

PD 857

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12/4/2002

REPORTS OF COMMITTEES

13759
101107

Reclassification Of Area Shown On Map Number 6-F.

(As Amended)

(Application Number 13759)

RPD 857

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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map Number 6-F in the area bounded by:

a line 85 feet south of and parallel to West 28th Street; the public alley next east of and parallel to South Halsted Street; a line from a point 346 feet south of the south right-of-way line of West 28th Street as measured along the east right-of-way line of South Halsted Street, to a point 347.5 feet south of the south right-of-way line of West 28th Street and 133 feet east of the east right-of-way line of South Halsted Street; and South Halsted Street (also legally described as Lots 35 through 34, and Lot 45, except the north 10.0 feet thereof, in Block 2 in Albert Crane's Subdivision of the south three-quarters of the west quarter of the southwest quarter of Section 28, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois),

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

SECTION 2. That the Chicago Zoning ordinance be amended by changing all the R5 General Residence District symbols and indications established in Section 1 above to the designation of a Residential Planned Development which is hereby established in the area described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof 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 857.

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number _____ consists of approximately thirty-four thousand nine hundred twelve (34,912) square feet (zero and eight hundred two thousandths (0.802) acres) and is owned or controlled by Senior Lifestyles Corporation.
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 rights-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 title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property shall be under single ownership or under single designated control at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made. "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 these fifteen (15) 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 Site Plan, a Landscape Plan; and Building Elevations dated November 14, 2002 prepared by Mann, Gin, Dubin and Frazier Ltd.. Full size sets of the Site Plan, the Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply.
5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development": elevator apartment building providing housing for elderly persons and related 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 shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Off street parking and off-street loading facilities shall be provided in compliance with the planned development, subject to the review and approval of the Department of Transportation and Department of Planning and Development. A minimum of two percent (2%) of all parking spaces shall be designated for parking for the handicapped.
8. Any service drives 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 emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and 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. If in the future, the applicant or its successors requests a traffic signal at 28th and Halsted, and if the Chicago Department of Transportation agrees such signal is needed, then the applicant will be responsible for funding such signal installation.
9. In addition to the maximum height of the buildings 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. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
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 and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
12. The terms, conditions and exhibits of this planned development ordinance 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 after a determination by the Commissioner 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 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. 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 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."). Copies of these standards may be obtained from the Department of Planning and Development.
14. 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.
15. Unless substantial construction has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire and the zoning of the property shall automatically revert to that of the pre-existing M1-2 Restricted Manufacturing District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site and Ground Floor Plan; Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 101112 through 101120 of this *Journal*.]

12/4/2002

REPORTS OF COMMITTEES

13759
101111

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

Residential Planned Development Number 857.

