

PD 900

Table of Contents

02/12/2025 Zoning Letter **2**

01/21/2015 PD Amendment **3**

 Ordinance 3

 Statements 5

 Bulk Table 9

 Exhibits 12

03/31/2004 PD Amendment **26**

 Ordinance 27

 Statements 28

 Bulk Table 31

 Exhibits 34



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

February 12, 2025

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

Re: Opinion for PD 900, Subarea A, 4239 N. Oak Park Avenue

Dear Mr. Raines:

In response to your recent request, please be advised that the subject property is currently zoned Residential-Institutional Planned Development Number 900 ("PD 900") and within Subarea A. Your client, High Point Residence Chicago NW Realty, LLC is in negotiations to acquire the property at 4239 N. Oak Park Ave. While your request states the property is improved with a six-story, senior living building containing 131 units and 51 parking spaces, please be advised our permit records identify the building as containing 133 units.

High Point 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. These proposed modifications are taking units that were originally built for two senior residents and adding privacy for each of the two residents.

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 900. All required permits must be obtained prior to the start of any construction.

Sincerely,

Patrick Murphy
Zoning Administrator

PM:tm

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

hereby amended by changing all of Residential Business Planned Development Number 993 District symbols and indications as shown on Map Number 9-I in the area bounded by:

a line 487.56 feet north of and parallel to West Addison Street; North Campbell Avenue; a line 120.51 feet north of and parallel to West Addison Street; and a line 399.66 feet west of and parallel to North Campbell Avenue,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

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

Reclassification Of Area Shown On Map No. 11-N.
(As Amended)
(Application No. A-8055A)
(Common Address: 6737 W. Forest Preserve Dr.)

RIPD 900,99

[SO2014-8911A]

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 amended by changing all of the Residential-Manufacturing-Institutional Planned Development Number 561 symbols and indications as shown on Map Number 11-N in the area bounded by:

that part of Lot 2 in Chicago Industry Tech Park III, being a subdivision in the south fractional half of Section 18, Township 40 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded November 1, 2010 as Document 1030544015, described as follows: beginning at the most northerly northeast corner of said Lot 2, being also the most westerly northwest corner of Lot 3 in Chicago Industry Tech Park II, being a subdivision according to the plat thereof recorded April 21, 1998 as Document 98310167; thence south 00 degrees, 00 minutes, 43 seconds west along the east line of said Lot 2, a distance of 296.67 feet; thence north 89 degrees, 59 minutes, 17 seconds west at right angles to said last described line, a distance of 217.09 feet; thence north 00 degrees, 00 minutes, 43 seconds east parallel with the east line of said Lot 2, a distance of 200.00 feet to the northerly line of said Lot 2; thence north 66 degrees, 00 minutes, 33 seconds east along the northerly line of said Lot 2, a distance of 237.64 feet to the point of beginning, in Cook County, Illinois,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be further amended by changing all the Residential-Institutional Planned Development Number 900 and RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 11-N in the area bounded by:

Parcel 1:

that part of the south fractional half of Section 18, Township 40 North, Range 13 East of the Third Principal Meridian, lying south of the Indian Boundary Line and being described as follows: beginning at the intersection of the Indian Boundary Line, being also the southeasterly line of West Forest Preserve Drive, with the east line of North Oak Park Avenue, as shown on the plat of survey recorded January 11, 1935 as Document Number 11544080; thence north 58 degrees, 38 minutes, 11 seconds east along said Indian Boundary Line, 602.83 feet; thence south 31 degrees, 21 minutes, 49 seconds east at right angles to said last described line, 503.09 feet; thence south 66 degrees, 00 minutes, 33 seconds west, 640.70 feet; thence south 26 degrees, 07 minutes, 04 seconds west, 311.80 feet to the east line of said North Oak Park Avenue; thence northerly along said east line of North Oak Park Avenue, being a curved line convex westerly and having a radius of 2,337.50 feet, an arc distance of 588.00 feet to a point of tangency in said line (the chord of said arc bears north 05 degrees, 29 minutes, 38 seconds west, 586.45 feet); thence north 01 degree, 42 minutes, 45 seconds east along the east line of said North Oak Park Avenue, being a line tangent to said last described curved line at said last described point, 72.56 feet to the place of beginning, in Cook County, Illinois.

Parcel 2:

that part of Lot 2 in Chicago Industry Tech Park III, being a subdivision in the south fractional half of Section 18, Township 40 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded November 1, 2010 as Document 1030544015, described as follows: beginning at the most northerly northeast corner of said Lot 2, being also the westerly northwest corner of Lot 3 in Chicago Industry Tech Park II, being a subdivision according to the plat thereof recorded April 21, 1998 as Document 98310167; thence south 00 degrees, 00 minutes, 43 seconds west along the east line of said Lot 2 a distance of 296.67 feet; thence north 89 degrees, 59 minutes, 17 seconds west at right angles to said last described line, a distance of 217.09 feet; thence north 00 degrees, 00 minutes, 43 seconds east parallel with the east line of said Lot 2, a distance of 200.00 feet to the northerly line of said Lot 2; thence north 66 degrees, 00 minutes, 33 seconds east along the northerly line of said Lot 2, a distance of 237.64 feet to the point of beginning, in Cook County, Illinois,

to those of Residential-Institutional Planned Development Number 900, which is hereby established in the area described.

SECTION 3. This ordinance shall take effect upon its passage and due publication.

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

Residential-Institutional Planned Development No. 900, As Amended.

Plan Development Statements.

1. The area delineated herein as Residential-Institutional Planned Development Number 900 consists of approximately 403,091 square feet (9.25 acres) and is owned or controlled by New Horizon Center for the Developmentally Disabled, Inc. and Senior Lifestyle Corporation.
2. 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, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development (or any subarea of this planned development, as applicable) are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. 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 grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assign or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans, and subject to review and approval by the Department of Business Affairs and Consumer Protection.

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of these 16 Statements and:
- Bulk Regulations and Data Table
 - Existing Zoning Map
 - Planned Development Boundary Map
 - Existing Land-Use Map
 - Subarea Map
 - Site Plan -- General
 - Site Plan -- Subarea A and Subarea B (Northern Lot)
 - Site Plan -- Subarea B (Southern Lot)
 - Landscape Plan -- Subarea B (Southern Lot)
 - Elevation Drawing -- Subarea A -- Building 1
 - Elevation Drawing -- Subarea A -- Buildings 2 and 3
 - Elevation Drawing -- Subarea B (Northern Lot) New Horizon Center
 - Elevation Drawing -- Subarea B (Southern Lot) Pavilion

prepared in part by Terra Engineering Ltd. and dated December 18, 2014.

Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development.

Notwithstanding the foregoing, buildings and structures existing prior to the approval of this amendment shall comply with the planned development as it existed at the time of their construction, including but not limited to any applicable Site Plan, Administrative Relief, Minor Change and Part II Approvals.

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 Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a planned development. In case of a conflict between the terms of this planned development ordinance and the Zoning Ordinance, this planned development ordinance shall control.

5. The following uses shall be permitted within this planned development:

Subarea A.

The following uses are permitted in Subarea A:

Elevator apartment and/or condominium buildings providing residential uses including, but not limited to, housing for seniors and elderly persons and related accessory uses;

Subarea B.

The following uses are permitted in Subarea B:

Educational and related residential facilities for developmentally disabled persons including accessory uses (including but not limited to playground areas and accessory parking).

Two existing telecommunication towers are permitted in both subareas (not to exceed the existing height).

6. A minimum of two percent (2%) of all parking spaces shall be designated for accessible parking (for persons with disabilities), notwithstanding the minimum accessible parking requirements set forth in Section 17-10-0900 of the Zoning Ordinance.
7. On-Premises 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. Off-Premises signs are prohibited within the boundary of the planned development.
8. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the Federal Aviation Administration.
9. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and

measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a net site area of 403,091 square feet.

10. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the 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 Site and Landscape plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. (Notwithstanding the foregoing, buildings and structures existing prior to the approval of this amendment need only comply with the planned development as it existed at the time of their construction, including but not limited to all applicable Site Plan, Administrative Relief, Minor Change, and Part II Approvals.) Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
12. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Department of Streets and Sanitation and the Department of Fleet and Facility Management, under Section 13-32-125 of the Municipal Code, or any other provision of the Code.
13. The terms and conditions of development under this planned development may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors.
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 to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. The applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. Buildings and structures existing prior to the approval of this amendment shall comply with the planned development as it existed at the time of their construction, including but not limited to any applicable Site Plan, Administrative Relief, Minor Change and Part II

approvals. At the time of a hearing before the Chicago Plan Commission, all proposed or new developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy promulgated by the Department of Planning and Development.

Subarea A.

Within Subarea A, at least 25 percent of the aggregate gross roof area shall be covered by a vegetative ("green") roof; the remaining roof areas shall be covered with an Energy Star rated roof.

16. This planned development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this planned development ordinance lapse for failure to construct the pavilion area improvements in Subarea B's south lot, the Zoning Administrator may initiate a zoning ordinance map amendment to rezone the property back to Residential-Institutional Planned Development Number 900 as approved by ordinance enacted on March 31, 2004, provided that the boundaries of this planned development as defined in this ordinance shall remain unchanged.

[Existing Zoning Map; Planned Development Boundary Map; Existing Land-Use Map; Subarea Map; Site Plan -- General; Site Plan -- Subareas A and B; Site Plan Subarea B; Landscape Plan -- Subarea B; and Building Elevations referred to in these Plan of Development Statements printed on pages 102287 through 102300 of this *Journal*.]

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

Residential-Institutional Planned Development No. 900.

