

PD 850

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

February 12, 2025

Thomas R. Raines
Attorney at Law
20 N. Wacker Dr., Suite 556
Chicago, IL 60606

Re: Opinion for PD 850, Subarea A, 6700 S. Keating Avenue

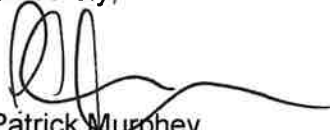
Dear Mr. Raines:

In response to your recent request, please be advised that the subject property is zoned Residential Planned Development Number 850 ("PD 850") and within Subarea A. Your client, Plum Creek Chicago Holdings, LLC, ("Plum Creek") is in negotiations to acquire the property at 6700 S. Keating Ave. According to your request and our records, the subject property is improved with a six-story, senior living building containing 126 units and 48 parking spaces.

Plum Creek is exploring interior modifications to 35 of the existing larger units that currently house two residents by adding a common vestibule, erecting an internal wall and adding a kitchenette area and bathroom. The proposed altered units' vestibule would be accessible only by the current single door hallway entrance and will only provide a sink, countertop microwave oven and a small under-the-counter fridge for each resident. The proposed modifications are taking units that were originally built for two senior residents and adding privacy for each of the two residents.

Pursuant to the PD's Bulk Regulations and Data Table, the maximum number of dwelling units allowed in Subarea A is 126. It is our opinion that if the proposed modifications will not result in an increase in the number of dwelling units or residents, and will not alter the height, square footage or elevations of the existing building, then they are allowed, subject to compliance with PD 850. All required permits must be obtained prior to the start of any construction.

Sincerely,



Patrick Murphey
Zoning Administrator

PM:tm

C: Janice Hill, Mike Marmo, Noah Szafraniec, Main file



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

August 7, 2013

Richard Mann
NORR Illinois Inc.
325 N. LaSalle Street
Suite 700
Chicago, IL 60654

Re: Administrative Relief request for Residential Planned Development No. 850, as amended, Subarea C, Proposed fencing at Senior Suites of Midway Village, 6800 S. Keating Avenue

Dear Mr. Mann:

Please be advised that your request for a minor change to Residential Planned Development No. 850, as amended, has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development ("PD 850").

You are requesting, on behalf of the property owner of Subarea C, Senior Suites Midway Village LLC, revisions to the fencing on the west, south and east boundaries of Subarea C. The approved Landscape Plan identifies a 4' high ornamental metal fence along the west property line (adjacent to Cicero Avenue), no fencing along the south property line (adjacent to RR tracks) and a 6' high wood fence along the east property line (adjacent to Chicago Public School athletic fields).

You are seeking to extend the existing 6' high black chain link fence along the west property line in lieu of the 4' high ornamental metal fence; add a 6' high solid wood fence along the south property line in lieu of no fence; and replace the proposed 6' high wood fence along the east property line with a 4' high ornamental iron fence.

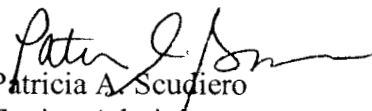
With regard to your request, the Department of Housing and Economic Development has determined that adding a 6' high solid wood fence along the southern property line in lieu of no fence and replacing the proposed 6' high wood fence along the eastern property line with a 4' high ornamental iron fence will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. The addition of a fence along the southern boundary will separate the existing RR tracks from the new 5-story senior housing building. The 4' high ornamental iron fence along the eastern

boundary will match the existing 4' high fence to the north that borders the adjacent Chicago Public School driveway. Please ensure that there are pedestrian access points along the eastern property line.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 850, I hereby approve the southern and eastern fence modifications, but no other changes to this Planned Development. This minor change is valid for 12 months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

However, the substitution of the approved 4' high ornamental fence along S. Cicero Avenue with a 6' high black chain link fence is denied. Pursuant to the Landscape Ordinance, the existing chain link fence to the north bordering the other two existing senior housing buildings within PD 850 is not allowed. An ornamental fence is required along the Planned Development's entire S. Cicero Avenue frontage. Therefore, the existing chain link fence needs to be replaced with the required ornamental fence. If you have any questions, please contact Teresa McLaughlin of my staff at (312) 744-4891.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm

C: Mike Marmo, Erik Glass, Ron Daye, Main file

17187

~~Reclassification Of Area Shown On Map No. 12-D.
(Application No. 17310)
(Common Address: 5200 S. Harper Ave.)~~

[O2011-6331]

~~Be It Ordained by the City Council of the City of Chicago:~~

~~SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RM5 Residential Multi-Unit District symbols and indications as shown on Map Number 12-D in the area bounded by:~~

~~East 52nd Street; South Harper Avenue; a line 75 feet south of and parallel to East 52nd Street; and a line 150 feet west of and parallel to South Harper Avenue,~~

~~to those of a B2-3 Neighborhood Mixed-Use District.~~

~~SECTION 2. This ordinance takes effect after its passage and approval.~~

Reclassification Of Area Shown On Map No. 16-K.
(As Amended)
(Application No. 17187)
(Common Address: 6700 -- 6800 S. Keating Ave. And
4719 -- 4751 W. Marquette Rd.)

RPID 850,00

[SO2011-617]

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 Residential Planned Development Number 850 symbols and indications as shown on Map Number 16-K in the area bounded by:

that part of the northwest quarter of the southwest quarter of Section 22, Township 38 North, Range 13, East of the Third Principal Meridian, described as follows (the west line of aforesaid southwest quarter being "due north" for the following courses): commencing at the southwest corner of aforesaid southwest quarter of Section 22; thence south 89 degrees, 42 minutes, 40 seconds east in the north line of aforesaid southwest quarter, a distance of 120.0 feet to a point; thence south 00 degrees, 17 minutes, 20 seconds west in a line a distance of 58.0 feet to the point of beginning; thence north 63 degrees, 43 minutes, 20 seconds east in a line a distance of 33.54 feet to a point 43.0 feet south of, at right angles, to a point in the aforesaid north line of the southwest quarter that is 150.00 feet east of the aforesaid northwest corner of the southwest quarter; thence south 89 degrees, 42 minutes, 40 seconds east in a line parallel with the aforesaid north line of

the southwest quarter, a distance of 315.0 feet; thence south 02 degrees, 27 minutes, 58 seconds west, 849.02 feet; thence south 84 degrees, 25 minutes, 00 seconds west, 124.87 feet to a point of tangency with a curved line; thence southwesterly in last mentioned curved line, convex to the south having a radius of 670.00 feet whose chord length is 77.52 feet and bears south 87 degrees, 44 minutes, 00 seconds west, an arc distance of 77.56 feet; thence due north in a line a distance of 55.80 feet to a point; thence due west in a line a distance of 53.55 feet to a point in the easterly line of North Cicero Avenue; thence north 01 degree, 22 minutes, 01 second west in a line a distance of 333.17 feet to a point that is 165.0 feet east at right angles to a point in said west line of the southwest quarter that is 519.94 feet south of the northwest corner of said southwest quarter; thence north 05 degrees, 36 minutes, 25 seconds west in a line a distance of 463.55 feet to the point of beginning, all in Cook County, Illinois,

to those of Residential Planned Development Number 850, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the attached Plan of Development, which is made a part of this ordinance.

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

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

Residential Planned Development No. 850, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number 850, as amended, consists of approximately 247,964 square feet (approximately 5.69 acres) of property that is depicted on the Planned Development Boundary and Property Line Map and Subarea Map (the "Property") and is partially owned or controlled by the applicant, Senior Suites Chicago Midway Village, LLC. The Property is divided into three subareas.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees, or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, 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 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, then to the legal titleholders and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time any 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 the purpose of this paragraph has the same meaning stated in section 17-8-0400 of the Chicago Zoning Ordinance. Provided, however, that any application for an amendment or any other modification or change to a subarea of this planned development may be made solely by the owner of that subarea, and need not be made by or require the authorization of the owners of the other subarea.

4. This plan of development consists of these sixteen (16) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Subarea Map; an Overall Site Plan; a Site Plan -- Subarea C; an Overall Landscape Plan; a Landscape Plan -- Subarea C; Landscape Plan Details; and Elevations (Subarea A -- West/North; Subarea A -- South/East; Subarea B; Subarea C -- South/West; and Subarea C -- East/North) by Architect NORR Illinois Inc.. Full size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. In any instance where a provision of this planned development conflicts with the Chicago Building Code, the Building Code shall control. This planned development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17-8 of the Municipal Code of Chicago, and all requirements thereto and satisfies the established criteria for approval as a planned development.
5. The following uses shall be permitted within the area delineated herein as "Residential planned development": multi-family dwelling units for the elderly, accessory parking, and accessory uses.
6. On-premises signs, including 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 Housing and Economic Development. Off-premises signs are prohibited within the planned development. Existing, previously permitted signs in Subarea A and Subarea B shall continue to be permitted within the planned development.
7. Ingress or egress shall be subject to the review and approval of the Department of Transportation and the Department of Housing and Economic Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.

8. For purposes of calculating height, the definitions in the Chicago Zoning Ordinance shall apply. In addition to the maximum height of the buildings and any appurtenances thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. The maximum permitted floor area ratio ("FAR") for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of FAR calculations, the definitions in the Chicago Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a Net Site Area of 247,964 square feet. Permitted FAR may not be transferred between subareas except by legislative amendment to this Planned Development.
10. Upon Part II review, a Part II Review fee shall be assessed by the Department of Housing and Economic Development pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance. The fee as determined by the Department of Housing and Economic Development staff at that time is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
11. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan, and Building Elevations, and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Notwithstanding any statement to the contrary, this planned development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines where compatible with the Landscape Plan. Applicant also agrees to use its best faith efforts to maintain the landscaping on the embankment, which is part of the South Cicero Avenue right-of-way, immediately west of its property, and to procure from the Illinois Department of Transportation the easement rights necessary therefore.
12. The applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Department of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
13. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Zoning Administrator upon the application for such a modification by the applicant and after a determination by the Zoning Administrator that such a 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 this planned development by the Zoning Administrator shall be deemed to be a minor change in the

planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance. The above notwithstanding, permitted floor area ratio ("FAR") may not be transferred between subareas except by legislative amendment to this planned development.

14. The applicant acknowledges that it is in the public interest to design, construct and renovate all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and resources. Applicant intends to enter into a Regulatory Agreement with the City of Chicago providing that the building to be constructed in Subarea C will provide greater than 20 percent Affordable Units on terms and conditions acceptable to the Department of Housing and Economic Development. All new buildings located on Subarea C shall be Leadership Energy and Environmental Design ("LEED") Green Building Rating System Certified, Energy Star Certified, or Chicago Green Homes Certified.
15. 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 new buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") 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 building permit shall be issued by the Department of Buildings until the Director of MOPD has approved detailed construction drawings for the building or improvement proposed to be constructed pursuant to the permit.
16. Unless substantial construction of the Subarea C new improvements contemplated in this amended planned development has commenced within six (6) years following adoption of this amended planned development, and unless completion is thereafter diligently pursued, then this amended planned development shall expire and the zoning shall automatically revert to Residential Planned Development Number 850, as approved November 6, 2002.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Subarea Map; Overall Site Plan; Site Plan -- Subarea C; Overall Landscape Plan; Landscape Plan -- Subarea C; Landscape Plan -- Details; Building Elevations; and Chicago Builds Green Form referred to in these Plan of Development Statements printed on pages 9233 through 9249 of this *Journal*.]