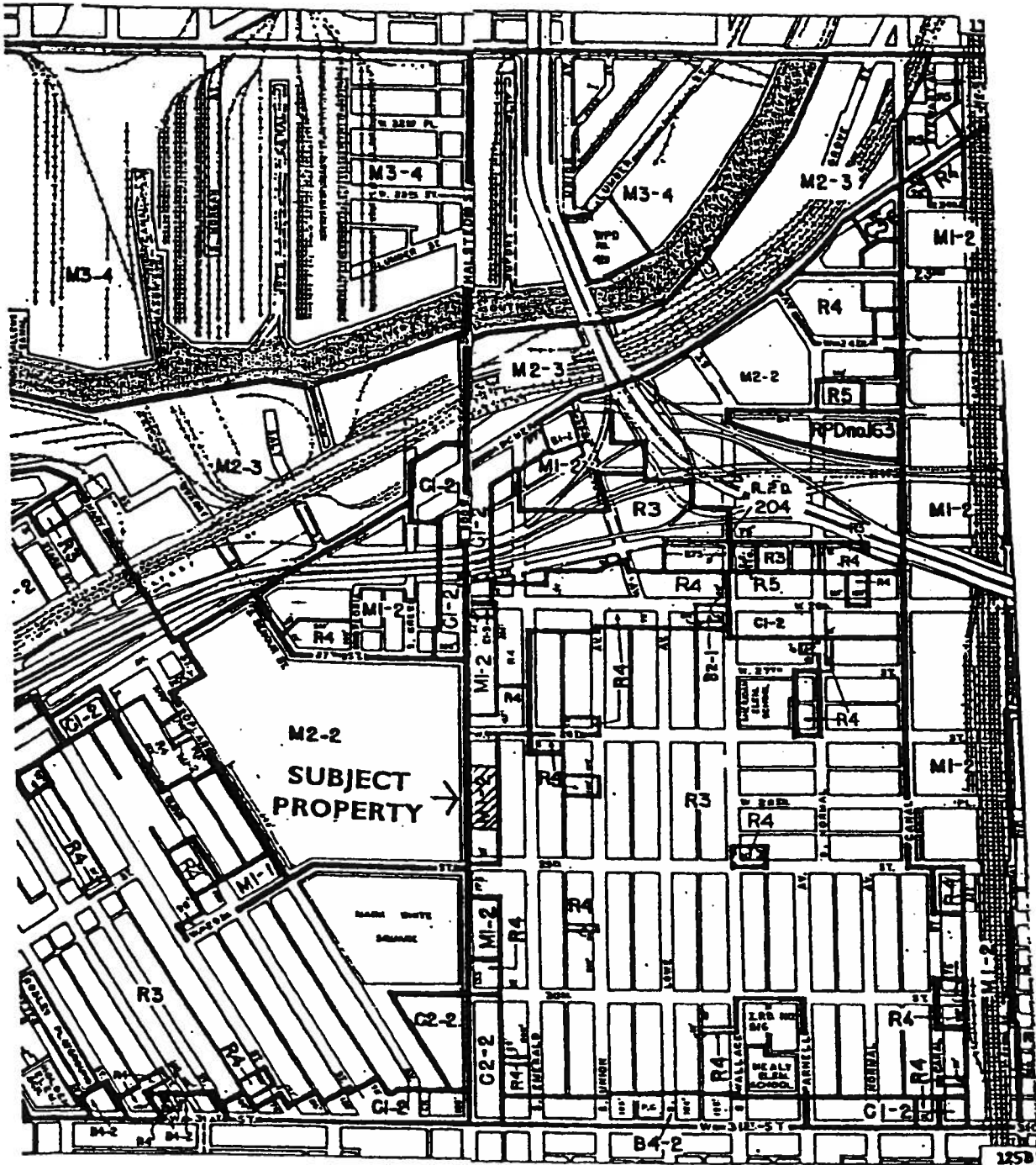
Bulk Regulations And Data Table.

Net Site Area = 34,912 square feet (0.802 acres).