Bulk Regulations And Data Table.

Gross Site Area:	474,211 square feet
Area in Adjoining Right-of-Way:	71,120 square feet

Net Site Area (By Subarea):

Subarea A:	203,810 square feet
Subarea B:	199,281 square feet
Total Net Site Area:	403,091 square feet

Maximum Floor Area Ratio (FAR)
(By Subarea):

Subarea A:	1.25
Subarea B:	0.50

Maximum Floor Area Ratio (FAR)
(Entire P.D.):

0.88

Maximum Number of Dwelling Units
(By Subarea):

Subarea A:	205
Subarea B:	0

Maximum Number of Units (Entire P.D.):

205

Minimum Number of Off-Street Parking
Spaces (By Subarea):

Subarea A:

Seniors Apartments:	42
Seniors Condominiums:	90

Subarea B:

North Lot: 76

South Lot: 55

Minimum Number of Spaces (Entire P.D.): 263

Minimum Number of Loading Berths
(By Subarea):

Subarea A: 3

Subarea B: 1

Minimum Number of Berths (Entire P.D.): 4

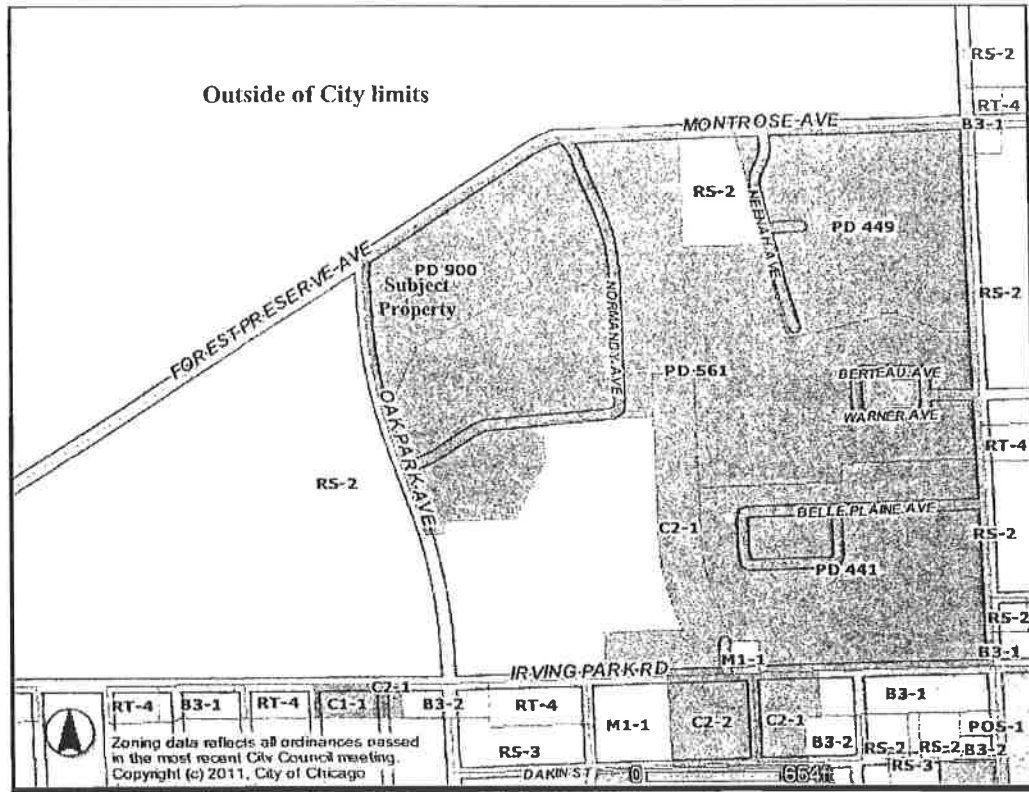
Minimum Setbacks from Property Lines
(By Subarea):Subarea A: In accordance with Site Plan for
Subarea A**Subarea B: In accordance with Site Plan for
Subarea B**

Maximum Building Height (By Subarea):

Subarea A: In accordance with Building Elevations
for Subarea A**Subarea B: In accordance with Building Elevations
for Subarea B**

** Subject to any prior minor change and Part II Approvals.

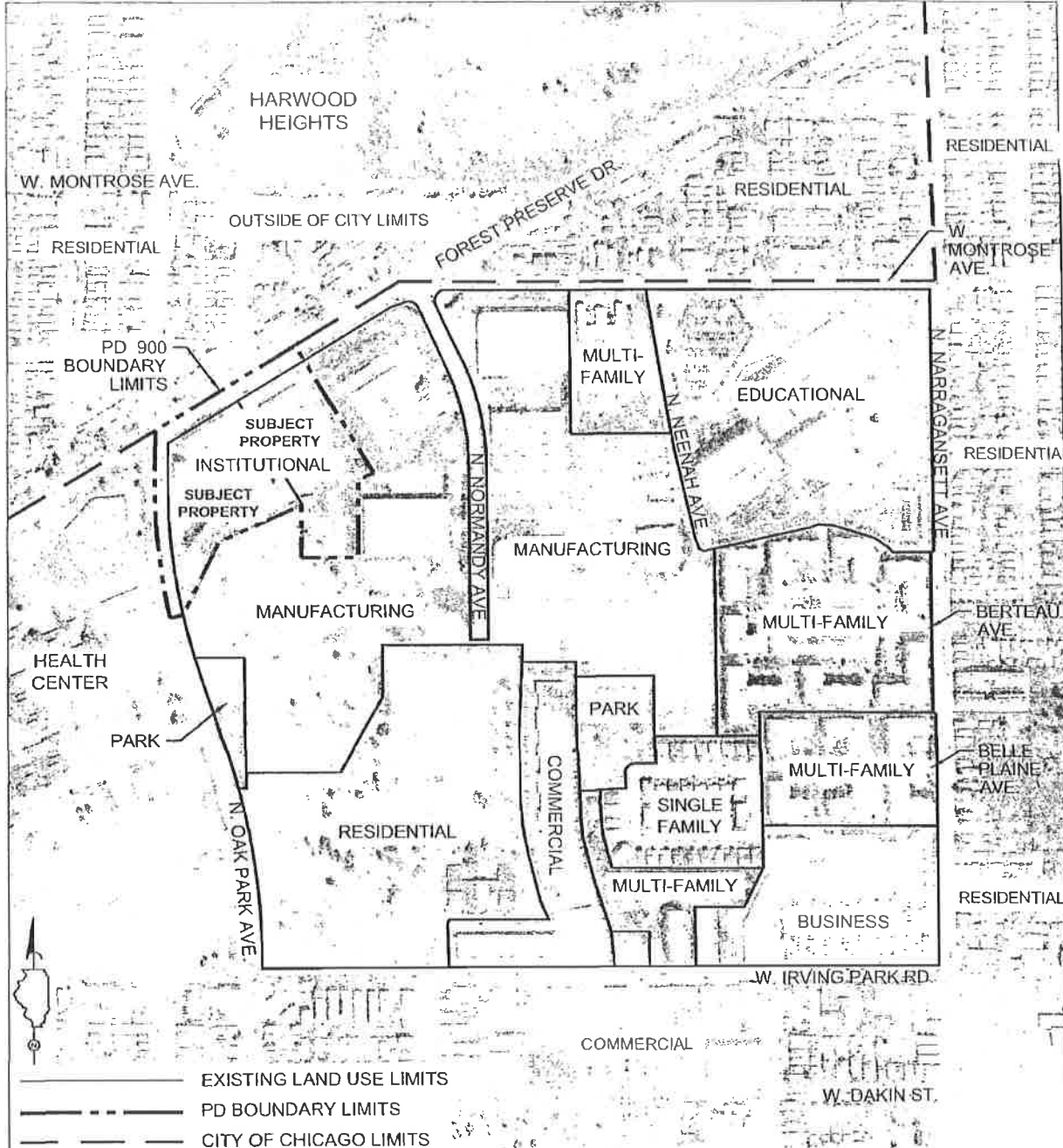
FINAL FOR PUBLICATION



Existing Zoning Map

APPLICANT: Aldermanic
 ADDRESS: 4255-4301 N. Oak Park Ave;
 6901-6921 Forest Preserve Ave.
 INTRODUCTION DATE: November 5, 2014
 REVISED / CPC DATE: December 18, 2014