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

17187

10/5/2011

REPORTS OF COMMITTEES

9231

Residential Planned Development No. 850.

Plan Of Development Bulk Regulations And Data Table.

Site Area (Net):

Subarea A:	78,486 square feet (1.80 acres)
Subarea B:	85,339 square feet (1.96 acres)
Subarea C:	84,139 square feet (1.93 acres)
Total Site:	247,964 square feet (5.69 acres)

Floor Area Ratio (Maximum Permitted):

Subarea A:	1.70
Subarea B:	0.39
Subarea C:	0.92
Total Site:	1.00

Setbacks from Property Line:

Subarea A:	In substantial conformance with Site Plan.
Subarea B:	In substantial conformance with Site Plan.
Subarea C:	In substantial conformance with Site Plan.

Site Coverage (Maximum Percentage):

Subarea A:	In substantial conformance with Site Plan.
Subarea B:	In substantial conformance with Site Plan.
Subarea C:	In substantial conformance with Site Plan.

Dwelling Units (Maximum):

Subarea A: 1	126 dwelling units (existing)
Subarea B:	24 dwelling units (existing)

Subarea C:	89 dwelling units (new)
Total Site:	239 dwelling units

Parking Spaces (Minimum
Off-Street):

Subarea A:	48 spaces (existing)
Subarea B:	57 spaces (existing)
Subarea C:	55 spaces (55 new)
Total Site:	160 spaces

Loading Spaces (Minimum
Off-Street -- 10 feet x 25 feet):

Subarea A:	1 space (existing)
Subarea B:	0 space (existing)
Subarea C:	1 space (new)
Total Site:	2 spaces

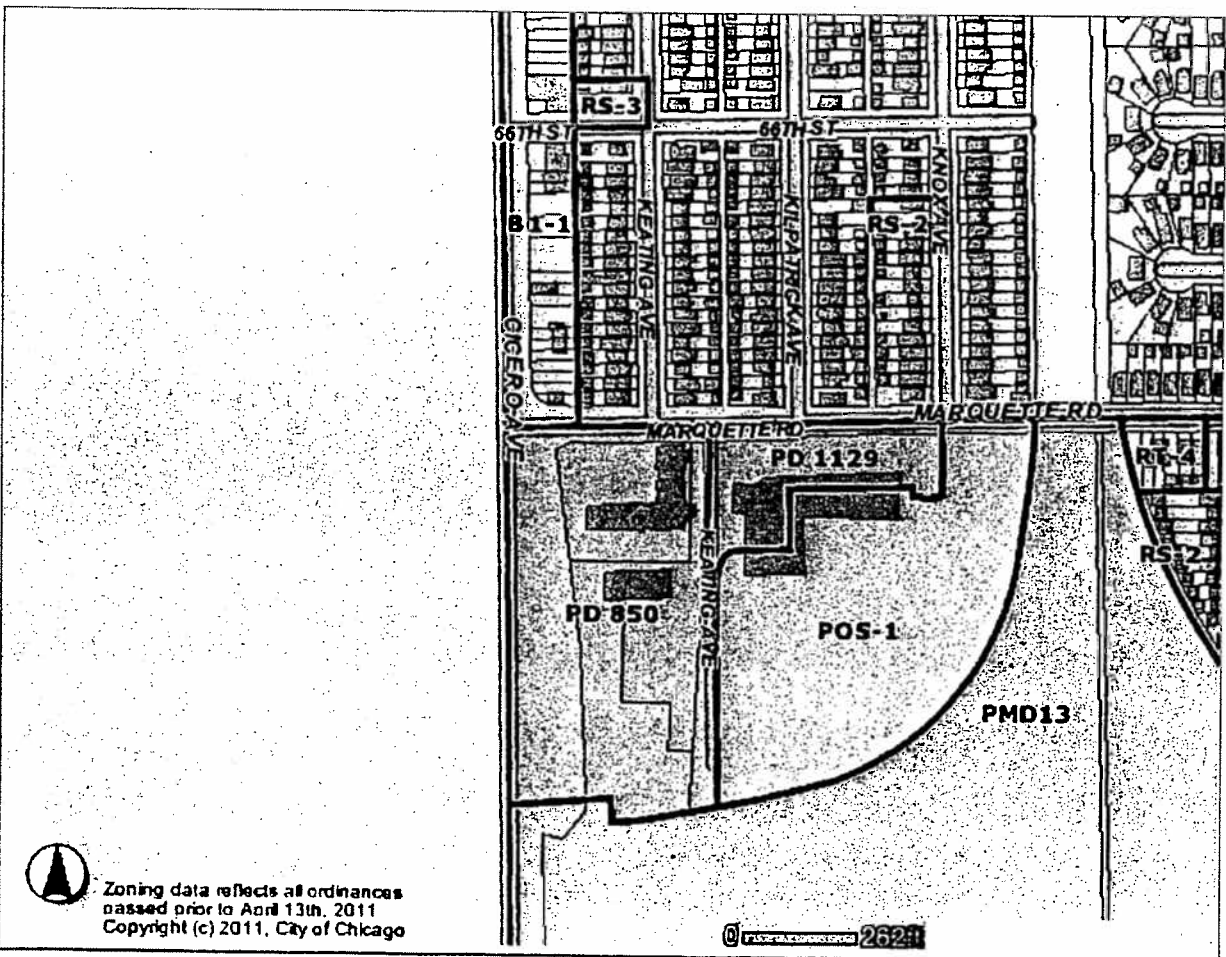
Bicycle Parking Spaces (Minimum
Off-Street):

Subarea A:	0 spaces (existing)
Subarea B:	0 spaces (existing)
Subarea Area C:	14 spaces (new)
Total Site:	14 spaces

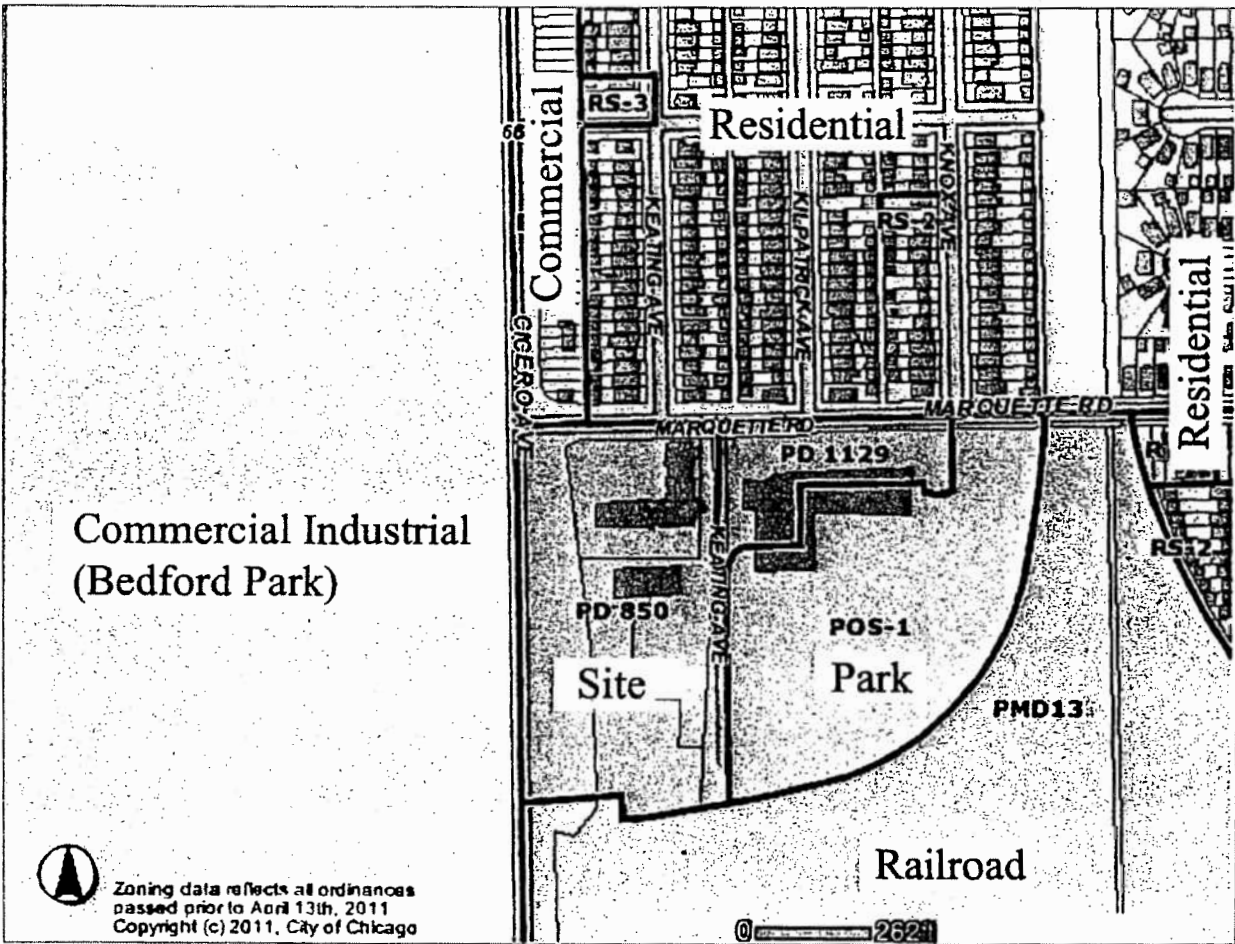
Building Height (Maximum):

Subarea A:	55 feet, 5 inches top of slab (existing)
Subarea B:	21 feet, 4 inches top of slab (existing)
Subarea C:	47 feet, 4 inches top of slab (new)

Existing Zoning Map.



Existing Land-Use Map.