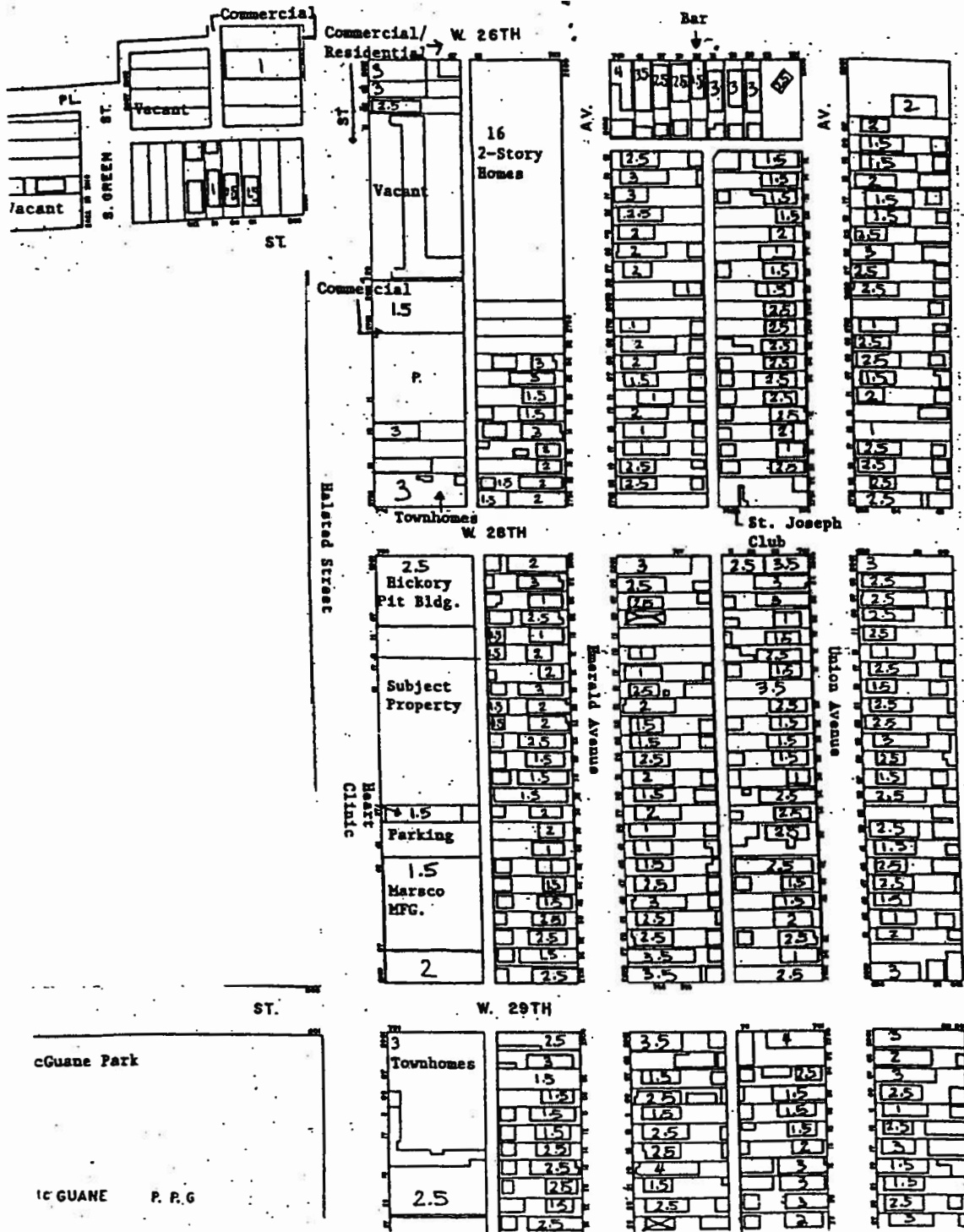
Gross Site Area = Net Site Area, 34,912 square feet (0.802 acres) + one-half street right-of-way of 8,662 square feet (0.20 acres) + area of adjacent one-half public alley of 2,100 square feet (0.054 acres) = 45,674 square feet (1.049 acres).

| | |
|---|---|
| Maximum Number of Dwelling Units: | 85. |
| Maximum Permitted Floor Area Ratio for Total Net Site Area: | 2.2. |
| Maximum Percentage of Site Coverage: | Per Site Plan. |
| Minimum Number of Parking Spaces: | 29. |
| Minimum Number of Loading Spaces: | 1. |
| Minimum Periphery Setbacks: | In accordance with the Site Plan. |
| Maximum Building Height: | In accordance with the Building Elevations. |

Existing Zoning Map.