FINAL FOR PUBLICATION



_____ EXISTING LAND USE LIMITS
 - - - - - PD BOUNDARY LIMITS
 - . - . - . CITY OF CHICAGO LIMITS

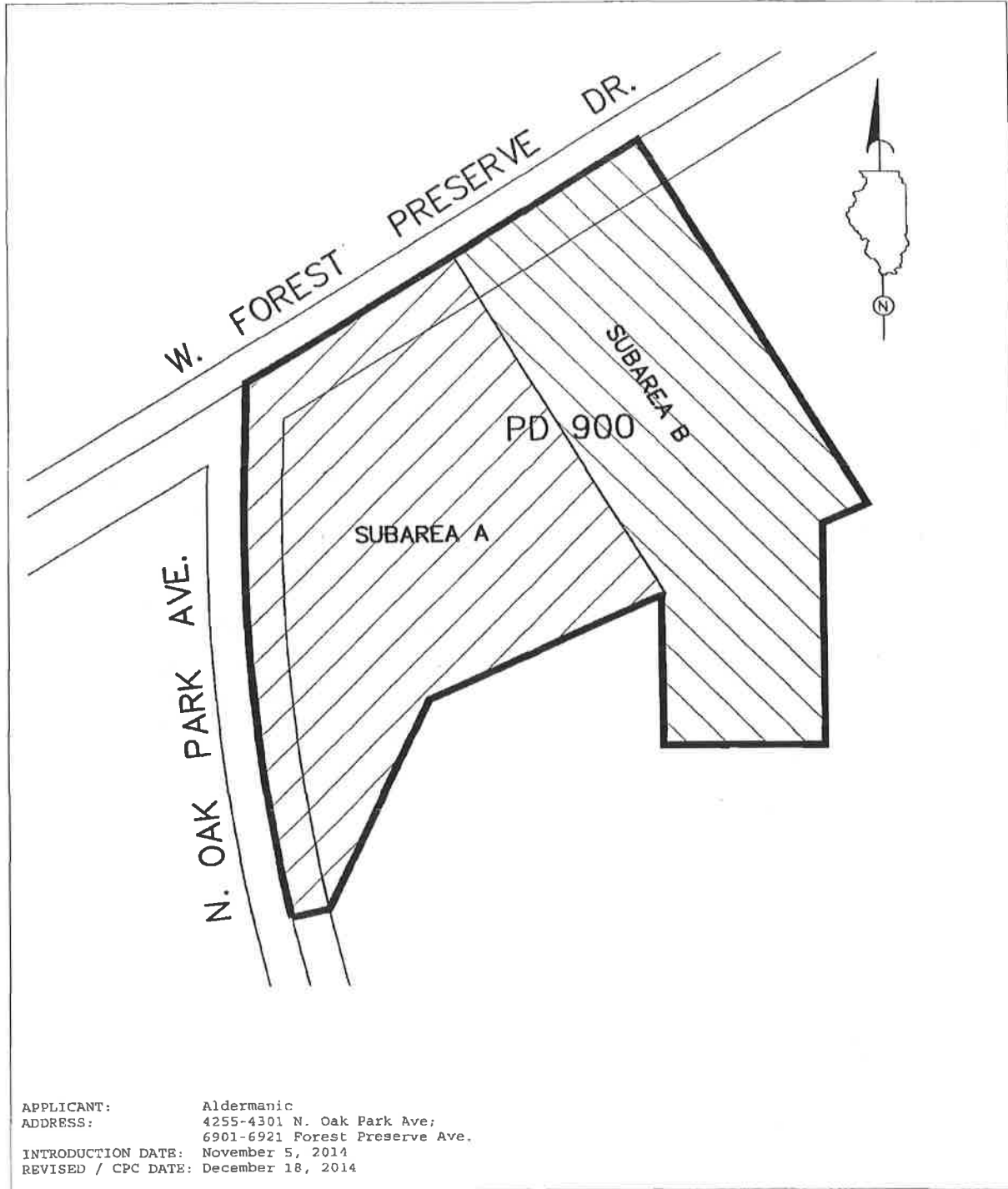
APPLICANT: Aldermanic
 ADDRESS: 4255-4301 N. Oak Park Ave;
 6901-6921 Forest Preserve Ave.
 INTRODUCTION DATE: November 5, 2014
 REVISED / CPC DATE: December 18, 2014

TERRA
 ENGINEERING LTD.
 225 W. Ohio Street, 4th Floor
 Chicago, Illinois 60654
 (312) 467-0123 (312) 467-0220 fax

EXISTING LAND USE MAP

Scale: 1"=500'

FINAL FOR PUBLICATION

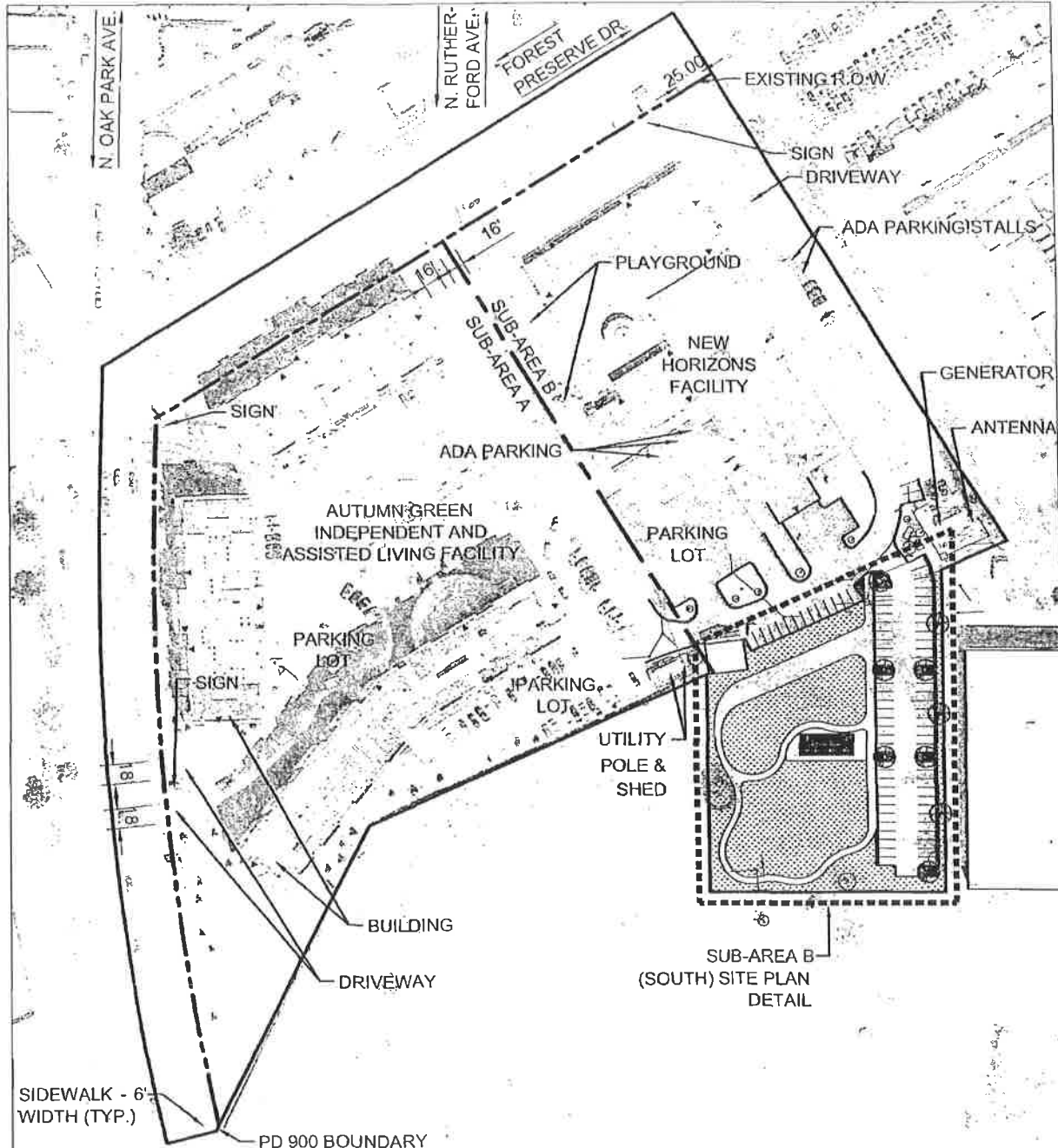


APPLICANT: Aldermanic
ADDRESS: 4255-4301 N. Oak Park Ave;
6901-6921 Forest Preserve Ave.
INTRODUCTION DATE: November 5, 2014
REVISED / CPC DATE: December 18, 2014



225 W. Ohio Street
4th Floor
Chicago, IL 60654
TEL: (312) 467-0123
FAX: (312) 467-0220
www.terraengineering.co

SUBAREA MAP



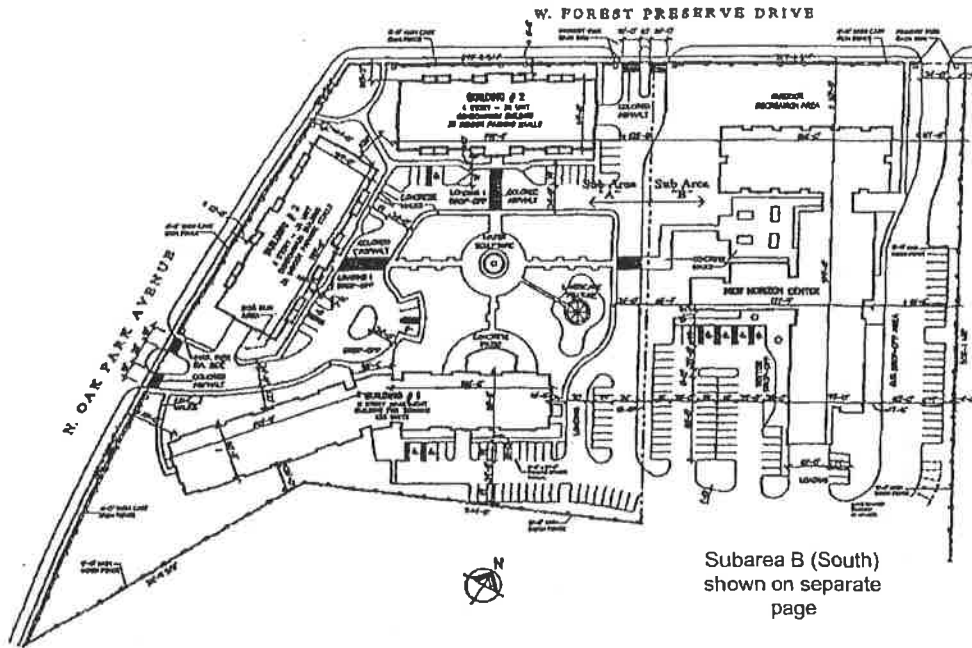
APPLICANT: Aldermanic
 ADDRESS: 4255-4301 N. Oak Park Ave;
 6901-6921 Forest Preserve Ave.
 INTRODUCTION DATE: November 5, 2014
 REVISED / CPC DATE: December 18, 2014

