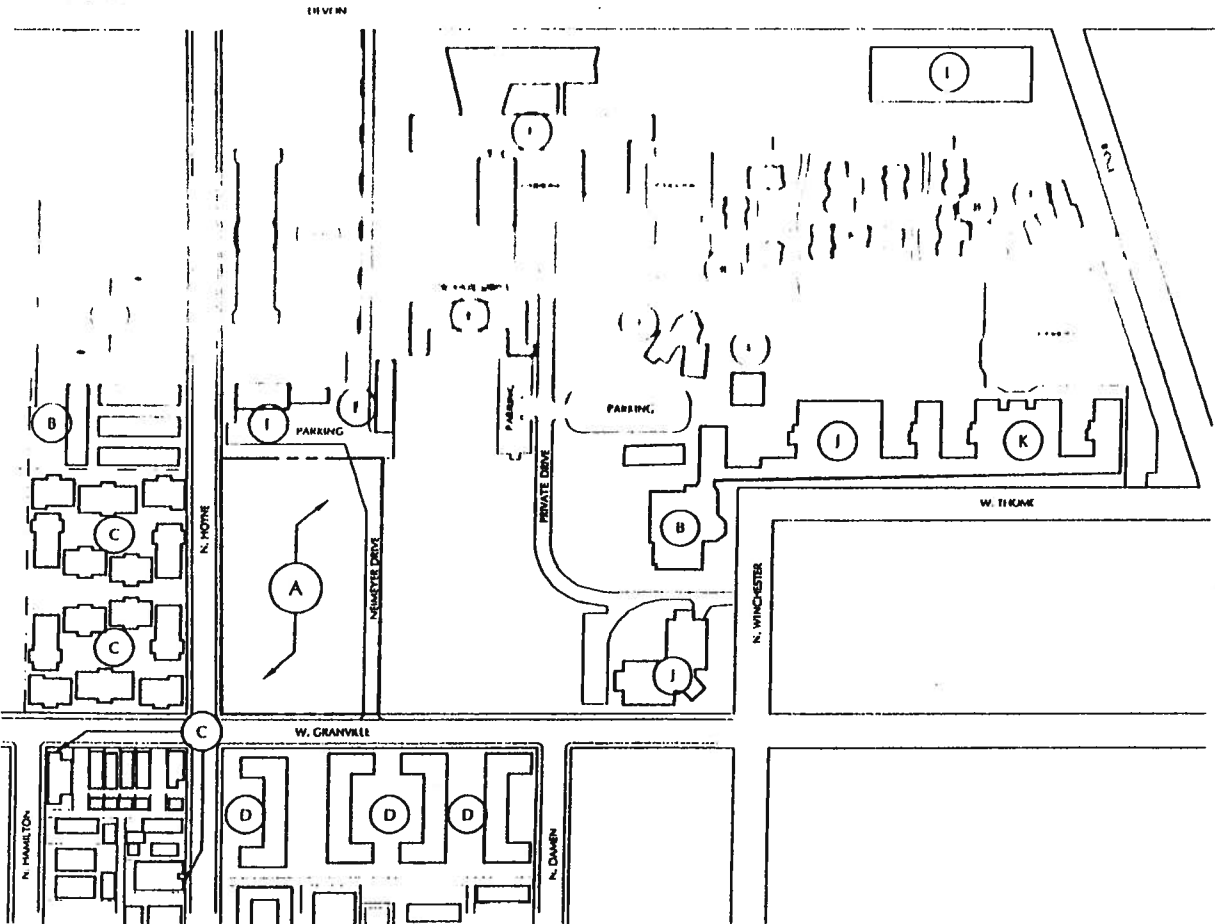
Gross Site Area	Net Site Area	Area Remaining In Public Right-Of-Way
177,236.48 square feet (4.07 acres)	= 150,580.07 square feet (3.46 acres)	+ 26,656.41 square feet (.61 acres)
Maximum Permitted Floor Area Ratio:	1.0.	
Setbacks from Property Line:	In substantial conformance with the Site/Landscape Plan.	
Maximum Percentage of Site Coverage:	In substantial conformance with the Site/Landscape Plan.	
Maximum Number of Beds:	150.	
Minimum Number of Off-Street Parking Spaces:	69.	
Minimum Number of Off-Street Loading Berths:	1.	
Maximum Building Height:	In substantial conformance with the Building Elevations.	

