

PD 863

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104162

JOURNAL--CITY COUNCIL--CHICAGO

13807
2/5/2003

*Reclassification Of Area Shown On Map Number 12-G.
(Application Number 13784)*

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 B3-3 General Residence District symbols and indications as shown on Map Number 12-G in the area bounded by:

West 48th Street; South Justine Street; a line 149 feet south of and parallel to West 48th Street; South Ashland Avenue; a line 49 feet south of and parallel to West 48th Street, and a line 97.12 feet west of and parallel to South Justine Street,

to those of a B5-2 General Service District and a corresponding use district is hereby established in the area above described.

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

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF CHICAGO
(CHICAGO ZONING ORDINANCE) BY RECLASSIFICATION
OF AREA SHOWN ON MAP NUMBER 20-E.

(As Amended)
(Application Number 13807)

RPD 863

(Committee Meeting Held January 28, 2003)

The Committee on Zoning submitted the following report:

CHICAGO, February 5, 2003.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on January 28, 2003, I beg leave to recommend that Your Honorable Body Pass various ordinances transmitted herewith for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of three ordinances which were corrected and amended in their amended form. They are Application Numbers 13823, A-5062 and 13807.

Please let the record reflect that I, William J. P. Banks, abstained from voting and recused myself on Application Numbers 13823 and 13784 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 13823 and 13784 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, Rugai, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Suarez, Matlak, Mell, Austin, Colom, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Tunney, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 49.

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:

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the B4-2 Restricted Service District symbols and indications as shown on Map Number 20-E in the area bounded by:

that part of the east half of the southeast quarter of Section 34, Township 38 North, Range 14, East of the Third Principal Meridian (except portions of said premises taken or used or occupied or dedicated for street, highway and alley purposes) described as follows:

beginning at a point 33.0 feet south of the north line of the aforesaid southeast quarter section and 245.0 feet west of the east line of said quarter section; thence south 142 feet, 7½ inches (142.63 feet) parallel with the east line of said quarter section to a point 175 feet, 7½ inches (175.63 feet) south of the north line and 245.0 feet west of the east line of said quarter section; thence southwesterly 60 feet, 11¼ inches (60.94 feet) to a point 201 feet, 10-5/16 inches (201.85 feet) south of the north line and 300.0 feet west of the east line of said quarter section; thence south parallel with the east line of said quarter section a distance of 81.82 feet to a point in the last described parallel line 239.32 feet north of a point 523.0 feet south of the north line and 300.0 feet west of the east line of said quarter section; thence east parallel with the north line of said quarter section, a distance of 250.0 feet to a point 50.0 feet west of the east line of said quarter section; thence north 250.68 feet parallel with the east line of said quarter section to a point 33.0 feet south of the north line and 50.0 feet west of the east line of said quarter section; thence westerly 195.0 feet parallel with the north line of said quarter section to the point of beginning, excepting from the above the following:

beginning at a point 33.0 feet south of the north line of the aforesaid southeast quarter section and 245.0 feet west of the east line of said quarter section; thence south 112.0 feet; thence east 40.0 feet; thence north 112.0 feet to the south line of East 83rd Street; thence west 40.0 feet to the point of beginning, 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 of the R5 General Residence District symbols and indications as shown on Map 20-E in the area bounded by:

that part of the east half of the southeast quarter of Section 34, Township 38 North, Range 14, East of the Third Principal Meridian (except portions of said premises taken or used or occupied or dedicated for street, highway and alley purposes) described as follows:

beginning at a point 33.0 feet south of the north line of the aforesaid southeast quarter section and 245.0 feet west of the east line of said quarter section; thence south 142 feet, 7½ inches (142.63 feet) parallel with the east line of said quarter section to a point 175 feet, 7½ inches (175.63 feet) south of the north line and 245.0 feet west of the east line of said quarter section; thence southwesterly 60 feet, 11¼ inches (60.94 feet) to a point 201 feet, 10-5/16 inches (201.85 feet) south of the north line and 300.0 feet west of the east line of said quarter section; thence south parallel with the east line of said quarter section a distance of 81.82 feet to a point in the last described parallel line 239.32 feet north of a point 523.0 feet south of the north line and 300.0 feet west of the east line of said quarter section; thence east parallel with the north line of said quarter section, a distance of 250.0 feet to a point 50.0 feet west of the east line of said quarter section; thence north 250.68 feet parallel with the east line of said quarter section to a point 33.0 feet south of the north line and 50.0 feet west of the east line of said quarter section; thence westerly 195.0 feet parallel with the north line of said quarter section to the point of beginning, excepting from the above the following:

beginning at a point 33.0 feet south of the north line of the aforesaid southeast quarter section and 245.0 feet west of the east line of said quarter section; thence south 112.0 feet; thence east 40.0 feet; thence north 112.0 feet to the south line of East 83rd Street; thence west 40.0 feet to the point of beginning, in Cook County, Illinois,

to those of a Residential Planned Development which is hereby established in the area above 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 803.

