

# PD 845

**Table of Contents**

**10/02/2002 PD Adoption** ..... **2**  
    Ordinance ..... 2  
    Statements ..... 3  
    Bulk Table ..... 6  
    Exhibits ..... 7

13664

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, Stroger, Beale, Pope, Balcer, Frias, Olivo, T. Thomas, Coleman, L. Thomas, Murphy, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carethers, Wojcik, Suarez, Matlak, Mell, Austin, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Hansen, Levar, Shiller, Schulter, Moore, Stone -- 46.

*Nays* -- None.

Alderman Beavers 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:

RPD 845

*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 18-B in the area bounded by:

the alley immediately north of and parallel to East 77<sup>th</sup> Place; the alley immediately east of and parallel to South Exchange Avenue; East 77<sup>th</sup> Place; and South Exchange Avenue,

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

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 Number 18-B in the area bounded by:

the alley immediately north of and parallel to East 77<sup>th</sup> Place; the alley immediately east of and parallel to South Exchange Avenue; East 77<sup>th</sup> Place; and South Exchange 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 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* 845.

*Plan Of Development Statements.*

1. The area delineated herein as a Residential Planned Development consists of approximately fifty thousand seven hundred forty (50,740) square feet (plus or minus one and sixteen hundredths ( $\pm 1.16$ ) 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 applicants 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., dated as of July 18, 2002. 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. 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 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, Refrigeration 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 preexisting B4-2 Restricted Service District.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Site Plan; Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 94795 through 94802 of this *Journal*.]

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

*Residential Planned Development Number* 845.

*Plan Of Development Bulk Regulations And Data Table.*

Gross Site Area = Net Site Area +  
Area Remaining In Public  
Rights-of-Way:

±63,333 square feet (±1.45 acres) =  
±50,740 square feet (±1.16 acres) +  
±12,593 square feet (±.29 acres).

Maximum Permitted Floor  
Area Ratio:

1.3.

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.

Minimum Number of Off-Street  
Parking Spaces:

30 spaces.

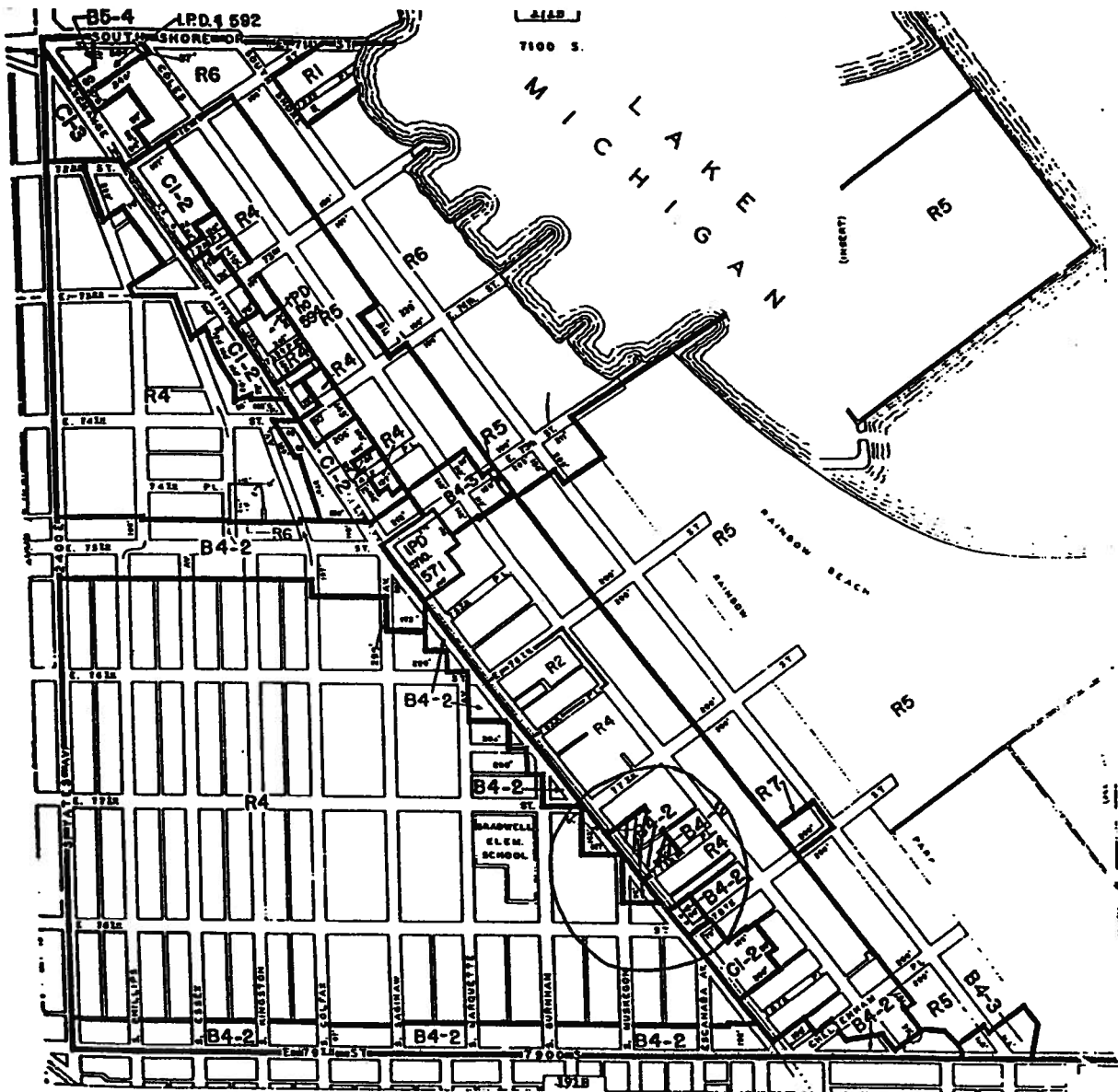
Minimum Number of Off-Street  
Loading Spaces:

1 space.

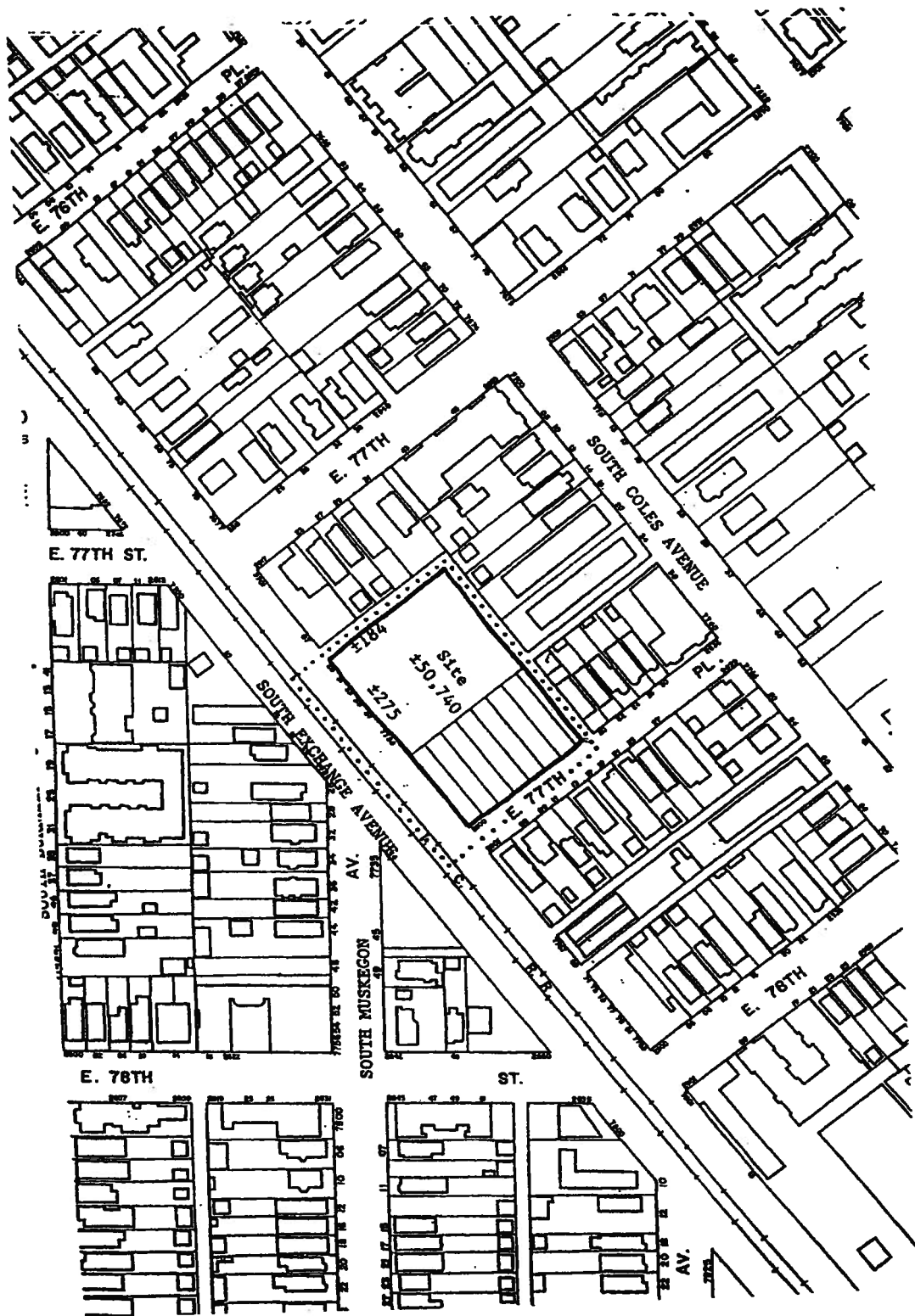
Maximum Building Height:

In substantial conformance with the  
Building Elevations.

Existing Zoning Map.



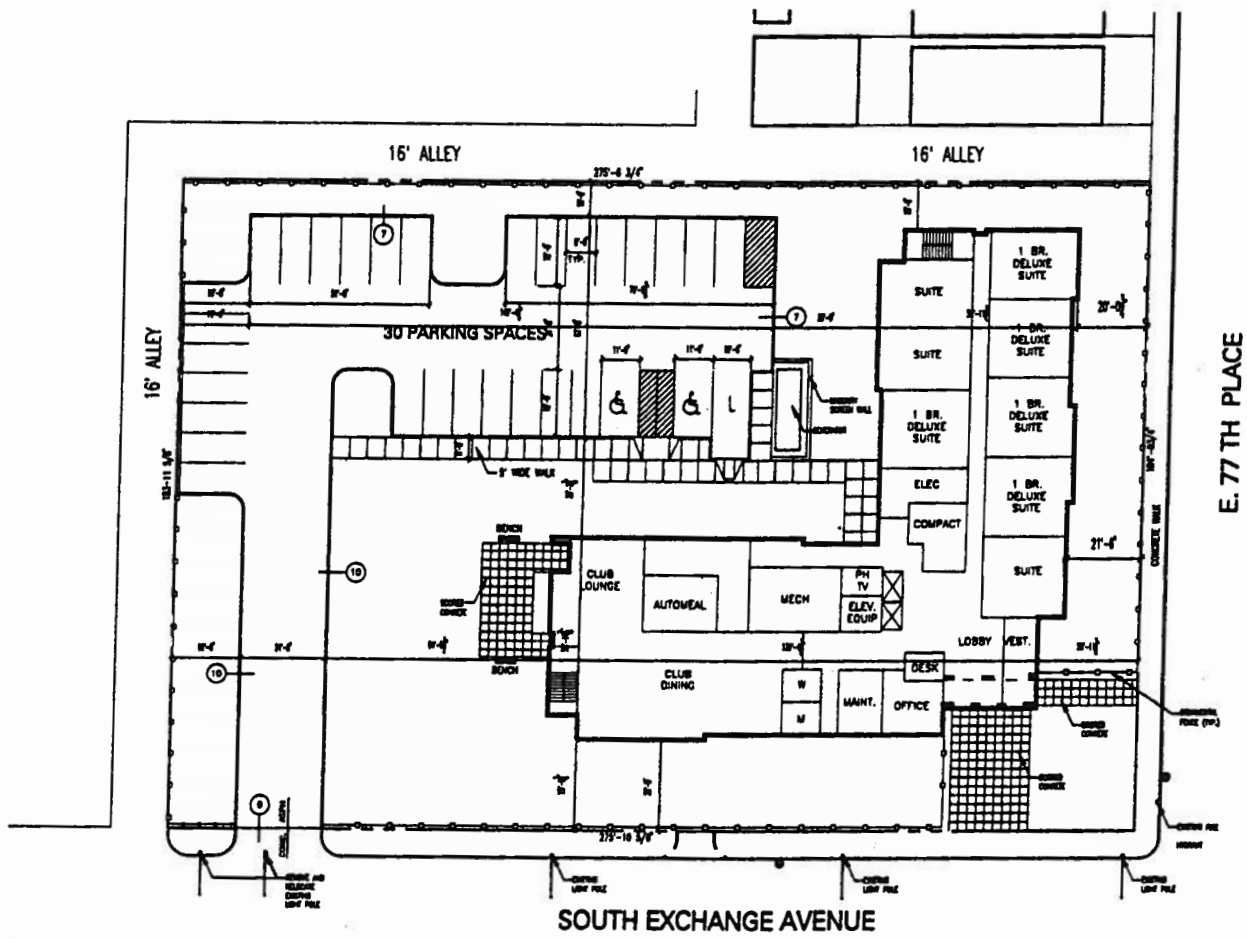
Planned Development Boundary  
And Property Line Map.