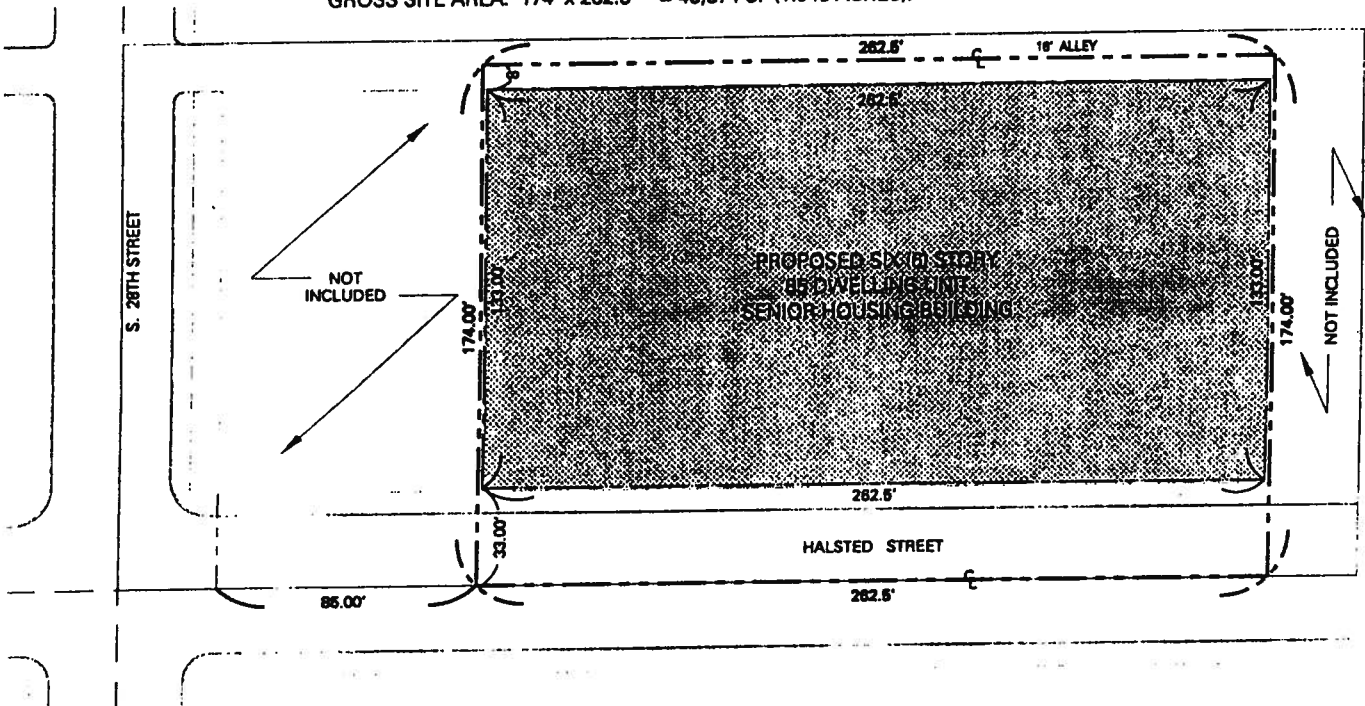


Existing Land-Use Map.