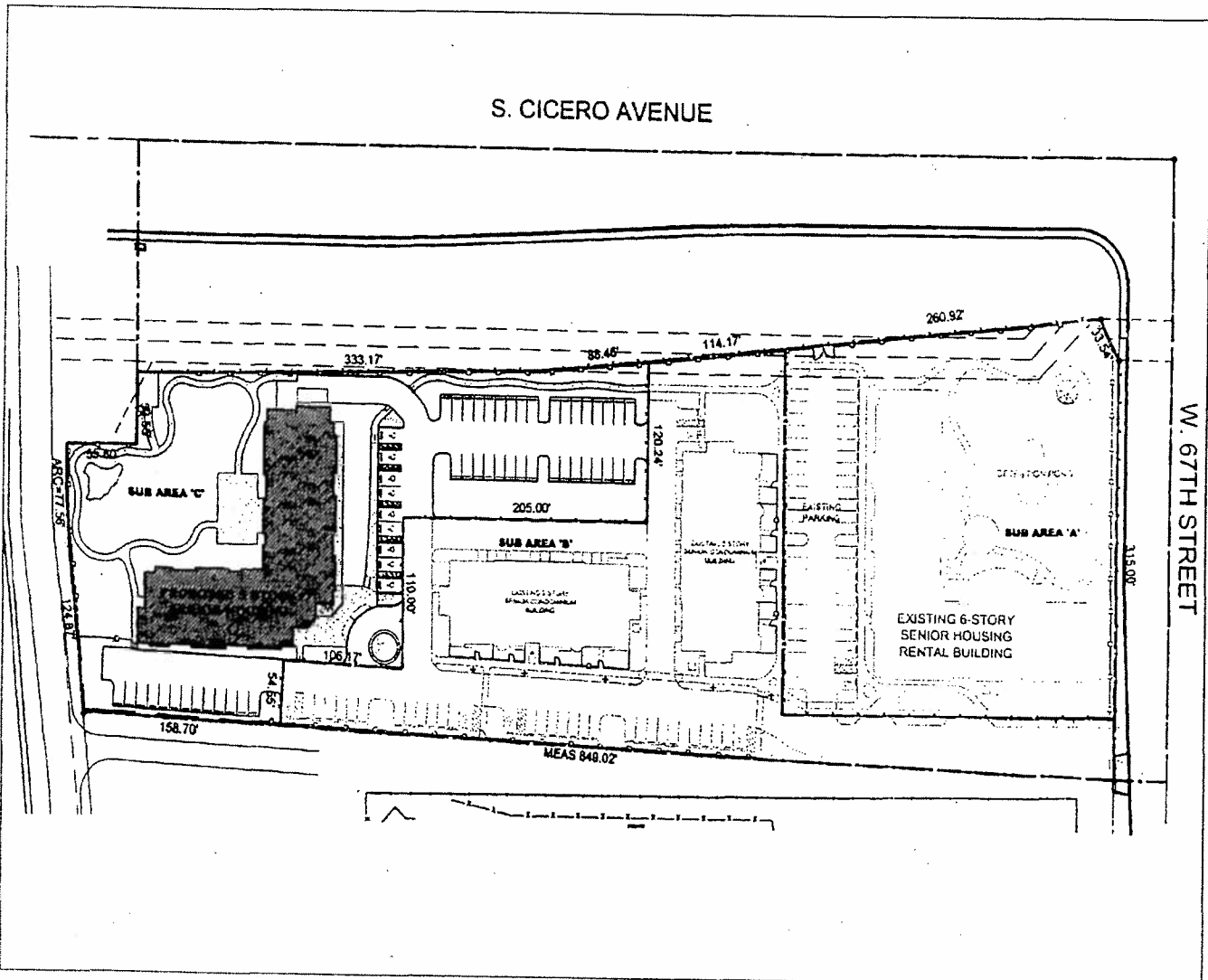
Commercial Industrial
(Bedford Park)

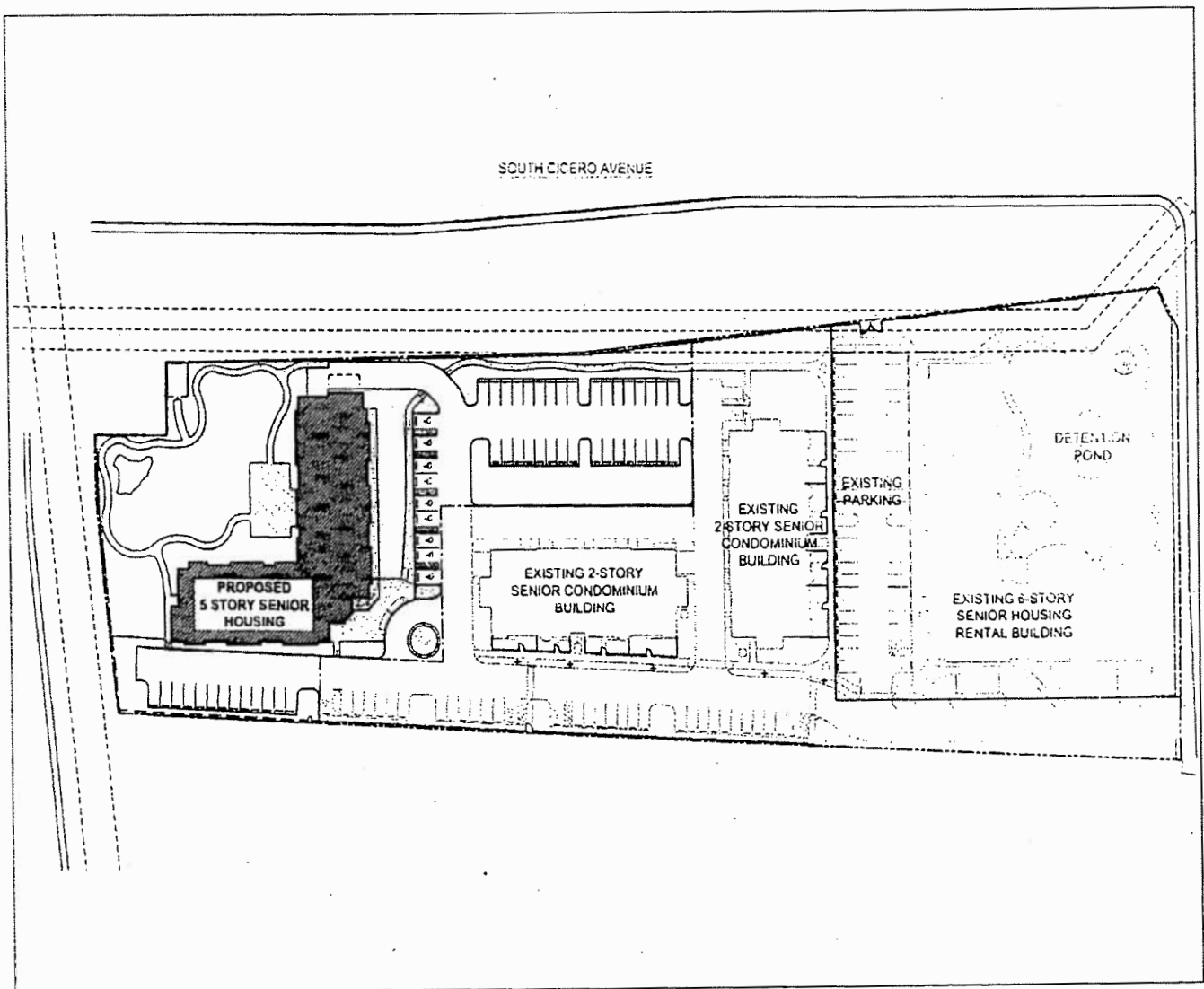


Zoning data reflects all ordinances passed prior to April 13th, 2011
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Subarea Map.





