

# PD 846

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Please let the record reflect that I, William J. P. Banks, abstained from voting and recused myself on Application Numbers 13744, 13742, 13745, 13714, 13766 and 13767 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

At this time, I move for passage of this ordinance.

Again, please let the record reflect that I abstain from voting on Application Numbers 13744, 13742, 13745, 13714, 13766 and 13767 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Respectfully submitted,

(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, Stroger, Beale, Pope, Balcer, Frias, Olivo, T. Thomas, Coleman, L. Thomas, Murphy, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, 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 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 R4 General Residence District symbols and indications as shown on Map Number 1-J in the area bounded by:

RPD 846

North Lawndale Avenue; a line  $\pm 218.6$  feet north of and parallel to West Huron Street; the alley immediately east of and parallel to North Lawndale Avenue; a line  $\pm 162.5$  feet north of and parallel to West Huron Street; North Monticello Avenue; and West Huron Street,

to those of an R5 General Residence District and a correspondence 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 Number 1-J in the area bounded by:

North Lawndale Avenue; a line  $\pm 218.6$  feet north of and parallel to West Huron Street; the alley immediately east of and parallel to North Lawndale Avenue; a line  $\pm 162.5$  feet north of and parallel to West Huron Street; North Monticello Avenue; and West Huron Street,

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 246.*

*Plan Of Development Statements.*

1. The area delineated herein as a Residential Planned Development consists of approximately forty-seven thousand six hundred seventy-nine (47,679) square feet (plus or minus one and nine hundredths ( $\pm 1.09$ ) 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 Right-of-Way Adjustment Plan; a Site Plan, a Landscape Plan and Building Elevations prepared by Mann, Ginn, Dubin & Frazier, Ltd., dated as of August 15, 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 the landscaping along the adjacent rights-of-way, 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 pre-existing R4 General Residence District.

[Existing Zoning Map; Planned Development and Property Line Map; Existing Land-Use Map; Right-of-Way Adjustment Plan; Site Plan; Landscape Plan; Plant List; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 94821 through 94829 of this *Journal*.]

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

Residential Planned Development Number 836.

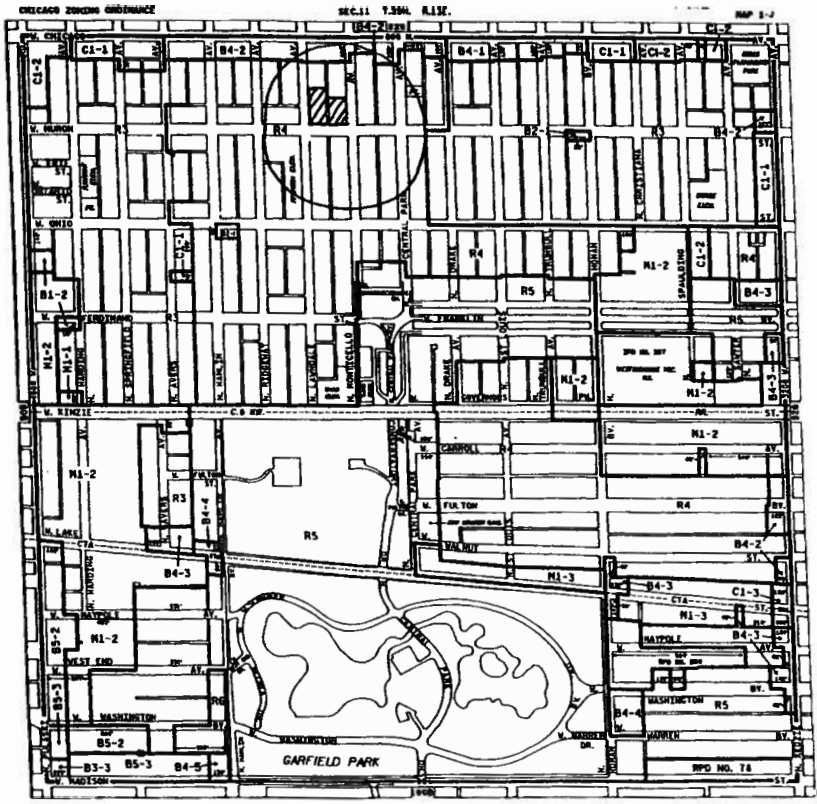
*Plan Of Development*

*Bulk Regulations And Data Table.*

Gross Site Area = Net Site Area + Area Remaining In Public Right-of-Way:  $\pm 73,967$  square feet ( $\pm 1.70$  acres) =  $\pm 47,679$  square feet ( $\pm 1.09$  acres) +  $\pm 26,288$  square feet ( $\pm 0.61$  acres).