Existing Zoning Map.



Applicant: Misecordia Home
 Address: Northeast Corner of North Hoyne and West Granville
 Date: December, 2001
 Revised Date: January 18, 2002

Existing Land-Use Map.



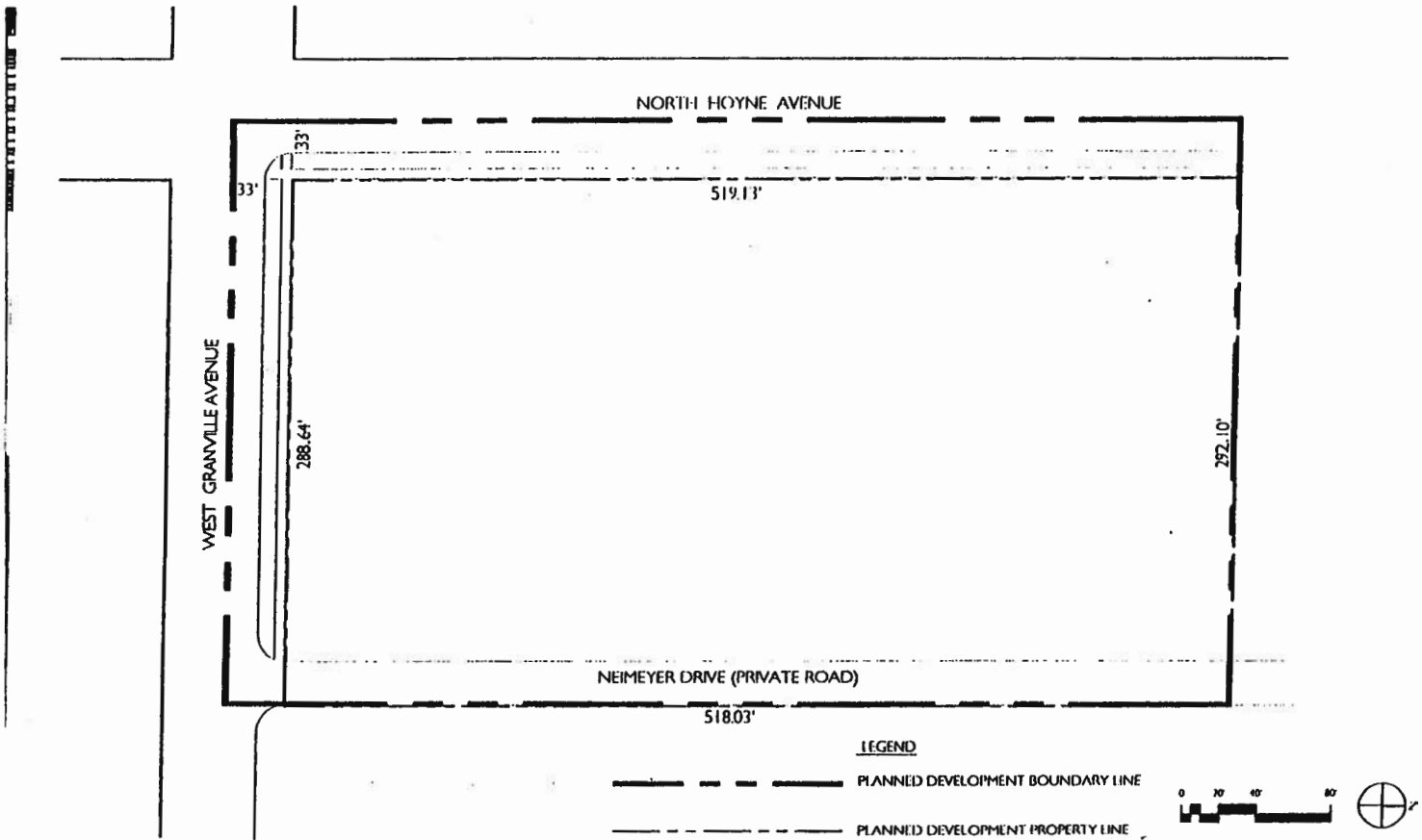
- (A) PROPOSED PLANNED DEVELOPMENT (VACANT)
- (B) 2 STORY MASONRY MULTI-FAMILY RESIDENTIAL BUILDING
- (C) 1 STORY MASONRY MULTI-FAMILY RESIDENTIAL BUILDING
- (D) 2 STORY MASONRY MULTI-FAMILY RESIDENTIAL BUILDING
- (E) 2 STORY MASONRY INSTITUTIONAL BUILDING
- (F) 1 STORY MASONRY INSTITUTIONAL BUILDING
- (G) 3-STORY MASONRY EDUCATIONAL BUILDING
- (H) PLAYLOT
- (I) 1-STORY MASONRY INSTITUTIONAL BUILDING
- (J) 3-STORY MASONRY INSTITUTIONAL BUILDING
- (K) 3-STORY MASONRY ADMINISTRATIVE BUILDING
- (L) 1-STORY MASONRY RELIGIOUS BUILDING