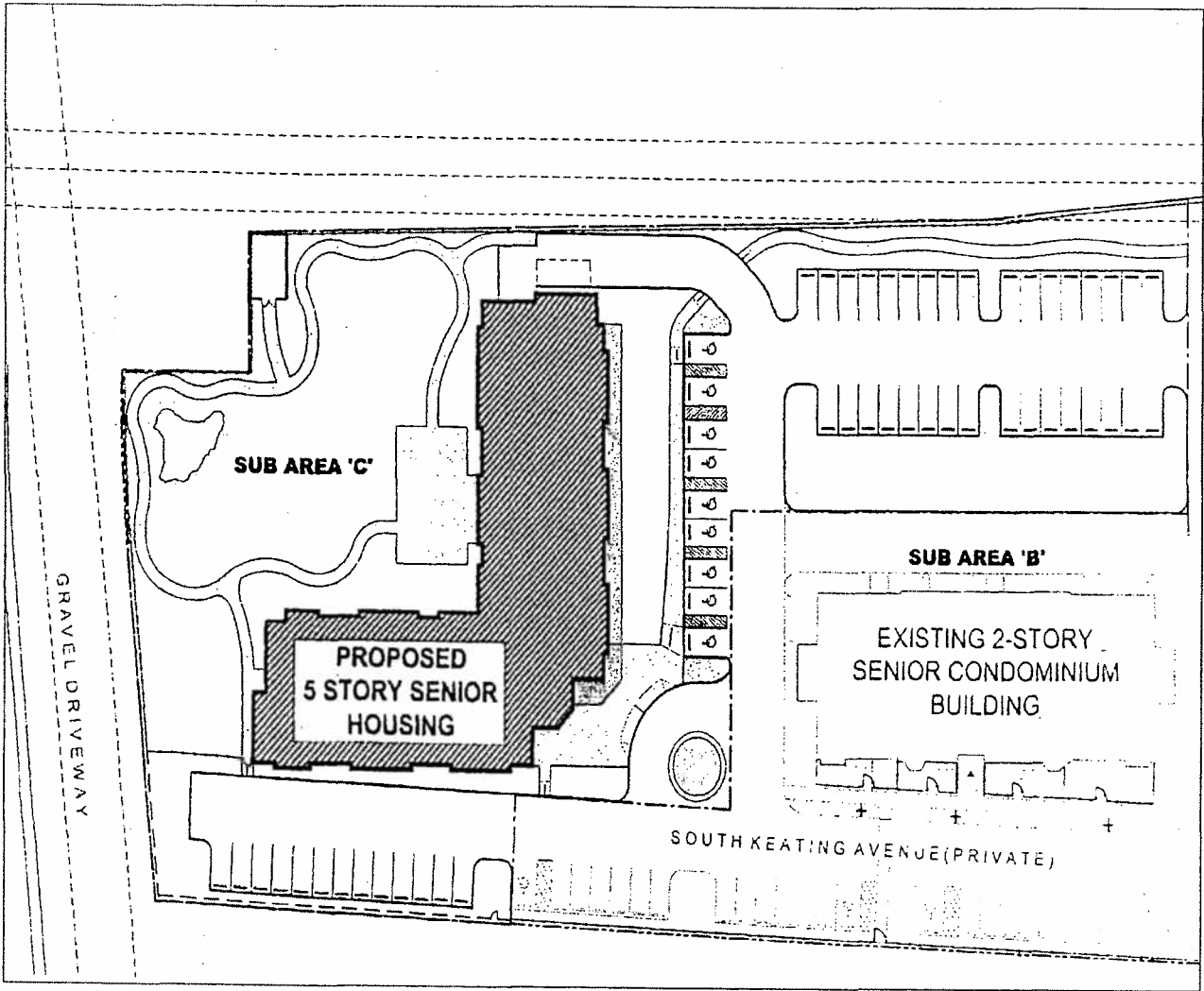
10/5/2011

REPORTS OF COMMITTEES

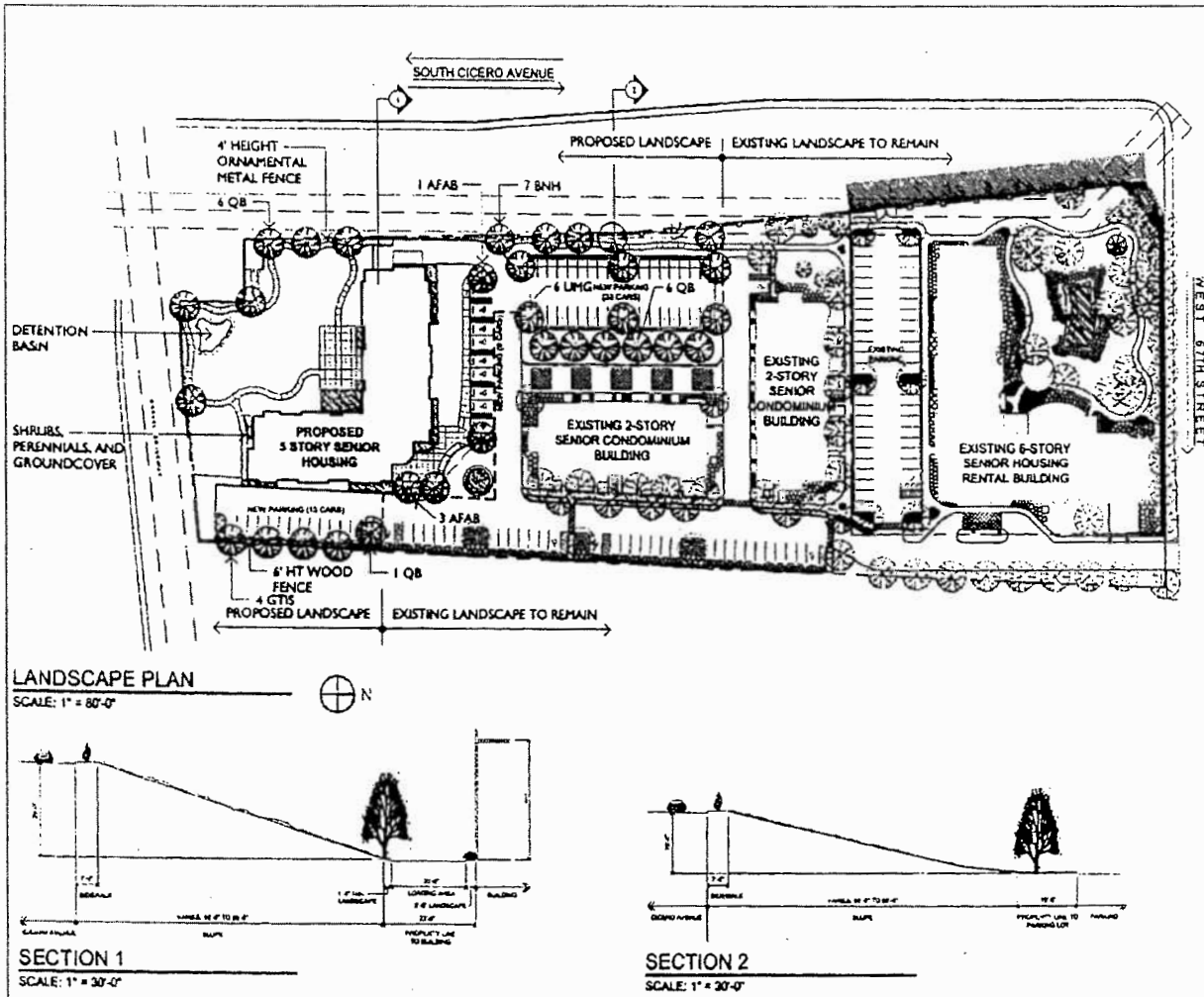
9237

Overall Site Plan.

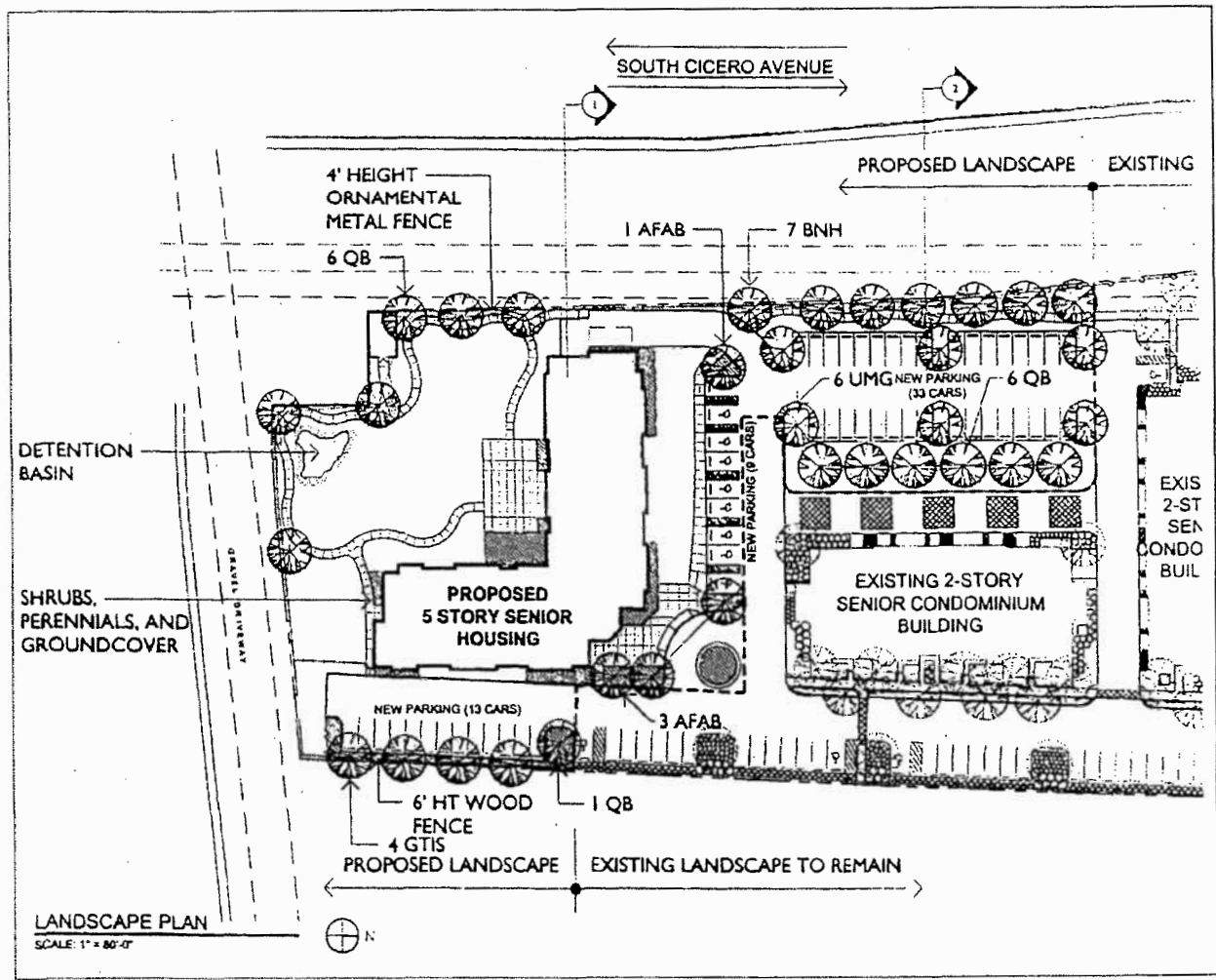
Site Plan -- Subarea C.



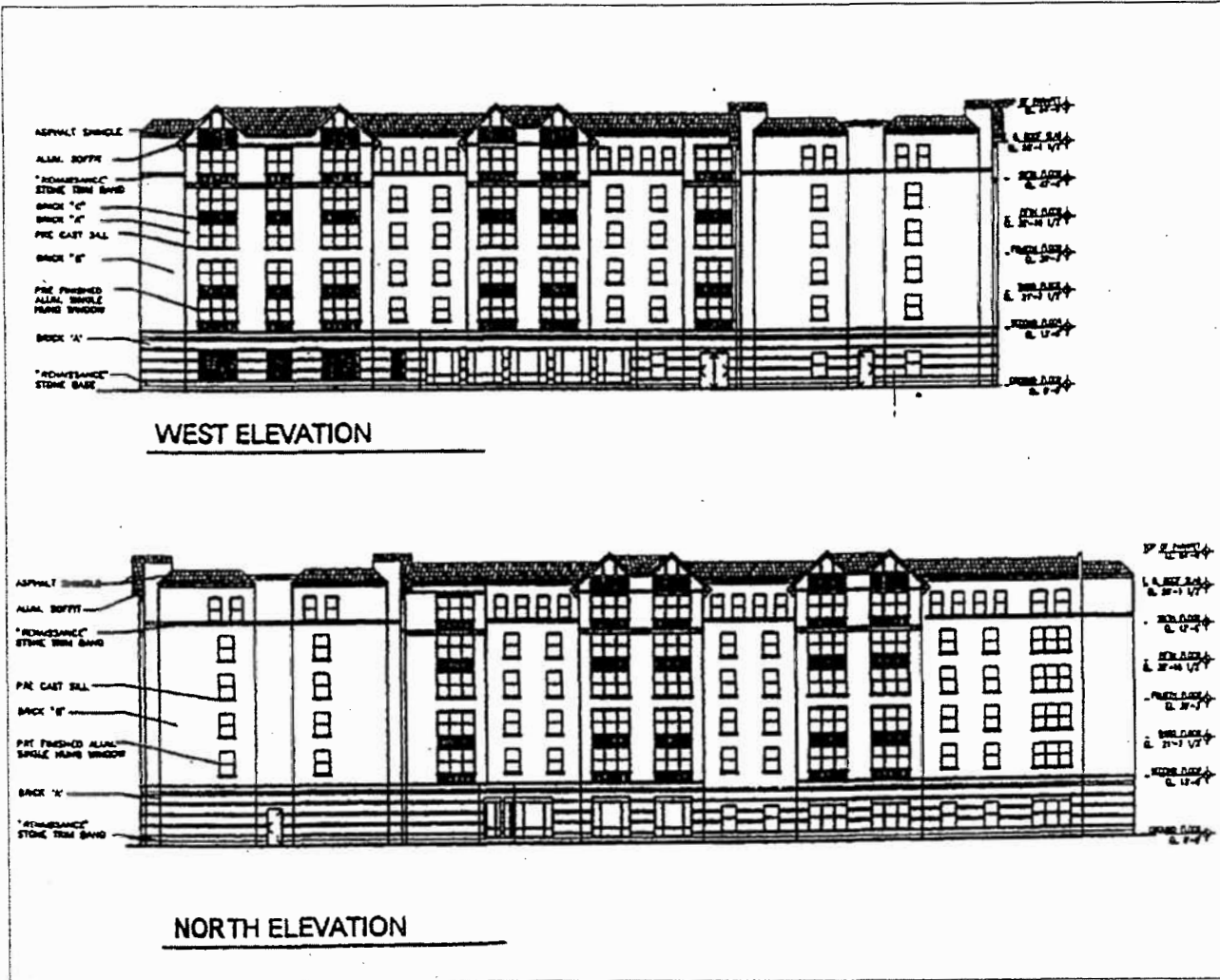
Overall Landscape Plan.