Plan Of Development Statements.

1. The area delineated herein as a residential planned development consists of approximately forty-nine thousand six hundred twenty-six (49,626) square feet (plus or minus one and fourteen hundredths (± 1.14) 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 fifteen (15) 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; a Landscape Plan; and Building Elevations prepared by Mann, Ginn, Dubin & Frazier, Ltd., dated as of January 16, 2003. Full-sized copies of the Site and Landscape Plans 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, senior community center, 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 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.
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. Consistent with the City's policy of promoting green roofs as a means of reducing the urban heat island effect and storm water run-off, the applicant, when seeking Part II approval, agrees to:
 - (1) construct a roof which meets the current energy code standards for reflectivity and emissivity;
 - (2) provide the Department of Planning and Development at the time of Part II approval with an affidavit from a structural engineer that the building will support the weight load of a green roof; and
 - (3) install a green roof system, approved by the Department of Planning and Development at the time of Part II, on a minimum of fifty percent (50%) of the roof surface within one (1) year after receiving a Certificate of Occupancy; and make its best efforts to install the green roof system on all of the roof within ten (10) years.
15. 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 B4-2 Restricted Service District.

2/5/2003

REPORTS OF COMMITTEES

13807
104169

[Existing Zoning Map; 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 104170 through 104178 of this *Journal*.]

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

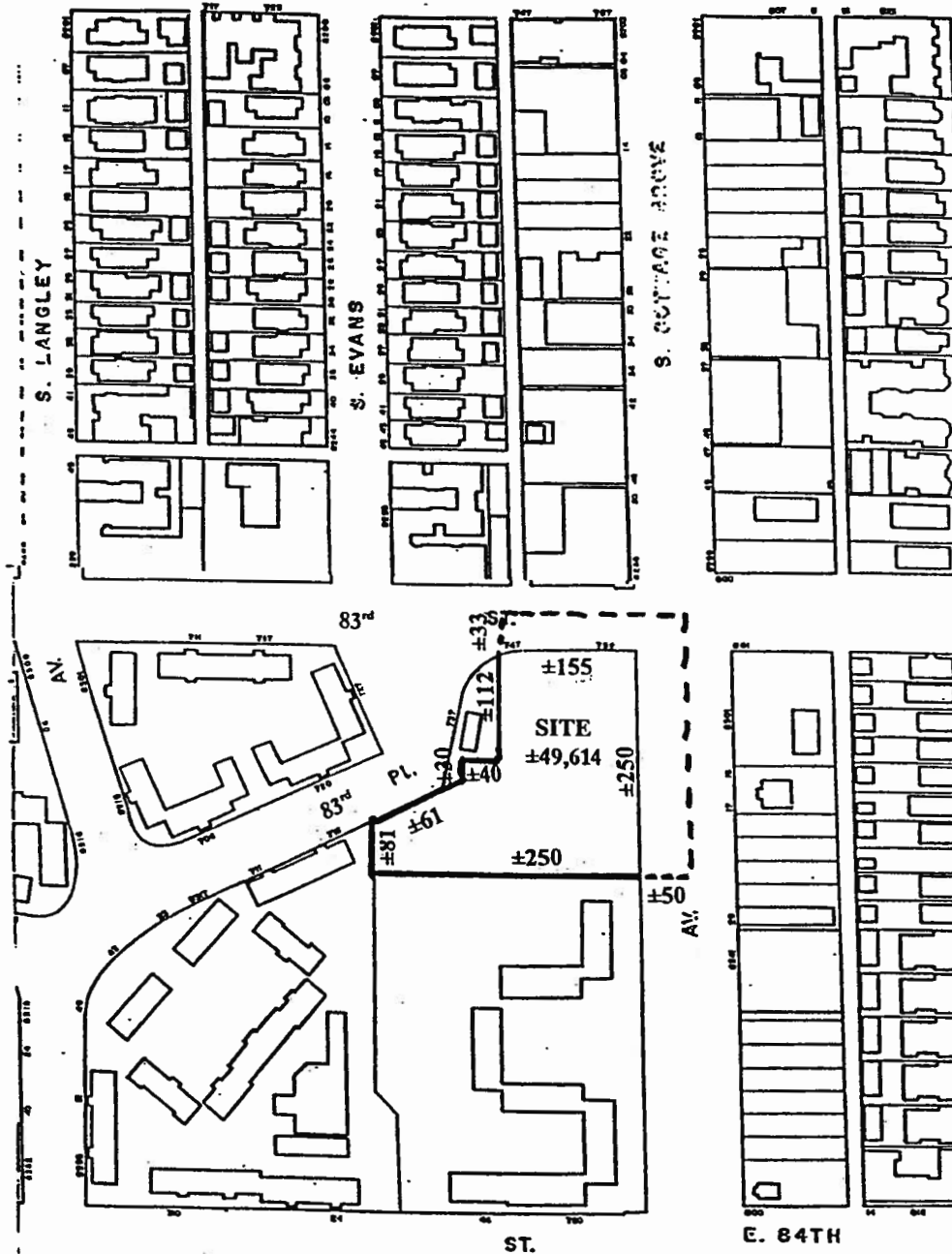
Residential Planned Development Number 863.