Nagle Hartay
 Danker Kagan McKay
 Architects/Planners, Ltd.

Applicant: Misericordia Home
 Address: Northeast Corner of North Hoyle and West Granville
 Date: December, 2001
 Revised Date: January 18, 2002

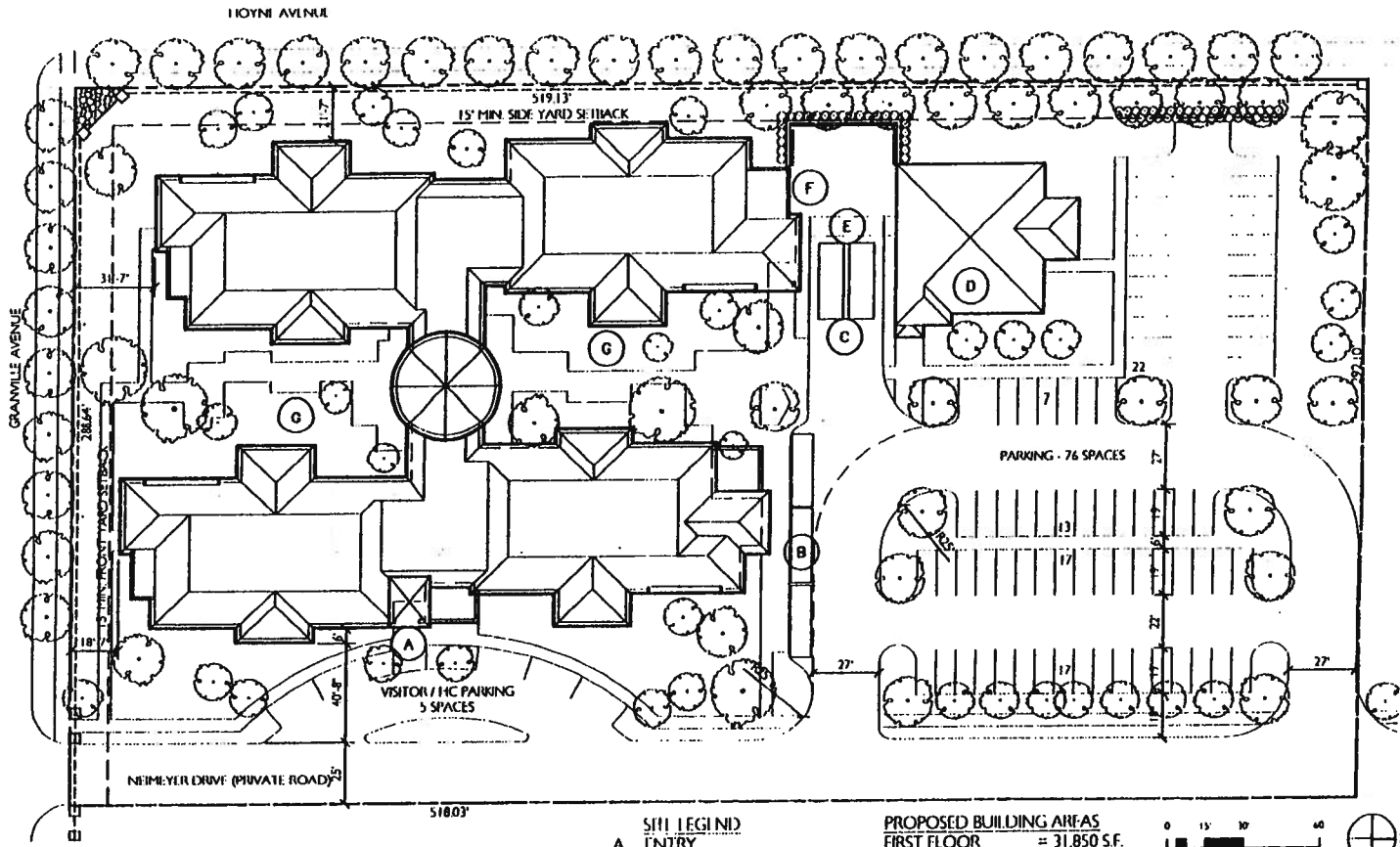
Planned Development Boundary And
Rights-of-Way Adjustment Map.