Existing Land-Use Map.



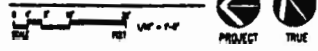
Site Plan.



SOUTH EXCHANGE AVENUE

ILLINOIS CENTRAL RAILROAD/METRA

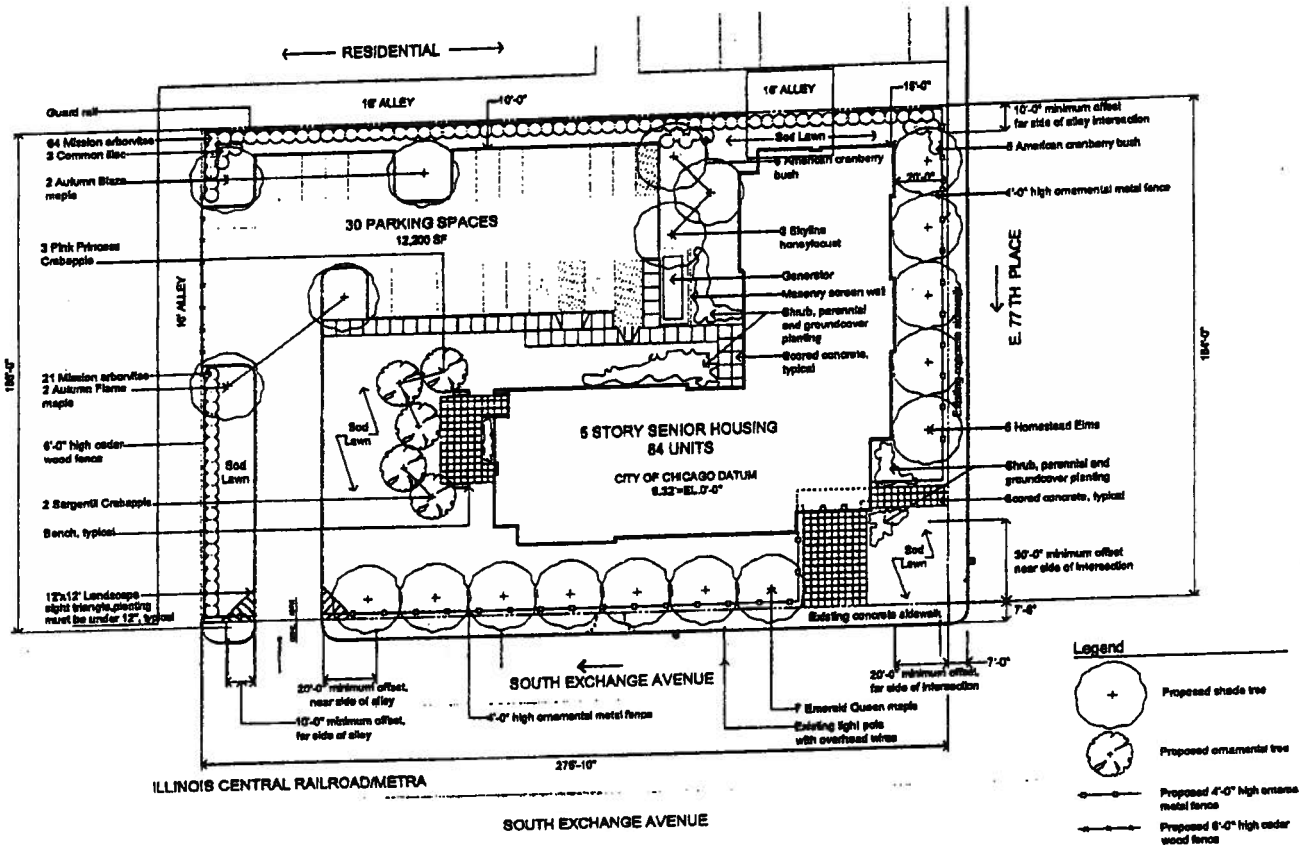
SITE PLAN



PROJECT DATA

- LOT SIZE
- BUILDING FOOTPRINT
- TOTAL BUILDING AREA
- BUILDING HEIGHT
- TOTAL PARKING
- LOADING