Bulk Regulations And Data Table.

Gross Site Area, ± 69,141 square feet (±1.59 acres) = Net Site Area, ±49,626 square feet (±1.14 acres)+ Area Remaining in Public Rights-of-Way, ±19,516 square feet (±0.45 acres).

Maximum Permitted Floor Area Ratio:	1.7.
Setbacks from Property Line:	In substantial conformance with the Site Plan.
Maximum Percentage of Site Coverage:	In substantial conformance with the Site Plan.
Maximum Number of Dwelling Units:	90 units.
Minimum Number of Off-Street Parking Spaces:	50 spaces.
Minimum Number of Off-Street Loading Spaces:	1 space.
Maximum Building Height:	In substantial conformance with the Building Elevations.

Boundary And Property Line Map.



Planned Development Boundary and Property Line Map

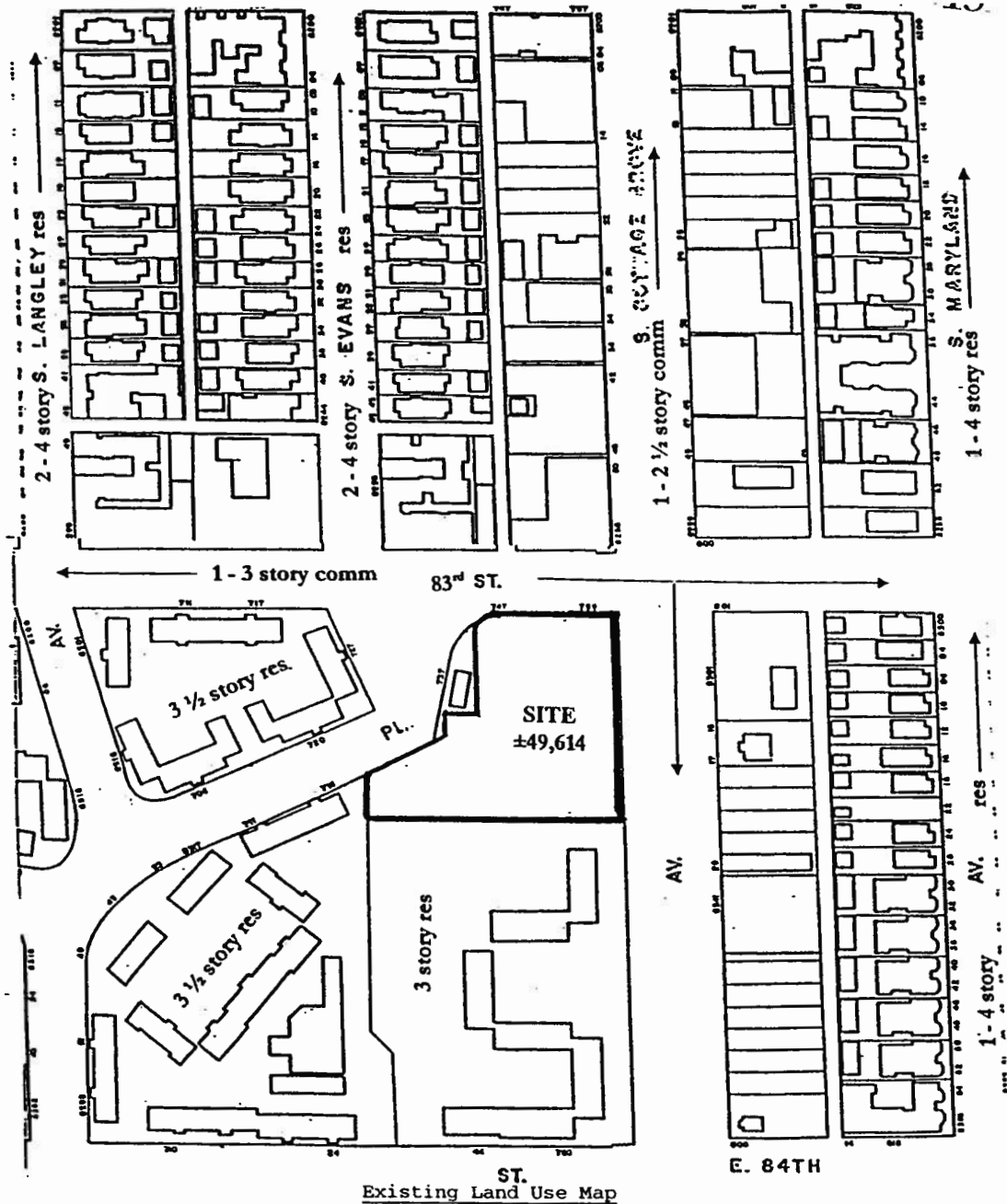
Applicant: Senior Lifestyle Corporation
 111 East Wacker Drive
 Suite 2400
 Chicago, IL 60601