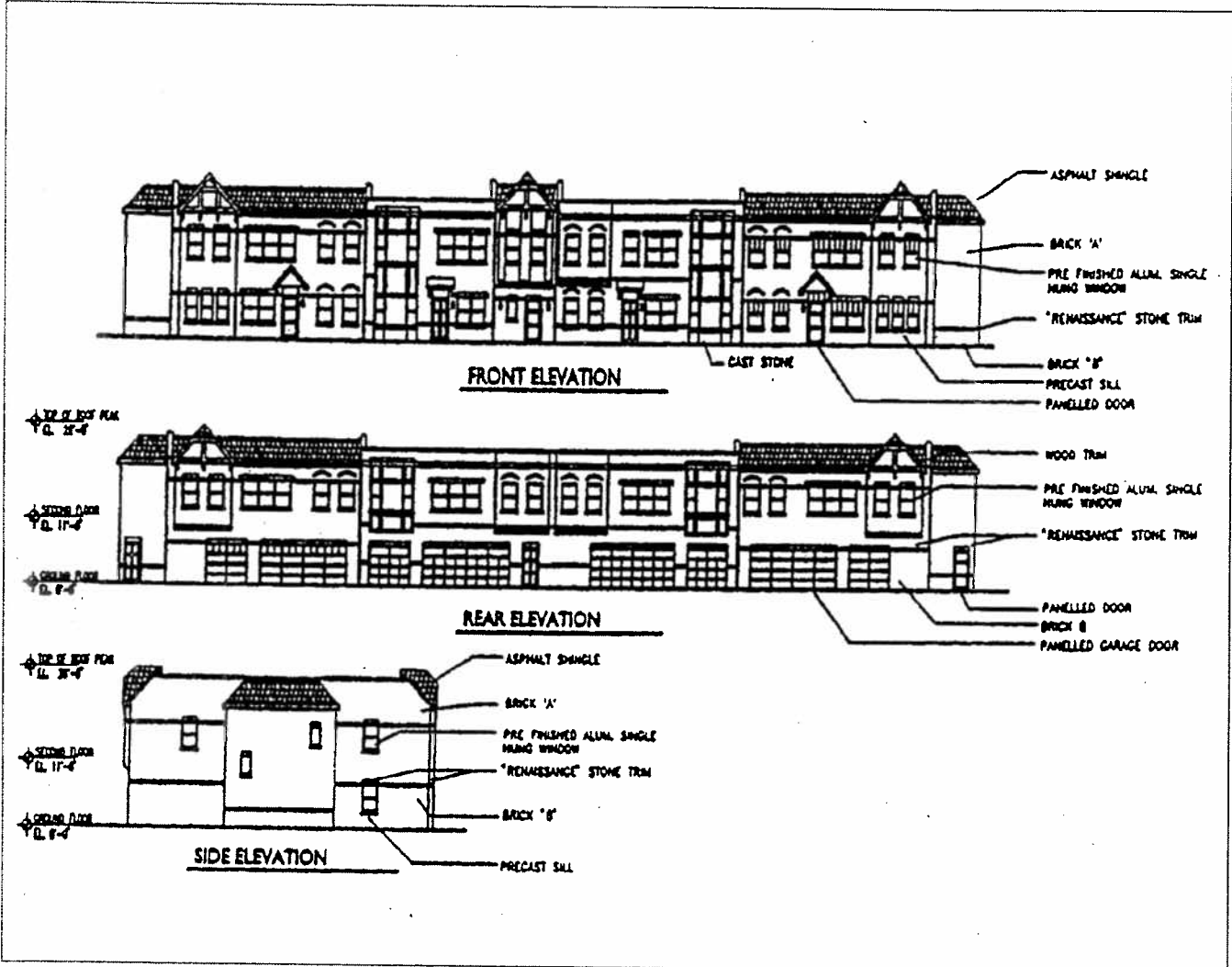
Landscape Plan -- Subarea C.



Elevations -- Subarea A -- West/North.



Elevations -- Subarea B.

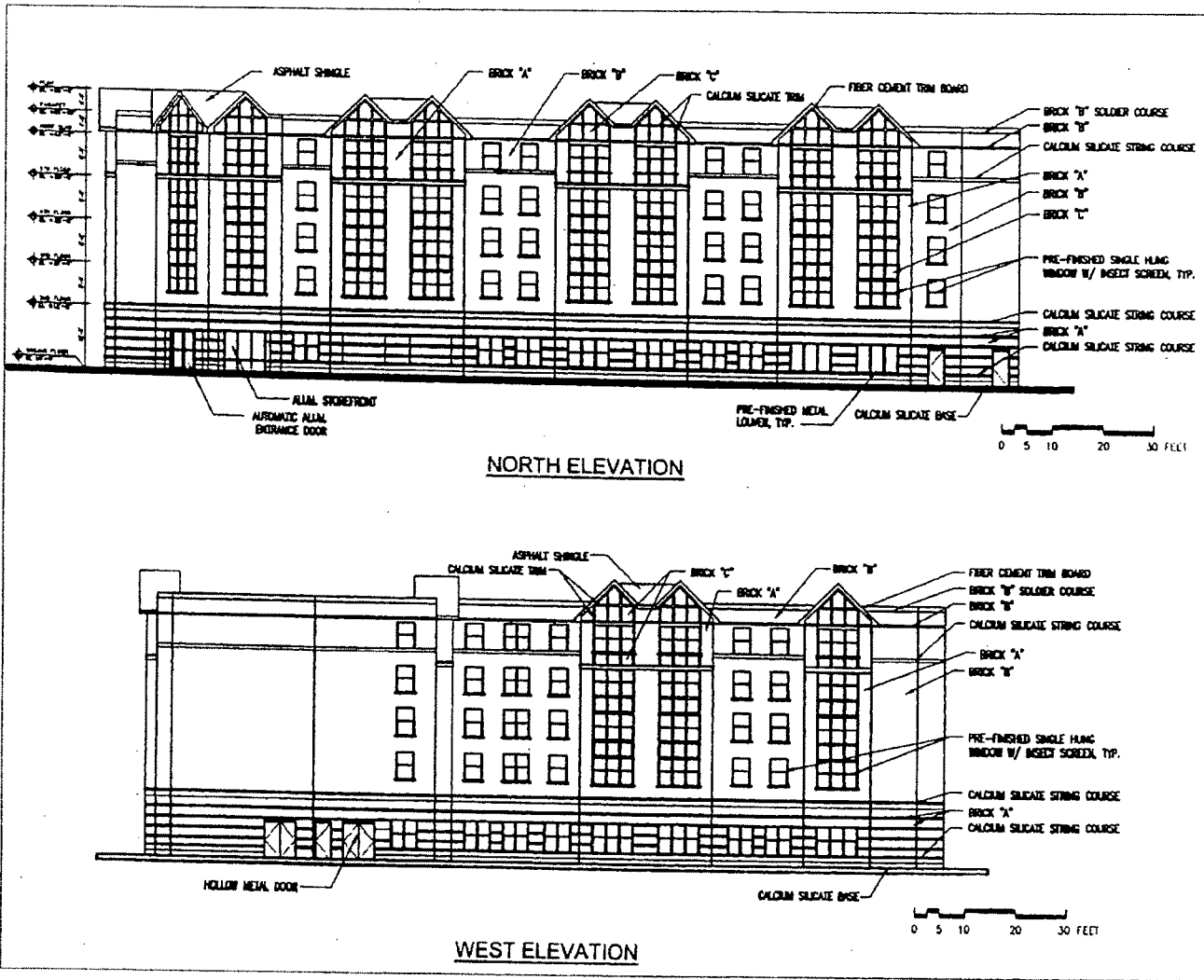


10/5/2011

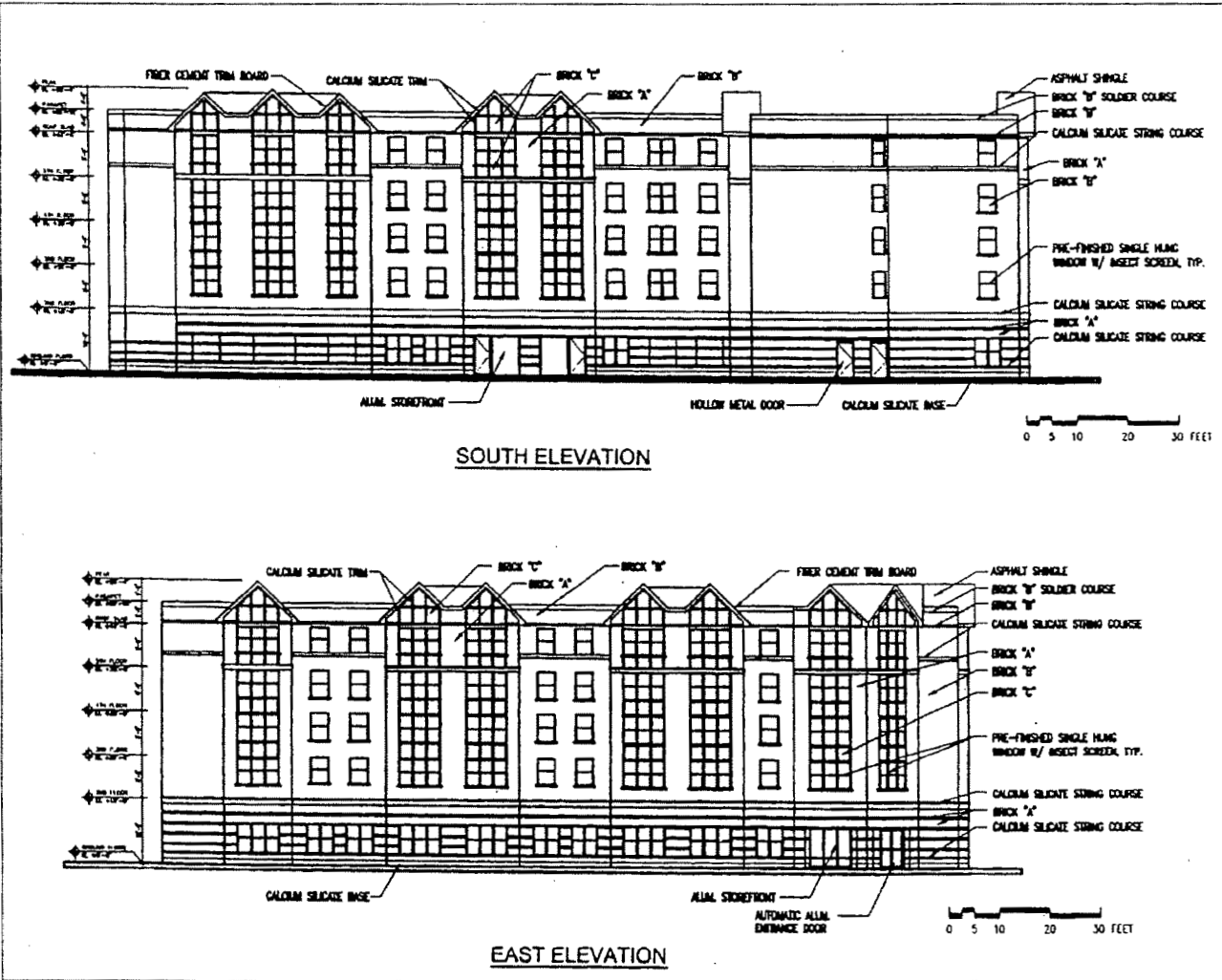
REPORTS OF COMMITTEES

9245

Elevations -- Subarea C -- North/West.