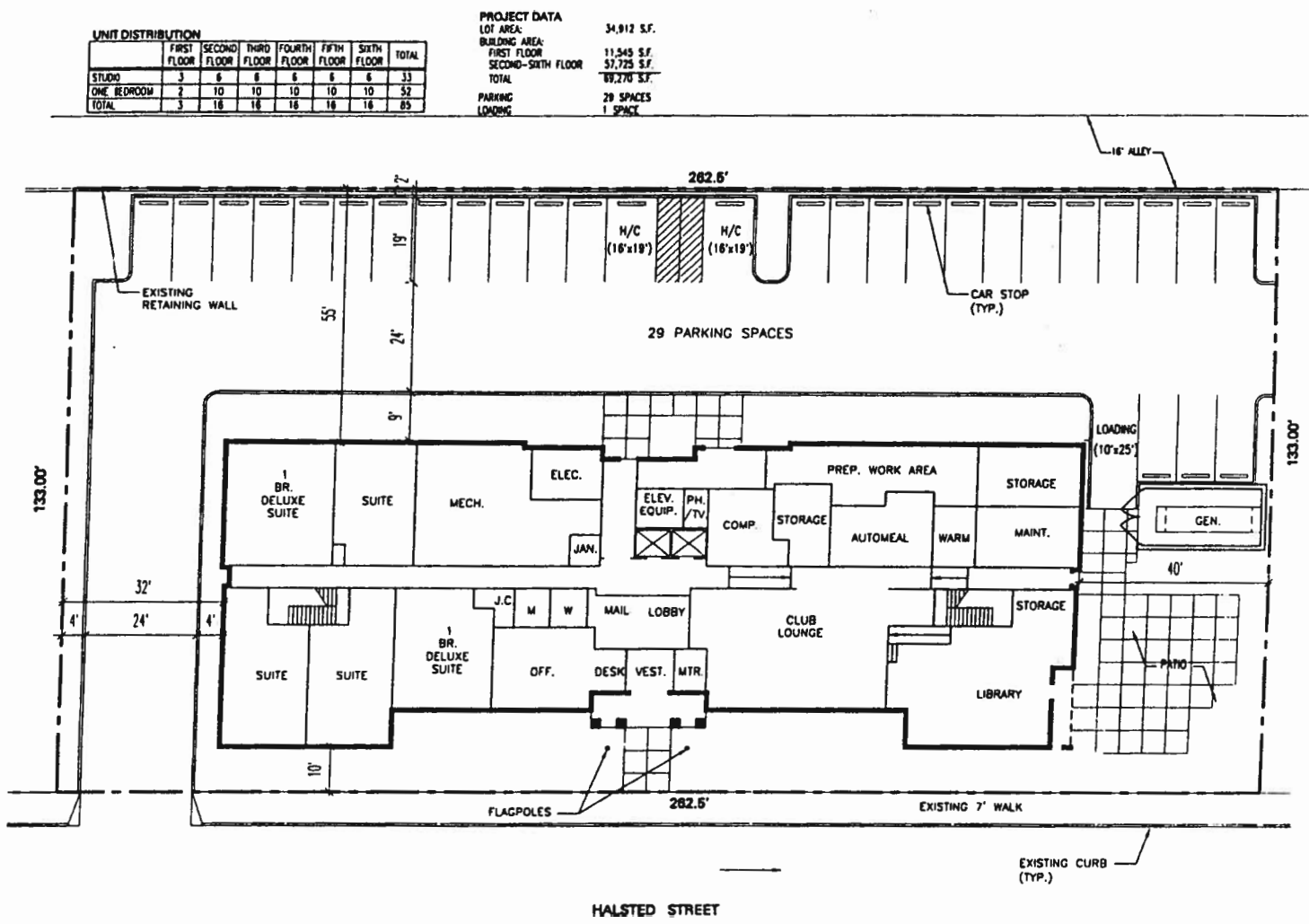


Planned Development Boundary
And Property Line Map.

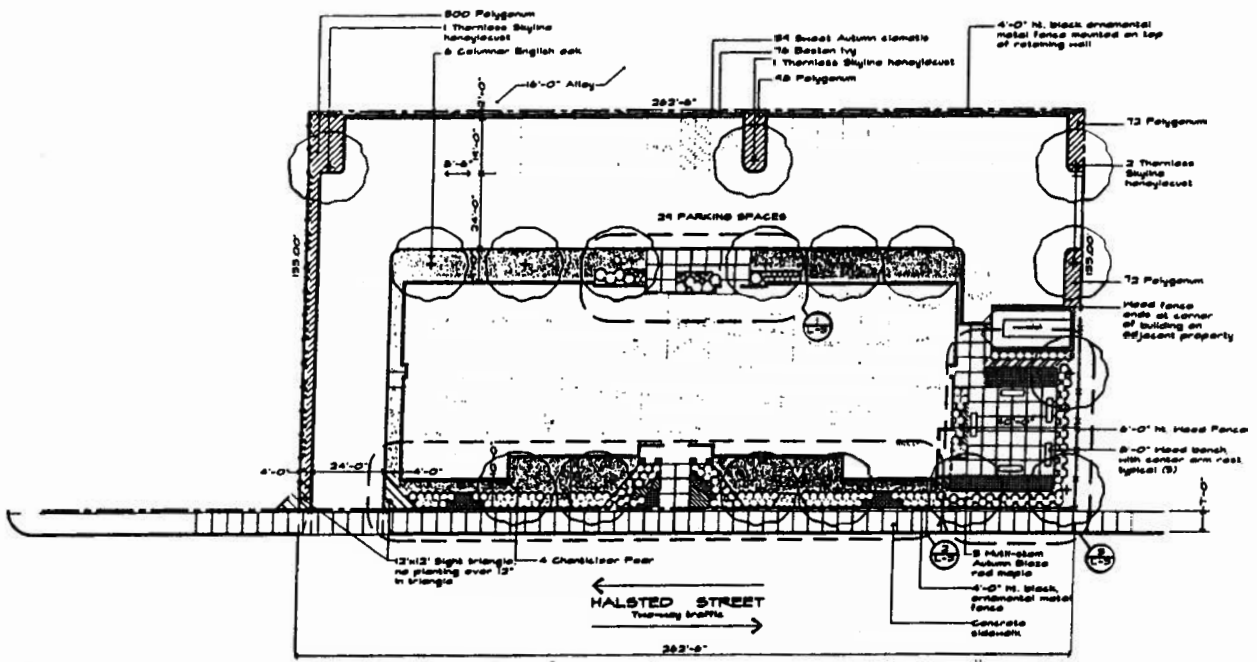
NET SITE AREA: 133' x 262.5' = 34,912 SF (0.802 ACRES).
GROSS SITE AREA: 174' x 262.5' = 45,674 SF (1.049 ACRES).