TERRA
ENGINEERING LTD.
 225 W. Ohio Street, 4th Floor
 Chicago, Illinois 60654
 (312) 467-0123 (312) 467-0220 fax

SITE PLAN - GENERAL

Scale: 1" = 120'-0"

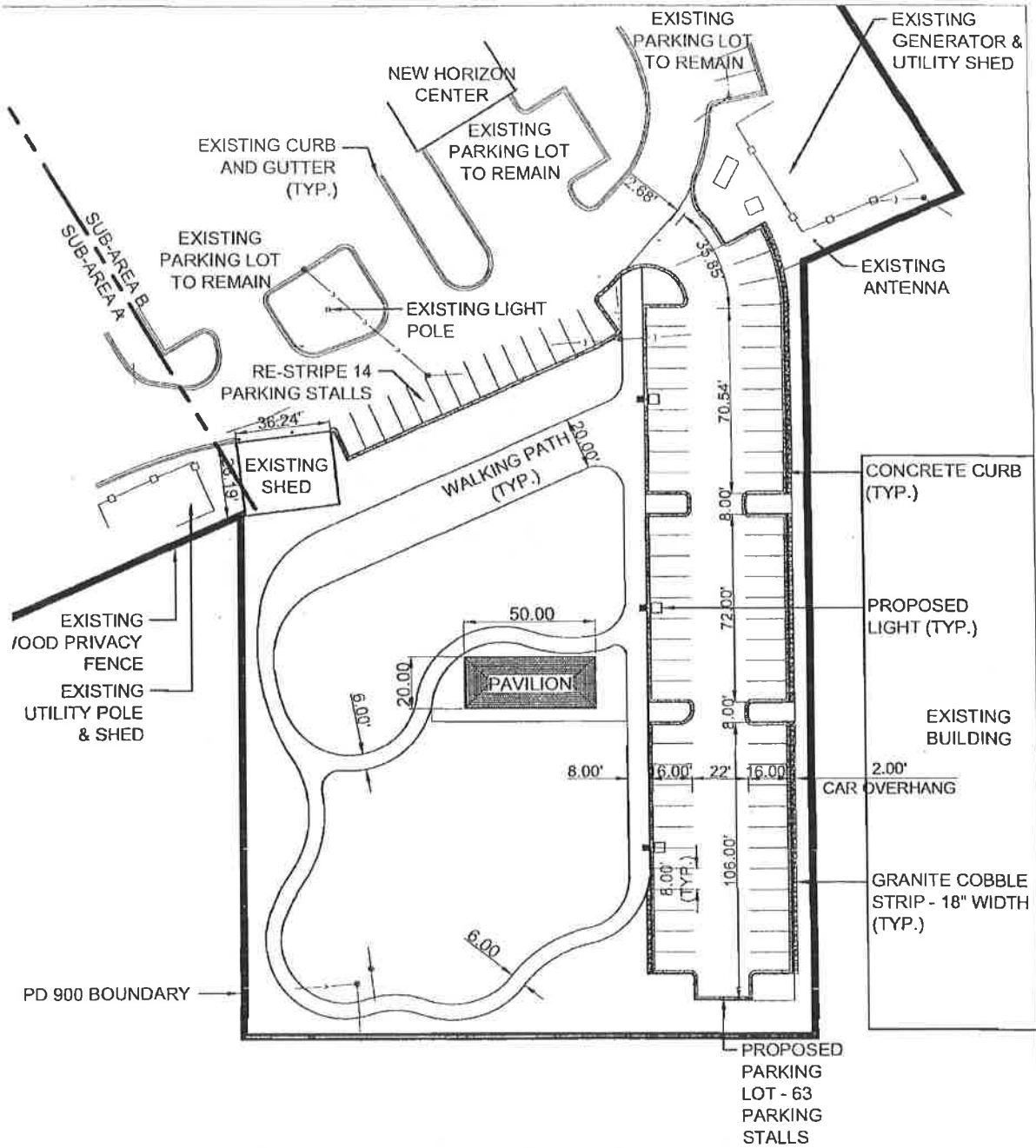
FINAL FOR PUBLICATION



**Site Plan
Subarea A
and
Subarea B (Northern Lot)**

APPLICANT: Aldermanic
 ADDRESS: 4255-4301 N. Oak Park Ave;
 6901-6921 Forest Preserve Ave.
 INTRODUCTION DATE: November 5, 2014
 REVISED / CPC DATE: December 18, 2014

FINAL FOR PUBLICATION



APPLICANT: Aldermanic
 ADDRESS: 4255-4301 N. Oak Park Ave;
 6901-6921 Forest Preserve Ave.
 PRODUCTION DATE: November 5, 2014
 REVISION / CPC DATE: December 18, 2014

TERRA
ENGINEERING LTD.
 5 W. Ohio Street, 4th Floor
 Chicago, Illinois 60654
 (2) 467-0123 (312) 467-0220 fax

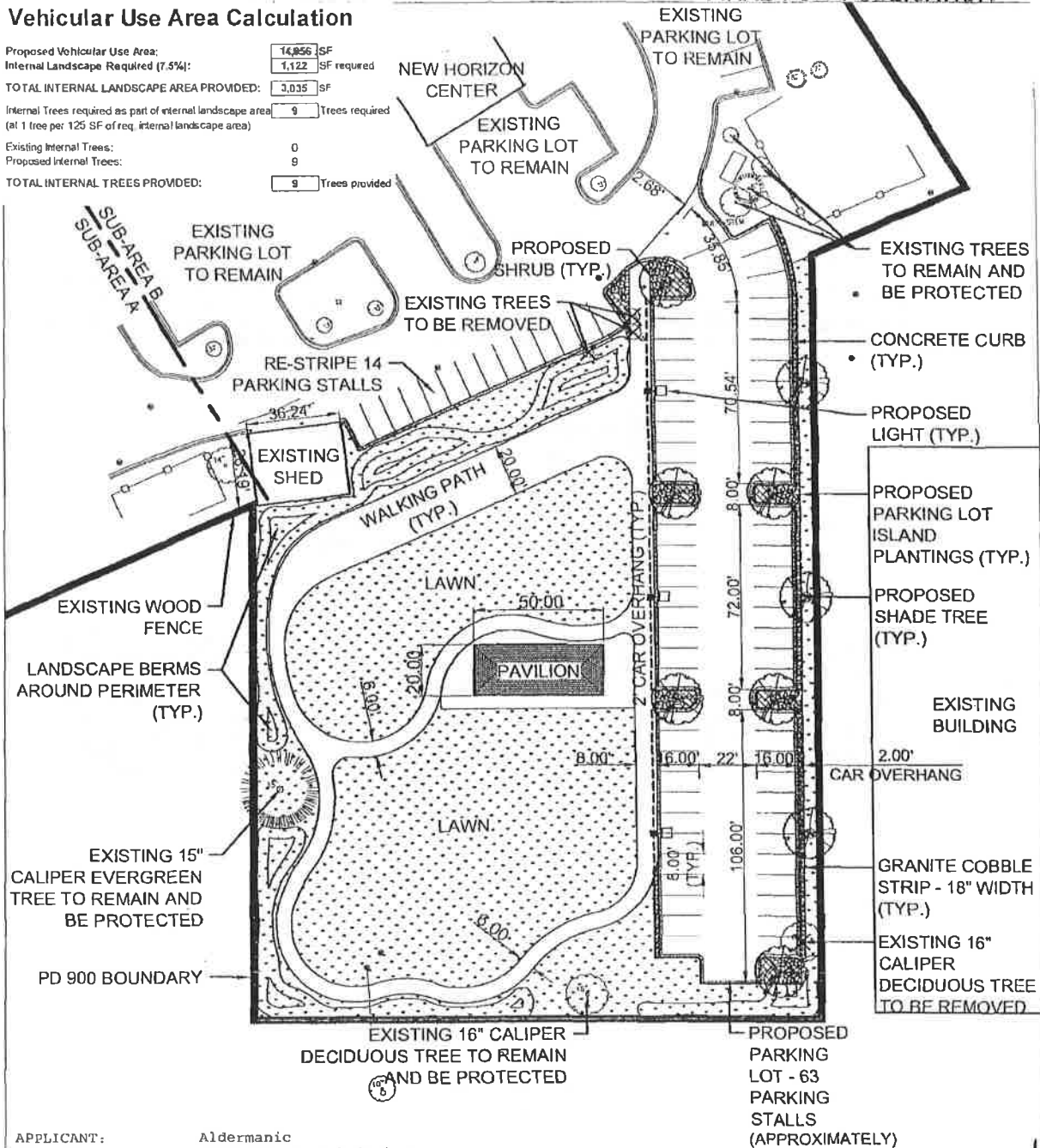
Site Plan
Subarea B (Southern Lot)

Scale: 1" = 50'-0"

FINAL FOR PUBLICATION

Vehicular Use Area Calculation

Proposed Vehicular Use Area:	14,856 SF
Internal Landscape Required (7.5%):	1,122 SF required
TOTAL INTERNAL LANDSCAPE AREA PROVIDED:	3,035 SF
Internal Trees required as part of internal landscape area (at 1 tree per 125 SF of req. internal landscape area):	9 Trees required
Existing Internal Trees:	0
Proposed Internal Trees:	9
TOTAL INTERNAL TREES PROVIDED:	9 Trees provided