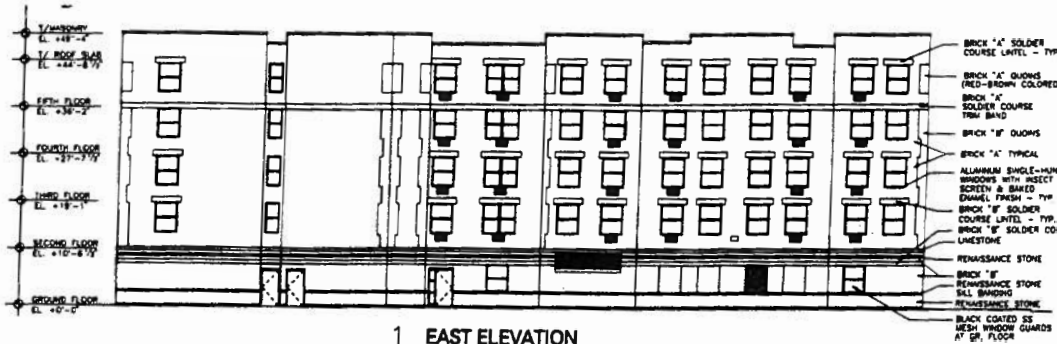
Landscape Plan.  
(Page 1 of 2)



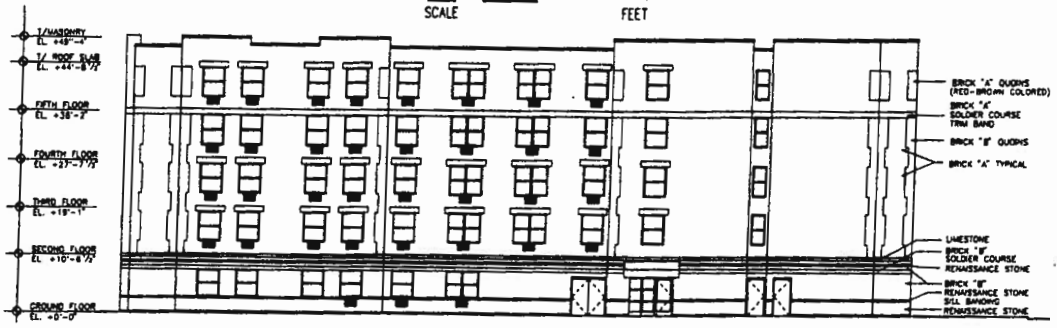
1 LANDSCAPE PLAN



North Elevation.



1 EAST ELEVATION  
SCALE: 1" = 20'-0"  
0 5 10 20 40  
SCALE FEET



2 NORTH ELEVATION  
SCALE: 1" = 20'-0"  
0 5 10 20 40  
SCALE FEET

West Elevation.