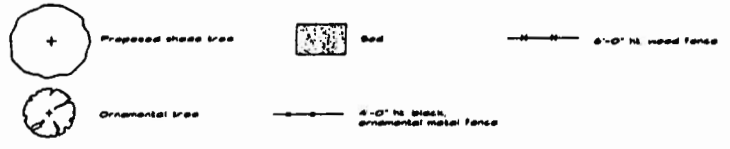
Site And Ground Floor Plan.



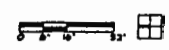
Landscape Plan.
(Page 1 of 3)



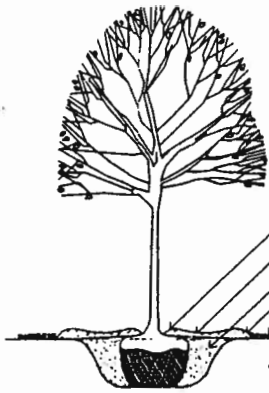
LEGEND



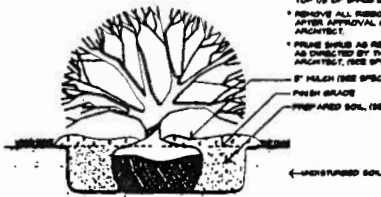
GENERAL NOTES
1) Parkway is 1'-0" from back of curb to r.o.m. no parkway planting possible or required (less than 4'-0" minimum width)



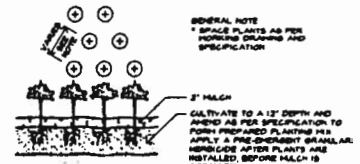
5. 26th STREET



- GENERAL NOTES
- EXCAVATION FOR TREE PITS SHALL BE 3/4 TIMES TRUNK DIAMETER OF TREE SHALL SET ON UNDISTURBED SUBGRADE
 - REMOVE ALL PLASTIC THINE ROPE BURLAP AND/OR WIRE BASKET FROM TOP 1/8 OF TREE BALL
 - REMOVE ALL TAGS OR TREE TAPS AFTER APPROVAL OF LANDSCAPE ARCHITECT
 - TREE TO BE ALIGNED AND PLUMB AFTER WATERING AND SETTLING
 - PRUNE TREE AS REQUIRED AND/OR AS DIRECTED BY THE LANDSCAPE ARCHITECT (SEE SPEC)
 - NO TREE HEAP OR STAMBUKING UNLESS DIRECTED BY LANDSCAPE ARCHITECT.



- GENERAL NOTES
- EXCAVATION FOR SHRUB PITS SHALL BE 3/4 TIMES BALL DIAMETER OF SHRUB SHALL SET ON UNDISTURBED SUBGRADE
 - REMOVE ALL PLASTIC THINE ROPE BURLAP AND/OR WIRE BASKET FROM TOP 1/8 OF SHRUB BALL
 - REMOVE ALL TAGS OR TREE TAPS AFTER APPROVAL OF LANDSCAPE ARCHITECT
 - PRUNE SHRUB AS REQUIRED AND/OR AS DIRECTED BY THE LANDSCAPE ARCHITECT (SEE SPEC)
 - 2" MULCH (SEE SPEC)
 - FINISH GRADE
 - PREPARED SOIL (SEE SPEC)



- GENERAL NOTE
- SPACE PLANTS AS PER WORKING DRAWING AND SPECIFICATION

1 DECIDUOUS TREE INSTALLATION
K.T.S.

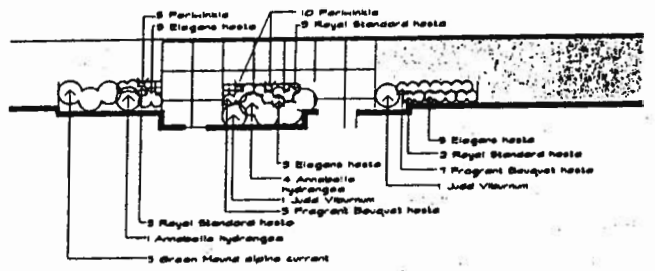
2 SHRUB PLANTING DETAIL
K.T.S.