Introduced: September 4, 2002
 Revised: January 16, 2003

Legend FINAL FOR

Property Line ———
 Planned Development Boundary Line - - -
 NORTH ↑

Existing Land-Use Map.



Existing Land Use Map

FINAL FOR PUBLICAT

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

Date: September 4, 2002
 Revised: January 16, 2003

Legend
 Subject Property —

NORTH ↑

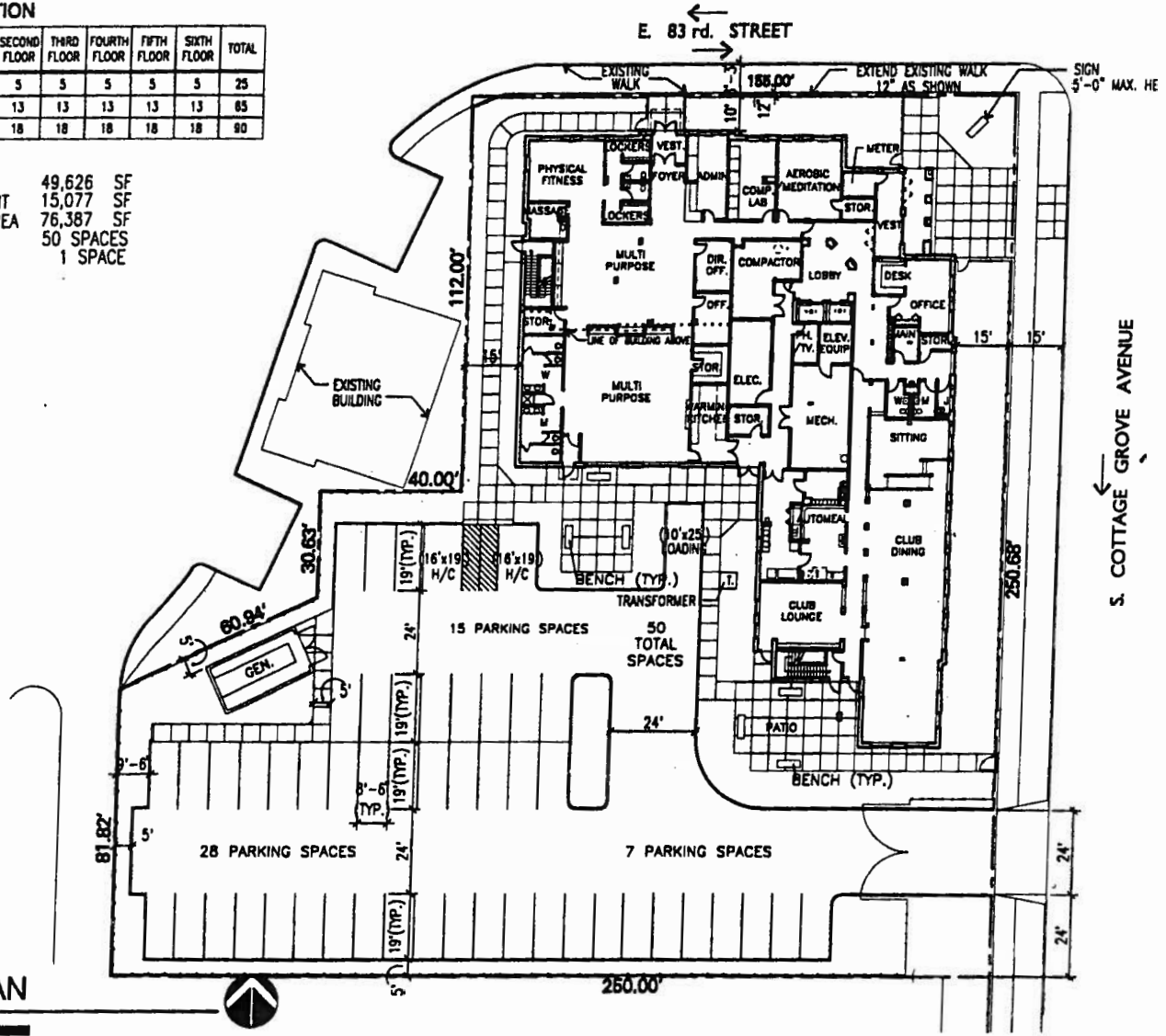
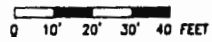
UNIT DISTRIBUTION