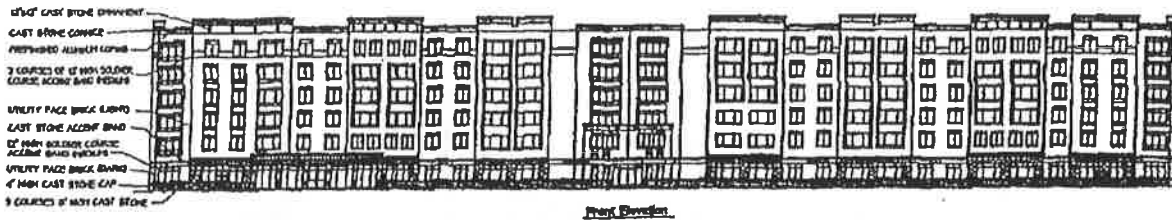
APPLICANT: Aldermanic
 ADDRESS: 4255-4301 N. Oak Park Ave;
 6901-6921 Forest Preserve Ave.
 INTRODUCTION DATE: November 5, 2014
 REVISED / CPC DATE: December 18, 2014


TERRA
 ENGINEERING LTD.
 225 W. Ohio Street, 4th Floor
 Chicago, Illinois 60654
 (312) 467-0123 (312) 467-0220 fax

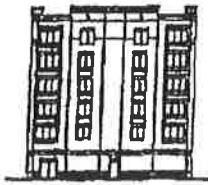
**Landscape Plan
Subarea B (Southern Lot)**

Scale: 1" = 50'-0"

FINAL FOR PUBLICATION



Front Elevation



Left Side Elevation



Right Side Elevation



Elevation Drawing
 Subarea A
 Building 1

APPLICANT: Aldermanic
 ADDRESS: 4255-4301 N. Oak Park Ave;
 6901-6921 Forest Preserve Ave.
 INTRODUCTION DATE: November 5, 2014
 REVISED / CPC DATE: December 18, 2014

FINAL FOR PUBLICATION



Front Elevation



Left End Elevation



Right End Elevation

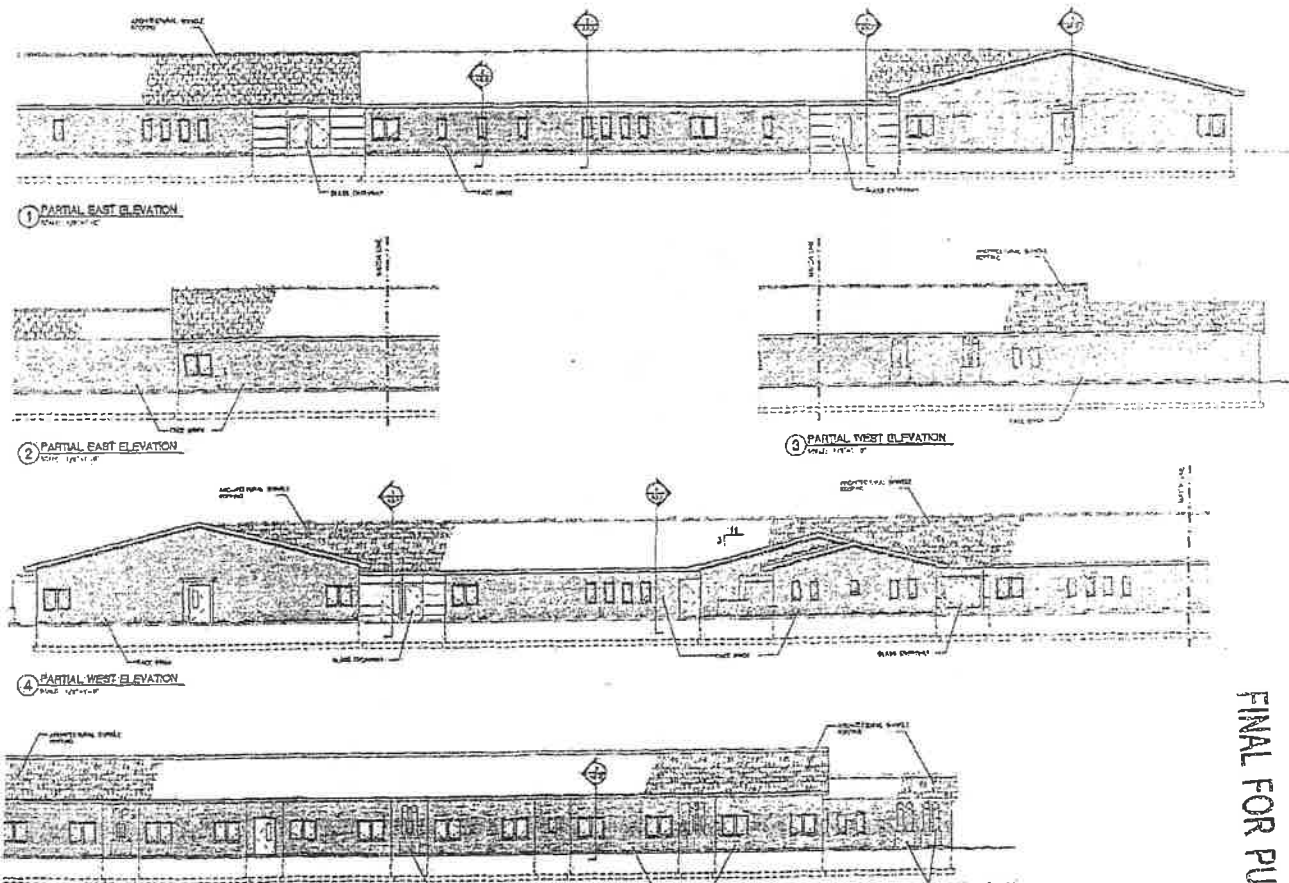


Rear Elevation

**Elevation Drawing
Subarea A
Buildings 2 and 3**

APPLICANT: Aldermanic
 ADDRESS: 4255-4301 N. Oak Park Ave;
 6901-6921 Forest Preserve Ave.
 INTRODUCTION DATE: November 5, 2014
 REVISED / CPC DATE: December 18, 2014

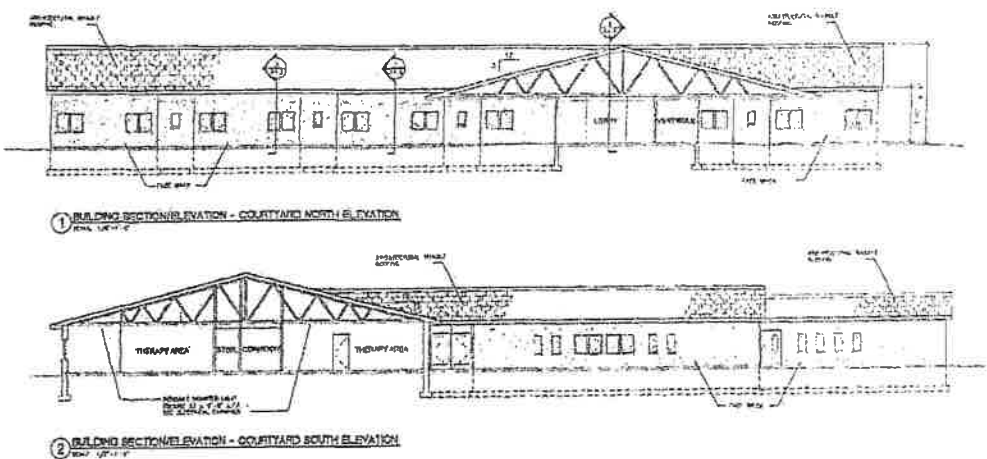
FINAL FOR PUBLICATION



Elevation Drawing
Subarea B (Northern Lot) 1 of 3
New Horizon Center

APPLICANT: Aldermanic
 ADDRESS: 4255-4301 N. Oak Park Ave;
 6401-6421 Forest Preserve Ave.
 INTRODUCTION DATE: November 5, 2014
 REVISED / CPC DATE: December 16, 2014

FINAL FOR PUBLICATION

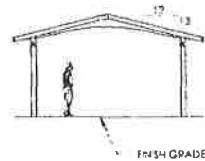
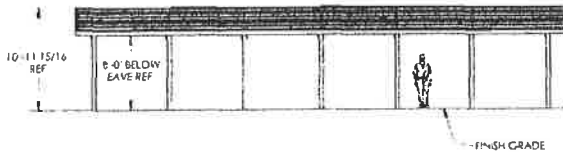
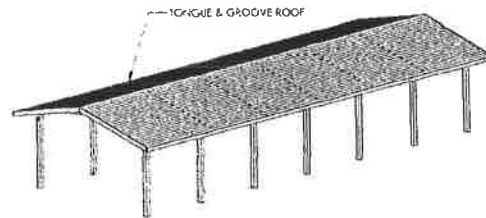
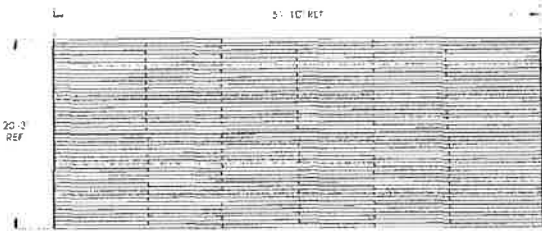


Elevation Drawing
Subarea B (Northern Lot) 3 of 3
New Horizon Center

APPLICANT: Aldermanic
 ADDRESS: 4255-4301 N. Oak Park Ave;
 INTRODUCTION DATE: 6901-6921 Forest Preserve Ave.
 REVISBD / CPC DATE: November 5, 2014
 December 18, 2014