Elevations -- Subarea C -- South/East.



Chicago Builds Green.
(Page 1 of 3)

Project Name:

Senior Suites of Midway Village

Project Location:

* Street Number (if the address only includes one street number, please fill only the cell "From"):
 From* To* Direction: Street Name: Select Street Type:
 6730 6810 S Keating Ave

Ward No: Community Area No:
 13 65

Project Type:

Check applicable:
 Planned Development Redevelopment Agreement Zoning Change
 PD No: 850 RDA No: From: To:
 Public project Landmark

Project Size:

Total land area in sq.ft.: Total building(s) footprint in sq.ft.: Total vehicular use area in sq.ft.:
 84,139 77,120

DPD Project Manager:

Enter First Name Last Name
 Fred Deters

BG/GR Matrix:

Select project category:
 Res. > 20% affordable or CPA

Financial Incentives:

Check applicable:
 TIF Empowerment Zone Grant Class L
 GRIF Ind. Dev. Revenue Bonds Class 6b
 SBIF Bank Participation Loan Department of Housing & Economic Development
 Land Sale Write Down

Density Bonus:

Check applicable:
 Public plaza & pocket park Water features in a plaza or pocket park
 Chicago Riverwalk improvements Setbacks above the ground floor
 Winter gardens Lower level planting terrace
 Indoor through-block connection Green roof
 Sidewalk widening Underground parking and loading
 Arcades Concealed above-ground parking

Chicago Builds Green.
(Page 2 of 3)

Required per Zoning Code or Green Roof/Building Green Matrix To be Provided by the development:

Please fill, if applicable

Landscaping:

7' Landscape Setback
Interior Landscape Area
No. of Interior Trees
No. of Parkway Trees

Square footage:	0	0
Square footage:	1905	6,000
	16	62
	0	0

Open Space:

River Setback
Private Open Space
Privately developed Public Open Space

Square footage:	0	0
Square footage:	7,743	22960
Square footage:	0	0

Stormwater Management (At-grade volume control):

Permeable paving
Raingarden
Filler strip
Bioswale
Detention pond
Native landscaping
Rain-water collection cistern/barrel
Total impervious area reduction

Square footage:	1,825
Check applicable:	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>
Square footage:	15,000
Gallons:	30
Square footage:	4,825

Other sustainable surface treatments:

Green roof
Energy Star roof
High-albedo pavement

Square footage:	0	0
Square footage:	0	14,000
Square footage:		1825

Transportation:

No. of accessory parking spaces
Total no. of parking spaces (Accessory + Non- Acc.)
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)
No. of bicycle parking
Within 600 ft of CTA or Metra station entrance

	0	55
		55
	0	0
	14	14

Check if applicable:

Chicago Builds Green.
(Page 3 of 3)

Building Certification:

Energy Star building	<input type="checkbox"/>	<input type="checkbox"/>
LEED certification	<input type="checkbox"/>	
LEED Certified		<input checked="" type="checkbox"/>
LEED Silver		<input type="checkbox"/>
LEED Gold		<input type="checkbox"/>
LEED Platinum		<input type="checkbox"/>
Chicago Green Homes	<input type="checkbox"/>	
Chicago Green Homes [one-star]		<input type="checkbox"/>
Chicago Green Homes [two-star]		<input type="checkbox"/>
Chicago Green Homes [three-star]		<input type="checkbox"/>

Energy efficiency strategies
not captured above:

*(E: Other than Energy Star Roof - or Energy Star Building
Certification)*

Other sustainable strategies
and/or Project Notes:

Weekly scheduled van trips for residents without vehicles for shopping, doctor's appointments, etc.

13769

Be It Ordained by the City Council of the City of Chicago:

RPD 850

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the M1-1 Restricted Manufacturing District and M2-2 General Manufacturing District symbols and indications as shown on Map Number 16-K in the area bounded by:

Northwest

that part of the ~~southwest~~ quarter of the southwest quarter of Section 22, Township 38 North, Range 13, East of the Third Principal Meridian, described as follows: (the west line of aforesaid, southwest quarter being "due north" for the following courses): commencing at the southwest corner of aforesaid southwest quarter of Section 22; thence south 89 degrees, 42 minutes, 40 seconds east in the north line of aforesaid southwest quarter, a distance of 120.0 feet to a point; thence south 00 degrees, 17 minutes, 20 seconds west in a line a distance of 58.0 feet to the point of beginning; thence north 63 degrees, 43 minutes, 20 seconds east in a line a distance of 33.54 feet to a point 43.0 feet south of, at right angles, to a point in the aforesaid north line of the southwest quarter that is 150.00 feet east of the aforesaid northwest corner of the southwest quarter; thence south 89 degrees, 42 minutes, 40 seconds east in a line parallel with the aforesaid north line of the southwest quarter, a distance of 315.0 feet; thence south 02 degrees, 27 minutes, 58 seconds west, 849.02 feet; thence south 84 degrees, 25 minutes, 00 seconds west 124.87 feet to a point of tangency with a curved line; thence southwesterly in last mentioned curved line, convex to the south having a radius of 670.00 feet whose chord length is 77.52 feet and bears south 87 degrees, 44 minutes, 00 seconds west, an arc distance of 77.56 feet; thence due north in a line a distance of 55.80 feet to a point; thence due west in a line a distance of 53.55 feet to a point in the easterly line of Cicero Avenue; thence north 01 degree, 22 minutes, 01 seconds west in a line a distance of 333.17 feet to a point that is 165.0 feet east at right angles to a point in said west line of the southwest quarter that is 519.94 feet south of the northwest corner of said southwest quarter; thence north 05 degrees, 36 minutes, 25 seconds west in a line a distance of 463.55 feet to the point of beginning all in Cook County, Illinois,

to those of an R4 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 R4 General Residence District symbols and indications as shown on Map Number 16-K in the area bounded by:

that part of the northwest quarter of the southwest quarter of Section 22, Township 38 North, Range 13, East of the Third Principal Meridian, described as follows: (the west line of aforesaid southwest quarter being "due north" for the following courses): commencing at the northwest corner of aforesaid southwest quarter of Section 22; thence south 89 degrees, 42 minutes, 40 seconds east in

the north line of aforesaid southwest quarter, a distance of 120.0 feet to a point; thence south 00 degrees, 17 minutes, 20 seconds west in a line a distance of 58.0 feet to the point of beginning; thence north 63 degrees, 43 seconds, 20 minutes east in a line a distance of 33.54 feet to a point 43.0 feet south of, at right angles, to a point in the aforesaid north line of the southwest quarter that is 150.00 feet east of the aforesaid northwest corner of the southwest quarter; thence south 89 degrees, 42 minutes, 40 seconds east in a line parallel with the aforesaid north line of the southwest quarter, a distance of 315.0 feet; thence south 02 degrees, 27 minutes, 58 seconds west 849.02 feet; thence south 84 degrees, 25 minutes, 00 seconds west 124.87 feet to a point of tangency with a curved line; thence southwesterly in last mentioned curved line, convex to the south having a radius of 670.00 feet whose chord length is 77.52 feet and bears south 87 degrees, 44 minutes, 00 seconds west an arc distance of 77.56 feet; thence due north in a line a distance of 55.80 feet to a point; thence due west in a line a distance of 53.55 feet to a point in the easterly line of Cicero Avenue; thence north 01 degrees, 22 minutes, 01 seconds west in a line a distance of 333.17 feet to a point that is 165.0 feet east at right angles to a point in said west line of the southwest quarter that is 519.94 feet south of the northwest corner of said southwest quarter; thence north 5 degrees, 36 minutes, 25 seconds west in a line a distance of 463.55 feet to the point of beginning, all in Cook County, Illinois,

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 850.

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development consists of approximately two hundred forty-seven thousand nine hundred sixty-four (247,964) square feet (plus or minus five and sixty-nine hundredths (± 5.69) 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. Provided, however, that any application for an amendment or any other modification or change to Subarea A of this planned development shall be made solely by the owner of Subarea A, and shall not be made by or require the authorization from the owners or from any condominium association formed to represent the owners of Subarea B of this planned development. Similarly, any application for an amendment or any other modification or change to Subarea B of this planned development shall be made solely by the owner of Subarea B, and shall not be made by or require the authorization from the owner(s) of Subarea B of this planned development.
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 Plan, Landscape Plan and Building Elevations prepared by Mann, Gin, Dubin & Frazier, Ltd., dated as of October 17, 2002. Full-sized copies of the Site Plan, 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 Plan, 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. Applicant also agrees to use its best faith efforts to install and maintain landscaping on the embankment, which is part of the South Cicero Avenue right-of-way, immediately east of the property, and to procure from the Illinois Department of Transportation the easement rights necessary therefor.
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 M1-1 Restricted Manufacturing District and M2-2 General Manufacturing 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 96375 through 96384 of this *Journal*.]

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

Residential Planned Development Number 850.

Plan Of Development Bulk Regulations And Data Table.

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

Subarea A:	± 135,547 square feet (± 3.11 acres) = ± 78,517 square feet (± 1.80 acres) + ± 57,030 square feet (± 1.31 acres).
Subarea B:	± 257,697 square feet (± 5.91 acres) = ± 169,447 square feet (± 3.89 acres) + ± 88,250 square feet (± 2.03 acres).
Total:	± 393,244 square feet (± 9.02 acres) = ± 247,964 square feet (± 5.69 acres) + ± 145,280 square feet (± 3.34 acres).

Maximum Permitted
Floor Area Ratio:

Subarea A:	1.70.
Subarea B:	0.61.
Total Site Floor Area Ratio:	0.96.

Setbacks From
Property Line:

Subarea A:	In substantial conformance with the Site Plan.
Subarea B:	In substantial conformance with the Site Plan.

**Maximum Percentage
of Site Coverage:**

Subarea A: In substantial conformance with the
Site Plan.

Subarea B: In substantial conformance with the
Site Plan.

**Maximum Number of
Dwelling Units:**

Subarea A: 126 units.

Subarea B: 72 units.

Total Units: 198.

**Minimum Number of Off-
Street Parking Spaces:**

Subarea A: 48 spaces.

Subarea B: 120 spaces.

Total Spaces: 168.

**Minimum Number of Off-
Street Loading Spaces:**

Subarea A: 1 space.

Subarea B: N/A.