Applicant: Misericordia Home
 Address: Northeast Corner of North Hoyne and West Granville
 Date: December, 2001
 Revised Date: January 18, 2002

Nagle Jartray
 Danker Kagan McKay
 Architects/Planners, Ltd

Site Plan.



Applicant: Misericordia Home
 Address: Northeast Corner of North Hoyne and West Granville
 Date: December, 2001
 Revised Date: January 18, 2002

- SITE LEGEND**
- A. ENTRY
 - B. BUS DROP OFF
 - C. COMBINED LOADING DOCK
 - D. FUTURE LAUNDRY BUILDING
 - E. FUTURE TUNNEL
 - F. TRASH
 - G. COURTYARD

PROPOSED BUILDING AREAS

FIRST FLOOR	= 31,850 S.F.
SECOND FLOOR	= 31,850 S.F.
BASEMENT	= 16,300 S.F.
TOTAL	= 80,000 S.F.

LAUNDRY BLDG.	= 14,300 S.F.
GRAND TOTAL	= 94,300 S.F.



Nagle Hartney
 Danker Kagan McKay
 Architects/Planners, P.C.

2/6/2002

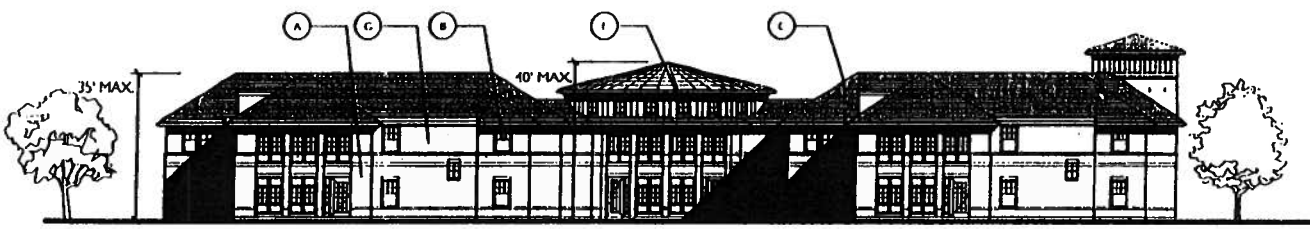
REPORTS OF COMMITTEES

79315

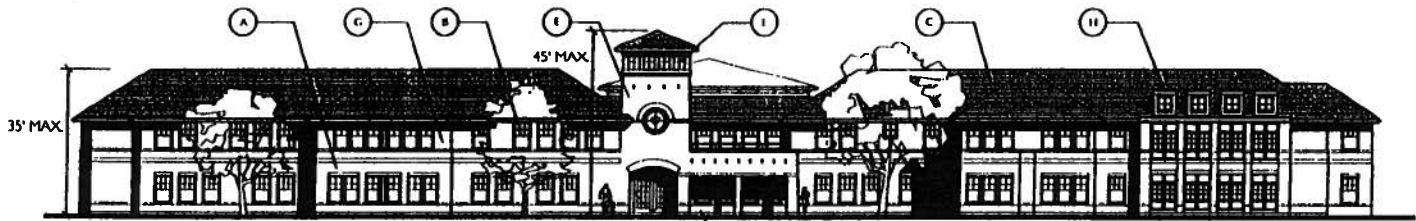
Building Elevations.

Notes:

- 1. Architecture and materials of laundry building to be consistent with that of nursing home.