Maximum Permitted Floor Area Ratio:	1.6.
Setbacks from Property Line:	In substantial conformance with the Site Plan.
Maximum Percentage of Site Coverage:	In accordance with the Site Plan.
Maximum Number of Dwelling Units:	88 units.
Minimum Number of Off-Street Parking Spaces:	32 spaces.
Minimum Number of Off-Street Loading Spaces:	1 space.
Maximum Building Height:	In substantial conformance with the Building Elevations.

Existing Zoning Map.





Existing Zoning Map

Applicant: Senior Lifestyle Corporation  
 111 East Wacker Drive  
 Suite 2400  
 Chicago, IL 60601

Introduced: June 19, 2002  
 Revised: August 15, 2002

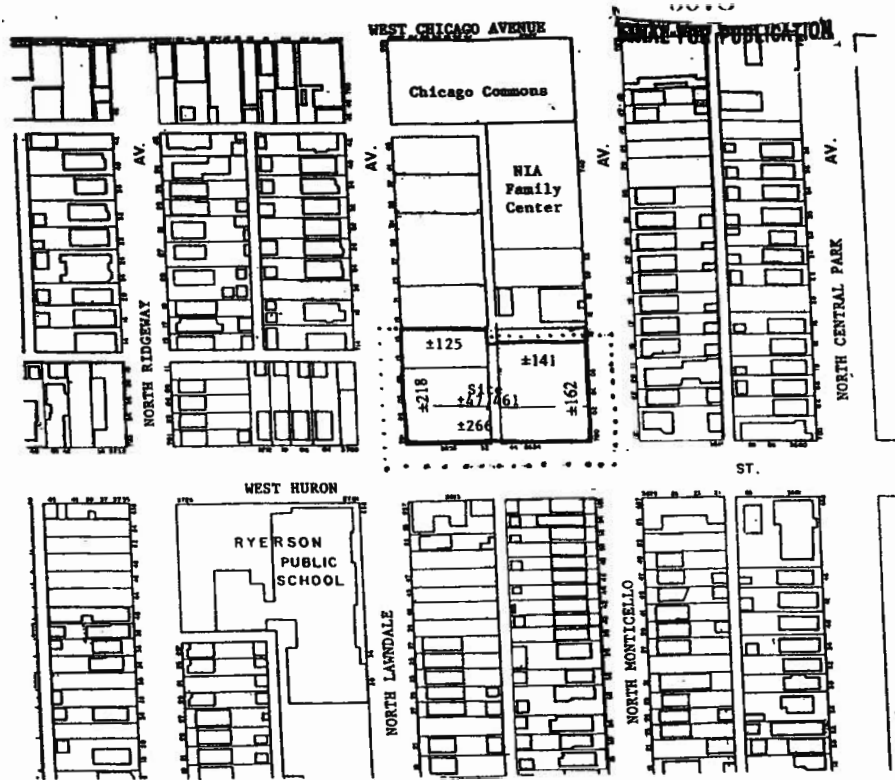
Legend

Subject Property 

Zoning Boundary 



Planned Development Boundary  
And Property Line Map.



Planned Development Boundary and Property Line Map

Applicant: Senior Lifestyle Corporation  
111 East Wacker Drive  
Suite 2400  
Chicago, IL 60601