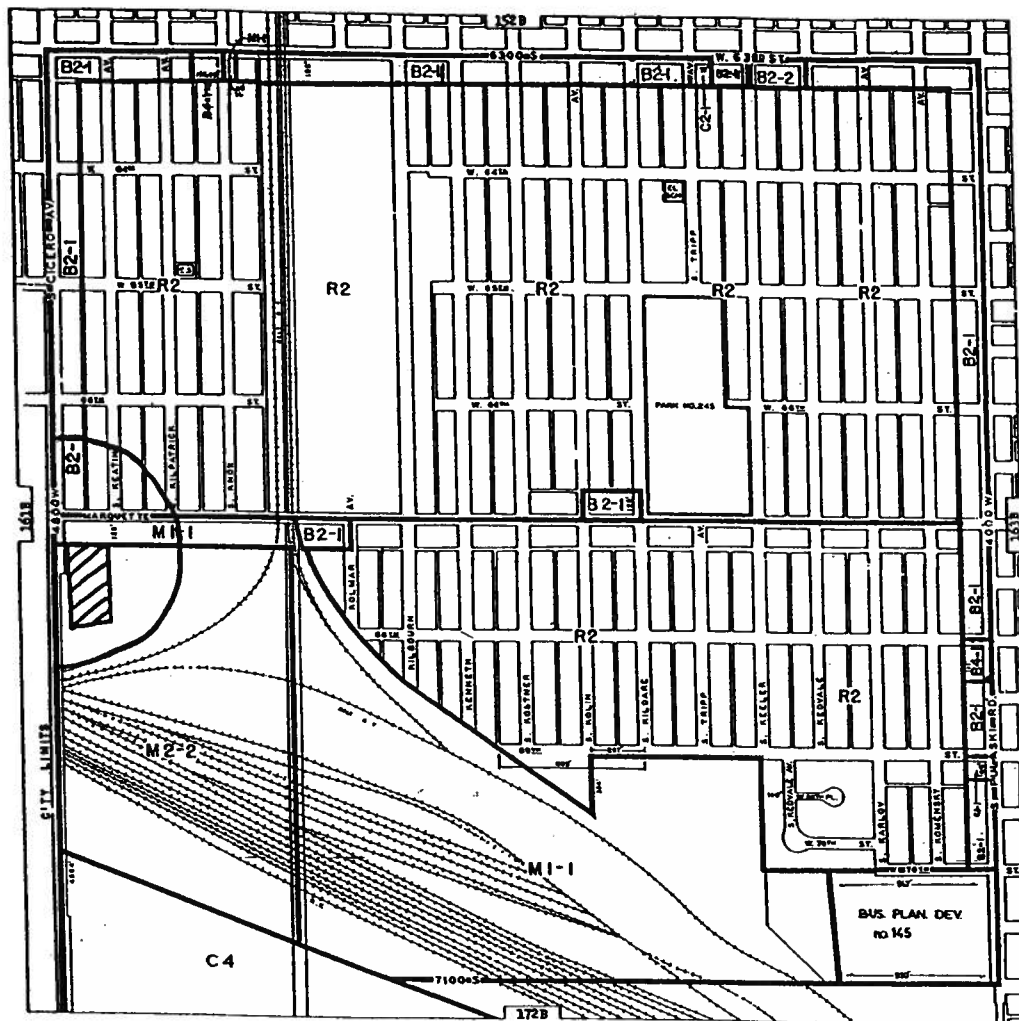
Total Spaces: 1.

**Maximum Building
Height:**

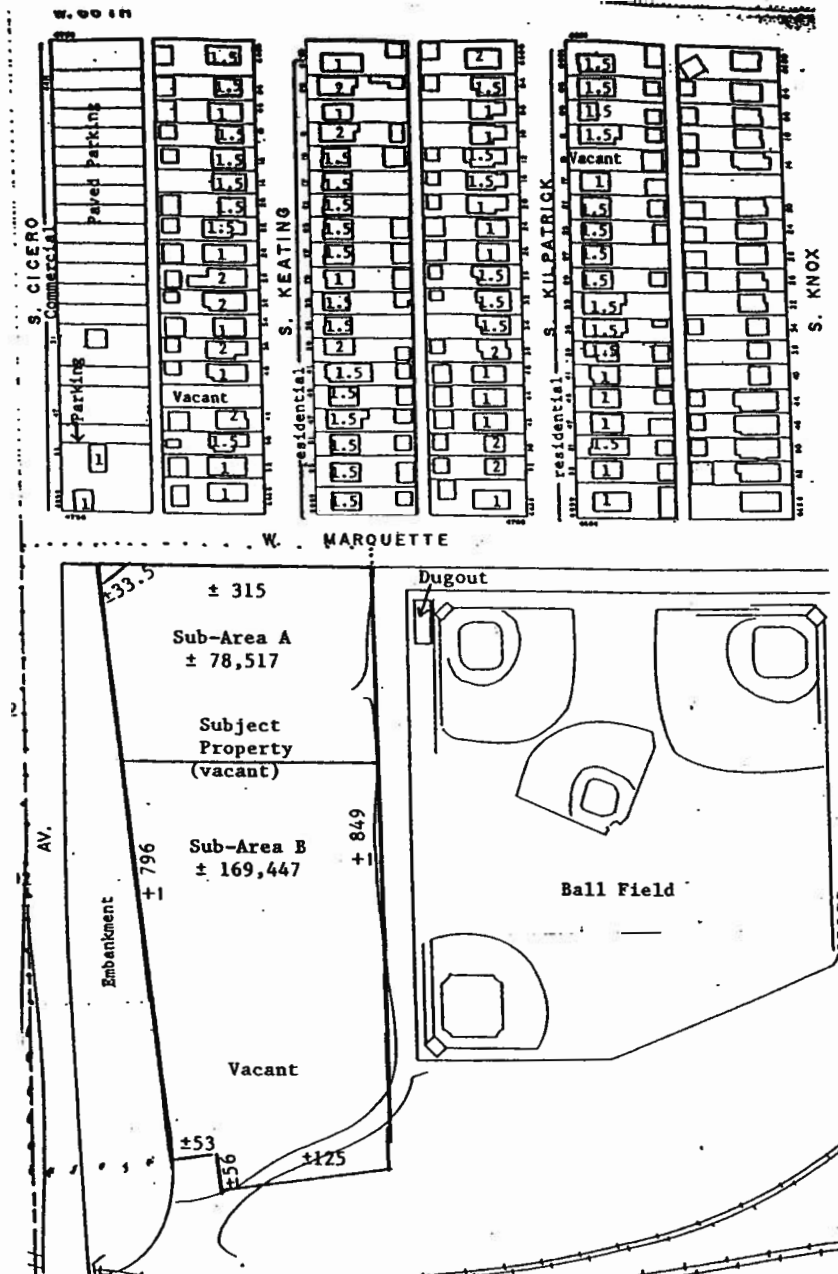
Subarea A: In substantial conformance with the
Building Elevations.

Subarea B: In substantial conformance with the
Building Elevations.

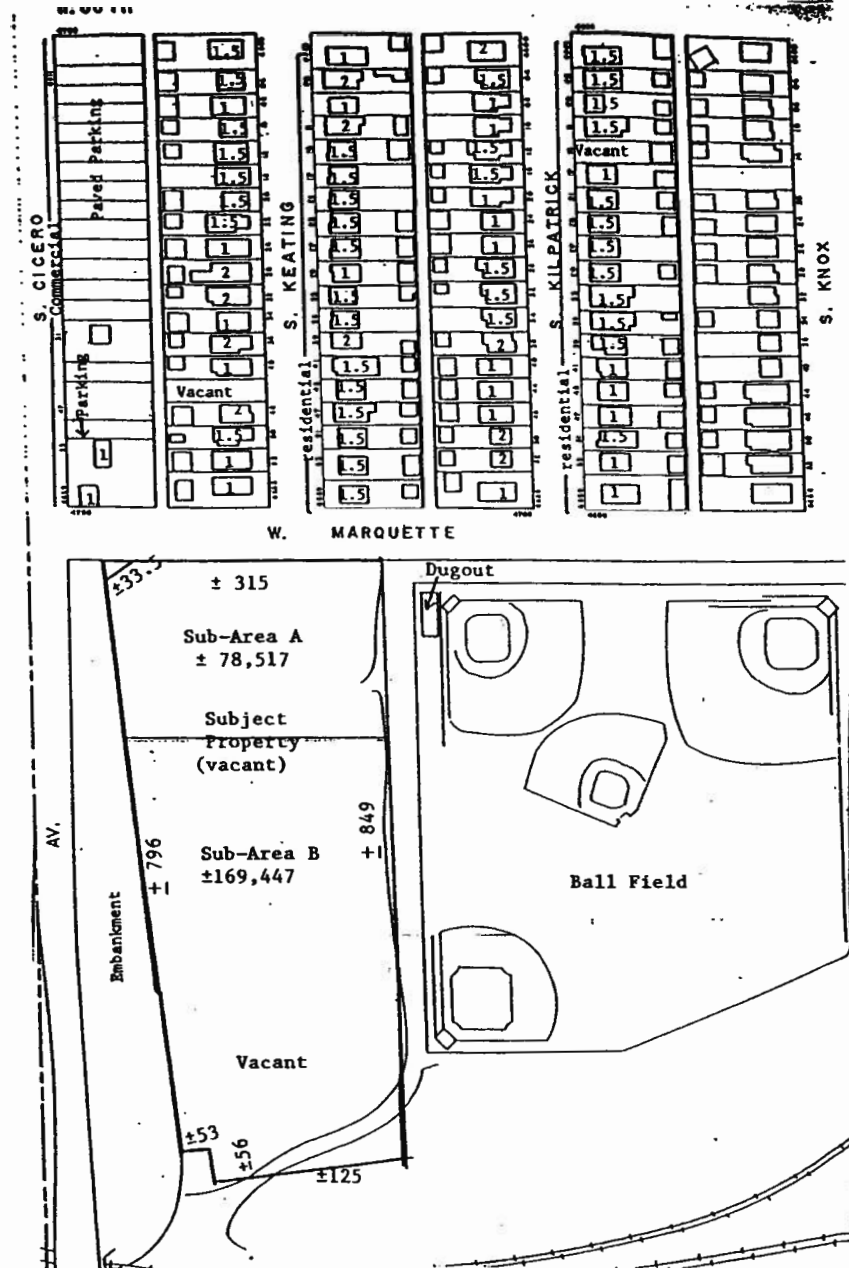
Existing Zoning Map.