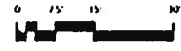
WEST GRANVILLE AVE. LOOKING NORTH



NEIMEYER DRIVE LOOKING WEST

LEGEND

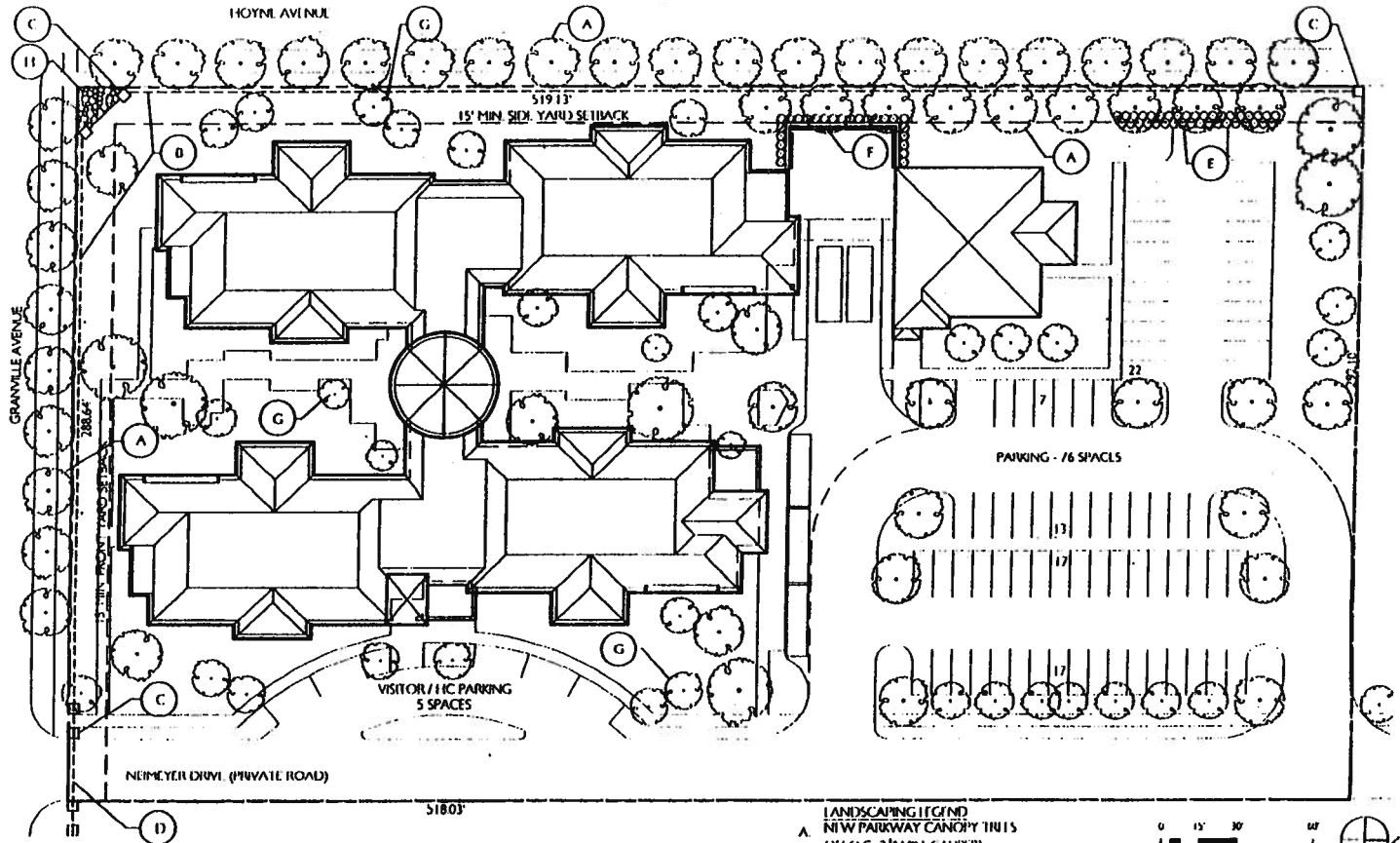
- A BRICK VENTIL
- B ALUMINUM WINDOWS
- C ASPHALT SHINGLE ROOFING
- D COVERED ENTRANCE PORCH
- E ENTRY TOWER
- F CLIFF STORY WINDOWS
- G STUCCO
- H DORMERS



Nagle Hartay
Danker Kagan McK
Architects/Planners, P.C.