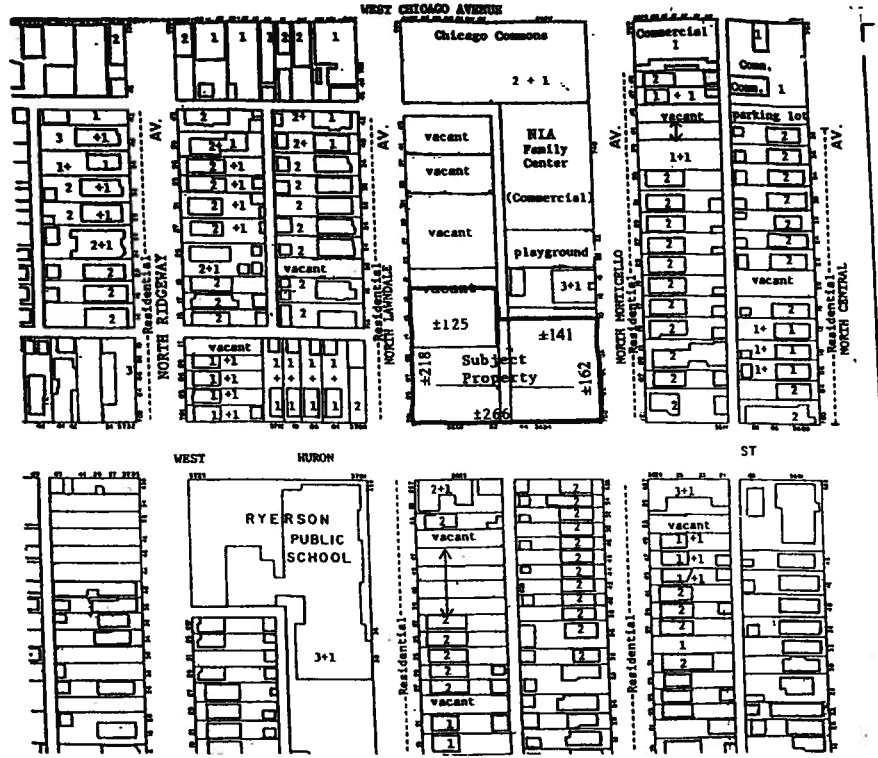
Introduced: June 19, 2002  
Revised: August 15, 2002

Legend

Property Line	—
Planned Development Boundary Line	- - -

NORTH ↑

Existing Land-Use Map.



Existing Land Use Map

Applicant: Senior Lifestyle Corporation  
 111 East Wacker Drive  
 Suite 2400  
 Chicago, IL 60601

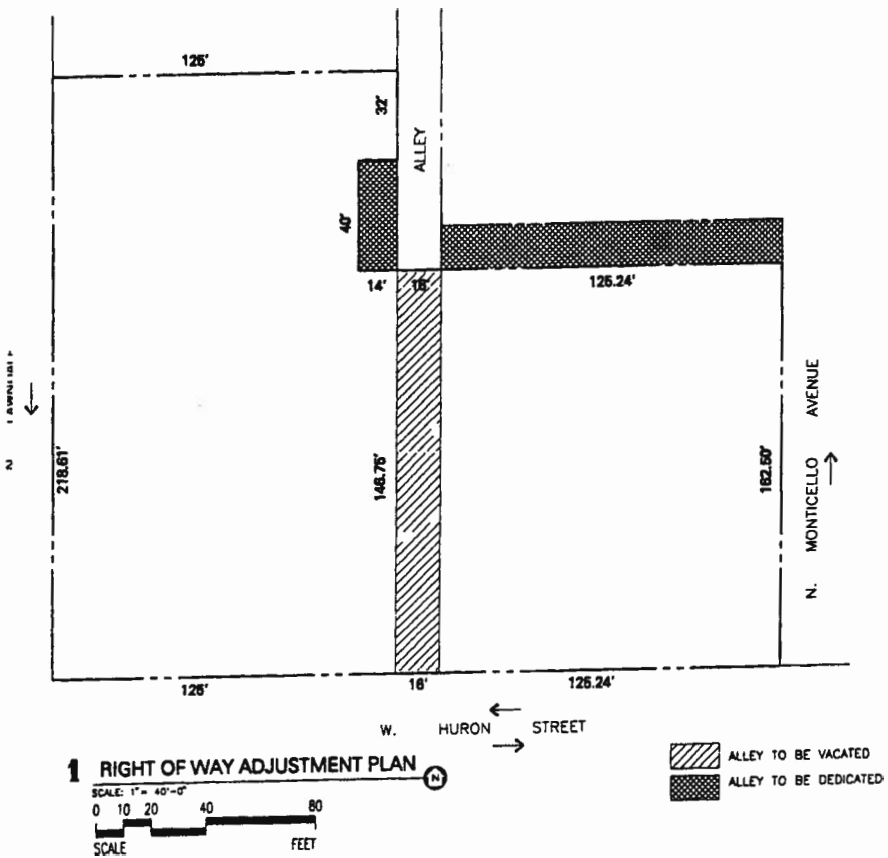
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Subject Property —