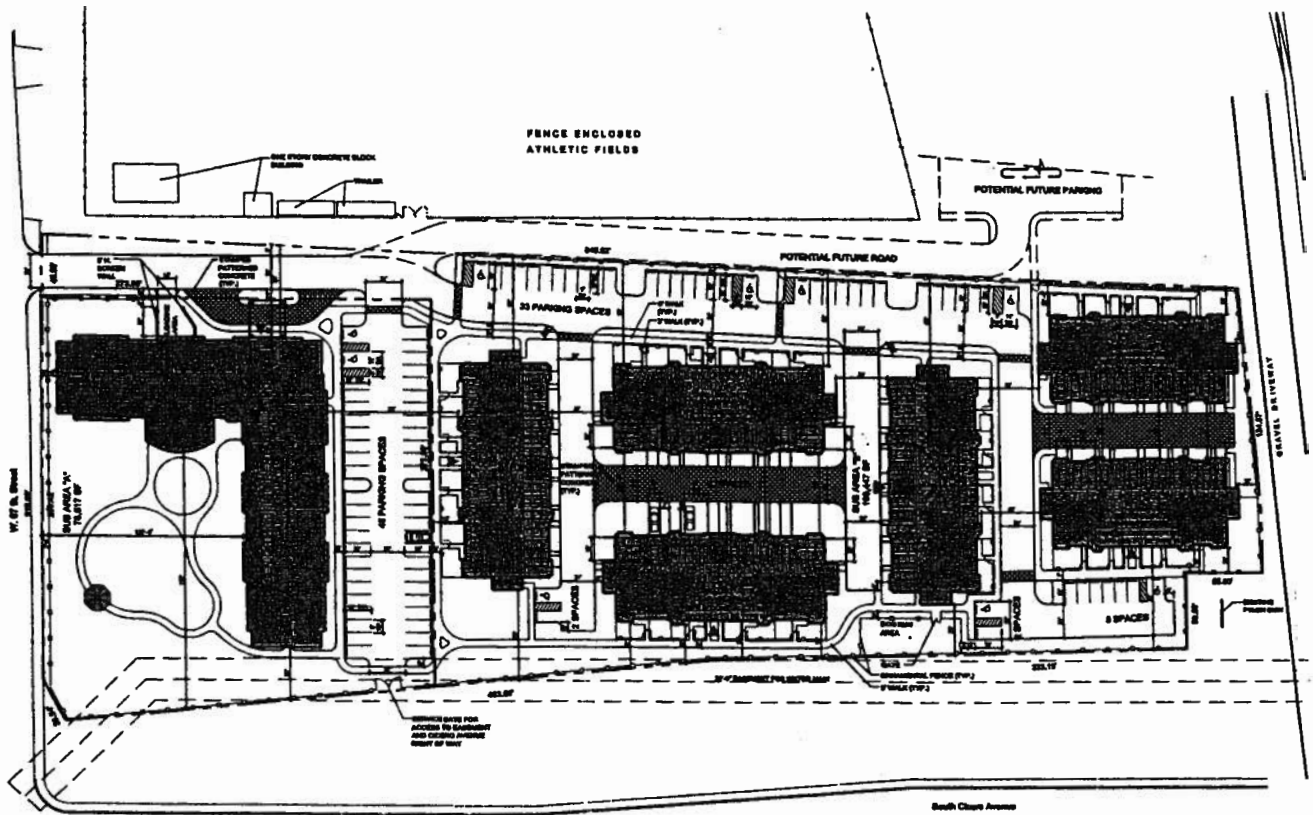
Planned Development Boundary And Property Line Map.



Existing Land-Use Map.



Site Plan.



SUB AREA "A" = 78,517 SF
 89 ONE BEDROOM UNITS
 37 TWO BEDROOM UNITS

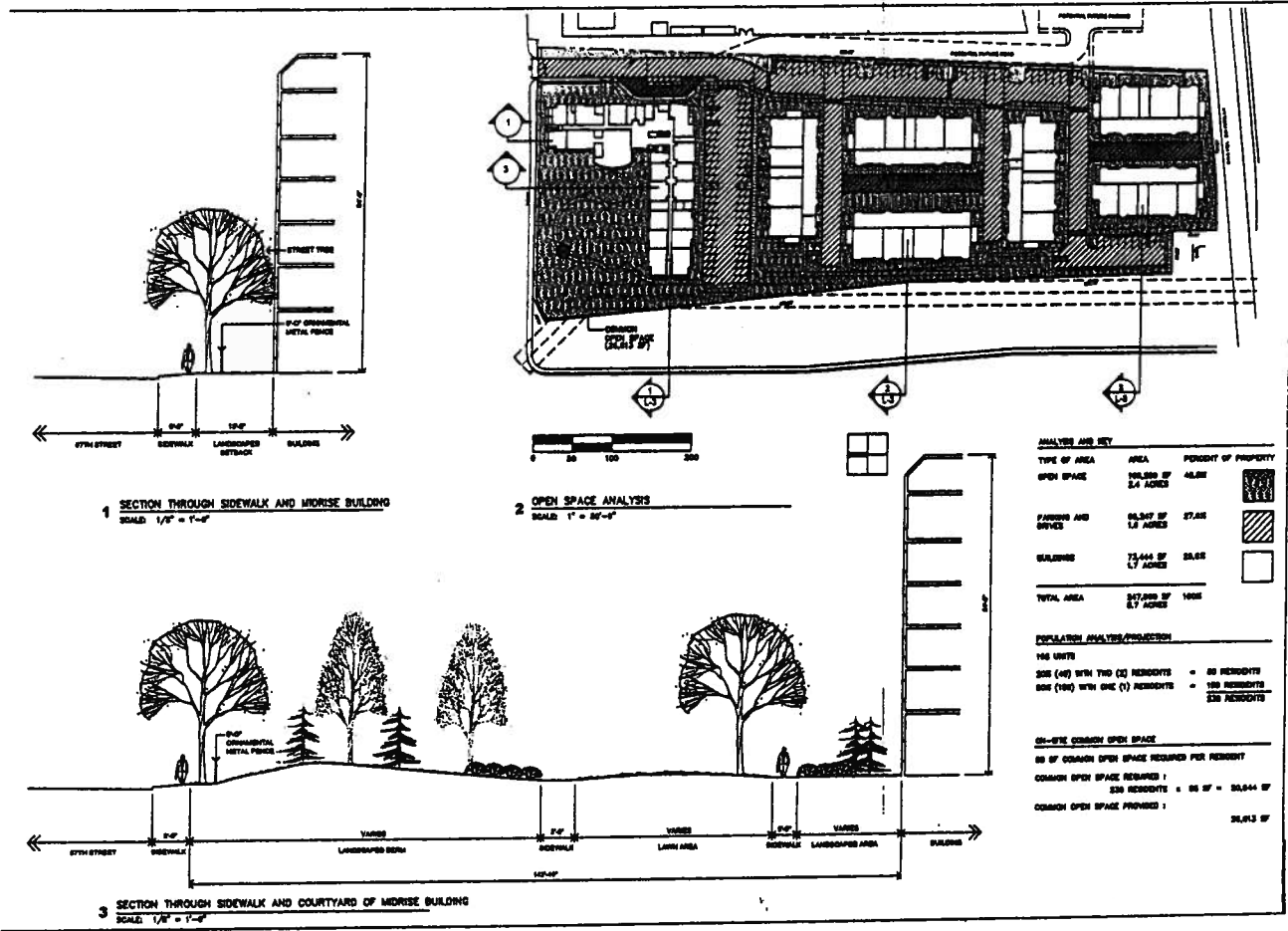
SUB AREA "B" = 169,447 SF
 18 ONE BEDROOM UNITS
 54 TWO BEDROOM UNITS



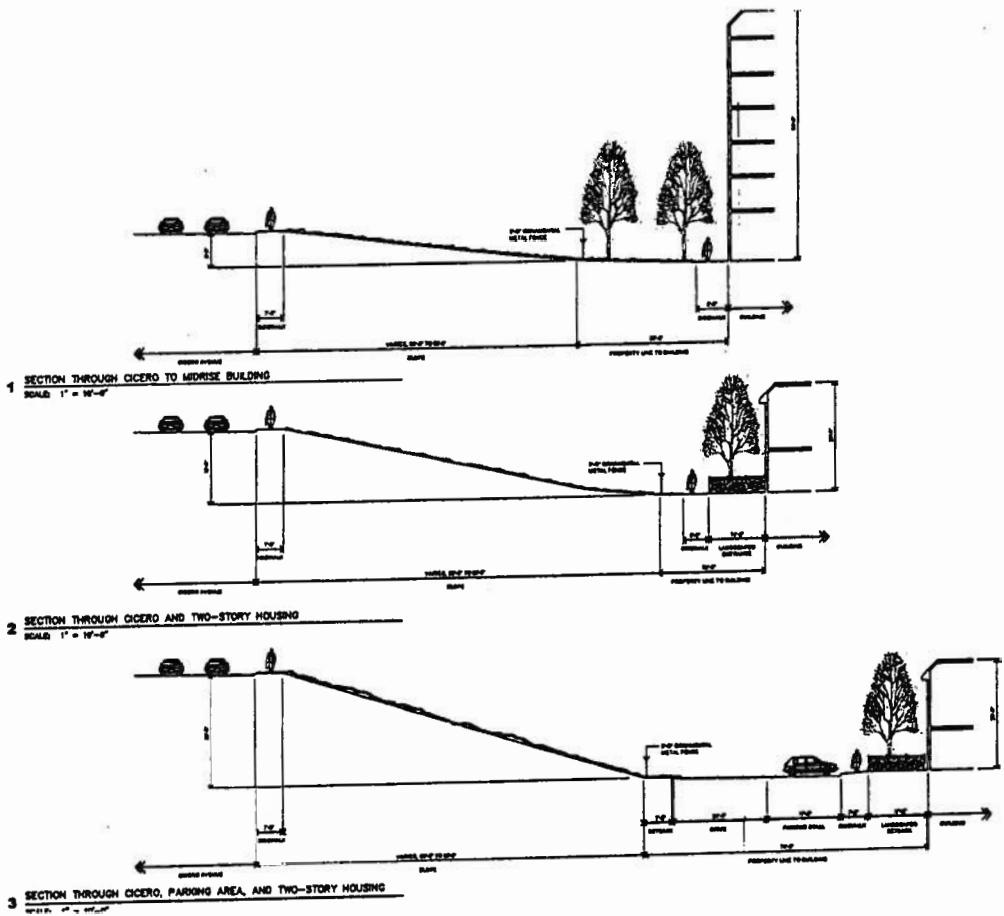
126 DWELLING UNITS (RENTALS)

72 DWELLING UNITS (CONDOS)

Landscape Plan.
(Page 2 of 3)



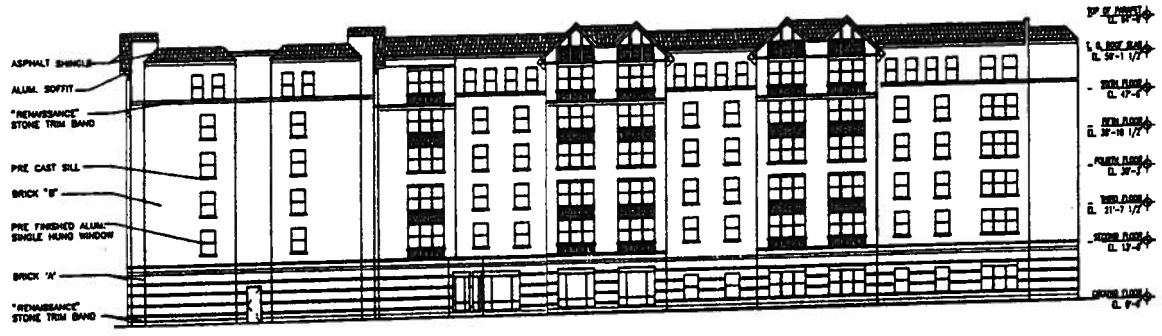
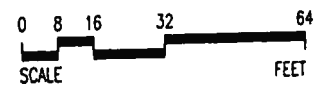
Landscape Plan.
(Page 3 of 3)



West/North Elevation.



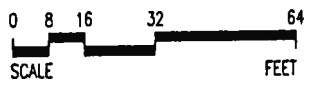
1 WEST ELEVATION



South/East Elevation.



1 SOUTH ELEVATION



Front/Rear/Side Elevation.