FINAL FOR PUBLICATION

NOTE: THIS IS A
PLANNING LEVEL DRAWING
THE STRUCTURE SHOWN IS SUBJECT TO
ON-GOING DESIGN REVIEW AND
UPDATE. EXPECT SOME CHANGES
TO MATERIALS AND GENERAL
DIMENSIONS. ONLY USE DRAWINGS
PROVIDED WITH ENGINEERED
STRUCTURES FOR CONSTRUCTION



THIS SHELLER PROVIDES 1,045 SQ. FT. OF SHADE

APPLICANT: Aldermanic
ADDRESS: 4255-4301 N. Oak Park Ave.;
6901-6921 Forest Preserve Ave.
INTRODUCTION DATE: November 5, 2014
REVISED / CPC DATE: December 18, 2014

TERRA
ENGINEERING LTD.
225 W. Ohio Street, 4th Floor
Chicago, Illinois 60654
(312) 467-0123 (312) 467-0220 fax

Elevation Drawing
Subarea B (Southern Lot)
Pavilion

14017

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to these ordinances in previous and unrelated matters.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map Number 8-J.
(As Amended)
(Application Number 14198)

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 R3 General Residence District and B4-1 Restricted Service District symbols and indications as shown on Map Number 8-J in the area bounded by:

a 124.00 foot line that is parallel to and 263.40 feet west of the western boundary of South St. Louis Avenue; a 306.00 foot line along the northern boundary of the first public alley south of West 38th Street; a 118.56 foot line that is parallel to and 569.40 feet west of the western boundary of South St. Louis Avenue; and a 16.92 foot line on a northeast angle connecting to a 290.00 foot line along the south boundary of West 38th Street,

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

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

Reclassification Of Area Shown On Map Number 11-N.
(As Amended)
(Application Number 14017)

RIPD 900

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 Residential-Manufacturing-Institutional Planned Development Number 561 symbols and indications as shown on Map Number 11-N in the area bounded by:

that part of the south fractional half of Section 18, Township 40 North, Range 13 East of the Third Principal Meridian, lying south of the Indian Boundary Line and being described as follows:

beginning at the intersection of the Indian Boundary Line, being also the southeasterly line of West Forest Preserve Drive, with the east line of North Oak Park Avenue, as shown on the plat of survey recorded January 11, 1935 as Document Number 11544080; thence north 58 degrees, 38 minutes, 11 seconds east along said Indian Boundary Line, 602.83 feet; thence south 31 degrees, 21 minutes, 49 seconds east at right angles to said last described line, 503.09 feet; thence south 66 degrees, 00 minutes, 33 seconds west, 640.70 feet; thence south 26 degrees, 07 minutes, 04 seconds west, 311.80 feet to the east line of said North Oak Park Avenue; thence northerly along said east line of North Oak Park Avenue, being a curved line convex westerly and having a radius of 2,337.50 feet, an arc distance of 588.00 feet to a point of tangency in said line (the chord of said arc bears north 05 degrees, 29 minutes, 38 seconds west, 586.45 feet); thence north 01 degrees, 42 minutes, 45 seconds east along the east line of said North Oak Park Avenue, being a line tangent to said last described curved line at said last described point, 72.56 feet to the place of beginning, in Cook County, Illinois,

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be further amended by changing all the R4 General Residence District symbols and indications established in Section 1 above to the designation of a Residential-Institutional Planned Development which is hereby established in the area above 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-Institutional Planned Development Number 900.

Plan Of Development Statements.

1. The area delineated herein as Residential-Institutional Planned Development Number 900 consists of approximately three hundred forty-nine thousand one hundred eighty (349,180) square feet (eight and two hundredths (8.02) acres) and is owned or controlled by New Horizon Center for the Developmentally Disabled, Inc. and Senior Lifestyle Corporation.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicants or their 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 applicants or their 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 applicants, their successors and assigns and, if different than the applicants, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 1 1 1 1- 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; a Landscape Phasing Plan; and Building Elevations dated February 19, 2004 prepared by Haylock Design, Inc. and Warman Olsen Warman. Full size sets of the Site Plan, the Landscape Plan, the Landscape Phasing 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-Institutional Planned Development": Subarea A: elevator apartment and/or condominium buildings providing residential uses including, but not limited to, housing for seniors and elderly persons and related accessory uses; Subarea B: educational and related residential facilities for developmentally disabled persons including accessory uses; two (2) existing telecommunication towers are permitted in both subareas (not to exceed the existing height).
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. 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.
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, Landscape Phasing 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. Landscaping shall be installed with construction of each building as indicated in the Landscape Phasing Plan. The certificate of occupancy for the first building to be constructed within Subarea A shall not be granted without completion of the New Horizon Phase 2 landscaping indicated on the Landscape Phasing Plan.
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 applicants 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 applicants acknowledge that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The applicants shall use best and reasonable efforts to design, construct and maintain all buildings located within the property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. Copies of these standards may be obtained from the Department of Planning and Development. Within Subarea A, at least twenty-five percent (25%) of the aggregate gross roof area shall be covered by a vegetative ("green") roof; the remaining roof areas shall be covered with an Energy Star rated roof. In Subarea B, ten (10) additional trees of a least two and one-half (2½) inch caliper shall be installed in addition to those indicated on the Landscape Plan. The location and species of these additional trees shall be indicated on landscape plans submitted with the first Part II application for Subarea B.
14. The applicants acknowledge 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 11.1 1-3(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 underlying R4 General Residence District designation.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Landscape Phasing Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 21702 through 21709 of this Journal.]

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

Bulk Regulations And Data Table.

*4255 - 4301 North Oak Park Avenue And
6901 - 6921 West Forest Preserve Drive.*

Total Project -- Net Set Area:

Subarea "A" -- Seniors Residential:	203,810 square feet = 4.68 acres
Subarea "B" -- New Horizon Center:	145,370 square feet = 3.34 acres
Total Net Site Area:	349,180 square feet = 8.02 acres
Maximum Floor Area Ratio for Total Project Site:	0.95

Subarea "A" -- Seniors Residential:

Net Site Area: 203,810 square feet = 4.68 acres

Gross Site Area:

Net Site Area: 203,810 square feet = 4.68 acres

One-Half of Street
Right-of-Way: 53,080 square feet = 1.22 acres

Total Gross Site Area: 256,890 square feet = 5.90 acres

Maximum Number of Dwelling
Units: 205

Maximum Lot Coverage:

Building Number 1 23,540 square feet

Building Number 2 13,700 square feet

Building Number 3 13,700 square feet

Total: 50,940 square feet

Maximum Percentage Lot
Coverage: 25.0%

Maximum Floor Area Ratio
for Net Site Area: 1.25

Minimum Number of Parking
Spaces:

Seniors Apartments 42

Seniors Condominiums 90

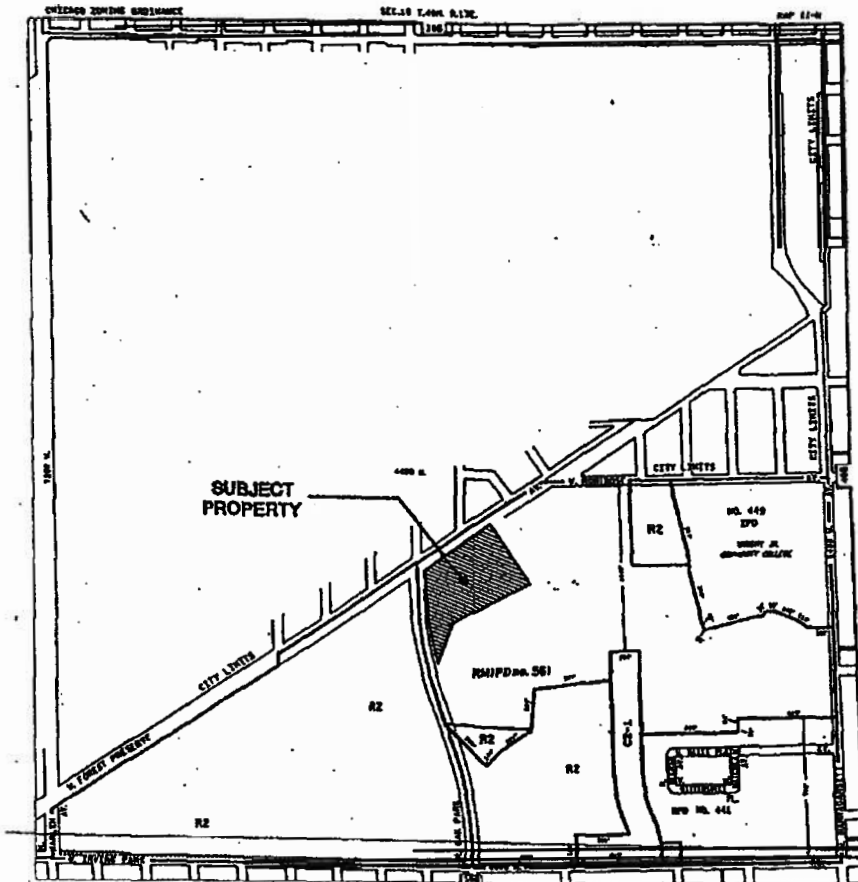
Total Parking Spaces: 132

Minimum Number of Loading

Berths: 3

Minimum Periphery Setbacks:	In accordance with the Site Plan
Maximum Building Height:	In accordance with the Building Elevations
Subarea "B" -- New Horizon Center:	
Net Site Area:	145,370 square feet = 3.34 acres
Gross Site Area:	
Net Site Area:	145,370 square feet = 3.34 acres
One-Half of Street Right-of-Way:	18,040 square feet = 0.41 acres
Total Gross Site Area:	163,410 square feet = 3.75 acres
Maximum Lot Coverage:	3 1,200 square feet
Maximum Percentage Lot Coverage:	21.5%
Maximum Floor Area Ratio for Net Site Area	0.50
Minimum Number of Parking Spaces:	
Proposed:	76
Land Banked:	12
Total Parking Spaces:	88
Minimum Number of Loading Berths:	1
Minimum Periphery Setbacks:	In accordance with the Site Plan
Maximum Building Height:	In accordance with the Building Elevations

Existing Zoning Map.