Applicant: Misericordia Home
Address: Northeast Corner of North Itoyne and West Granville
Date: December, 2001
Revised Date: January 18, 2002

Landscape Plan.

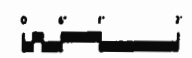
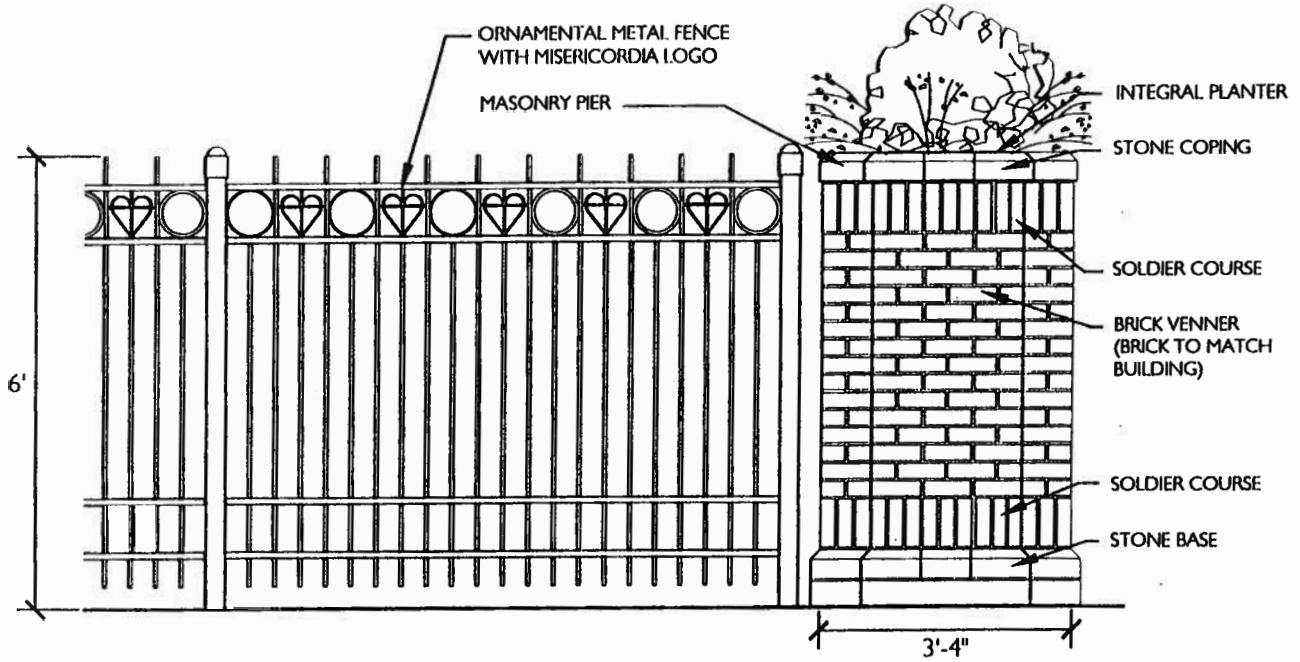


- LANDSCAPING LEGEND
- A. NEW PATHWAY CANOPY TREES (25' O.C., 2 1/2" MIN. CALIBER)
 - B. 6'-0" HIGH ORNAMENTAL METAL FENCING
 - C. MASONRY PILLS
 - D. ENTRANCE GATE
 - E. 3" HIGH EDGE SCREENING
 - F. MASONRY SCREEN WALL (WITH 3" HIGH EDGE)
 - G. ORNAMENTAL TREES (2 1/2" MIN. CALIBER)
 - H. ORNAMENTAL PLANTING BED

Nagle Hartay
Danker Kagan McKay
Architects/Planners, Ltd

Applicant: Misericordia Home
Address: Northeast Corner of North Hoyne and West Granville
Date: December, 2001
Revised Date: January 18, 2002

Elevation/Ornamental Fence
And Masonry Pier.



Applicant: Misericordia Home
Address: Northeast Corner of North Hoyne and West Granville
Date: December, 2001
Revised Date: January 18, 2002

Nagle Hartray
Danker Kagan McKay
Architects/Planners, Ltd.