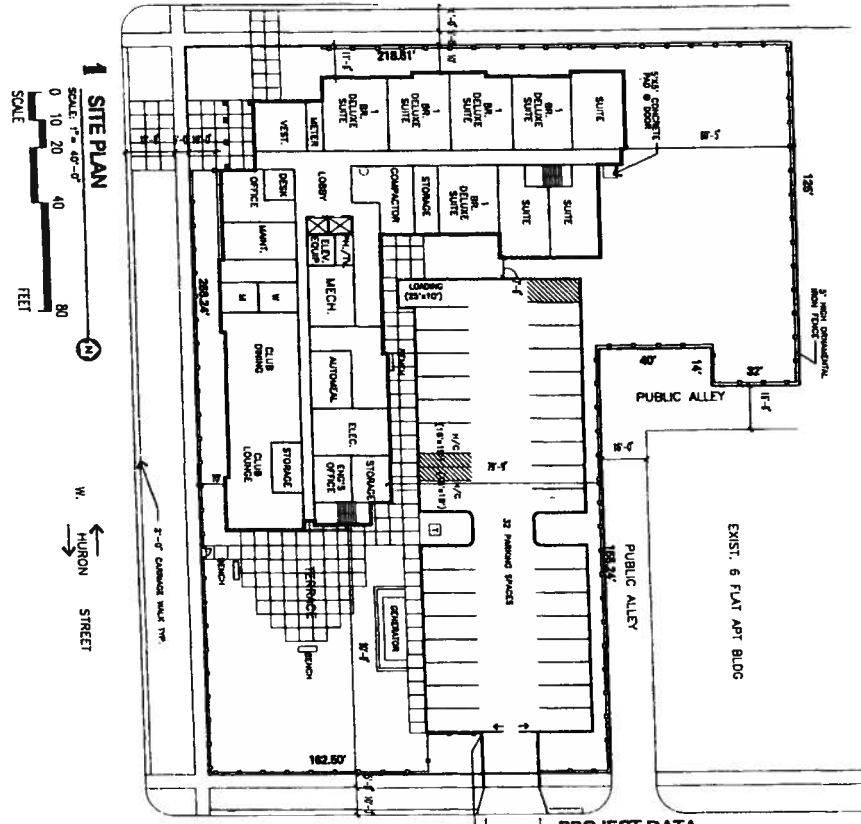
Introduced: June 19, 2002  
 Revised: August 15, 2002

NORTH ↑

Right-Of-Way Adjustment Plan.



Site Plan.



UNIT DISTRIBUTION			
	GROUND FLOOR	2-5 FLOORS	TOTAL
SUITE	3	28	31
DELUXE SUITE	5	52	57
UNIT TOTAL	8	80	88

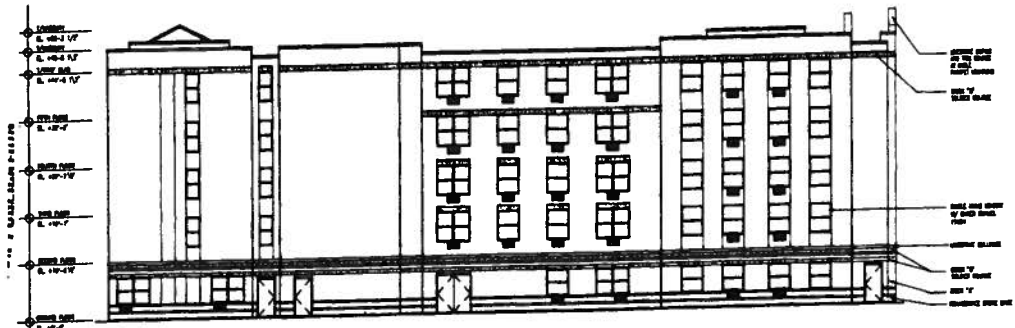
PROJECT DATA	
LOT AREA	47,461 SF
BUILDING FOOTPRINT	14,074 SF
TOTAL BUILDING AREA	70,370 SF
BUILDING HEIGHT	53 FT.
PARKING SPACES	32 SPACES
LOADING	1 SPACE

<b>MGDF</b> MANN, GIN, DUBIN & FRAZIER, LTD. ARCHITECTS - PLANNERS 381 S. MICHIGAN AVENUE SUITE 1200 CHICAGO, IL 60604 (312) 541-1000	SENIOR SUITES OF WEST HUMBOLDT PARK	SITE PLAN	A1
		88.354	AUGUST 16, 2002