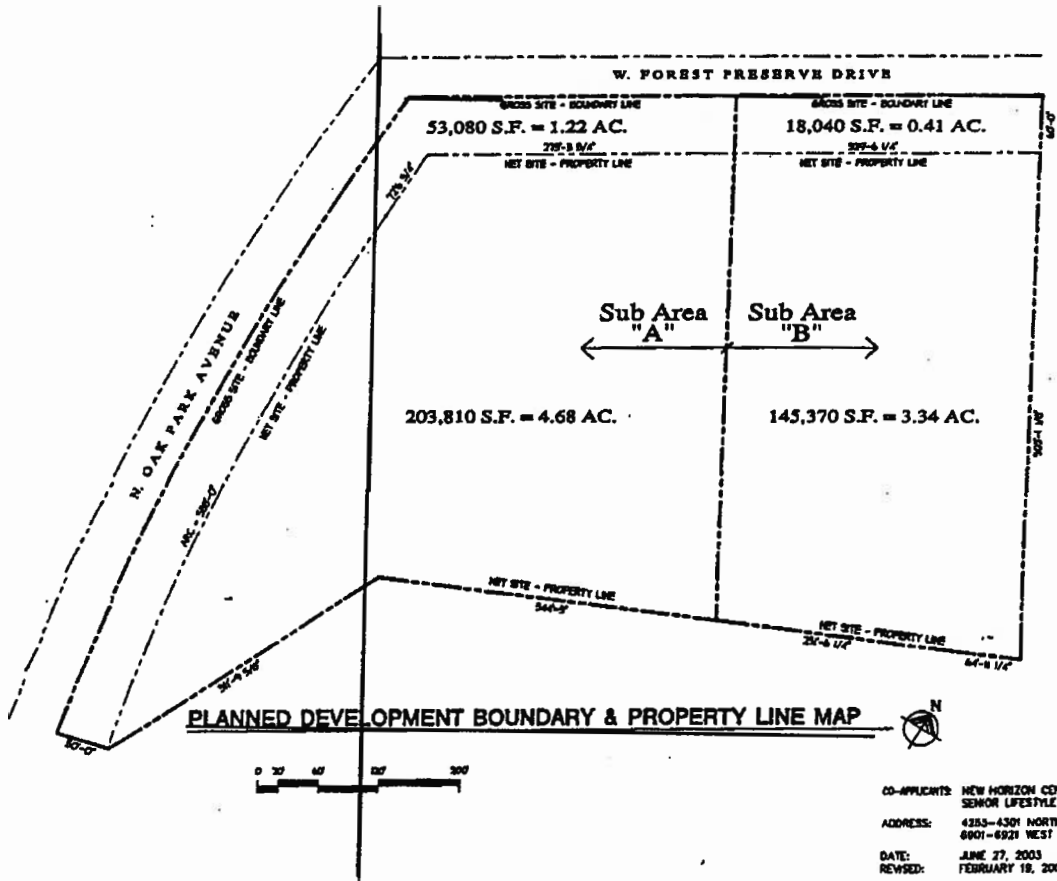


EXISTING ZONING MAP.

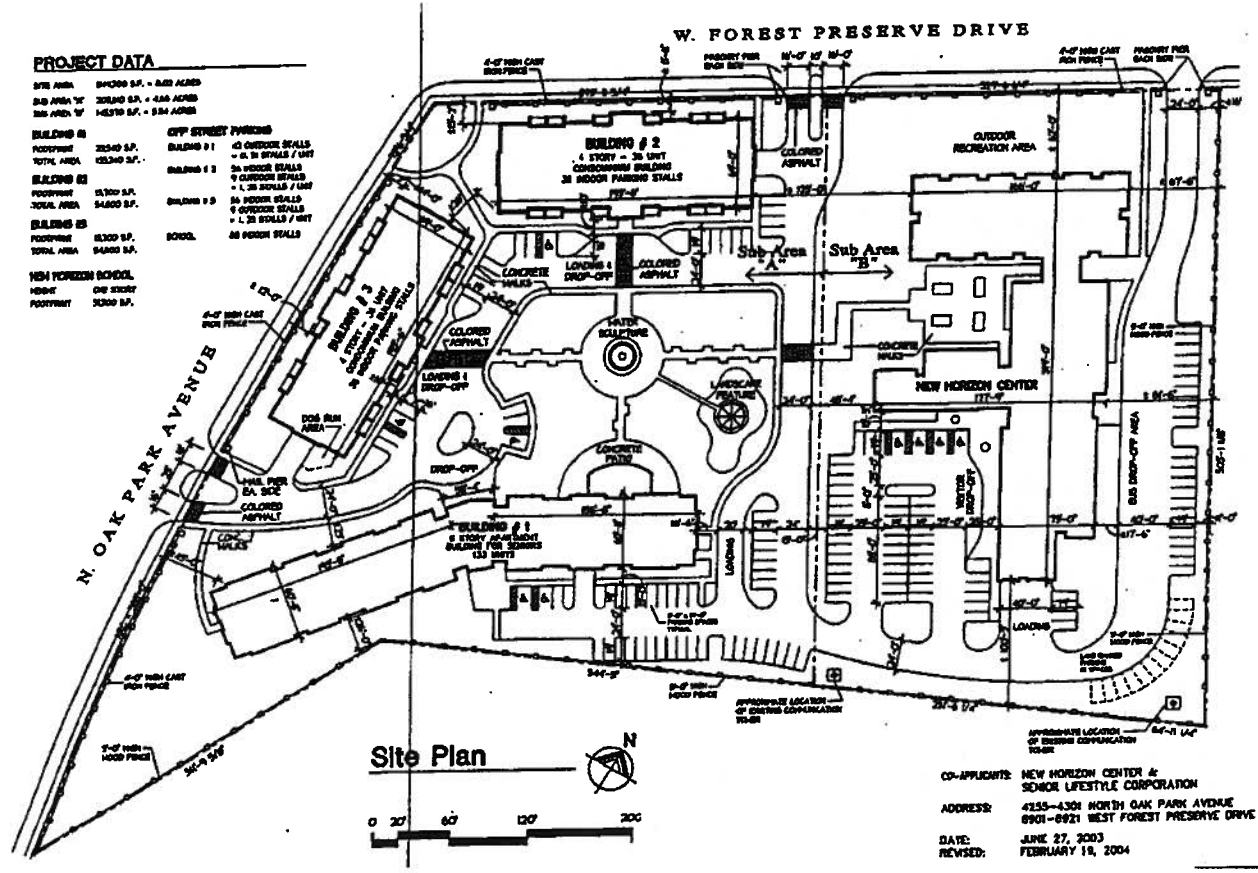
CO-APPLICANTS: NEW HORIZON CENTER &
 SCHOR LIFESTYLE CORPORATION
 ADDRESS: 4255-4301 NORTH ONE PARK AVENUE
 6700-6721 WEST FOREST PRESERVE DRIVE
 DATE: JUNE 27, 2003
 REVISED: FEBRUARY 18, 2004



Planned Development Boundary
And Property Line Map.



Site Plan.