	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	SIXTH FLOOR	TOTAL
SUITE	0	5	5	5	5	5	25
DELUXE SUITE	0	13	13	13	13	13	65
TOTAL	0	18	18	18	18	18	90

PROJECT DATA

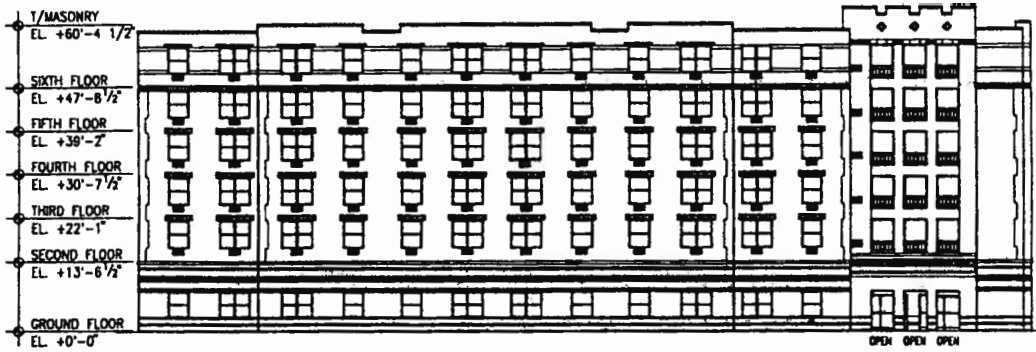
LOT AREA 49,626 SF
 BUILDING FOOTPRINT 15,077 SF
 TOTAL BUILDING AREA 76,387 SF
 PARKING 50 SPACES
 LOADING 1 SPACE

SITE PLAN

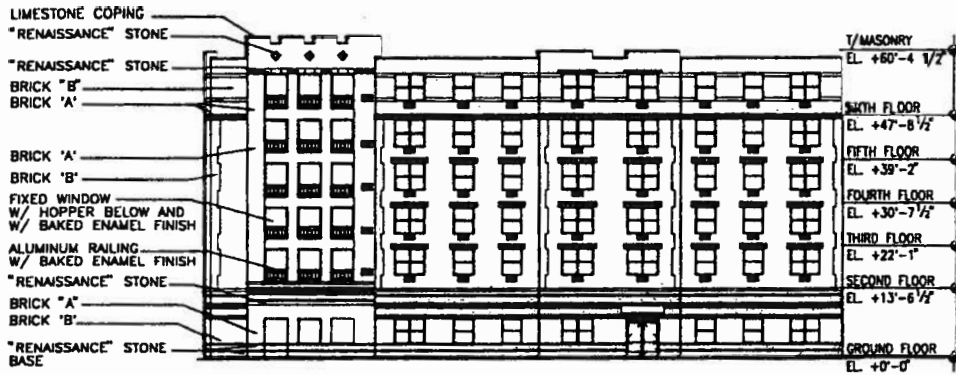
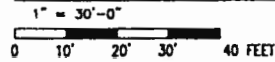


Site Plan.

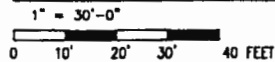
East And North Building Elevations.



1 EAST ELEVATION



2 NORTH ELEVATION



West And South Building Elevations.