3 GROUND COVER/PERENNIALS/ANNUALS/
PLANTING DETAIL
K.T.S.

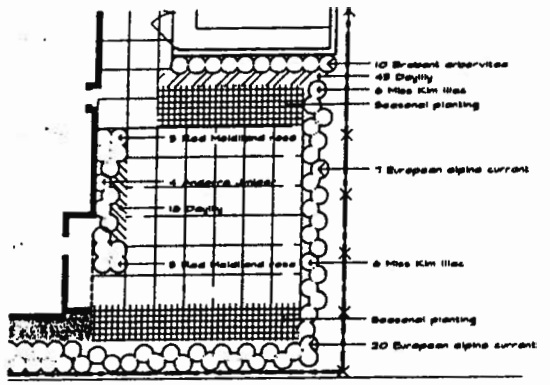
PLANT LIST

| BOTANICAL NAME | COMMON NAME | QUANTITY | CALIPER | HEIGHT | SPREAD | ROOT | REMARKS |
|--------------------------------------|--------------------------------|----------|---------|--------|--------|---------|-------------------------------|
| TREES | | | | | | | |
| ACER FRIESHANI 'AUTUMN BLAZE' | AUTUMN BLAZE FRIESHAN MAPLE | 3 | | 13' | | B x B | MULTI STEM |
| COLUMLAR QUERCUS ROBER | COLUMLAR ENGLISH OAK | 6 | 3 1/2" | | | B x B | SINGLE STEM |
| PYRUS CALLERYANA 'CHANTICLEER' | CHANTICLEER CALLERY PEAR | 4 | 3 1/2" | | | B x B | SINGLE STEM |
| BLENNETIA TRIACANTHOS VAR. 'SKYLINE' | SKYLINE THORNLESS HONEYLOCUST | 4 | 3 1/2" | | | B x B | SINGLE STEM |
| HYDRANGEA ARBORESCENS 'ANNABELLE' | ANNABELLE HYDRANGEA | 1 | | 30" | | B x B | 8'-0" ON CENTER |
| LAVINERIA LAMBERTS 'SARGENT'S WINDS' | GREEN SARGENT JAMPER | 3 | | | 30" | B x B | 8'-0" ON CENTER |
| LAVINERIA HORIZONTALIS 'FLORIDA' | CONTACT ANDROMEDA JAMPER | 12 | | | 30" | B x B | 8'-0" ON CENTER |
| ROSA ALPINA 'SWEETWIND' | SWISS ALPINE CURRANT | 21 | | 30" | | B x B | 8'-0" ON CENTER |
| ROSA ALPINA 'SWEETWIND' | SWISS ALPINE CURRANT | 3 | | 30" | | B x B | 8'-0" ON CENTER |
| ROSA 'RED HEDDLAND' | RED HEDDLAND ROSE | 14 | | 30" | | B x B | 8'-0" ON CENTER |
| SPINEA X BALMUDA 'ANTHONY WATERER' | ANTHONY WATERER SPINEA | 24 | | 30" | | B x B | 8'-0" ON CENTER |
| SPINEA X BALMUDA 'PROCEDELL' | PROCEDELL SPINEA | 21 | | 30" | | B x B | 8'-0" ON CENTER |
| SYRINGA VULPINA 'MISS KIM' | MISS KIM LILAC | 8 | | 30" | | B x B | 8'-0" ON CENTER |
| SYRINGA HEYER 'PAULSH' | HEYER'S DWARF KOREAN LILAC | 3 | | 30" | | B x B | 8'-0" ON CENTER |
| YUCCA H. 'JADD' | IMPROVED PRABRANT YUCCA (JADD) | 8 | | 30" | | B x B | 8'-0" ON CENTER |
| YUCCA OCCIDENTALIS 'BRABANT' | BRABANT ANBORVITAE | 10 | | 3'-0" | 3'-0" | B x B | 8'-0" ON CENTER |
| LEHMATS MAHMOEDICIANA | SWEET AUTUMN CLEMATIS | 84 | | | | 1 QUART | 10'-0" ON CENTER STAKED 3' HT |
| HEMEROCALLIS SPECIES | DAILY LILY MIX | 184 | | | | 1 GAL | 1'-6" ON CENTER |
| HEMEROCALLIS 'CHICAGO FIRE' | | | | | | | |
| HEMEROCALLIS 'CHERRY CHEEK' | | | | | | | |
| HEMEROCALLIS 'HAPPY RETURNS' | | | | | | | |
| HEMEROCALLIS 'MARY TODD' | | | | | | | |
| PRABRANT BOUQUET | PRABRANT BOUQUET HOSTA | 10 | | | | 1 GAL | 2'-0" ON CENTER |
| ROYAL STANDARD | ROYAL STANDARD HOSTA | 8 | | | | 1 GAL | 2'-0" ON CENTER |
| REBOLDIANA 'ELEGANS' | ELEGANS HOSTA | 11 | | | | 1 GAL | 2'-0" ON CENTER |
| LAVANDULA ANNUBETICOLA 'HARVEST' | HARVEST WYMAN LAVANDER | 48 | | | | 1 GAL | 1'-6" ON CENTER |
| PERNETHIA ALPESICORNIS 'HAWKEL' | DWARF FOUNTAIN GRASS | 30 | | | | 1 GAL | 1'-6" ON CENTER |
| BUCCOGNIA PALUDOSA 'GOLDEN EYE' | BLACK-EYED BUSH | 30 | | | | 1 GAL | 1'-6" ON CENTER |
| PARTHENOCISSUS TOURNEFORTIA | BOSTON IVY | 16 | | | | 1 QUART | 1'-6" ON CENTER |
| VINCA MINOR | PERIWINKLE | 3 | | | | 3" POT | 8" ON CENTER |
| POLYDRUM REYNOLDSIA | DWARF FLEECE FLOWER | 542 | | | | 1 QUART | 1'-6" ON CENTER |