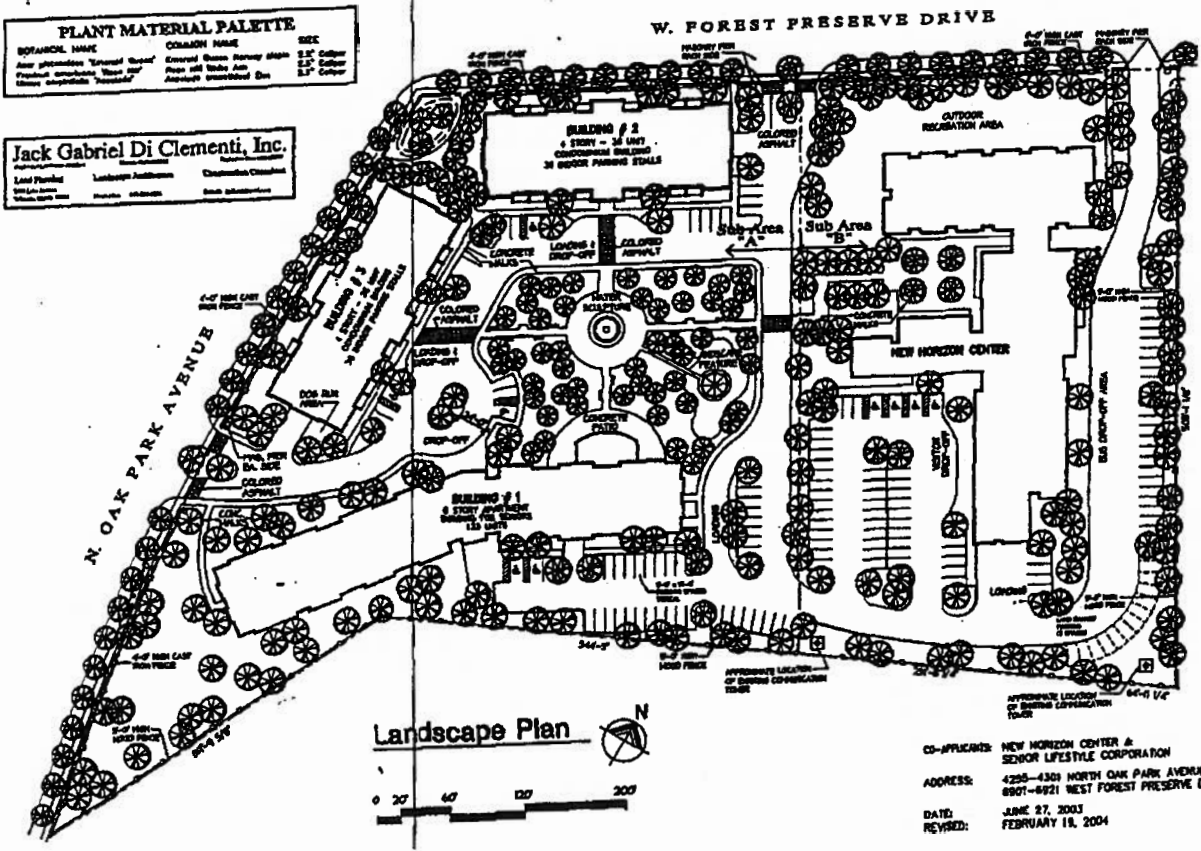


3/31/2004

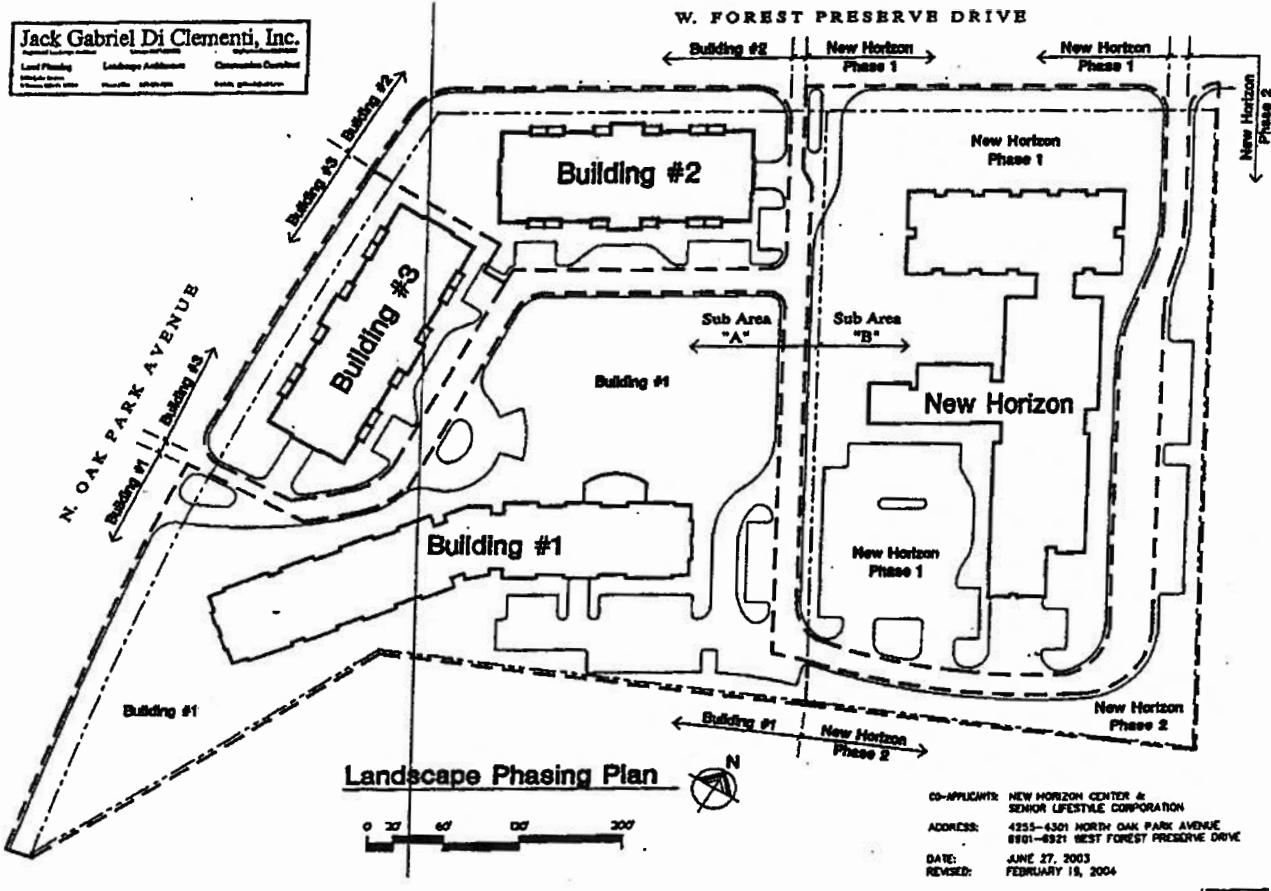
REPORTS OF COMMITTEES

21705

Landscape Plan.



Landscape Phasing Plan.



Jack Gabriel Di Clementi, Inc.
 Land Planning Landscape Architecture Construction Oversight
 1000 N. Dearborn Street 1000 N. Dearborn Street 1000 N. Dearborn Street
 Chicago, IL 60610 Chicago, IL 60610 Chicago, IL 60610

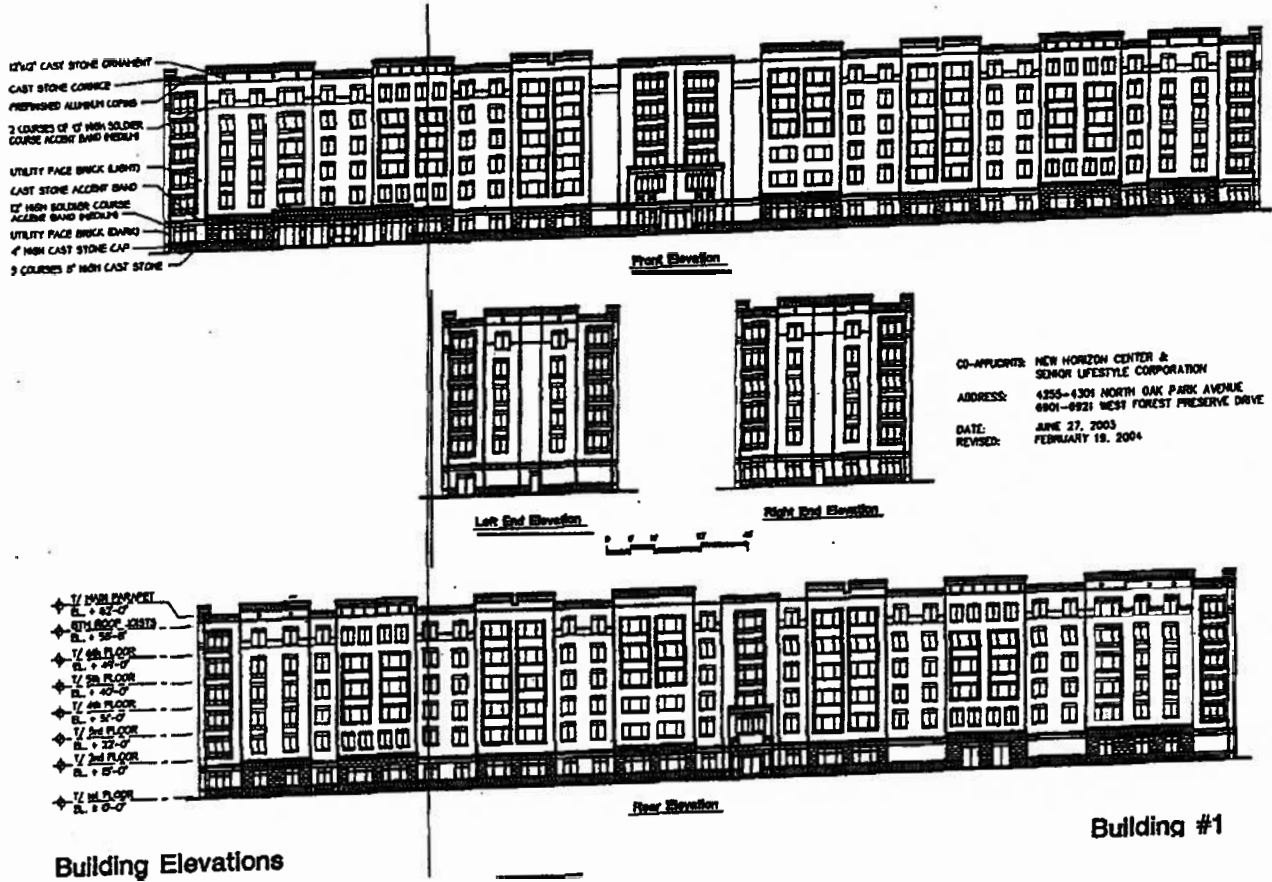
CO-APPLICANTS: NEW HORIZON CENTER & SENIOR LIFESTYLE CORPORATION
 ADDRESS: 4255-4301 NORTH OAK PARK AVENUE
 8901-8921 WEST FOREST PRESERVE DRIVE
 DATE: JUNE 27, 2003
 REVISION: FEBRUARY 19, 2004

3/31/2004

REPORTS OF COMMITTEES

21707

Building Number 1 Elevations.



Building Numbers 2 And 3 Elevations.