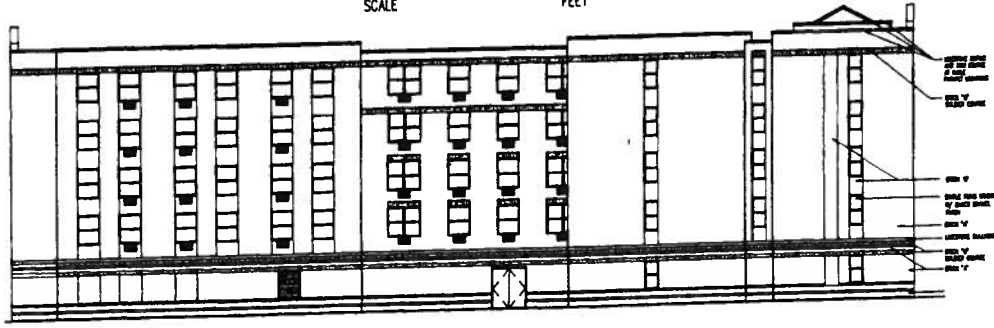


East/North Elevation.



1 EAST ELEVATION

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

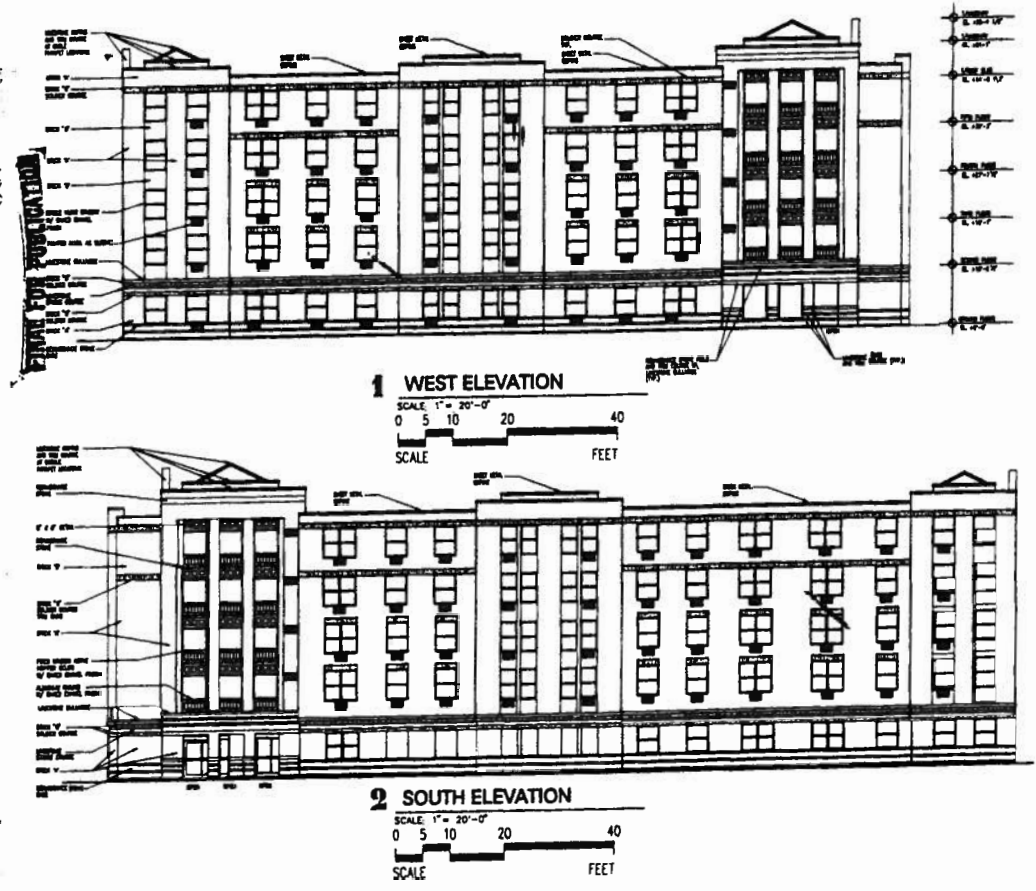


2 NORTH ELEVATION

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

A4	ELEVATIONS	WEST HUMBOLDT PARK
SENIOR SUITES OF WEST HUMBOLDT PARK MANN, GRIM, DUBBIN & FRAZER, LTD. ARCHITECTS - PLANNERS 100 N. PULASKI AVENUE, SUITE 1000 CHICAGO, ILL. 60642		
MGDF		

West/South Elevation.



A3	ELEVATIONS	SENIOR SUITES OF WEST HUMBOLDT PARK	MARK, GUN, DUBIN & RAZER, LTD. ARCHITECTS - PLANNERS 1001 WEST 10TH AVENUE, SUITE 1000 DENVER, CO 80202	MGDF
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