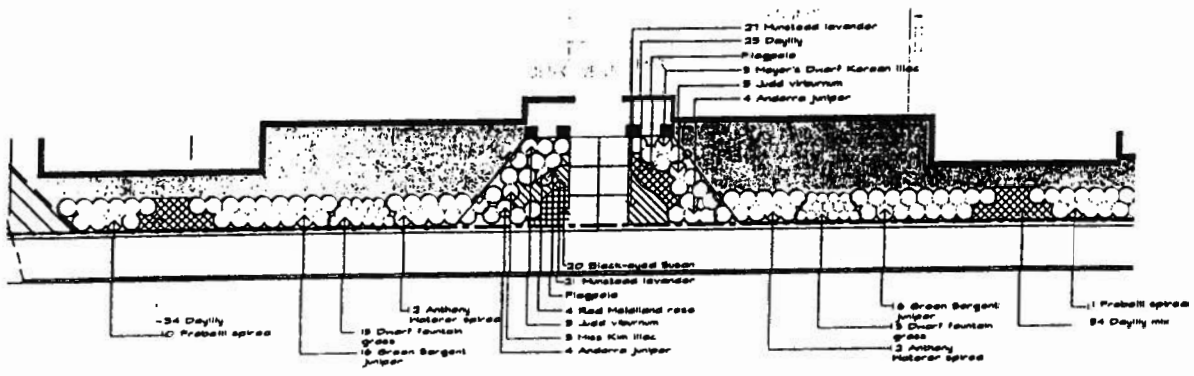
Landscape Plan.
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1 ENLARGED LANDSCAPE PLAN
Not to scale



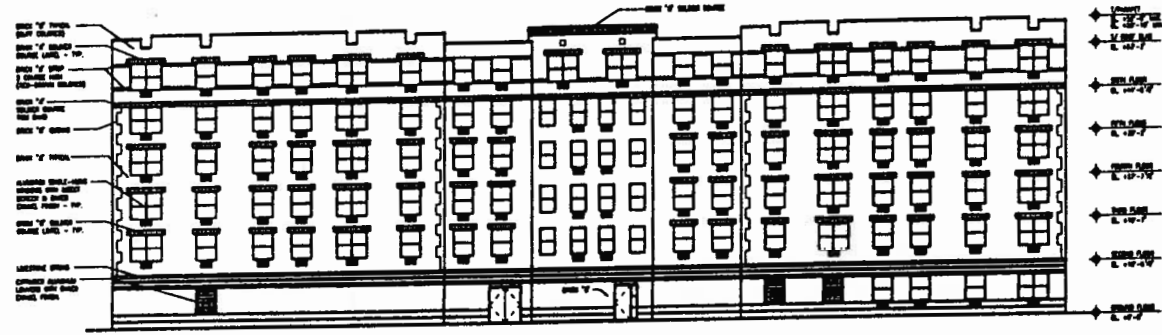
3 ENLARGED LANDSCAPE PLAN
Not to scale



2 ENLARGED LANDSCAPE PLAN
Not to scale



East/South Building Elevations.



1 EAST ELEVATION
1" = 30'-0"
0 10' 20' 30' 40 FEET

